

65-360-RX
15TH DIST
NE-IE
NE-IF

RE: PETITION FOR RECLASSIFICATION
M.L. to S.L. Zone and Special
Exception for a Car Wash & S
of Rolling Mill Road 897.79'
M of Eastern Avenue-15th Dist.
Baltgem Development Corporation
Petitioner

he hearing on this matter being set for Monday, June 14, 1965,
at 1:00 P.M., the parties hereto not appearing and no testimony being
taken, it is ORDERED by the Deputy Zoning Commissioner of Baltimore
County this 16 day of June, 1965, that the above petition be and
the same is dismissed without prejudice.

Edward D. Holding
EDWARD D. HOLDING
Deputy Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Baltgem Development Corporation, owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an M-C-L zone to an S-L zone, for the following reasons:

Self-Service Coin Operated Car Wash

See attached description

and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for self-service car wash.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Systems, Inc. Baltgem Development Corporation
Edward G. Widdoff Legal Owner
Address 531 Huron Bldg., Kansas City, Kansas 6621 Delmar, University City, Mo.

Petitioner's Attorney Protestor's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of April, 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, at property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of June, 1965, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON 4, MD.
BY: JES
DATE: March 24, 1965
Zoning description for:
SPECIAL SELF-SERVICE CAR WASH
REZONING for the same at the corner and distance of N 65° 26' 50" E 282.00 feet from a point on the east side of Rolling Mill Road (60 feet wide) which point is 397.79 feet northwesterly from the northwest side of Eastern Avenue and running thence (1) N 65° 26' 50" E 90 feet, (2) N 24° 33' 10" W 80.00 feet, (3) S 65° 26' 50" E 200.00 feet, (4) S 24° 33' 10" E 80.00 feet and (5) N 65° 26' 50" E 110.00 feet to the place of beginning.
Containing 8900 square feet of land more or less.
Being a part of the Parcel # 1 owned by the Baltgem Development Corp., et al. and recorded among the land records of Baltimore County in Liber 4, 3932 folio 145.

William C. Luetke
William C. Luetke, P.E., #2005



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 14, 1965
FROM: George L. Gavreilis, Director of Planning
SUBJECT: Petition No. 65-360-RX, "M.L. to S.L. and Special Exception for a Car Wash, East side of Rolling Mill Road 897.79 feet Northwest of Eastern Avenue. Being the property of Baltgem Development Corp."
15th District
HEARING: Monday, June 14, 1965 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:
1. Location of a self-service car wash on the subject site would appear to be appropriate in that the car wash would be ancillary to other uses on the same site.
2. The site plan appears generally to be satisfactory. Not all details of "stack" space and circulation are precisely shown, however. If granted, the special exception should be conditioned upon a more detailed, approvable plan.

ep

STATE OF MARYLAND
WATER POLLUTION CONTROL COMMISSION

January 22, 1964

STATE TYPE OPERATION AS "REGAL"

Jackson - Kuhlmann Associates, Inc.
Certificate of Approval # 1964-3
Jackson - Kuhlmann Associates, Inc.
501 Laurel Avenue
Baltimore 19, Maryland
Gentlemen:

Pursuant to the provisions of the Maryland Water Pollution Control Law and regulation V, conditional approval is hereby granted to Jackson - Kuhlmann Associates, Inc., to construct and maintain industrial waste treatment and disposal facilities for (1) coin operated, industrial waste treatment and disposal facilities for (2) the south side of 15th Street, Baltimore, Anne Arundel County with outlet to the Back Creek, tributary of Furnace Creek, in accordance with the report submitted by J. F. Kuhlmann acting as authorized agent for Jackson - Kuhlmann Associates, Inc. The report consists of a letter dated January 8, 1964, consisting of 1 page with attachments indicating the location of the water pollution control Commission is continually produced.

This Certificate of Approval is issued subject to the following conditions:

1. This conditional approval is void and will be immediately revoked if any cleaning agents or detergents containing phosphates, sulfonates are discharged to the storm drain and sewer system. It is understood by the water pollution control Commission that this "Car Wash Concentrate" contains no ABS on the basis of the declaration by Industrial Testing Laboratory of Kansas, that "Car Wash Concentrate" is biodegradable. No other cleaning agent or detergent use and discharge of residuals. This material is to be used in writing of the State, unless the Commission has specifically approved in writing such use at this location.

Certificate of Approval # 1964-3
Page 2
January 22, 1964

2. The water Pollution Control Commission in issuing this approval has relied upon the statements and representations made by the above company in their attached report.
3. The project covered by this certificate shall be constructed and operated in accordance with all plans and specifications submitted. If changes are necessary, revised plans and specifications must be submitted and a supplemental approval issued by the water Pollution Control Commission prior to actual construction.
4. The facilities or other control measures covered by this approval shall be operated so that a satisfactory effluent meeting the regulations of the water Pollution Control Commission is continually produced.
5. Representatives of the Water Pollution Control Commission may inspect such work at any time during and after the construction.
6. This certificate does not take into consideration the structural stability of any units or parts of the project.
7. This approval is void after July 1, 1964, unless construction on this project has been started or a request is received by this office for extension of time.
8. This approval may be immediately revoked upon violation of any of the preceding conditions or failure to comply with the conditions stated in the report.
9. IMPORTANT: Immediately after these waste treatment and disposal facilities have been completed and placed into operation, the Commission must be notified of this fact so that inspection may be made by this office.

MARYLAND WATER POLLUTION CONTROL COMMISSION

BY: Paul W. McK...
Director

PW:cep

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 27, 1965

Legal Systems, Inc.
501 Huron Building
Kansas City, Kansas
Attention: Mr. G. A. Widdoff
Gentlemen:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
BUREAU OF ENGINEERING
Utilities: Water - Existing 12" water in Rolling Mill Road; existing 16" water in Eastern Boulevard
Sewer - Existing 8" sewer in Rolling Mill Road; existing 8" sewer in Eastern Boulevard
Road - Eastern Boulevard is a State road
Storm Drain - There is an existing concrete drainage system which serves this property.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may arise on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning ten (10) days before the Zoning Commissioner's hearing.

The following members had no comment to offer:
Bureau of Traffic Engineering
Office of Planning and Zoning
Board of Education
State Roads Commission
Fire Department
Health Department
Buildings Department
Industrial Development Commission

Yours very truly,

James E. Shaw
James E. Shaw, Chief
Petition and Permit Processing

cc: Mr. G. Rose, Dir. of Eng.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Zoning Commissioner
FROM: Mr. H. B. Staab
Zoning Advisory Committee
Meeting: April 27, 1965
SUBJECT: Item #3

The subject site located in the interior of a large industrially zoned (M-1) area should not be rezoned for commercial uses.

Although the surrounding land is now being used for commercial purposes it never the less remains a potential industrial site.

The Industrial Development Commission recommends that the petition for reclassification of the subject site be denied.

H. B. STAAB, Director
Industrial Development
Commission

HBS:GCH:clm

WESTERN
REVUE

Charlie Irish Chewed - M-L

EX

R. G.

ROLLING MILL ROAD

4 1/2" x 12" Water

67.83' 64.91-40'E

ST FENCE Eastern Stainless Steel M. L.

58.97

N 25° 20' 50" E

Exist Zoned M.L. Prop Zoning B.L.
Car Wash: 4 bay : 2 cars / 1/4 hr / bay
Car Space Allowed: 9' x 20' 5 per stall
On site Waiting Storage: 4 stalls 15 spaces - 20
Therefor: 12 additional spaces <bill#109>
All utilities available: 1/4 Water Agreement
Outline Survey of GEM Property by Buchanan's Buchanan's

Plot for ZONING Purposes
REGAL SELF SERVICE CAR WASH
G. R. L. Co., Inc. - 501 Huron Bldg. Kansas City, Kansas
Applicant: Regal Systems, Inc. - 501 Huron Bldg. Kansas City, Kansas
15th Dist.
Scale: 1" = 50'
Balto Co. Md.
March 24, 19

JAMES S. SPANER & ASSOCIATES
ENGINEERS & SURVEYORS
400 YORK ROAD
TOWSON, MD. 21204

SITE PLAN
SCALE 1"=50'-0"

 $\phi \in A_{\text{cl}}^{\text{ev}}$, $(\psi, \eta) = 0$.

ADD 14.95

☐ Ans
☐ Recd
☐ Recd
☐ Entd
☐ Ckcd

12 1 2 3 4 5 6 7 8 9 10 11

ZONING DEPT. IMEN

For Construction Drawings SEE 6413 1to3

GEM INTERNATIONAL
EASTERN AVENUE
BALTIMORE, MARYLAND

SCALE: 1"=50'	APPROVED BY:	DRAWN BY:
DATE: 1-14-05		REVISED:

SELF SERVICE CAR WASH
SEGA-1 SYSTEM INC.

BALTO GAS & ELECTRIC CO

GEM INTERNATIONAL, Inc

(Existing)
Encl. 390

Total Ac. 876 Area Improved
 814-181 220
 Partials Required 250 Provided 255

☐ Ans
☐ Recd
☐ Recd
☐ Entd
☐ Ckcd

12 1 2 3 4 5 6 7 8 9 10 11

ZONING DEPT. IMEN