

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, ARIES CONSTRUCTION CO. of the property situate 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an SE-3-C zone to an NE-9-C zone; for the following reasons:

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 Car Wash

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

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BE: PETITION FOR SPECIAL EXCEPTION
FOR A CAR WASH SE/S of
Pleasant Plains Road 293 feet
South of Joppa Road 9th Dist.
Aries Construction Company
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-51-X

The petitioner has requested a Special Exception to use his property for a Car Wash. Plans call for the construction of ten bays and the facilities would be so arranged to handle a maximum of sixty cars per hour. The testimony indicated the car wash operation would be conducted on a twenty-four hour basis.

However, after reviewing all evidence, it is obvious that the streets in the immediate neighborhood are incapable of accommodating the traffic to be generated by the proposed operation of the establishment. For this reason, the said Petition must be denied for failure to meet the requirements of Section 100.1 of the Baltimore County Zoning Regulations.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1 day of September, 1965, the Special Exception for a Car Wash be and the same is hereby DENIED.

EDWARD H. HANSEN
Deputy Zoning Commissioner of Baltimore County

State Registered
Notary Public
VSP
MSS

DESCRIPTION FOR SPECIAL EXCEPTION OF A PORTION OF THE BUSINESS
ROADSIDE ZONING, PLEASANT PLAINS ROAD NEAR JOPPA ROAD, 9TH
DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southeast side of
Pleasant Plains Road 60 feet wide at the distance of 243 feet more
or less measured Southwesterly along the Southeast side of Pleasant
Plains Road from the South side of Joppa Road, said point being also
at the Northeast corner of the land which was leased by Aries
Construction Company to Seven-Eleven Stores, and running thence and
binding on the Southeast side of Pleasant Plains Road, and referring
the courses of this description to the Baltimore County Grid Meridian,
North 24 Degrees 30 Minutes East 140.11 feet to the land owned by
American Oil Company, thence leaving the Southeast side of Pleasant
Plains Road and running North 82 Degrees 30 Minutes 30 Seconds East
222.36 feet and North 12 Degrees 00 Minutes 30 Seconds East 20.46
feet to the land conveyed by Aries Construction Company to Localizer
Realty Corporation, and running thence and binding on said last-
mentioned land South 16 Degrees 54 Minutes 30 Seconds East 69.57
feet and North 81 Degrees 40 Minutes 40 Seconds East 165.02 feet
to the outline of the land conveyed by Better Housing Corporation
to Aries Construction Company, and running thence and binding on

Page 2.
July 9, 1965.

DESCRIPTION FOR SPECIAL EXCEPTION OF A PORTION OF THE BUSINESS
ROADSIDE ZONING, PLEASANT PLAINS ROAD NEAR JOPPA ROAD, 9TH
DISTRICT, BALTIMORE COUNTY, MARYLAND
(Continued)

Subject to a 25-foot easement for a roadway to Pleasant Plains
Road along part of the first, all of the second and the third lines
of the above described parcel of land, as described in the convey-
ance from Aries Construction Company to Localizer Realty Corporation.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commission Date: August 20, 1965
FROM: George E. Govellis
SUBJECT: 66-51-X, "Special Exception for a car wash, Southeast side of Pleasant
Plains Road 293 feet south of Joppa Road. Being the property of Aries
Construction Company."

9th District
HEARING: Monday, August 30, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

While we have no objection to the establishment of a car wash at this location, the site plan submitted leaves something to be desired. The type of screen planting to be used is not specified and there is no indication that the "sloped" slope is to be maintained by the petitioner (the slope is not actually sloped). Further, no screen planting or landscaping is shown on the Pleasant Plains Road frontage. We recommend that the site plan be made subject to approval by this office so as to assure proper control in these matters if the petition should be granted.

Aries Construction Company
1007 Fidelity Building
Baltimore, Md. 21201

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
30th day of July, 1965

Owners Name: Aries Construction Co.
Reviewed by: John G. Rose
Zoning Commissioner

PETITION FOR A SPECIAL EXCEPTION

9TH DISTRICT

ZONING: Petition for Special Exception for a Car Wash.
LOCATION: Southeast side of Pleasant Plains Road 293 feet South of Joppa Road.
DATE & TIME: MONDAY, AUGUST 30, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for a Special Exception for a Car Wash.
All that parcel of land in the Ninth District of Baltimore County

Being the property of Aries Construction Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, August 30, 1965 at 10:00 A.M.
Public Hearings Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

ARIES CONSTRUCTION COMPANY
1007 Fidelity Building
Baltimore, Maryland 21201
Attn: Mr. William Taft Feldman

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF TRAFFIC ENGINEERING: The plan, as shown, appears to be satisfactory.

OFFICE OF PLANNING AND ZONING: If the request is granted, the granting should be made subject to the proper maintenance of the rather steep slope along the rear of the subject property.

BUREAU OF ENGINEERING:
Water - Existing 10" water in Pleasant Plains Road.
Sewer - Existing 8" sewer in Pleasant Plains Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Storm Drain - An enclosed system of drains exists through this property.
Road - Pleasant Plains Road is an existing improved road to which no further improvements are necessary.

The above comments are not intended to indicate the appropriateness of the same action requested, but to assure that all parties are made aware of plans or problems that may have a bearing 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 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:
Board of Education
Fire Bureau-Plans Review
Buildings Department
Health Department
Industrial Development Commission
State Roads Commission

cc: Richard Moore-Bureau of Traffic Engineering
Albert Gandy-Office of Planning and Zoning
Cecyle Brown-Bureau of Engineering

Very truly yours,
James E. Rose
JAMES E. ROSE, Chief
Petition and Permit Processing

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: J. C. Corporation
Joppa Road and Pleasant Plains Rd.
Baltimore, Md. 21204

REPORT TO ACCOUNT NO. 62-622
QUANTITY
DETAILS OF SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Aries Construction Co.
66-51-X

50.30

6-3065 1-8-65 * 32079 TIP- 1030

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: J.C. Corporation
213-221 W. Fayette Street
Baltimore 1, Md.

REPORT TO ACCOUNT NO. 62-622
QUANTITY
DETAILS OF SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Special Exception for Aries Construction Corp.
66-51-X

50.00

6-465 1-8-65 * 32013 TIP- 1000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

ZONING: Petition for Special
Exception for a Car Wash.
LOCATION: Southeast side of
Pleasant Plains Road 293 feet
South of Joppa Road.
DATE & TIME: MONDAY,
AUGUST 30, 1965 at 10:00 A.M.
PUBLIC HEARING: Room
108, County Office Building, 111
W. Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Special Exception for a Car Wash.

All that parcel of land in the Ninth District of Baltimore County.

Beginning for the same at a point on the Southeast side of Pleasant Plains Road, 234 feet wide at the distance of 292 feet more or less, the line of the Southeast side of Pleasant Plains Road from the South side of Joppa Road, 234 feet wide, also at the Northmost corner of the land which was leased by Arles E. Steen, in company to Seven-teen Eleven, and passing thence and binding on the South side of Pleasant Plains Road, and referring to the description of this description to the Balli-mer, Meridian, and East 14611 feet to the land owned by the State of Connecticut, leaving the line of Pleasant Plains Road, 234 feet wide at the distance of 303 feet and 30 seconds East 14611 feet North 12 degrees 63 minutes 30 seconds East 60 feet North 12 degrees 63 minutes 30 seconds East 234 feet to the land conveyed by Arles Construction Company to the State of Connecticut, and running thence and binding on said last-mentioned land

Second East 69.82' Minutes 30
North 81 Degrees 40 Minutes 40
Second East 163.02 feet to the
center of the land conveyed by the
Better Housing Authority of the City
of Arles Construction Company
and running thence and binding on
the outline Southwesterly by a
curve of 180 degrees with a radius
of 620.00 feet the distance of
295.33 feet and South 12 Degrees
01 Minute 40 Seconds West 26.00
feet to the center of the line dividing
the Business Roadside Zone from the
R-6 Zone, and running thence
and binding on said zoning line
North 81 Degrees 30 Minutes 20
Seconds West 18.00 feet and South
12 Degrees 03 Minutes 40 Seconds
West 127.24 feet and North

65 degrees 37 Minutes to 39 Seconds
ends West 123.00 feet to the
Southernmost corner of the land
owned by Seven-Eleven Stores
and running North and East
on said last-mentioned
North 14 Degrees 20 Minutes
to 22 Minutes East 120.00 feet and
Degrees 37 Minutes to 39 Seconds
West 144.00 feet to the place of
beginning.

Subsection 2 is a 25-foot easement
for a roadway to Peracast
Plains Road along part of the
first line of the second and the
third lines of the above-
described parcel of land, as described
the conveyance from Arise Con-
struction Company to Exhaurb
Really Corporation.

Being the property of Arise
Construction Company, as shown
on plat 100-100-100-100 in the
Zoning Department.

Hearing Date: Monday,
August 14, 1960 at 10:00 A.M.
Public Hearing: 10:00 A.M.
County Office Building, 111
Commerce Avenue, Town
of Niles, N.D.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

OFFICE OF

The Community Press

DUNDALK, MD., August 11.

1465

THIS IS TO CERTIFY, that the annexed advertisement of

"Arco Construction Company"
was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the

10th day of August 1965; that is to say,
the same was inserted in the issues of ~~2-11-65~~ 8-11-65

Stromberg Publications, Inc.

Publisher,

By Mrs. Palmer Price

By Mrs. Palmer Price

PETITION FOR A SPECIAL EXCEP

ZONING: Petition for Special Exemption for a Car Wash.
LOCATION: Southeast side of Pleasant Plains Road 293 feet South of Jopka Road.
DATE & TIME: Monday, August 30, 1965 at 10:00 A.M.
HEARING: Room 105, Court House.

County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

[illegible][illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD.-----Aug. 22-----195-----

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

19. 15

THE JEFFERSONIAN.

Manager

Cost of Advertisement, \$..

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Towson, Maryland

Towson, Maryland

Date of Posting:

District 9 Date of Posting 30/15/2015

Received from Harvard Mon. Aug. 30-61 11 10129-7 R.

Posted for: Wm. Carter Co.

Petitioner: James S. ...

Location of property: SE 1/4 Pleasant Union, Va.

H. Emma Rd

1 of the House being accounted

Location of Signs: On post of A.M.S.

6-1-1941

34 170 and Kinner's shoe store!

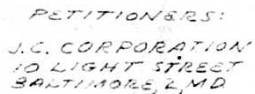
Remarks: 1-11-65

Posted by Robert J. Sullivan Date of return 5/1/68

Signature _____

NOTE:
PRESENT ZONING: BUSINESS, ROADSIDE
PROPOSED ZONING: SPECIAL EXCEPTION (CAR WASHES)
ALL SCREENING TO COMPLY WITH ZONING REQUIREMENTS
ALL LIGHTING TO BE DIRECTED AWAY FROM RESIDENTIAL PROPERTY
SURFACE OF LOT TO BE DUSTLESS, DURABLE AND SHALL
BE PROPERLY DRAINED

NO. OF CARS CAPABLE OF BEING
WASHED IN ONE HALF HOUR } 3 PER BAY
NO. OF BAYS: 10
NO. OF OFF STREET STORAGE SPACES } 40
REQUIRED @ 3 PER BAY PLUS 10
NO. OF OFF STREET STORAGE
SPACES PROVIDED } 50



DAVID W. POHMER
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE: 114 W. 25TH ST BALTO., 18, MD.
SCALE 1"=50' ISSUED JULY 8, 1960

Drawn by: AS
Checked by: _____
Date: 11/11/11

