

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
GARMAN BROTHERS BUILDERS, INC.

I, or we, the legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and make 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 R-6 zone to an R-13 zone and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, as included in description #1 above and description #2, also attached hereto, for use as a car wash under Section 419 of the Baltimore County Zoning Regulations.

See attached description

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

GARMAN BROTHERS BUILDERS, INC.

Contract purchaser
By Charles M. Garman (President)
6501 Timber View Drive
Address: Elkridge 27, Maryland

W. Lee Thomas, Petitioner's Attorney
Address: Campbell Bldg., Towson 4, Md.
VA 3-1800

ORDERED: By the Zoning Commissioner of Baltimore County, this 20th day of August, 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, that 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 1st day of September, 1965, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 20, 1965
FROM: George E. Gervais

SUBJECT: 66-57-RX - "R-6 to R-13. Special Exception for a car wash. South side of Sulphur Spring Road 295 feet, more or less, from the west side of Benson Avenue. Being the property of Garman Brothers Builders, Inc."

13th District

HEARING: Wednesday, September 1, 1965 (11:00 A.M.)

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

1. A portion of the subject property as well as adjacent properties to the north are zoned B-L. Recently, a residence and a harmoniously designed library-health center building have been constructed in the B-L zone. There are residentially zoned, well cared-for homes northwest of the subject property, across Old Sulphur Spring Road.
2. Because of the size, shape, and topography of the subject parcel, it would appear to be extremely ill-suited as a car wash site. If the R-6 portion is retained within its present classification, as we recommend, then theoretically only the B-L portion could be used for car-wash purposes. That portion of the lot by itself would be worse than just ill-suited for the proposed use. It would be virtually impossible to establish a car wash on it.
3. In view of the above considerations, we recommend that the subject petition be denied in its entirety.

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

TO: Mr. James S. Dyar
FROM: Eugene J. Clifford

SUBJECT: Zoning Petition 66-57 - Special Exception for a Car Wash South side Sulphur Spring Road opposite Arbutus Avenue

Review of the subject plat dated April 24, 1965 results in the following comments:

Commercial traffic is undesirable on Arbutus Avenue and Sulphur Spring Road because of the narrow pavement and poor sight distance.

The proposed car wash does not comply with Section 419.1 or 419.2 of the Baltimore County Zoning Regulations, therefore, it is official cannot possibly approve the site plan at this time.

Eugene J. Clifford
County Traffic Engineer

SUBJECT:



RE: PETITION FOR RECLASSIFICATION
From R-6 zone to B-L zone and
Special Exception for Car Wash
2 1/2 Sulphur Spring Road 295'
from W/S Benson Ave., 13th Dist.,
Garman Bros. Builders, Inc.
Petitioner
ZONING COMMISSIONER
OR
BALTIMORE COUNTY
No. 66-57-RX

The petitioner has requested a change in zoning from an R-6 zone to a B-L zone of property on south side of Sulphur Spring Road 295 feet from W/S Benson Avenue and a special exception for a Car Wash.

The petitioner is simply trying to round out the proper zoning for the subject property as the original zoning was in error, therefore, the reclassification should be had and it appearing that the area of Arbutus wherein the petitioner desires to place a Car Wash is not a satisfactory one, the special exception should be DENIED.

It is this 20th day of September, 1965 by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is reclassified, from an R-6 zone to a B-L zone, subject to approval of the site plan for the development of said property by the Bureau of Public Services and the Office of Planning and Zoning.

It is further ORDERED that the special exception for Car Wash should be and the same is hereby DENIED.

By John G. Rose
Zoning Commissioner of
Baltimore County

Present Zoning B-L

Description of that parcel of land located on the southerly side of Sulphur Spring Road opposite Arbutus Avenue, District 13, Baltimore County, Maryland.

Special Exception for a Car Wash

Beginning for the same at a point in Sulphur Spring Road, said beginning being the beginning of the last line in a deed dated August 18, 1955, which was conveyed by Samuel H. Buckingham to Garman Bros. Inc., recorded among the Land Records of Baltimore County in Liber B.L.B. 2762 folio 273, said point of beginning also being situated 295' measured in a southerly direction along the south side of Sulphur Spring Road from its intersection with the west side of Benson Avenue, thence binding on part of said last line and along Sulphur Spring Road, south 69°45'41" west 114.00 feet to a point intersecting the said last line with the prolongation of the east right of way line of Arbutus Avenue, thence binding on said prolongation line of Arbutus Avenue and crossing through the aforesaid conveyance south 02°28'11" east 151.30 feet to a point intersecting the first line of the aforesaid conveyance, thence binding on said first, second, third, fourth, fifth and sixth lines of the aforesaid conveyance, south 15°11'55" east, 13.50 feet, thence north 36°51'28" east 114.85 feet, thence south 17°33'13" east 36.26 feet, thence south 30°11'33" east 24.87 feet to an iron pipe heretofore set in the northerly right of way line of the New Sulphur Spring Road as shown on the Plat of the State Roads Commission of Maryland (Plat No. 6529), thence binding on said northerly right of way line north 50°23' east 50.66 feet to an iron pipe, thence leaving said northerly right of way line north 11°52' west 236.12 feet to the place of beginning.

All courses refer to the True Meridian as established by The Baltimore County Metropolitan District.

Being part of that parcel of land which was granted and conveyed by Samuel H. Buckingham to Garman Bros. Inc., recorded among the Land Records of Baltimore County in Liber B.L.B. 2762 folio 273.



Chas. J. Henner

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

W. Lee Thomas, Esquire
Campbell Building
Towson, Maryland 21204

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 16" water in New Sulphur Spring Road. Existing 16" water in Sulphur Spring Road.
Sewer - Existing 8" sewer in Sulphur Spring Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Storm Drain - Drain systems exists as shown on the submitted plat.
Road - New Sulphur Spring Road is a State Road. Access to Sulphur Spring Road is to be eliminated due to the fact that neither Sulphur Spring Road nor Arbutus Avenue are of sufficient width to support traffic generated by a car wash.

STATE ROAD COMMISSION: The proposed development plan precludes access points to New Sulphur Spring Road. If the Zoning Commissioner were to grant this petition, the granting should restrict the access to an end only.

OFFICE OF PLANNING AND ZONING: Since the Bureau of Engineering has stated that access to Sulphur Spring Road must be eliminated and the State Roads Commission has stated that the present plan precludes access from the property to New Sulphur Spring Road, it appears that a revised plan should be submitted prior to a hearing, date being assigned. The revised plan should also indicate the following items:

- (a) A proposed grading plan indicating how the property will be graded in particular that area located along the frontage in the vicinity of the stream which has a very steep drop-off from the road.
- (b) The 1/4 on-site storage spaces does not appear to be adequate, additional information should be submitted indicating how many cars each stall can wash in a 1/4 hour.
- (c) Screening should be provided adjacent to the residential property on the west end along the south side of Sulphur Spring Road. Screening should also be provided adjacent to the residents which is located in a business local zone on the east side of the property.

It is suggested that the petitioner's engineer should consult the Bureau of Engineering as to their recommendations prior to revising the plans.

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 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
Buildings Department
Health Department
Industrial Development Commission
Bureau of Traffic Engineering
Fire Bureau-Plans Review

Very truly yours,

James S. Dyar
James S. Dyar, Esq.
Petitioner and Permit Processing

cc: Carole Brown-Bureau of Engineering
John Durr-State Roads Commission
Albert Quisby-Office of Planning and Zoning

Present Zoning R-6

Description of that parcel of land located on the southerly side of Sulphur Spring Road opposite Arbutus Avenue, District 13, Baltimore County, Maryland.

Ad to R-13
Special Exception for a Car Wash

Beginning for the same at a point in the center line of Sulphur Spring Road, said point being the beginning point in a deed dated August 18, 1955 which was conveyed by Samuel H. Buckingham to Garman Bros. Inc., recorded among the Land Records of Baltimore County in Liber B.L.B. 2762 folio 273, said point of beginning also being situated 135.36' measured in a southerly direction along the south side of Sulphur Spring Road from its intersection with the West side of Benson Avenue, thence binding on part of the first line of the above conveyance south 10°41'19" east 163.00 feet to a point intersecting the said first line with the prolongation of the east right of way line of Arbutus Avenue, thence binding on said prolongation line of Arbutus Avenue and crossing through the aforesaid conveyance north 02°28'11" west 151.30 feet to a point in Sulphur Spring Road and intersecting the last line of the aforesaid conveyance, thence binding on same and along Sulphur Spring Road, south 69°45'41" west 114.00 feet to the place of beginning.

All courses refer to the True Meridian as established by The Baltimore County Metropolitan District.

Being part of that parcel of land which was granted and conveyed by Samuel H. Buckingham to Garman Bros. Inc., recorded among the Land Records of Baltimore County in Liber B.L.B. 2762 folio 273.



Chas. J. Henner

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13TH
Posted for: Reclassification from R-6 to B-L and Special Exception for a Car Wash for Garman Brothers Builders, Inc.
Petitioner: Garman Bros. Builders, Inc.
Location of property: 2 1/2 Sulphur Spring Rd. 295' W of Benson Ave.
Location of Signs: South end of Arbutus Ave. (Blue) Sulphur Spring Rd. (Red) 295' West of Benson Ave.
Remarks: 4 Signs
Posted by: J.S. Rose
Signature: James S. Rose
Date of return: Aug 19 1965

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

To: Messrs. Roseman, Henner, Thomas & McLean
Campbell Building
Towson, Md. 21204
Billed Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 66-57	QUANTITY	UNIT PRICE	TOTAL AMOUNT
Advertising and posting of property for Garman Brothers, Inc.	1	\$110.50	\$110.50
66-57-RX			
			110.50

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

OFF STREET PARKING DATA:

Number of parking spaces required - 16 20

Number of spaces provided - 20

Rated capacity of total car wash - 6 vehicles/30 min + 10 additional vehicles

Parking space size is in excess of 3'x20' paved.

