

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Edgemere Holding Company, owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, DIST 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... zone to an... NECK... PACEA... "X"... 9116162... SE - C-H

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.

The Edgemere Holding Company
By: *Michael J. Naruszewicz*
Michael J. Naruszewicz, Legal Owner
President
Address: Jefferson Building, Room 406, Towson, Maryland 21204
Address: North Point Road and Snyder Avenue, Baltimore, Md. 21219

Petitioner's Attorney: *Richard J. ...*
Protestant's Attorney: _____

Address: Jefferson Building, Room 406, Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of July, 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 23rd day of September, 1965, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 154
Posted for: *Edgemere Holding Co.*
Petitioner: *The Edgemere Holding Co.*
Location of property: *North Point Road and Snyder Avenue*
Location of Signs: *at the intersection of North Point Road and Snyder Avenue*
Remarks: *Property is located in the NECK PACEA "X" zone.*
Posted by: *John G. Rose*
Signature: _____ Date of return: _____

Sidney I. Fradkin, Esq.
Jefferson Building
Room 406
Towson, Md. 21204

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 6th day of July, 1965

JOHN G. ROSE
Zoning Commissioner

Owner Name: The Edgemere Holding Co.
Reviewed by: *James S. Dyer*

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

A Special Exception for a Car Wash should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of September, 1965, that the herein described property be re-classified, and the same is hereby re-classified from... to... zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 1965, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a... zone, and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

August 19, 1965

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

GEORGE C. GAVELIN
Director
JOHN G. ROSE
ZONING COMMISSIONER

Sidney I. Fradkin, Esquire
Jefferson Building, Room 406
Towson, Maryland 21204

RE: Special Exception for a Car Wash for The Edgemere Holding Company, located at Snyder Avenue & Sparrows Pt. Rd.

Dear Sir:

The State Roads Commission, Office of Planning and Zoning, and Bureau of Traffic Engineering, have reviewed the revised plan dated August 13, 1965 and find it satisfactory.

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.

Very truly yours,

John G. Rose
JOHN G. ROSE, Chief
Petition and Permit Processing

cc: Mr. John L. Duerr-State Roads Commission
Mr. James S. Dyer-Office of Planning and Zoning
Zoning Administration Division
Mr. Richard Moore-Bureau of Traffic Engineering

RE: Description for Property of The Edgemere Holding Company for New Car Wash Bldg.

RESUMING for the same on the west side of Snyder Avenue (40 feet wide) at a point distant 690.32 feet northerly from its intersection with the north side of Sparrows Point Road (30 feet wide) said point also being at the division line between lots no's 13 and 19 as laid out and shown on a plat of "Sparrows Point Manor", running thence and binding on the west side of Snyder Avenue, as now surveyed, North 1 degree 09 minutes 28 seconds West 200 feet to a point at the division line between lots no's 23 and 29, as shown on said plat; thence running and binding on said division line South 88 degrees 50 minutes 36 seconds West to the end thereof and continuing the same course, in all, 121.72 feet to a point on the east side of Sparrows Point Boulevard (100 feet wide) as shown on Plat No. 3424 of the State Roads Commission of Maryland, titled "Sparrows Point to Wisc Avenue", dated June 29, 1958; thence running and binding on the east side of Sparrows Point Boulevard, by a spiral curve to the right, the three following courses and distances, viz: South 8 degrees 29 minutes West 82.36 feet, South 9 degrees 09 minutes 37 seconds West 100.07 feet and South 10 degrees 25 minutes 55 seconds West 47.88 feet to a point at the north outline of the property of the Atlantic Refining Company, there situated; thence running and binding on said north outline North 88 degrees 50 minutes 36 seconds East 36.77 feet to a point at the end thereof; thence running parallel with Snyder Avenue South 1 degree 09 minutes 24 seconds East 12.89 feet to a point at the end of the aforesaid division line between lots no's 13 and 19 and thence running and binding on said division line North 88 degrees 50 minutes 36 seconds East 110 feet to the place of beginning.

Containing 27,400 square feet, or 0.629 Acre of land, more or less.

Dated: June 21, 1965.

The Mallan Company
Engineers

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

Sidney I. Fradkin, Esquire
Jefferson Building, Room 406
Towson, Maryland 21204

SUBJECT: Special Exception for a Car Wash for The Edgemere Holding Co. Located at Snyder Avenue & Sparrows Pt. Rd., 15th Dist. (Item 3 July 6, 1965)

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

OFFICE OF PLANNING AND ZONING: This office is withholding approval of a hearing date until such time as... Following committee members comments have been satisfied. It is suggested that the petitioner's engineer and/or attorney contact the writer and arrange a meeting to discuss these problems.

STATE ROADS COMMISSION: The property as it now exists does not have any clear cut means of access but rather the owner has seen fit to pave the entire frontage. Part of the property to be used for the car wash is paved without interruption to the State Roads Commission right of way. Although the petitioner shows no means of access to North Point Boulevard it does not show how access will be prevented. An inlet end of S.R.C.P. was found within the petitioner's property but outlet and was not found. Details of the disposal of storm drainage should be shown. We cannot see, with the existing conditions as they are along North Point Boulevard within the petitioner's frontage that additional zoning as petitioned will not cause additional havoc.

BUREAU OF ENGINEERING:
Water - Existing 8" water in Snyder Avenue.
Sewer - Existing 8" sewer in Snyder Avenue.
Adequacy of existing utilities to be determined by the developer or his engineer.
Storm Drain - The disposition of the existing drain located on this property is unknown. However, even if this drain is adequate to carry the run-off which reaches it, other inlets appear necessary to control drainage in the area of this site.
Road - Snyder Avenue is to be improved with a minimum 40 foot curb and gutter cross-section on a 50 foot right of way. North Pt. Blvd. is a state road.

BUREAU OF TRAFFIC ENGINEERING: This bureau will review the subject petition and submit detailed comments at a later date.

The following members had no comment to offer:

Buildings Department
Fire Bureau-Plans Review
Board of Education
Health Department
Industrial Development Commission

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.

cc: Albert Quisby-Office of Planning and Zoning
John L. Duerr-State Roads Commission
Carlyle Brown-Bureau of Engineering
Richard Moore-Bureau of Traffic Engineering

Very truly yours,

James S. Dyer
JAMES S. DYER, Chief
Petition and Permit Processing

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND Towson, Maryland, 21204

Date: September 3, 1965

TO: Mr. James S. Dyer
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition 66-77-X West side of Snyder Avenue Special Exception for a Car Wash

Review of the subject plat revised August 13, 1965 indicates that the plan is satisfactory as shown.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

BUC:CRM:mr

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND Towson, Maryland, 21204

Date: July 8, 1965

TO: Mr. James S. Dyer
FROM: Jostein Risa
SUBJECT: ZAC - July 6, 1965 - Item 3 - Car Wash W/S Snyder Avenue abutting North Point Boulevard District 15

The submitted plan shows access only from Snyder Avenue. The indicated entrance locations appear satisfactory.

Snyder Avenue serves residential as well as commercial properties and should be improved with a 40 foot roadway width, preferably on a 60 foot right-of-way.

The plan shows on-site waiting line storage for 32 cars. However, four of the spaces at the two southernmost bays can not be utilized due to inadequate turning radius - leaving only 28 spaces. An hourly capacity of 48 cars requires minimum on-site waiting line storage for 34 cars. Therefore, a revised layout is necessary.

Jostein Risa
Jostein Risa
Assistant Traffic Engineer

JK:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner

Date: September 10, 1965

FROM: George E. Gavrells

SUBJECT: Petition #66-77-X, for a Special Exception for a car wash on the West side of Snyder Avenue, 690.32 feet North of Sparrows Point Road, 15th District. (Edgemoor Holding Company) hearings: September 23, 1965.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no objection at this time to the revised plan of August 13, 1965. Any changes that may be necessary can be worked out after the hearing and before final approval by this office.



TELEPHONE 813-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 32069

DATE 9/24/65

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

William L. Frazier, Esq.
Jefferson Building
Towson, Md. 21204

BY: Zoning Dept. of Balto. Co.

QUANTITY	DEBIT TO ACCOUNT NO. 32-622	TOTAL AMOUNT
	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	10.00
1	Petition for Special Exception for The Edgemoor Holding Co.	10.00
	8-25-65 908 • 32069 TWP- 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.

PHONE 8-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 33429

DATE 9/24/65

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Sidney L. Frazier, Esq.
Jefferson Building
Towson, Md. 21204

BY: Zoning Dept. of Balto. Co.

QUANTITY	DEBIT TO ACCOUNT NO. 32-622	TOTAL AMOUNT
	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	6.50
1	Advertising and posting of property for The Edgemoor Holding Co.	6.50
	8-25-65 908 • 33429 TWP- 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.

SECTION: Petition for Special Exception for a Car Wash.
LOCATION: West side of Snyder Avenue 690.32 feet North of Sparrows Point Road, 15th District.
DATE & TIME: Thursday, September 23, 1965 at 11:00 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 on the petition for Special Exception for a Car Wash.
All that parcel of land in the Fifteenth District of Baltimore County.
BEGINNING for the same on the west side of Snyder Ave. (40 feet wide) at a point distant 690.32 feet northerly from its intersection with the north side of Sparrows Point Road (30 feet wide) and point also being at the division line between lots no's 18 and 19 as laid out and shown on a plat of "Sparrows Point Manor", running thence and heading on the west side of Snyder Ave., as now surveyed, North 1 degree 09 minutes 21 seconds West 200 feet to a point at the division line between lots no's 21 and 22, as shown on said plat; thence running and heading on said division line South 88 degrees 50 minutes 10 seconds West to the end thereof and continuing the same course, in all, 121.72 feet to a point on the east side of Sparrows Point Boulevard (100 feet wide) as shown on Plat No. 5424 of the State Records Commission of Maryland, titled "Sparrows Point to Wise Avenue", dated June 28, 1959, running and heading on the east side of Sparrows Point Blvd. by a spiral curve to the right, the following course and distances, viz: South 3 degrees 20 minutes West 42.81 feet, South 3 degrees 20 minutes 27 seconds West 100.07 feet and South 17 degrees 25 minutes 10 seconds West 47.88 to a point at the north outline of the property of the Atlantic Refining Company, thence running and heading on said north outline North 84 degrees 10 minutes 36 seconds East 36.77 feet to a point at the end thereof; thence running parallel with Snyder Avenue South 1 degree 09 minutes 24 seconds East 12.88 feet to a point at the end of the aforesaid division line between lots no's 18 and 19 and thence running and heading on said division line North 84 degrees 10 minutes 36 seconds East 125 feet to the place of beginning.
Containing 17,490 square feet, or 0.402 Acres of land, more or less.
Being the property of The Edgemoor Holding Company, as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, September 23, 1965 at 11:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 2, 1965.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 1st day of September, 1965, the first publication appearing on the 2nd day of September, 1965.

THE JEFFERSONIAN

H. L. L. L.
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD., September 1, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "The Edgemoor Holding Co." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week, before the 31st day of August 1965; that is to say, the same was inserted in the issues of 9-1-65

Stromberg Publications, Inc.

Publisher.

By: Mrs. Palmer Price

Mrs. Palmer Price

70.54 ROWS POINT.

MH-1-1
BETHLEHEM

BETHLEHEM STEEL CORP. (EXHIBIT DIVISION).

STATE ROADS PLAT NO 3424.

BOULEVARD.

B.R: 3.

BR-3

Sincere.

AVENUE.

BL-20

Q. 6-1.

15th. *Laurodromus* Bldg.

OWNED R6-1

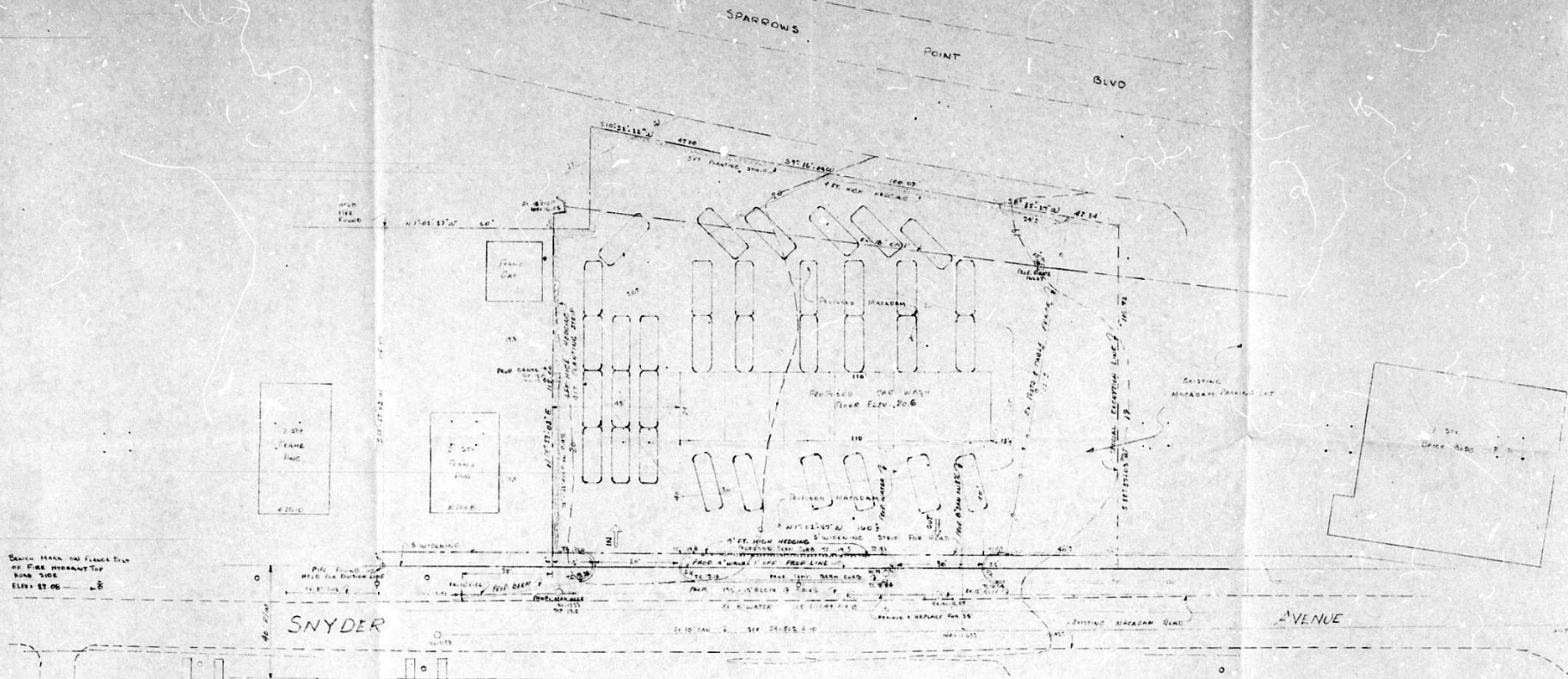
R.6-1

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY W. J. Smith

OFFICE OF PLANNING & ZONING
BY *W. Quinby*

OFFICE OF PLANNING
BY *M. Sullivan*

~~Mr. All Secant~~



PLOT PLAN

FOR
 PROPOSED CAR WASH
 6-DAY
 EDMERE HOLDING COMPANY
 MICHAEL J. NARDOWICZ

15TH. ELECT. DIST. BALTO. CO. MD.
 SCALE 1" = 20' DATE FEB 11, 1966
 REVISED MARCH 11, 1966
 FOR 15-DAY
 DWT. BATH

CAPACITY: 36 CARS PER HOUR
 54 PARKING SPACES

File #66-77
 Approved Plan
 (Signature)

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY Attest
 DATE 3/21/66
 SUBJECT TO DETAILS
 of Public Works Agreement

CHARLES D. GUNCE
 REG. & SURVEYOR
 121 ALLEGANY AVE.
 BALTIMORE 4, MD.