

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, PERRY VIEW INVESTMENT CORP. 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 "X" zone to an "X" 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 (self-service).

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: Legal Owner
Address: c/o Sullivan & Pittler
Address 1410 Court Square Bldg.
Baltimore, Maryland 21202

Protestant's Attorney:
Address: ALLAN J. MALESTER
1410 Court Square Bldg. (21202)

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of November, 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 27th day of December, 1965, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose Date: December 17, 1965

FROM: Special Agent

SUBJECT: Petition # 66-150-X - Special Exception for Car Wash Southeast 2100' of Catherine Avenue 740.87' foot Southwest of Stammers Run Road. Being the property of Perry View Investment Corporation.

10th District

REMARKS: December 27, 1965 (2:00 P.M.)

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

1. The Comprehensive Rezoning Map proposed for the Eastern Planning Area recommends that this and adjacent properties be classified as Business, Roadside.
2. We offer no comment with regard to granting of this special exception. However, there are aspects of the petitioner's present site plan that do not appear to be approvable. For example, no screening is provided on the Stammers Run Junior High School side of the property; improvements to Catherine Avenue are not shown, and the access to Catherine Avenue is questionable, and no location for finishing operations is shown.

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

~~the above re-classification should be had and the Special Exception should NOT BE GRANTED.~~

a Special Exception for a Car Wash should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6 day of JANUARY, 1966, 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 "X" zone; and or the Special Exception for Car Wash be and the same is hereby DENIED.

David D. Harkins
Deputy Zoning Commissioner of Baltimore County

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 6 day of JANUARY, 1966, 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 "X" zone; and or the Special Exception for Car Wash be and the same is hereby DENIED.

MICROFILMED

STATE OF MARYLAND STATE ROADS COMMISSION 300 WEST PATTERSON STREET BALTIMORE, MD 21201

December 8, 1965

TO: Mr. John G. Rose
Zoning Commission
County Office Building
Towson, Maryland, 21204

Dear Mr. Rose:

During a recent zoning review field trip we stated comments for the subject petition which were in error. It is requested that those comments be deleted and the following to be used in their place:

In reviewing the subject plan it was noted that the property was directly in the path of the proposed Southeastern Boulevard. Although the construction for this road is not in the present program it is nonetheless an important part of 20 Year Needs Study. The proposed Southeastern Boulevard is basically a Baltimore County proposal to be built by the State Roads Commission.

Thanking you for your cooperation in this matter.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

John E. Meyers
Asst. Development Engineer

JEM/atb

CC: Mr. G. Garrels

September 22, 1965.

DESCRIPTION OF SPECIAL EXCEPTION TO BE ZONE FOR CAR WASH ON EASTERN BOULEVARD

BEGINNING for the same on the southeast side of Catherine Avenue, 30 feet wide, at a point situate 740.87 feet measured southwesterly along said southeast side of Catherine Avenue from its intersection with the southwest side of Stammers Run Road thence leaving said place of beginning and running and binding on said southeast side of Catherine Avenue South 66 degrees 56 minutes West 125.00 feet, thence leaving said southeast side of Catherine Avenue South 21 degrees 04 minutes East 241.96 feet to the northwest side of Eastern Boulevard 150 feet, thence running and binding along said northwest side of Eastern Boulevard North 98 degrees 00 minutes East 127.22 feet and thence leaving said northwest side of Eastern Boulevard North 21 degrees 04 minutes West 217.83 feet to the place of beginning.

Containing 0.697 acres of land more or less.

NOTE: This description has been prepared for zoning purposes only and is not intended to be used for conveyances.



L. Allen Evans

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

No. 40627

DATE 9/9/66

TO: Messrs. Sullivan & Pittler
1410 Court Square Building
Baltimore, Md. 21202

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 88-682	QUANTITY	TOTAL AMOUNT
Advertising and posting of property for Perry View Investment Corp. #66-150-X	37/10	\$29.30

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

No. 33549

DATE 11/29/66

TO: Messrs. Sullivan & Pittler
1410 Court Square Bldg.
Baltimore, Md. 21202

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 88-682	QUANTITY	TOTAL AMOUNT
Petition for Special Exception for Perry View Investment Corp. #66-150-X	50.00	\$50.00

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.

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

#66-150-X

Allen J. Malester, Esquire
Sullivan & Pittler
1410 Court Square Building
Baltimore, Maryland 21202

SUBJECT: Special Exception for a Car Wash for the Perry View Investment Corporation, located 3076 Catherine Ave SW of Stammers Run Road, 15th District (Item 1, November 23, 1965)

Dear Sirs:

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.

BUREAU OF ENGINEERING:

Water - Existing 12" water in Eastern Boulevard.
Sewer - Existing 18" sewer in Eastern Boulevard.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Eastern Boulevard is a State Road. Catherine Avenue is to be developed as a minimum 30' road on a 50' right of way.

HEALTH DEPARTMENT: The wash water waste must be discharged into the sanitary sewer.

PLANNING DEPARTMENT: This bureau will review and submit any necessary comments at a later date.

STATE ROADS COMMISSION: Since the site is in the interchange area of the proposed State Highway improvement and will be a total taking, it is requested that the zoning be denied.

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 Commission's hearing.

The following members had no comment to offer:

Industrial Development Commission
Buildings Department
Board of Education
Zoning Administration Division

Very truly yours,

James S. Rye
Chairman of Advisory Committee

JDR/lyb

cc: Mr. G. Richard Moore-Bureau of Traffic Engineering
Mr. Carlyle Brown-Bureau of Engineering
Mr. William Greenwell-Health Department
Capt. Paul Heinke-Fire Bureau-Lane Division
Mr. John Meyers-State Roads Commission

November 26, 1965

Allen J. Malester, Esq.
1410 Court Square Building
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24 day of November, 1965.

Petitioner: Perry View Investment Corp.

Petitioner's Attorney: Allen J. Malester

Reviewed by James S. Rye
Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 12-9-65

Posted for: Hearing Mon. Dec. 27.65 7.2:40 P.M.

Petitioner: SE/S. Catherine Ave. 740.87' SW 1/4

Location of property: Stammers Run Rd.

Location of Sign: Q. on East End Rd. and approx. 20' from the billboard sign

Remarks: Robert A. Smith

Posted by: Robert A. Smith Date of return: 12-16-65

L. ALAN EVANS SURVEYORS AND CIVIL ENGINEERS

4200 ELSRODE AVENUE · BALTIMORE 14, MARYLAND · HAmilton 6-2144

BRANCH · 8 POPLAR STREET · CAMBRIDGE, MARYLAND · AC 8-3350

CATHERINE AVE.

Ex. Gravel
Paving?SUBDIVISION OF
LOT 7 BLK-H SEC-BESSEX
MRS 7/21ZONE: RESIDENTIAL-R-6
USE: VACANTNotes:

Nº CAR WASH BAYS - 4
 Nº CAR STORAGE - 26
 Nº CARS CAPABLE OF
 BEING PROCESSED IN
 1/2 hr. - 2

EX. ZONE: BUSINESS LOCAL
 EX. USE: VACANT

PRO. ZONE: SPECIAL EXCEPTION
 FOR CAR WASH, ETC.

PRO. USE: CAR WASH,
 (SELF SERVICE)

AREA OF LOT: 0.697 Acres

GRASS AREA

MACADAM SHOULDER

CONCRETE
PAVINGGRASS
MEDIANCONCRETE
PAVING

SCALE 50 ft. = 1 inch

This 23rd day of SEPT. 1965

L. Alan Evans

SURVEYOR AND CIVIL ENGINEER

ZONE: BUSINESS LOCAL
USE: VACANT

#66-150X

MAP
15-B
"X"

BLVD.

