

RE: PETITION FOR SPECIAL EXCEPTION
For a Car Wash - 1/2 York Road
897.72' S. Greenmeadow Drive,
Eighth District -
Stanley I. Panitz, Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-159-X

The petitioner, in the above matter, requested a special exception for a Car Wash on the East Side of York Road, 897.72 feet south of Greenmeadow Drive, in the Eighth District of Baltimore County.

The petitioner has met all requirements of Section 502.1 of the Baltimore County Zoning Regulations and also Section 419 pertaining to a Car Wash, therefore, a special exception should be granted.

It is this 1st day of July, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that a special exception for a Car Wash, shall be and the same is hereby granted, provided, however, that the Car Wash shall be laid out exactly as shown on plan approved on June 30, 1966 by the Office of Planning and Zoning which is marked Exhibit "A" attached hereto.

It is further ORDERED that the site plan shall be subject to compliance with Section 419.3 of said Regulations pertaining to the operation of a Car Wash.

Stanley I. Panitz, Inc.
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gavrellis, Director
Office of Planning and Zoning

Date: December 22, 1965

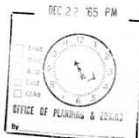
SUBJECT: Petition #66-159-X. Petition for Special Exception for a Car Wash West side of Timonium Road 201.52 feet West of Edgemoor Road. Being the property of Stanley I. Panitz, Inc.

9th District

HEARING: Wednesday, January 5, 1966. (10:00 a.m.)

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

We agree with the concept of locating a car wash integrally within a shopping center. We question, however, the location and orientation of the use as proposed under the subject petition - particularly its proximity to residential properties. Be cause of the potential impact of the use upon nearby houses, it could be well to limit its hours of operation.



WHITMAN, REQUARDT AND ASSOCIATES, ENGINEERS

BALTIMORE, MARYLAND

April 19, 1966

TIMONIUM SHOPPING CENTER ENGINEERING DESCRIPTION PROPOSED SPECIAL EXCEPTION FOR A CAR WASH IN THE TIMONIUM SHOPPING CENTER PARCEL PRESENTLY ZONED B-1

Lying and being in Election District No. 8 of Baltimore County, Maryland.

BEGINNING for the same at the end of the two (2) following courses and distances: (1) South 18° 47' 06" East, 897.72 feet as measured along the east side of York Road, 66 feet wide, from the intersection formed by the south side of Greenmeadow Drive, as shown on a Plat entitled "Plat One, Part of Block A, Part of Section 2, Haverford" and recorded among the Land Records of Baltimore County, Maryland in Plat Book G.L.G. No. 19 at folio 146; (2) North 71° 12' 44" East, 76.19 feet leaving said York Road; said BEGINNING point being also at the end of the second or North 71° 12' 54" East, 31.19 foot line described in a Deed dated July 30, 1954 The Star Construction Company, et al, to Isadore Panitz and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 2537 at folio 248, thence binding on the third through the sixth lines of said Deed the four (4) following courses and distances: (1) Southeastly along a curve to the right, having a radius of 25.00 feet, for a distance of 24.69 feet, being subtended by a Chord bearing and distance of South 86° 30' 20" East, 43.69 feet; (2) Southeastly along a curve to the left, having a radius of 605.00 feet, for a distance of 73.83 feet, being subtended by a Chord

New description

WHITMAN, REQUARDT AND ASSOCIATES, ENGINEERS

BALTIMORE, MARYLAND

bearing and distance of South 95° 43' 14" East, 73.75 feet; (3) Southeastly along a curve to the right, having a radius of 25.00 feet, for a distance of 38.03 feet, being subtended by a Chord bearing and distance of South 19° 38' 21" East, 34.47 feet; (4) Southeastly along a curve to the right, having a radius of 167.70 feet, for a distance of 126.14 feet, being subtended by a Chord bearing and distance of South 49° 34' 34" West, 123.16 feet; thence leaving the outline of said Deed and running for lines of division the five (5) following courses and distances: (5) North 86° 55' 44" East, 190.18 feet; (6) North 04° 38' 39" East, 179.82 feet; (7) North 85° 21' 21" West, 138.00 feet; (8) South 04° 38' 39" West, 20.00 feet; (9) South 71° 12' 54" West, 68.81 feet to the point of BEGINNING.

Containing 0.5892 acres of land, more or less.

For additional title reference see Supplemental Agreements, one dated April 30, 1962, and recorded in Liber W.J.R. No. 4044, folio 1, another dated August 24, 1962, and recorded in Liber W.J.R. No. 4044, folio 6, another dated November 19, 1962, and recorded in Liber R.R.G. 4080, folio 27. On March 31, 1965, the interest of Panitz & Co., Inc. in the Timonium Shopping Center was transferred to Stanley I. Panitz, Inc. by Articles of Transfer, duly recorded at the State Department of Assessments and Taxation on that date, confirmed by Confirmatory Deed of that date, recorded in Liber No. 4438, folio 907.

Kenneth A. McCard
Registered Engineer and Land Surveyor
No. 1374
Whitman, Requardt and Associates
Baltimore, Maryland



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stanley I. Panitz, Inc., legal owner 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 _____ zone to an _____ 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 _____ a 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.

Stanley I. Panitz, Inc.
Stanley I. Panitz, Inc.

Contract Purchaser
John W. Armiger - Petitioner's Attorney
Address: 200 Padonia Road East
Cockeysville, Maryland 21030

Legal Owner
Stanley I. Panitz, Inc.

Address: 200 Padonia Road East
Cockeysville, Maryland 21030

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1966, 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 _____ day of _____, 1966, at _____ o'clock _____ A.M.

John W. Armiger - Petitioner's Attorney
Address: 200 Padonia Road East
Cockeysville, Maryland 21030

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Address: 200 Padonia Road East
Cockeysville, Maryland 21030

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gavrellis, Director

SUBJECT: Petition #66-159-X. Special Exception for a Car Wash. East side of York Road 897.72 feet North of Gerard Ave. Being the property of Stanley I. Panitz, Inc.

8th District

HEARING: Wednesday, June 1, 1966 (11:00 A.M.)

Earlier, the planning staff commented on the car wash facility proposed to be located elsewhere within the Robert Hall shopping center site. As a result of those comments and community reaction, the car wash has been relocated to a more appropriate site. The planning staff has no adverse comment to make regarding the Special Exception.

GEG:ms

December 3, 1965

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

John W. Armiger, Esquire
200 Padonia Road East
Cockeysville, Maryland 21030

SUBJECT: Special Exception for a car wash for Stanley I. Panitz, Inc. Located 1/2 Timonium Road 201.52' W of Edgemoor Rd 8th District (Item 2, November 30, 1965)

Dear Sir:

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

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

BUREAU OF ENGINEERING: Water - Existing 12" water in Timonium Road. Sewer - Existing 8" sewer in Timonium Road. Adequacy of existing utilities to be determined by developer or his engineer. Storm Drain - Existing drain system adjacent to the subject site.

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:

Fire Bureau - Plans Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Office of Planning and Zoning

Very truly yours,
James E. Rose, Jr.
Principal Zoning Technician

JED:ylb

cc: Mr. G. Richard Moore-Bureau of Traffic Engineering
Mr. Carlisle Brown-Bureau of Engineering

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

To: Stanley I. Pantis, Inc.
200 Federal Road East
Cockeysville, Md. 21030

DATE 12/4/65

INVOICE NO. 38645

DEBIT TO ACCOUNT NO. 00-422

QUANTITY

REMITTANCE

Advertising and posting of property
666-159-X

71.75

9.25

2-2660 3540 • 38645 717-

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: John W. Amisgar, Esq.
200 Federal Road East
Cockeysville, Md. 21030

DATE 12/4/65

INVOICE NO. 33574

DEBIT TO ACCOUNT NO. 00-422

QUANTITY

REMITTANCE

Petition for Special Exception for Stanley I. Pantis, Inc.
666-159-X

50.00

12-1060 3400 • 33574 111-

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: Stanley I. Pantis, Inc.
200 Federal Road East
Cockeysville, Md. 21030

DATE 12/4/65

INVOICE NO. 40635

DEBIT TO ACCOUNT NO. 00-422

QUANTITY

REMITTANCE

Advertising and posting of property
666-159-X

71.75

71.75

4-1560 6100 • 40635 117-

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 POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th

Date of Posting 12-16-65

Posted for: Stanley I. Pantis, Inc.

Petitioner: Stanley I. Pantis, Inc.

Location of property: 200 Federal Road East, Cockeysville, Md.

Location of Sign: 200 Federal Road East, Cockeysville, Md.

Remarks: This is a Special Exception for a Petitioner's property.

Posted by: Robert Lee Buller

Date of return: 12-22-65

John W. Amisgar, Esq.
200 Federal Road East
Cockeysville, Maryland 21030

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
1 day of MAY, 1966.

Petitioner: Stanley I. Pantis, Inc.

Petitioner's Attorney: John W. Amisgar

Reviewed by: James E. Hays
Chairman of Advisory Committee

John W. Amisgar, Esq.
200 Federal Road East
Cockeysville, Md. 21030

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
30th day of November, 1965.

Petitioner: Stanley I. Pantis, Inc.

Petitioner's Attorney: John W. Amisgar

Reviewed by: James E. Hays
Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 16, 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 or about the 1st day of January, 1966, the first publication appearing on the 16th day of December, 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$...

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th

Date of Posting: 5-12-66

Posted for: Stanley I. Pantis, Inc.

Petitioner: Stanley I. Pantis, Inc.

Location of property: 200 Federal Road East, Cockeysville, Md.

Location of Sign: 200 Federal Road East, Cockeysville, Md.

Remarks: This is a Special Exception for a Petitioner's property.

Posted by: Robert Lee Buller

Date of return: 5-19-66

OFFICE OF
THE BALTIMORE COUNTYAN

THE COMMUNITY NEWS
Edgewater, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue
CATONVILLE, MD.

December 20, 1965.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner
of Baltimore County

was inserted in THE BALTIMORE COUNTYAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one successive week before
the 20th day of December, 1965, that is to say
the same was inserted in the issues of
December 10, 1965.

THE BALTIMORE COUNTYAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 22, 1966.

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 or about the 1st day of June, 1966, the first publication appearing on the 22nd day of May, 1966.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$...

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th

Date of Posting: 5-12-66

Posted for: Stanley I. Pantis, Inc.

Petitioner: Stanley I. Pantis, Inc.

Location of property: 200 Federal Road East, Cockeysville, Md.

Location of Sign: 200 Federal Road East, Cockeysville, Md.

Remarks: This is a Special Exception for a Petitioner's property.

Posted by: Robert Lee Buller

Date of return: 5-19-66

OFFICE OF
THE BALTIMORE COUNTYAN

THE COMMUNITY NEWS
Edgewater, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue
CATONVILLE, MD.

May 10, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner
of Baltimore County

was inserted in THE BALTIMORE COUNTYAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one successive week before
the 10th day of May, 1966, that is to say
the same was inserted in the issues of
May 10, 1966.

THE BALTIMORE COUNTYAN

By Paul J. Morgan
Editor and Manager

OFFICE OF
THE BALTIMORE COUNTYAN

THE COMMUNITY NEWS
Edgewater, Md.

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Manager.

Cost of Advertisement, \$...

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ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th

Date of Posting: 5-12-66

Posted for: Stanley I. Pantis, Inc.

Petitioner: Stanley I. Pantis, Inc.

Location of property: 200 Federal Road East, Cockeysville, Md.

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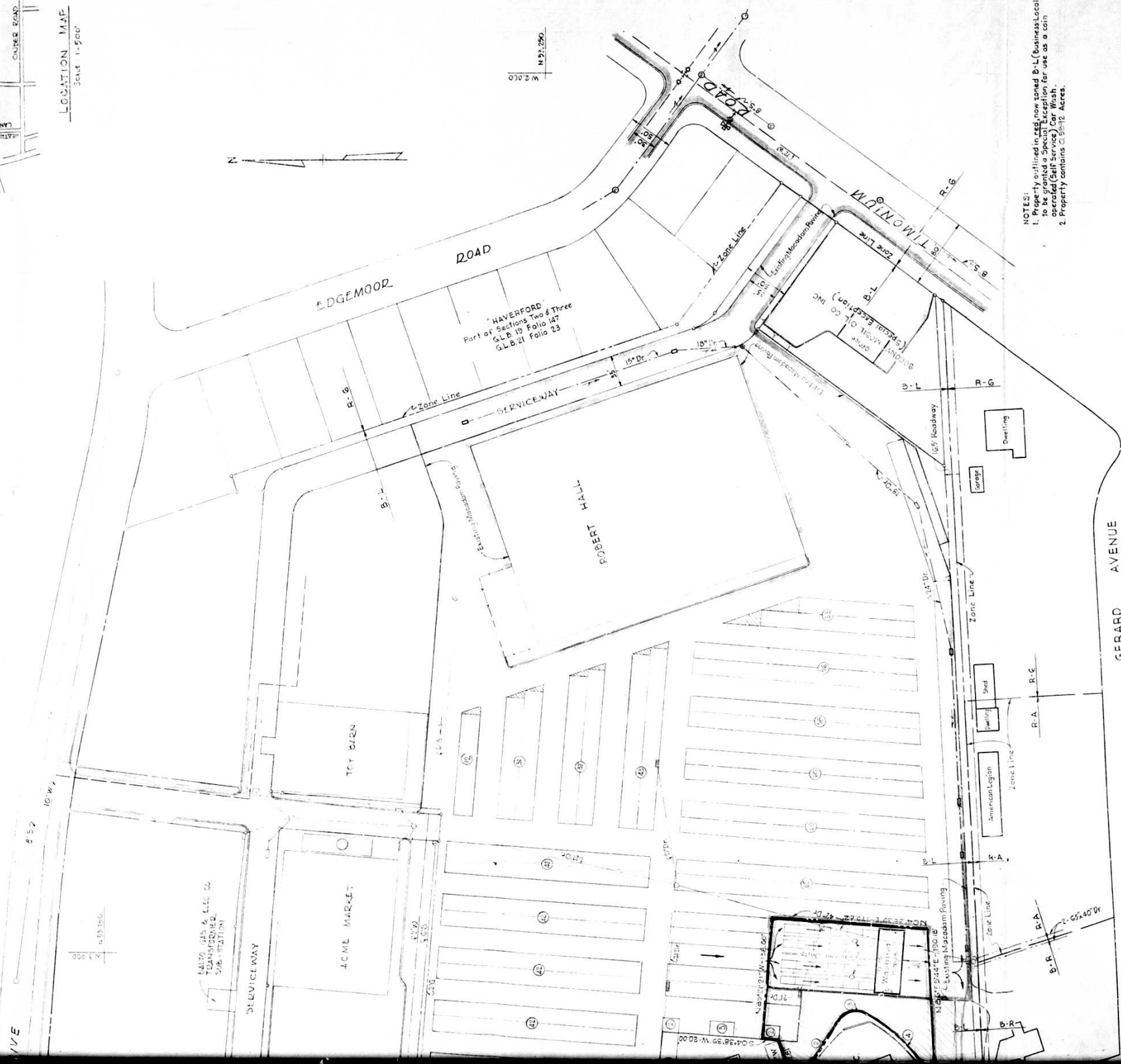
Remarks: This is a Special Exception for a Petitioner's property.

Posted by: Robert Lee Buller

Date of return: 5-19-66



LOCATION MAP
Scale 1:500



"HAVERFORD"
Part of Sections Two & Three
G.L.B. 19 Folio 147
G.L.B. 21 Folio 23

NOTES:
1. Property outlined in red now zoned B-1 (Business Local),
to be granted a Special Exception for use as a coin
operated (Self Service) Car Wash.
2. Property contains 0.58-12 Acres.

ON SITE WAITING STORAGE

Capacity of Car Wash	6 vehicles per hour per lane
Number of Washing Lanes	4
Waiting Storage required for 1 hour capacity	24 vehicles
Additional required Waiting Storage	10 vehicles
Total required Waiting Storage	34 vehicles
Waiting Storage Provided	24 vehicles

ZONING PLAT
TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
for a portion of

TIMONIUM SHOPPING CENTER
ELECTION DISTRICT NO. 8 BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50'

Date: January 4, 1966
Revised June 14, 1966 Reboard April 20, 1966



No.	Position	Δ	Area	Notes
1	50°00'00" S	25.00'	156.25	100' x 50' S.E.
2	50°00'00" S	25.00'	156.25	100' x 50' S.E.
3	50°00'00" S	25.00'	156.25	100' x 50' S.E.
4	50°00'00" S	25.00'	156.25	100' x 50' S.E.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE *6/10/66*
 SUBJECT TO PROVISION
 OF CURBING FOR PURPOSE
 OF CHANNELIZATION OF
 TRAFFIC IN ACCORDANCE
 WITH CURBING DEPICTED
 IN "GREEN" ON THE PLAN.
W. J. [Signature]
6/23/66

4 "A" #66-153X

MAP
 #8
 SEC. 3-2
 "X"



[Signature]
 KENNETH A. MCCORD
 Registered Engineer and Land Surveyor
 WHITMAN, REQUADRY & ASSOCIATES
 2 W. Preston St.
 Baltimore, Maryland

ON SITE WAITING STORAGE

- Capacity of Car Wash
- Number of Waiting Lines
- Waiting Storage Required for their capacity
- Additional required Waiting Storage
- Total required Waiting Storage
- Waiting Storage Provided

- 6 vehicles per hour per line
- 4
- 12 vehicles
- 10 vehicles
- 22 vehicles
- 24 vehicles