

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LEROY E. and Hazel M. Taylor, legal owners 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 reclassified/pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone, for the following reasons:

67-129X  
MPP  
HIL  
EC-4A  
SE-2-F  
"X"  
12/1/66

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 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.

Contract purchaser \_\_\_\_\_ Address \_\_\_\_\_  
Leroy E. Taylor  
Hazel M. Taylor  
Legal Owner  
3011 Beach Drive  
Baltimore, Md. 21222

Protestant's Attorney \_\_\_\_\_  
George D. Edwards  
6903 Dumbarton, Baltimore, Md. 21222  
Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of November, 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 160, County Office Building in Towson, Baltimore County, on the 5th day of January, 1967, at 10:30 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 8, 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 \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1966, the first publication appearing on \_\_\_\_\_ day of \_\_\_\_\_, 1966.

THE JEFFERSONIAN, \_\_\_\_\_ Manager.

Cost of Advertisement, \$\_\_\_\_\_

December 17, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21284

George D. Edwards, Esquire  
6903 Dumbarton  
Baltimore, Maryland 21222  
SUBJECT: Special Exception for a Car Wash, for Leroy E. Taylor Located on the S/W/S of Plainfield Ave., South of German Hill Rd., 12th District (Item 2- November 15, 1966)

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

BUREAU OF TRAFFIC ENGINEERING:  
Will review and submit any necessary comments at a later date.

BUREAU OF ENGINEERING:  
Sewer - Existing sanitary sewer in Plainfield Avenue. Water - Existing 18" water in Plainfield Avenue. Adequacy of existing water and sewer to be determined by developer or his engineer.

PROJECT PLANNING DIVISION:  
The number of cars (22) as required by the Zoning Regulation cannot be stored in a manner that will provide adequate circulation to all bays. For this reason the plan is not acceptable, and therefore, cannot be approved by this office.

ZONING ADMINISTRATION:  
This office is approving the subject petition for a hearing date, however, since Section 502.3 of the Car Wash regulations states that the plan must be approved by the Bureau of Traffic Engineering, Department of Public Works, and the Office of Planning and Zoning, or Baltimore County.

It is suggested that the petitioner's engineer contact the Project Planning Division, and attempt to work out a plan that can be approved prior to the hearing date.

The above comments are not intended to indicate the approval/disapproval 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:

State Roads Commission  
Industrial Development  
Health Department  
Fire Department  
Board of Education

Very truly yours,

John G. Rose, Chairman  
Zoning Commission

cc: Krute Pelet - Bureau of Traffic Engineering  
Carlisle Brown - Bureau of Land Development (Engineering)  
George Hall - Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

Your petition has been received and accepted for filing this

15 day of Nov, 1966.

Petitioner \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_ Reviewed by \_\_\_\_\_  
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21284

No. 42919

DATE: Nov 6, 1966

George D. Edwards, Esq.  
6903 Dumbarton  
Baltimore, Md. 21222

REPORT TO ACCOUNT NO. 61-622 RETURN THIS PORTION WITH YOUR REMITTANCE

Advertising and posting of property for Leroy Taylor 67-129-X \$4.00

1-866-4343 \* 2217 HP- 34.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

CERTIFICATE OF PUBLICATION

OFFICE OF  
The Community Press

DUNDALK, MD., December 7, 1966

THIS IS TO CERTIFY that the annexed advertisement of "Leroy E. Taylor" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 6th day of December 1966; that is to say, the same was inserted in the issues of 12-7-66

Stromberg Publications, Inc.  
Publisher.

By Mrs. Palmer Price  
Mrs. Palmer Price

PETITION FOR SPECIAL EXCEPTION

ZONING: Petition for Special Exception for a Car Wash.

LOCATION: West side of Plainfield Avenue, 1/2 mile South of German Hill Road.

DATE & TIME: THURSDAY, JANUARY 5, 1967 at 10:30 A.M.

PUBLIC HEARING: Room 160, 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.

BEING for the same on the west side of Plainfield Avenue 60 feet 0" of a point distant 150' east measured in a southerly direction from the point formed by the intersection of the water main side of said Plainfield Road with the southernmost side of German Hill Road 60 feet 0" of a point of beginning, at the beginning of the first line of said tract of land which by deed dated January 18, 1965 and recorded among the Land Records of Baltimore County in Liber 818G No. 416 folio 546 etc. was conveyed by the Inverness Presbyterian Church to Leroy E. Taylor and wife, there remains with and binding on said first line and on Plainfield Avenue 2.1 on part of the 225 foot 1281-34 Zoning Line south 15 degrees 00 minutes 00 seconds east 97.7 feet, thence being the northernmost side of said Avenue and running with and binding on the second line of said deed and on a part of the 180 foot 1281-34 Zoning Line and on the northernmost side of Lot 1 (B) as shown on the Plat of L.P. 1281-34 as filed among the Land Records of Baltimore County in Plat Book 16 folio 96 north 74 degrees 25 minutes 30 seconds west 137.97 feet, thence being said zoning line and running with and binding on the third line of said deed west 13 degrees 50 minutes 00 seconds east 97.21 feet to the end of the fourth line of that tract of land which by deed dated May 23, 1953 and recorded among the Land Records of Baltimore County in Liber 618 No. 274 folio 25 etc. was leased by Lewis Street et al to Shell Oil Company, thence running easterly with and binding on said line and running with and binding on the fourth line of said tract of land which by deed dated May 23, 1953 and recorded among the Land Records of Baltimore County in Liber 618 No. 274 folio 25 etc. was conveyed by the Inverness Presbyterian Church to Leroy E. Taylor and wife.

Being the property of Leroy E. Taylor and Hazel M. Taylor as shown on plat plan filed with the Zoning Department.

Hearing Date: Thurs. January 5, 1967 at 10:30 A.M.

Public Hearing: Room 160, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

67-129-X

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 12th  
Date of Posting 12-8-66  
Posted for: Hearing Thurs. Jan. 5, 1967 at 10:30 A.M.  
Petitioner: Leroy E. Taylor  
Location of property: W/S of Plainfield Rd. 1/2 S of German Hill Rd.  
Location of Sign: on vacant lot east to parking station  
Remarks: \_\_\_\_\_  
Posted by: \_\_\_\_\_  
Signature \_\_\_\_\_  
Date of return: 12-15-66

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 21, 1966

FROM: George F. Govella

SUBJECT: Petition 67-129-X. Special Exception for a Car Wash. West side of Plainfield Avenue 150 feet South of German Hill Road. Being the property of Leroy E. Taylor.

12th District  
HEARING: Thursday, January 5, 1967 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a car wash and has the following advisory comments to make with respect to pertinent planning factors:

- 1. The petitioner should show conclusively that he complies with the conditions of Section 502.1 of the Zoning Regulations. What are the hours of operation for the proposed car wash facilities? Will extended operating hours have an adverse effect on adjacent residential properties?
- 2. Data presented by the petitioner indicates a requirement of 22 on-site storage spaces for cars and 32 spaces furnished totally. The site plan appears to be tight insofar as it makes provision for stored vehicles in the entrance-way. It is particularly difficult to secure adequate turning from the entrance-way to the most southerly bay. Comment on this aspect should be secured from the Traffic Engineer inasmuch as the present plan may not be workable.

GEG:mas

67-129X  
MPP  
HIL  
SEC-4A  
SE-2-F  
"X"

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21284

No. 42278  
DATE 12/8/66

To: George D. Edwards, Esq.  
6903 Dumbarton  
Baltimore, Md. 21222

DEPOSIT TO ACCOUNT NO. 61-622  
QUANTITY 1  
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Position for Special Exception for Leroy Taylor 67-129-X \$4.00

12-866-1119 \* 2278 TV- 50.00

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

INTER-OFFICE CORRESPONDENCE  
BUREAU OF TRAFFIC ENGINEERING  
Baltimore County, Maryland  
Towson, Maryland, 21284

Date... JANUARY 10, 1967...

TO: Mr. James S. Dyer  
FROM: Eugene J. Clifford  
SUBJECT: Zoning Petition 67-129-X  
West side of Plainfield Avenue 150 feet south of  
German Hill Road.

"The plan of the subject property dated October 6, 1966  
appears to be satisfactory."

*Eugene J. Clifford*  
Eugene J. Clifford  
County Traffic Engineer

ENCLOSURE

ZONING DEPARTMENT  
SPECIAL EXCEPTION FOR A CAR WASH IN A B-1 ZONE

#67-129 X

REQUIRED for the same on the west side of Plainfield Avenue (60 feet wide) at a point distant 150 feet measured in a southeasterly direction from the point formed by the intersection of the westernmost side of said Plainfield Road with the southernmost side of German Hill Road (60 feet wide) said point of beginning being at the beginning of the first line of that tract of land which by deed dated January 18, 1955 and recorded among the Land Records of Baltimore County in Liber 280 No. 4416 folio 346 e.c. was conveyed by the Inverness Presbyterian Church to Leroy E. Taylor and wife, thence running with and binding on said first line and on the westernmost side of said Plainfield Avenue and on a part of the 255 feet 128E-34 Zoning Line south 13 degrees 59 minutes 50 seconds east 97.21 feet, thence leaving the westernmost side of said Avenue and running with and binding on the second line of said deed and on a part of the 180 feet 128E-34 Zoning Line and on the northernmost side of Lot 1 Block A as shown on the Plat of Lyndbrook as filed among the Land Records of Baltimore County in Plat Book 16 folio 98 north 74 degrees 05 minutes 30 seconds west 137.07 feet, thence leaving said zoning line and running with and binding on the third line of said deed north 13 degrees 59 minutes 50 seconds west 97.21 feet to the end of the fourth line of that tract of land which by deed dated May 23, 1955 and recorded among the Land Records of Baltimore County in Liber 614 No. 2724 folio 95 e.c. was leased by Lewis Stegall et al to Shell Oil Company, thence running reversely with and binding on said line and running with and binding on the fourth line of said firstly described deed south 74 degrees 25 minutes 30 seconds east 137.07 feet to the place of beginning.

CONTAINING 0.268 acres of land more or less  
BEING all of that tract of land which by deed dated January 18, 1955 and recorded among the Land Records of Baltimore County in Liber 280 No. 4416 folio 346 e.c. was conveyed by the Inverness Presbyterian Church to Leroy E. Taylor and wife.

MAP  
#12  
SEC. 4A  
SE-2-F  
"X"

STATE OF MARYLAND  
DAVID W. DALLAS, JR.  
CIVIL ENGINEER  
#712 OLD BARFORD RD. BALTIMORE, MD. 21202  
PROFESSIONAL ENGINEER

#67-129 X

RE: PETITION FOR SPECIAL EXCEPTION :  
FOR CAR WASH - W/S Plainfield :  
Ave, 150' S. German Hill Road, : BEFORE :  
12th District - : ZONING COMMISSIONER : SEC. 4A  
Leroy E. Taylor, Petitioner : OF : SE-2-F  
: BALTIMORE COUNTY : "X"  
: No. 67-129-X

.....  
The petitioner in the above matter has requested a special exception for a Car Wash on the west side of Plainfield Avenue 150 feet south of German Hill Road in the Twelfth District of Baltimore County.

The petitioner has met all requirements of Section 502.1 of the Baltimore County Zoning Regulations and in particular that portion referring to the traffic. The County Traffic Engineer reported on January 10, 1967 that:

"The plan of the subject property dated October 6, 1966 appears to be satisfactory".

Strict compliance with Section 419 - Car Wash - is required before using the subject property for a Car Wash.

The operation of a Car Wash is further subject to strict compliance with Section 419.3 as follows:

"The site plan must be approved by the Traffic Engineer of Baltimore County, the Department of Public Works, and the Office of Planning and Zoning of Baltimore County".

It is this 14th day of January 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception for Car Wash should be and the same is granted, from and after the date of this Order, subject to compliance with the above stipulations.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE 1/16/67  
BY J.C. Harris, Clerk

Block A  
LYNDROCK  
Plat Book 10-56

CANFIELD

Zoned R-C

Zoned D-L

Zoned D-L  
Shell Oil Company

LOCATION  
MAP  
SCALE 1" = 500'

GERMAN HILL ROAD  
SECTION 10E 34

AVENUE  
SECTION 10E 34

TO SOUTH SIDE GERMAN HILL ROAD

ZONING DATA

- EXISTING ZONING OF TRACT
- PROPOSED ZONING OF TRACT **D-L WITH SPECIAL EXCEPTION FOR A CAR WASH. (SELF SERVICE TYPE)**
- AREA OF TRACT **11,665.20 SQ. FT.**
- PROPOSED NUMBER OF SERVICES, DAYS  
**4 DAYS**
- REQUIRED PARKING SPACES (BASED ON 1000/1500)  
**3 x 4 DAYS + 10 SPACES = 22 SPACES**
- FURNISHED PARKING SPACES  
WAITING LINE ROOM **22 SPACES**  
WASHING IN DAYS **4 SPACES**  
DRYING AREA **5 SPACES**  
OWNER PARKING **1 SPACE**  
**TOTAL SPACES 32 SPACES**
- ALL UTILITIES AVAILABLE
- PROPOSED PAVING BASE WITH BIT. CONC. SURFACE COURSE

ZONING PLAT

PROPERTY OF  
**LEROY E. TAYLOR AND WIFE**  
C/O GEORGE D. EDWARDS  
ATTORNEY AT LAW  
PROFESSIONAL BUILDING  
6005 BRANFORD  
BAYVIEW, MD 21034  
PHONE ATTY. OFFICE



PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY *[Signature]*  
DATE *3/3/67*

*E.A.*

12" PLAT SECTION 10E 34  
SCALE 1" = 20'

