

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Thelma M. Kirk, legal owner of the property situated 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 R-6 zone to an NR-6-G zone, for the following reasons:

- (1) Because of changes in the character of the neighborhood; and
- (2) Because of an error in the original zoning.

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 an automatic 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.

BY Thelma M. Kirk Contract purchaser
Address 2821 West Strathmore Avenue
Baltimore, Maryland 21209
Legal Owner
Address 1611 Bittern Road
Baltimore, Md. 21207

BY Charles Mindel, Petitioner's Attorney
Buckmaster, White, Mindel & Clarke
Address 10 Light Street
Baltimore, Maryland 21202
Protestant's Attorney
Address 10 Light Street
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of May, 1967, 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 June, 1967, at 11:00 o'clock.

11:00 AM
Zoning Commissioner of Baltimore County
11:00 AM
1-200-1000
1-200-1000

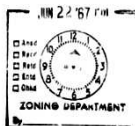
PETITION FOR RECLASSIFICATION
300' from N/E side of Liberty Road
on S/E side of Kershaw Road, 2nd
District, Thelma M. Kirk, Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 67-241

APPEAL

MR. CLERK

Please note an appeal to the Board of Appeals for Baltimore County on behalf of Nora Cloney, protestant.



I hereby certify that a copy of the foregoing Appeal was mailed to Charles Mindel, Esquire of Buckmaster, White, Mindel & Clarke, 10 Light Street, Baltimore, Maryland 21202, attorney for Petitioner.

Charles Mindel
CARL A. DURKEE, Attorney for protestant
7 Church Lane
Pikesville, Maryland 21208
484-0300

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

Lester Matz, P.E.
John C. Childs, L.S.
Associates
Howard W. Brinkley, L.S.
George W. Brinkley, L.S.
Robert W. Craban, P.E.
Leonard M. Glava, P.E.
Norman F. Herrmann, L.S.
Paul Lee, P.E.
Paul S. Shuman

DESCRIPTION

2.13 ACRE PARCEL, NORTHEAST OF LIBERTY ROAD AND SOUTH-
EAST OF KERSHAW ROAD, SECOND ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND

Present Zoning B-R
Proposed Zoning B-R
With Special Exception

Beginning for the same at the intersection of the southeast side of Kershaw Road 30 feet wide, and the northeast side of Liberty Road as shown on the Revised Plat No. 2 Lagathia as recorded among the Land Records of Baltimore County in Plat Book L, Mc L.M. 10, page 82, running thence and binding on the southeast side of Kershaw Road in a northeasterly direction 300 feet, thence leaving the southeast side of Kershaw Road and binding on the northeast lot lines of lots 21 and 22 of said plat in a southeasterly direction 263 feet, more or less, to the northwest side of Euhler Lane, thence binding on the northwest side of Euhler Lane in a northeasterly direction 380 feet, more or less, to the northeast outline of said plat, thence leaving Euhler Lane and binding on the northeast outline of said plat in a northwesterly direction 130 feet, more or less, to the northeast corner of lot 108 of said plat, thence binding on the division line between lots 106 thru 108 and lots 182 thru 186 of said plat the two following courses and

RE: PETITION FOR RECLASSIFICATION
from an R-6 zone to a B.R. zone and
SPECIAL EXCEPTION for an
Automatic Car Wash
NE/S Liberty Road and
SE/S Kershaw Road,
2nd District
Thelma M. Kirk, Petitioner
Max Goodman, Contract Purchaser
No. 67-241-RX
BALTIMORE COUNTY

ORDER OF DISMISSAL

Petition of Thelma M. Kirk for reclassification from an R-6 zone to a B.R. zone and a special exception for an Automatic Car Wash on property located on the north-east side of Liberty Road and the southeast side of Kershaw Road, in the Second Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal dated August 25, 1967 from the attorney representing the protestant-appellant in the above entitled matter.

WHEREAS, the said attorney for the said protestant-appellant requests that the appeal filed on behalf of said appellant, be dismissed and withdrawn as of August 25, 1967.

It is hereby ORDERED this 29th day of August, 1967 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

W. Giles Parker
W. Giles Parker
John A. Slowik, Acting Chairman

PETITION FOR RECLASSIFICATION
300' from N/E side of Liberty Road
on S/E side of Kershaw Road, 2nd
District, Thelma M. Kirk, Petitioner

BEFORE THE
BOARD OF APPEALS
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 67-241

ORDER OF DISMISSAL

MR. CLERK

Please dismiss the appeal in the above case with prejudice.

Nora Cloney
NORA CLONEY, Protestant

Carl A. Durkee
CARL A. DURKEE, Attorney for Protestant
7 Church Lane
Pikesville, Maryland 21208
484-6300

I hereby certify that a copy of the foregoing Dismissal was mailed to Charles Mindel, Esquire of Buckmaster, White, Mindel & Clarke, 10 Light Street, Baltimore, Maryland 21202, attorney for Petitioner, this 30th day of August, 1967.

Carl A. Durkee
CARL A. DURKEE

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

distance, southwesterly 150 feet, more or less, and southeasterly 18 feet, more or less, to the northwest side of Kershaw Road, thence binding on the northwest side of Kershaw Road, the two following courses and distances, southwesterly 90 feet, more or less, to a break in Kershaw Road as shown on said plat and southwesterly 300 feet more or less to the north-east side of Liberty Road, thence binding on the northeast side of Liberty Road in a southeasterly direction 30 feet to the place of beginning.

Containing 2.13 acres of land.
EG:m1 J.O. #670.9 March 23, 1967

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

1.76 ACRE PARCEL, NORTHEAST OF LIBERTY ROAD AND SOUTH
OF KERSHAW ROAD, SECOND ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

Present Zoning R-6
Proposed Zoning B-R

Beginning for the same at the intersection of the northwest side of Kershaw Road, 30 feet wide, and the twenty-fifth line of Baltimore County Zoning Description 2-R6-2, said point being northwesterly 205 feet, more or less, from the intersection of the northwest side of Kershaw Road and the northeast side of Liberty Road, 66 feet wide, thence binding reversely on a part of the 25th and all of the 24th and 23rd lines of said zoning description the three following courses and distances (1) in a southeasterly direction parallel to Liberty Road 10 feet, more or less, (2) in a northeasterly direction 120 feet and (3) in a southeasterly direction parallel to Liberty Road 280 feet to the northwest side of Euhler Lane, thence (4) binding on the northwest side of Euhler Lane in a northeasterly direction 350 feet, more or less to the northeast outline of Lagathia as shown on the Revised Plat No. 2, Lagathia as recorded among the Land Records of Baltimore County in Plat Book L, Mc L.M. 10 page 82 thence (5) binding on the northeast outline of Lagathia as shown on said plat in a northwesterly

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

direction 130 feet, more or less, to the northeast corner of lot 108 of said plat, thence binding on the division line between lots 105 thru 108 and lots 182 thru 186 of said plat the two following courses and distances (6) in a southwesterly direction 150 feet, more or less and (7) southeasterly 18 feet, more or less, to the northwest side of Kershaw Road, thence binding thereon the two following courses and distances, (8) in a southwesterly direction 290 feet, more or less, to a break in Kershaw Road as shown on said plat, and (9) in a southwesterly direction 95 feet, more or less, to the place of beginning.

Containing 1.76 acres of land.

EG:mp1 J.O. #67039 March 23, 1967

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: May 24, 1967
FROM: George F. Correll
SUBJECT: Petition #67-241-RX. Reclassification from R-6 to S.R. Special Exception for a Car Wash. Beginning on the Northeast side of Liberty Road and running 300 feet on the South side of Kershaw Road. Being the property of Thelma M. Kirk.
2nd District
HEARING: Monday, June 5, 1967 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to S.R. zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The subject property was recommended for R-6 zoning because of existing land usage and the prospect of enhanced access from the east by means of a future road from Milford Mill Road relocated. The property does not have adequate access for R-6 development if that access is limited exclusively from Liberty Road.
2. The Planning staff believes that the applicable zoning map was not in error with regard to commercial zoning here. The staff would endorse a request for apartment zoning.

GEO:bms

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

Charles Mindel, Esq.
670 East-West, Mindel & Clarke
10 Light Street
Baltimore, Maryland 21202
SUBJECT: Re-classification from R-6 to S.R. and Special Exception for an Automatic Car Wash, for Thelma M. Kirk, located 1/4 of Liberty Road, 1/4 of Kershaw Road, 2nd District (Item 3 May 2, 1967)

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

BUREAU OF ENGINEERING: Water - Existing 12" water in Liberty Road sewer - Existing 10" sewer in Kershaw Road Storm Drain - The plan does not indicate any provision for conveying drainage from the end of the existing 7" x 14" drain to the NW corner of the subject property. It is requested that revised plans be submitted showing the means by which this drainage is to be handled. Adequacy of existing utilities to be determined by developer or his engineer.

STATE ROADS COMMISSION: The entrance will be subject to State Roads Commission approval and permit.

HEALTH DEPARTMENT: The discharge from the proposed car wash must be into the existing sanitary sewer.

BUREAU OF TRAFFIC ENGINEERING: Curbings should be provided to channelize the flow of traffic throughout the site. Since the plan indicates that this is only a one bay automatic car wash, this bureau has no adverse comment to make.

ZONING ADMINISTRATION DIVISION: The hours of operation, type of paving, proposed lights, and signs should be indicated on a revised plan prior to the hearing.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to insure that all parties are made aware of the 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 have no comment to offer:

Project Planning Division
Bureau of Fire Prevention
Building Department
Board of Education
Industrial Development

Very truly yours,

James S. Ross
JAMES S. ROSS, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engineering
John Myers-State Roads Commission
Julius Passin-Health Department, C-Michael Moore-Bureau of Traffic Engineering

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2ND Date of Posting: May 26, 1967
Posted for: Reclassification from R-6 to S.R. Special Exception for a Car Wash
Petitioner: Thelma M. Kirk
Location of property: NE 1/4 of Liberty Rd. 1/4 of Kershaw Rd.
Location of Signs: 1 block NE of Liberty Rd. and Kershaw Rd. 1/4 of Kershaw Rd. 370' NE of Liberty Rd. on Middle of Kershaw Rd. proposed
Remarks: J. S. Ross
Posted by: J. S. Ross Date of return: May 28, 1967
3 signs

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2ND Date of Posting: July 26, 1967
Posted for: Appeal
Petitioner: Thelma M. Kirk
Location of property: NE 1/4 of Liberty Rd. and NE 1/4 of Kershaw Rd.
Location of Signs: 1 block NE of Liberty Rd. and Kershaw Rd. 370' NE of Liberty Rd.
Remarks: J. S. Ross
Posted by: J. S. Ross Date of return: July 28, 1967
2 signs

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: May 26, 1967
FROM: George F. Correll
SUBJECT: Petition #67-241-RX. Reclassification from R-6 to S.R. Special Exception for a Car Wash. Beginning on the Northeast side of Liberty Road and running 300 feet on the South side of Kershaw Road. Being the property of Thelma M. Kirk.
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HEARING: Monday, June 5, 1967 (11:00 A.M.)

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2. The Planning staff believes that the applicable zoning map was not in error with regard to commercial zoning here. The staff would endorse a request for apartment zoning.

GEO:bms

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 15, 1967

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 before the 5th day of June, 1967, the date of publication appearing on the 18th day of May, 1967.

THE JEFFERSONIAN

J. S. Ross, Manager

Cost of Advertisement, \$

Mr. Wm. Goodman
2021 W. Strathmore Avenue
Baltimore, Maryland 21209

Re: Proposed Car Wash
North side of Liberty
Road (Route 26)
West of Milford Mill Road

Dear Mr. Goodman:

Pursuant to your request, we have contacted the State Roads Commission District Right of Way office and it was revealed that arrangements have been made to construct a commercial entrance to the site in conjunction with the State Roads Commission Improvement to Liberty Road. Therefore, no permit will be necessary from this office.

We trust that the above is sufficient for your present needs.

Very truly yours,
Charles Lee, Chief
Development Engineering
Section

cc: Mr. John G. Ross
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

by: John E. Meyers
Asst. Development Engineer

LIBERTY ROAD
(80' R/W)

SHOPPING

CENTER

EXISTING
BLDG.

PRIVATE ENTRANCE
(ORIGINALLY KERSHAW ROAD)

1' HIGH DENSE
PLANT SCREEN

LOCATION PLAN
SCALE: 1" = 500'

- GENERAL NOTES -

1. AREA OF PARCEL EQUALS 0.814 ACRES (EXCLUDING R/W)
2. EXISTING ZONING OF PARCEL - "B-R" WITH SPECIAL EXCEPTION
3. PROPOSED USE OF TRACT - "AUTOMATIC CAR WASH FACILITY"
4. PROPOSED HOURLY RATE EQUALS 80 CARS AN HOUR
5. REQUIRED "STACK AREA" EQUALS 50 CARS
6. PROPOSED "STACK AREA" EQUALS 55 CARS
7. HOURS OF OPERATION:
DAILY - 8:30 AM TO 5:00 PM
SUNDAYS & HOLIDAYS - 9:00 AM TO 2:00 PM

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 10/27/67

SITE PLAN
FOR
LIBERTY ROAD CAR WASH.

LIBERTY ROAD & KERSHAW RD
ELECTION DISTRICT 2
SCALE: 1" = 20'

BALTO. COUNTY, MD.
OCTOBER 23, 1967

