

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXXXXX, MERRITT PARK SHOPPING CENTER, 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 _____ automatic car wash _____

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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.

MERRITT PARK CAR WASH, INC. MERRITT PARK SHOPPING CENTER, INC.
Address: 112 Geppa Road. Address: 5508 Park Heights Ave.
Baltimore, Maryland 21228 Baltimore, Maryland 21215
BY: _____ Protestants Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1967, at _____ o'clock _____ M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 15, 1967
FROM: George E. Gavett
SUBJECT: Petition #67-258-X. Special Exception for a Car Wash. South side of Holabird Avenue (Wise Avenue) 162' feet southeast of Seale Road (Extended) Being the property of Merritt Park Shopping Center.
12th District
HEARING: Monday, June 26, 1967 (10:00 A.M.)

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

- The subject petition is located within an organized shopping center. The only access to the proposed car wash facility would be by means of the internal circulation pattern of the shopping center itself. The planning staff considers car washes to be an appropriate element of a planned shopping center. We like basically the arrangement proposed here. However, if the granting should be conditioned upon approval of site plans by this office and by the Traffic Engineer.
- In approving a plan for a car wash facility here, the planning staff would consider these changes to be essential. That channelization be provided adjacent to the entrance from the shopping center and that the building be relocated to provide for better circulation within the car wash complex itself.

CEG:bms

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 592.1 of the Baltimore County Zoning Regulations having been met _____

a Special Exception for an automatic car wash _____ should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1967, that the above re-classification be and the same is hereby _____

granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning and the State Roads Commission. 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 _____ day of _____, 1967, 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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 12th Date of Posting: 6/16/67
Posted for: Merritt Park Shopping Center, Inc.
Petitioner: George E. Gavett
Location of property: 112 Geppa Road (Wise Ave.) 162' SE of Seale Road
Location of Signs: 2 posted on Holabird Ave. on grass in front of parking lot
Remarks: _____
Posted by: _____ Date of return: 6/15/67

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 26, 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 _____ day of _____, 1967, the _____ day of _____, 1967, appearing on the _____ day of _____, 1967.

THE JEFFERSONIAN
L. L. Smith, Jr.
Manager

Cost of Advertisement, \$ _____

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1030 Chittenden Bridge Rd., Baltimore, Md. 21204. Tel. 301/623-0900

DESCRIPTION

0.82 ACRE PARCEL, PART OF MERRITT PARK SHOPPING CENTER, TWELFTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Present Zoning B-1
Proposed Zoning B-1

With Special Exception

Beginning for the same at a point on the south right-of-way line of Holabird Avenue (Wise Avenue), said point being located southeasterly 162 feet more or less from the intersection of the south right-of-way of Holabird Avenue (Wise Avenue) extended and the southeast side of Seale Road extended, running thence and binding on the south right-of-way line of Holabird Avenue (Wise Avenue) the two following courses and distances: (1) southeasterly by a curve to the right with the radius of 1354.50 feet for the distance of 165 feet more or less, (2) S 65°10'42" E - 131.00 feet more or less, hence leaving the south right-of-way line of Holabird Avenue (Wise Avenue) for the five following courses and distances: (3) S 24°49'18" W - 170 feet more or less, (4) N 65°10'42" W 30.00 feet more or less, (5) N 24°49'18" E - 50.00 feet more or less, (6) N 65°10'42" W - 265 feet more or less and (7) N 24°49'18" E - 110 feet more or less to the place of beginning.

Containing 0.82 of an acre of land.

EG:mp1

J.O. #58124-C



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

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD. June 7, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "Merritt Park Shopping Center, Inc." 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 June 1967; that is to say, the same was inserted in the issues of 6-7-67

Stromberg Publications, Inc.
Publisher.

By: Mrs. Palmer Price

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

RECEIVED: Special Exception, Automatic Car Wash, for the Merritt Park Shopping Center, Inc., located 7/8 corner of Merritt Park & Holabird Avenue, 12th District (Item 1 May 23, 1967)

Dear Sir:

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

BUREAU OF CONSTRUCTION: Water - Existing 30" and 18" water in Holabird Avenue. Adequacy of existing utilities to be determined by developer or his engineer. Sewer - Existing 8" sewer in Holabird Avenue. Roads - Holabird Avenue is an existing improved road.

TRAFFIC ENGINEERING: Provided curbing is to be provided along property lines N 24 deg. 49' 18" W 65 deg. 10' 42" E, and N 24 deg. 49' 18" E, this office has no comment to make.

PROJECT PLANNING: Due to conflict of traffic movements at the entrance to the car wash, the building should be relocated to the opposite side of the lot, and moved 20 ft. to the west to allow for a larger turning radius at the entrance.

ZONING ADMINISTRATIVE DIVISION: If the recommendations of Planning are followed, the setback will be more in keeping with the setbacks of other buildings in the area.

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 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:

Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James H. Hill, Principal Zoning Technician

cc: Carly's Bureau-Bureau of Engineering
C. Richard Moore-Bureau of Traffic Engineering
Albert Quibby-Project Planning Division

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 45580

DATE June 2, 1967

TO: Auto Wash 'N' Car Center
812 Geppa Road
Baltimore, Md. 21228

REPORT TO ACCOUNT NO. 01-622
QUANTITY
Petition for Special Exception for Merritt Park Shopping Center, Inc.
67-258-X

TOTAL AMOUNT
\$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 44221

DATE June 26, 1967

TO: Mr. Donald H. Molesworth,
c/o Severn N. Lanier,
6732 Holabird Ave.,
Baltimore, Maryland 21222

REPORT TO ACCOUNT NO. 01-622
QUANTITY

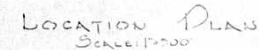
Cost of advertising and posting, property of Merritt Park Shopping Center

\$45.45

No. 67-258-X

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

± 10' WATER (Approx. Location) See Deng 40-020 A. 4.6



1. AREA OF PAVEMENT EQUALS 0.0033 ACRES
2. EXISTING ZONING OF PAVEMENT "B-1 WITH SPECIAL EXCEPTION"
3. PROPOSED HOURLY RATE OF FACILITY EQUALS 80 CARS/HOUR
4. REQUIRED "STACK SPACES" EQUALS 50 UNITS
5. PROPOSED "STACK SPACES" EQUALS 67 UNITS
6. "S" INDICATES EXISTING TOPOGRAPHY OF SITE
7. "S" INDICATES PROPOSED FURNISHED GEORGES OF SITE
8. CONTEMPORARY SHALL LOCATE END OF EXISTING SANITARY MAIN VICINITY OF METROPOLITAN LIFE BUILDING & SHALL EXTEND TWO MAIN TO THIS SITE.
9. CONTEMPORARY SHALL RESTORE ACCESS TO ORIGINAL CONDITION & SHALL MAINTAIN A FREE FLOW OF TRAFFIC ACROSS THE SHOPPING CENTER ENTRANCE.

WASHMOBILE.
FOR
MERRITT PARK CAR WASH
MERRITT PARK SHOPPING CENTER
Election District 12 EASTIMORE COUNTY, MO.
SCALE: AS NOTED
DRAWN BY: SHEET No 1 of 4
TRACED BY: August
CHECKED BY: REvised Sept. 8, 1967 1967