

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, CLARENCE COX, 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 _____ 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 in accordance with Section 419 of said Regulations.

Property is to be posted and advertised as presented by Zoning Regulations. I do 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: Clarence Cox Legal Owner
Address: 555 South Marilyn Avenue
Baltimore, Maryland (21221)
Robert J. Remick's Attorney
Address: 809 Eastern Blvd. (21221)
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of July, 1968, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of July, 1968, at 1:30 o'clock.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 28, 1968

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition 69-9-X, Northeast corner of Marilyn and Homburg Avenues, Petition for Special Exception for a Car Wash, Clarence Cox - Petitioner

15th District

HEARING: Wednesday, July 10, 1968. (1:00 P.M.)

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

- The petitioner's plat shows a 16-foot road right of way titled to E. J. Yoke and wife. The petitioner must submit a clarification of his rights to use and cross over this 16-foot strip of land before approval of the plan by this office. (From a planning viewpoint, relocation of the roadway as shown on the revised plan of June 10th is appropriate, but the ownership and use rights involved remain unclear.)
- The exit to Marilyn Avenue indicated on the plat should be situated further north so as to be opposite South Woodlawn Road.
- If it should be decided to grant the subject petition, the grant should be conditioned upon the provision of screening 8 feet high adjacent to the adjoining property shown as lot No. 2 on the petitioner's plat. Also, landscaping along the Homburg and Marilyn frontages should be planted within an 8-foot strip on the petitioner's property.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Robert J. Remick, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221

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

Your Petition has been received and accepted for filing this
10th day of June, 1968.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Clarence Cox

Petitioner's Attorney: Robert J. Remick, Esq. Reviewed: James E. Blum
Chairman of
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: June 21, 1968
Posted for: Homburg and Marilyn Avenues, 15th District
Petitioner: Clarence Cox
Location of property: NE corner of Marilyn and Homburg Avenues
Location of Signs: On E. J. Yoke and wife, 15th District
Remarks: None
Posted by: Miss H. Rose Date of return: June 28, 1968

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

Robert J. Remick, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221

SUBJECT: Special Exception for Car Wash for
Clarence Cox, located intersection of
the Homburg, Marilyn Avenue and Homburg Avenue
15th District
(Ite. 199, May 21st, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING

Water - Existing 10" water in Marilyn Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Marilyn Avenue
Road - All roads exist as shown on the submitted plan.

PROJECT PLANNING DIVISION

Provision for the four residences in the rear of the proposed car wash is inadequate. Vehicles going to these residences must pass directly in back of the washing stations, and, therefore, must pass between the washing cars and the stations.

BUREAU OF TRAFFIC ENGINEERING

This office will review and make any necessary comments at a later date.

ZONING ADMINISTRATION DIVISION

The parking required does not meet with the hourly rate of capacity as set up by the petitioner on his plot plan. Petitioner indicates that the parking required is 22 spaces, but the rate of capacity indicates that 26 spaces will be required. Revised plans indicating the correct parking required must be submitted prior to a hearing date being assigned.

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:

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

Very truly yours,

James E. Blum
Zoning Supervisor

cc: Carlyle Brown-Sur, of Engr.
Albert K. Guley, of Project Planning Div.
C. Richard Moore-Sur, of Traffic Engr.

OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221

June 24, 1968

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

was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for
week before the 10th day of June, 1968, that the same
was inserted in the week of June 24, 1968.

STROMBERG PUBLICATIONS, Inc.

By: James E. Blum

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 24, 1968

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two times successive weeks before the 10th day of July, 1968, the first publication appearing on the 20th day of June, 1968.

THE JEFFERSONIAN,
Manager

Cost of Advertisement: \$

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland 21204

TO: James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Item 193 - ZAC - May 21, 1968
Northeast Corner of Marilyn Avenue
and Homburg Avenue

Date: May 22, 1968

The subject petition has been reviewed, resulting in the following comments:

- The plan must be revised to indicate adequate access to the property served by the 16-foot right of way.
- The plan must also be revised to provide car parking as required in Section 419.2.
- The traffic pattern shown on the plan must be enforced and maintained by the developer.
- The exit from the car wash should be opposite South Woodlawn Road.
- This office questions the rate of capacity for the automatic car wash and must be provided information showing manufacturer's rate of capacity.

This office withholds approval of this site for a car wash until revised plans are submitted and again reviewed by this office.

Eugene J. Clifford
County Traffic Engineer

EJC:GJC

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54465

Dated July 10, 1968

TO: Marilyn 66th Service
317 S. Marilyn Ave.
Baltimore, Md. 21221

Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Clarence Cox 69-9-X	48.00

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

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54347

Date: May 8, 1968

TO: Robert J. Remick, Esq.,
809 Eastern Blvd.,
Baltimore, Md. 21221

Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Special Exception for Clarence Cox	50.00

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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and ~~it appearing that by reason of~~ the petitioner having met all requirements of Sections 419 and 502.1 of the Baltimore County Zoning Regulations.

~~the above Re-classification should be had and it further appearing that by reason of~~

a Special Exception for a Car Wash should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of July, 1968, that the ~~land described property~~ ¹⁵⁴ ~~be and~~

~~the above be re-classified from~~ ~~the above be re-classified from~~ ~~the above be re-classified from~~

and a Special Exception for a Car Wash should be and the same is

granted from and after the date of this order, subject to approval of the site plan by Bureau of Public Services and Office of Planning and Zoning

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 196 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

MICROFILMED

April 1, 1968
PROPOSED CAR WASH

FOR
CLARENCE COX

ZONING - B.L.

PROPOSED - SPECIAL EXCEPTION

Beginning for the same at the intersection of Marlyn Avenue and
Homberg Avenue, running thence North 12 degrees 34 minutes 30 seconds East
10.00 feet to the place of beginning; Thence running and binding along the
East side of Marlyn Avenue North 12 degrees 34 minutes 30 seconds West
101.33 feet to a point, thence still running along the East side of Marlyn
Avenue North 12 degrees 34 minutes 30 seconds West 64 feet; thence leaving the
East side of Marlyn Avenue North 77 degrees 25 minutes 30 seconds East 117.5
feet; thence South 12 degrees 34 minutes 30 seconds East 64 feet, thence South
12 degrees 34 minutes 30 seconds West 111.33 feet to the North side of Homberg
Avenue, thence along said Avenue South 77 degrees 25 minutes 30 seconds West
107.5 feet to a point, thence by a curve to the right with a radius of 10'
and a length of 15.71 feet to the place of beginning.

Containing approximately 0.5 acres of land more or less.



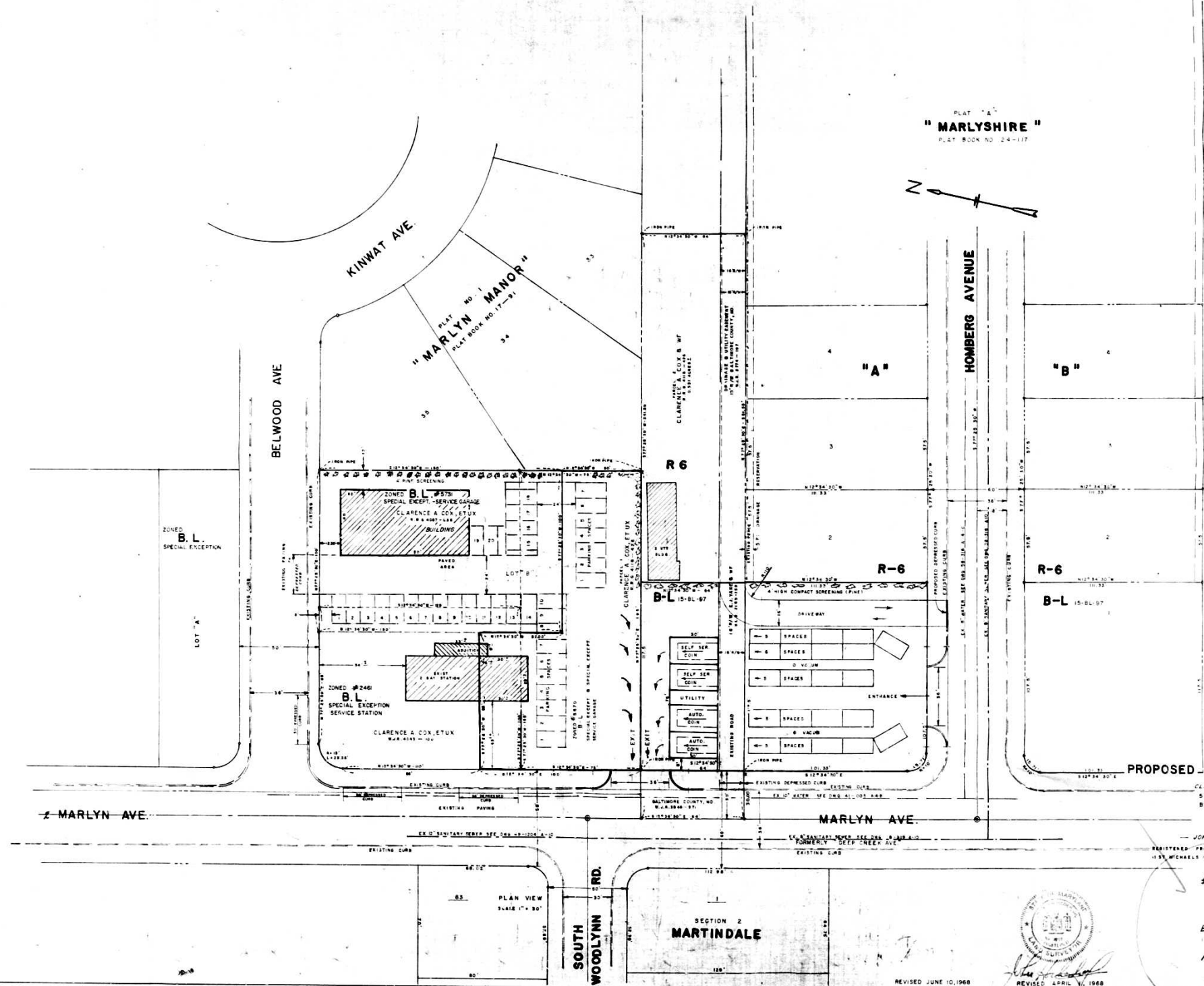
#69-9X

MAP
4-B
EASTERN
AREA

NE-1-H
"X"

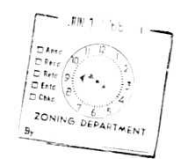
ORDER RECEIVED FOR FILING

PLAT "A"
"MARLYSHIRE"
 PLAT BOOK NO. 24-117



PROPOSED CAR WASH

TO BE LOCATED ON THE EAST SIDE OF 200' WIDE LOT
 SPECIAL EXCEPTION FOR CAR WASH
 SELF-SERVICE CONSIDERED 12 UNITS
 AUTOMATIC WASH - 10 UNITS
 PRESENT ZONING - R-6
 PROPOSED ZONING - SPECIAL EXCEPTION - CAR WASH
 FIVE FEET - 10' VACANT
 PARKING REQUIRED - 24 SPACES - 14 DAY USE - 10
 ENTIRE AREA TO BE PAVED WITH A DURABLE SMOOTH SURFACE
 2' RELATIONAL TRAFFIC LANE TO BE PAINTED ON SURFACE
 24-HOUR OPERATION
 NO LOUD SPEAKERS OR MUSIC SYSTEM
 AREA OF PARKING - 1/4 ACRE MINIMUM LESS
 RATE OF CAPACITY - 10 VEHICLES PER HOUR PER DAY
 ALL CAR WASHES CONSIDERED
 RATE OF CAPACITY - 10 VEHICLES PER HOUR PER DAY
 RATE OF CAPACITY - 10 VEHICLES PER HOUR PER DAY



PROPOSED ADDITIONS TO BUILDINGS

CLARENCE A COX, ETUX
 500 MYRTH AVENUE
 BALTIMORE 21, MARYLAND

JOHN A. DIVEN
 REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR NO. 1008
 1105 MICHAELS WAY BALTIMORE 12, MARYLAND PHONE 38-7-7400

#69-9 X
 MAP
 4-B
 EASTERN
 AREA
 NE-1-H



REVISED JUNE 10, 1968

REVISED APRIL 1, 1968

SOUTH WOOLLYNN RD.

SECTION 2
MARTINDALE

PLAN VIEW
 SCALE 1" = 50'