

Re: Petition for Special Exception
for Automatic Car Wash
N/E Side York Road 175' N.
Gerard Ave., 8th District
Stanley I. Panitz,
Petitioner

Before
Zoning Commissioner
of
Baltimore County
No. 69-32-X

The petitioner requested a special exception for an Automatic Car Wash on August 7, 1968, on property located on the northeast side of York Road 175 feet north of Gerard Avenue in the Eighth District of Baltimore County.

The basic requirements of Section 419 - Car Wash were met at the time.

The matter was rescheduled for a hearing on January 3, 1969. Most all problems were solved.

By virtue of authority vested in the Zoning Commissioner by Section 502.2 of the Baltimore County Zoning Regulations, the requested special exception is granted only if an existing right-of-way, beginning at York Road and running along the southern boundary of the subject property to a shopping center entrance leading to Timonium Road is closed at a point "T" on the attached plat which is marked Exhibit "A" and is attached hereto and made a part hereof. This right-of-way brings unnecessary traffic into the shopping center and is not necessary for the operation of the shopping center or the proposed car wash.

The petitioner meets the requirements of Section 419 and Section 502.2 of the Baltimore County Zoning Regulations.

For the above reasons the special exception for Car Wash should be granted.

It is this 31st day of January, 1969 by the Zoning Commissioner of Baltimore County ORDERED that the special exception for Car Wash be and the same is granted from and after the date of this Order.

The Car Wash site itself is subject to approval of the Traffic Engineer. Department of Public Works and the Office of Planning. The right-of-way is closed as a requirement of the Zoning Commissioner and is not subject to further action by the Office of Planning, Traffic Engineer and the Department of Public Works.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Leslie H. Grael, Deputy
FROM: George E. Serrett, Director of Planning

SUBJECT: Petition 69-32-X, Special Exception for Automatic Car Wash.
Northeast side of York Road 175 feet north of Gerard Ave.
Stanley I. Panitz, Inc. Petitioners.

8th District

HEARING: Friday, January 3, 1969 (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:

- As per comments made for the previous hearing, the Planning staff is not opposed to the proposal for an automatic car wash facility in this location.
- However, site access details are not yet worked out to this staff's satisfaction. Reference is made to the accessway at the southwest corner of the on-call shopping center site, about which there still appears to be some ingress/egress confusion.
- The Planning staff recommends that this issue be cleared up before approval of the special exception is made, the resolution of such issue and its implementation to be part of the zoning order.



#69-32-X
MPP
#8
SEC 3-D
NW-14A
"X"

It is further ORDERED that the following requirements must be adhered to:

1. Posts with chain barriers shall be installed along the southern boundary of the automobile stacking space, viz., the entire South 86 degrees 55 minutes 44 seconds West 295.00 feet line, and along the western boundary, viz., the North 06 degrees 57 minutes East 179 feet line from the southern boundary of the parcel to connect with the southwest corner of the proposed building.

2. Prefabricated concrete car ramps shall be installed along the Northern boundary of the automobile stacking space, viz., the entire North 36 degrees 55 minutes 44 seconds East 222.68 feet line and along the Eastern boundary of the parcel, viz., the South 06 degrees 57 minutes 14 seconds West 174.87 feet line to a point opposite the Northern wall of the proposed building.

3. There shall be no exit or entry to or from the automatic wash facility along the 20 foot corridor opening between the Southern boundary of the parcel and the Northern boundary of the existing 16-1/2 foot roadway, as shown on the above mentioned Plat, and said corridor opening shall be closed for the duration of the existence of said Car Wash facility, by the installation of posts with chain barriers running from the Southwest corner of the parcel in a Southeasterly direction to a point on the Northern boundary line of said 16-1/2 foot roadway where said Northern boundary line of said 16-1/2 foot roadway would be intersected by the Easterly or rear boundary line of the Fairgrounds Inn (Price) property if said rear boundary line were extended Northerly to meet the Northerly boundary line of said 16-1/2 foot roadway.

4. The proposed extension of the Northerly existing concrete traffic control island on York Road in front of the Fairgrounds Inn, which would block entry to the Southern one (1/2) half of the existing 16-1/2 foot roadway, as shown on the above mentioned Plat, shall not be necessary.

By *[Signature]*
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE 1/22/69
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

STANLEY I. PANITZ, INC.,
N/E Side York Rd. 175' N. of
Gerard Ave.
8th District

69-32-X

W. THOMAS GISRIEL
AMERICAN NATIONAL BUILDING
304 N. LIBERTY STREET
BALTIMORE, MARYLAND 21201
December 26, 1968



Office of Planning and
Zoning of Baltimore County
County Office Building
Towson, Maryland 21204

RE: Application for Special Exception for Automobile Carwash, Petitioner - Stanley I. Panitz, Inc.
Contract Purchaser - Yorker Company, Inc.
File No. 69-32X

Attention: Mrs. Anderson
Gentlemen:

I am enclosing herewith Order to Issue Summons for Witness to appear on behalf of the Protestants at the hearing of the above matter on Friday, January 3, 1969 at 10:00 a.m.

Thank you for your cooperation.

Yours very truly,

[Signature]
Wm. Bruce Oswald

WBO:dr
enclosures 3

cc: Mr. and Mrs. Donald E. Lewis
Box 137, Dulaney Court
Glen Arm, Maryland 21057

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 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an SEC 3-D zone to NW-14-A 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, 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.

Yorker Company, Inc.
By *[Signature]*
Contract Purchaser
Address 6617 Wickfield Road
Baltimore Maryland 21209

Stanley I. Panitz, Inc.
By *[Signature]*
Stanley I. Panitz, Prelegal Owner
Address One Charles Center
Baltimore, Maryland 21201

W. Lee Harrison, Petitioner's Attorney
Address 607 Loyola Federal Building
Towson, Maryland (823-1200)

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of June, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of August, 1968, at 11:00 a.m.



(over) *[Signature]*
Zoning Commissioner of Baltimore County.

RE: APPLICATION FOR SPECIAL
EXCEPTION FOR AUTOMOBILE CARWASH
Located on the Northeast side of York
Road 175 feet North of Gerard Avenue
Petitioner: Stanley I. Panitz, Inc.
Contract Purchaser: Yorker Company, Inc.

BALTIMORE COUNTY

File # 69-32X

ORDER TO ISSUE SUMMONS
FOR WITNESS

Mr. Clerk,

Kindly issue summons for the following witness to be and appear to testify on behalf of Donald E. Lewis and Dorothy E. Lewis, his wife, Protestants, at the hearing on the above application on Friday, January 3, 1969 at 10:00 A.M. before the Zoning Commissioner of Baltimore County, Room 106, County Office Building, 111 Chesapeake Avenue, Towson, Maryland, 21204:

Mr. John Mayes
c/o State Roads Commission
300 W. Preston Street
Baltimore, Maryland 21201

Mr. Sheriff,

Please issue summons in accordance with the above.

Zoning Commissioner of
Baltimore Maryland

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
12000 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/833-0900

DESCRIPTION

0.489 ACRE PARCEL, PART OF TIMONIUM SHOPPING CENTER, NORTHEAST
OF YORK ROAD, NORTHWEST OF GERARD AVENUE, EIGHTH ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION
FOR AUTOMATIC CAR WASH

Beginning for the same at a point distant N 86° 55' 44" E - 110.98 feet from a point on the northeast side of York Road, said last mentioned point being at the southwest corner of an existing gas station site and 206 feet more or less northwest of Gerard Avenue, running thence from said beginning point and binding on the rear of said existing gas station site, (1) N 06° 57' 14" E - 179.75 feet, thence six courses; (2) N 06° 57' 14" E - 37.25 feet, (3) S 83° 02' 46" E - 66.00 feet, (4) S 06° 57' 14" W - 174.87 feet, (5) N 86° 55' 44" E - 222.68 feet, (6) S 03° 04' 16" E - 30.00 feet and (7) S 86° 55' 44" W - 295.00 feet to the place of beginning.

Containing 0.489 of an acre of land, more or less.

PPK:mpl J.O. #68048 12/2/68
Water Supply ■ Sewerage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

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

W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Maryland 21204
SUBJECT: Special Exception for Automatic Car Wash for Stanley I. Panitz, Inc., located N/E York Road, N/W of Gerard Avenue, 8th District (Item 215, June 18, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 12" and 30" water lines in York Road
Sewer - Existing 3" sanitary sewer in York Road
Storm Drain - The existing drainage system through this site is a private drain. However, before constructing the proposed relocation shown on this plan, it is requested that prints covering the design be submitted to the Bureau of Engineering for review and record.

BUREAU OF TRAFFIC ENGINEERING AND PROJECT PLANNING DIVISION:
These bureaus will offer a joint comment at a later date.

HEALTH DEPARTMENT:
Since public water and sewer are available to subject site, this office has no comment.

BUILDING ENGINEER:
Petitioner will be required to meet all requirements as to the Building Code of Baltimore County.

STATE ROADS COMMISSION:
The entrance must remain open to two-way traffic. There should be no stacking of vehicles permitted in the entrance way. The entrance must be a minimum of at least 30' wide from the existing existing affording the Fairgrounds Inn. The entrance must be paved and curbed under permit from the State Roads Commission.

ZONING ADMINISTRATION DIVISION:
The petitioner's attorney will be required to sign all petitions 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 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:
Bureau of Fire Prevention
Board of Education
Industrial Development

Very truly yours,

JEC:dr
Carlyle Brown-Dur, Jr. Engr., Richard Moore-Dur, Jr. Traffic Engr., Albert V. Quibby, Project Planning Div., William Greenblatt, Engr., Albert V. Quibby, Engr., John Mayes, Engr., State Roads Commission

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 26, 1968

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #69-32-X, Special Exception for Automatic Car Wash.
Northeast side of York Road 175 feet North of Gerard Avenue.
Stanley I. Panitz, Petitioner.

8th District

HEARING: Wednesday, August 7, 1968 (1:00 P.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 comment to make with respect to pertinent planning factors:

1. The Planning staff is not opposed to the basic concept of an automatic car wash facility here. It notes, however, that the plan for and boundaries of the proposed car wash are not in accordance with plans approved for this center earlier nor are they in accord with the approved plans for the Texaco service station reconstruction immediately adjacent. Those plans envisioned an additional accessway to the center which would be preempted by the storage space for vehicles using the car wash facility. Plans for the Texaco station contained also a statement on behalf of the shopping center development which identified that there were rights of common ingress and egress between the service station and the balance of the shopping center by means of a roadway at the southwest corner of the center. The planning staff does not approve the plan for the car wash facility as presented because it is not in accord with our previously approved plans and because integration of the service station with accessways to the balance of the center is not achieved. Proper compensation between the car wash facility and overall shopping center parking also is not achieved.

GEG:bms

DUPLICATE

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 December 23, 1968

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One XXXXXX

week before the 23rd day of Dec., 1968 that is to say, the same was inserted in the issue of Dec. 14, 1968

STROMBERG PUBLICATIONS, Inc.

By *[Signature]*

CERTIFICATE OF PUBLICATION

TOWSON, MD. DEC 19 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 one time ~~several weeks~~ before the 3rd day of January, 1969, the ~~one~~ publication appearing on the 28th day of December, 1968.

THE JEFFERSONIAN,

[Signature] Manager.

Cost of Advertisement, \$

ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 December 23, 1968

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One XXXXXX week before the 23rd day of Dec., 1968 that is to say, the same was inserted in the issue of Dec. 19, 1968

STROMBERG PUBLICATIONS, Inc.

By *[Signature]*

December 27, 1968

Mr. Stanley I. Panitz
1105 Line Charles Center
Baltimore, Maryland 21201

Re: Proposed Car Wash In
Timonium Shopping Center,
East side of York Road (Route 45)
North of Harard Avenue

Dear Mr. Panitz:

This office has reviewed various plans for the subject development on several occasions and have made comments pertaining to the development to various engineers and to the Zoning Commissioner.

In reviewing the latest plan; revision date December 2, 1968, it was revealed that customers coming to and from the car wash can use the existing entrance from York Road between the Service Station and the Fairgrounds Inn.

The entrance as it now exists exceeds the permitted width for a commercial entrance. In our comments to the Zoning Commissioner written on June 18, 1968, we stated that the entrance must be a maximum of 30' wide from the existing curbing fronting the Inn.

The latest plan indicates the entrance width beginning at the Service Station with its proposed curbing in front of the 15' Right of Way into the Inn. In order to do this an agreement must be made with the owners of the Inn. It is our understanding that the owners of the Inn are not inclined to enter into any such agreement.

There are presently two utility poles in the center of the entrance drive that constitute an extreme traffic hazard. These poles must be relocated.

Enclosed please find a copy of a plan indicating entrance channelization that would be acceptable to the State Roads Commission. You are hereby advised that these office will not approve of the development of the proposed car wash until such time as the plan is revised and have a guarantee that the entrance channelization will be constructed in accordance with our comments and the utility poles relocated. It will be the responsibility of the Developer of the Car Wash and/or the owners of the Shopping Center to perform the aforementioned work.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

CJL:mbk

CC: Mr. John G. Rose

Mr. George E. Gavrellis

Office of Planning

M. Lee Harrison, Esq., 607 Loyola Federal Bldg.

Towson, Maryland 21204

By John E. Myers

Asst. Development Engineer

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 54467

DATE July 11, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

FILED

Zoning Dept. of Bal. Co.

To: M. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

QUANTITY

TOTAL AMOUNT \$50.00

COST

Petition for Special Exception for Stanley I. Panitz, Inc.

#69-32-X

\$0.00

4

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

M. Lee Harrison, Esq.,
607 Loyola Federal Bldg.,
Towson, Maryland 21204County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

18th day of June, 1968.

[Signature]
JOHN G. ROSE,
Zoning Commissioner

Petitioner Stanley I. Panitz, Inc.

Petitioner's Attorney, M. Lee Harrison, Esq.

Reviewed by *[Signature]*
Chairman of
Advisory CommitteeCERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-32 X

District: 8th Date of Posting: July 12, 1968
Posted for: New York Ave. 3rd & York Ave. 10:00 A.M.
Petitioner: Stanley I. Panitz
Location of property: NE 1/4 of York Rd. 125' N. & Harard Ave.
Location of Sign: O. Postal Building, Station 111 on York
Sign: 111
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: July 26, 1968

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-32 X

District: 8th Date of Posting: Dec. 17, 1968
Posted for: New York Ave. 3rd & York Ave. 10:00 A.M.
Petitioner: Stanley I. Panitz, Inc.
Location of property: NE 1/4 of York Rd. 125' N. & Harard Ave.
Location of Sign: O. Postal Building, Station 111 on York
Sign: 111
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: Dec. 27, 1968

TELEPHONE
823-3000
EXT. 387BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 60806

DATE June 31, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY

Zoning Dept. of Bal. Co.

To: M. Lee Harrison, Esq.,
306 W. Harard Road
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

QUANTITY

TOTAL AMOUNT \$82.00

COST

Advertising and posting of property for Stanley I. Panitz, Inc.

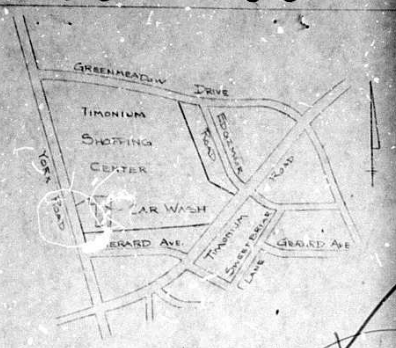
#69-32-X

82.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



LOCATION MAP
Scale 1" = 100'

#69-32X
MAP
#8
SEC. 3-D
NW-1/4-A
"X"

Exhibit "A"

GENERAL NOTES

1. AREA OF PARCEL REQUESTING SPECIAL EXCEPTION - 0.479 AC.
2. EXISTING ZONING OF PARCEL "B-L" WITH SPECIAL EXCEPTION FOR COIN OPERATED CAR WASH FACILITY.
3. EXISTING USE - PAVED PARKING AREA OF TIMONIUM SHOPPING CENTER.
4. PETITIONER IS REQUESTING A NEW "SPECIAL EXCEPTION" TO ALLOW AN AUTOMATIC CAR WASH FACILITY.
5. HOURLY RATE FOR FACILITY IS 70 CENTS.
6. REQUIRED STALL SPACES IS 25 UNITS.
7. PROPOSED STALL SPACES IS 22 UNITS.
8. TRAFFIC SHALL ENTER & EXIT THE FACILITY FROM THE EXISTING PARKING AREA OF THE SHOPPING CENTER.
9. HOURS OF OPERATION:
DAILY: 8:00 A.M. TO 5:00 P.M.



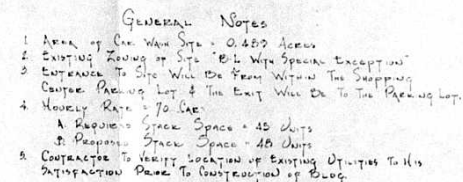
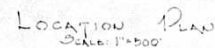
PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO PORTION OF PROPERTY
KNOWN AS
TIMONIUM SHOPPING CENTER
YORK ROAD
ELECTION DISTRICT 81 BALTIMORE COUNTY, MD.
SCALE 1" = 50'



JUNE 3, 1968
Revised: Aug. 2, 1968
Revised: Aug. 3, 1968
Revised: Dec. 3, 1968



MATZ, WILDS & ASSOCIATES
1020 PATTERSON BRIDGE ROAD
BALTIMORE, MARYLAND 21204
TEL. 781-1111



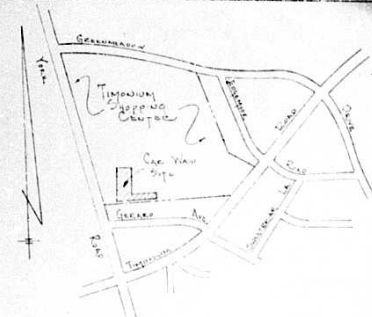
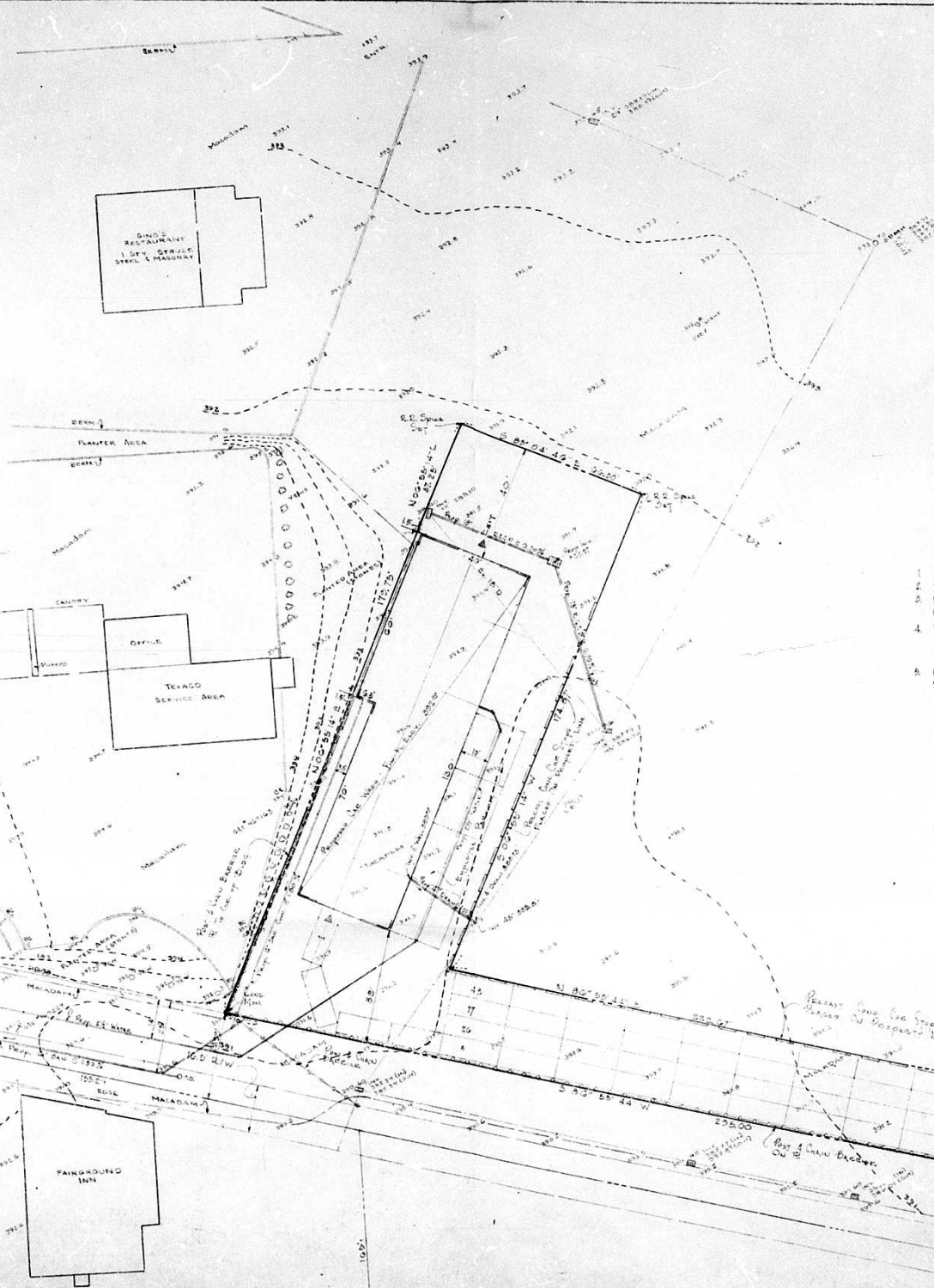
MATZ, CHILDS & ASSOCIATES
1020 ORONWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

NO.	ORDER BY	TRACKED BY	CHECKED BY
57 RLS			PL

DEVELOPER
YORKAT, INC.
% MR. JEROME DELIGSON
GOLF WICKFIELD ROAD
BALTIMORE, MARYLAND



MICROFILMED



LOCATION PLAN
SCALE 1"=50'

- GENERAL NOTES**
1. Area of Car Wash Site - 0.480 Acres
 2. Existing Roads on Site - 8.00 Acres (except as noted)
 3. Entrance To Site Will Be From Within The Shopping Center Parking Lot & The Entry Will Be To The Main Building
 4. Heavy Duty - 70 Cars
A. Required Stack Space - 45 Days
B. Required Stack Space - 45 Days
 5. Contractor To Verify Location of Existing Utilities To His Satisfaction Before Construction of Building

SITE PLAN
TIMONIUM SHOPPING CENTER
East Port of Baltimore, Md.
June 20, 1967

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 5/26/67
File No 69-32X

MATZ, CHILDS & ASSOCIATES
1030 ORCHARD BRIDGE ROAD
BALTIMORE, MARYLAND 21204



DEVELOPER
YORKLAK, INC.
% MC JEROME JELLSON
6017 WICKFIELD ROAD
BALTIMORE, MARYLAND

MICROFILMED