

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Charles O. & Gene G. Hughes, legal owners of the property situate in Baltimore County and which is described in the description and plan 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. 2-D zone to an SEC. 1-D zone, for the following reasons:

1.
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 automobile fuel dispensing a filling station

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.

Contract purchaser Gene G. Hughes
Address 214 Delight Road
Randalltown, Maryland 21136
Petitioner's Attorney Protestant's Attorney
Address Masonic Bldg., Towson, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of June, 1969, 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 23rd day of July, 1969, at 11:00 o'clock A.M.

John G. Rose
Zoning Commissioner of Baltimore County.
over 11:00A
7/23/69
1004

ORDER RECEIVED FOR FILING

DATE 7/2/69
BY J. C. Hanes, Jr.
Administrative Assistant

Re: Petition for Special Exception
For Filling Station - S/E Cor.
Reisterstown Road & Roaches
Lane, Fourth District -
Chas. O. & Gene G. Hughes,
Petitioners

Before
Zoning Commissioner
of
Baltimore County
No. 70-21-X

The petitioners requested a special exception for a filling station use on property located at the southeast corner of Reisterstown Road and Roaches Lane in the Fourth District of Baltimore County.

The subject property is presently districted C, N, S, and is zoned Business Local. It is improved with a Car Wash of the assembly line make. The petitioners' attorney indicated that if granted the service station would consist of two pump islands with one dual dispenser pump on each island. The petitioners' attorney also indicated that the Car Wash - service station would be a use in combination under Section 405.5-D-4 of the Baltimore County Zoning Regulations.

The request for a service station complies with the requirements of Section 405.3, 502.1, 405.4-D-1 and Section 419.

For the above reasons the petition should be granted subject to the following restrictions:

1. That for the purposes of this special exception the service station shall be limited and/or consist of two pump islands with one dual pump on each island; and
2. That the pump islands be set back a minimum of 100 feet from the easternmost right-of-way line of Reisterstown Road, and, further, that they be located on the south side of the existing Car Wash building.

It is this 30th day of July, 1969, by the Zoning Commissioner of Baltimore County ORDERED that the special exception should be and the same is granted, from and after the date of this Order, subject to compliance with the above restrictions.

It is further ORDERED that the site plan for the development of said property is subject to approval of the State Roads Commission, Bureau of Engineering, Bureau of Public Services and the Office of Planning and Zoning.

John G. Rose
Zoning Commissioner of
Baltimore County

JOSEPH D. THOMPSON, P.E.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - VALLEY 3-0820

DESCRIPTION FOR ZONING, REISTERSTOWN ROAD
AND ROACHES LANE, 4TH DISTRICT, BALTIMORE
COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the intersection of the northeast side of Reisterstown Road, 66 feet wide, and the southeast side of Roaches Lane, 37 feet wide, and running thence and binding on the northeast side of Reisterstown Road South 35 Degrees 08 Minutes 30 Seconds East 208.45 feet, thence leaving the northeast side of Reisterstown Road and running North 54 Degrees 49 Minutes 45 Seconds East 267.42 feet, North 1/2 Degree 54 Minutes East 89.00 feet, and South 85 Degrees 00 Minutes West 336.30 feet to the southeast side of Roaches Lane herein referred to and running thence and binding thereon South 8 Degrees 34 Minutes West 43.72 feet to the place of beginning.

CONTAINING 1.15 acres of land, more or less.

SAVING AND EXCEPTING from the above described parcel of land a thirty foot wide strip of land adjacent to the second line of the above described parcel of land to be used for one half of the bed of Roaches Lane to be relocated, and also a thirty foot wide flood reservation adjacent to the fourth line of the above described parcel of land.



6.12.69

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 11, 1969
FROM: Mr. George E. Gavelis, Director of Planning
SUBJECT: Petition #70-21-X, Special Exception for Automotive Service Station, Southeast corner of Reisterstown Road and Roaches Lane. Gene G. Hughes, Petitioner.

4th District

HEARING: Wednesday, July 23, 1969 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a gasoline service station. The thrust of this petition is for gasoline dispensing islands to be used in connection with an existing car wash facility. We voice no objection if the Special Exception is specifically limited to fuel that. However, gross discrepancies appear to exist regarding compliance of the existing car wash with earlier County requirements. Similarly, the entrances do not conform with the requirements of Bill 40. No final action should be taken on this petition until such time as there has been compliance with earlier requirements and a satisfactory site plan has been approved by the appropriate agencies.

GEG:bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE
TO: Zoning Commissioner Date: May 21, 1969
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #271

May 13, 1969
Charles O. & Gene G. Hughes
S/E cor. Reisterstown Rd. &
Roaches Lane

This plan has been reviewed and there are no site-planning factors requiring comment.

RHW:vh

Richard S. Williams
Planner

CRW:bf

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 271 - ZAC - May 13, 1969
Property Owner: Charles O. & Gene G. Hughes
Reisterstown Road & Roaches Lane
District Request: CWS & S.E. for combined carwash & fuel dispenser

Review of the subject petition does not indicate satisfactory circulation or turning radius for the stacking spaces shown.

C. Richard Moore
Engineer II

7-9-70

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: May 13, 1969

FROM: Mr. John France

SUBJECT: S/E Cor. Reisterstown Rd. & Roaches Lane
Charles O. & Gene G. Hughes, owner

No comment.

JF:es

John France
John France

BALTIMORE COUNTY, MD. DEPARTMENT OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF May 13, 1969

Petitioner: *Charles O. & Gene G. Hughes*

Location: *S/E Cor. Reisterstown Rd. & Roaches Lane*

District: *4*

Present Zoning: *BL*

Proposed Zoning: *District Request: CNS & S.E. for combined car wash & fuel dispenser*

No. of Acres: *1.15 ±*

Comments: *NO BEARING IN STUDENT POPULATION*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 15, 1969

ATTN: Mr. Myers

FROM: John Lillay, Inspector
Fire Department

SUBJECT: Property Owner: Gene G. Hughes

Item #271 5/13/69

Location: Reisterstown Road and Roaches Lane

Partitioner shall be required to meet all Fire Department regulations pertaining to gas station when plans are submitted for approval.

cc: Mr. Jay Hamm
Fire Protection Engineer

John Lillay
Inspector John Lillay

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: May 15, 1969

FROM: William M. Greenwalt

SUBJECT: Item 271 - Zoning Advisory Committee Meeting, May 13, 1969

Health Department Comments:

271. Property Owner: Charles O. & Gene G. Hughes
Location: S/E Cor. Reisterstown Rd. & Roaches Lane
District: 4th
Present Zoning: BL
Proposed Zoning: District Request: CNS & S.E. for combined carwash & fuel dispenser
No. Acres: 1.15 ±

Since the proposed zoning is for fuel dispenser pumps only, no health problems are anticipated.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WML/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George A. Meier Date: JUL 16, 1969

FROM: William M. Greenwalt

SUBJECT: Item #271-65, Car Wash
East side of Reisterstown Road
at Roaches Lane
District 4

BUREAU OF ENGINEERING COMMENTS:

The following comments made upon review of the new preliminary plan of the subject car wash dated June 22, 1969, by the Development Design Approval Section of this Bureau are supplementary to the previous comments of this Bureau, as transmitted to the Applicant by your letter dated May 3, 1969.

Highway Comments:

Future Roaches Lane: As was previously noted, this road is proposed to be an ultimate 42-ft. combination curb and gutter road section on a 60-ft. right-of-way. This road will require a 30-ft. fee simple right-of-way from this property as shown on their plat. The Applicant's responsibility with regard to this future road will be as follows:

On "cross section and plan" paper a centerline shall be established in plan and profile from Reisterstown Road to a point a minimum of 200-feet, or as necessary, past the rear property line with cross-sections sufficient to permit the establishment of the north right-of-way line and slope easements.

The preparation of rights-of-way plans for the fee simple road right-of-way and revocable slope easements and the dedication of the right-of-way at no cost to the County.

At such a time as the construction of this road becomes necessary the owner will be responsible for the cost of sidewalks, curb, gutter and 12-ft. of paving for the length of his property.

As the proposed plan for this site provides for no access from this road no access is approved.

Storm Drain Comments:

A storm drain study has been submitted for the stream immediately north of this site and is approved subject to the following conditions:

Car Wash, Bl. #125-65
Page 2

Storm Drain Comments: (Cont'd)

1. Construction drawings will be required for the channel from existing Roaches Lane to a point 200-feet to the rear of this site. These plans will indicate both the ultimate channel required as if the existing Roaches Lane did in fact no longer exist and those improvements to be completed at the present time.
2. Rights-of-way plats for the on-site drainage and utility easement and off-site fee simple drainage and utility reservation and temporary construction area will be required. The owner will be responsible for the dedication of the on-site easement at no cost to the County. Baltimore County will attempt to acquire the off-site rights-of-way. The owner will be required to perform all necessary grading and stabilization both on-site and off to create the proposed channel or to finance the cost of construction under County contract.
3. Should Baltimore County be unable to obtain the needed off-site rights-of-way the Applicant will be responsible for the grading of the channel on his side in accordance with the approved construction drawings and shall furnish Baltimore County with a "hold harmless" agreement acceptable to the County Solicitor for any and all liabilities which may arise from the changes approved for this stream relative to the property adjacent to the north.
4. The construction drawing required, the right-of-way plats required, contact for acquisition, and if then necessary the recording of a "leave harmless" agreement, must all be completed prior to the beginning of construction of the building on the subject site. The building permit may be issued following the completion of a Public Works Agreement which includes the above requirements.

Sanitary Sewer Comments:

In addition to the previous comments a 10-foot utility easement will be required continuous with the edge of Reisterstown Road for the frontage of this property.

The Applicant will be responsible for the preparation of a right-of-way plat and dedication of this right-of-way without cost to Baltimore County.

Car Wash, Bl. #125-65
Page 3

A Public Works Agreement is required before a Building Permit can be issued.

These comments should be made a part of the Public Works Agreement by reference.

Ellsworth M. Dwyer
ELLSWORTH M. DWYER, Chief
Bureau of Engineering

cc: Walter Gross
File

END: EMM:GDM

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 23, 1969

County Office Building
111 N. Calverton Ave.
Baltimore, Md. 21204GEORGE E. GAVVILIA
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONERFred E. Waldrop, Esq.,
Masonic Bldg.,
Towson, Maryland 21204

RE: Type of Hearings: Special Exception
for a filling station
Location: SE Cor. Reisterstown Rd.
& Roaches Lane
4th District
Petitioners: Charles & Gene G. Hughes
Committee Meeting of May 13, 1969
Item 271

Dear Sirs:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

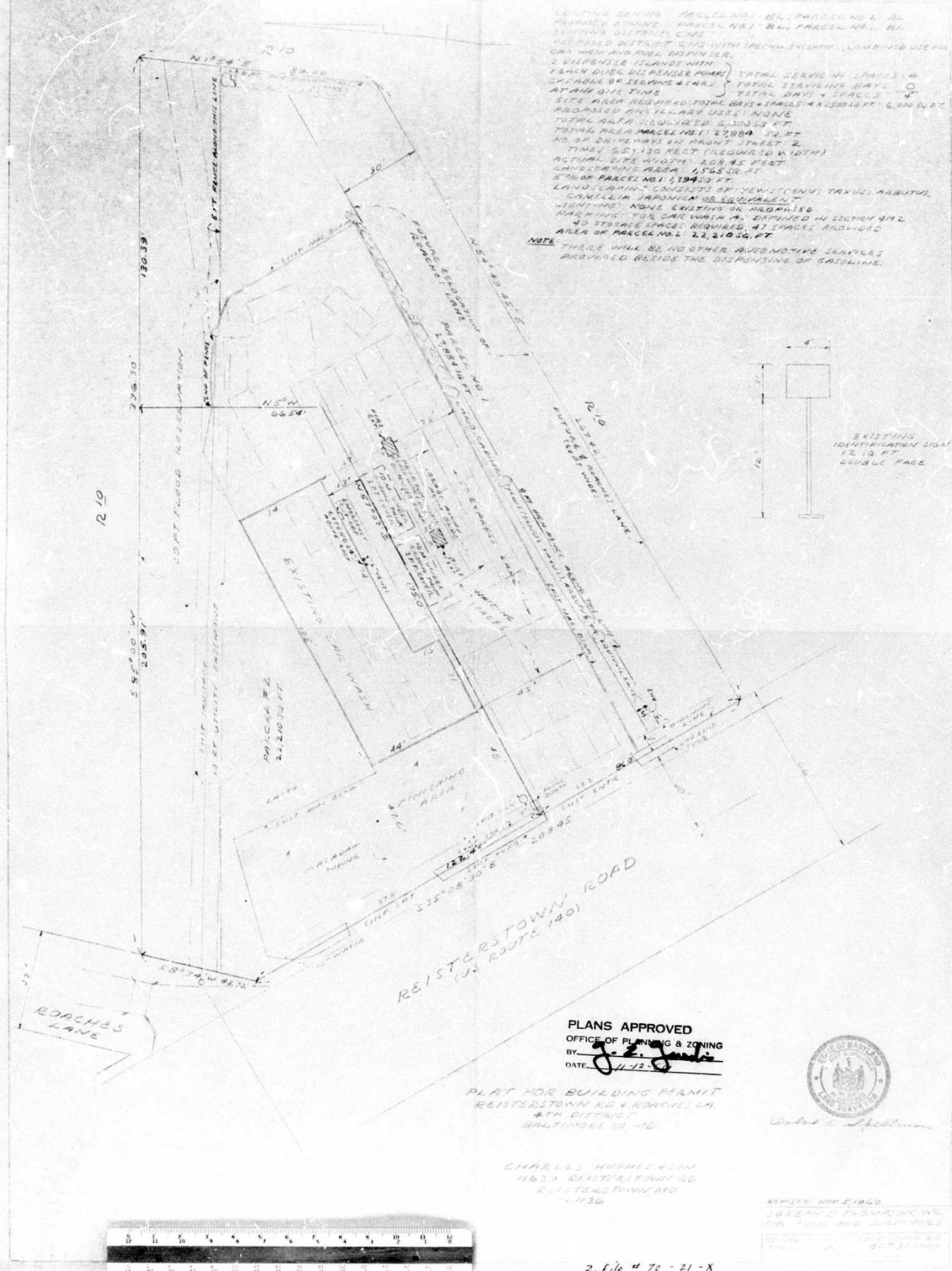
James L. Dyer
JAMES L. DYER,
Zoning Supervisor

JED:JD
Enc.

RECEIVED
JUL - 6 1969
BUREAU OF LAND DEVELOPMENT

Cost of Advertisement, \$.....

EXISTING ZONING PARCELS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 11/12



PLAT FOR BUILDING PERMIT
REISTERSTOWN RD + ROACHES LA.
4TH DISTRICT
BALTIMORE CO. MD.

CHARLES HUGHES & SON
11629 REISTERSTOWN RD
REISTERSTOWN MD
21136

RECEIVED NOV 15 1969
JOSEPH D. TOWNSHIP
CITY OF BALTIMORE
REISTERSTOWN RD
BALTIMORE MD

NOTE THERE WILL BE NO OTHER AUTOMOTIVE SERVICES PROVIDED BESIDE THE DISPENSING OF GASOLINE

EXISTING
IDENTIFICATION SIGN
12 SQ FT
DOUBLE FACE

#70-21X

OFFICE
COPY

MAPS
ATH DIST.
SEC. 1-D
SEC. 2-D
NW-14-J



PLAT FOR SPECIAL EXCEPTION
REISTERSTOWN RD & ROACHES CR.
4TH DISTRICT
BALTIMORE CO MD

CHARLES HUGHES 404N
11629 REGISTER TOWN RD
REGISTER TOWN MD
20682

NOTE: THERE WILL BE NO OTHER AUTOMOTIVE SERVICES PROVIDED BESIDE THE DISPENSING OF GASOLINE.



EXISTING
IDENTIFICATION SIGN
12 SQ. FT
DOUBLE FACE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: J. J. [Signature]
DATE: 11-12-54

PLAT FOR BUILDING PERMIT
REISTERSTOWN RD + ROACHES LA.
4TH DISTRICT
BALTIMORE CO, MD.



Robert C. Spellman

CHARLES HUGHES 450N
11629 REISTERSTOWN RD
REISTERSTOWN, MD
21136

REVISED: NOV 5, 1963
JOSEPH D THOMPSON, INC.
ENGINEERS AND SURVEYORS
101 ARRL BLVD 205 STAMA RD
TAVISON MO OCT 31, 1969
SCALE: 1" = 20'