

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Mary C. Jollymore, 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 R-6 and R-A zone to an BR-2-H zone and (2) for the following reasons:

Variance to section 238.2 - to permit a sidewalk setback of 20' in lieu of the required 30'.

Variance to section 405.4A.1 - To permit a frontage of 112.58' for a Service Station in lieu of the required 130'.

Zoning required; To further existing property use. Property has been used for the past thirty years for automobile service and until 2 years ago gasoline sales - the 150' frontage is not needed as gasoline will be dispensed in the rear.

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 coin operated car wash, plus Gasoline Sales.

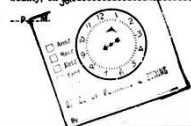
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, printing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Dartford Investment Co., Inc.,
Contract purchaser
1630 Dartford Rd.
Baltimore, Maryland 21211

Mary C. Jollymore, M.D.
Legal Owner
Address: Princeton West, Virginia

Edward D. Hardesty
Petitioner's Attorney
Address:

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of June, 1970, 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 24th day of August, 1970, at 2:30 o'clock



(over)

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Mary C. Jollymore, 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-districted, pursuant to the Zoning Law of Baltimore County, from CS-2 to a C.N.S. District, to a C.N.S. District; for the following reasons:

The property is ideally suited for an Automatic coin operated Car Wash, and the convenience of being able to purchase gasoline while waiting for a car wash will serve the public and increase the economic feasibility of this project.

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 Sale of Gasoline

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-districting 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.

Dartford Investment Co., Inc.,
Contract purchaser
1630 Dartford Rd.
Baltimore, Maryland 21211

Mary C. Jollymore, M.D.
Legal Owner
Address: Princeton West, Virginia

Edward D. Hardesty
Petitioner's Attorney
Address:

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of June, 1970, 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 24th day of August, 1970, at 2:30 o'clock

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION FROM R-6 and R-A zones to B.R. zone; for redistricting from CS-2 to C.N.S. District; for Special Exception for Automotive Service Station and Coin Operated Car Wash, and for Variance from Section 405.4 A.1 of the Baltimore County Zoning Regulations NE'S Back River Neck Road 245 Feet Northwest of Hopewell Avenue 15th District

Mary C. Jollymore
Petitioner
Dartford Investment Co., Inc.
Contract Purchaser

NO. 71-60-RXA

COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

ORDER OF DISMISSAL

Petition of Mary C. Jollymore (Dartford Investment Co., Inc., contract purchaser) for reclassification from R-6 and R-A zones to B.R. zone; for redistricting from CS-2 to C.N.S. District; for special exception for automotive service station and coin operated car wash, and for variance from Section 405.4 A.1 of the Baltimore County Zoning Regulations, on property located on the northeast side of Back River Neck Road 245 feet northwest of Hopewell Avenue, in the 15th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of the Order of Dismissal of Appeal filed December 18, 1970 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Protestor-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Protestor-Appellant requests that the appeal filed on behalf of said Protestor be dismissed and withdrawn as of December 18, 1970.

IT IS HEREBY ORDERED, this 22nd day of December, 1970, that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John A. Slowik, Chairman
W. Giles Parker
Walter A. Rafter, Jr.

Back 12-18-70
12-19-70

THE COUNTY BOARD OF APPEALS
RE: File No. 71-60-RXA
MAY C. JOLLYMORE
(DARTFORD INVESTMENT CO., INC.)
Contract Purchaser
TO THE HONORABLE, THE JUDGE OF SAID APPEAL BOARD:
Please dismiss the Appeal filed on behalf of
Clarence Cox.

Clarence Cox
Robert J. Romada
Attorney for Clarence Cox
809 Eastern Boulevard
Baltimore, Maryland 21221

OFFICE COPY
E. F. RAPHEL & ASSOCIATES
201 COURTLAND AVENUE
TOWSON, MARYLAND 21284
RESIDENCE 771-4392
May 1, 1970

DESCRIPTION TO ACCOMPANY ZONING RECLASSIFICATION R-6 & R-A TO BR

SPECIAL EXCEPTION FOR SELF-SERVICE CAR WASH

BEGINNING for the same at a point on the northeast side of Back River Neck Road at distance northwesterly 245' from the intersection formed by the northeast side of Back River Neck Road and the northwest side of Hopewell Avenue, said point being the division line between Lot #1 and #2 Midriver Park and recorded among the Land Records of Baltimore County in Plat Book WPC 4 folio 12, running thence and binding on the northeast side of Back River Neck Road by a curve to the right with a radius of 3244.04' for a distance of 113.58' thence leaving the northeast side of Back River Neck Road and binding on the northwest outline N30°13'43"E 330' to the division line between Lot #4 and #5 as shown on aforesaid plat, running thence and binding on the subdivision line S59°46'13"E 101.2' thence leaving the division line between Lot #4 and #5 as shown on the aforesaid plat crossing Lot #4 and continuing on the division line between Lot #1 and #2 as shown on the aforesaid plat S30°13'43"W 392.00' to the place of beginning.

CONTAINING .084 acres of land more or less.

BEING all of Lot #1 and part of Lot #4 as shown on the Plat Midriver Park and recorded among the Land Records of Baltimore County in Plat Book WPC 4, folio 12.

E. F. Raphael
Eugene F. Raphael
Reg. Professional Land Surveyor



OFFICE COPY
E. F. RAPHEL & ASSOCIATES
201 COURTLAND AVENUE
TOWSON, MARYLAND 21284
RESIDENCE 771-4392
May 1, 1970

DESCRIPTION TO ACCOMPANY ZONING RECLASSIFICATION R-6 & R-A TO BR

SPECIAL EXCEPTION FOR SELF-SERVICE CAR WASH

BEGINNING for the same at a point on the northeast side of Back River Neck Road at distance northwesterly 245' from the intersection formed by the northeast side of Back River Neck Road and the northwest side of Hopewell Avenue, said point being the division line between Lot #1 and #2 Midriver Park and recorded among the Land Records of Baltimore County in Plat Book WPC 4 folio 12, running thence and binding on the northeast side of Back River Neck Road by a curve to the right with a radius of 3'44.04' for a distance of 113.58' thence leaving the northeast side of Back River Neck Road and binding on the northwest outline N30°13'43"E 330' to the division line between Lot #4 and #5 as shown on aforesaid plat, running thence and binding on the subdivision line S59°46'13"E 101.2' thence leaving the division line between Lot #4 and #5 as shown on the aforesaid plat crossing Lot #4 and continuing on the division line between Lot #1 and #2 as shown on the aforesaid plat S30°13'43"W 392.00' to the place of beginning.

CONTAINING .084 acres of land more or less.

BEING all of Lot #1 and part of Lot #4 as shown on the Plat Midriver Park and recorded among the Land Records of Baltimore County in Plat Book WPC 4, folio 12.

E. F. Raphael
Eugene F. Raphael
Reg. Professional Land Surveyor



PETITION TO CHANGE DISTRICT FROM CS-2 TO CNS AND TO RECLASSIFY FROM R-6 TO BR, INCLUDING SPECIAL EXCEPTION TO SET-BACK AND FRONTAGE

PROPERTY OF:
DARTFORD INVESTMENT CO., INC.
35 Back River Neck Road
Baltimore County, Maryland
21221

BEFORE
THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

MEMORANDUM

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:
DARTFORD INVESTMENT CO., INC., in proper person, respectfully represents:

- That the subject property was used as an auto repair, both front and rear, from 1946 to December, 1969. That, in addition, a gasoline station was in use from 1946 until 1967.
- That existing buildings, now erected on said property, are located within five feet (5') of the property adjoining the within subject property.
- That the general uses in which the subject property is located is predominantly commercial.
- That the subject property is unsuitable for improvement to conform with existing zoning and the improvements prayed in said Petition would develop the existing area, in an orderly manner, as the area would be open to the rear with no buildings to obstruct view. That there are no schools, churches or other establishments creating pedestrian traffic and, therefore would create no traffic hazard. (SEE: CITY OF BALTIMORE V. MULLER, 219 A2d 31). That the subject property is in a

03-09-71

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood, the above reclassification should be had, and it further appearing that by reason of the requirements of Sections 405, 402, 401, 412 and 502, 1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Coin Operated Car Wash should be granted; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variances requested would grant relief without substantial injury to the public health, safety, and general welfare of the locality involved, Variances to permit side yard setbacks of 5 feet and 24 feet instead of the required 30 feet; and to permit two entrances for an automotive service station with a frontage of 113.58 feet instead of the required 130 feet, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of August, 1970, that the herein described property or area should be and the same is hereby reclassified; from R-6 and R-8A zones to a BB zone, and a Special Exception for a Coin Operated Car Wash should be and the same is granted, from and after the date of this Order; and Variances to permit side yard setbacks of 5 feet and 24 feet instead of the required 30 feet; and to permit two entrances for an automotive service station with a frontage of 113.58 feet instead of the required 130 feet, should be granted, from and after the date of this Order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, 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 BB zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

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IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1970, that the above re-districting 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 C.N.S. zone; and/or the Special Exception for a Coin Operated Car Wash should be and the same is hereby DENIED.

71-60-RXA
#332

DATE 5/29/70 - J.C. Anderson, CE

71-60-RXA
#332

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 299, 2, B. of the Baltimore County Zoning Regulations having been met, a Special Exception for an Automotive Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of August, 1969, that the herein described property or area should be and the same is hereby re-districted; from CS-2 to a C.N.S. district; and a Special Exception for an Automotive Service Station should be and the same is granted, from and after the date of this Order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Sections 405, 402, 401, 412 and 502, 1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Coin Operated Car Wash should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1969, that the herein described property or area should be and the same is hereby re-districted; from CS-2 to a C.N.S. district; and a Special Exception for an Automotive Service Station should be and the same is granted, from and after the date of this Order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavello, Director of Planning

SUBJECT: Petition #71-60-RXA, Northeast side of Back River Neck Road 245 feet northwest of Hopewell Avenue.

Petition for Reclassification from R-6 and R.A. to B.R. Zone
Petition for Redistricting from C.S.-2 to C.N.S. District
Petition for Special Exception for Automotive Service Station and Coin Operated Car Wash.

15th District
HEARING: Monday, August 24, 1970 (2:30 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R.A. to B.R. Zone, redistricting, special exception and variances.

The Staff voices its objection to the requested reclassification. We believe that the rear portions of this property are related to the residential uses adjoining and that the creation of additional commercial zoning here would have an adverse impact on the use and enjoyment of adjacent properties within their residential context. We think, also, that the car wash here would adversely affect adjoining residential potentials, if it were allowed to exist beyond the boundaries of the present commercial zone. We think, further, that the fact variances are being requested in order to meet the requirements of the zoning regulations is a clear indication that the land then would be overcrowded.

GEG:msh

#71-60-RXA

Dartford Investment Co., Inc.
1030 Hartford Rd.
Baltimore, Md. 21221

August 1, 1970

NOTICE OF HEARING

Re: Petition for Reclassification, Redistricting and Special Exception and Variances For Mary Jollymore #71-60-RXA

TIME: 2:30 P.M.
DATE: Monday, August 24, 1970
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, TOWSON, MARYLAND

Dear Mr. Applicant:
In processing your petition it was noted that a brief as required under Section 22-22 (b), #111 #72, was not submitted. This should be complied with immediately.

Charles D. Hardesty
ZONING COMMISSIONER OF BALTIMORE COUNTY

ASSOCIATES
ROBERT J. ROMADKA
ATTORNEY AT LAW
509 EASTERN BOULEVARD
BOWEN FERRIS BUILDING
GREEN, MARYLAND 21221

October 5, 1970



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

Re: Petition for Variance and Special Exception For Coin Operated Car Wash with Gasoline Sales File No. 71-60 RXA

Dear Mr. Commissioner:
I have been requested by my client, Mr. Chester Geize, to withdraw his name from an appeal that was filed by my office on September 14, 1970 from the Deputy Zoning Commissioner's ruling of August 27, 1970 concerning the above captioned case.

Very truly yours,
Robert J. Romadka

RJR/dsl
cc: Mr. Chester Geize

STEINBERG, SPECTOR & ZERWITZ
Attorneys at Law
MARYLAND LIFE BUILDING
10 SOUTH STREET
FIFTH FLOOR
BALTIMORE, MARYLAND 21202
TELEPHONE 377-4477
AREA CODE 30

October 23, 1970

County Board of Appeals
County Office Building
Towson, Maryland 21204

RE: Mary C. Jollymore
(Dartford Investment Co., Inc.)
Re: File No. 71-60-RXA

Gentlemen:
With reference to the above matter, please be advised that I am requesting that the Appeal from the Order of the Deputy Zoning Commissioner of August 27, 1970, to your Board be dismissed.

The reason for the request is that the Appeal filed on behalf of Mr. Clarence Cox was not timely in that it was not filed during the 30 day period; and further that Mr. Cox did not pay the cost of said Appeal.

Please advise.
Very truly yours,
Ellsworth H. Steinberg

EHS/pj
cc: Dartford Investment Company

STEINBERG, SPECTOR & ZERWITZ
Attorneys at Law
MARYLAND LIFE BUILDING
10 SOUTH STREET
FIFTH FLOOR
BALTIMORE, MARYLAND 21202
TELEPHONE 377-4477
AREA CODE 30

September 30, 1970

County Board of Appeals
County Office Building
Towson, Maryland 21204

RE: Mary C. Jollymore
(Dartford Investment Co., Inc.)
Re: File No. 71-60-RXA

Gentlemen:
Please enter my appearance on behalf of Dartford Investment Co., Inc.

Very truly yours,
Ellsworth H. Steinberg

EHS/pj

ASSOCIATES
ROBERT J. ROMADKA
ATTORNEY AT LAW
509 EASTERN BOULEVARD
BOWEN FERRIS BUILDING
GREEN, MARYLAND 21221
September 14, 1970

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

Re: Petition for Variance and Special Exception For Coin Operated Car Wash with Gasoline Sales File No. 71-60 RXA

Dear Mr. Commissioner:

Please be advised that I have been engaged as attorney by Mr. Chester Geize, 105 Back River Neck Road, who has asked that an appeal be filed with the Board of Appeals from your decision dated August 27, 1970 concerning the above captioned case.

Would you please forward all papers relating to said Petition to the Board of Appeals and ask that they advise this office of a hearing date. I have enclosed herewith check in the amount of \$80 to cover the cost of said appeal.

Very truly yours,
Robert J. Romadka

RJR:djm
Enclosure

cc: Mr. Chester Geize
105 Back River Neck Road
Baltimore, Maryland 21221



TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavelly, Director of Planning
SUBJECT: Petition 71-60-RXA. Northeast side of 8 ck River Neck Road 245 feet northwest of Hopewell Avenue.

15th District
HEARING: Monday, August 24, 1970 (2:30 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R.A. to R.R. Zone, redistricting, special exception and variances.

The Staff voices its objection to the requested reclassification. We believe that the rear portions of this property are related to the residential use adjoining and that the creation of additional commercial zoning here would have an adverse impact on the use and enjoyment of adjacent properties within their residential context.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 N. CHESAPEAKE AVE. TOWSON, MARYLAND 21284

July 10, 1970

OLIVER L. MYERS, CHAIRMAN

- MEMBERS: BUREAU OF ENGINEERING, DEPARTMENT OF TRANSPORTATION, STATE ROADS COMMISSION, BUREAU OF FIRE PREVENTION, HEALTH DEPARTMENT, PROJECT PLANNING, BUILDING DEPARTMENT, BOARD OF EDUCATION, ZONING ADMINISTRATION, INDUSTRIAL DEVELOPMENT

Gentlemen:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

Subject property is improved with a 1 1/2 story frame dwelling. The property to the East and North is zoned R6 and is improved with dwellings also. The property to the East and West is zoned R6 and is improved with apartments.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Back River Neck Road is an existing roadway improved with a 48-foot closed roadway within a 60-foot right-of-way, and no further improvements are required at this time.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Dartford Investment Co., Inc. Item 337 Page 2

July 10, 1970

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sewer and Water:

Public sanitary sewerage and public water supply are available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting RR with Special Exception for service station and car wash. The plan as shown is not satisfactory, since it does not provide curbing from the back of the bays to a point between space 66 and 67. The drive into the site should have only a single row of cars and the stacking could be more efficiently laid out. The plan must be revised.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations. See also Sections 409.5 and 914.4 on service stations.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

Would not have an effect on student population.

DEPARTMENT OF HEALTH:

Public water and sewers are available.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health

Dartford Investment Co., Inc. Item 332 Page 3

July 10, 1970

DEPARTMENT OF HEALTH (Continued)

Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the plans have been revised in conformance with comments by the Department of Engineering. The plan must also be revised to provide an additional means of egress from the property.

It is suggested that the petitioner's engineer contact Mr. C. R. Moore, Department of Traffic Engineering, Mr. Oliver L. Myers, Zoning Administration Division and Mr. Richard Williams, Project Planning Division prior to revising the plans.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD Inc.

GFG:msh

THE ESSEX TIMES
OFFICE OF THE ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND
August 10, 1970
This is to certify that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 10th day of August, 1970 that is to say, the same was inserted in the issue of August 6, 1970.

PETITION FOR RECLASSIFICATION FROM R-6 AND R.A. TO R.R. ZONE...
HEARING: Monday, August 24, 1970, 2:30 p.m.
COUNTY OFFICE BLDG. 111 N. CHESAPEAKE AVE. TOWSON, MARYLAND 21284

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 6, 1970.
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 day of one time... before the 21st day of one time August 1970, the first publication appearing on the 6th day of August 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
No. 73873
DATE 9/21/70
Robert J. Romadka, Esq.
309 Eastern Boulevard, Baltimore, Md. 21221
Cost of appeal - property of Mary C. Jollymore - 1 sign \$60.00
% 71-60-RXA

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
No. 73796
DATE Aug 29, 1970
Advertising and posting of property for Mary Jollymore #71-60-RXA \$91.25

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 338
Dartford Investment Co., Inc. County Office Building 1630 Dartford Road Baltimore, Md. 21221
Your Petition has been received and accepted for filing this 24th day of July 1970
Edward D. Hardesty Zoning Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
District: 154 Date of Posting: Aug 11, 1970
Posted for: Hearing Monday, Aug 24, 1970, 2:30 p.m.
Petitioner: Mary C. Jollymore
Location of property: NE 15 1/2 Block Back River Neck Rd. 245' NW of Hopewell Ave.
Location of Sign: 4 Signs Post on Blvd. Corner Back River Neck Rd.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75733

DATE Aug. 6, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

" zoning Dept. of Baltimore County

TO: **Walter C. Jollyman**
5300 Lakeside Dr.
Baltimore, Md. 21207

PAYMENT TO ACCOUNT NO. 00-002

NO. OVER THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT \$28.00

RECEIVED

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COST

Position for Reclassification, Redesignating, Special Exception and
Waiver for Mary C. Jollyman
7/1-28-70

\$50.00

5000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

Certified
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

H 71-6-R 14

Date of Posting: Oct. 1 - 70

District: 15th

Posted for:

Petitioner: Mary C. Jollyman, Certified, Incorporated, Co. Inc.Location of property: N. Elys. Lamb, Right Hand, Lot 245-1, 2, 3, 4Location of Sign: O. S. J. R. R. 2nd St. North CityRemarks: See Book, Section 2nd andPosted by: Walter C. Jollyman Signature

Date of return: Oct. 6 - 70

PETITION FOR RECLASSIFICATION,
SPECIAL EXCEPTION, SPECIAL
REDESIGNATING, VARIANCE
AND WAIVER

ZONING: From R-4 to R-1

Name:

Petitioner for Reclassification from

Petitioner for Special Exception for

Petitioner for Special Exception for

Petitioner for Variance for Site Work

and Site Erection.

LOCATION: Northwest side of Rank

River Neck Road 145 feet, more

or less north of (Intersecting)

DATE: 7:30 P.M., August 21,

1970, at 7:30 P.M.

PUBLIC HEARING: Room 104,

County Office Building, 11 W.

Chesapeake Avenue, Towson,

Maryland.

Present: Mayor, R. J. and R. A.

Present: Councilman, R. B.

Present: Director, C. M.

Present: District, C. M.

Petitioner for Special Exception for

Automotive Service Station and

Car Wash.

Petitioner for Variance from the

Zoning Ordinance of Baltimore

County of 115 feet and 12 feet instead

of as required in Part, and to

permit a frontage of 115.55 feet

for an Automotive Service Station

and entrance, instead of the re-

quired 120 feet.

The zoning Ordinance to be ex-

cepted is R-1.

The minimum site width, measured

along the center front of

which the 115.55 feet prove shall

be the number of feet equal to the

number of all times the number

of acres determined on such

subject, with the result of 75

feet.

All that parcel of land in the 15th

District of Baltimore County,

R-4 to R-1.

SPECIAL DESCRIPTION FOR RECLAS-

SIFICATION: CAR WASH

Beginning lot on the west side of Rank

River Neck Road on the northwesterly

245' ± from the intersection formed

by the northwest side of Rank River

Neck Road and the northwest side

of Chesapeake Avenue, and extending

the distance between Lot No. 1 and

Lot No. 2 thence north and re-

corded in the Land Records of Bal-

timore County in Plat Book WPC 4

volume 12, running thence and bearing

on the southeast side of Rank

River Neck Road by a curve to the

right with a radius of 174.76' for

a distance of 115.15' thence bearing

the northwest line between Lot

No. 1 and No. 2 and bearing on the

northwest line between Lot

No. 1 and No. 2 as shown on attached

plat remaining thence and bearing

on the subdivision line S 11°

18' 12" E 111.2' thence leaving the

division line between Lot No. 1

and No. 2 and bearing on the north-

west line between Lot No. 1 and

No. 2 as shown on the division line

between Lot No. 1 and No. 2 as shown

on the attached plat S 17° 17' 17"

102.00' to the place of beginning.

Containing .014 acres of land more

or less.

All of Lot No. 1 and part

of Lot No. 2 as shown on the Plat

Book and recorded among the

Land Records of Baltimore Coun-

ty in Plat Book WPC 4, July 12,

1969, as shown on plat plan

filed with the Zoning Department

on the 15th day of January, August 21,

1970, at 2:30 P.M.

Public Hearing: Room 104, County

Office Building, 11 W. Chesapeake

Avenue, Towson, Md.

By order of

EDWARD J. HARDENY,

Zoning Commissioner of

Baltimore County

And 4.

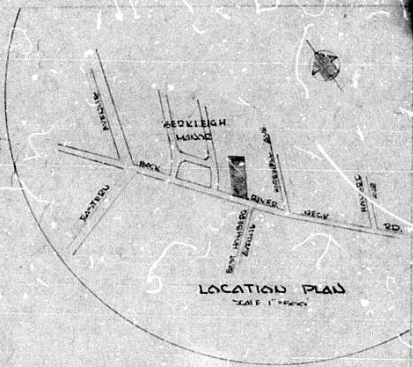
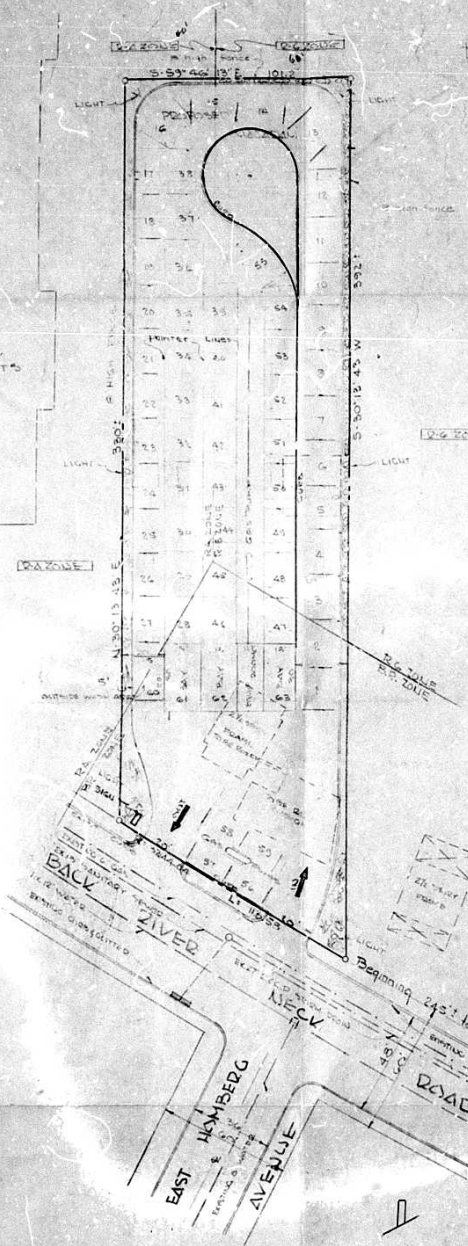
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and published in Towson, Baltimore County, Md., once in each
of one time consecutive weeks before the 21stth
day of August, 1970, the first publication
appearing on the 6thth day of August
1970.

THE JEFFERSONIAN
S. Leach
Manager

Cost of Advertisement, \$



DUNCLEY APARTMENTS

GENERAL NOTE:

AREA OF PROPERTY 36,400 S.F. AC
 EXISTING USE: CAR WASH
 EXISTING ZONE: RES-C-2A ZONING
 PROPOSED ZONE - B-3, BREAKER, STA-CAR WASH
 EXISTING DISTRICT: C-2C
 PROPOSED DISTRICT: C-2C (SERVILE STATION)
 ALL EXISTING STRUCTURES TO BE RAZED
 ALL LIGHTING TO BE ASIDE MAX. 8' HIGH
 ALL SCREENING FENCE TO BE HIGH
 LANDSCAPE AREA: 100' x 100' MIN. 2400 S.F.
 INTERNAL CIRCULATION: VEHICLE
 RESERVOIR STORAGE: 63 SPRINKLES
 CAR WASH 1/2 HO CAR: 23 CARS PLUS 10 CARS = 43 REQ
 GAS SERVICING - 6 DISPENSERS x 2 = 12 12 REQ
 TOTAL 55

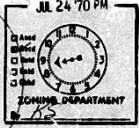
VARIANCE REQUESTED:

TO PERMIT 2 ENTRANCE IN ROAD FRONT OF 115.08
 INSTEAD OF THE REQ 150'
 TO PERMIT A WIDENING OF 24' x 5' INSTEAD
 OF THE REQ 30'

OFFICE COPY

#71-60RXA

MAP 4-B
 EASTERN ARCA
 NE-2-H
 DIST. MAP 4-B
 BR-XA ✓
 CNS



PLAT TO ACCOMPANY ZONING PETITION

SELF-SERVICE CAR WASH

ELECTION DIST. 15
 SCALE 1" = 30'

BALTIMORE CO. MD
 APRIL 25, 1970
 2004 22 70

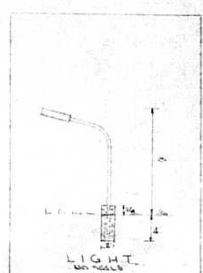
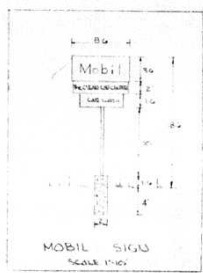
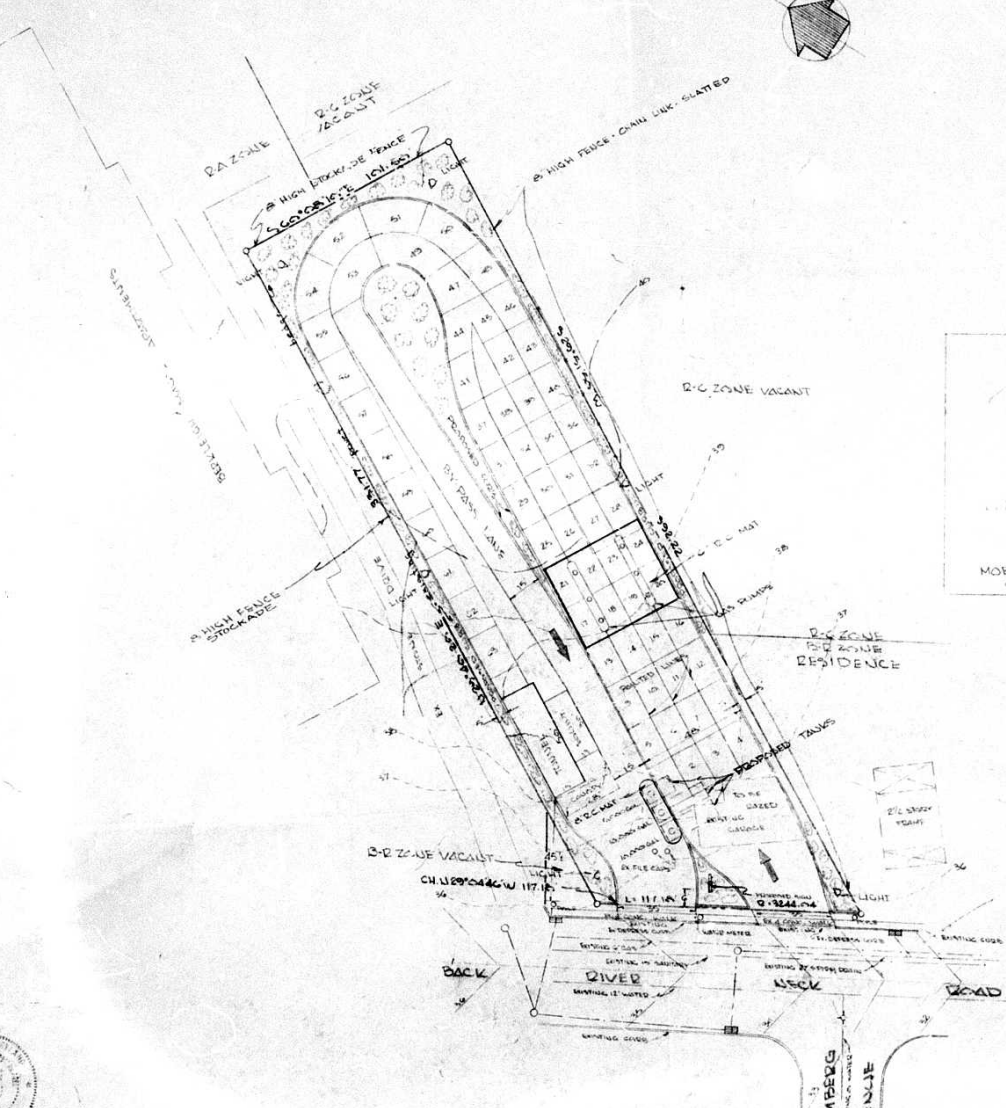
REVISED PLANS



NOTE:
 USE A SURVEY PLATTED FORM DEEDS
 PLATS AND OTHER SURVEYS.

prepared by
E.F. RAPHAEL & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 224 COLLELAND AVENUE
 TRUSTED MARYLAND, 21204





- GENERAL NOTES:
1. AREA OF PROPERTY 36,400 S.F.
 2. EXISTING - WORK VACANT
 3. PROPOSED - WORK EXISTING
 4. EXISTING - WORK EXISTING
 5. EXISTING - WORK EXISTING
 6. ALL EXISTING UTILITIES TO BE MAINTAINED
 7. ALL LIGHTING TO BE MAINTAINED
 8. ALL EXISTING UTILITIES TO BE MAINTAINED
 9. ALL EXISTING UTILITIES TO BE MAINTAINED
 10. ALL EXISTING UTILITIES TO BE MAINTAINED
 11. ALL EXISTING UTILITIES TO BE MAINTAINED
 12. ALL EXISTING UTILITIES TO BE MAINTAINED

- VARIANCES GRANTED
1. TO HEIGHT & DISTANCE IN SIDE FRONT OF 11' AS INSTALLED FOR THE SIGN TO BE MAINTAINED
 2. TO HEIGHT & DISTANCE OF A SIGN AS INSTALLED FOR THE SIGN TO BE MAINTAINED

- SITE DIMENSIONS
- AREA 36,400 S.F. WITH THE USE OF EXISTING TRAILS 12' WIDE TO EXISTING TRAILS 11' AS INSTALLED FOR THE SIGN TO BE MAINTAINED

RECEIVED
OFFICE OF PLANNING & ZONING
OFFICE OF BUILDING PERMITS
FEB 28 1971

PLAT TO ACCOMPANY BUILDING PERMIT APPL
SELF-SERVICE CAR WASH
15th ELECTION DISTRICT BALTIMORE COUNTY MD.
SCALE 1"=30' DECEMBER 2, 1970
REV. 12-2-70

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 2/26/71



THIS PLAN WAS PREPARED BY:
E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
224 CONSTITUTION AVENUE
Baltimore, Maryland 21204

Zoning: R-11-60 R-11

