

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mrs. Howard W. Ford, 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 AR-2A zone to an AR-2A 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 car wash & service station fuel dispenser.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Mrs. Howard W. Ford  
 Legal Owner: Mrs. Howard W. Ford  
 Address: 2425 Beach Ave. Towson, Md.  
 Petitioner's Attorney: John J. Madley  
 Protestant's Attorney: 202 Loyola Federal Bldg., Towson, Md. 628-5688

ORDERED By the Zoning Commissioner of Baltimore County, this 7th day of August, 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 06, County Office Building in Towson, Baltimore County, on the 13th day of August, 1970 at 10:00 AM o'clock.

Edward D. Hardisty  
 Zoning Commissioner of Baltimore County.

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mrs. Howard W. Ford, 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 for a Variance from Section 405.4-A-1 to permit a 38 foot frontage instead of the 90' frontage as required by the aforementioned Section.

Section 238.2 to permit a side yard set back of 1.5' in lieu of the required 30'.  
 The stated description of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Strict compliance with this zoning regulation by Baltimore County would result in practical difficulty and unreasonable hardship.

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

Contract purchaser: Mrs. Howard W. Ford  
 Legal Owner: Mrs. Howard W. Ford  
 Address: 2425 Beach Ave. Towson, Md.  
 Petitioner's Attorney: John J. Madley  
 Protestant's Attorney: 202 Loyola Federal Bldg., Towson, Md. 628-5688

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Edward D. Hardisty  
 Zoning Commissioner of Baltimore County.

**EVANS, HAGAN & HOLDEFER, INC.**  
 SURVEYORS AND CIVIL ENGINEERS  
 400 EPOQUE AVENUE BALTIMORE, MD. 21214 (301) 426-2144  
 1700 N. CHARLES STREET BALTIMORE, MD. 21201 (301) 228-7700  
 12 WOOD STREET BALTIMORE, MD. 21201 (301) 382-7000  
 115 W. WASHINGTON STREET BALTIMORE, MD. 21201 (301) 462-2144

Revised August 4, 1970.

Description of Rapid Robin Car Wash on Northeast Side of Liberty Heights Avenue for B. R. Existing Auto & Paint Car Wash with Special Exception for Automotive Service Station

BOUNDARY for the same at a point on the northeast side of Liberty Road, 80 feet wide, distant 62.00 feet measured southeasterly along said side of Liberty Road from its intersection with the southeast side of June Drive, 40 feet wide, thence leaving said place of beginning and running and binding on said northeast side of Liberty Road South 64 degrees 20 minutes East 38.00 feet, thence leaving said northeast side of Liberty Road South 64 degrees 20 minutes East 38.00 feet, thence leaving said northeast side of Liberty Road South 64 degrees 20 minutes East 38.00 feet, thence North 47 degrees 02 minutes West 228.10 feet to said southeast side of June Drive, thence running and binding on said southeast side of June Drive the 2 following courses and distances, viz: South 43 degrees 09 minutes West 107.22 feet and South 25 degrees 40 minutes West 21.00 feet, thence leaving June Drive and running the 2 following courses and distances, viz: South 64 degrees 20 minutes East 62.00 feet and South 25 degrees 40 minutes West 153.3 feet to the place of beginning.

Containing 0.82 acres of land, more or less.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

*J. Carroll Hagan*

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner, September 4, 1970  
 FROM: Mr. George E. Gavellis, Director of Planning

SUBJECT: Petition #71-86-XA, Northeast side of Liberty Road 100 feet south of June Drive Petition for Special Exception for use in combination Car Wash and Service Station Fuel Dispenser.  
 Petition for Variance to permit 38 foot frontage instead of the 90 foot; and to permit a side yard of 1 foot 5 inches instead of the required 30 feet.  
 Mrs. Howard W. Ford - Petitioner

3rd District  
 HEARING: Wednesday, September 9, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for a combination car wash and service station fuel dispenser, together with variances.

We note that the car wash presently exists and that the purpose of this petition is to seek authorization for adding gasoline sales to the operation. We assume that this petition brings with it a new site plan and a reorganization of the "stack-up" and circulation arrangements. We voice no objection to this petition.

We note that portions of the tract encroach into area within Baltimore City. Approval of plans by this office will be dependent upon approval of plans by the City for the area within their jurisdiction.



**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

COUNTY OFFICE BLDG. 115 N. CHARLES ST. TOWSON, MARYLAND 21286

CHAIRMAN: Fred E. Waldrop, Esquire, 202 Loyola Federal Building, Towson, Maryland 21286

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

June 11, 1970

Re: Type of Hearing: Variance  
 Location: 5/3 June Drive, 2001 No. of Int. W. Liberty Road  
 Petitioner: Mrs. Howard W. Ford  
 Committee Meeting of April 26, 1970  
 3rd District  
 Item 277

Dear Mr. Waldrop:

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.

The subject property is presently improved with a car wash and existing Earl Scheib paint shop. The properties to the west and the east are improved with commercial uses as well as the property to the south. The properties to the north are dwellings ten to twenty years of age in excellent repair. Liberty Road in this location is improved and channelized with concrete curb and gutters.

**BUREAU OF ENGINEERING:**  
 The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection to the subject site and pertain only to the portion of this property located in Baltimore County.

**Highways:**  
 Liberty Road is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

June Drive is an existing macadam road proposed for improvement as a 30-foot closed roadway within a 10-foot right-of-way. Highway right-of-way and improvements will be required in connection with any subsequent grading or building permit applications.

**Storm Drains:**  
 No provisions for accommodating storm water or drainage have been indicated on the subject plans; however, storm drain facilities and/or

Fred E. Waldrop, Esquire  
 Item 277  
 June 11, 1970

assessments will be required in connection with any subsequent grading or building permit applications.

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.

Liberty Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

**Sediment Control:**  
 Development of this property through stripping, 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 stripping 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.

**Sanitary Sewer and Water:**  
 Public sanitary sewerage and public water supply are available to serve this property.

**PROJECT PLANNING DIVISION:**  
 This office has reviewed the subject site-plan and offers the following comments:  
 June Drive should be improved as per comments of the State Roads Commission and the Bureau of Engineers.

**TRAFFIC ENGINEERING:**  
 The entrance to the car wash and gas pumps as shown does not meet County standards and therefore must be revised.

**BUILDING ENGINEER'S OFFICE:**  
 Petitioner to comply with all applicable requirements of Baltimore County Building Code, and regulations. Also see Section 409.5 and 914h on Service Stations.

Fred E. Waldrop, Esquire  
 June 11, 1970

**STATE ROADS COMMISSION:**  
 The existing entrance channelization is acceptable to the State Roads Commission.

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

**FIRE DEPARTMENT:**  
 The Fire Department has no comment on the proposed site.

**BOARD OF EDUCATION:**  
 No effect on student population.

**ZONING ADMINISTRATION DIVISION:**  
 This office is withholding a hearing date until such time as the Petitioner furnishes revised plans to this office indicating the following:

- The parking to the rear of the existing auto painting shop building will not work due to the fact that there are two garage door entrances in the rear of that building - one, to the basement and one, to the first floor of the building. This parking area will also have to be curbed around its entire perimeter and so indicated on the site plan.
- The proposed stack spaces and circulation for the car wash must be revised to provide a lane for gas only without buying a car wash.
- The stack spaces and circulation spaces must be channelized with concrete curb and gutter and so indicated.

Very truly yours,  
*Oliver L. Myers*  
 OLIVER L. MYERS  
 Chairman

Enclosure

TELEPHONE 404-2413

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**  
 Revenue Division  
 COURT HOUSE  
 TOWSON, MARYLAND 21286

INVOICE No. 73863  
 DATE: Aug. 26, 1970

TO: Mrs. Howard W. Ford, 202 Loyola Federal Bldg., Towson, Md. 21286  
 Zoning Dept. of Baltimore County

QUANTITY	AMOUNT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Mrs. Howard W. Ford #71-86-XA	70.75	70.75

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

TELEPHONE 404-2413

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**  
 Revenue Division  
 COURT HOUSE  
 TOWSON, MARYLAND 21204

INVOICE No. 73771  
 DATE: Aug. 12, 1970

TO: Fred E. Waldrop, Esq., 202 Loyola Federal Bldg., Towson, Md. 21286  
 Zoning Dept. of Baltimore County

QUANTITY	AMOUNT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Special Exception and Variance for Mrs. Howard Ford #71-86-XA	50.00	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO OFFICE OF FINANCE, REVENUE DIVISION  
 COURTHOUSE, 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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

Use in Combination Car Wash and Service Station Fuel Dispenser should be granted  
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22<sup>nd</sup> day of September, 1967, that the above described property as shown should be and

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 19<sup>th</sup> day of August, 1967, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_ zone, and or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED

MICROFILMED

71-86-XA  
#277  
MRS. HOWARD W. FORD  
111 W. Chesapeake Avenue  
Towson, Md.  
71-86-XA  
#277

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it 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 Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should be had; and it is hereby ordered that by reason of

to permit a thirty-eight (38) foot frontage instead of the ninety (90) foot frontage; and to permit a side yard set-back of one (1) foot, five (5) inches instead of the required thirty (30) feet,  
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22<sup>nd</sup> day of September, 1967, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a thirty-eight (38) foot frontage instead of the ninety (90) foot frontage; and to permit a side yard set-back of one (1) foot, five (5) inches instead of the required thirty (30) feet, subject to the approval of the DEPUTY Zoning Commissioner of Baltimore County site plan by the State Roads Commission, 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19<sup>th</sup> day of August, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 9/22/67  
BY [Signature]

### CERTIFICATE OF PUBLICATION

TOWSON, MD. August 20, 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 of 976 lines \_\_\_\_\_ before the 9th day of September, 1970, the first publication appearing on the 20th day of August, 1970.

THE JEFFERSONIAN

Manager

Cost of Advertisement \$ \_\_\_\_\_

PETITION FOR SPECIAL EXCEPTION AND VARIANCE TO SECTION 502.1  
ZONING: Petitioner requests a Special Exception for the use of a Car Wash and Service Station Fuel Dispenser on the property located at the intersection of Liberty Road and Lane 1100 S of 7th Avenue, Towson, Maryland.  
LOCATION: Northeast side of Lane 1100 S of 7th Avenue, Towson, Maryland.  
DATE & TIME: Wednesday, September 2, 1970 at 1:00 P.M.  
PUBLIC HEARING: Held in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on August 19, 1970.  
The Board of Zoning Appeals of Baltimore County, by authority of the zoning act and zoning regulations of Baltimore County, will hold a public hearing on the above described property for the purpose of receiving testimony and evidence in support of the petition for a Special Exception for the use of a Car Wash and Service Station Fuel Dispenser on the property located at the intersection of Liberty Road and Lane 1100 S of 7th Avenue, Towson, Maryland.  
The zoning regulations to be applied are as follows:  
Section 502.1 - Side Yards - 10 feet.  
Section 502.2 - Side Yards - 10 feet.  
Section 502.3 - Side Yards - 10 feet.  
Section 502.4 - Side Yards - 10 feet.  
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Section 502.100 - Side Yards - 10 feet.

451623 7-86XA

CERTIFICATE OF POSTER  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: Aug. 21-1970  
Posted for: SPECIAL EXCEPTION & VARIANCE  
Petitioner: Mrs. Howard W. Ford  
Location of property: 1115 OF LIBERTY RD. 100 FT. S. OF VINE DRIVE  
Location of Signs: M.A. E/S OF LIBERTY RD. 300 FT. S.E. VINE DRIVE  
30 FT. S/O OF VINE DRIVE 300 FT. E OF LIBERTY RD.  
Remarks:  
Posted by: Charles W. Ward Date of return: Aug. 27, 1970

Item 277

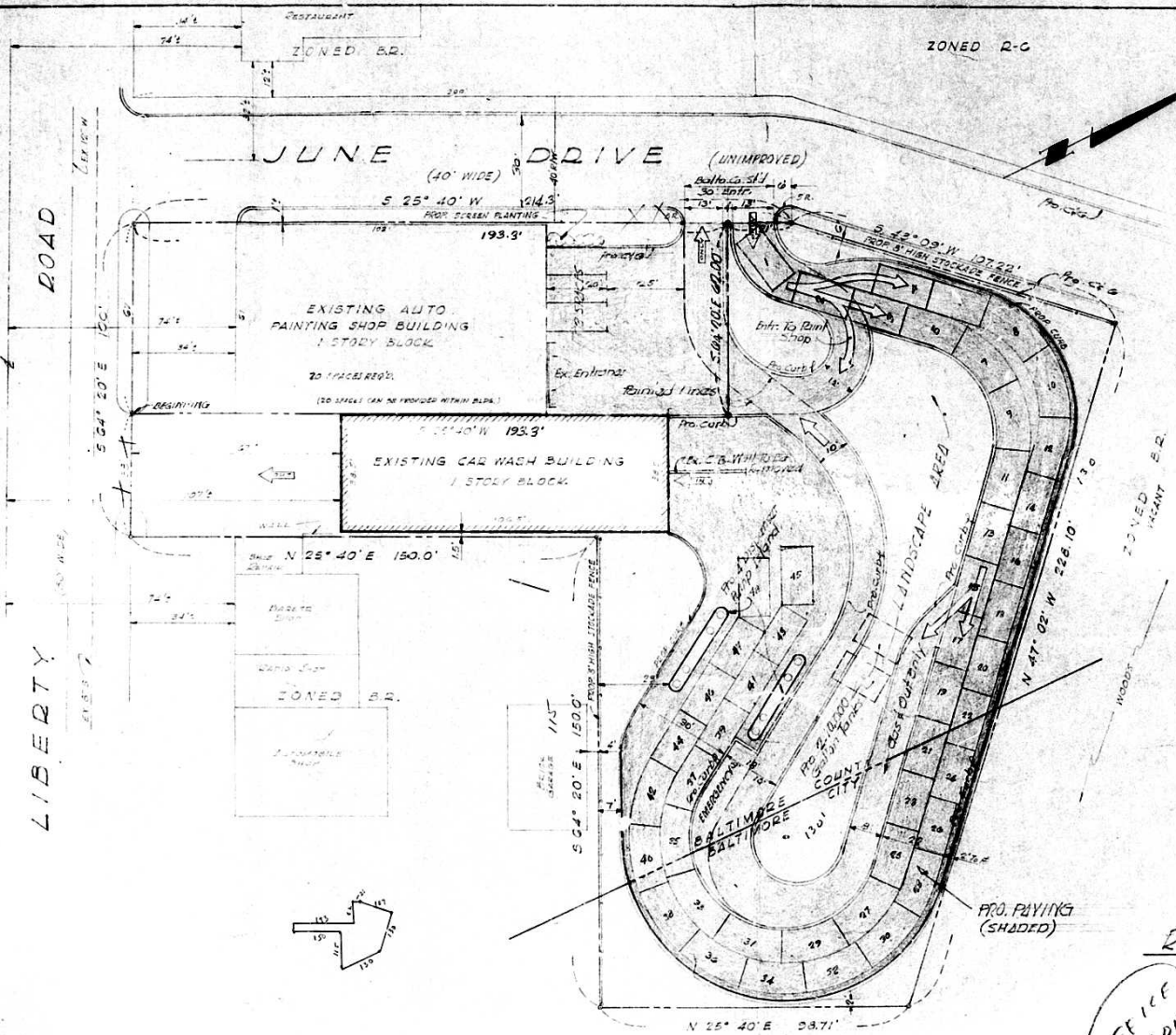
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Fred E. Waldrop, Esq. County Office Building  
202 Loyola Federal Building 111 W. Chesapeake Avenue  
Towson, Maryland 21286 Towson, Maryland 21286

Your Petition has been received and accepted for filing this \_\_\_\_\_ day of \_\_\_\_\_, 1970.

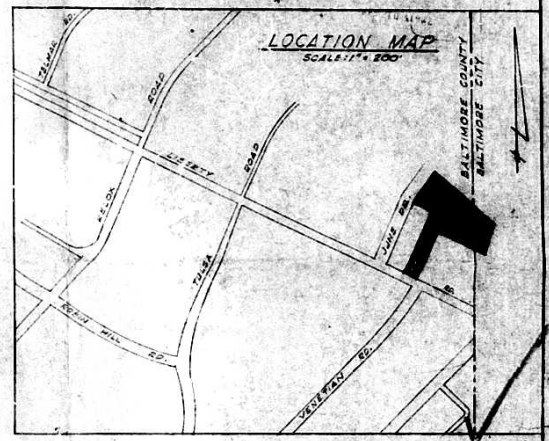
Edward D. Hardisty  
EDWARD D. HARDESTY,  
Zoning Commissioner

Petitioner: Mrs. Howard W. Ford  
Petitioner's Attorney: Fred E. Waldrop, Esq. Reviewed by: [Signature] Chairman of the Advisory Committee



**NOTES:**

ELECTION DISTRICT NO. 3  
EXISTING ZONING: R-C BALTIMORE COUNTY, MD.  
PROPOSED ZONING: R-C EXISTING DISTRICT CENS  
EQUIPPED DISTRICT 1 CENS WITH SPECIAL EXCEPTION FOR USE IN COMM. - CAR  
WASH & SERVICE STA. FUEL DISPENSER, ALSO VARIANCE TO PERMIT 30' L  
FRONTAGE INSTEAD OF 20' AS REQUIRED BY 405.4.1-1  
2.1 SPENSER ISLANDS WITH  
4 EACH SINGLE DISPENSER PUMPS TOTAL SERVICING SPACES: 6  
CAPABLE OF SERVING "CARET" TOTAL SERVICING LAYN: 1.0  
ANY ONE TIME TOTAL BAYS: 8 SPACES  
SITE AREA REQUIRED-TOTAL LAYS & SPACES: 6 x 1500 SQ FT x 3000 SQ FT.  
PROPOSED ANCHILLARY USES: ITEM 105-4C-2, 8.1.12  
TOTAL AREA REQUIRED-NONE  
TOTAL AREA PARCEL: 35589 SQ FT  
NO. OF DRIVEWAYS FRONT STREET: 1  
NO. OF DRIVEWAYS SIDE STREET: 1  
ACTUAL SITE WIDTH: 38'  
LANDSCAPE AREA: 4,510  
5% OF PARCEL: 1,715  
LANDSCAPING CONSISTS OF: YEW (GENUS TAXUS) ARBUTUS CAMELLIA  
JAPONICA OR EQUIVALENT  
LIGHTING: NONE EXISTING OR PROPOSED  
PARKING: FOR CAR WASH AS DEFINED IN SECTION 418.1-48 STORAGE  
SPACES REQ'D. - 48 SPACES PROVIDED



**ZONING PLAT**  
OF  
**RAPID ROBIN CAR WASH INC.**  
FOR

**MOBIL OIL CORPORATION**  
3445 FAIRFIELD ROAD  
BALTIMORE, MD. 21226

OFFICE COPY



REV. 7-17-70 I.M.-LAYOUT  
Rev. 3-31-70 F.O.E.

**EVANS, HAGAN & HOLDEFER**  
SURVEYORS AND CIVIL ENGINEERS  
4209 BAYVIEW AVENUE BALTIMORE, MD. 21214  
(301) 434-2144

DATE: 3-10-70 SCALE: 1"=20'