

PETITION OR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:
The Equitable Trust Co. & John C. Griffin,
I, or we, T. U. W. of Eugene B. Heilman, 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 _____ C.T. _____ to _____ C.S.A. _____ district; for the following reasons:

1. The criteria established by Bill 40 provides that a C.S.A.

District must about a C.T. District. Therefore this petition meets this criteria.

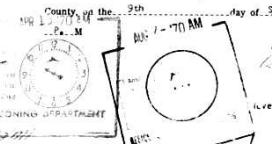
See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for use in combination car wash & auto glass & installation shop.

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.

THE EQUITABLE TRUST COMPANY & JOHN C. GRIFFIN, T/U/W OF EUGENE B. HEILMAN
James H. Shallenberger, Asst. Secretary
Contract purchaser
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

Address 202 Loyola Federal Bldg., Towson, Md. 828-5688
ORDERED BY The Zoning Commissioner of Baltimore County, Md. 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of September, 1970, at 1:30 o'clock.



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The Equitable Trust Co. & John C. Griffin,

I, or we, T. U. W. of Eugene B. Heilman, 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 28' frontage instead of a 90 foot frontage as required by the aforementioned section.

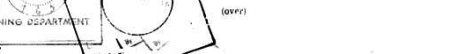
of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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

THE EQUITABLE TRUST COMPANY & JOHN C. GRIFFIN, T/U/W OF EUGENE B. HEILMAN
James H. Shallenberger, Asst. Secretary
Contract purchaser
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

Address 202 Loyola Federal Bldg., Towson, Md. 828-5688
ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1970, at _____ o'clock.



EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
4200 ELBROOK AVENUE / BALTIMORE, MD. 21214 (301) 426-2144
535 HIGHLAN STREET / CAMDEN, MD. 21613 (410) 228-2300
115 E. MAIN STREET, WESTMINSTER, MD. 21157 (301) 548-1765
15 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-6433

March 31 1970.

Description of Rapid Robin Car Wash Property on the South Side of Baltimore National Pike for Redistricting from CT to CSA and Special Exception for Use in Combination Car Wash and Auto Glass and Installation Shop, also Frontage Variance.

BEGINNING for the same at a point on the south side of Baltimore National Pike 630 feet, more or less, measured along said south side of Baltimore National Pike from its intersection with the center line of Ingleside Avenue, thence leaving said place of beginning and running and binding on said south side of Baltimore National Pike North 80 degrees 01 minute East 27.87 feet, thence leaving said south side of Baltimore National Pike and running South 03 degrees 06 minutes East 467.55 feet to the north side of Chrysler Place as laid out 40 feet wide, thence binding on Chrysler Place by a curve to the left with a radius of 425 feet in a northwesterly direction 134.05 feet to the end of said curve, thence still binding on said Chrysler Place North 85 degrees 53 minutes 30 seconds West 20 feet, thence leaving Chrysler Place and running the 5 following courses and distances, viz: North 03 degrees 12 minutes 20 seconds East 12.74 feet, thence North 70 degrees 59 minutes East 90.50 feet, thence North 03 degrees 06 minutes West 346.27 feet thence North 70 degrees 59 minutes 15 seconds East 22.53 feet and thence North 14 degrees 14 minutes East 35.89 feet to the place of beginning.

Containing 0.66 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.



L. Alan Evans

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st District Date of Posting: AUG 21 1970
Posted for: RE-DISTRICTING & SPECIAL EXCEPTION VARIANCE
Petitioner: EQUITABLE TRUST CO.
Location of property: S/S of BALTIMORE NATIONAL PIKE 630 FT. E OF INGLESIDE AVE.
Location of Signs: 1-2-3 SIGNS S/S of BALTIMORE NATIONAL PIKE 630 FT. E OF INGLESIDE AVE. 1-4-5-6 N/S of CHRYSLER RD. 630 FT. E OF INGLESIDE AVE.
Remarks: Charles M. Wardrop, Esq.
Posted by: Charles M. Wardrop, Esq. Date of return: AUG 27 1970

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

Your Petition has been received and accepted for filing this

7th day of August, 1970.

Edward D. Hardisty
Zoning Commissioner

Petitioner Equitable Trust Co., et al.
Petitioner's Attorney Fred E. Waldrop, Esq. Reviewed by: Oliver L. Myers, Chairman of the Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

SUBJECT: Petition 71-87-RX7 - South side of Baltimore National Pike 630 feet east of Ingleside Avenue
Petition for Redistricting from C.T. District to C.S.A. District
Petition for Special Exception for Use in Combination Car Wash and Auto Glass and Installation Shop.
Petition for Variance to permit 28 foot frontage instead of the required 90 foot. The Equitable Trust Co., et al - Petitioners.

1st District

HEARING - Wednesday, September 9, 1970 (1:30 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for redistricting from a C.T. to a C.S.A. District, together with a special exception for a car wash and Auto Glass Installation Shop, and a variance. The car wash and Auto Glass Installation currently exists. The basic request of this petition is to allow for gasoline dispensing, as one of the combination of uses on the site. We note that the Planning Board is considering redistricting portion of the south side of Route 40 from C.T. to C.S.A. We note, also, that the comprehensive plan adopted by the County Council relative to redistricting made this area a C.T. District.

From a planning viewpoint, creation of C.S.A. districting here would constitute "spot zoning" until and unless substantial portions of adjacent frontages along Route 40 were also redistricted. Such action can come about only as a result of reenactment of a comprehensive zoning plan. We regard this petition as premature until the County Council shall have made legislative judgments relative to the treatment of all of the frontages along Route 40.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBER:

- 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

Fred E. Waldrop, Esquire
202 Loyola Federal Building
Towson, Maryland 21204

RE: Type of Hearing: Variance
Location: S/S of Frederick Road at Int. W/Baltimore National Pike
Petitioner: Equitable Trust Co., et al
1st District
Item 289

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 the Rapid Robin car wash with the property to the north bounded by the Baltimore National Pike. The property to the east is a building alley complex with a parking area in the front. The property to the west is a view of the property but is vacant at the present time. Old Frederick Road does not exist with any concrete curb and gutter at the present time and Chrysler Place is a proposed road.

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

Old Frederick Road, an existing road is to be improved in the future as a 30-foot closed section within a minimum 40-foot right-of-way. Highway right-of-way widening would be required in connection with any subsequent building or grading permit application.

At such time as future highway improvements are made, the adjacent property owners will be assessed, per County Policy then prevailing.

Chrysler Place, an existing road is proposed to be widened, improved, partially repaved and extended, in the future, as a 30-foot closed section within a 50-foot right-of-way.

Fred E. Waldrop, Esquire
Item 289

June 11, 1970

A revised plat is required indicating the proposed future road rights-of-way and reversible easement areas for supporting slopes for these roads. The petitioner is advised to contact the Baltimore County Office of Planning and the Street, Road and Paved Design Group of the Baltimore County Bureau of Engineering for location, alignment and design requirements for these roads.

Baltimore National Pike (U.S. 40 West) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Storm Drainage

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Baltimore National Pike (U.S. 40 West) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water and Sanitary Sewers

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

HEAVY PLANNING DIVISION

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

TRAFFIC ENGINEERING

The subject petition should not create any major change in trip density.

The proposed entrance to Chrysler Place must be eliminated so as not to create conflict of cars approaching the entrance to the plugs and building from two directions.

BUILDING DEPARTMENT

No comment from the Building Department office at this time.

Fred E. Waldrop, Esquire
Item 289

June 11, 1970

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.

STATE ROAD COMMISSION

The existing entrance to the subject site from Route 40 is acceptable to the State Roads Commission.

Considerable problems have been experienced at the site with vehicles backed up on the highway waiting to enter the car wash. It is expected that the addition of gasoline pumps can only augment the problem.

FIRE DEPARTMENT

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION

No bearing on student population.

ZONING ADMINISTRATION DIVISION

This office is withholding approval until such time as revised plans are submitted indicating the following:

1. Circulation through the site for gas customers only.
2. The proposed width and close section curb and gutter for Old Frederick Road and Chrysler Place.
3. Concrete curb to channelize the stack area for the waiting cars. The closure of the proposed entrance from Chrysler Place.

Very truly yours,
Oliver L. Myers
Chairman

Enclosure

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 Redistricting should be had; and it further appearing that by reason of the requirements of Sections 405.4D.4., 419.4D.1., and 502.1 of the Baltimore County Zoning Regulations having been met...

This is Combination Car Wash, and Auto Glass and Installation Shop. It is ORDERED by the Zoning Commissioner of Baltimore County this 8th day of October, 1967, that the herein described property or area should be and the same is hereby redistricted; from C.T. to C.S.A. Use in Combination Car Wash and Auto Glass 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 State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Redistricting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of October, 1967, that the above redistricting 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 and/or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the 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...

a Variance to permit a twenty-eight (28) foot frontage instead of the required ninety (90) foot frontage, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of October, 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 twenty-eight (28) foot frontage instead of the required ninety (90) foot frontage, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of October, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR REDISTRICTING, SPECIAL EXCEPTION AND VARIANCE. EDWARD D. HARTMAN, Petitioner, for himself and for the use and benefit of the property located at 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commission of Baltimore County, by authority of the Charter and Ordinances of Baltimore County, and the Zoning Act and Regulations of Baltimore County, and subject to public hearing...

OFFICE OF THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 August 24, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hartman, Zoning Commissioner of Baltimore County, as inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one month before the 24th day of August, 1970, that is to say, the same was inserted in the issue of August 20, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

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 two issues before the 24th day of August, 1970, the first publication appearing on the 20th day of August 1970.

THE JEFFERSONIAN

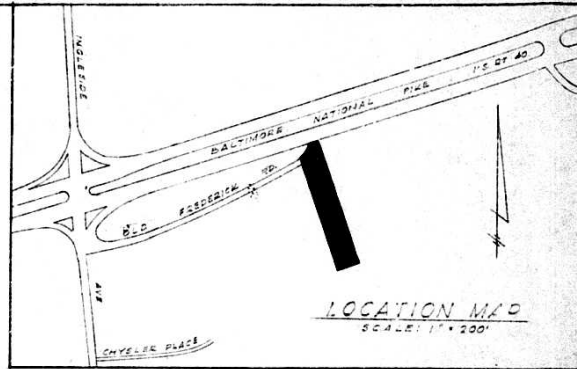
Manager

Cost of Advertisement, \$

INVOICE No. 73864 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. Revenue Division COURT HOUSE TOWSON, MARYLAND 21204. To: Messrs. Edmund, Schuler & Short 6635 Baltimore National Pike Baltimore, Md. 21228. TOTAL AMOUNT \$91.50. Description: Advertising and posting of property for Estate of Eugene S. Mallman 8/1-8/70.

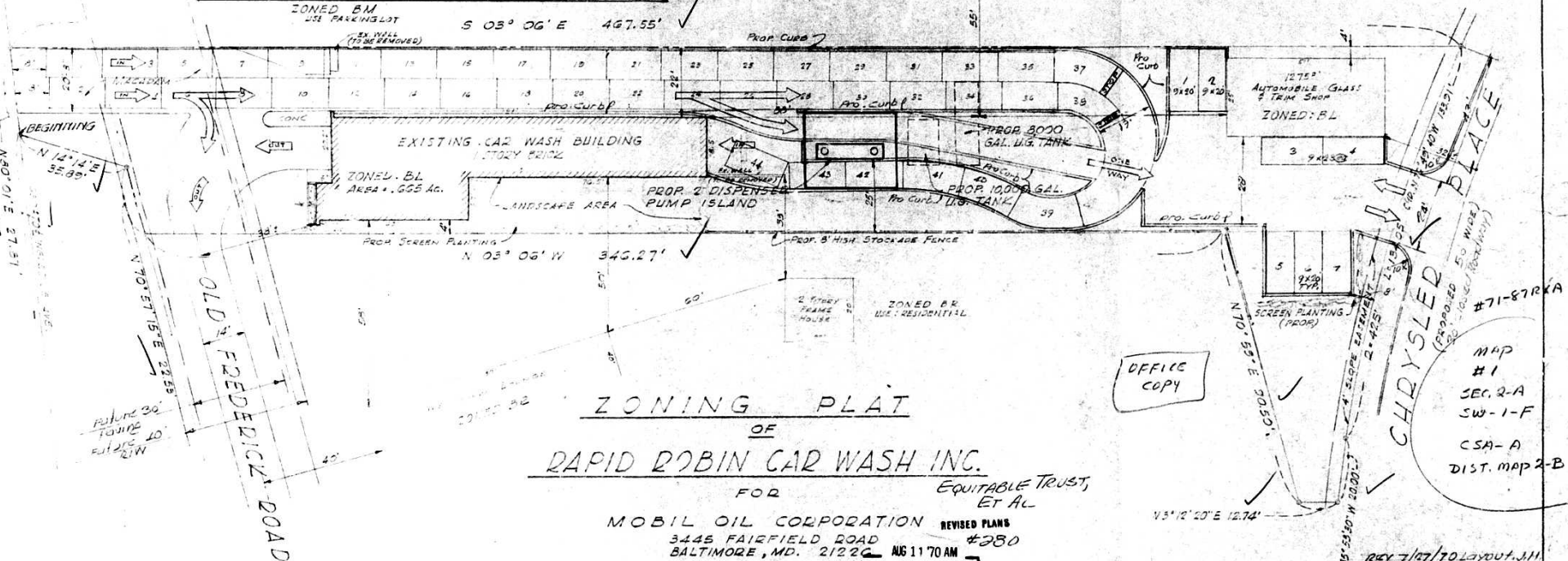
INVOICE No. 73772 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. Revenue Division COURT HOUSE TOWSON, MARYLAND 21204. To: Fred E. Mallman, Esq. 282 Loyola Federal Building Towson, Md. 21204. TOTAL AMOUNT \$50.00. Description: Petition for Redistricting, Special Exception and Variance for Estate of Eugene S. Mallman, et al 8/1-8/70.

BALTIMORE
U.S.
NATIONAL
ROUTE 40
PIKE
(100' WIDE)



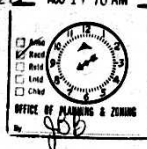
NOTES:
ELECTION DISTRICT NR1 BALTIMORE COUNTY, MD.
EXISTING ZONING: BL
EXISTING DISTRICT: CT
PROPOSED DISTRICT: CSA - WITH SPECIAL EXCEPTION, FOR USE IN COMBINATION
CAR WASH, AUTO. GLASS, & INSTALLATION SHOP ALSO VARIANCE TO PERMIT 25' FRONTAGE INSTEAD OF 20' AS REQ'D. BY 403.4-A-1
1 DISPENSER ISLAND WITH TOTAL SERVICING SPACES 4
2 EACH DUAL DISPENSER TOTAL SERVICING BAYS 9
PUMPS CAPABLE OF SERVING TOTAL BAYS & SPACES 9
3 CARS AT ANY ONE TIME TOTAL BAYS & SPACES 9
SITE AREA REQUIRED: TOTAL BAYS & SPACES 4x1800 = 6300 SQ. FT.
PROPOSED ANCILLARY USE: SALES OF SMALL AUTO. PARTS & ACCESSORIES, ETC. - ITEM 405.4-C-2, 8 & 12
TOTAL AREA REQUIRED: 6' x 1275' = 7650 SQ. FT.
TOTAL AREA 20,068 SQ. FT.
NO. OF DRIVEWAYS: FRONT STREET 1 - REAR STREET 1
REQUIRED FRONTAGE: 200'
ACTUAL SITE WIDTH: 127.87' ± FT.
LANDSCAPE AREA: 1750 SQ. FT.
6' x 25' PARCELS: 1160 SQ. FT.
LANDSCAPING CONSISTS OF YEMU (SEMI TAXUS), ACUTUS, CAMELLIA JAPONICA OR EQUIVALENT
LIGHTING: 1
PARKING: PER CAR WASH AS DEFINED IN SECTION 4-1.2. 40' x 4' IN CAR STORAGE REQUIRED, 44 SPACES PROVIDED
PARKING FOR ANCILLARY USE: 7 REQ'D, 7 PROVIDED

ZONED B.M.
FAIRLANES BOWLING LANES



ZONING PLAT OF RAPID ROBIN CAR WASH INC.

FOR
MOBIL OIL CORPORATION
3445 FAIRFIELD ROAD
BALTIMORE, MD. 21222
EQUITABLE TRUST,
ET AL.
REVISED PLANS
#380
AUG 11 70 AM



EVANS, HAGAN & HOLDEFER
SURVEYORS AND CIVIL ENGINEERS
4700 ELSBROOK PARK / BALTIMORE, MD. 21214
(301) 426-2144
DATE: 2-10-70 SCALE: 1" = 20'
DWG. NO. 2791

