PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

72-139-X #59

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James P. Brennan, Trustee 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 BL zone to an 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 an automatic car wash and a gasoline 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.

BP CORPORATION

BY Floyd C. Shem
Contract purchaser

James P. Brennan, Trustee
Legal Owner

Address

Address 1222 Market Street
Wilmington, Delaware 19801

BY Ronald J. Kearns
Petitioner's Attorney

Protestant's Attorney

Address 1760 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of November, 197 1, 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 6th day of December 197 1, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING DATE 2/4/72 BY

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

72-139-X 59

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James P. Brennan, Trustee 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 undistrict to a CNS district; 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

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.

BP CORPORATION

BY
Contract purchaser

James P. Brennan Trustee
JAMES P. BRENNAN, TRUSTEE
Legal Owner

Address

Address 1222 Market Street
Wilmington, Delaware 19801

BY Ronald J. Kearns
Petitioner's Attorney

Protestant's Attorney

Address 1760 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of November, 1971, 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 6th day of December, 1971, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING DATE 2/4/72

RE: PETITION FOR REDISTRICTING from Undistricted to C.N.S. District and SPECIAL EXCEPTION for Automatic Car Wash and Automatic Service Station NW/S Eastern Ave. 113.41' NE of Kitty Hawk Road 15th District

James P. Brennan, Trustee
BP Corporation, Contract Purchaser

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

County Board of Appeals No. 72-139-RX

* * * * * * * * * * * *

PETITION

The Petition of Clarence Cox, Protestant, by John E. Bohlen, Jr., his attorney, respectfully represents unto your Honors:

1. That he is one of the protestants regarding the subject matter of this appeal.

2. The action of the County Board of Appeals of Baltimore County in granting the redistricting of the above property by its Order of July 26, 1972, was erroneous for the following reasons:

(a) The action of the County Board of Appeals of Baltimore County was unreasonable, arbitrary and unlawful in that it was contrary to the evidence and the weight of the evidence.

(b) The County Board of Appeals of Baltimore County misconstrued and misinterpreted the evidence before it.

(c) The decision of the County Board of Appeals of Baltimore County was not supported by any substantial evidence in the record.

(d) The County Board of Appeals of Baltimore County erroneously interpreted the law.

(e) The uncontradicted evidence showed that the property was not suited for the subject redistricting and did not meet the requirements of the zoning regulation.

WHEREFORE, the Protestant prays that this Honorable Court reverse the action of the County Board of Appeals of Baltimore County, and grant such other and further relief as may be appropriate.

Rec'd 8/23/72 9:15 am

RE: PETITION FOR REDISTRICTING FROM Undistricted to C.N.S. District and SPECIAL EXCEPTION for Automatic Car Wash and Automatic Service Station NW/S Eastern Ave. 113.41' NE of Kitty Hawk Road 15th District

James P. Brennan, Trustee
BP Corporation, Contract Purchaser

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

County Board of Appeals No. 72-139-RX

* * * * * * * * * * * *

MR. CLERK:

Please dismiss the Appeal in the above case per the request of my client Clarence A. Cox.

JOHN E. BOHLEN, JR.
Attorney for Protestant
6708 Belair Road
Baltimore, Maryland 21206
665-9477

I hereby certify that a copy of the foregoing was mailed to the County Board of Appeals of Baltimore County, County Office Building, Towson, Maryland 21204 and to Ronald J. Kearns, Esq., Attorney for the Petitioners, 1760 Eastern Boulevard, Baltimore, Maryland 21221, on this 18th day of September, 1972.

JOHN E. BOHLEN, JR.

Rec'd 9/18/72 9:00 AM

OFFICE PHONE 823-2162 RESIDENCE PHONE 665-5247

William G. Ulrich, Jr.
— COUNTY SURVEYOR —
Professional Land Surveyor

18 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same on the northwest right of way line of Eastern Avenue (60 feet wide) at the northeasternmost corner of lot No. 1 of the plat of Section One Edgewater Addition as recorded among the plat records of Baltimore County in Plat Book No. 13 folio 24 etc. at the distance of 113.41 feet measured northeasterly from the center line of Kitty Hawk Road running thence and binding on the northernmost outline of Section One Edgewater Addition north 54 degrees 13 minutes 11 seconds west 235.51 feet to the southeasternmost right of way line of Eastern Boulevard, running thence and binding on the said easternmost right of way line north 51 degrees 48 minutes 12 seconds east 327.55 feet, running thence leaving Eastern Boulevard south 54 degrees 10 minutes 50 seconds east 145.30 feet to intersect the aforesaid northwest right of way line of Eastern Avenue running thence and binding on said northwest right of way line of Eastern Avenue south 35 degrees 49 minutes 10 seconds west 314.72 feet to the place of beginning.

Containing 1.375 acres of land more or less.

3230 — STATE OF MARYLAND

William G. Ulrich Jr.

JOHN E. BOHLEN, JR.
Attorney for Protestants
6708 Belair Road
Baltimore, Maryland 21206
665-9477

I hereby certify that a copy of the foregoing Petition was served on the County Board of Appeals of Baltimore County, County Office Building, Towson, Maryland 21204, prior to the filing hereof and a copy of same was sent to Ronald J. Kearns, Esq., Attorney for the Petitioners, 1760 Eastern Boulevard, Baltimore, Maryland 21221, on this 23rd day of August 1972.

JOHN E. BOHLEN, JR.

Appealed 8/21/72

RE: PETITION FOR REDISTRICTING from Undistricted to C.N.S. District and SPECIAL EXCEPTION for Automatic Car Wash and Automatic Service Station NW/S Eastern Avenue 113.41 feet NE of Kitty Hawk Road 15th District

James P. Brennan, Trustee
BP Corporation, Contract Purchaser

Zoning File No. 72-139-RX

Clarence A. Cox, et al
Protestants-Appellants

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW

Misc. Docket No. 9
Folio No. 220
File No. 4985

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 1101-8(d) of the Maryland Rules of Procedure, Walter A. Reiter, Jr., W. Giles Parker and William H. Gaffney, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the appeal to the representative of every party to the proceeding before it; namely, Ronald J. Kearns, Esq., 1760 Eastern Boulevard, Baltimore, Maryland 21221, attorney for the Petitioners, and John E. Bohlen, Jr., Esq., 6708 Belair Road, Baltimore, Maryland, 21236, attorney for the Protestants, a copy of which Notice is attached hereto and prayed that it may be made a part thereof.

Muriel E. Buddemeier
County Board of Appeals of Baltimore County
County Office Building, Towson, Md. 21204
Tel. - 494-3180

I HEREBY CERTIFY that a copy of the aforegoing Certificate of Notice has been mailed to Ronald J. Kearns, Esq., 1760 Eastern Boulevard, Baltimore, Maryland, 21221, attorney for the Petitioners, and John E. Bohlen, Jr., Esq., 6708 Belair Road, Baltimore, Maryland, 21236, attorney for the Protestants, on this 23rd day of August, 1972.

Muriel E. Buddemeier
County Board of Appeals of Baltimore County

cc: Zoning
Kearns, Esq.
Bohlen, Esq.

Rec'd 8/23/72 9:45 am

RE: PETITION FOR REDISTRICTING from Undistricted to C.N.S. District and SPECIAL EXCEPTION for Automatic Car Wash and Automatic Service Station NW/S Eastern Ave. 113.41' NE of Kitty Hawk Road 15th District

James P. Brennan, Trustee
BP Corporation, Contract Purchaser

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

County Board of Appeals No. 72-139-RX

* * * * * * * * * * * *

ORDER FOR APPEAL

MR. CLERK:

Please enter an appeal to the Circuit Court for Baltimore County on the decision rendered by the County Board of Appeals in the above case, on behalf of Clarence A. Cox and others.

JOHN E. BOHLEN, JR.
Attorney for Protestants-Appellants
6708 Belair Road
Baltimore, Maryland 21206
665-9477

I HEREBY CERTIFY, that on this 18th day of August, 1972, a copy of the aforegoing was mailed to County Board of Appeals for Baltimore County and Ronald J. Kearns, Esq., Attorney for the Petitioners, 1760 Eastern Boulevard, Baltimore, Maryland 21221.

JOHN E. BOHLEN, JR.

Rec'd 8/23/72 9:45 am

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

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of, 197 that the herein described property or area should be and the same is hereby reclassified; from a zone to a zone, and/or a Special Exception for a should be and the same is granted, from and after the date of this order.

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 petition for Automatic Car Wash and Automative Service Station is not in conformance with Section 502.1 of the Baltimore County Zoning Regulations

that the above reclassification should NOT BE MADE, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of February, 1972 ~~that the above reclassification be and the same is hereby DENIED and the above described property or area be and the same is hereby continued as and to remain~~ and/or the Special Exception for Automatic Car Wash and Automatic Service Station 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 petition was not in accordance with Section 205.2B of the Baltimore County Zoning Regulations~~

the above Re-districting should be had; and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of, 196, that the herein described property or area should be and the same is hereby re-districted; from to a district and/or a Special Exception for a should be and the same is granted, from and after the date of this order.

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 petition was not in accordance with Section 205.2B of the Baltimore County Zoning Regulations~~

the above Re-districting should NOT BE HAD, ~~and/or the Special Exception should NOT BE GRANTED~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of February, 1972, 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~~ and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 2/4/72
BY B. Christena Ale
Petitioner's Attorney

RE: PETITION FOR REDISTRICTING from Undistricted to C.N.S. District and SPECIAL EXCEPTION for Automatic Car Wash and Automotive Service Station NW/S Eastern Ave. 113.41' NE of Kitty Hawk Road 15th District

James P. Brennan, Trustee
BP Corporation, Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

No. 72-139-RX

: : : :

OPINION

This case comes before the Board on an appeal by the Petitioner from an Order of the Zoning Commissioner which denied the request for a district and a special exception. The subject property contains approximately 58,000 square feet, and is located on a triangular wedge of land formed by the converging streets of Eastern Avenue and Eastern Boulevard. The property is in the Fifteenth Election District of Baltimore County, approximately 113 feet northeast of Kitty Hawk Avenue. The site is now zoned B.L., and is now vacant and unimproved. The property enjoys a frontage of approximately 314 feet on the northwest side of Eastern Avenue, and additional frontage of approximately 327 feet on the northeast side of Eastern Boulevard. The Petitioner seeks a C.N.S. District and a special exception for an Automatic Car Wash and an Automotive Service Station.

The subject property is situated between John's Tavern and the Hawthorne Inn. An operating two bay Shell station is located approximately 125 feet northeast of the site at the apex of this wedge of land. The Petitioner's plans for the site may be examined as detailed on Petitioner's Exhibit No. 3.

Concerning that portion of this petition which deals with the request for a C.N.S. District, the Board has been presented with rather conflicting basic evidence. It seems as if the official 1000 foot scale Baltimore County zoning map indicates that the subject property is now within a C.N.S. District, while the 200 foot scale map reflects the subject property as within an undistricted area. Norman E. Gerber, Chief of Land Use and Master Plan Section of the Baltimore County Office of Planning, introduced a copy of County Council Bill #32, adopted March 10, 1972, which indicates that both maps might be considered the "official zoning map." Section 2 of the statute states that the official map

"is a series of maps drawn to the scale of 1" = 200' and 1" = 1000'. However, the statute in Section 3 further states: "The Zoning Commissioner of Baltimore County shall conclusively determine the location and dimensions of zone and district boundaries from the official 200 scale zoning map." This Board is hard pressed to determine if this section of the Act would make one map more official than the other. Testimony before the Board indicated that the 1000 foot scale maps were posted on the wall at the public hearings prior to their adoption, while the 200 foot scale maps were available at the tables upon specific request. Considering this fact, and being sure that the County Council had no idea of this conflict, it would seem to the Board that the general public and most probably the majority of the County Council, if not all of said Body, were in fact relying on the 1000 foot scale map on public display and hence had intended to district this area as a C.N.S. District.

Regardless of which map one might choose, this Board is charged with the duty of weighing de novo the evidence and testimony concerning this petition, and in this scope the Board has carefully considered the elements of a C.N.S. District as set out in the Zoning Regulations. Section 259.2B of the Baltimore County Zoning Regulations defines a C.N.S. District as follows:

> "C.N.S.District - Commercial, Neighborhood Shopping. C.N.S. Districts may be applied only to certain existing or proposed centers of business activity which are on land zoned B.L., B.M., B.R., and/or M.L., any one of which centers must be intended to: include at least one supermarket or grocery store; have less than 15 retail stores in total; have no department store, junior department store, nor, ordinarily, variety (dime) store; and serve a resident neighborhood population of approximately 10,000 persons or less. A planned shopping center having such characteristics may lie wholly or partially within a C.N.S. District."

Considering the evidence and testimony presented in this case, including Petitioner's Exhibit No. 3 and the specific information of the surrounding commercial and residential uses, it is the judgment of this Board that this site, as proposed to be developed by the Petitioner, would satisfy those elements of the C.N.S. District definition so as to be included within same.

It cannot be said that the witnesses in this case came to the Board without

cause, as the Petitioner presented three employees of the BP Oil Company, the firm that wishes to develop this site, and a real estate broker who had worked for an oil company for a number of years. The Protestants, not to be outdone, presented four competing gas station and/or car wash operators from the immediate area, and the operator of a tavern adjoining the site. Needless to say, each presented excellent testimony upon direct examination. As previously stated, the Petitioner seeks special exceptions for an Automatic Car Wash and an Automotive Service Station. In order to obtain the exceptions the Petitioner must satisfy Section 502.1 and Bill #40 as it pertains to the automotive service station. The evidence and testimony as to the number of abandoned gas stations near the subject property is in conflict; however, it is clear and uncontradicted that at least three of these locations were closed by a taking of the State Highway Administration for the Southeast Expressway. It also seems that at least one other site was not abandoned but was converted to another use, as its life as a modern service station had apparently expired. The preponderance of testimony seemed to indicate that the number of abandoned gas station sites within the intent of Bill #40 did not exceed the allowable maximum.

The Petitioner has satisfied this Board concerning the element of need. Again, there is various testimony on both sides of this issue, but the Board was impressed by the testimony from the Petitioner's witnesses which clearly indicate a need. Some of the interesting factors on this element would be that the displaced market needs caused by the closing of at least three gas stations through recent S.H.A. takings for new roads would be only partially satisfied by the granting of the subject petition. The discussion for need of modern automotive service stations which encompass new thinking in that some dispense only gasoline, contemplate no car repair work, and include a car wash facility. The recent market acceptance of entity seems to clearly justify the need factor.

As to the elements of Section 502.1, traffic is the major factor. The Board notes the comments of the Department of Traffic Engineering: "The special exception for a car wash is not expected to create any traffic problems." The Board was also impressed by the evidence and testimony concerning the amount of on site stacking for the car

wash, which this Board feels is representative of approved plot designs in the field and will keep traffic from backing up onto the roadways. Other testimony concerning the handling of the combination gas station and/or car wash traffic seemed to satisfy Section 502.1. After further reviewing the testimony and evidence presented in this case concerning the other elements of Section 502.1, the Board is satisfied that the granting of these special exceptions will not violate same. Therefore, it is the judgment of this Board that this property shall be districted a C.N.S. District, and that the requested special exceptions for an Automatic Car Wash and an Automotive Service Station shall be granted.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 26th day of July, 1972, by the County Board of Appeals ORDERED, that the redistricting from Undistricted to C.N.S. District petitioned for be and the same is hereby GRANTED; and it is

FURTHER ORDERED, that the Special Exception for an Automatic Car Wash petitioned for be and the same is hereby GRANTED; and it is

FURTHER ORDERED, that the Special Exception for an Automotive Service Station petitioned for be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 800, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Acting Chairman

W. Giles Parker

William H. Gattrey

PETITION FOR REDISTRICTING AND SPECIAL EXCEPTION
15th DISTRICT
ZONING: From Undistricted to C.N.S. District, Petition for Special Exception for an Automatic Car Wash and Automotive Service Station
LOCATION: Northwest side of Eastern Avenue 113.41 feet Northeast of Kitty Hawk Road
DATE & TIME: Monday, December 6, 1971 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: Undistricted
Proposed District: C.N.S.
Petition for Special Exception for an Automatic Car Wash and Automotive Service Station

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same on the northwest side of Eastern Avenue 20 feet wide at the northeast end of the terminus of Line No. 1 of the plat of Section One Edgewater Addition, recorded in Baltimore County in Plat Book No. 13 folio 34 etc. at the junction of Kitty Hawk Road and running thence and binding on the northwest side of Eastern Avenue as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, December 6, 1971 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Nov. 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 18, 19 71

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each of~~ one time ~~successive weeks~~ before the 6th day of December, 19 71, the first publication appearing on the 18th day of November 19 71.

THE JEFFERSONIAN,

By L. Leander Strubinger
Manager

True Copy Test:

Cost of Advertisement, $

Zoning Commissioner of Baltimore County

PETITION FOR REDISTRICTING AND SPECIAL EXCEPTION
15th DISTRICT
ZONING: From Undistricted to C.N.S. District, Petition for Special Exception for an Automatic Car Wash and Automotive Service Station
LOCATION: Northwest side of Eastern Avenue 113.41 feet Northeast of Kitty Hawk Road
DATE & TIME: MONDAY, DECEMBER 6, 1971 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: Undistricted
Proposed District: C.N.S.
Petition for Special Exception for an Automatic Car Wash and Automotive Service Station

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same on the northwest side of Eastern Avenue 20 feet wide at the northeast end of the terminus of Line No. 1 of the plat of Section One Edgewater Addition, recorded in Baltimore County in Plat Book No. 13 folio 34 etc. at the junction of Kitty Hawk Road and running thence and binding on the northwest side of Eastern Avenue as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, December 6, 1971 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Nov. 18

THE ESSEX TIMES ORIGINAL
809 EASTERN BLVD 687-7900
BALTIMORE, MD. 21221

November 22, 1971

THIS IS CERTIFY, that the annexed advertisement of

S. Eric Dinenna, Zoning Commissioner of Baltimore County

was inserted in THE ~~XXXXXXXX~~ TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One ~~XXXXXXX~~ week/s before the 22nd day of Nov., 1971 that is to say, the same was inserted in the issue/s of November 16, 1971.

STROMBERG PUBLICATIONS Inc.

By Ruth Morgan

FEB 21 1973

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zoning Commissioner Date December 4, 1971

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #72-139-ASPH, Northwest side of Eastern Avenue 113.41 feet northeast of Kitty Hawk Road.
Petition from Undistricted to C.N.S. District.
Petition for special exception for an automatic car wash and automotive service station.
James P. Brennan, Trustee - Petitioner

15th District

HEARING: Monday, December 6, 1971 (11:00 A.M.)

The planning staff has reviewed the subject petition and has the following advisory comments to make:

The staff is of the opinion there is no justification for a C.N.S. District or a service station within this location at the present time because:

1. This parcel and the adjacent tracts do not meet the legislative intent for a C.N.S. District (a C.N.S. District must be intended to include at least one supermarket or grocery store; have less than 15 retail stores in total; have no department store, junior department store, etc.)

2. There does not appear to be any potential for development of a supermarket or grocery store on, or immediately adjacent to, this site.

3. At present, there appear to be 9 existing stations within a half-mile radius, and 20 existing stations within a one-mile radius. There are 2 abandoned stations within a half-mile radius and a total of 4 abandoned stations within one mile.

Although we disagree with that petition too, reference is made to petition number 72-141 RXA wherein a request for a variance to permit a C.N.S. District without a supermarket or grocery store was included. Is there then an inconsistency in required form between the two petitions?

GEG:mh

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
(BERKLEY FEDERAL BUILDING)
ESSEX, MARYLAND 21221

ASSOCIATES
IRVIN N. CAPLAN
CHARLES E. FOOS, III
ALFRED M. WALMENT

MUROCK 6-8274

March 1, 1972

John A. Slowik, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: James P. Brennan, Trustee (BP Corp., Contr.Purchaser)
Your File No. 72-139-RX

Dear Mr. Slowik:

I am in receipt of your letter of February 28, 1972 concerning the above captioned case. Please be advised that attorney, Ronald Kearns will be representing the Petitioner at the hearing before your Board. I would appreciate, therefore, your striking my name as co-counsel for said Petitioner.

Very truly yours,

Robert J. Romadka

RJR/dsl

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

OLIVER L. MYERS
Chairman

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

November 12, 1971

Ronald J. Kearns, Esq.,
1760 Eastern Blvd.,
Baltimore, Maryland 2122!

RE: Type of Hearing: Special Exception for Car Wash
Location: W/S Eastern Ave., 500' SW of Eastern Blvd.
Petitioner: James P. Brennan, Trustee
Present Zoning: B.L.
Proposed Zoning: Special Exception for Car Wash
15th District
Item 59

Dear Sir:

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 located on the southwest side of Eastern Blvd. and is currently a vacant tract of land that lies adjacent to a restaurant on the east and commercial properties on the west. There is no curb and gutter existing along Eastern Blvd. However, there is curb and gutter existing along Eastern Avenue. There are apartments on the north side of Eastern Blvd. directly opposite this location.

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:

Eastern Avenue is an improved County road on a 60 foot right-of-way in the vicinity of this property. Sidewalk will be required to be constructed along the frontage of this property in connection with any grading or building permit application. Further, the construction or reconstruction of any sidewalk, curb and gutter, entrance, etc. required in connection with the further development of this site will be the full responsibility of the Developer.

Ronald J. Kearns, Esq.,
Page 2
Item 59
November 12, 1971

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Eastern Boulevard (Maryland Rt. 150) is a State road; therefore, all improvements, intersections, and entrances on this road will be subje t to State Highway Administration requirements.

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.

In accordance with the drainage policy for this type development, the petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Eastern Boulevard (Maryland Rt. 150) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration.

The petitioner is cautioned that no encroachment by construction of any structure including footings will be permitted within the drainage and utilities easement which traverses this site. During the course of grading or construction required to further develop this property, protection must be afforded by the contractor to prevent damage to the existing storm drainage system. The protection of this drain and any damage sustained would be the full responsibility of the petitioner.

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.

Water:

Public water supply is available and serves this site.

Ronald J. Kearns, Esq.,
Page 3
Item 59
November 12, 1971

Sanitary Sewer:

Public sanitary sewerage is available and serves this site. However, the petitioner is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any ashes, cinders or rags - flammable, poisonous, or explosive liquids - gases, oils, grease, or any other material which would or could obstruct, damage or overload such system or sewer.

The petitioner is responsible for the preparation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal; or, the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

The petitioner must submit a plan indicating satisfactory means for the disposal of the (wash-rack effluent) or (industrial waste), storm drainage and sanitary sewage, before an application for a building permit can be approved.

STATE HIGHWAY ADMINISTRATION:

The proposed entrances to the subject site from Eastern Boulevard must be radius return type. The westerly entrance must be located directly opposite the median crossover.

The plan must indicate concrete curb on a line at some point between the right of way of Eastern Boulevard and the lot.

A storm drain inlet must be constructed near the West property line at the location of the proposed manhole.

It is our opinion that the plan should be revised prior to a hearing date being assigned.

The entrances from Eastern Boulevard will be subject to State Highway Administration approval and permit.

Ronald J. Kearns, Esq.
Page 4
Item 59
November 12, 1971

DEPT. OF TRAFFIC ENGINEERING:

The special exception for a carwash is not expected to create any traffic problems.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

1) The entrances are subject to the approval of the State Highway Administration and the Department of Traffic Engineering.

2) Adjacent property owners and uses must be shown.

3) The drive around the circle must be widened to allow for vehicles to exit without passing through car wash.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Metropolitan water and sewers are available to the site.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

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.

Ronald J. Kearns, Esq.
Page 5
Item 59
November 12, 1971

This office is accepting the subject petition. However, we are requesting that revised plans be submitted to this office prior to the hearing, indicating those items requested by the State Highway Administration and Project Planning Division, of the Office of Planning & Zoning.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

4 Signs

#72-139-RX

District 15th Date of Posting Nov. 18, 71

Posted for: Hearing Monday Dec. 6, 1971 @ 11:00 A.M.

Petitioner: James P. Brennan, Trustee - Commercial Credit Corp.

Location of property: W/S Side of Eastern Ave. 113.41 N.E. of Kitty Hawk Rd.

Location of Signs: #1 - 2 Posted on Thru Eastern Blvd. & Posted on odd Eastern N/S of approx. 113.41 N.E. of Kitty Hawk Rd.

Remarks:

Posted by Mark H. Weiss (Signature) Date of return 11-24-71

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: OLM

Revised Plans:
Change in outline or description ___Yes ___No

Previous case:

Map #

#72-139-

Appeal

1 Sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 3-9-72

Posted for:

Petitioner: B. P. Corp.

Location of property: NW/S Eastern ave 113.41' NE Kitty Hawk Rd

Location of Signs: 1 Sign Posted approx 113.41' NE Kitty Hawk Rd facing Eastern ave

Remarks:

Posted by Mark H. Hess Date of return: 3-16-72
Signature

Ronald J. Kearns, Esq.,
1760 Eastern Blvd.,
Baltimore, Maryland 2122

Item 59

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 19th day of October 1971

S. ERIC DINENNA,
Zoning Commissioner

Petitioner: James P. Brennan, Trustee

Petitioner's Attorney Ronald J. Kearns Reviewed by
Chairman of
Advisory Committee

ONE
494-2413

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

No. 74031

DATE 8/25/72

BILLED BY:
County Board of Appeals
(Zoning)

TO:
John E. Bohlen, Jr., Esq.
4708 Belair Road
Baltimore, Md. 21236

DEPOSIT TO ACCOUNT NO. 01.712 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT $17.00 COST
	Cost of certified documents in Case No. 72-139-RX	$17.00
	NW/S of Eastern Ave. 113.41' NE of Kitty Hawk Road 15th District	
	James P. Brennan, Tr. (BP Corporation, contr.pur.) Petitioner	
4		

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

BALTIMORE COUNTY, MARYLAND No. 291
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 15, 1971 ACCOUNT 01-662

AMOUNT $50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Ronald J. Kearns, Esq.
1760 Eastern Blvd.
Baltimore, Md. 21221
Petition for Special Exception for James P. Brennan, et al
#72-139-X 50.00 MSC

BALTIMORE COUNTY, MARYLAND No. 1438
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 9, 1971 ACCOUNT 01-662

AMOUNT $61.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Ronald J Kearns, Esq.
1760 Eastern Blvd.
Baltimore, Md. 21221
Advertising and posting of property for James P. Brennan Trustee
#72-139-RX 61.00 MSC

BALTIMORE COUNTY, MARYLAND No. 1540
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 2/15/72 ACCOUNT 01-662

AMOUNT 70.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

72-139-RX - Cost of appeal-property of Jos. P. Brennan
N/W Side Eastern Ave. N/E Kittyhawk Road
Ronald J. Kearns Esq. 70.00 MSC

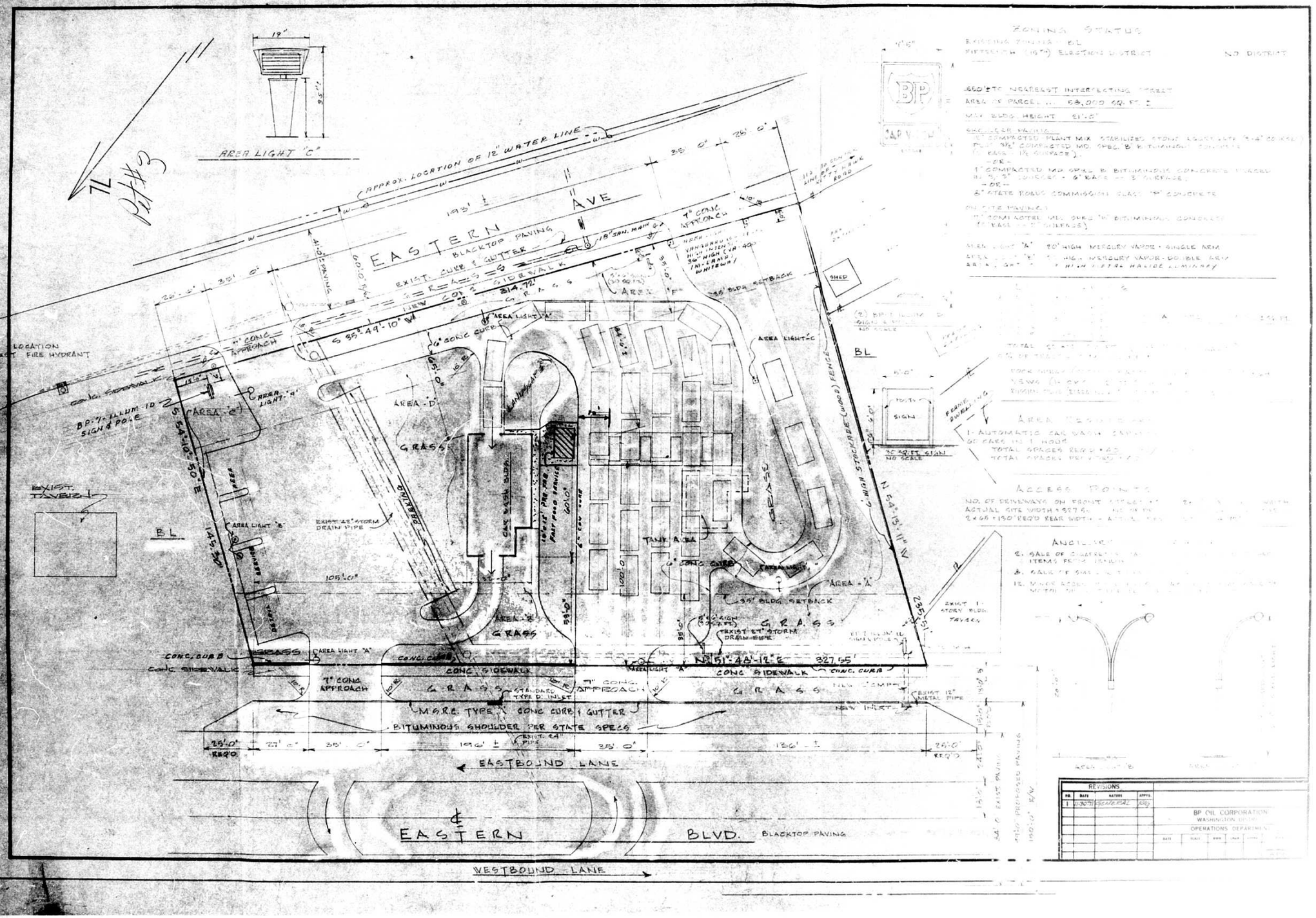
BALTIMORE COUNTY, MARYLAND No. 1561
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3/1/72 ACCOUNT 01-662

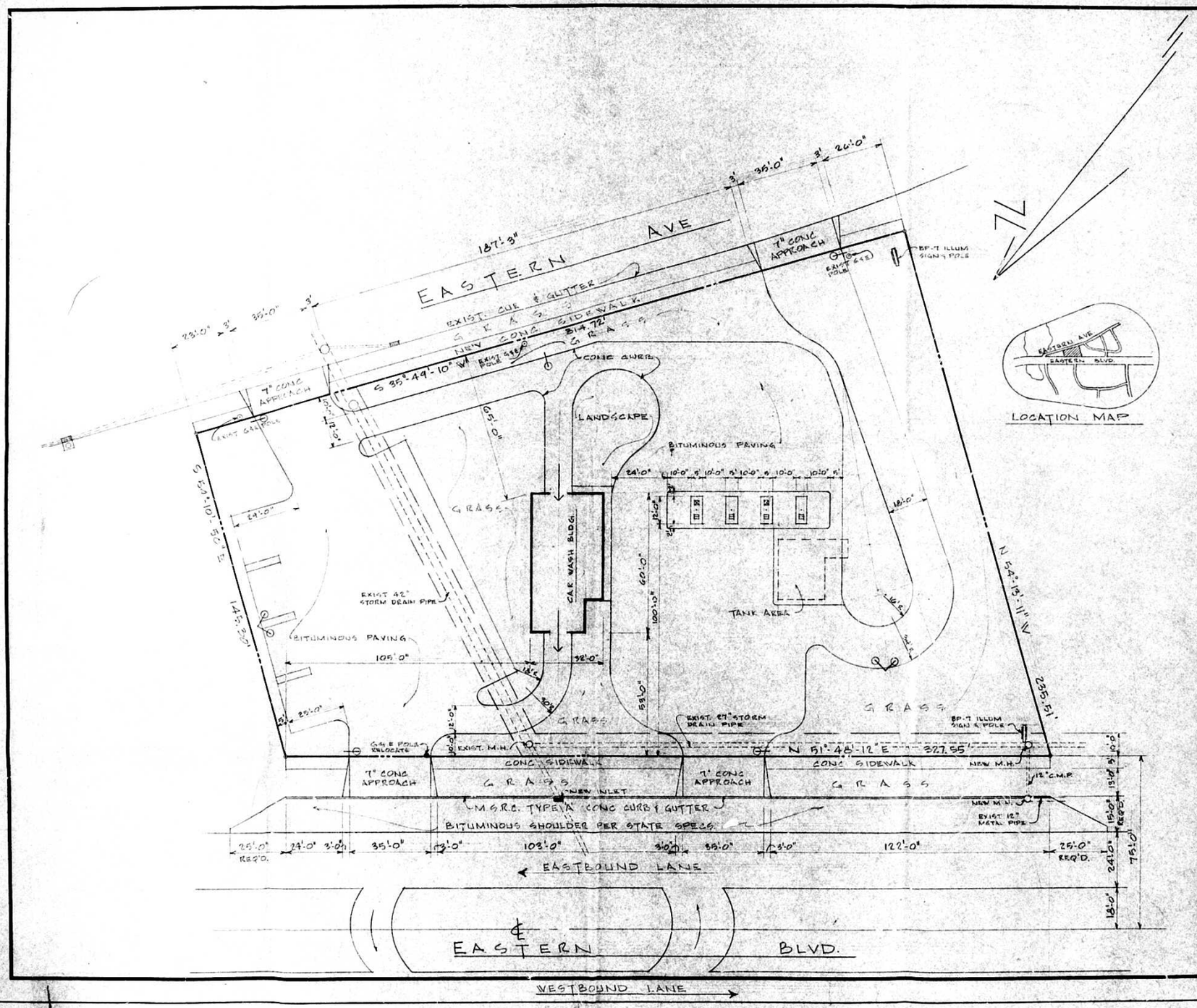
AMOUNT $5.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

No. 72-139-RX - Cost of posting property of
Jas. P. Brennan, Trustee - Eastern Ave. near
Kittyhawk Road - Ronald J. Kearns, Esq. 5.00 MSC


AREA LIGHT "C"
APPROX. LOCATION OF 12" WATER LINE
EASTERN AVE
BLACKTOP PAVING
EXIST. CURB & GUTTER
SIDEWALK
GRASS
S 85°-49'-10" W
314.72
7" CONC APPROACH
APPROX. LOCATION OF NEAREST FIRE HYDRANT
CONC. SIDEWALK
BP 7½ ILLUM ID SIGN & POLE
AREA "E"
AREA LIGHT "A"
AREA "D"
AREA LIGHT "B"
EXIST. TAVERN
BL
EXIST. 48" STORM DRAIN PIPE
CAR WASH BLDG.
PARKING
TANK AREA
AREA "C"
AREA "A"
AREA "B"
35' BLDG. SETBACK
EXIST. 1 STORY BLDG. TAVERN
EXIST. 24" STORM DRAIN PIPE
N 51°-48'-12" E 327.55
CONC. CURB
CONC. SIDEWALK
STANDARD TYPE D INLET
M.S.R.C. TYPE "A" CONC CURB & GUTTER
BITUMINOUS SHOULDER PER STATE SPECS
EXIST. 12" METAL PIPE
NEW INLET
EASTBOUND LANE
EAST BOUND LANE
℄ EASTERN BLVD.
BLACKTOP PAVING
WESTBOUND LANE
N 54°-15'-11" W
235.51'
S 54°-10'-50" E
141.42'
6' HIGH STOCKADE (WOOD) FENCE
SHED
SIGN
30 SQ. FT. SIGN NO SCALE
(2) BP 7½ ILLUM. SIGNS & POLES NO SCALE
ZONING STATUS
EXISTING ZONING - B1
PITTSBURGH (19TH) ELECTION DISTRICT
NO DISTRICT
660'± TO NEAREST INTERSECTING STREET
AREA OF PARCEL ... 68,000 SQ. FT. ±
MAX BLDG. HEIGHT 21'-0"
ON-SITE PAVING
6" COMPACTED PLANT MIX STABILIZED STONE BASE (PA 2A-4 OR 2B-4)
PLUS 3½" COMPACTED MIX. SPEC. "B" BITUMINOUS CONCRETE (6" BASE - 1½" SURFACE).
-OR-
7" COMPACTED MIX SPEC. "B" BITUMINOUS CONCRETE (4" BASE - 3" SURFACE)
-OR-
8" STATE ROADS COMMISSION CLASS "P" CONCRETE
ON SITE PAVING:
7" COMPACTED MIX. SPEC. "B" BITUMINOUS CONCRETE (4" BASE - 3" SURFACE)
AREA LIGHT "A" 20' HIGH MERCURY VAPOR - SINGLE ARM
AREA LIGHT "B" 20' HIGH MERCURY VAPOR - DOUBLE ARM
AREA LIGHT "C" 9' HIGH METAL HALIDE LUMINARY
AREA REQUIREMENTS
1 AUTOMATIC CAR WASH CAPACITY OF CARS IN 1 HOUR
TOTAL SPACES REQ'D = 45
TOTAL SPACES PROVIDED = 50
ACCESS POINTS
NO. OF DRIVEWAYS ON FRONT STREET = 2
ACTUAL SITE WIDTH = 327.55'
2 x 65 + 130' REQ'D REAR WIDTH = ACTUAL
ANCILLARY
2. SALE OF CIGARETTES & ITEMS FROM TAVERN
3. SALE OF SNACKS
12. MINOR ACCESSORY METAL
REVISIONS
NO. DATE NATURE APPD.
1 11-30-71 GENERAL
BP OIL CORPORATION
WASHINGTON DISTRICT
OPERATIONS DEPARTMENT

OFFICE COPY



LOCATION MAP

DRAWINGS & SPECIFICATIONS		
DWG. NO.	DATE	TITLE

LIST OF EQUIPMENT

1- 10,000 GAL TANK (FIBERGLASS)
2- 6,000 GAL TANKS (FIBERGLASS)
1- 1,000 GAL TANK
2- 3/4 HP SUBMERGED PUMPS
4- SINGLE PRODUCT, TWIN DISPENSERS (402A)
6- SINGLE YARD LIGHTS (STARFIRE)
2- TWIN YARD LIGHTS (STARFIRE)
4- TWIN ISLAND LIGHTS (STARFIRE)
2- BP-7 ILLUM SIGN & POLE W/ CAR WASH
PAINT
SPECIAL FITTINGS
CAR WASH EQUIPMENT

BP

DISTRICT ENGR. REG. DATE

DISTRICT REG. DATE

REVISIONS			
NO.	DATE	REMARKS	APPR.

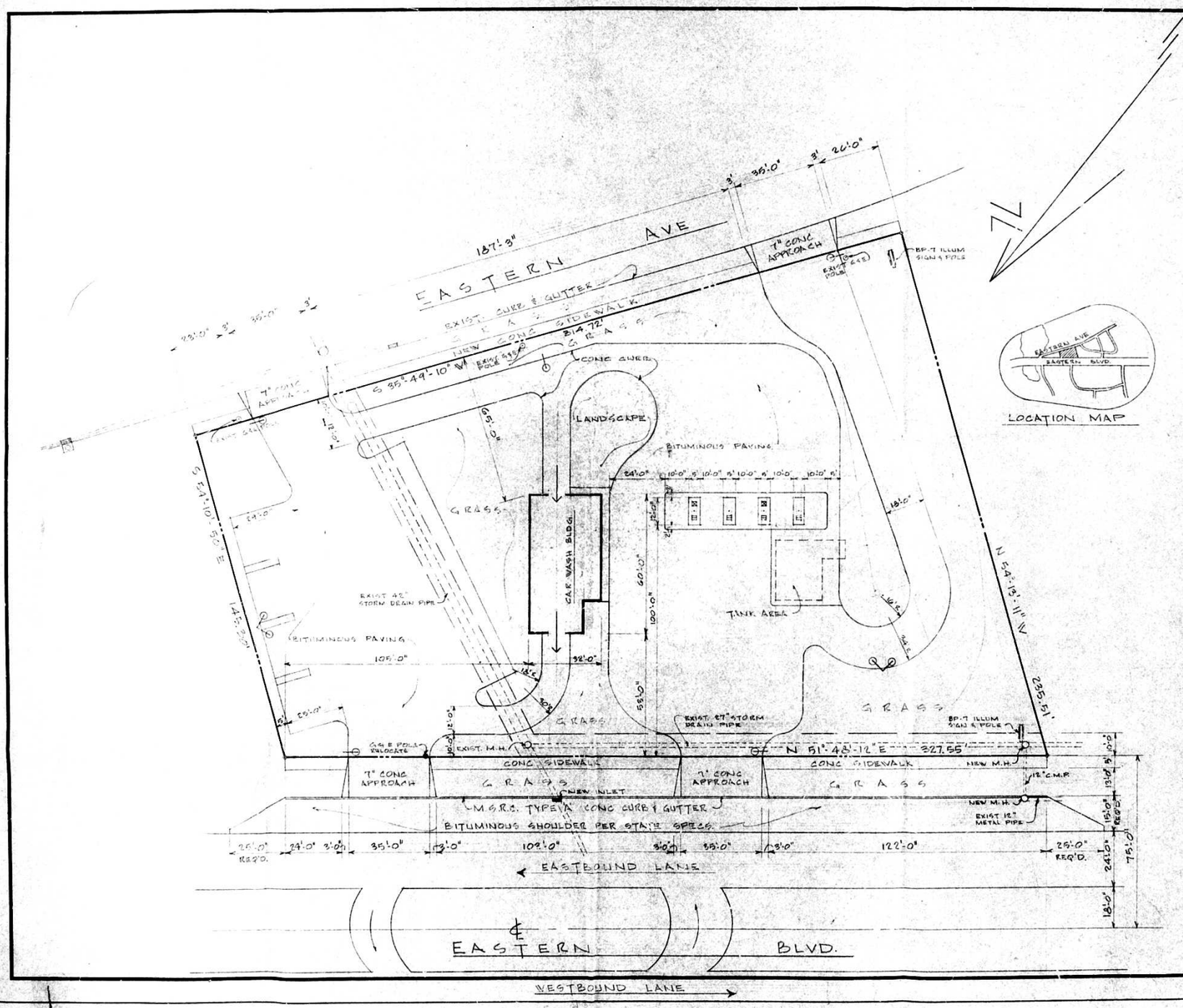
LAYOUT SKETCH
MIDDLE RIVER, BALTO. CO., MD
EASTERN BLVD & EASTERN AVE.

BP OIL CORPORATION
WASHINGTON DISTRICT
OPERATIONS DEPARTMENT

DATE	SCALE	DRN.	CHK.	APPR.	DWG. NO.
5-16-71	1"=20'	JM			154-1 WASH.

FEB 21 1973

OFFICE COPY



DRAWINGS & SPECIFICATIONS

DWG.	DATE	TITLE

LIST OF EQUIPMENT

- 1-10,000 GAL TANK (FIBERGLASS)
- 2-6,000 GAL TANKS (FIBERGLASS)
- 1-1,000 GAL TANK
- 2-¾ HP SUBMERGED PUMPS
- 4-SINGLE PRODUCT, TWIN DISPENSERS (4024)
- 6-SINGLE YARD LIGHTS (STARFIRE)
- 2-TWIN YARD LIGHTS (STARFIRE)
- 4-TWIN ISLAND LIGHTS (STARFIRE)
- 2-BP-7 ILLUM SIGN & POLE W/ CAR WASH
- PAINT
- SPECIAL FITTINGS
- CAR WASH EQUIPMENT

BP

DISTRICT OPER. MGR. DATE

DISTRICT MGR. DATE

REVISIONS			
NO.	DATE	REMARKS	APPROV.

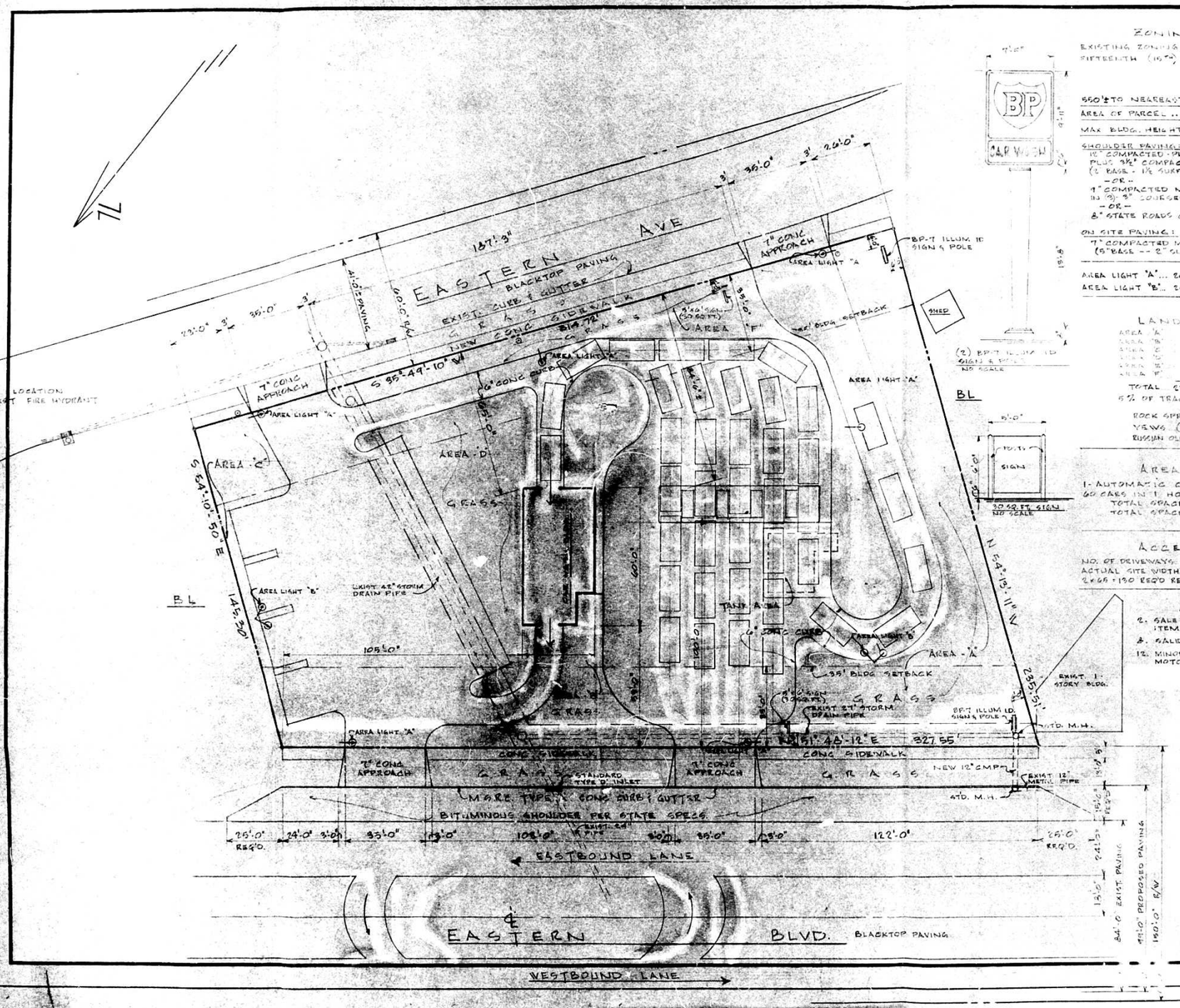
LAYOUT SKETCH

MIDDLE RIVER, BALTO. CO., MD.
EASTERN BLVD & EASTERN AVE.

BP OIL CORPORATION
WASHINGTON DISTRICT
OPERATIONS DEPARTMENT

DATE	SCALE	DWN.	CHK.	APPR.	DWG. NO.
8-16-71	1"=20'	JM			154 / WASH. - 1

FEB 21 1973



ZONING STATUS

EXISTING ZONING -- BL

FIFTEENTH (15TH) ELECTION DISTRICT — NO DISTRICT

550'± TO NEAREST INTERSECTING STREET

AREA OF PARCEL ... 53,000 SQ. FT. ±

MAX BLDG. HEIGHT 21'-0"

SHOULDER PAVING:

12" COMPACTED PLANT MIX STABILIZED STONE AGGREGATE (3-4" COURSES) PLUS 3½" COMPACTED MD. SPEC. "B" BITUMINOUS CONCRETE (2" BASE - 1½" SURFACE).

-OR-

9" COMPACTED MD. SPEC. "B" BITUMINOUS CONCRETE PLACED IN (3) 3" COURSES - 6" BASE -- 3" SURFACE.

-OR-

8" STATE ROADS COMMISSION CLASS "P" CONCRETE

ON SITE PAVING:

7" COMPACTED MD. SPEC. "B" BITUMINOUS CONCRETE (5" BASE -- 2" SURFACE)

AREA LIGHT "A"... 20' HIGH MERCURY VAPOR - SINGLE ARM

AREA LIGHT "B"... 20' HIGH MERCURY VAPOR - DOUBLE ARM

LANDSCAPING

AREA "A"	9,100	SQ. FT.
AREA "B"	2,410	SQ. FT.
AREA "C"	1,410	SQ. FT.
AREA "D"	4,500	SQ. FT.
AREA "E"	1,100	SQ. FT.
AREA "F"	1,400	SQ. FT.

TOTAL TRACT = 53,700 ± SQ. FT.

TOTAL 22,450 SQ. FT. (38 % OF TRACT)

5% OF TRACT = 2,685 SQ. FT. ±

ROCK SPRAY (COTTON EASTER HORIZONTALIS) 2' HIGH

YEWS (HICKS) 2' TO 3' HIGH

RUSSIAN OLIVE (ELEAGNUS ANGUSTIFOLIA) 5' TO 6' HIGH

AREA REQUIREMENTS

1- AUTOMATIC CAR WASH CAPABLE OF SERVICING 60 CARS IN 1 HOUR

TOTAL SPACES REQ'D. = 40 (30/½ HR. = 10)

TOTAL SPACES PROVIDED = 40

ACCESS POINTS

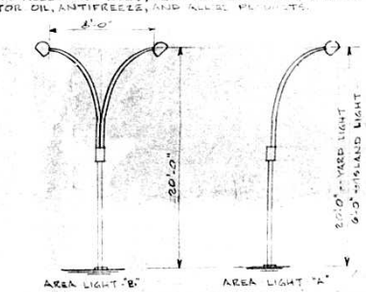
NO. OF DRIVEWAYS ON FRONT STREET = 2 ... 2×65 + 130' REQ'D WIDTH

ACTUAL SITE WIDTH = 327.55 NO. OF DRIVEWAYS ON REAR STREET = 2 ...

2×65 + 130 REQ'D REAR WIDTH - ACTUAL REAR WIDTH = 314.72'

ANCILLARY USES PER 405.4 C

2. SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES.
8. SALE OF SMALL AUTO PARTS AND ACCESSORIES
12. MINOR ACCESSORY USES, SUCH AS SEAT COVERS, SALE OF MOTOR OIL, ANTIFREEZE, AND ALL OIL PRODUCTS.



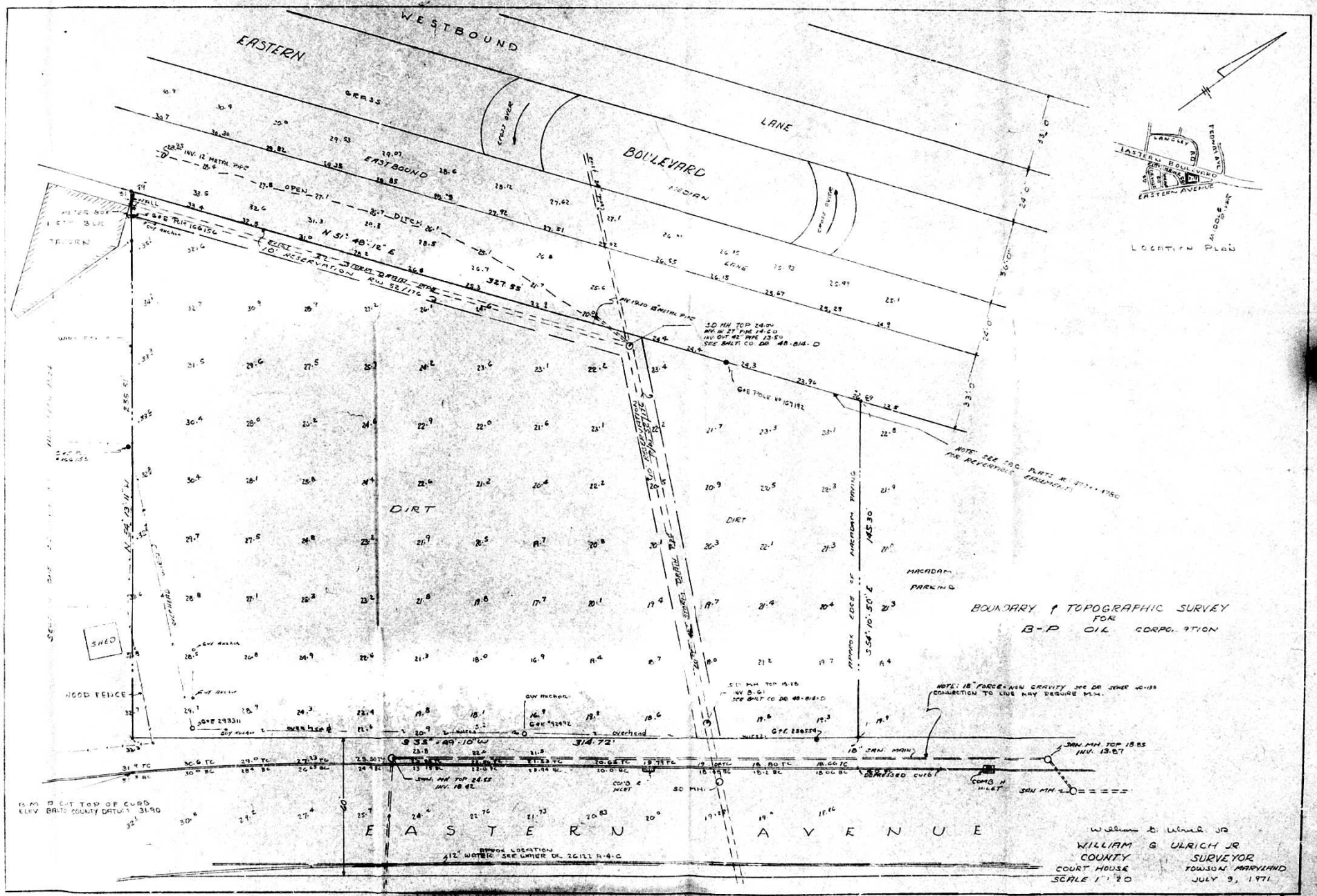
REVISIONS			
NO.	DATE	REMARKS	APPVD.

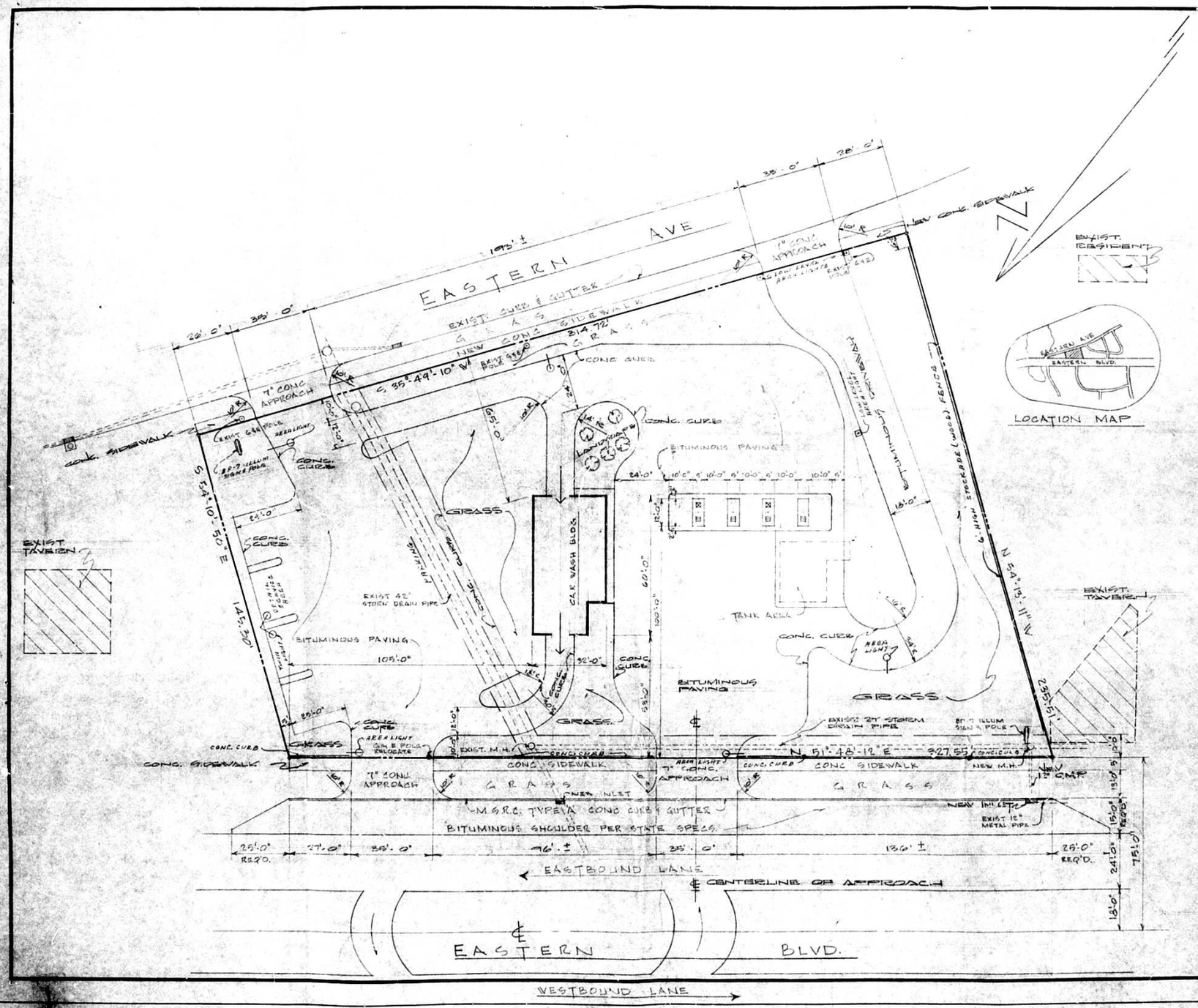
SITE DEVELOPMENT PLAN
MIDDLE RIVER, BALTO. CO., MD.
EASTERN & MARS EASTERN AVE

BP OIL CORPORATION
WASHINGTON DISTRICT
OPERATIONS DEPARTMENT

DATE	SCALE	DWN.	CHKD.	APPVD.	DWG. NO.
8-16-72	1"=50'	JV			134-2 WASH.

FEB 21 1973


WESTBOUND
EASTERN
GRASS
LANE
BOULEVARD
MEDIAN
EASTBOUND
LANE
CROSS OVER
CROSS OVER
OPEN
DITCH
N 51° 48' 12" E
327.55'
DIRT
DIRT
MACADAM PARKING
MACADAM PARKING
145.30'
314.72'
S 38° 49' 10" W
N 52° 13' 11" W
S 54° 10' 50" E
SHED
WOOD FENCE
EASTERN AVENUE
LOCATION PLAN
EASTERN BOULEVARD
EASTERN AVENUE
LANGLEY RD
FERNBANK
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
B-P OIL CORPORATION
WILLIAM G. ULRICH JR
COUNTY SURVEYOR
COURT HOUSE
TOWSON, MARYLAND
SCALE 1" = 20'
JULY 9, 1971



DRAWINGS & SPECIFICATIONS		
DWG. NO.	DATE	TITLE

LIST OF EQUIPMENT

1- 10,000 GAL TANK (FIBERGLASS)
2- 6,000 GAL TANKS (FIBERGLASS)
1- 1,000 GAL TANK
2- ¾ HP SUBMERGED PUMPS
4- SINGLE PRODUCT, TWIN DISPENSERS (4024)
5- SINGLE YARD LIGHTS (STARFIRE)
1- TWIN YARD LIGHTS (STARFIRE)
4- TWIN ISLAND LIGHTS (STARFIRE)
2- BP-7 ILLUM SIGN & POLE W/ CAR WASH
PAINT
SPECIAL FITTINGS
CAR WASH EQUIPMENT
3- LOW LEVEL AREA LIGHTS.
YANGUARD LOW LEVEL HIGH INTENSITY-36" HIGH
(YA-400M-1M-LAMP WHITEWAY)

BP

PRODUCT OPER. MGR. DATE
DIST. MGT. MGR. DATE

REVISIONS				
NO.	DATE	REVISION	APPR.	
1	11-21-72	GENERAL		

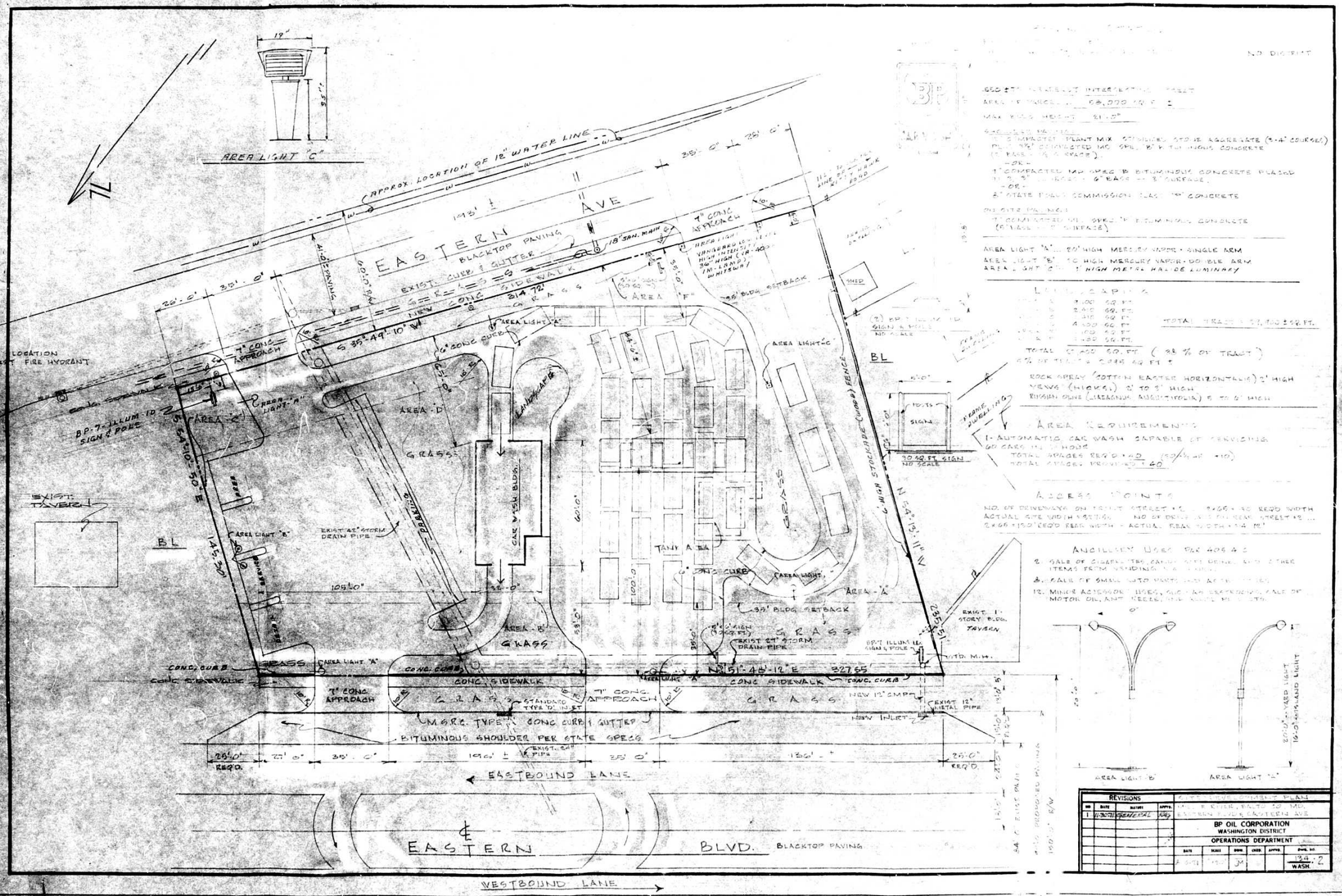
PLOT PLAN

MIDDLE RIVER, BALTO. CO., MD.
EASTERN BLVD & EASTERN AVE.

BP OIL CORPORATION
WASHINGTON DISTRICT
OPERATIONS DEPARTMENT

DATE	SCALE	DWN.	CHK.	APPR.	DWG. NO.
8-16-71	1"=20'	JR			154-1 WASH.

FEB 21 1973



NO DISTRICT

SEC ± TO NEAREST INTERSECTING STREET

AREA OF PARCEL ... 68,000 SQ. FT. ±

MAX BLDG. HEIGHT 21'-0"

SUBGRADE MATERIAL

3" BITUMINOUS PLANT MIX STABILIZED STONE AGGREGATE (3-4" COURSE)
PLUS 3½" COMPACTED IND. SPEC. "B" BITUMINOUS CONCRETE
(1" BASE & 2½" SURFACE)

-OR-

7" COMPACTED IND. SPEC. "B" BITUMINOUS CONCRETE PLACED IN 2 - 3" COURSES - 6" BASE - 3" SURFACE.

-OR-

8" STATE ROADS COMMISSION CLASS "B" CONCRETE

ON SITE PAVING

7" COMPACTED IND. SPEC. "B" BITUMINOUS CONCRETE
(6" BASE - 1" SURFACE)

AREA LIGHT "A" ... 20' HIGH MERCURY VAPOR - SINGLE ARM
AREA LIGHT "B" ... 30' HIGH MERCURY VAPOR - DOUBLE ARM
AREA LIGHT "C" ... 7' HIGH METAL HALIDE LUMINARY

LANDSCAPING

[illegible]	2,100	SQ. FT.	
[illegible]	2,410	SQ. FT.	
[illegible]	310	SQ. FT.	
[illegible]	4,500	SQ. FT.	
[illegible]	100	SQ. FT.	
[illegible]	1,280	SQ. FT.	
TOTAL	10,700	SQ. FT.	

TOTAL TRACT ± 57,700 ± SQ. FT.

TOTAL 10,700 SQ. FT. (18 % OF TRACT)
8% OF TRACT = 4616 SQ. FT.

ROCK SPRAY (COTONEASTER HORIZONTALIS) 2' HIGH
YEWS (HICKS) 6' TO 8' HIGH
RUSSIAN OLIVE (ELEAGNUS AUGUSTIFOLIA) 6' TO 8' HIGH

AREA REQUIREMENTS

1 - AUTOMATIC CAR WASH CAPABLE OF SERVICING 60 CARS IN 1 HOUR
TOTAL SPACES REQ'D = 40 (60/½ HR = 120)
TOTAL SPACES PROVIDED = 40

ACCESS POINTS

NO. OF DRIVEWAYS ON FRONT STREET = 2 ... 2 x 65 = 130 REQ'D WIDTH
ACTUAL SITE WIDTH = 327.55' ... NO. OF DRIVEWAYS ON REAR STREET = 2 ...
2 x 65 = 130' REQ'D REAR WIDTH - ACTUAL REAR WIDTH = 314.72'

ANCILLARY USES 9 NCC 405.4.3

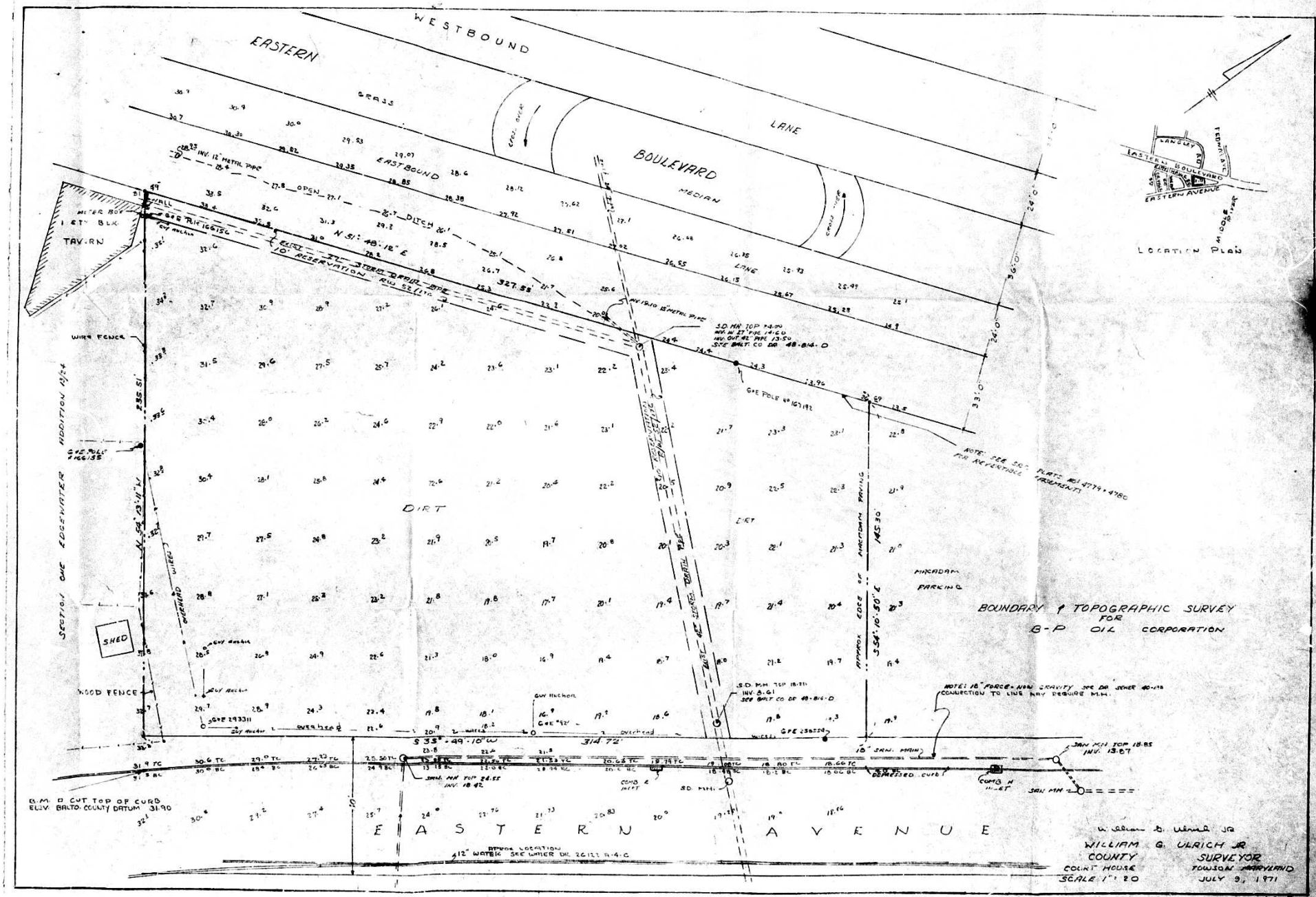
2. SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES.
3. SALE OF SMALL AUTO PARTS AND ACCESSORIES.
12. MINOR ACCESSORY USES, SUCH AS EXTENDED SALE OF MOTOR OIL, ANTI FREEZE, TIRE KNOTS, ETC.

AREA LIGHT "B" — AREA LIGHT "A"

REVISIONS				
NO.	DATE	NATURE	APPR.	SITE PLAN SUBMITTAL PLAN
1	11-30-71	GENERAL	[illegible]	[illegible] RIVER, BALTO. CO. MD.
				EASTERN AVE & EASTERN AVE

BP OIL CORPORATION
WASHINGTON DISTRICT
OPERATIONS DEPARTMENT

DATE	SCALE	DWN.	CHKD.	APPVD.	DWG. NO.
[illegible]	[illegible]	JM			134-2 WASH


WESTBOUND
EASTERN
GRASS
LANE
BOULEVARD
MEDIAN
EASTBOUND
LANE
OPEN DITCH
N 51° 48' 12" E
327.58'
10' RESERVATION
SECTION ONE EDGEWATER ADDITION
DIRT
MACADAM PARKING
SHED
WOOD FENCE
WIRE FENCE
S 35° 49' 10" W
314.72'
EASTERN AVENUE
LOCATION PLAN
EASTERN BOULEVARD
EASTERN AVENUE
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
B-P OIL CORPORATION
B.M. ⊡ CUT TOP OF CURB
ELEV. BALTO. COUNTY DATUM 31.90
WILLIAM G. ULRICH JR
COUNTY SURVEYOR
COURT HOUSE
TOWSON MARYLAND
SCALE 1" = 20'
JULY 9, 1971
134
FEB 21 1973