

RE: EXTENSION OF SPECIAL EXCEP- : BEFORE THE
 TION
 SE/corner of Southwestern Boulevard : ZONING COMMISSIONER
 cut-off and Knecht Avenue - 13th
 Election District : OF
 Paul Goodman - Petitioner
 NO. 72-300-XA (Item No. 198) : BALTIMORE COUNTY

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EXTENSION ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of July, 1977, that the Special Exception for an Automotive Service Station and a Use in Combination Car Wash be and the same is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, for a period of one year or to a date 18 months after certification is obtained from the Department of Public Works indicating that the sewer moratorium has been lifted and that such facilities are now available and adequate to the public.


 Zoning Commissioner of
 Baltimore County

ORDER RECEIVED FOR FILING

DATE July 25, 1977

BY

John R. Lawless
 ADMINISTRATIVE ASSISTANT



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENNA
ZONING COMMISSIONER

July 25, 1977

Mr. Paul Goodman
One Slade Avenue, Apt. 305
Baltimore, Maryland 21208

RE: Extension of Original Petition
for Special Exception
SE/corner of Southwestern Boule-
vard cut-off and Knecht Avenue -
13th Election District
Paul Goodman - Petitioner
NO. 72-300-XA (Item No. 198)

Dear Mr. Goodman:

Reference is made to your letter of July 5, 1977, in which you request an extension of the above Petition for an additional one or two years.

Please be advised that Mr. James E. Dyer, of this office, has been in contact with Mr. John A. Somers, of the Bureau of Public Services, with regard to the availability of sewer at the aforementioned location. Mr. Somers has informed us that sewer is not presently available to serve the above referenced property; however, it is expected to be available within the immediate future.

Therefore, since you are not able to obtain a Public Works Agreement permitting the exercise of the Special Exception, I am extending the Special Exception, per the attached Order, for a period of one year or a period of time not to exceed 18 months from the date that the Director of Public Works indicates that sewer is available to the property.

If you have any questions concerning this matter, please feel free to contact this office.

Very truly yours,

S. ERIC DINENNA

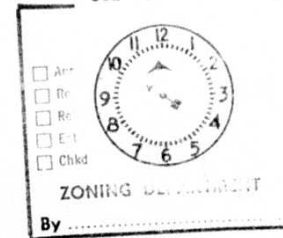
Zoning Commissioner

SED/JED/scw
Attachment

PAUL GOODMAN

ONE SLADE AVENUE, APT. 305 BALTIMORE, MARYLAND 21208

JUL 7 '77



July 5, 1977

Mr. James E. Dyer,
Deputy Zoning Commissioner
Baltimore County Zoning Dept.
County Office Bldg.
Towson, Md. 21204

Re: Extension of Original Petition for
Special Exception and Variances
S/E Cor. Southwest Blvd. Cut-off and
Knecht Ave., 13th Election District
Paul Goodman, petitioners
No. 72-300 XA (Item #198)

Dear Mr. Dyer:

I respectfully request an extension of the above petition for an additional one or two years.

Enclosed are copies of the extension issued by Mr. S. Eric Di Nenna, zoning commissioner, dated March 22, 1976.

Thank you.

Very sincerely yours,

Paul Goodman

Encls.

PETITION FOR ZONING VARIANCE FROM AREA REGULATIONS AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Pauline Goodman,

Re: Mr. Paul Goodman and 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 petitioning for a variance from the regulations of Baltimore County, Maryland, to the following effect:

(1) for a variance from Section 255 of the Zoning Regulations of Baltimore County, Area Regulations for an M.L. Zone, same being the regulations applicable in a B.R. Zone under Section 238.2 (side and rear yards) of said Zoning Regulations, in order to permit a rear yard of 15', instead of 30', for improvements to be located on the premises, because strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship due to the relatively short depth of the land involved;

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 (i) an Automotive Service Station and Car Wash in combination therewith; and (ii) a variance to permit direct access to such station to Southwestern Boulevard, which has been designated a Class I Commercial Motorway. I, or we, agree to pay expenses of above reclassification and/or Special Exception, including, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Paul Goodman
Address: c/o M. William Adelson
1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Proprietor's Attorney: M. William Adelson
1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd day of May, 1972, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of June, 1972, at 11:00 o'clock A.M.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWNE, MD, 21204

Description to accompany zoning petition for Property located at the southeast corner of Southwestern Boulevard and Knecht Avenue

Beginning for the same on the east side of Southwestern Boulevard at the cut-off leading to the south side of Knecht Avenue, thence binding on said cut-off North 70° 56' 54" East 35.84 feet to the south side of Knecht Avenue, thence binding on said side of said Avenue, South 58° 18' 00" East 94.00 feet, thence leaving said Avenue and binding on the property of the Penn Central Railroad, South 31° 34' 00" West 263.50 feet, thence by a curve to the left having a radius of 5804.50 feet for the distance of 177.33 feet said arc being subtended by a chord bearing South 30° 41' 29" West 177.31 feet, thence North 62° 02' 20" West 93.22 feet to the east side of Southwestern Boulevard, thence binding on said side of said Boulevard, North 27° 57' 40" East 420.00 feet to the place of beginning.

Containing 1.06 Acres of land more or less.

Note: Compiled from plats and deeds and to be used for zoning purposes only.



RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES : BEFORE THE
SE corner of Southwestern Boulevard cut-off and Knecht Avenue - 13th District : DEPUTY ZONING
Paul Goodman - Petitioner : COMMISSIONER
NO. 72-300-XA (Item No. 198) : OF
BALTIMORE COUNTY

The Petitioner is requesting a Special Exception for an Automotive Service Station and a Use in Combination Car Wash and Variances to Sections 255.1 (238.2) to permit a rear yard of fifteen (15) feet instead of the required thirty (30) feet; Section 405.2B.6. to permit the service station to have direct access to an arterial street other than a Class One Commercial Motorway (Southwestern Boulevard, said boulevard being designated as a Class Two Commercial Motorway, by the Baltimore County Council). The site is situated and/or sandwiched between Southwestern Boulevard and the Penn Central Railroad at Knecht Avenue in the Thirteenth District of Baltimore County.

Mr. William Adelson, attorney for Mr. Paul Goodman, described the site as follows: The property under Petition contains one (1) acre, more or less, has a frontage on Southwestern Boulevard of four hundred and twenty (420) feet with an average depth of just over one hundred (100) feet, making it ideally suited for the proposed use.

Mr. Adelson described the proposed use and improvements as being basically a car wash facility with accessory gas dispensing pumps. The only building on the site would be used exclusively as a car wash facility. The only other structures would consist of a canopy and four (4) gas dispensing pumps. The entrances and the entire site would be curbed and paved with bituminous paving. The large drainage ditch ravine that parallels Southwestern Boulevard across the properties' frontage would be piped and filled in at the owner's expense.

Automotive Service Station and a Use in Combination Car Wash.

The Petitioner has also met the burden of proof set forth under Section 307. The location of the public facilities, i.e., Southwestern Boulevard and the Penn Central Railroad effectively reduce the depth of the subject site, and the thirty (30) foot setback at the rear adjacent to the railroad, serves no useful purpose. Southwestern Boulevard was described as meeting all the criteria for a Class One Commercial Motorway. In fact, full fledged service stations presently exist on this boulevard. Likewise, a car wash, per se, would be permitted direct access along its commercial sections by way of a Special Exception. Based on the above and the vested authority of Sections 307, 500.5, and 405.9, it is the opinion of the Deputy Zoning Commissioner that the requested Variances should be Granted.

It should be noted that the fact that the proposed use is primarily a car wash with gasoline dispensing facilities only, was a major consideration in arriving at the above opinion.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of August, 1972, that the requirements as indicated in the above opinion for an Automotive Service Station and a Use in Combination Car Wash having been met, a Special Exception should be and the same is GRANTED.

It is further ORDERED that the Variances requested from Sections 405.2.B.6 and Section 255.1 (238) to permit three (3) points of direct access to a Class Two Commercial Motorway and to permit a rear yard of fifteen (15) feet instead of the required thirty (30) feet respectively, should be and the same is hereby GRANTED subject to the following restrictions:

1. The only free standing signs shall consist of one (1) identification and three (3) other business signs not to exceed a total of one hundred (100) square feet, all permanently anchored.

Mr. Charles Fick, a civil engineer employed by the engineering firm of G. W. Stevens, testified in behalf of Mr. Goodman. His testimony included the following major facts:

1. The proposed site development plan (submitted as part of this Petition) has been reviewed and approved by the Zoning Advisory Committee. Their review consists of a joint discussion by committee members, an on-site field inspection, and written comments pertaining to each agency's construction or development standards and requirements.
2. Public water and sanitary sewerage are available to the site.
3. Due to its hazardous grade crossing with the Pennsylvania Central Railroad, Knecht Avenue will be closed upon the completion of Lansdowne Boulevard. No points of access are proposed from this road.
4. Lansdowne Boulevard is scheduled to be built in 1974 or 1975 and will serve as a connecting link between Washington Boulevard and Southwestern Boulevard.
5. There are ten (10) or eleven (11) stations within a one (1) mile radius of this site. None of these stations are closed.
6. The design and location of the entrances will not create traffic hazards or congestion. Three (3) entrances are proposed: one (1) in-only, one (1) out-only, and one (1) two (2) way.
7. A total of seventy-seven (77) off-street parking or waiting spaces have been provided (twenty-one (21) over and above the number required by the regulations). A free-moving lane has been provided for customers desiring gasoline only.
8. The size and shape of the site (420' x 100') make it readily adaptable to the site design standards applicable to the proposed use.

Dr. Worthington Ewell (a traffic expert and consulting engineer with the firm of Ewell, Bomharot and Associates) testified with regard to traffic conditions in the area. Southwestern Boulevard is a divided highway with two (2) and possibly three (3) moving lanes in each direction. It is not presently operating at or near its capacity.

- 2 -

It was his opinion that the proposed use would generate traffic at other than the peak traffic hours of Southwestern Boulevard, that there would be no problems with cars backing up on Southwestern Boulevard (the car wash is designed to wash sixty (60) cars per hour), and the proposed use would not generate as many cars as other uses that could be permitted as a matter of right.

Mr. Frank Kidd, a real estate representative with the Shell Oil Company, also testified in behalf of Mr. Goodman. He described the proposed use as a gasoline dispensing and car washing facility only, with no servicing bays or oil changing. The nearest facilities of the type proposed are located several miles away - Patapsco Avenue and Baltimore National Pike. A reasonable public need exists to serve the twenty-two thousand six hundred and eighty-nine (22,589) residents, as well as the large industrial complexes that lie within the two (2) mile service or trade area of the subject site.

The proposed improvements will meet all fire and safety code requirements. In fact, operations of this type enjoy a very favorable fire insurance rating and would not be detrimental to the health, safety, or general welfare of the community.

The uses and zoning of the properties fronting both sides of Southwestern Boulevard are mostly manufacturing or business, and as such, either meet or exceed the requirements for a Class One Commercial Motorway (a Class One Commercial Motorway must be zoned either commercial or manufacturing for seventy (70) percent of their total frontage).

There was no opposition to the subject Petitions during the hearing nor were any letters of protest received regarding said Petition.

Without reviewing the evidence further in detail, but based on all the evidence received, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met all the requirements of Sections 405.3, 502.1, 405.4D.4., and 419 necessary for the granting of a Special Exception for an

- 3 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenno, Zoning Commissioner Date: June 26, 1972
FROM: Norman E. Gerber, Office of Planning
SUBJECT: Petition 72-300-XA, Southeast corner of Southwestern Boulevard Cut-Off and Knecht Avenue.
Petition for special exception for an automotive service station and car wash in combination therewith.
Petition for variance for rear yard and access.
Paul Goodman and Pauline Goodman - Petitioners
13th District
HEARING: Monday, June 26, 1972 (11:00 A.M.)

The Office of Planning and zoning has reviewed the subject petition and has the following comments to offer:

At the present time there are ten operating, and one converted service stations within a one-half mile radius of this site. There are a total of eighteen operating and one converted service station within a one mile radius of the subject property.

While Southwestern Boulevard appears to meet the standards for a Class I commercial motorway as defined by Section 101 of the zoning regulations it must be so designated by the County Council of Baltimore County.

The County Council approved a map designating Class I and Class II commercial motorways on May 7, 1968 as part of Bill No. 73. That map did not designate Southwestern Boulevard as a Class I commercial motorway. Southwestern Boulevard had been recommended for Class I commercial motorway status by map approved by the Board on September 18, 1967.

By not designating Southwestern Boulevard a Class I commercial motorway the Council in effect said that Southwestern Boulevard was not appropriate for additional service stations on individual sites.

Southwestern Boulevard is designated an arterial street by resolution of the Planning Board adopted on June 13, 1967 and amended on March 18, 1971.

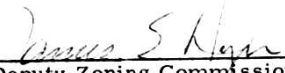
The petitioners are asking the County to violate its own rules and policies by asking a variance to Section 405.2B.6. We suggest that the proper procedure here would be to ask the Planning Board and County Council to consider amending the map which designates Class I commercial motorways.

72-300XA

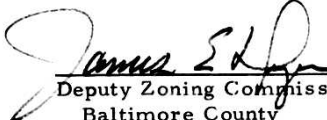
2. No automotive servicing bays may be constructed on the property. No servicing or repairs, of any type, other than car washing and gasoline dispensing may take place on the property.

3. Subject to strict compliance with the site plan submitted with and made a part of this Petition (see plat marked Exhibit "A").

4. Subject to approval of a site plan (at the time of application for a building permit) by the State Highway Administration, Department of Public Works, Department of Traffic Engineering, the Zoning Commissioner and/or Deputy Zoning Commissioner, and the Director of Planning and Zoning.


Deputy Zoning Commissioner of
Baltimore County

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20TH day of August, 1974, that the Special Exception for an Automotive Service Station and a Use in Combination Car Wash be and the same is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, for a period of two (2) years, beginning August 16, 1974, and ending August 16, 1976.


Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 20, 1974

BY William P. Lantry, Jr.
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE August 16, 1974

BY William P. Lantry, Jr.
ADMINISTRATIVE ASSISTANT

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 7, 1972

M. William Adelson, Esq.,
1335 Maryland National Bank Building
Baltimore, Maryland 21202

Attention: Eugene P. Smith

RE: Special Exception Petition
Item 198
Paul and Pauline Goodman - Petitioners

Gentlemen:

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

The subject property is located at the southeast corner of Southwestern Blvd. and Knecht Avenue, in the 13th District of Baltimore County. The property is zoned ML - 1M. There is an existing open drainage ditch that parallels Southwestern Blvd., and an outdoor advertising sign on the property. The property is bounded on the southeast side by the Penn Central Railroad tracks. There is an existing Esso service station on the southeast corner of Southwestern Blvd. and Knecht Avenue, and residential on the north side of Southwestern Blvd. Curb and gutter exist also. Southwestern Blvd., however, Knecht Avenue has not been so improved.

This petition was originally submitted and reviewed by the Zoning Advisory Committee as Item 156, which was requesting a service station and warehouse industrial complex with rear yard variances. Some of the attached comments were made in reference to this original request when the revision was made requesting a service station and car wash combination only. Some of the department comments remain the same. For the convenience of the engineers and petitioners, we are enclosing comments from both requests, although it is understood that this hearing is only for the automotive service station and car wash combination.

This petition is accented for filing on the date of the enclosed filing certificate. Notice of the hearing date and

M. William Adelson, Esq.,
Item 198
Re: Paul and Pauline Goodman - Petitioners
June 7, 1972

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
OLIVER L. MYERS, Chairman

John J. Dillon
JOHN J. DILLON, Jr.,
Zoning Technician II

OLM:JJB:JD

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

Date: June 8, 1972

SUBJECT: Item #198 (1971-1972)
Property Owner: Paul and Pauline Goodman
S/S Southwestern Blvd. at Knecht Avenue
Present Zoning: M.L. 1M
Proposed Zoning: Variance from 255(238.2) side and rear yards;
Special Exception for use in combination;
Variance to 253.201 access to arterial street
District: 13th
No. Acres: 1.06 acres

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.

General:

This site is a portion, approximately half of the 2.5 acre site submitted by the Petitioner in connection with Zoning Item #156 (1971-1972) for which comments were supplied April 26, 1972. Those comments remain generally applicable to this Item #198 (1971-1972). A copy of those comments is attached for your consideration.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:es

G-SW Key Sheet
1/4 SW 1/4 Position Sheet
SW & D Topo
101 Tax Map

Attachment

cc: John J. Trenner

TO: S. Eric DiMenna, Zoning Commissioner

DATE: March 28, 1972

ATTN: Mr. Myers
FROM: Fire Prevention Bureau
Fire Department

SUBJECT: Property Owner: Paul and Pauline Goodman

Location: S/E Corner of Southwestern Boulevard and Knecht Avenue

ITEM # 156 Zoning Agenda:

(X) 1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.

The hydrants shall be located at intervals of 300 feet along an approved road.

() 2. A second means of access is required for the site.

() 3. The dead-end condition shown at _____

exceeds the maximum allowed by the Fire Department.

(X) 4. The site shall be made to 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 prior to occupancy or commencement of operations.

() 5. 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.

() 6. The Fire Department has no comment on the proposed site.

() 7. Site plans approved as shown.

Ellsworth N. Diver
Ellsworth N. Diver
Chief, Bureau of Engineering

Note: Above comments indicated with a check apply.

nb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna

Date: April 26, 1972

ATTN: Oliver L. Myers

FROM: Ellsworth N. Diver, P.E.

SUBJECT: Item #156 (1971-1972)

Property Owner: Paul and Pauline Goodman

S/E corner of Southwestern Blvd. and Knecht Ave.

Present Zoning: M.L. - 1M

Proposed Zoning: Special exception for auto service station and Variance: 255(238.1) front and rear yards; 253.2 access to an arterial street other than a Class I commercial motorway

District: 13th

No. Acres: 2.111 acres

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:

Southwestern Boulevard (U.S. 1) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Knecht Avenue, an existing public road along the northeast side of this property, crosses the mainline of the Penn Central Railroad at grade at this location. These tracks serve the hi-speed "Metroliner". This crossing is to be closed in the future in connection with the construction of the proposed Lansdowne Road. No access is to be taken from this road and barrier to access should be provided.

This property will be severed into several parcels by the proposed future Lansdowne Road which will traverse this site, approximately 800 feet south of Knecht Avenue. The Petitioner's engineer is referred to the Baltimore County Bureau of Engineering for further information in this regard.

Sediment Control:

Development of this property through strippling, 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 strippling of top soil.

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

Item #156 (1971-1972)

Property Owner: Paul and Pauline Goodman

Page 2

April 26, 1972

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. Storm drain improvements are required.

Southwestern Boulevard (U.S. 1) is a State Road. Therefore, drainage requirements as they affect the route come under the jurisdiction of the Maryland State Highway Administration.

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.

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.

Water:

Public water supply is available to serve this site at Knecht Avenue. However, a public water main extension appears to be required to serve the Southwestern Boulevard frontage and to provide fire hydrant installation.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property. No encroachment by construction of any structure, including footings, will be permitted within the sanitary sewer easement traversing this site. During the course of grading or construction on this property, protection must be afforded by the contractor to prevent damage to the existing public sanitary sewer system and storm drains. The protection of the sanitary sewer system and the drain system, and any damage sustained would be the full responsibility of the Petitioner.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:es

G-SW Key Sheet
1/4 SW 1/4 Position Sheet
SW & D Topo
101 Tax Map

cc: John J. Trenner



STATE HIGHWAY ADMINISTRATION

100 WEST PRESTON STREET
BALTIMORE, MD. 21201

May 31, 1972

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attn: Mr. O.L. Myers

Re: Z.A.C. meeting, May 23, 1972
Item: 198, Property Owner:
Paul & Pauline Goodman
Location: S/E Southwestern
Blvd. (Rte 1) at Knecht Ave.
Present Zoning: M.L. 1M
Proposed Zoning: Variance from
255(238.2) side & rear yards;
Special except for use in
combination Variance to
253.201 access to arterial
street. Dist. 13 No. acres
1.06 acres

Dear Mr. DiMenna:

The width of the exist from the gas pumps at the subject site must be reduced to 20' and the radius return and the southside of the exit at the roadside curb must be reduced to 2' in order to preclude turns into the exit. The sides of the exit from the car wash portion of the site must be parallel in order to better channelize traffic.

The curb at the corner of Knecht Avenue must be reconstructed on a 30' radius as section d in our previous comments.

It is our opinion that the plan should be revised prior to the hearing.

The points of access will be subject to approval and permit from the State Highway Administration.

Very truly yours

Charles Lee Chief,
Development Engineering Section
John E. Myers
by: John E. Myers
Asst. Development Engineer

CL-JH-es



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

March 29, 1972

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attn: Mr. O.L. Myers

Dear Mr. DiMenna:

The radius return at Knecht Ave. must be reconstructed on a 30' radius. This will necessitate moving the northerly entrance in order to maintain an acceptable tangent distance from the corner.

There is a radius crossover fronting the site that is not indicated on the plan. There is an entrance proposed in the area but at an offset to the crossover. The entrance must be aligned to provide an easy movement through the crossover and into the entrance.

The Service Station plan indicates stacking spaces that would be virtually impossible to maneuver into from the entrance. It is recommended that the entrance and exit be located farther apart.

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

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

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
John E. Myers
by: John E. Myers
Asst. Development Engineer

CL-JH-es

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Attn: Oliver L. Myers
Date: March 30, 1972

FROM: Michael S. Flanigan

SUBJECT: Item 156 - ZAC - March 28, 1972
Property Owner: Paul & Pauline Goodman
SE Corner Southwestern Blvd. & Knecht Ave.
S.E. for auto service station &
Variances: 255(238.1) front & rear yards;
252.2 access to an arterial street other
than a Class I commercial motorway.
District 13

All entrances to this site must meet State Highway Administration standards.

Michael S. Flanigan
Traffic Engineer Associate

MSF:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
Date: March 29, 1972

FROM: M.V. Bonner

SUBJECT: Item 156 - Zoning Advisory Committee Meeting, March 28, 1972

156. Property Owner: Paul and Pauline Goodman
Location: S/E Corner of Southwestern Blvd. and Knecht Ave.
Present Zoning: M.L. - I.M.
Proposed Zoning: Special exception for auto service station and Variances: 255(238.1) front and rear yards; 252.2 access to an arterial street other than a Class I commercial motorway.
District: 13
No. Acres: 2.111

Metropolitan water and sewer are available to the site.

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.

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.

Handwritten signature
Water and Sewer Section

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. GAVRELIS
Director
Jefferson Building
Suite 201
Towson, Md. 21204
(410) 221-1111

June 7, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 198, Zoning Advisory Committee Meeting, May 23, 1972, are as follows:

Property Owners: Paul and Pauline Goodman
Location: E/S Southwestern Blvd at Knecht Avenue
Present Zoning: M.L. I.M.
Proposed Zoning: Variance from 255 (238.2) side and rear yards; Special exception for use in combination; Variance to 253.281 access to arterial street.

District: 13
No. Acres: 1.06 acres.

A grading study should be submitted prior to a hearing to prove to this office that it is possible to construct the paving at an acceptable grade.

Very truly yours,

Handwritten signature
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF MARCH 28, 1972

Petitioner: GOODMAN

Location:

District:

Present Zoning:

Proposed Zoning:

No. of Acres:

Comments: No bearing on student population

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

June 9, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 198 - ZAC - May 23, 1972
Property Owner: Paul & Pauline Goodman
E/S Southwestern Blvd. at Knecht Avenue
Variance from 255 (238.2) side & rear yards;
Special exception for use in combination;
Variance to 253.281 access to arterial street
District 13

Dear Mr. DiNenna:

The requested car wash is expected to generate up to 400 trips a day. All entrances to Southwestern Blvd. will be subject to State Highway Administration's approval.

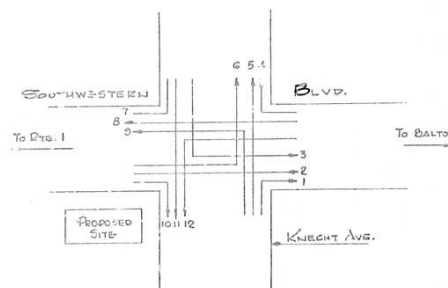
Very truly yours,

Handwritten signature
Michael S. Flanigan
Traffic Engineer Associate

MSF:mr

EWELL BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
8800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21204

PROJECT: TRAFFIC STUDY
SOUTH WESTERN BLVD.
101112
SHEET NO. 02
DATE



DATE	TIME	DIRECTIONS	1	2	3	4	5	6	7	8	9	10	11	12
WED.	7:30 A.M. - 8:30 A.M.	35	316	10	7	95	15	10	203	14	25	66	115	
THU.	4:30 P.M. - 5:30 P.M.	31	335	10	9	176	76	12	355	21	20	21	41	
FRI.	7:30 A.M. - 8:30 A.M.	37	324	12	14	57	10	11	277	17	27	67	116	
SAT.	4:00 P.M. - 5:30 P.M.	36	353	13	8	185	78	15	363	19	21	32	47	

651

671.

621

646

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUNE 8, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on one (1) day, June 8, 1972, the 24th day of June, 1972, the 1972 publication appearing on the 8th day of June, 1972.

THE JEFFERSONIAN

Handwritten signature
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 8, 1972.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 28th day of June, 1972, the first publication appearing on the 8th day of June, 1972.

THE TIMES.

Handwritten signature
John M. Martin
Manager

Cost of Advertisement \$20.00

PO X 1377
Reg. No. C 2189

N. William Adelson, Esq.
 1035 Maryland National Bank Building
 Baltimore, Md. 21202
 Written advertising and posting of property for
 Paul Goodman
 #73-000-1A

