

C & M CAR WASH
2929 EASTERN BLVD.
BALTIMORE, MARYLAND, 21220

April 17, 1976

Baltimore County, Maryland
County Office Building
Baltimore, Maryland 21204

Re: 2929 Eastern Blvd.
3021 Eastern Blvd.
(error address)

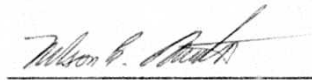
Gentlemen,

This is to notify Baltimore County that Mr. Nelson Austin of
11 Lynbrook Road - residential property owner and C & M Car Wash
(Clarence A. Cox-Owner) commercial property of 2929 Eastern Blvd.
wish to eliminate fence between both properties.

Referral fence number 56111 - Permit number.




Clarence A. Cox


Nelson Austin

CAC:ss

cc: Nelson Austin

C 1631-73
73-149

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Clarence A. Cox, 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 redistricted, pursuant to the Zoning Law of Baltimore County, from undistricted to a C.N.S. 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 automotive service station with use in combination for Car Wash and Food Store.

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

Contract purchaser

Clarence A. Cox Legal Owner

Address 555 S. Marlyn Avenue
Baltimore, Maryland 21221

Robert J. Romacka

Petitioner's Attorney

Protestant's Attorney

Address 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of November, 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 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 27th day of December, 1972, at 11:00 o'clock P.M.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

Robert J. Romacka, Esq.,
Page 2
December 20, 1972

I have met several times with the owner and engineer with reference to this petition and I have received revised site plans that indicate a much more desirable stacking arrangement for the car wash and clearly indicates road widening, entrances, and the irregular shaped parcel of ground that is zoned DR 16 and is a part of this property. Therefore, this petition is accepted for filing and will be scheduled for a hearing.

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,

John A. Dillon, Jr.
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204
494-2211

December 27, 1972

L. ERIC D. NENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, MD 21204
494-2211

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

Dear Mr. DiNenna:

Revised comments on Item #74, Zoning Advisory Committee Meeting, October 24, 1972, are as follows:

Property Owner: Clarence A. Cox
Location: 3031 Eastern Boulevard
Present Zoning: B.L.
Proposed Zoning: Redistrict from undistrict to C.N.S. and Special Exception for automotive service station.

District: 15
No. Acres: 2.75 acres

The revised site plan appears to be generally satisfactory; however, there are some minor details that will have to be changed at the time of a request for a building permit. Location of proposed lights and signs.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 20, 1972

JOHN A. DILLON, JR.
Chairman

Robert J. Romacka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Special Exception Petition
Item 74
Clarence A. Cox - Petitioner

Dear Mr. Romacka:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

The subject property is located on the southeast corner of Eastern Blvd. and Lyndbrook Road, in the 15th District of Baltimore County. This property, which is zoned B.L. with no district, is requesting a redistricting from no district to a C.N.S. District and a Special Exception for an automotive service station for use in combination of a car wash and food store. This property is currently unimproved and is covered with dense woods and is adjacent to a residential property that fronts on Lyndbrook Road. The property on the southeast corner of Eastern Blvd. and Lyndbrook Road is zoned B.L. and is improved with a Sunoco Service Station. The property on the north side of Eastern Blvd., which is a dual lane highway at this location, is public land and is used by the Federal Government as a book depository. Curb and gutter do not currently exist along Lyndbrook Road or Eastern Blvd. at this time.

This property has been reviewed by the Zoning Advisory Committee and revised site plans have been requested from the State Highway Administration, Project Planning and the Department of Traffic Engineering.

Item #74 (1972-1973)
Property Owner: Clarence A. Cox
Page 2
November 27, 1972

Storm Drainage (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water and Sanitary Sewer

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

Very truly yours,

Edmund W. Dyer, P.E.
Edmund W. Dyer, P.E.
Chief, Bureau of Engineering

END:W.D.P.R:SS

1-26 Key Sheet
11 W 39 Position Sheet
W 11.4 Topo
91 Tax Map

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENWORTH H. DYER, P.E. - CHIEF

November 27, 1972

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

Re: Item #74 (1972-1973)
Property Owner: Clarence A. Cox
3031 Eastern Boulevard
Present Zoning: B.L.
Proposed Zoning: Redistrict from undistrict to C.N.S. and Special Exception for automotive service station
District: 15th No. Acres: 2.75 acres

Dear Mr. DiNenna:

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 Boulevard (Md. 350) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Lyndbrook Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements, including highway right-of-way and widening will be required in connection with any grading or building permit application.

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

Sediment Control:

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

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 dangers 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 COUNTY OFFICE OF PLANNING AND ZONING

Item 74

Robert J. Romacka, Esq.,
809 Eastern Blvd.,
Baltimore, Md. 21221

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

Your Petition has been received and accepted for filing

this 17th day of November, 1972.

Eric D. Nenna
Eric D. Nenna,
Zoning Commissioner

Petitioner: Clarence A. Cox

Petitioner's Attorney: Robert J. Romacka

Reviewed by John A. Dillon, Jr.
Chairman,
Zoning Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 259.2.B of the Baltimore County Zoning Regulations having been met,.....

the above Redistricting should be had; and it further appearing that by reason of the requirements of Sections 405.1, 405.4D.4, 405.4D.9, and 502.1 of the Baltimore County Zoning Regulations having been met,.....

Automotive Service Station with Uses in Combination for a Car Wash and Food Store
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of November, 1972, that the herein described property or area should be and the same is hereby redistricted from Undistricted to C.N.S.

and a Special Exception for an Automotive Service Station with Uses in Combination for a Car Wash and Food Store should be and the same is GRANTED, from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

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

the above 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 19th day of November, 1972, 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

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

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

December 20, 1972

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

Re: Item 74 - Revised
Eastern Boulevard
Proposed Car Wash Building

Dear Mr. DiNenna:

This plan has been previously commented on and the submitted revised plan appears to reflect these comments.

It must be pointed out that there is a conflict on the plan itself for the exact capacity of the car wash and the required stacking spaces.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

October 27, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md.
Attn: Mr. John J. Cillon

Re: Z.A.C. meeting, Oct. 24, 1972
Property Owners: Clarence A. Cox
Location: 3031 Eastern Blvd.
(Rte 150) at eastside Lynbrook
id Present Zoning: B.L.
Proposed Zoning: Redistrict
from undistrict to C.N.S. and
Special Exception for automotive
service station
Dist: 15 Acres 2.75 acres

Dear Mr. DiNenna:

The subject plan does not clearly indicate traffic flow from the entrances to the gas pumps and wash bays. It appears that there could be a considerable conflict of traffic that could cause back-up problems on the road.

The width of the proposed shoulder must be dimensioned (15') and the radius of the return at the corner must be indicated (30')

The plan indicates "future" curb and gutter. It will be the developers responsibility to improve the entire frontage of the site with curbing and paving.

It will also be the developers responsibility to construct a left turn storage lane along the west bound lane of Eastern Blvd. within the median. The lane is to be 150' in length as it to have a 240' taper. Both sides of the median in this area must be curbed.

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

Final plans must indicate proposed storm drain structures.

Entrances will be subject to approval and permit from the S.H.A.

The 1971 average daily traffic count for this section of Eastern Blvd. is 15,300 vehicles.

Very truly yours,
Charles Lee Chief,
Development Engineering Section
by: John E. Meyers
Asst. Development Engineer

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



Towson, Maryland 21204

822-7310

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

Attention: Mr. Jack Dillon, Acting
Zoning Advisory Committee

Re: Property Owner: Clarence A. Cox

Location: 3031 Eastern Boulevard

Item No. 74

Zoning Agenda Tuesday, October 24, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: [Signature] Noted and Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nls
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 1, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 74, Zoning Advisory Committee Meeting, October 31, 1972, are as follows:

Property Owner: Clarence A. Cox
Location: 3031 Eastern Boulevard
Present Zoning: B.L.
Proposed Zoning: Redistrict from undistrict C.N.C.
and Special Exception for automotive service station.
District: 15
No. Acres: 2.75

Metropolitan water and sewer 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.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quinby
Acting Director
Baltimore County Office Building
Jefferson Building
Suite 301
Towson, Md. 21204
474-3211

November 13, 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 #74, Zoning Advisory Committee Meeting, October 24, 1972, are as follows:

Property Owner: Clarence A. Cox
Location: 3031 Eastern Boulevard
Present Zoning: B.L.
Proposed Zoning: Redistrict from undistrict to C.N.S. and Special Exception for automotive service station.
District: 15
No. Acres: 2.75 acres

This office will reserve comment until revised plans are submitted showing the correct zoning lines.

Very truly yours,

John L. Winbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 27, 1972

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

Re: Item #74 ZAC meeting of October 24, 1972

Property Owner: Clarence A. Cox
Location: 3031 Eastern Blvd.
Present Zoning: B.L.
Proposed Zoning: Redistrict from undistrict to C.N.S. and Special Exception for automotive service station

District: 15
No. Acres: 2.75 acres

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,
W. Rick Potwisch
Field Representative

ZONING DESCRIPTION FOR SPECIAL EXCEPTION 3031 EASTERN BLVD. - FIFTEENTH ELECTION DISTRICT

Beginning at the centerline Eastern Blvd. & Lynbrook Avenue, running 105 feet to the point of beginning of said property, thence running the eleven following courses and distances: North 79 degrees 34 minutes 30 seconds East 15.80 feet; North 29 degrees 15 minutes 07 seconds East 69.35 feet; radius - 1220.90 feet length 215.03 feet; North 66 degrees 39 minutes 40 seconds 85.30 feet; South 23 degrees 20 minutes 20 seconds East 17.00 feet; North 66 degrees 39 minutes 40 seconds East 22.50 feet; South 24 degrees 39 minutes 10 seconds East 279.50 feet; South 02 degrees 58 minutes 20 seconds East 97.00 feet; North 99 degrees 39 minutes West 370.75 feet; North 22 degrees 32 minutes 30 seconds East 50 feet; South 13 degrees 18 minutes 05 seconds East 137.50 feet to the point of beginning.

Containing 2.75 acres of land more or less.

ZONING DESCRIPTION FOR SPECIAL EXCEPTION 3031 EASTERN BLVD. - FIFTEENTH ELECTION DISTRICT

Beginning at the centerline Eastern Blvd. & Lynbrook Avenue, running 105 feet to the point of beginning of said property, thence running the eleven following courses and distances: North 79 degrees 34 minutes 30 seconds East 15.80 feet; North 29 degrees 15 minutes 07 seconds East 69.35 feet; radius - 1220.90 feet length 215.03 feet; North 66 degrees 39 minutes 40 seconds 85.30 feet; South 23 degrees 20 minutes 20 seconds East 17.00 feet; North 66 degrees 39 minutes 40 seconds East 22.50 feet; South 24 degrees 39 minutes 10 seconds East 279.50 feet; South 02 degrees 58 minutes 20 seconds East 97.00 feet; North 99 degrees 39 minutes West 370.75 feet; North 22 degrees 32 minutes 30 seconds East 50 feet; South 13 degrees 18 minutes 05 seconds East 137.50 feet to the point of beginning.

Containing 2.21 acres of land more or less

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Robert J. Romada, Esq.,
809 Eastern Blvd.,
Baltimore, Md. 21221
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 17th day of November 1972.

Petitioner Clarence A. Cox
Petitioner's Attorney Robert J. Romada

Reviewed by John J. Diller Jr.
Chairman,
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th
Posted for: Henry M. De 22 1972 C. No. 100
Petitioner: Clarence A. Cox
Location of property: 56 feet 4 inches on E. Lynbrook Rd.
Location of Signs: 2 2' x 4' on E. Lynbrook Rd. 2 2' x 4' on
Remarks:
Posted by: Paul H. Diller Date of return: 12-14-72

PETITION MAPPING PROGRESS SHEET

FUNCTION	W-11 Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>[Signature]</u>			Revised Plans:							
Previous case: <u>[Signature]</u>			Change in outline or description	Yes						
			Map #							

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 5828
DATE Dec. 4, 1972 ACCOUNT 01-66
AMOUNT \$50.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Cox's American
603 S. Maryland Ave.
Baltimore, Md. 21221
Petition for Redistricting and Special Exception for
Clarence Cox #13-119-XX

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 7, 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., on the 1st day of December, 1972, the first publication appearing on the 7th day of December 1972.

THE JEFFERSONIAN,
B. L. Lusk, Manager.

Cost of Advertisement, \$.....

ORIGINAL

OFFICE OF

THE ESSEX TIMES

ESSEX, MD. 21221 December 11 - 1972

THIS IS TO CERTIFY, that the annexed advertisement was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 11 day of December 1972, that is to say, the same was inserted in the issue of December 7, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6 day of

Petitioner Clarence A. Cox Submitted by C. Cox
Petitioner's Attorney R. J. Romada Reviewed by [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 7098
DATE March 12, 1973 ACCOUNT 01-66
AMOUNT \$65.75
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Cox's American
603 S. Maryland Ave.
Baltimore, Md. 21221
Advertising and posting of property
#13-119-XX

