

J. NEIL LANZI, P.A.
ATTORNEY AT LAW
300 ALLEGREY AVENUE
TOWSON, MARYLAND 21284

(410) 257-9629

FAX (410) 257-8932



COLUMBIA
Suite 700, Parkside Building
10500 Little Patuxent Parkway
Columbia, Maryland 21044

Reply to Towson

J. Neil Lanzi
OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

April 4, 1997

vh/lt
70:51
4/8/97
ca

John Lewis
Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, MD 21284

Re: Shell Oil Company Service Station
6456 Baltimore National Pike, DRC. No. 02107A, Dist.1C1

Dear Mr. Lewis:

In accordance with the request of your office during our telephone conversation of March 26, 1997, the site plan for the above referenced location has been revised. I am enclosing the three (3) original Plans as revised, which Plans have been approved by the Department of Public Works and Office of Planning. I am also enclosing my original approval letter dated March 21, 1997. In the event your office does approve the plan, would you kindly sign all three (3) of the enclosed copies and return one for my file.

Should you require anything further, please do not hesitate to call me.

Very truly yours,

J. Neil Lanzi
J. Neil Lanzi

Enclosures

cc: Steve Schultz, Shell Oil Company
Adam Volanth, P.E.

shel1ev9 000

Speed
Letter

In the interest of speed and economy, we are copying to your letter with no postage. If you need more information, do not hesitate to call or write. Thank you for your interest.



April 9, 1997

15th Election District

Dear Mr. Lanzi:

The site plans are approved pursuant to Section 405.6 of the Baltimore County Zoning Regulations. One signed approved plan is being returned with this response for your records. Please document this approval on all future site plans.

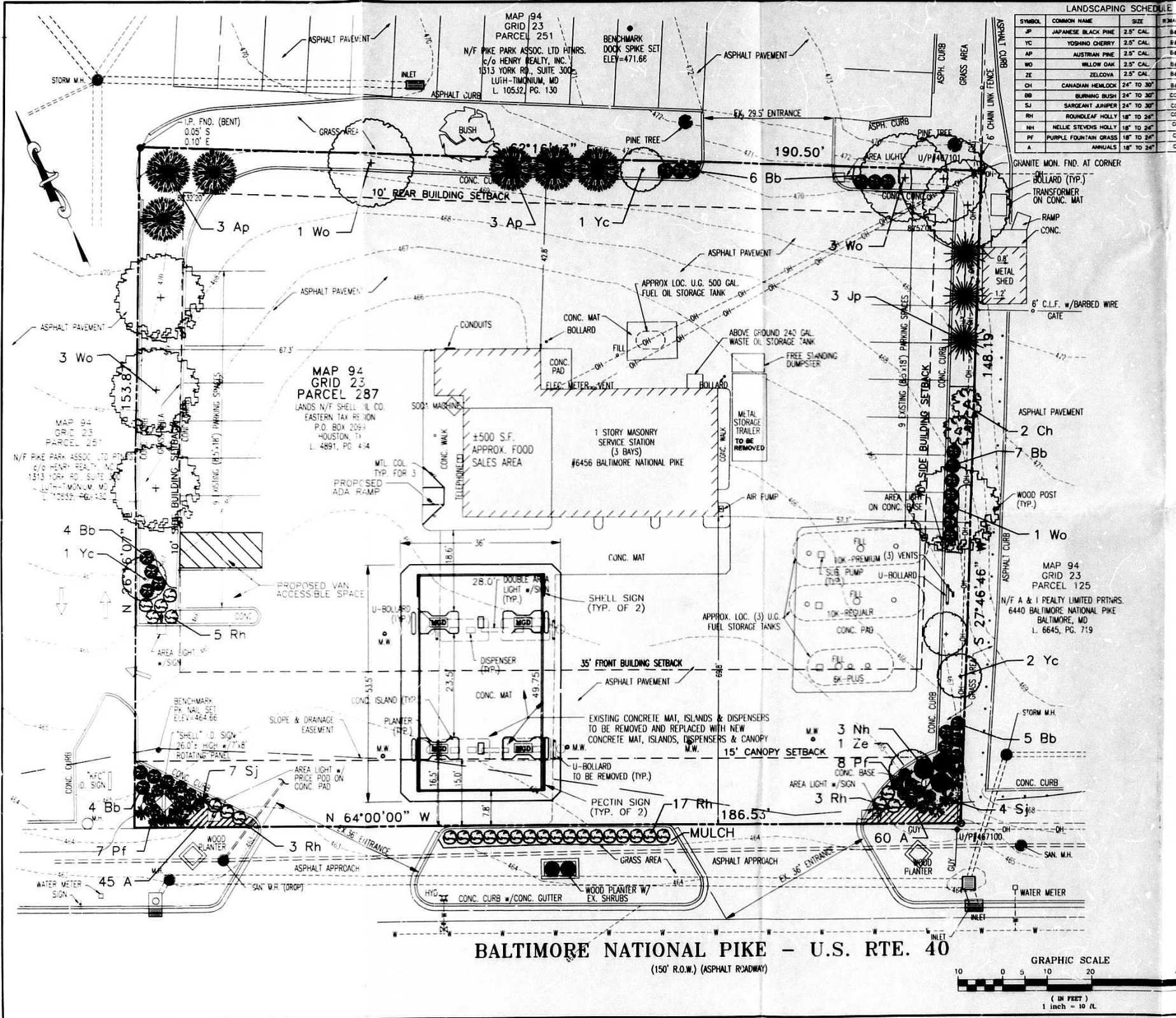
Very truly yours,

John L. Lewis

John L. Lewis
Planner II
Zoning Review

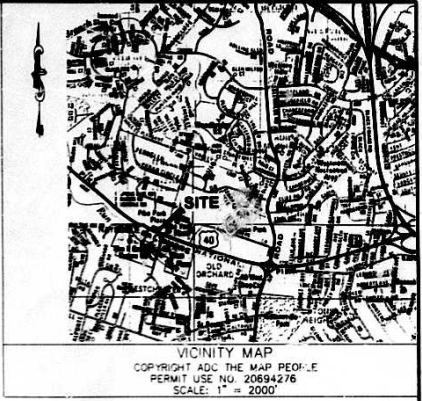
JLL:rye

c: zoning case 73-159-X



LANDSCAPING SCHEDULE

SYMBOL	COMMON NAME	SIZE	REMARKS	QUANTITY
JP	JAPANESE BLACK PINE	2.5' CAL.	B&B	3
YC	YOSHINO CHERRY	2.5' CAL.	B&B	4
AP	AUSTRIAN PINE	2.5' CAL.	B&B	6
WO	WILLOW OAK	2.5' CAL.	B&B	8
ZH	ZELKOVA	2.5' CAL.	B&B	1
CH	CANADIAN HEMLOCK	24" TO 30"	B&B	2
BB	BURNING BUSH	24" TO 30"	CONT.	26
SJ	SERGEANT JAMBER	24" TO 30"	CONT.	11
RH	ROUNDLEAF HOLLY	18" TO 24"	CONT.	28
NH	NELLIE STEVENS HOLLY	18" TO 24"	CONT.	7
PF	PURPLE FOUNTAIN GRASS	18" TO 24"	CONT.	15
A	ANNUALS	18" TO 24"	CONT.	102



- NOTES:**
- OWNER/APPLICANT: SHELL OIL PRODUCTS CO. MD-ATLANTIC RETAIL DISTRICT
RESTON TOWN CENTER, TWO FOUNTAIN SQ., 11921 FREEDOM DR.
RESTON, VA 22090 C/O STEVE SCHWARTZ, (703) 707-5841
 - ENGINEER: BOHLER ENGINEERING, P.C. 15 DOUGLASS COURT, STERLING, VIRGINIA 20166
C/O MARK S. STRES, P.E., (703) 478-0900
 - BUILDING GROSS FLOOR AREA = ±1,896 S.F.
 - NO ADJACENT OR NEIGHBORING PROPERTIES WILL BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT.
 - EXISTING USE: SERVICE STATION WITH 3 BAYS.
PROPOSED USE: SERVICE STATION WITH 3 BAYS.
 - PROPOSED IMPROVEMENTS:
 - DEMOLITION OF EXISTING CONCRETE MAT, FUEL ISLANDS AND DISPENSERS (2 ROWS/4 MGD'S)
 - CONSTRUCT NEW CANOPY (+/-28' x +/-49.75'), MAT, ISLANDS & DISPENSERS (2 ROWS/4 MGD'S)
 - CONSTRUCT VAN ACCESSIBLE HANDICAPPED SPACE AND NEW LANDSCAPING.
 - ZONING INFORMATION:
 - PROPERTY ZONED: BR-AS (BUSINESS-RESTRICTED/AUTOMOTIVE SERVICE)
 - ZONING TABULATION:

DESCRIPTION	PROVIDED	REQUIRED
A. MIN. LOT AREA	20,000 SF	±28,500 SF
B. MIN. LOT WIDTH	126 FT.	±187 FT.
C. MIN. FRONT YARD SETBACK	35 FT.	±70 FT.
D. MIN. REAR YARD SETBACK	10 FT.	±43 FT.
E. MIN. SIDE YARD SETBACK	10 FT.	±57 FT.
F. MIN. LANDSCAPED OPEN SPACE	N/A	±178 SQFT (11%)
G. F.A.R.	3.5	08
H. MAX. BUILDING HEIGHT	42 FT.	±20.0 FT.
I. MIN. FREESTANDING (F.S.) SIGNAGE SETBACK	N/A	
J. MAX. FREESTANDING SIGN AREA	1500 SF	36 SF
K. MAX. F.S. SIGNAGE HEIGHT	35 FT.	35 FT.
L. PARKING		
 - 1 SP/EMP x 4 = 4 - 3 SP/BAY x 3 = 9 + 1 SP/CUSTOMER SERVICE AREA = 1 TOTAL (REQUIRED): 14. TOTAL (PROVIDED): 17
 - NO ADJACENT OR NEIGHBORING PROPERTIES WILL BE ADVERSELY IMPACTED BY THE PROPOSED DEVELOPMENT.
 - EXISTING FEATURES, BOUNDARY, AND TOPOGRAPHIC INFORMATION ARE BASED UPON A SURVEY BY CONTROL POINT ASSOCIATED, INC. DATED 06/06/98
 - STORMWATER QUALITY AND QUANTITY WILL REMAIN UNCHANGED FOR THIS EXISTING SITE. TOTAL LAND DISTURBANCE IS ±1,830 S.F.
 - FOR EASEMENTS NOT SHOWN, IF ANY, PLEASE REFER TO TITLE REPORT.
 - NO BURIAL STRUCTURE OR GRAVES ARE KNOWN TO EXIST ON THIS SITE TO THE BEST OF OUR KNOWLEDGE.
 - THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER FACILITIES WHICH WILL REMAIN AS IS.
 - SPECIAL EXCEPTION APPLICATION #73-159X WAS PREVIOUSLY APPROVED FOR THIS SITE.
 - REZONING APPLICATION CASE #67-175A WAS PREVIOUSLY APPROVED FOR THIS SITE.
 - PROPOSED IMPROVEMENTS APPROVED BY DRC NO. 02107A, DIST. 101, SECT. 28-1714(7) EXEMPTION GRANTED FEBRUARY 13, 1997.
 - WATER, RESTROOM, & COMPRESSED AIR WILL BE AVAILABLE TO CUSTOMERS.

APPROVED: *Jeffery W. Long* 2/28/97
DIRECTOR, OFFICE OF PLANNING

APPROVED: *Robert W. Bowling* 3/17/97
DIRECTOR, DEPT. OF PUBLIC WORKS

APPROVED: *Joseph Arnold Walker* 1/3/97
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

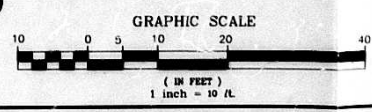
BOHLER ENGINEERING, INC.
 CIVIL & CONSULTING ENGINEERS • PROJECT MANAGERS • ENVIRONMENTAL & SITE PLANNERS • MUNICIPAL ENGINEERS •
 1330 BELFORD ROAD, SUITE 500, STERLING, VIRGINIA 20166 (703) 563-8300
 15 DOUGLASS COURT, STERLING, VIRGINIA 20166 (703) 478-0900

PROJECT: SHELL OIL COMPANY, Baltimore National Pike - U.S. Rt. 40
 TITLE: SITE PLAN

MARK S. STRES, A.J. VOLANTH
 DATE: 08/20/96
 SCALE: 1" = 10'
 SHEET NO: 1 OF 1

PROJECT NO: S96604
 CAD I.D. #: 96604SP2
 REVISION NO: 4

BALTIMORE NATIONAL PIKE - U.S. RTE. 40
 (150' R.O.W.) (ASPHALT ROADWAY)



PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Shell Oil Company 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 N.A. zone to an N.A. 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 a use-in-combination car wash with existing service station pursuant to Sections 405.4D.4 and 419.

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.

Shell Oil Company
By: C. J. Nolan
Regional Vice-President, Legal Owner
Address: 6201 Grosbeck Road
College Park, Maryland 20740

Protestant's Attorney
James D. Nolan, Petitioner's Attorney
60 W. Pennsylvania Ave.
Address: Towson, Maryland 21284
DATE: January 26, 1973
BY: James D. Nolan
ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of January, 1973, 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 17th day of January, 1973, at 10:00 o'clock

James D. Nolan
Zoning Commissioner of Baltimore County
(over)

73-159-X
69
SHELL OIL COMPANY
1000 N. WOOD DRIVE
TOWSON, MARYLAND 21284

ORDER RECEIVED FOR FILING
DATE: January 26, 1973
BY: James D. Nolan

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE DEPUTY ZONING COMMISSIONER
N/S of Baltimore National Pike, 800' : DEPUTY ZONING COMMISSIONER
E of Nuwood Drive - 1st District : COMMISSIONER
Shell Oil Company - Petitioner :
NO. 73-159-X (Item No. 65) :
: CF
: BALTIMORE COUNTY

This Petition represents a Special Exception request for a use in combination car wash with an existing service station, pursuant to Section 405.4D.4 and Section 419.

The subject site is located on the north side of the Baltimore National Pike, eight hundred (800) feet east of Nuwood Drive, and was originally approved for service station use, as a matter of right, in connected with the planned shopping center.

Testimony indicated that the site contains twenty-three thousand five hundred (23,500) square feet and is improved with a three (3) bay ranch type service station. The Petitioner plans to convert the third bay to a car wash capable of washing a maximum of twenty-four (24) cars per hour.

The Petitioner felt that a need existed for a car wash of this type and offered the following reasons in support thereof. The immediate area contains a population of twelve thousand five hundred (12,500) people. During peak hours, Baltimore National Pike (west bound only) has a traffic count of sixteen thousand two hundred and sixty-three (16,263) vehicles. A number of customers have expressed a desire to have their cars washed. There is a lack of car washes of this type in the area.

Revised plans indicating the operation, i.e., servicing spaces, waiting spaces and the overall traffic circulation within the site have been accepted as being satisfactory by the Zoning Advisory Committee.

At the close of the hearing, the Petitioner's attorney made note of the recommendations of the Office of Planning and Zoning indicating that they had

no objection to the proposed use. He also stated that he had no objection to the Deputy Zoning Commissioner making an on site field inspection of the subject property prior to rendering a decision.

- The following Exhibits were offered into evidence by the Petitioner:
- Exhibit No. 1 An overall functional site plan stamped "revised plans" and stamped as being accepted by the Zoning Department on January 3, 1973.
 - Exhibit No. 2 A specification sheet for series 1200 mini-mitter car wash.
 - Exhibit No. 3 A, B Photographs indicating the existing service station and service station site.

OPINION
After reviewing the above testimony, and making a personal on site field inspection of the subject property, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met all requirements set forth in Section 405.4D.4, Section 419, and Section 502.1, and that the Special Exception for a car wash can be granted without being detrimental to the health, safety, and general welfare of the locality involved.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of January, 1973, that the herein described property or area should be, and the same is hereby GRANTED a Special Exception from and after the date of this Order, subject, however, to the following restrictions:

- Compliance with Section 419.3 which requires site plan approval by the Department of Traffic Engineering, Department of Public Works, and the Office of Planning and Zoning. Since the subject property is located on a State Road, the site plan shall also be approved by the State Highway Administration.
- There shall be indicated on the site plan a written and/or graphic description describing the system that will be utilized to coordinate the five (5) line of waiting vehicles through the car wash. Said system including any additional employees must be effectuated when more than twelve (12) vehicles are waiting to be washed.

ORDER RECEIVED FOR FILING
DATE: January 26, 1973
BY: James D. Nolan

ORDER RECEIVED FOR FILING
DATE: January 26, 1973
BY: James D. Nolan

Description of the Shell Oil Company Property at 6456 Baltimore-National Pike

Beginning at a point on the North side of the Baltimore National Pike (U.S. Highway 40) approximately 800 feet East of Nuwood Drive and proceeding the following four courses and distances:

- North 26°, 16'-07" East - 153.87 feet
- South 62°, 16'-13" East - 190.5 feet
- South 27°, 46'-46" West - 148.17 feet
- North 64°, 00'-00" West - 186.53 feet

to the point of beginning.
This description is for zoning purposes only.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNanno, Zoning Commissioner Date: January 8, 1973
FROM: Norman E. Gerber, Office of Planning and Zoning
SUBJECT: Petition #73-159-X, Northside of Baltimore National Pike (U.S. 40) 800 feet East of Nuwood Drive.
Petition for Special Exception for Use-in-combination Car Wash with existing service station.
Petitioner - Shell Oil Company

1st District
HEARING: Wednesday, January 17, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no objection to this proposal at this time.

NEG:rw

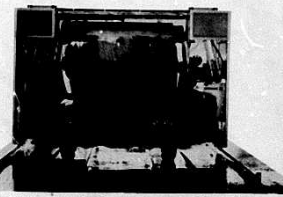


SERIES 1200 mini-mitter

A complete, compact, high-profit car wash system with a wide variety of applications in service stations, garages, parking facilities, auto dealerships, motels, and so on. Used to round out the services offered by such businesses, the Mini-Mitter system improves customer relations, builds repeat trade, and increases profits. This is because the system gives you:

- Large-system capability—including five brushes, detergent and wax application, and rinses—yet the system is so compact that it easily fits into a standard service station bay.
- Engineered simplicity for easy, efficient operation with minimum maintenance.
- System backup by Allen/California that includes installation drawings, complete manuals, operating advice, merchandising assistance, and nationwide service.

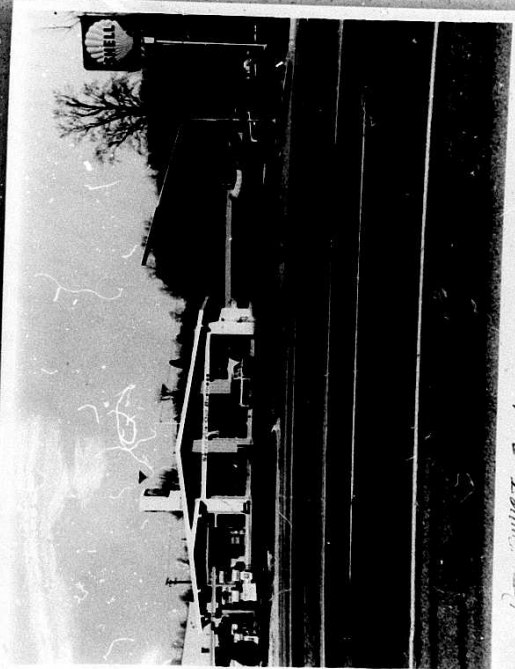
This means big benefits for you! Benefits like low overhead because of the small space requirement, low operating expense because of the simplicity of the equipment, and low investment because of the modest, total-system price. That combination adds up to big profits for you!



FEATURES

- Total brush coverage and washing action for large cars.
- Monster top brush, patented design wrap-around brushes and side window upper contour brushes, complete with detergent application produce top-quality cleaning results.
- Built-in pre-rinse-linal rinse and wax application rounds out the total system capability.
- Compact system easily fits into standard service bay.
- A full line of options tailors the system to each installation's exact requirements.

HIGH RELIABILITY • LOW MAINTENANCE • COMPETITIVE PRICE



REF. EXHIBIT 3-A

**BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. CHARLES ST.
TOWSON, MARYLAND 21284

December 5, 1972

JOHN J. DILLON, JR.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE BOARD COMMISSIONER
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
PLANNING DEPARTMENT

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Excution Petition
Item 65
Shell Oil Company - Petitioner

Dear Mr. Nolan:

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 north side of Baltimore National Pike at the Topos Shopping Center west of Rolling Road, in the First District of Baltimore County. The subject property is currently improved with a three-bay Shell station. The general appearance of the station is good, however, several untagged cars were noted on the site. This was brought to the attention of the dealer, Mr. Roberts, at the time of our inspection. The traffic pattern indicated on the submitted site plan appears to be sufficient to handle the anticipated amount of cars, however, a variance will be required for stacking spaces. The property to the east is an unimproved partially wooded lot. The property to the north and west is the Topos shopping center, and on the south side of Baltimore National Pike is the Gem Shopping Center property.

This petition is being withheld for approval as the proposed site plan does not meet with the approval of the Department of Traffic Engineering and the Project Planning Office. The petitioner is advised to have his engineer contact these offices so as to correct the site plan in a manner that will be acceptable by these offices.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

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

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

November 8, 1972

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

Re: Item #65 (1972-173)
Property Owner: Shell Oil Company
6456 Baltimore National Pike
Present Zoning: B.R.
Proposed Zoning: Special Exception for use in combination car wash with existing service station pursuant to Sections 405.4D.4 and 419
District: 1st No. Acres: 28,500 sq. ft.

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.

General:

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

Entrances and location thereof, other than along U.S. 40, are subject to approval by the Baltimore County Department of Traffic Engineering.

Any alteration or additions to the onsite utilities must be in accordance with the requirements of the Baltimore County Plumbing Code. Further, wash-rack effluent must be connected to the public sanitary sewer system by order of the Chief Engineer of the Baltimore County Metropolitan District.

Very truly yours,

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

END:RAM:PM:ies

cc: Andrew Cravets

H-HE Key Sheet
5 SW 28 Position Sheet
SW 2 G Topo
9A Tax Map

**BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204**



DEPARTMENT OF TRAFFIC ENGINEERING

EUSEBE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MELTZER
DEPUTY TRAFFIC ENGINEER

November 9, 1972

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

Re: Item 65 - ZAC - October 10, 1972
Property Owner: Shell Oil Company
6456 Baltimore National Pike
Special exception for use in combination car-wash with existing service station pursuant to Sections 405.4D.4 and 419 - District 1

Dear Mr. DiNenna:

The subject petition is requesting a special exception for a combination car wash with existing service station. As presently designed, the stacking spaces for the car wash interfere with vehicles leaving the car wash and also exiting from the site.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Maryland Department of Transportation
State Highway Administration

October 19, 1972

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

Re: ITEM 65
Z.A.C. Meeting, October 10, 1972
Owner: Shell Oil Co.
Location: 6456 Balto. National Pike
(Route 40)
Present Zoning: B.R.
Proposed Zoning: Special Exception
for use in combination car-wash
with existing service station
pursuant to Sec. 405.4D.4
and 419 - District 1
No. Acres: 28,500 sq.ft.

Dear Mr. DiNenna:

The existing entrances to the subject site are acceptable to the State Highway Administration; however, it appears that there could be some conflict at the easterly entrance of vehicles entering to approach the pumps with vehicles leaving the Car Wash.

The 1971 average daily traffic count on this section of Route 40 is 34,250 vehicles.

Very truly yours,

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

CL:JEM:bk



**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 25, 1972

DONALD J. ROOP, M.D., M.P.H.
SANITARY ENGINEER 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 65, Zoning Advisory Committee Meeting, October 24, 1972, are as follows:

Property Owner: Shell Oil Company
Location: 6456 Baltimore National Pike
Present Zoning: B.R.
Proposed Zoning: Special Exception for use in combination carwash with existing service station pursuant to Sections 405.4D.4 and 419.
District: 1
No. Acres: 28,500 sq.ft.

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
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
Jefferson Building
Suite 501
Towson, M.D. 21204
4643211

November 10, 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 #65, Zoning Advisory Committee Meeting, October 10, 1972, are as follows:

Property Owner: Shell Oil Company
Location: 6456 Baltimore National Pike
Present Zoning: B.R.
Proposed Zoning: Special exception for use in combination car-wash with existing service station pursuant to Sections 405.4D.4 and 419.

District: 1
No. Acres: 28,500 square feet

This office concurs with the comments of the Department of Traffic Engineering.

Very truly yours,

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

BERNARD J. GIBBY
DIRECTOR

**Baltimore County, Maryland
OFFICE OF THE BUILDINGS ENGINEER
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204**

November 3, 1972

C. Elmer Hoppert, Jr.
DEPUTY BUILDINGS ENGINEER
Acting

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 #65, Zoning Advisory Committee Meeting, October 10, 1972, are as follows:

Property Owner: Shell Oil Company
Location: 6456 Baltimore National Pike
Present Zoning: B.R.
Proposed Zoning: Special Exception for use in combination car-wash with existing service station pursuant to Sections 405.4D.4 and 419.

District: 1
No. Acres: 28,500 square feet

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Building Code and Regulations".

Sincerely,

C. Elmer Hoppert, Jr.

C. Elmer Hoppert, Jr.
Buildings Engineer, (Acting)

Mini-Mitter® System Description

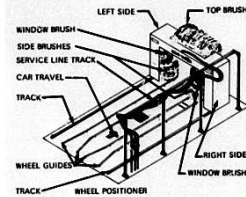
The Mini-Mitter car wash is a total system for merchandising a service that encourages customer loyalty, promotes traffic, and builds profits in automobile-related businesses through various methods, including promotional programs, reduction of cleaning costs, and bases of an additional high-profit service to established customers.

The reason the Mini-Mitter is so successful at building profits in such applications is the total system concept around which it has been developed. For example, the average auto-related facility easily accommodates the equipment—no special pits or structures are required. Further, the system is simple and inexpensive to operate, and it is engineered for reliability. These features, coupled with system backup by Allen/California, add up to proven performance in profit improvement programs.

The Mini-Mitter unit itself is built around a full set of five automatically controlled brushes that contact and scrub all the exterior surfaces of every car regardless of size or shape. In addition, automatically controlled rinse and applicator systems perform complete pre-rinsing, soap application, double final rinsing, and wax application to produce a superior cleaning job.

To accomplish these functions, the Mini-Mitter travels back and forth over the cars it is washing, under the control of an automatic programmer—no operator attention is required. The standard wash cycle is a two-minute, four-pass operation: The car is pre-rinsed and scrubbed during the first two passes, and final rinsed and waxed during the last two passes.

Optional one- and three-minute programs are also available to exactly suit your cleaning requirements. The system includes all necessary tanks, hoses, cables, and control apparatus so that installation can be accomplished quickly and easily. Thus, the Mini-Mitter system is a total package that can be installed in any facility with a minimum of effort and operated with ease to produce a high level of additional profits for you.



Utility Requirements

compressed air—6 cfm at 120 psi
water—minimum 20 gpm at 25 psi, average 40 gal per car
electricity—20-amp, 220-volt, 3-phase service, or 50-amp, 220-volt, 1-phase service

Optional Equipment

A full range of options is available for the Mini-Mitter system, including 1- and 3-minute programs, hot and cold water system, remote control wash and wax counters, electronic length sensors, deionizers, tire chemical applicators, correctors and special wheel guides, coin control, positive wheel positioners, special instruction signs, water reclaim systems, and so on.

Dimensions

overall system—26 ft long, by 13 ft 5 in. w.c., by 9 ft 6 in. high

Additional Capability

Allen/California manufactures and markets a complete line of car wash systems—ranging from compact, in-bay systems to high-volume, conveyor systems—and individual components including a full line of car wash equipment, such as brush units, conveyors, rinse units, waxes, dryers, recirculation equipment, total reclaim systems, and so on. In addition, Allen/California markets car wash buildings and handles general contracting of entire installations on a turn-key basis.



California Car Wash Systems
a Division of Allen Electric and Equipment Co.
11615 Pendleton St. Sun Valley, Calif. 91352
Tel. (213) 766-1004

M. D. K. MACHINERY, INC.

Box F
8408 Charter Valley Ct.
Towson, Md. 21204
(301) 828-8661

PETITION FOR A SPECIAL EXCEPTION IN DISTRICT
ZONING: Petition for Special Exception for the Installation of a Car Wash with existing service station.

LOCATION: North side of Baltimore National Pike (U.S. Highway 40) 180 feet East of Newwood Drive.

DATE & TIME, WEDNESDAY, JANUARY 11, 1973 at 10:00 A.M. PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for Special Exception for the Installation of a Car Wash with existing service station.

All that parcel of land in the First District of Baltimore County, Maryland, known as the Beginning of a lot on the North side of the Baltimore National Pike (U.S. Highway 40) approximately 180 feet East of Newwood Drive and containing the following four corners and dimensions:

1st 24' 24" East 132.85 feet
2nd 27' 40' 40" East 198.3 feet
3rd 27' 40' 40" West 148.17 feet
4th 24' 24" West 186.53 feet

is the point of beginning.

This description is for zoning purposes only.

Being the property of Shell Oil Company, as shown on plat filed with the Zoning Department, Baltimore County, Maryland, on 11/15/72.

HEARING DATE: Wednesday, January 11, 1973 at 10:00 A.M. Public Hearing, Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
S. ERIC DINENBA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Dec. 28

OFFICE OF ORIGINAL
THE CATONSVILLE TIMES

CATONSVILLE, MD 21228 January 2 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of **S. Eric Dinenna Zoning Commissioner of Baltimore County** was inserted in **THE CATONSVILLE TIMES**, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~xxxxxxx~~ week before the 2 day of January, 73 that is to say, the same was inserted in the issue of December 28, 1972.

STROMBERG PUBLICATIONS, Inc.

Janette Schickel

PETITION FOR A SPECIAL EXCEPTION — 1ST DISTRICT

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By Order of
S. ERIC DINENBA
Zoning Commissioner of Baltimore County
Dec. 28

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 28, 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., once in each one...one...one...successive weeks before the 17th day of January, 1973, the first publication appearing on the 23th day of December, 1972.

THE JEFFERSONIAN

John P. ...
Manager.

Cost of Advertisement, \$.....

FUNCTION	Wall 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: <i>JEB</i>			Revised Plans:		Change in outline or description		Yes		No	
Previous case:			Map #							

1564 73-159-2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 156 Date of Posting: Dec 30, 1972

Posted for: SPECIAL EXCEPTION

Petitioner: Shell Oil Co.

Location of property: 1/2 of Baltimore National Pike, South E. of Newwood Drive

Location of Signs: 1/2 of Baltimore National Pike, E. of Newwood Drive

Remarks:

Posted by: Charles P. ... Date of return: JAN 5, 1973

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 65

June B. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this 15th day of December 1972.

S. Eric Dinenna
S. ERIC DINENBA
Zoning Commissioner

Petitioner: Shell Oil Company

Petitioner's Attorney: June B. Nolan Reviewed by: John P. ...
Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 5899
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan 17, 1973 ACCOUNT 01-660

AMOUNT \$1.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER
Messrs. Nolan, Plimhoff & Williams
204 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Shell Oil Co. 410 CASH

BALTIMORE COUNTY, MARYLAND No. 5856
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 26, 1972 ACCOUNT 01-660

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER
Shell Oil Company
6201 Greenbelt Road
College Park, Md. 20740
Petition for Special Exception
73-159-2
159 50.00 CASH

Baltimore County Fire Department

J. Austin Deitz
Chief



73-159-X

Towson, Maryland 21204

825-7310

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

Attention: Mr. ~~Robert C. Myers~~ ^{Jack Dillon}, Acting
Zoning Advisory Committee

Re: Property Owner: Shell Oil Company

Location:

6456 Baltimore National Pike

Item No. 65

Zoning Agenda Tuesday, October 10, 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.

Reviewer: St. Kelly

Planning Group
Special Inspection Division

Noted and
Approved:

Deputy Chief
Fire Prevention Bureau

mls
4/25/72