

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

812-7316

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Jack Dillon
Zoning Advisory Committee Chairman

Re: Property Owner: John G. Gingham, Jr. et al

Location: 6309 Kenwood Avenue

Item No. 111 Zoning Agenda Tuesday, December 19, 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 100 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

- () 4. EXCEEDS the maximum allowed by the Fire Department. 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: *At J. Deitz* Noted and Approved: Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 23, 1973
FROM: William D. From, Director
SUBJECT: Petition #73-261-XA. West side of Kenwood Avenue 190 feet South of

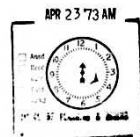
Hazelwood Avenue.
Petition for Special Exception for a Car Wash as a use in combination with a service station.
Petitioner - John G. Gingham, Jr.

14th District

HEARING: Wednesday, April 25, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make.

If the proofs of Section 502-1 of the Zoning Regulations are met, any development on this site should be conditioned to conformance to an approved site plan.



William D. From
William D. From, Director



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

December 22, 1972

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

Attention: Mr. John J. Dillon

Dear Sir:

It is anticipated that problems will arise due to vehicles entering the subject site at the northerly entrance, conflicting with vehicles leaving the Car Wash and desiring to exit at the same point.

The 1971 average daily traffic count in this section of Kenwood Ave. is 9,000 vehicles.

Very truly yours,

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

CLE:JHBK

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

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 29, 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 111, Zoning Advisory Committee Meeting December 26, 1972, are as follows:

Property Owner: John G. Gingham, Jr. et al
Location: 6309 Kenwood Avenue
Present Zoning: B.L.
Proposed Zoning: Special Exception for conversion from Manual to automatic car wash and Variance from Section 419.2 to permit 19 on site waiting spaces instead of required 40.
District: 14
No. Acres: 20.493 sq. ft.

Metropolitan water and sewer are available.

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. Davis
Thomas H. Davis, Director
BUREAU OF ENVIRONMENTAL SERVICES

MHC:mnc

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: December 29, 1972

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

Re: Item #111 ZAC meeting of December 19, 1972
Property Owner: John G. Gingham, Jr. et al
Location: 6309 Kenwood Ave.
Present Zoning: B.L.
Proposed Zoning: Special Exception for conversion from manual car wash to automatic car wash and Variance from Section 419.2 to permit 19 on site waiting spaces instead of req. 40.
District: 14
No. Acres: 20.493 sq. ft.

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WIP:ld

Baltimore County, Maryland

Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Branch of Engineering
ELLSWORTH H. DYER, P.E. CHIEF

March 13, 1973

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

Re: #111 (1972-1973)
Property Owner: John G. Gingham, Jr., et al
Location: 6309 Kenwood Avenue
Present Zoning: B.L.
Proposed Zoning: Special Exception for conversion from manual car wash to automatic car wash and Variance from Section 419.2 to permit 19 on site waiting spaces instead of required 40.
District: 14th No. Acres: 20.493 sq. ft.

Dear Mr. DiNenna:

The comments dated January 8, 1973 are revised, only in regard to Kenwood Avenue, as follows:

Kenwood Avenue (Md. 588) is a State Road; therefore, all highway and drainage improvements and/or requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration.

Also, the Petitioner is again cautioned that no encroachment by construction of any structure, including footings, and particularly in this instance lamp bases, will be permitted within County rights-of-way, utility easements and reservations.

Very truly yours,

Ellsworth H. Dyer
Ellsworth H. Dyer, P.E.
Chief, Bureau of Engineering

END:EHM:PHR:es

1-201 Key Sheet
16-21 Position Sheet
2-1 P Topo
89 Tax Map

6309 Kenwood Avenue
Baltimore County, Maryland

BEGINNING at a point in the westerly line of Kenwood Avenue 190 feet, more or less, southerly of the southerly line of Hazelwood Avenue, thence continuing along said westerly line of Kenwood Avenue by a curve to the left whose length is 133.66 feet; thence North 84° 36' 50" West a distance of 139.24 feet; thence North 01° 26' 00" East a distance of 149.81 feet; thence South 84° 38' 50" East a distance of 139.37 feet to the place of BEGINNING; being situate in the 14th Election District, County of Baltimore, State of Maryland.



PETITIONER'S EXHIBIT #4

EXISTING STATION 20,493 Sq. Ft.
KENWOOD Ave
To Golden Ave. Co.
To Belair Rd.

DATE TIME 1 2 IN OUT
MON. APRIL 23, 1973 4:30 PM - 5:30 PM 266 480 3 6

ADT - 6100
72ND & MILITARY - Approx. Same Average, 50% More Gillows
14TH & INDIANOLA - 30% Less Average, 25% More Gillows



GREATER ROSEDALE COMMUNITY COUNCIL, INC. POST OFFICE BOX 9528 ROSEDALE, MARYLAND 21237

Representing:

Greenview Manor
Community Association
Hamletown
Improvement Association
Hawthorne Park East
Improvement Association
High Point-Greenview
Improvement Association
Hillbrook-Camden
Improvement Association
Hillbrook Hill
Improvement Association
Red House Run
Club Association
Red House Run
Elementary School P.T.A.
Rosedale
Elementary School P.T.A.
Rosedale
Lions Club
Rosedale
Recreation Council
Residents-at-Large

Committees:

Education
Community Hygiene
Housing
Inter-Council Relations
Legislation
Membership
Publicity
Safety
Transportation
Zoning

RESOLUTION, introduced at the April 18, 1973 meeting of the Greater Rosedale Community Council. Reference: petition for Special Exception for a Car Wash as a use in combination with a service station; and, petition for Variance for on site waiting spaces. Location: on West side of Kenwood Avenue 190 feet South of Resedale Avenue.

Whereas, the Greater Rosedale Community Council represents 13 community organizations and through its Representatives-at-Large, aids, assists, and represents those unorganized residents and their communities, and collectively represents approximately 20,000 people; and

Whereas, the President of the Greater Rosedale Community Council shall represent and protect the interest of those represented by the Council; and

Whereas, the President of the Greater Rosedale Community Council, is ex officio a member of every committee; therefore, a member of the Greater Rosedale Community Council Zoning Committee; and

Whereas, this Council has this day, voted to oppose the referenced petitions; therefore,

Resolved, that this Council be placed on record as being opposed to the granting of the referenced petitions.

Resolved, that President Burgess, is indeed, by virtue of his office, and by this mandate, empowered to speak for the membership of the Greater Rosedale Community Council and those it represents, and to present the views of this Council with reference to the subject petitions.

In behalf of the membership, read and adopted this 18th day of April 1973.

Mary O'Dell
Mary O'Dell
Secretary

William J. Burgess
William J. Burgess
President

PROGRESS THROUGH COOPERATION

PETITION MAPPING PROGRESS SHEET										
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>af</i>	Revised Plans: Change in outline or description				Yes ☐ No ☐					
Previous case:	Map #									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#73-261-X.P.

District: 14th Date of Posting: 4-5-73
Posted for: *Heaven Hill, Apr. 25, 1973, C. 1000, H.M.*
Petitioner: *John G. Gough, Jr.*
Location of property: *W. of Kenwood Ave. 190 ft. S. of Resedale Ave.*
Location of signs: *2 signs. 1 on W. side of Kenwood Ave. 1 on E. side of Resedale Ave.*
Remarks: *C. 6309, Kennard Ave.*
Posted by: *Paul J. Hines* Date of return: 4-12-73

OFFICE OF THE ESSEX TIMES ESSEX, MD. 21221 April 9 - 1973

THIS IS TO CERTIFY, that the annex advertisement of
S. Eric Dinnema
Zoning Commissioner of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one consecutive
week before the 9th day of April 1973, that is to say, the same
was inserted in the issue of April 5, 1973.

STROMBERG PUBLICATIONS, Inc.

By: *Robert Hines*

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 5, 1973.

THIS IS TO CERTIFY, that the annex advertisement was
published in THE JEFFERSONIAN, a weekly newspaper, printed
and published in Towson, Baltimore County, Md., once a week
on one line, one week before the 25th
day of April, 1973, the first publication
appearing on the 5th day of April
1973.

THE JEFFERSONIAN
L. Frank Smith
Manager

Cost of Advertisement, \$.....

Joseph A. Pabony, BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Room 101
Jefferson Building
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this day of 1973.

20th March *S. Eric Dinnema*
S. ERIC DINNEMA,
Zoning Commissioner

Petitioner
Petitioner's Attorney
John G. Gough, Jr., et al
Joseph A. Pabony

Joseph A. Pabony, BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Room 101
Jefferson Building
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this day of 1973.

20th March *S. Eric Dinnema*
S. ERIC DINNEMA,
Zoning Commissioner

Petitioner
Petitioner's Attorney
John G. Gough, Jr., et al
Joseph A. Pabony

BALTIMORE COUNTY, MARYLAND No. 10812
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 30, 1973 ACCOUNT 01-662

AMOUNT \$59.50

PAID BY: *John G. Gough, Jr.*
100 Jefferson Building
Towson, Md. 21204
Advertising and posting of property for John G.
Gough, Jr., #73-261-X.P. 59.50 net

BALTIMORE COUNTY, MARYLAND No. 8246
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

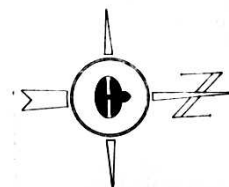
DATE April 2, 1973 ACCOUNT 01-662

AMOUNT \$59.00

PAID BY: *Heaven Hill and Pabony*
100 Jefferson Building
Towson, Md. 21204
Petition for Variance & Special Exception for John G.
Gough, et al, #73-261-X.P. 59.00 net

HAZEL WOOD TERRACE

R-6

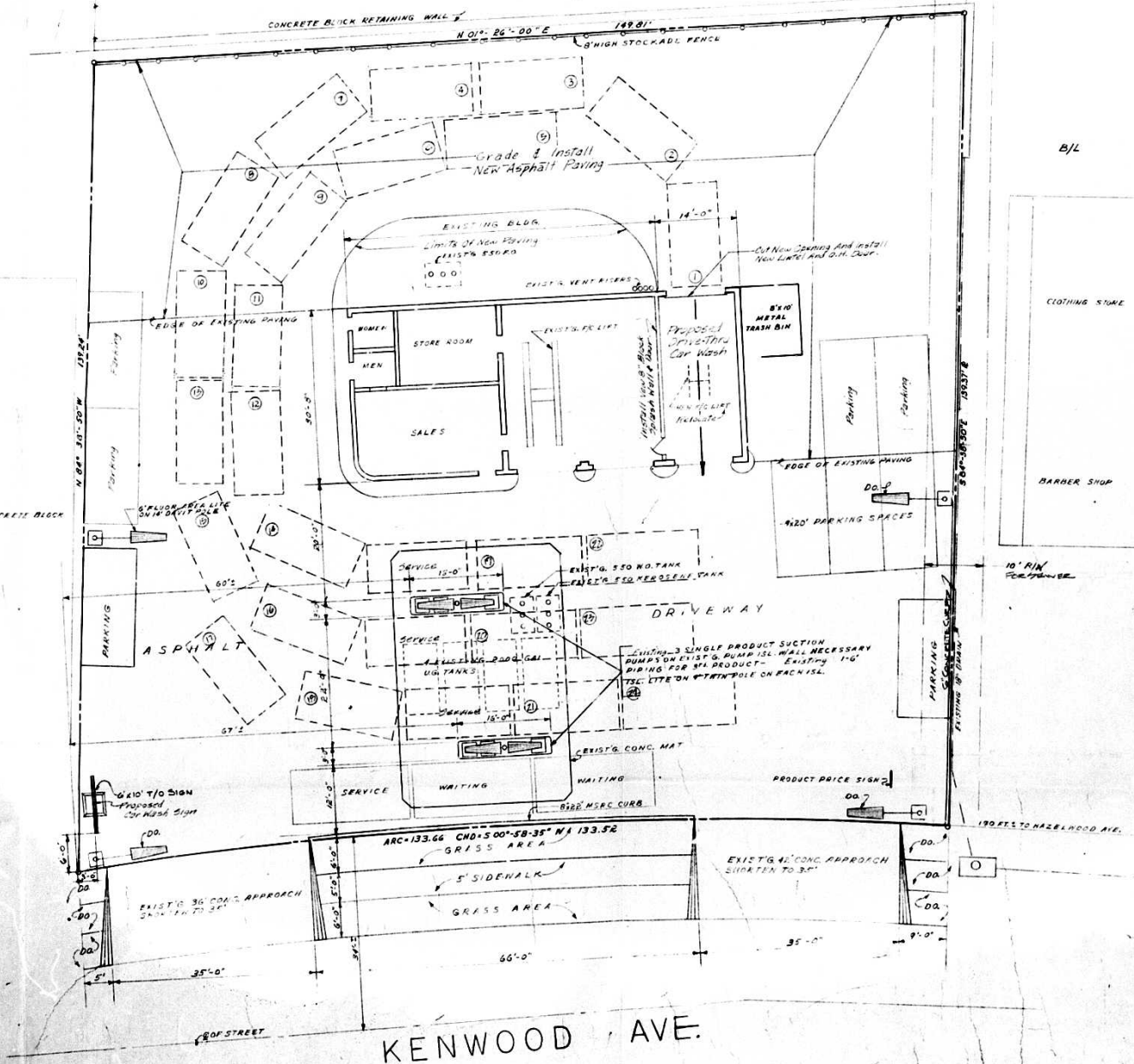


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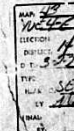
- GENERAL NOTES**
1. AREA OF LOT - 24,675
 2. AREA OF DRIVE - 4,010
 3. PERCENT OF LOT COVERED - 8%
 4. AREA OF DRIVE - 17,565
 5. HEIGHT OF SIGN POLE - 17 FT
 6. ELECTRICAL SERVICE - SEE SEPARATE SHEET
 7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS FOR THE CITY OF BALTIMORE.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BALTIMORE, AS WELL AS THE STATE OF MARYLAND, AND SHALL BE RESPONSIBLE FOR THE COST THEREOF.
 9. GRADES SHOWN - EXISTING GRADE
 10. PROPOSED FINISHED GRADE

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT IS PROHIBITED.



Note:

Capacity of Car Wash Equipment
= 20 Cars Per Hour
Number of Waiting Spaces Required
= 40 Cars
Number of Waiting Spaces Provided
= 24 Cars

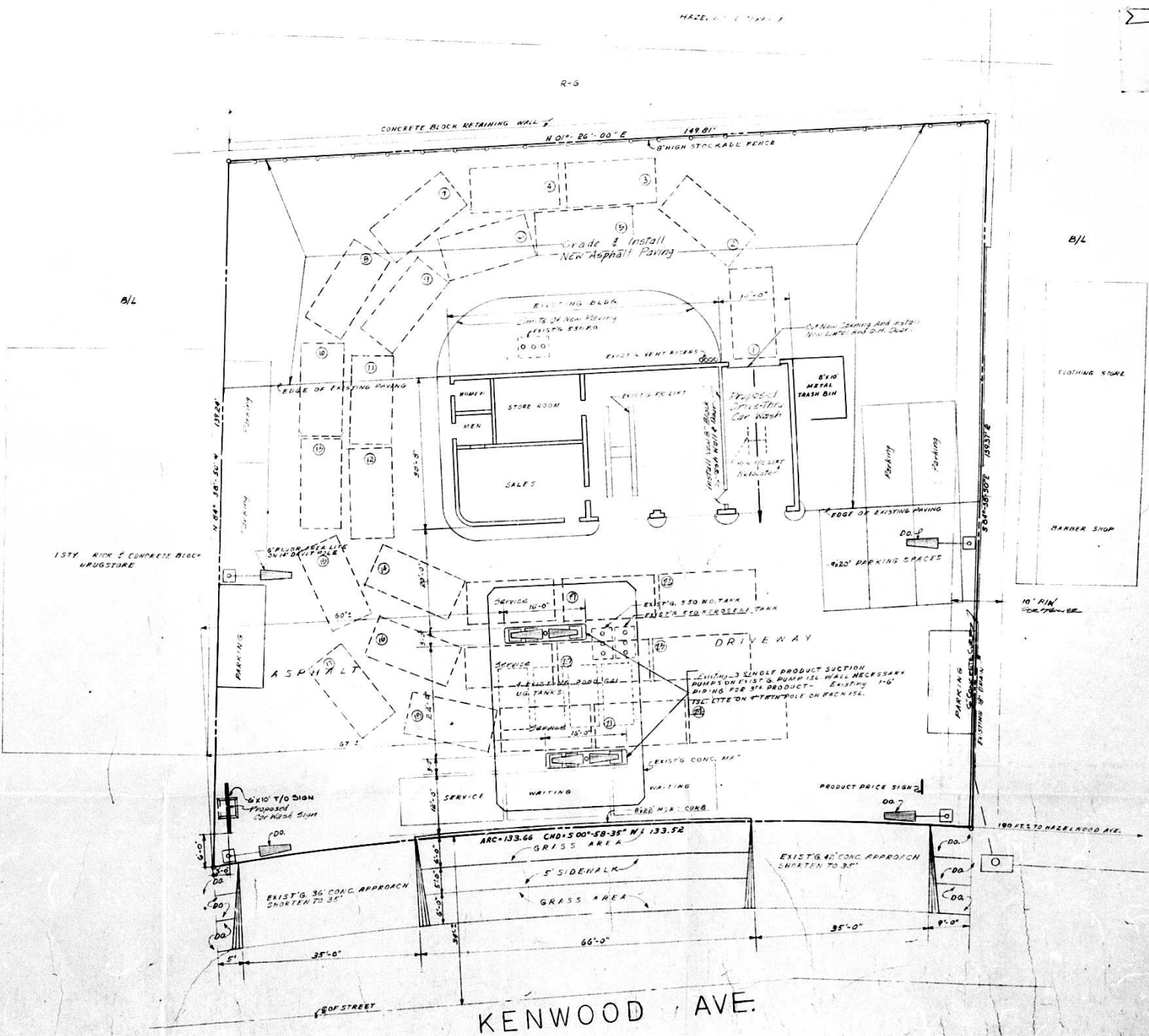
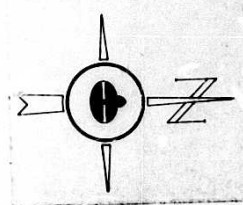


#11 John G. [Signature]
A.D. [Signature] PE 2579

DATE	REVISION	BY	APP'D
12/2/2	1	REVISION: PER CITY PLAN	
12/2/2	2	Proposed Drive Thru Car Wash	
12/2/2	3	Proposed Drive Thru Car Wash	

SERVICE STATION
6309 KENWOOD AVE.
BALTIMORE, MD.

1. PARCEL 11
 2. PARCEL 12
 3. PARCEL 13
 4. PARCEL 14
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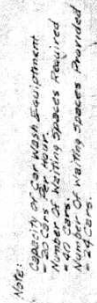


Note:
 Capacity of Car Wash Equipment
 - 20 Cars Per Hour
 Number of Waiting Spaces Required
 - 40 Cars
 Number of Waiting Spaces Provided
 - 24 Cars





RETAINING WALL - 1



73-261-XA

GENERAL NOTES

- 1 AREA OF LOT-20.492
- 2 AREA OF BALDWIN-2.010
- 3 PERCENT OF LOT COVERED-8%
- 4 AREA OF BALDWIN-27.56
- 5 HEIGHT OF SIGN POLE-17 FT
- 6 CHANGING SIGN-17 FT
- 7 FORMS PRINTED ON ROAD
- 8 CONSTRUCTION SMALL SIGN
- 9 POLYMER SIGN-17 FT
- 10 SIGN AREA-17 FT
- 11 SIGN AREA-17 FT
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AMERICAN OIL COMPANY

SERVICE STATION
6309 KENWOOD AVE
BALTIMORE MD

KENWOOD AVE.

AMERICAN SOAP WASH

In the market for a long time

