e la la como

25th

ORDERED By The Zoning Commissioner of Baltimore County, this 20th

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-one matterior County, that property be posted, and that the public bearing be had before the Zoning Baltimore County in Room 106, County Office Building in Towson, Baltimore

_____aay of __April__

, 197 3, that the subject matter of this petition be advertised, as

ALTIMORE COUNTY ADVISORY COMMITTEE W/S of Emood

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 29, 1973

Joseph K. Pokorny, Esq., 408 Jefferson Building Towson, Maryland 21204

ATMONES CONTROL

ON LOULOS, II

Cha rman

STATES

OF STREET PROPERTY.

RE: Special Petitions 6309 Kenwood Avenue - Item #111
Esstern Ave, and Stuart St. - Item #96
8207 Liberty Rood - Item #95
Jopps RG, and Plessant Plains Rd, - Item #94
6223 Cherles Streat Avenue - Item #93
Hiddle RHver and Consess Rd, - Item #92
607 Frederick Road - Item #91

Please be advised that I have received revised site planes from the American Oil Company with reference to the above mentioned locations, and I have scheduled these Special Exceptions for bearings on April 25th and April 25th, 1971. You will be motified as to the precise time and case numbers in the near future,

As you know, these potitions have not been fully accorted by the Zoning Advisory Committee. However, at your specific request we have scheduled these cases for hearings.

In order to comply with the zoning recuirements of Baltimore County, I am accepting those metitions as of the 20th day of March 1973, with the understanding that they do not have the full endorsement of the Zoning Advisory Committee.

JJ0:J0

cc: B. L. Brehm, Esq., American Oil Company 621 York Road (21204)

March 12, 1973

KIMMEL & POKORNY

John J. Dillon, Jr. Chairman Chairman Zoning Advisory Committee County Office Bldg. 111 W. Chesapeake Avenue Towson, Maryland 21204

RE: Special Exception Petitions 6309 Kenrood Avenue - Item#91
Eastern Ave and Stuart St. - Item#96
8207 Liberty Road - Item#95
Jopps Rd. and Fleasmart Plains Rd Item#94
6213 Charles Street Avenue - Item#93
Middle River and Compass Rd - Item#92
607 Prederick Road - Item#92

Please be advised that your comments relative to the Special Exceptions and Worstions to the above referenced have been noted and my client wishes to have a hearing on the matter.

It would be appreciated if all of the above captioned could be heard at once. In this way it would reduce the bulk of the Plaintiff's testimonies and permit any individual sites idiosyncrasics

Very truly yours,

JOSEPH K. POKORNY

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

Mr. S. Eric DiMenna

Baltimere County has experienced problem with some car wishes before and the stacking space requirement was designed to eliminate these problems. A variance to the required number of stacking spaces could lead to the renewal of these problems. For this reason, we can not approve this plan.

Michael Haniga

EUGENE J. CLIFFORD. P.E. WM. T. MELZER

January 17, 1973

Item III - ZAC - December 19, 1972
Property Owner: John G. Gingher, Jr., et al
6309 Kamood Avenue
5.E. for conversion from manual car wash to
automatic car wash 6 warlance from Section 419.2
to permit 19 on site waiting spaces instead of
req. 40 - District 14

Dear Mr. DiNenna:

The subject petition is for a special exception for an automatic car wash and a variance to the required number of stacking spaces.

Michael S. Flanigan Traffic Engineer Associate

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 21, 1973

RE: Special Exception Petition Item #111 John G. Gingher, Jr., et al - Petitioners

8404 Coco Road, Baltimore Co., Maryland 21237

1.10.00

4125173

Zoning Commissioner of Baltimore County.

COUNTY OFFICE SLEG 11: W. Chesapeake Ave. Toward, Maryland, 21234 JOHC 1. DILLON, JR.

BUREAU OF ENGINEERING er Hr. Pokornys DEPARTMENT OF

STATE BOADS COMMISS BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROTECT PLANNING

BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATION INDUSTRIAL DEVALOPMENT

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition 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 oppropriations of the indiring or one received such to assume that all parties are made in the indirection of the indirection of the indirection of the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommender one as to the appropriateness of the requested

The subject property is located on the uest side of Kenmood Avenus, 190 fee south of Nezehood Avenus, in the lith District of Batisines County. The Ju-Culis, property is currently improved with a 3-bay automative service station. The commercial properties to the north and south of this site are improved with commercial businesses. The residential properties to the rear are improved with commercial businesses. The residential properties to the rear are improved with one family deadlings.

The petitioner is requesting a Special Extention for a use in combination for an automotive cer wash to be located in the end service bay, and a Variance to permit 19 on site weiting spaces instead of the required 40.

Pursuant to Section 419.3, this office is withholding acceptance of this patition until such time as the site plan is approved by the Department of Traffic Engineering and the Office of Planning and Zoning.

Baltimore County, Maruland Bepartment Of Bublic Works COUNTY OFFICE BUILDING

January 8, 1973

0

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

Fe: Item #111 (1972-1973)
Property Owner: John G. Gingher, Jr., et al
6309 Kenwood Avenue
Present Zoning: B.L.
Proposed Zoning: Spacial Exception for conversion from
manual car wash to automatic car wash and Wariance from
Section 1912, to pental 19 consist waiting spaces instead

of required 40 District: 14th No. Acres: 20,493 sq. ft.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in conmuction with the subject item. Highways:

Kenwood Avenue is an improved County road. No further highway improvements are required at this time. However, any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. in connection with the further development of this site will be the full responsibility of the Fetitioner.

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

Provisions for accommodating storm water or drainage have not been indicated on submitted plan.

The Metitioner is cautioned that no engroschment by construction of any structure, including factings and lamp bases, will be permitted within County rights-of-way or utility escential or reservations.

It is the responsibility of the Petitioner to ascertain and clarify all rights-of-way within this property and to initiate much action as may be necessary to abandon, widen, relocate or extend, etc. such rights-of-way.

Item #111 (1972-1973) Property Owner: Page 2 January 8, 1973

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (tumporary or permanent) to prevent creating any muisanoss or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Public water supply and sanitary sewerage are available and serving this property.

The Petitioner is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or trestents plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

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

The Petitioner is responsible for the preparation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal; or, the pretreatement to be engloyed by the if the industrial wastes are to be discharged into the public samitary sewer system, prior to issuance of a building

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

Very truly yours.

PLISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

cc: Andrew Cravetz

I-NW Key Sheet 16 NE 21 Position Sheet NE L F Topo 89 Tax Map

JAN221

IS ORDERED by the Zoning Commissioner of Baltimore County, this. November, 197 3., that the a Special Exception for a Car Wash as a Use in Combination with a Service Station should be and the same is GRANTED and the Variance to permit nineteen (19) on site waiting spaces in lieu of the requi ed twenty-four (24) spaces should be and the same to GRANTED, from and Zoning Commis po after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Plannag and Zoning.

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County this DENIED and that the above described property or area be and the same is hereby continued as and to remain a ______ zone; and or the Special Exception for ____ be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BOARD OF OF BALLIN

TOWSON, MARYLAND - 21704

Date: December 29, 1972

Mr. S. Eric Dillenna

Zoning Commissioner County Office Building Towson, Maryland 2120h

Ro: Item #111 ZAC meeting of December 19, 1972

Item #111 ZAX meeting of December 17, 712
Toporty Oncer. John C. Kimper, jr. ot al
Location:
Loc Districts

20,493 sq.ft.

Dear Mr. DiNenna:

No effect on student population.

WNP:ld

Very truly yours, W With Peteruck W. Nick Tetrovich Field Representative Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

878-711A

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21264

Attention: Mr. Skiorseolox Myserse, Chairman Zoning Advisory Committee

Re: Property owner: John G. Gingher, 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 approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

A second means of vehicle access is required for the site.
 The vehicle dead-end condition shown at

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 the Fire Prevention Good prior to occupantly of beganning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Protection Association Standard No. 101

(**) 6. Site plans are approved and fram.

(**) 7. The Pire Prevention Bureau has no comments at this time.

Planning Group
Special Inspection Division

Noted and Approved:
Deputy Chief Fire Prevention Bureau

mls 4/25/72

BALL MORE COUNTY, MARYL. JD

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date April 23, 1973

FROM William D. Fromm, Director

SURJECT Petition#73-261-XA. West side of Kenwood Avenue 190 feet South of

Mazelwood Avenue.

Petition for Special Exception for a Car Wash as a use in combination with a service station.

Petition for Variance for On Site Waiting Spaces.

Petitioner - John G. Ginpher, Jr.

14th District

HEARIJG .

Vednesday, 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.

APR 23 73 AM



William Phone

Maryland Department of Transportation State Highway Administration

David H. Fisher

December 22, 1972

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

Attention: Mr. John J. 9111on

ITC# 111
Ref LAC. Westing
Docober 19, 1972
Proporty Gweet John G.
Gingher, Jr. et al
Locations 6309 Kembood Ave.,
(Rouns 588)
Fessent Gonings Int.
Fessent Gonings Int.
Fessent Gonings Incelal
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 on site waiting spaces instead of 40. District: 14 No. Acres: 20,493 sq. ft.

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

The 1971 average daily traffic count in this section of Kenwood Ave. is 8,000 vehicles.

Very truly yours,

Charles Lee, Chief
Or velopment Engineering Section

by: John C. hayers Asst. Development Engineer

CLASFISH

Baltimore County, Marylan.

Bepartment Of Bublte Borks COUNTY OFFICE BUILDING

Bareau of Engineering

March 13, 1973

Mr. 5. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: #111 (1972-1973) Fill (1972-1973)
Property Comer: John G. Gingher, Jr., et al.
Present Zoning: B.L.
Proposed Zoning: B.L.
Proposed Zoning: Special Exception for conversion from manual car wash to automatic car wash and Variance from Section 1187, 2 to permit 19 onsite waiting spaces instead of required 40 District: 11.th No. Acres: 20,693 sq. ft.

The comments dated January 8, 1973 are revised, only in regard to Kenwood

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 loctings, and particularly in this instance lamp bases, will be permitted within Country rights-of-way, will the en

Very truly yours,

END: EAM: FWR: 55

I-NW Key Sheet 16 NE 21 Position Sheet NE & F Topo 89 Tax Map

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

December 29, 1972



Mr. S. Eric Di Nenna, 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. Gingher, 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, rev'sed plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly vous,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

WMG: mn &

6309 Kenwood Avenue Baltimore County, Maryland

3

RECINNING 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 are length is 133.66 feet; thence North 84° 38' 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 PEGINNING; being situate in the 14th Election District, County of Baltimore, State of Maryland.



EWELL BOMHARDT & ASSOCI	ATES PROJECT TRAFFIL STU	194 Jos No.
- COMBULTING ENGINEERS	SUBJECT KONWOOD A	MIGH. SHEET NO OF
1809 NORTH CHARLES STREET		DATE
PETITION EXHIBIT	0.1	0,493 Sq. Ft.
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ADT -8100		
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14TH & THEIRMOLA - 30% Less Aereage, 250% More GALLAUS

CHIGINAL

April 9 - 1973

STROMBERG PUBLICATIONS, Inc.

By Rett Margan

OFFICE OF @ESSEXTIMES

S. Eric Dinenna Zoning Commissioner of Bultimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltime: County, Maryland, once a week for one week before the 9th day of April 1973; that is to say, the same

ESSEX, MD. 21221 THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in the issue of April 5, 1973.



GREATER ROSEDALE COMMUNITY COUNCIL, INC.

POST OFFICE BOX 9528

HOSEDALE, MARYLAND 21237

Hillbrook-Camelot Improvement Association Holland Hills Improvement Association Red House Run Civiz Association

Rosedele Council; and Rosedale Lions Club Rosedale Recreation Council Residents-et-Large

Committees: Education Community Hygiene

Inter-Council Relations Legislation Membership Publicity Safety Transportation

whereas, the Greater Rosedale Community Council represents 13 community organizations and through its' Representative-at-Large, aids, assists, and represents those unorganized residents and their communities, and colle-tively represents approximately 20,000 people; and

Red House Rus Whereas, the President of the Greater Rosedale Community Council Financiary School F.T.A. shall represent and protect the interest of those represented by the

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 smadate, empowered to speak for the smadership of the Greater Roselale 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 Odered hal Secretary William July William J. Burgess, President

PROGRESS THROUGH COOPERATION



E 8
TOWSON, MD. April 5
THIS IS TO CERTIFY, that the annexed advertisemen
published in THE JEFFERSONIAN, a weekly newspaper p
and published in Towson, Baltimore County, Md., easects
ofr one time excession mecha before the 25th
day ofApril, 19_33, the first publi
appearing on the 5th day of April
19.73
G. Leanh Streets
Cost of Advertisement, \$

PETITION	M	APPI	NG	PRO	GRE	SS	SHE	ET		
FUNCTION	Wall	Мор	Orig	inal	Dupl	icate	Tro	cing	200	Sheet
FUNCTION	date	by	date	by	date	ь	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:		_	•	Chang	ed Pla e in ou	tline	or des	c ripti		Yes No

	SOMMO DEPARTMENT OF BALTIMORE COUNTY	#73.261.XA.
	Tousen, Maryland	#/5
District. 14#	Date of Posting	4-5-73
Posted for Hale	my Med Ger. 25, 1972 C	Coo AM
Politicaer: John.	a Singles	
	oury Hed Gar. 25, 1972. C. Shingles Visig Kunswood on 190'de g	
C. 6309 K	Sogn Goobal sin Minison of the	istiz Levis sta
Posted by Mul	X Man Date of roturn	4-12-73

form belief	ORE COUNTY OFFICE OF PLANEING AND ZONING Stem 881 County Office Bulleting 1111 M. Chesopoula Avenue Tenson, Haryland 21204	design A. Pelanny, Begin Timore COUNTY OFFICE OF PLANNING AND ZONING Seem \$55 County Office Building 111 V. Chapsenine Annua Teason, Norythma 21206
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BALTIMORE COUNTY, MARYLAND OFFICE OF PRIANCE - REVENUE SIVERON MISCELLANEOUS CASH RECEIPT	10812
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