

73-263-XA (Conto. 96) **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, THE AMERICAN 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 use to an use; for the following reasons:

Petition for Variance from Section 419.2 - To permit 16 stacking spaces instead of the required 20 spaces.

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 car wash as a use in combination with a service station.

Property is to be posted and advertised as prescribed by Zoning Regulations. 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.

Contract purchaser: THE AMERICAN OIL COMPANY
Address: 3 North Charles Street, Baltimore, Maryland 21201
Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of March, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of April, 1973, at 10:00 o'clock.

(over)

November 16, 1973

Joseph H. Pokorny, Esquire
Suite 408, Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
SE/corner of Eastern Avenue and Stuart Street - 15th District
The American Oil Company - Petitioner
NO. 73-263-XA (Item No. 96)

Dear Mr. Pokorny:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

SED/sri

Attachments

cc: Mr. Carol Applegarth
35 Back River Neck Road
Baltimore, Maryland 21221

Mr. Bernie A. Dugoshki
7 South Stuart Street
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for a Car Wash as a use in combination : COUNTY BOARD OF APPEALS
with a service station, and a : OF
VARIANCE from Section 419.2 : BALTIMORE COUNTY
of the Zoning Regulations of :
Baltimore County :
SE corner of Eastern Avenue : No. 73-263-XA
and Stuart Street :
15th District :
The American Oil Company :
Petitioner :

OPINION

This case comes before the Board on appeal by the Petitioner from an Order of the Zoning Commissioner denying the Petitioner's request. The subject property is located at the southeast corner of Eastern Avenue and Stuart Street, in the Fifteenth Election District of Baltimore County. The site has approximately 150 feet of frontage on the east side of Eastern Avenue, with an additional frontage of approximately 145 feet on Stuart Street. The site is now improved by an operating gasoline service station. The Petitioner's request is twofold: one, for a special exception for a car wash as a use in combination with a service station, and secondly, for a variance from Section 419.2 concerning a requirement for on site waiting spaces for car washes.

Richard W. Harrison, an employee of the American Oil Company and a civil engineer, presented testimony on behalf of this petition. Mr. Harrison described to the Board the type of car wash sought in this instance. The same is a proposed drive-in and back-out car wash. There is none in existence in the Baltimore area at this time. The details of the operation of this type of car wash were presented to the Board.

The second witness for the Petitioner was a Charles A. James of the American Oil Company. Mr. James is employed by the Petitioner in marketing at this time; however, for the last five or six years he has been the Company's coordinator in the development of their car wash program. Mr. James further detailed the Petitioner's proposal for the subject site.

The third and final witness for the Petitioner was Dr. Walter Wurthington Ewell, a traffic expert, who has presented testimony to this Board on numerous occasions. Dr. Ewell told the Board of the traffic conditions, particularly along Eastern Avenue as they affect the subject property, and while the Doctor had no specifics to compare this operation

Eastern Avenue and Stuart Street
Rexes, Baltimore County, Maryland

BEGINNING at the intersection of the southerly right of way line of Eastern Avenue and the easterly right of way line of Stuart Street, thence easterly along said southerly line of Eastern Avenue North 62° 51' 50" East 150.00 feet; thence South 77° 06' 10" East 145.00 feet; thence South 62° 51' 50" West parallel to Eastern Avenue and at a distance of 150.00 feet to a point in said easterly line of Stuart Street; thence along said easterly line of Stuart Street North 77° 06' 10" West a distance of 145.00 feet to the place of BEGINNING being situate in the Fifteenth Election District, County of Baltimore, State of Maryland.

[Signature]
P.E. 2519

The American Oil Co. - #73-263-XA

2.

to as there are no such operations in the Baltimore area, Dr. Ewell did attempt to equate the operation proposed here with similar type operations in other places throughout the Country. While the Doctor did not personally take part in the out of State surveys nor in the traffic counts, it was his general conclusion that this drive-in/back-out operation would present no added problem to the Eastern Avenue situation. There was testimony by Dr. Ewell that the traffic along Eastern Avenue during the peak hours was a Level D situation at East, and at times did approach or achieve Level F, which is a basic "stop" condition.

Four witnesses testified in opposition to the granting of these petitions. Two were neighbors who lived on Stuart Street. Existing traffic conditions at this intersection and along Eastern Avenue were described by these residents as extremely difficult, especially in the a.m. and p.m. peak traffic times.

A competitor in the car wash business; one, Harold G. Applegarth, testified in opposition to the granting of these petitions. Mr. Applegarth is the owner of the Mr. Nifty Car Wash, located at 15 Back River Neck Road. This location is in the general area of the subject property. He testified that he had never seen a drive-in/back-out operation and really could not say how same might function.

The last witness was Eugene J. Clifford, the Director of the Department of Traffic Engineering for Baltimore County. Mr. Clifford also stated that he had never seen the drive-in/back-out operation, but that he had examined the plan as submitted by the Petitioner. Petitioner's Exhibit #1 is a site plan of the subject property prepared by the Petitioner, and sets out in detail the proposal now before this Board. Mr. Clifford was opposed to the granting of these petitions, and specifically cited the shape and size of the subject property as being substandard to adequately handle the proposal that the American Oil Company seeks in this instance.

The questions to be resolved in the subject case as to the special exception involve the requirements of Section 502.1. As to the variance, a heavy burden is upon the Petitioner to evidence to this Board practical difficulty and/or unreasonable hardship

The American Oil Co. - #73-263-XA

3.

In the mind of this Board there is little, if any, testimony and evidence concerning Section 502.1, nor frankly, were the words "hardship or difficulty" discussed in the Petitioner's presentation of this case. The Board has carefully reviewed this case and is not satisfied that the requirements of Section 502.1 will be met if the petitioned special exception were granted and, therefore, this special exception will be denied. The issue of the variance would thence be moot, but suffice it to say, the Board frankly sees no evidence of unreasonable hardship nor practical difficulty that would warrant the granting of this variance in any event. Therefore, the Board will affirm the findings of the Zoning Commissioner and deny the petitions for the special exception and the variance.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day of October, 1974, by the County Board of Appeals, ORDERED that the special exception and variance petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

[Signature]
Walter A. Reiter, Jr., Chairman

[Signature]
John A. Miller

[Signature]
Walter C. Horn, Jr.

RICHARD CLINTON KEENE
ATTORNEY AT LAW

121 W. ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
PHONE 301-821-7079

July 2, 1974
(d. 7-1-74)

Walter A. Reiter, Jr., Chairman
Baltimore County Board of Appeals
County Office Bldg., 11 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Case No. 73-263-XA

Dear Mr. Reiter:

Please enter the appearance of the undersigned as Counsel for the protestant, Mrs. Carol Applegarth, in the above captioned case, currently scheduled for hearing on Thursday, September 26, 1974, 10:00 a.m.

Thank you for the attention to the matter.

Very truly yours,
[Signature]
Richard C. Keene

CCK/cln

cc: Harold Applegarth
1630 Dartford Road
Essex, MD 21221

Joseph H. Pokorny, Esq.
Counsel for the Petitioner
Jefferson Bldg.
Towson, MD 21204

KIMMEL & POKORNY
ATTORNEYS AT LAW
408 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
VA. 8-0000

December 13, 1973

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

RE: Case No. 73-263-XA
Eastern Avenue and Stuart Street
The American Oil Company - Legal Owner
Petition for Zoning Re-Classification
and/or Special Exception
dated - November 16, 1973

Dear Mr. DiNenna:

Kindly enter an Appeal in the above captioned matter. Enclosed check in the amount of \$75.00 is in payment of filing costs.

Very truly yours,

[Signature]
JOSEPH H. POKORNY

dkh

E.C.

JAN 29 1975

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

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for a should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of 1973, that the herein described property or area should be and

the same is hereby reclassified, from a zone to a

zone, and/or a Special Exception for a should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to meet the requirements of Sections 405.3, 405.4D, 411, and 502.1 of the Baltimore County Zoning Regulations, the Special Exception for a use in combination with a service station should NOT BE GRANTED; and, it further appearing that failure to show practical difficulty or unreasonable hardship, the Variance to permit sixteen (16) stacking spaces in lieu of the required twenty (20) spaces should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day

of November, 1973, that the Special Exception for a Use in Combination

with a Service Station be and the same is hereby DENIED and that the Variance

to permit sixteen (16) stacking spaces in lieu of the required twenty (20) spaces

be and the same is hereby DENIED.

ORDER RECEIVED FOR FILING

DATE November 16, 1973

BY [Signature]

Zoning Commissioner of Baltimore County

CITY OF

DEPARTMENT OF PUBLIC WORKS

Engineering Administration

Traffic, Survey, and

Planning and Research

Building and Design

105 West Chesapeake Avenue

Towson, Maryland 21204

Area Code 410 381-2232

Mr. Joseph K. Pokorny

Attorney at Law

408 Jefferson Building

105 West Chesapeake Avenue

Towson, Maryland 21204

ATTN: Mr. Joseph K. Pokorny

Dear Mr. Pokorny:

Mr. Schlage requested that I answer your letter inquiring about our experience

with service station/car wash operations inasmuch as my office is charged with

administering the zoning ordinance.

It is our feeling that we have not had significant problems with the type of

car wash installed in one bay of a typical gasoline service station where the

selling of gasoline is the primary activity. Our problems are generally from

the type of car wash that offers gasoline as an incidental service but are

primarily advertised as car wash facilities. Most of our problems with this

type of facility have been those installations made before the City had

effective control. Some of these were built with little or no planning or

forethought resulting in major blocking of public streets. Because of this

experience, new installations are required to do extensive planning and perhaps

even traffic studies if the location warrants.

If you desire more detailed information relating to traffic, I would suggest you

contact Garry Metcalf, Traffic Engineer for the City of Overland Park, as I am

sure he would be glad to elaborate on this general information. If you have any

other questions, please don't hesitate to contact us.

Respectfully yours,

CITY OF OVERLAND PARK

Garry Metcalf

PETITIONER'S EXHIBIT #1

January 24, 1973

Building Inspector
City Hall
East 1st and Locust Streets
Des Moines, Iowa 50307

Dear Sir:

I represent Standard Oil in Baltimore County, Maryland. Said county completely engulfing Baltimore City. We are in the process of filing Zoning Petitions so that we may be able to install Jiffy Automatic Car Washes in the wash bays of several of our service stations.

It is my understanding that you have had quite a few operations of this type installed in your community.

I am sure the Zoning Officer for Baltimore County will want to know "back up" problems to the extent that there could be overcrowding causing a problem to normal traffic and I am sure he would be interested in any problems relative to this operation such as pollutants, competition, etc.

Would you please provide me with a letter stating your community experience along the above referenced lines with respect to this type of operation.

Very truly yours,

JOSEPH K. POKORNY

djh

City of Des Moines

Department of Building Inspections

PETITIONER'S EXHIBIT #2

January 30, 1973

Mr. Joseph K. Pokorny
Attorney at Law
408 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Pokorny:

This is in response to your letter of January 24, concerning our experience where automatic car wash equipment has been installed in wash bays of service stations. To my knowledge we have had no adverse situations.

Frequently, we have been called upon to clarify into which zoning districts automatic car washes can be located. We permit service stations to be located in "C-1" neighborhood retail commercial districts and all less restricted districts. Car Washes located in the more restricted "C-1" zoning districts must be incidental and accessory to the primary use of the property as a service station.

Automobile Washing Establishments, where established as the primary use of the property, cannot be located in a more restricted district than a "C-2" general retail and highway oriented district.

We believe our policy regulating car washes is logical and fair. Traditionally, automobiles have been washed in service stations, as incidental to other customary services rendered. Technology has tended to negate the need that some service station bays were designed for and the transitional use to wash cars in these bays, by mechanical means, is a logical sequence. However, large mechanical washing establishments, that dominate the use of the property, would be incompatible with the surrounding uses in the more restrictive commercial districts.

For the reasons stated in the foregoing, we have handled the problem of locating car washes in the more restricted

City Hall / East 1st and Locust Streets / Des Moines, Iowa 50307

Mr. Joseph K. Pokorny
January 30, 1973
Page 2

commercial zoning districts, by simply making the distinction whether the use is primary or whether incidental and accessory to a principal use.

Let me know if I can assist in providing you with any further information.

Very truly yours,

L. A. Halden
Senior Zoning Inspector

LAH:rm



November 24, 1972

Mr. Joseph K. Pokorny
Attorney at Law
408 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Pokorny:

In answer to your letter dated October 30, 1972, I can honestly say that we have not experienced any problems with the service station car washes. As you know, we have been approving a substantial number of car wash systems and we have not experienced any back up of traffic where it is causing any problems. It appears that in general, most people do not get their car washed every time they fill up with gasoline so even in high volume stations, we are not seeing any problems develop. I would suspect, however, that problems could arise on station sites that are too small. We in Bloomington do have somewhat of an advantage in that our lots are large due to the newness of our zoning code and performance standards.

The national trend regarding pollution from detergents is now centering on supplying a third or tertiary treatment for removing the detergent at the treatment plant as opposed to restricting the type, amount or phosphorous content. Because of this approach, the pollution problem as it relates to car wash systems has not been assigned any weight during the approval process.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Robert A. Wood, Director

Building and Inspection Division

RAM:js

PETITIONER'S EXHIBIT #5

SWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

PROJECT: TRAFFIC STUDY

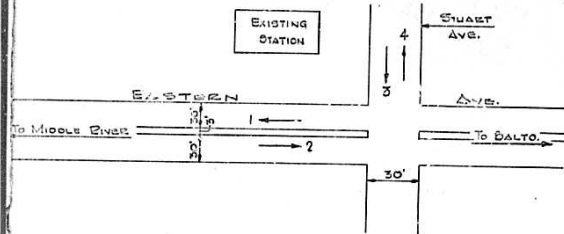
SUBJECT: EASTERN & STUART AVE.

BY:

FOR NO.

SHEET NO. OF

DATE



DATE	TIME	1	2	3	4	IN	OUT
Mon. April 23, 1973	4:30 PM - 5:30 PM	803	499	62	32	10	9

A.D.T. 42,400

20% More Autos, 33% More Traffic

30% More Autos

100% More Autos, 30% More Traffic

100% More Autos

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric D. Henne, Zoning Commissioner Date: April 23, 1973

FROM: William D. From, Director

SUBJECT: Petition 773-269-NA, Southeast corner of Eastern Avenue and Stuart Street
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 - The American Oil Company

15th District

HEARING: Wednesday, April 25, 1973 (1:00 P.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 conform to an approved site plan.

William D. From, Director

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 12, 1973

Joseph J. Pokorny, Esq.,
Jefferson Building
Towson, Maryland 21204

Re: Special Exception Petition
Item 96
American Oil Company

Dear Mr. Pokorny:

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 of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the southeast corner of Eastern Avenue and Stuart Street, in the 15th District of Baltimore County. The subject property is improved with a 3-bay automotive service station and is adjacent to residential D.U. S.S. properties to the north, and a dentist's office (R.L.) to the east. There is a residence on the west side of Stuart Street and the north side of Eastern Blvd. is improved with a City Service Station and a Union Trust Bank.

This service station could be classified as only in "fair" condition. There are five (5) Baltimore County school buses parked on the service station premises in the area that is shown as 2 parking spaces, all of which are required for a three-bay service station. Therefore this station is in violation of the zoning regulations.

The petitioner's site plan also indicates dense screen planting around the service station premises. This is not in violation of the zoning regulations, nor is the 5 foot high screen fence that is required for the station when it is adjacent to a residential zone or use. Curb and gutter exists on Eastern

Joseph J. Pokorny, Esq.,
Re: American Oil Company
Page 2

January 12, 1973

Avenue and Stuart Street in this location.

The petitioner is requesting a Special Exception for a use in combination for an automotive car wash to be located in the end service bay. This would be a pull in, back out method of operation, and this Committee is in agreement with the Dept. of Traffic Engineering office with regard to ease of mobility of the site and potential accident situations. Furthermore, there is an existing air stand in the path of the existing vehicle, or possibly a vehicle being serviced at the northernmost pump island that would anticipate utilizing the car wash.

Pursuant to Section 419.3, this office is withholding approval of this petition until revised site plans can be submitted that are acceptable by the Dept. of Traffic Engineering and the Office of Planning and Zoning. It should also be revised to indicate the following:

1. Indicate in the general notes that this is a use in combination.
2. Stacking spaces may only be considered for those cars that are not capable of being serviced. Therefore, cars numbered 5, 6, 7 and 8 are not to be included in the stacking calculations.
3. Indicate on the pump islands whether the pumps are single or dual dispensers.
4. The five (5) school buses must be removed immediately as they would not be approved to be located in this station.
5. The eight (8) foot high screen fence must be indicated on revised site plan.
6. If a total of twenty (20) stacking spaces cannot be provided a variance to Section 419.2 must be requested.

Very truly yours,
John A. Dillon, Jr.
JOHN A. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJDjr:JJD

Enclosure

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

Bureau of Engineering
ALLSWORTH H. GIVEN, P.E., Chief

December 28, 1972

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

Re: Item #96 (1972-1973)
Property Owner: American Oil Company
1/2 corner Eastern Avenue and Stuart Street
Present Zoning: R.L.
Proposed Zoning: Special Exception - conversion from manual to automatic car wash
District: 15th No. Acres: 150' x 145'

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 Avenue (Md. 150) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Stuart Street, an existing County street, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. No further highway improvements are required at this time. However, highway right-of-way widening, consisting of a fillet area for sight distance will be required in connection with any grading or building permit application. The plan should be revised to indicate the fillet area required.

Construction or reconstruction of any sidewalk, curb and gutter, entrance, apron etc. in connection with the further development of this site will be the full responsibility of the Petitioner.

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

Storm Drains

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

Item #96 (1972-1973)
Property Owner: American Oil Company
Page 2
December 28, 1972

Storm Drains (Cont'd)

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

Eastern Avenue (Md. 150) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Water

Public water supply is available and serving this site.

Sanitary Sewers

Public sanitary sewerage is available and serving this site.

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 treatment 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 sewer, any refuse, cinders or slag - flammable, poisonous or explosive liquids - gases, oils, grease, or any other material which would or could obstruct, damage or overload such system or sewer.

The Petitioner is responsible for the preservation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal or, the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

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

Very truly yours,

William H. N. Olsen, P.E.
WILLIAM H. N. OLSEN, P.E.,
Chief, Bureau of Engineering

END:RAM:PAH:SS

cc: Andrew Gravett

1-24 Key Sheet
5-28 Position Sheet
2-20 Top
27 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EVERETT J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

December 8, 1972

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

Re: Item 96 - ZAC - December 5, 1972
Property Owner: American Oil Company
SE corner Eastern Ave. & Stuart Avenue
S.E. - conversion from manual to automatic car wash
District 15

Dear Mr. DiNenna:

The subject petition is requesting a special exception for a car wash which this office has the following comment.

1. A car wash is required to show stacking spaces for 30 minute capacity plus 10. There shall be no entrances into this stacking line.
2. The subject site is proposing a car wash for cars to pull in and back out. This could cause a great deal of confusion on site if more than one or two vehicles are jockeying to enter the car wash.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRR:RC



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

December 7, 1972

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

Re: Item 96
Z. A. C. Meeting 12/5/72
Owner: American Oil Co.
Location: S/E cor. Eastern Ave. (Route 150) and Stuart Ave. Present Zoning: R.L. Proposed Zoning: Spec. Excep. Conversion from manual to automatic car wash Districts 15 - Acres 150' x 145'

Dear Mr. DiNenna:

The existing entrances from Eastern Avenue are satisfactory. However, the backout situation from the Car Wash could cause traffic problems on the site which could extend to the highway.

The 1971 average daily traffic count for this section of Eastern Avenue is ... 41,800 vehicles.

Very truly yours,

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

CLJEM:bk

Baltimore County Fire Department



Towson, Maryland 21204

872-7310

J. Austin Deitz
Chief

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

Attention: Mr. John A. Dillon, Jr., Acting
Zoning Advisory Committee

Re: Property Owner: American Oil Company

Location: S/E corner Eastern Avenue, and Stuart Street

Item No. 96 Zoning Agenda Tuesday, December 5, 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.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *John A. Dillon, Jr.* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nls
4/23/72

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 6, 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 96, Zoning Advisory Committee Meeting
December 5, 1972, are as follows:

Property Owner: American Oil Company
Location: S/E corner Eastern Avenue and Stuart Street
Present Zoning: S.L.
Proposed Zoning: Special Exception - conversion from
manual to automatic car wash.

District: 15
No. Acres: 150' x 145'

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

BVB:mng

BOARD OF EDUCATION OF BALTIMORE COUNTY

10000 W. JONES AVE. TOWSON, MD. 21204

Date: December 6, 1972

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

Re: Item #96 ZAC meeting of December 5, 1972
Property Owner: American Oil Company
Location: S/E corner Eastern Avenue and Stuart Street
Present Zoning: S.L.
Proposed Zoning: Special Exception - conversion from manual to automatic car wash.

District: 15
No. Acres: 150' x 145'

Dear Mr. DiNenna:

No effect on student population.

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

WFB:ld

ORIGINAL

OFFICE OF

THE ESSEX TIMES

ESSEX, MD. 21221

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one week before the
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.

Rich Meyer

BALTIMORE COUNTY, MARYLAND No. 13030

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE January 2, 1974 ACCOUNT 01-662

AMOUNT \$75.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Joseph K. Pokorny, Esquire
Cost of Filing of an Appeal and Posting of Property on
Case No. 73-263-XA
SE/corner of Eastern Avenue and Stuart Street - 15th
District
The American Oil Company - Petitioner

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 5, 1973

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
one time before the 25th day of April 1973, the last publication
appearing on the 5th day of April 1973.

THE JEFFERSONIAN
Richard Strickland
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND No. 5812

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 21, 1972 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Messrs. Kimmel and Pokorny
406 Jefferson Building
Towson, Md. 21204
Petition for Special Exception for The American
Oil Company

Official

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 1-18-74

Posted for: The American Oil Co.

Petitioner: S.E. corner of Eastern Avenue and Stuart Street

Location of Sign: 15th Street on E. Eastern Avenue and Stuart Street

Remarks:

Posted by: *Mark H. Devin* Date of return: 1-21-74

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 4-5-73

Posted for: *Hooping, Del. Apr. 28, 1973, to 1-2-74*

Petitioner: The American Oil Co.

Location of property: S.E. corner of Eastern Avenue and Stuart Street

Location of Sign: 15th Street on Eastern Avenue and Stuart Street

Remarks:

Posted by: *Mark H. Devin* Date of return: 4-12-73

Item 96

John J. Pokorny, Esq.
406 Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accented for filing
this 20th day of March 1973

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

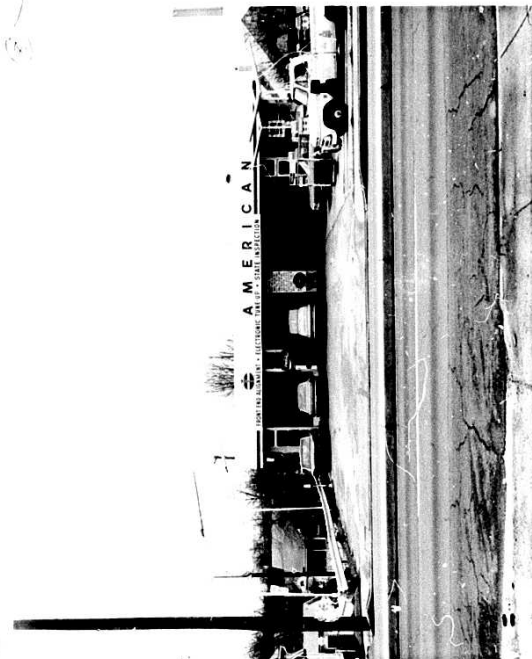
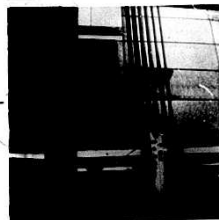
Petitioner American Oil Company
Petitioner's Attorney Joseph J. Pokorny
Reviewed by *John J. Pokorny*
Zoning Advisory Committee

STATION LOCATION	TOTAL SQUARE FOOT AREA	DAILY TRAFFIC MOVEMENT	YEARLY VOLUME BY GALLONS	MONTHLY VOLUME BY GALLONS	DAILY VOLUME BY GALLONS	TOTAL NUMBER CARS PER DAY	NUMBER CARS PER HOUR	TYPE OF WAYS	INCREASE NO. OF CARS	TIME OF DAY	NO OF CARS	NO. OF CARS WASHED
BALTIMORE COUNTY												
6223 Charles Street	11705	17000	458062	38171	1272	127	908	D1-B0	2.7			
Middle River & Compass	17958	13500	286542	23878	795.95	79.5	5.3	DT	1.57			
6309 Kenwood Avenue	20893	8000	200757	16729	557.6	55.7	3.98	DT	1.19			
Eastern & Stewart	21750	41800	390540	32545	1088.8	108.4	7.23	D1-B0	2.16			
Joppa & Pleasant Plains	23217	16400	516676	43056	1435	143	8.97	D1-B0	2.69			
607 Frederick Road	31800	21900	603997	50333	1677	167.7	11.2	DT	3.15			
8207 Liberty Road	35860	38150	457528	38127	1270	127	8.47	DT	2.54			
MINNEAPOLIS, MINN.												
494 & Portland	15000	68300	914361	76195	2539	253	16.9	D1-B0				
Winnetka & Medicine	16008	19625	899773	74981	2499	249	16.6	D1-B0				
76 & Lynvale	18221	2281	520586	43385	1444	144.4	9.64	DT				
66th & Lynvale	23715	16414	346012	28634	961	96	6.4	D1-B0				
100 & Normandale	30900	124630	715802	59650	1988	198	13.25	DT				
Monk & Cambridge	30275	23850	826346	68695	2289	228.9	15.26	DT				
DES MOINES												
S.E. 14th & Indianapolis	14381	20538	4447796	36816	1227	122	8.18	DT		2-3 PM	6	4
S.W. 9th & Army Post	26869	19996	474000	39500	1316	131	11.12	DT		1-2 PM	3	1
2nd Ave. & University	27148	36123	696883	58223	1940	194	12.93	DT		11-12 AM	1	1
63 & Hickman	27200	20244	750398	62533	2084	208	13.89	DT		10-11 AM	4	4
180 & Douglas	38500	23850	576833	48069	1502	150	10.68	DT		9-10 AM	2	0
KANSAS CITY, KANSAS												
107 & Medcalf	22500	16600	732000	61000	2033	203	13.5	DT		2-3 PM	3	1
93rd & Medcalf	22500	21000	74000	39500	1316	131	12.3	DT		3-4 PM	3	2
51st & Roe	26200	57200	669000	55750	1858	185	17.6	DT		4-5 PM	6	5
95th & Mission	27000	45400	974000	79333	2644	264	15.2	DT		8-9:30 AM	17	7
8940 W 95th	60200	14300	823000	68383	2286	228		DT		11-12 AM	6	0
OMAHA, NEBRASKA												
72nd & Military	21228	N/A	301000	25083	836	83	5.57	D1-B0		1-2 PM	2	2
90th & Center	21816	24000	698000	58166	1938	193	12.92	DT		9-10 AM	12	8
Council Bluffs, Iowa	36600	13500	847000	70583	2352	235	15.68	DT		10-11 AM	12	11
120th Pacific	43100	27000	355000	29583	986	98	6.57	D1-B0		4-5 PM	1	0
25th & Broadway	43100	13100	726000	60500	2016	201	13.4	DT		11-12 AM	7	7

Protestants' Exhibits

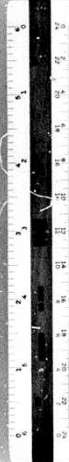


Protestants' Exhibits



11

IND	MAIL
U. S. S.	

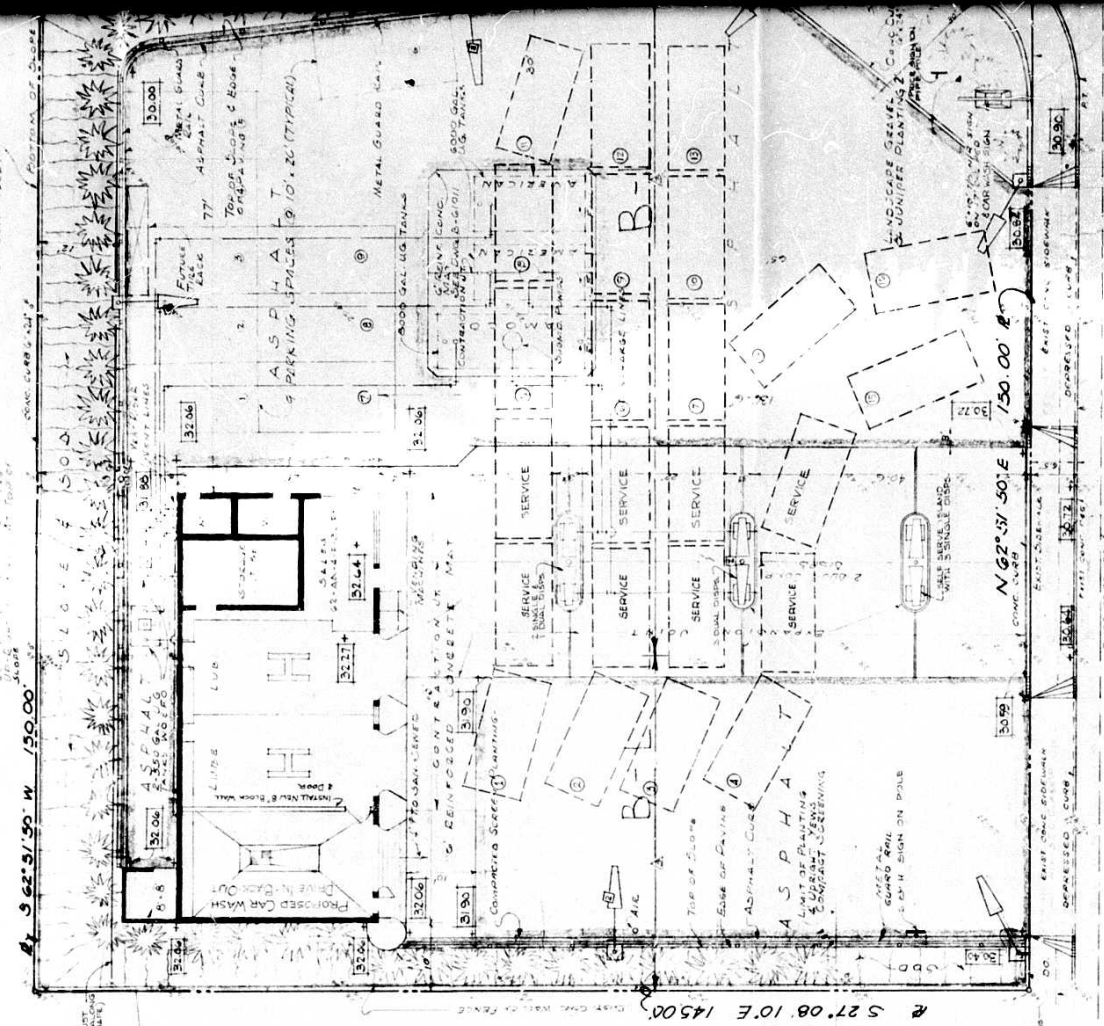


[illegible]

SIGNS

B-1

1 1/2 STORY
FRAME DWELLING
DENTIST OFFICE



NOTE: EASTERN AVENUE, OUTSIDE SIDEWALK, CONCRETE CURB.

