

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Car Wash as a use in combination : COUNTY BOARD OF APPEALS
with a Service Station :
Southeast Corner of Joppa Road : OF
and Pleasant Plains Road :
9th District : BALTIMORE COUNTY
The American Oil Company :
Petitioner : No. 73-264-X

OPINION

This case comes before the Board on an appeal by the Protestants from an Order of the Zoning Commissioner of Baltimore County dated June 15, 1973 granting a special exception for a car wash as a use in combination with a service station. The location in question is on the southeast corner of the intersection of Joppa Road and Pleasant Plains Road, in the 9th Election District of Baltimore County. The subject property is presently improved with a service station, which contains three service bays in addition to the office area.

The evidence presented on behalf of the Petitioner indicated that the proposal was for a drive-in backout type of automated car wash, to be used in conjunction with the service station business. The intention is to promote the service station gasoline sales and other services by use of a discount on the price of a car wash if the other facilities of the station are also used by the customer.

Testimony on behalf of the Oil Company representative indicates that this is a relatively new concept and is being used extensively throughout the midwestern and southwestern parts of the United States. It was further testified that the experience of their company, as well as other oil companies, is that there would be little or no increase in traffic, and that traffic problems resulting from the use of such an operation are virtually non-existent. In view of the length of time required for the use of the service, i.e. from three to five minutes, in connection with the number of storage parking spaces indicated which would be available for customers who are waiting for the use of this service, it appears that this contention is valid, for, to create a situation such as would cause cars to back up on either of the public streets would amount to having a customer who is willing to wait in line several hours. Although the situation presently is that this occurs as a

The American Oil Company - No. 73-264-X

2.

result of the problem of obtaining fuel, the Board feels that this certainly would not be the situation arising from such an ancillary type of service. This contention was substantiated by an expert traffic witness, Dr. W. Worthington Ewell, who stated that the increase in volume of traffic from the subject property would be approximately 2.69 cars per hour, presuming that all of the cars which use the proposed car wash service were coming to the station solely for that purpose and would not have been coming there anyway to obtain gas or other filling station services. Dr. Ewell based his conclusions as a result of a study conducted by his firm in four other metropolitan areas in the United States which contain a car wash such as proposed in this request for a special exception.

Several protestants appeared from the neighborhood, one of whom is an employee of a car wash company on Loch Raven Boulevard less than half a mile from the subject property. They all testified that they were in opposition due to their fears of traffic congestion. The protestant employed by the car wash agency also stated that there could be a probability of ice conditions on the public streets as a result of wet cars leaving the car wash. We do not feel, however, that this is the case, as car wash operations generally do not operate when temperatures are below freezing, and streets are normally salted under such circumstances. As regards the traffic congestion, the increase would be virtually non-existent and we do not see how the fears of the protestants in this regard could be realized.

Without reviewing the evidence further in detail, but based upon all of the evidence presented at the hearing, it is the judgment of the Board of Appeals that the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and that the special exception should be granted.

The American Oil Company - No. 73-264-X

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms the Order of the Zoning Commissioner dated June 15, 1973, and ORDERS this 22nd day of February, 1974, that the Special Exception for a car wash as a use in combination with a service station should be and the same is hereby Granted from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

W. Giles Parker

Robert L. Gillard

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
SE/corner of Joppa Road and Pleasant :
Plains Road - 9th Election District : ZONING COMMISSIONER
The American Oil Company - :
Petitioner : OF
NO. 73-264-X (Item No. 94) : BALTIMORE COUNTY

!!! !!! !!!

!!! !!! !!!

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
13th day of June, 1975, that the foregoing Special Exception GRANTED
by the Baltimore County Board of Appeals on February 22, 1974, be and the
same is extended to February 22, 1979.

Eric Di Nenna
Zoning Commissioner of
Baltimore County

Joseph K. Pokorny, Esquire
408 Jefferson Building
108 West Chesapeake Avenue
Towson, Maryland 21204

June 13, 1975

RE: Petition for Special Exception
SE/corner of Joppa Road and Pleasant
Plains Road - 9th Election District
The American Oil Company -
Petitioner
NO. 73-264-X (Item No. 94)

Dear Mr. Pokorny:

I have this date passed my Order in the above captioned matter in
accordance with the attached.

Very truly yours,

Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachment

THE LAW OFFICE OF
JOSEPH K. POKORNY
408 JEFFERSON BUILDING
108 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
623-8000

May 21, 1975

James E. Dyer
Deputy Zoning Commissioner
Baltimore County Office of
Planning and Zoning
County Office Building
Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Joppa Road and Pleasant Plains Road
9th District
Amoco Oil Company - Petitioner
No. 73-264-X (Item No. 94)

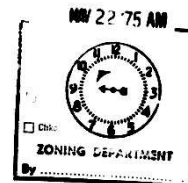
Dear Jim:

Kindly grant an extension in the above captioned matter.

Very truly yours,

Joseph K. Pokorny
JOSEPH K. POKORNY

dkr



ORDER RECEIVED FOR FY 198

DATE June 13, 1975

BY Eric Di Nenna

8603 Pleasant Plains Road
Towson, Maryland 21204
July 13, 1973

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

RE: Petition for Special Exception
SE/corner of Joppa and Pleasant Plains Roads
7th Election District
The American Oil Company - Petitioner
No. 73-264-X (Item No. 94)

Dear Mr. DiNenna:

Please note an appeal from your Order, dated June 15, 1973, on behalf of the undersigned, to the Baltimore County Board of Appeals.

Enclosed herewith is my check in the amount of Seventy-Five Dollars (\$75.00) to cover the costs of this Appeal and the posting of the property.

Very truly yours,

William Alexander (Mrs.)



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 unqualifies 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 problem 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

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 50309

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

CITY OF



PETITIONER'S EXHIBIT #3

December 20, 1972

Kimmel & Pokorny
Attorneys 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 stations/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 thought 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 Gerry 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.

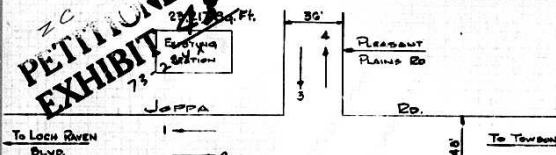
Respectfully yours,

Gerald H. Jones
Building Code Engineer

GHS/bd

CC: Andrew J. Schlage
Dennis R. Garrett
Gerry H. Metcalf

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



Date	Time	1	2	3	4	In	Out
Tues April 24, 1973	4:30 PM, 5:30 PM	1010	542	177	253	10	21

ADT - 16,400

107 & Medical - Same Acres, Same Traffic, 50% More Gals.

51st & Res - 20% More Acres, 200% More Traffic, 15% More Gals.



CITY OF BLOOMINGTON
OLD SHARPLEY ROAD AT PEAK - BLOOMINGTON, MISSISSIPPI

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 washing. 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

RAN:ja

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: William D. From, Director

SUBJECT: Petition 73-264-X, Southeast corner of Joppa and Pleasant Plains Road
Petition for Special Exception for a Car Wash as a use in combination with a service station.
Petitioner - The American Oil Company

9th District

HEARING: Wednesday, April 25, 1973 (2:00 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 conformance to an approved site plan.

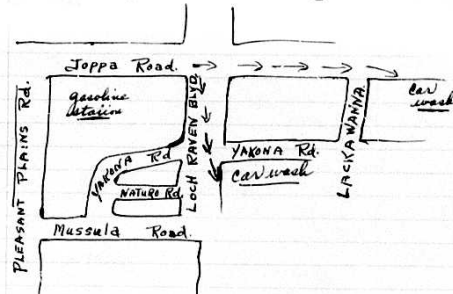
William D. From, Director



PROTESTANT'S EXHIBIT A

We are against a car wash being installed at the American Gasoline station, located at the intersection of Joppa Road and Pleasant Plains Road, because: "the rush hour traffic" at the time the employees are leaving "Rendit", "Black and Wicker", "Blue Cross" and "Blue Shield" etc. there is a traffic tie-up of slow-moving vehicles (going out) "backed up" from Rock Raven Blvd. to beyond Pleasant Plains Road; making it extremely difficult to enter Joppa Road from Pleasant Plains Road. A car wash at this location would make this condition very much worse.

In addition thereto: the water running from these wet cars (leaving the car wash) would cause wet roads and during the cold, winter months, these wet roads would turn to ice - causing a real driving hazard, which is so unnecessary because we already have two car washes within a two block area.



Also, the cars (waiting to be washed) would make it difficult for us to park in front of our homes and these waiting cars would increase the potential of our "parked cars" being hit. Several of the cars parked on Pleasant Plains Road have been "side-swiped" and some of the cars have been "side-bumped" more than once. Pleasant Plains Road is narrow and very heavily traveled.

Therefore, to say the least: for a car wash to be installed at this location, would develop a very real and very dangerous driving hazard.

NAME - Lucy Alexander
ADDRESS - 8605 Pleasant Plains Road
YEARS OF RESIDENCE - 27 years

NAME - Mrs. Robert J. Shaw
ADDRESS - 8601 Pleasant Plains Rd.
YEARS OF RESIDENCE - 11 years

NAME - R. Syphile
ADDRESS - 86190 Pleasant Plains Rd.
YEARS OF RESIDENCE - 22

NAME - John J. Trunkette Jr.
ADDRESS - 8611 Pleasant Plains Rd.
YEARS OF RESIDENCE - 15

NAME - Mr. Mrs. Stanley Truck
ADDRESS - 8615 Pleasant Plains Road
YEARS OF RESIDENCE - 15 years

NAME - Mrs. H. H. Steinbocker
ADDRESS - 8617 Pleasant Plains Rd.
YEARS OF RESIDENCE - 27 years

NAME - Mrs. H. H. Steinbocker
ADDRESS - 8617 Pleasant Plains Rd.
YEARS OF RESIDENCE - 27 years

NAME - James J. Shaw
ADDRESS - 8613 Pleasant Plains Rd.
YEARS OF RESIDENCE - 20

NAME - May Shaw
ADDRESS - 8613 Pleasant Plains Rd.
YEARS OF RESIDENCE - 20 yrs

NAME - Shirley E. Shaw
ADDRESS - 8600 Pleasant Plains Rd.
YEARS OF RESIDENCE - 8 yrs.

NAME - Lucille Trunkette
ADDRESS - 8611 Pleasant Plains Rd.
YEARS OF RESIDENCE - 15

NAME - Angelina Schelart
ADDRESS - 8609 Pleasant Plains Rd.
YEARS OF RESIDENCE - 16 years

NAME - James B. Schelart
ADDRESS - 8609 Pleasant Plains Rd.
YEARS OF RESIDENCE - 16 years

NAME - Mrs. Otto Schelart
ADDRESS - 8607 Pleasant Plains Rd.
YEARS OF RESIDENCE - 16 years

NAME - Otto E. Schelart
ADDRESS - 8607 Pleasant Plains Rd.
YEARS OF RESIDENCE - Two

NAME - Mrs. Margaret E. Schelart
ADDRESS - 8607 Pleasant Plains Rd.
YEARS OF RESIDENCE - Two years

NAME - John R. Schelart
ADDRESS - 8620 Pleasant Plains Rd.
YEARS OF RESIDENCE - 7

NAME -
ADDRESS -
YEARS OF RESIDENCE -

NAME -
ADDRESS -
YEARS OF RESIDENCE -

NAME -
ADDRESS -
YEARS OF RESIDENCE -

NAME -
ADDRESS -
YEARS OF RESIDENCE -

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 12, 1973

JOHN J. SCHLART, JR.
Chairman

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

RE: Special Exemption Petition
Item 94
American Oil Company - Petitioner

Dear Mr. Pokorny:

The Zoning Advisory Committee has reviewed the petition 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 ensure that all parties are made aware of plans or provisions 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 Joppa Road and Pleasant Plains Road, in the 9th District of Baltimore County. This property is currently improved with an existing automotive service station which is a jobey station. It is directly adjacent to the Towson Judge Service Garage and a classroom to the south and east. On the west side of Pleasant Plains Road is a Gulf 111 service station, and Pleasant Plains Road is developed with row houses. The properties to the north are an Sunoco Service Station, Dunkin' Donuts and the Lumberjack Lumber yard.

This petition is a Special Exemption request for a car wash to be placed in the existing building. The car wash is to be placed in the existing building, which is a pull in, back out operation. As noted in the Zoning Advisory Committee Report to the Zoning Commissioner, this Committee is not completely convinced that this method of operation is advantageous to the dealer or to the general public, and we anticipate traffic problems to occur with this method of operation.

Joseph J. Pokorny, Esq.,
Re: American Oil Company
Page 2
February 9, 1973

This type of operation would require a minimum of stacking spaces equal to the total of one half hour plus 10 and servicing spaces for the pumps may not be calculated as waiting spaces. It is noted on the site plan that 20 stacking spaces are provided and that twenty (20) cars per hour is this car wash's rated capacity.

Pursuant to Section 419.3 these plans must be approved by the Bureau of Engineering, the Department of Traffic Engineering and the Office of Planning and Zoning. I agree with the Traffic Engineering's viewpoint with reference to possible conflicts with cars exiting the car wash and waiting to enter the car wash. Since this plan is not acceptable as submitted by the above referenced agencies, a hearing date is being withheld until such time as revised site plan is submitted that indicates the following:

1. All utilities on Pleasant Plains Road and Joppa Road method for disposing of ice formation at the entrance to the car wash during the winter months.
2. Revision of the notes in the rear requirements that the proposed combination use is for a car wash.
3. I recommend that the petitioner's engineer consult with the Department of Traffic Engineering's representative for advice on a suitable method of operation.

Very truly yours,

John J. Schlart Jr.
Chairman
Zoning Advisory Committee

JJS:JO
Enclosure

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

December 27, 1972

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

Re: Item #94 (1972-1973)
Property Owner: American Oil Company
S/E corner Joppa Road, and Pleasant Plains Road
Present Zoning: B.R.
Proposed Zoning: Special Exception for conversion from manual to automatic car wash
District: 9th No. Acres: 23.217 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.

Highways:

Joppa and Pleasant Plains Roads are improved County roads. No further highway improvements are required at this time.

Construction or reconstruction of any sidewalk, curb and gutter, entrance, apron etc. in connection with 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.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.

Water:

Public water supply is available and serving this property. Additional fire hydrant protection may be required in the vicinity.

Item #94 (1972-1973)
Property Owner: American Oil Company
Page 2
December 27, 1972

Sanitary Sewer:

Public sanitary sewerage is 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 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 ashes, cinders or rags - 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 preparation 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 sewage, before an application for a building permit can be approved.

Very truly yours,

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

END:RAN:FW:iss

N-W Key Sheet
36 & 37 NE 9 & 10 Position Sheets
NS 9 & 10 C Topo

cc: Andrew Gravets

Baltimore County Fire Department

J. Austin Oritz
Chief

Towson, Maryland 21204
878-7310

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

Attention: Mr. *David G. Dillan*, Acting
Zoning Advisory Committee

Re: Property Owner: American Oil Company

Location: S/E corner Joppa Road, and Pleasant Plains Road

Item No. 94 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 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.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *H. J. Kelly* Noted and Approved:
Special Inspection Division Deputy Chief
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., MPH
DEPUTY CHIEF 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 #94, Zoning Advisory Committee Meeting December 5, 1972, are as follows:

Property Owner: American Oil Company
Location: S/E corner Joppa and Pleasant Plains Roads
Present Zoning: B.R.
Proposed Zoning: Special Exception for conversion from manual to automatic car wash.
District: 9
No. Acres: 23.217 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 N. Devlin
Thomas N. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 6, 1972

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

Re: Item #94 ZAC meeting of December 5, 1972
Property Owner: American Oil Company
Location: S/E corner Joppa Road, and Pleasant Plains Road
Present Zoning: B.R.
Proposed Zoning: Special Exception for conversion from manual to automatic car wash.

District: 9
No. Acres: 23.217 square feet.

Dear Mr. DiNenna:

No effect on Student population.

Very truly yours,
W. H. H. H. H.
W. H. H. H. H.
Field Representative

WPH:ld

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

December 8, 1972

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

Re: Item #94 - ZAC - December 5, 1972
Property Owner: American Oil Company
SE corner Joppa Road & Pleasant Plains Road
S.E. for conversion from manual to automatic car wash
District 9

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 gross 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

CRM:nc

ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204

April 9 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric DiNenna
Zoning Commissioner of Baltimore County

was inserted in THE TOWSON 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 *David Morgan*

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., once each week, one time consecutive weeks before the 25th day of April 1973, the 1973 publication appearing on the 5th day of April 1973.

THE JEFFERSONIAN
H. L. Smith
Manager

Cost of Advertisement, \$.....

HVB:mdg

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-264-X

District 9th Date of Posting 4-5-73
Posted for: Neeraj P. S. April 25, 1973 3:20 P.M.
Petitioner: The American Oil Co.
Location of property: SE/Cor. of Joppa & Pleasant Plains Rd.
Location of Sign: 1 Road sign on East of Joppa Rd. on Shenn. Rd. facing Joppa Rd.
Remarks:
Posted by: Mark H. Hays Date of return: 4-12-73
Signature

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

Item 94

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

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

S. ERIC DYERNA
Zoning Commissioner

Petitioner American Oil Company

Petitioner's Attorney Joseph J. Pokorny

Reviewed by: John P. Kelly
Chairman
Zoning Advisory Committee

Appeal
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-264-X

District 9th Date of Posting Aug. 9-73
Posted for:
Petitioner: The American Oil Co.
Location of property: SE/Cor. of Joppa & Pleasant Plains Rd.
Location of Sign: 1 Road sign on East of Joppa Rd. on Shenn. Rd.
Remarks:
Posted by: Mark H. Hays Date of return: 8/16/73
Signature

BALTIMORE COUNTY, MARYLAND No. 10815

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 30, 1973 ACCOUNT 01-662

AMOUNT \$52.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messers, Kimmel and Pokorny
406 Jefferson Building
Towson, Md. 21204
Advertising and posting of property for The American Oil Co.
#73-264-X \$2.00 REC

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

No. 11109

DATE July 13, 1973 ACCOUNT 01-662

AMOUNT \$75.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Mrs. Lillie Alexander
Cost of Appeal and Posting of Property on Case No.
73-264-X
SE/Corner of Joppa Road and Pleasant Plains Road -
9th District
The American Oil Company, Petitioner 75.00 REC

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

No. 5817

DATE Nov. 21, 1972 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messers, Kimmel and Pokorny
406 Jefferson Building
Towson, Md. 21204
Petition for Special Exception for The American
Oil Co. 50.00 REC

Service Station Data Sheet

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
BALTIMORE COUNTY						
6223 Charles Street	11705	17000	458062	38171	1272	127
Middle River & Compass	17958	13500	286542	23878	795.95	79.5
6309 Kemwood Avenue	20493	8000	200757	16729	557.6	55.7
Eastern & Stewart	21750		41800	32545	1084.8	108.4
Joppa & Pleasant Plains	23217	16400	516676	43056	1435	143
607 Frederick Road	31800	21900	603997	50333	1677	167.7
8207 Liberty Road	35860	38150	457526	38127	1270	127

MINNEAPOLIS, MINN.

494 & Portland	15000	8850+	914341	76195	2539	253
Winnetka & Medicine	16008	39625	899773	74981	2499	249
76 & Lynsae	18221	22842	520586	43352	1446	144.6
66th & Lynsae	23715	16414	346012	28834	961	96
100 & Normandale	30000	124,000	715802	59650	1988	198
Monk & Cambridge	30275	58400	824346	68695	2289	228.9

DES MOINES

S.E. 14th & Indianola	14381	26658	*441796	36816	1227	122
S.W. 9th & Army Post	26869	25396	600736	50061	1668	166
2nd Ave. & University	27148	20286	58223	48683	1940	194
63 & Hickman	27200	20286	750398	62533	2084	208
280 & Douglas	38500	25850	576833	48069	1602	160

KANSAS CITY, KANSAS

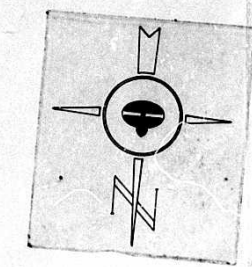
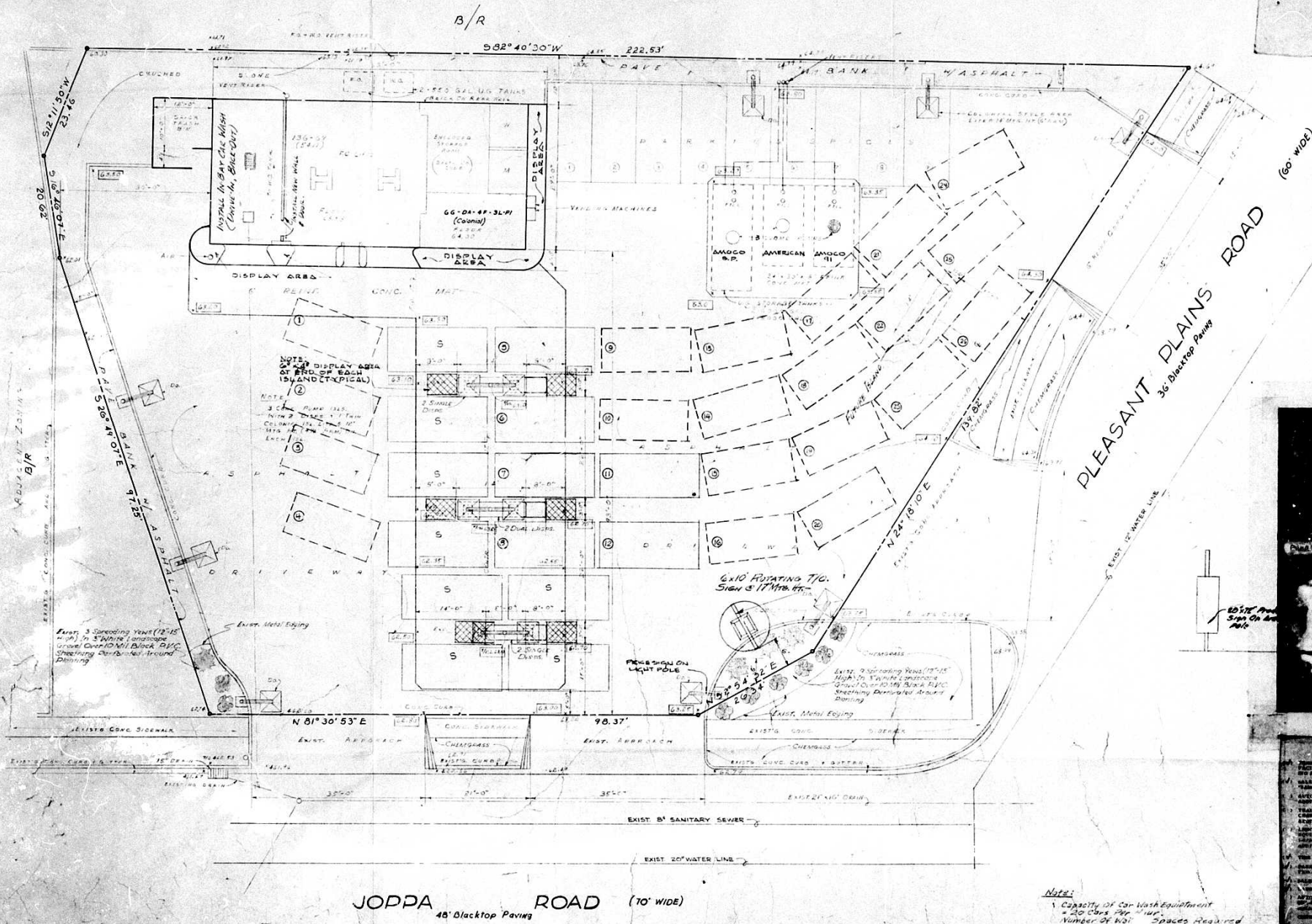
107 & Medcalf	22500	16600	732000	61000	2033	203
93rd & Medcalf	22500	21000	474000	39700	1316	131
51st & Roe	26200	57200	669000	55750	1858	185
95th & Mission	27000	45400	957000	79332	2644	264
8940 W 95th	40200	14300	823000	68583	2286	228

OMAHA, NEBRASKA

72nd & Military	21228	N/A	301000	25083	836	83
90th & Center	21816	24000	698000	58166	1918	193
Council Bluffs, Iowa	36600	13500	847000	70583	2352	235
120th Pacific	43100	27000	355000	29583	986	98
25th & Broadway	43100	13100	726000	60500	2016	201
102 & Maple	83400					

NUMBER CARS PER HOUR	TYPE OF RAVS	INCREASE NO. OF CARS	TIME OF DAY	NO OF CARS	NO. OF CARS WASHED
908	DI-BO	2.7			
5.3	DT	1.57			
3.98	DT	1.19			
7.23	DI-BO	2.16			
8.97	DI-BO	2.69			
11.2	DT	3.35			
8.47	DT	2.54			
16.9	DI-BO				
16.6	DI-BO				
9.64	DT				
6.4	DI-BO				
13.25	DT				
15.26	DT				
8.18	DT		2-3 PM	6	4
11.12	DT		1-2 PM	6	1
12.93	DT		11-12 AM	1	1
13.89	DT		10-11 AM	4	4
10.68	DT		9-10 AM	2	0
13.5	DT		2-3 PM	3	1
8.77	DT		3-4 PM	3	2
12.3	DT		4-5 PM	6	5
17.6	DT		8-9:30 AM	17	7
15.2	DT		11-12 AM	6	0
5.57	DI-BO		1-2 PM	2	2
12.92	DT		9-10 AM	12	8
15.68	DT		10-11 AM	12	11
6.57	DI-BO		4-5 PM	1	0
13.4	DT		11-12 AM	7	7

2.C. Peterson #6



- GENERAL NOTES**
1. AREA OF LOT: 1.27 AC.
 2. AREA OF BUILDING: 1.17 AC.
 3. PERCENT OF LOT COVERED: 7.5%
 4. AREA OF SIGN FACE: 1.17 AC.
 5. HEIGHT OF SIGN POLE: 1.17 AC.
 6. ELECTRICAL SERVICE: 200 AMP. 120/240V.
 7. CONTRACTOR SHALL FURNISH AND INSTALL STEEL CURB FORMS PERMCO OR EQUAL.
 8. CONTRACTOR SHALL RESPECT SITE FOR STRUCTURES, POLES, BUILDINGS, TREES, ETC. REQUIRED TO OBTAIN THE END RESULT. THE AMERICAN OIL CO. ASSUMES NO RESPONSIBILITY FOR OMISSIONS.
 9. GRADING LEGEND:
- 200.00 EXISTING GRADE
- 200.00 PROPOSED FINISHED GRADE

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISIONS FOR ZONING	10-10-73
2	REVISIONS FOR ZONING	10-10-73
3	REVISIONS FOR ZONING	10-10-73
4	REVISIONS FOR ZONING	10-10-73
5	REVISIONS FOR ZONING	10-10-73
6	REVISIONS FOR ZONING	10-10-73
7	REVISIONS FOR ZONING	10-10-73
8	REVISIONS FOR ZONING	10-10-73
9	REVISIONS FOR ZONING	10-10-73
10	REVISIONS FOR ZONING	10-10-73

REVISIONS FOR ZONING

1. REVISIONS FOR ZONING

2. REVISIONS FOR ZONING

3. REVISIONS FOR ZONING

4. REVISIONS FOR ZONING

5. REVISIONS FOR ZONING

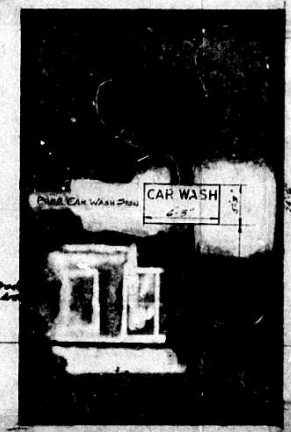
6. REVISIONS FOR ZONING

7. REVISIONS FOR ZONING

8. REVISIONS FOR ZONING

9. REVISIONS FOR ZONING

10. REVISIONS FOR ZONING



NOTES

1. Capacity of Car Wash Equipment - 20 Cars per Hour
2. Number of No. 10 Spaces Required - 20 Cars
3. Number of No. 10 Spaces Required - 20 Cars
4. PETITION FOR USE IN COMBINATION SERVICE STATION AND CAR WASH



AMERICAN OIL COMPANY

SERVICE STATION

JOPPA ROAD & PLEASANT PLAINS RD.
BALTIMORE COUNTY, MD.

BALTIMORE REGION

BALTIMORE DISTRICT

SCALE: 1"=20'-0"

DRAWN BY: J. MILLER

CHECKED BY: J. MILLER

DATE: 10-21-73

NO. S.S. 11

DO NOT SCALE, USE DIMENSIONS ONLY