

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE FOURTH DISTRICT CORP., 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... zone to an... zone, for the following reasons:

Petition for Variance from Section 419.2 - To permit 10 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... 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
Address
Petitioner's Attorney
Protestant's Attorney

OFFERED By The Zoning Commissioner of Baltimore County, this... day of...
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... day of... 1973, at... o'clock

[Signature]
Zoning Commissioner of Baltimore County.

(over)

LAW OFFICES
BROOKS & TURNBULL
305 WEST ALLMONT AVENUE
TOWSON, MARYLAND 21204

April 26, 1973

The Honorable S. Eric Dinenna
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Special Exception Petition
Item 93
The Fourth District Corporation
#73-265XA

Dear Mr. Dinenna:

Please enter the appearance of Charles E. Brooks and John Orason Turnbull, II on behalf of the Protestants, James Cook and Murray Hill Improvement Association.

Thanking you for your cooperation in this matter, I remain,

Very truly yours,
BROOKS & TURNBULL

[Signature]
Charles E. Brooks
John Orason Turnbull, II

CEB:ek

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
E/S of Charles Street Avenue,
470' N of Stevenson Lane -
9th District
The Fourth District -
Petitioner
NO. 73-265-XA (Item No. 93)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has withdrawn its Petition and it is therefore

ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of June, 1973, that the said Petition be and the same is hereby DISMISSED without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

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

RE: Petition for Special Exception
and Variance
E/S of Charles Street Avenue,
470' N of Stevenson Lane -
9th District
The Fourth District - Petitioner
NO. 73-265-XA (Item No. 93)

Dear Mr. Pokorny:

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

Very truly yours,
S. ERIC DINENNA
Zoning Commissioner

SED:ge
Attachments
CC: John G. Turnbull, II, Esquire
305 W. Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: April 23, 1973
FROM: William D. Fromm, Director

SUBJECT: Petition #73-265-XA. East side of Charles Street Avenue 470 feet North of Stevenson Lane.
Petition for Special Exception for a Car Wash as a use in combination with a service station.
Petition for Variance for Waiting Spaces.
Petitioner - The Fourth District Corporation
9th District

HEARING: Thursday, April 26, 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.

[Signature]
William D. Fromm, Director



CITY OF BLOOMINGTON
OLD SHARPLEY ROAD AT PEAK • BLOOMINGTON, MARYLAND

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 problem 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
[Signature]
Robert A. Moad, Director
Building and Inspection Division

RAM:js



CITY OF BLOOMINGTON
OLD SHARPLEY ROAD AT PEAK • BLOOMINGTON, MARYLAND

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 problem 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
[Signature]
Robert A. Moad, Director
Building and Inspection Division

RAM:js



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Joseph J. Pokorny, Esq.,
Re: The Fourth District Corporation
Page 2
February 9, 1973

of the site, and the Committee as a whole feels that should the Special Exception be granted it may cause an overdevelopment of this site.

Pursuant to Section 419.3, the site plan must meet the approval of the Bureau of Engineering, Dept. of Traffic Engineering, and the Office of Planning and Zoning. The subject site plan does not meet the minimum criteria of the Dept. of Traffic Engineering and the Office of Planning and Zoning; therefore, it will not be accepted for filing as of this date. Should the petitioner insist on a hearing date being assigned, this office would require revised site plans to be submitted that indicate those waiting spaces that are not servicing spaces to be included in the stacking requirements, and the half-hourly capacity of the car wash must be indicated. Note whether single or dual dispensers are being utilized on the pump islands. Location of the existing storm water inlet at the rear property line and an effective method for removal of ice in front of the bay that may be accumulated during the winter months must be indicated.

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

JJD:JJD

Enclosure

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 29, 1973

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.,
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

HEALTH DEPARTMENT

ROADS AND
HIGHWAYS

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

DEPT. OF EDUCATION

ADVISORY COMMITTEE

STAFF

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

RE: Special Petitions -
6309 Kenwood Avenue - Item #111
Eastern Ave. and Stuart St. - Item #96
8207 Liberty Road - Item #95
Joppa Rd. and Pleasant Plains Rd. - Item #94
6223 Charles Street Avenue - Item #93
Middle River and Compass Rd. - Item #92
607 Frederick Road - Item #91

Dear Mr. Pokorny:

Please be advised that I have received revised site plans from the American Oil Company with reference to the above mentioned locations, and I have scheduled these Special Exceptions for hearings on April 25th and April 26th, 1973. You will be notified as to the precise time and case numbers in the near future.

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

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

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

JJD:JJD

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

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

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

December 27, 1972

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

Re: Item #93 (1972-1973)
Property Owner: The Fourth District Corporation
S/S Charles Street, 179' N. of Stevenson Lane
Present Zoning: B-1
Proposed Zoning: Special Exception - conversion from manual to automatic car wash
District: No. Acres: 11,705 sq. ft.

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Charles Street Avenue (Md. 139) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

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 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.

Charles Street Avenue (Md. 139) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner must prevent the trash, debris, petroleum products etc. in the non-curbed trash enclosure area (at the northwest rear corner of this site) from entering the storm drain inlet and silt there situated.

Water

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

KIMMEL & POKORNY

ATTORNEYS AT LAW
408 JEFFERSON BUILDING
109 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

SAUEL KIMMEL
JOSEPH K. POKORNY

TELEPHONE
VA. 9-3000

March 12, 1973

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

RE: Special Exception Petitions -
6309 Kenwood Avenue - Item #111
Eastern Ave. and Stuart St. - Item #96
8207 Liberty Road - Item #95
Joppa Rd. and Pleasant Plains Rd. - Item #94
6223 Charles Street Avenue - Item #93
Middle River and Compass Rd. - Item #92
607 Frederick Road - Item #91

Gentlemen:

Please be advised that your comments relative to the Special Exceptions and Violations 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 testimony and permit any individual sites idiosyncrasies to be heard.

Very truly yours,

Joseph K. Pokorny
JOSEPH K. POKORNY

djh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 9, 1973

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.,
Chairman

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

RE: Special Exception Petition
Item #93
The Fourth District Corporation

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 east side of Charles Street, 479 feet north of Stevenson Lane, in the 9th District. The subject property is currently improved with a baby automotive service station and a detached vending machine area. There are two existing dump islands, and the total area of the tract equals 11,705 square feet, and the site measures 105 feet along Charles Street and 103 feet along the side property lines. This would indicate that this station is below the minimum required for an automotive service station.

The adjoining properties are improved with other commercial uses, on the south side of the subject site there is a shopping center facility and parking lot. The rear of the subject site is improved with a parking area and an office building complex. There is a driveway separating this service station from a Sunoco Station on the north side of this site. The west side of Charles Street is improved with a church and church school complex. Curb and gutter exists along Charles Street in this vicinity.

The station itself, although neat fairly neat would be hard pressed for suitable maneuverability during maximum use.

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
CHIEF
JOHN T. MILLER
DEPUTY TO THE CHIEF

December 8, 1972

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

Re: Item #93 - ZAC - December 5, 1972
Property Owner: The Fourth District Corporation
Charles Street N. of Stevenson Lane
S.E. conversion from manual to automatic car wash
District 4

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.
3. The existing site is presently too small to meet the County Standards for a service station and to attempt to operate a car wash can only compound the problems and could cause backing into Charles Street.

Very truly yours,
E. Clifford
E. Clifford
Assistant Traffic Engineer

CRM:nc

Item #93 (1972-1973)
Property Owner: The Fourth District Corporation
Page 2
December 27, 1972

Sanitary Sewer

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 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, effluent 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: EAM: PWR:iss

cc: Andrew Gravett
John Loos

O-SE Key Sheet
30 NW 3 Position Sheet
NW 3 A Topo
69 Tax Map



December 8, 1972

RE: Z.A.C. Meeting 12/5/72
Item: 93
Property Owner: The Fourth District Corporation
Location: Base side Charles Street (Route 139) 479' north of Stevenson Lane
Present Zoning: S.L.
Proposed Zoning: Special Exception - conversion from manual to automatic car wash
District: 9
No. Acres: 11,705 square feet

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

Dear Mr. DiNenna:

The back-out situation at the proposed car wash could cause traffic problems at the site which could extend onto the highway.

The plan indicates existing concrete curb along the right of way line between the entrances, however, an inspection at the site revealed no curb in this area. The curb should be constructed in order to fully channelize the entrances and to protect the sidewalk area.

The 1971 average daily traffic count for this section of Charles Street is 17,000 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John E. Meyers
By: John E. Meyers
Asst. Development Engineer

CLJ:dkh

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

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

875-7310

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

Re: Property Owner: The Fourth District Corporation

Location: E side Charles Street, 479' N of Stevenson Lane

Item No. 93

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. Site plans are approved as drawn.
- (x) 6. The Fire Prevention Bureau has no comments at this time.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *H. J. Deitz* Noted and Approved: Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

mls
4/25/72

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

Property Owner: The Fourth District Corporation
Location: E side Charles Street, 479' N of Stevenson Lane
Present Zoning: S.L.
Proposed Zoning: Special Exception - conversion from manual to automatic car wash.
District: 9
No. Acres: 11,705 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.

The present oil separator must be cleaned and maintained in a proper manner.

Very truly yours,

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

HVB:mnq

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 #93 ZAC meeting of December 5, 1972
Property Owner: The Fourth District Corporation
Location: E side Charles Street, 479' N of Stevenson Lane
Present Zoning: S.L.
Proposed Zoning: Special Exception - conversion from manual to automatic car wash.

District: 9
No. Acres: 11,705 square feet

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Neil Putrovich
W. Neil Putrovich
Field Representative

WNP:ld



CITY OF BLOOMINGTON
OLD SHARPLEY ROAD AT PENA - BLOOMINGTON, MARYLAND

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 laxness 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. Mood
Robert A. Mood, Director
Building and Inspection Division

RAM:js



CITY OF BLOOMINGTON
OLD SHARPLEY ROAD AT PENA - BLOOMINGTON, MARYLAND

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 laxness 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. Mood
Robert A. Mood, Director
Building and Inspection Division

RAM:js



CITY OF BLOOMINGTON
OLD SHARPLEY ROAD AT PENA - BLOOMINGTON, MARYLAND

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 laxness 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. Mood
Robert A. Mood, Director
Building and Inspection Division

RAM:js

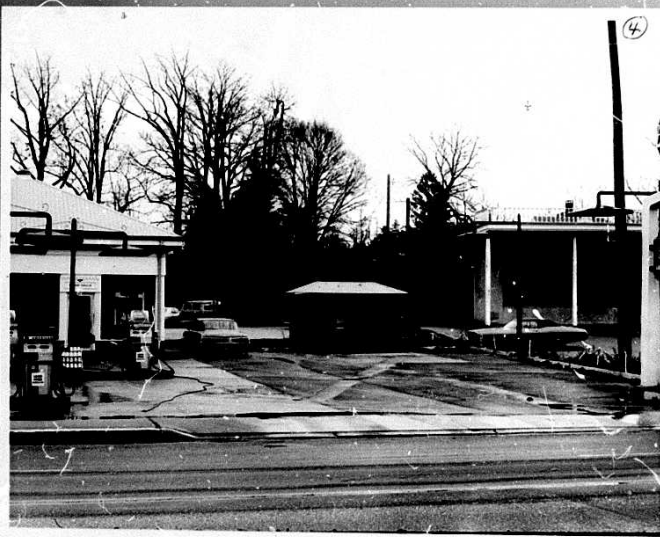
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9
Date of Posting: 4/24/73
Posted for: *Shelton, Adam & Associates*
Petitioner: *The Fourth District Corporation*
Location of property: *479' N of Stevenson Lane, E side Charles Street, 479' N of Stevenson Lane*
Location of Signs: *172, 6223, 6223, 6223, 6223*

Remarks: *Charles H. Deitz*
Posted by: *Charles H. Deitz*
Date of return: *April 13, 1973*

J. J. Pokorny, Esq.,
attorney Building
Towson, Maryland 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this _____ day of _____ 1973.
30th March
Eric DiNenna
Eric DiNenna, Zoning Commissioner

Petitioner: _____
Petitioner's Attorney: _____
The Fourth District Corporation
Joseph J. Pokorny
Reviewed by: *Eric DiNenna*
Chairman, Zoning Advisory Committee



PETITION FOR SPECIAL EXCEPTION FOR VARIANCE
NO DISTRICT
 EXCEPT FOR SPECIAL EXCEPTION FOR VARIANCE FOR A CAR WASH AS A USE IN CONNECTION WITH A SERVICE STATION. Petition for Variance for a Car Wash as a use in connection with a service station.
LOCATION: East side of Charles Street, between 17th and 18th North of Stevenson Lane.
DATE & TIME: THURSDAY, APRIL 19, 1973, at 10:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
FILED: The zoning Commissioner of Baltimore County, by authority of the zoning and regulations of Baltimore County, will hold a public hearing.
 Petition for Special Exception for a Car Wash as a use in connection with a service station.
 Petition for Variance from the zoning regulations of Baltimore County to permit 10 parking spaces instead of the required 20 spaces.
 The zoning regulation to be excepted as follows:
 Section 412.2. The lot on which the car wash is to be located shall be sufficient to provide on-site waiting storage for a total number of vehicles equal to the number capable of being processed during one-half hour plus ten additional vehicles, where the equipment used is of an assembly line nature with later approval by the car wash operator, there shall be a minimum of 10 on-site parking spaces.
 All that parcel of land in the Ninth District of Baltimore County BEGINNING for its name at a point where the east line of Charles Street Avenue (the 40 foot wide as now laid out) intersects the north outline of lands formerly owned by the Maryland and Pennsylvania Railroad Company and running thence in a westerly direction along the east line of Charles Street Avenue a distance of 180 feet, more or less, to a point; thence in an easterly direction and at right angles to the aforementioned east line of Charles Street Avenue a distance of 180 feet, more or less, to a point; thence in a southerly direction and parallel to the east line of Charles Street Avenue a distance of 180 feet, more or less, to a point on the aforementioned north outline of lands formerly owned by the Maryland and Pennsylvania Railroad Company, a distance of 180 feet, more or less, to the point and place of BEGINNING.
 Being the property of The Fourth District as shown on plat map 104 with the zoning Department.
FILED: The zoning Commissioner of Baltimore County, by authority of the zoning and regulations of Baltimore County, will hold a public hearing.
BY ORDER OF: ZONING COMMISSIONER OF BALTIMORE COUNTY
 April 9

ORIGINAL
OFFICE OF THE TOWSON TIMES
 TOWSON, MD. 21204 April 9 - 19 73

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Blumina Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 9th day of April 19 73 that is to say, the same was inserted in the issue of April 5, 1973.

STROMBERG PUBLICATIONS, Inc.

By: *Eric Blumina*

BALTIMORE COUNTY, MARYLAND No. 5816
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
 DATE Nov. 23, 1972 ACCOUNT 02-662
 AMOUNT \$5.00
 WHITE - CASHIER
 MESSRS. Kimmel and Tokomy
 106 Jefferson Building
 Towson, Md. 21204
 By ORDER OF
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 District,

PETITION FOR SPECIAL EXCEPTION FOR VARIANCE
NO DISTRICT
 EXCEPT FOR SPECIAL EXCEPTION FOR VARIANCE FOR A CAR WASH AS A USE IN CONNECTION WITH A SERVICE STATION. Petition for Variance for a Car Wash as a use in connection with a service station.
LOCATION: East side of Charles Street, between 17th and 18th North of Stevenson Lane.
DATE & TIME: THURSDAY, APRIL 19, 1973, at 10:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
FILED: The zoning Commissioner of Baltimore County, by authority of the zoning and regulations of Baltimore County, will hold a public hearing.
 Petition for Special Exception for a Car Wash as a use in connection with a service station.
 Petition for Variance from the zoning regulations of Baltimore County to permit 10 parking spaces instead of the required 20 spaces.
 The zoning regulation to be excepted as follows:
 Section 412.2. The lot on which the car wash is to be located shall be sufficient to provide on-site waiting storage for a total number of vehicles equal to the number capable of being processed during one-half hour plus ten additional vehicles, where the equipment used is of an assembly line nature with later approval by the car wash operator, there shall be a minimum of 10 on-site parking spaces.
 All that parcel of land in the Ninth District of Baltimore County BEGINNING for its name at a point where the east line of Charles Street Avenue (the 40 foot wide as now laid out) intersects the north outline of lands formerly owned by the Maryland and Pennsylvania Railroad Company and running thence in a westerly direction along the east line of Charles Street Avenue a distance of 180 feet, more or less, to a point; thence in an easterly direction and at right angles to the aforementioned east line of Charles Street Avenue a distance of 180 feet, more or less, to a point; thence in a southerly direction and parallel to the east line of Charles Street Avenue a distance of 180 feet, more or less, to a point on the aforementioned north outline of lands formerly owned by the Maryland and Pennsylvania Railroad Company, a distance of 180 feet, more or less, to the point and place of BEGINNING.
 Being the property of The Fourth District as shown on plat map 104 with the zoning Department.
FILED: The zoning Commissioner of Baltimore County, by authority of the zoning and regulations of Baltimore County, will hold a public hearing.
BY ORDER OF: ZONING COMMISSIONER OF BALTIMORE COUNTY
 April 9

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 in each successive week before the 24th day of April 1973, the first publication appearing on the 5th day of April 19 73.

THE JEFFERSONIAN,
Eric Blumina
 Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND No. 10816
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
 DATE May 30, 1973 ACCOUNT 02-662
 AMOUNT \$65.50
 WHITE - CASHIER
 MESSRS. Kimmel and Tokomy
 106 Jefferson Building
 Towson, Md. 21204
 Advertising and posting of property for The Fourth District - 873-265-XA
 5.5 CASH

