and (2) for a Special Exception, under the said Zoning Law and Zoning I County, to use the herein describet property, for ... use in combination car wash-gasolin service station (existing station - addition of free standing in-bay car wash).

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Property is to be nested and advertised as pre-cribed by Zonkig Regu I, or we, agree to pay expenses of above re-classification and/or Special Exception advert esting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ore County adopted pursuant to the Zoning Law for Baltimo

BY: DANLEY BEEN 621 York Road Towsca, MD 21204

CEIVED FOR

197 _3, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two w spapers of general circulation through-out Baltimore County, that property he posted, and that the public hearing he had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Townoo, Ealtimore . JUN 30 734Mm thr 1973 at11:00 o'clock day of August lst

Acui de fensa 81.173

Beginning at the Intersection of the westerly line of North Point Road and the northerly line of Cparrows Point Road, thence along said line of North Point Road X59 -55'-30' M a distance of 190.5 Feet; thence 5 34 -11' M a distance of 40.0 feet; thence 5 39 -55'-30' E a distance of 30.0 feet; thence 5 39 -11' M a distance of 170.5 feet to a point in the easterly line of a public alley; thence along said alley line 55 -55'-30' E a distance of 10.5 feat called the 35' 55'-30' E a distance of 10.5 feat called the 35' 55'-30' E a distance of 10.5 feat called the 35' 55'-30' E a distance of 10.5 feat called the 35' 55'-30' E a distance of 10.5 feat called the 35' 55'-30' E a distance of 10.5 feat called the 35' 55'-30' E a distance of 210.0 feat to the original place of beginning.

Situated in the 15th Election District, Beltimore County, State of

S. M. Martinier P.E.

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE SW/corner of North Point Road and Sparrows Point Road - 15th District Amoco Oil Company - Petitioner NO. 74-32-XA (Item No. 247)

BEFORE THE

OF BALTIMORE COUNTY

This Petition represents a request for a Special Exception fo a use in combination car wash with a gasoline service station and a Variance to permit 34 storage spaces instead of the required 40. The property in question is located on the southwest corner of North Point and Sparrows Point Roads, in the Fifteenth Election District of Baltimore County

Testimony was presented on behalf of the Petitioner's reques by Mr. Richard Harris, project engineer employed by the American Oil Com pany for the past 12 years, Mr. Carl Hobson, operator of the service station for the past eight years, and Dr. Worthington Ewell, a consulting engineer specializing in traffic ongineering with the tirm of Ewell, Bomhardt and Associates. Further testimony was presented on behalf of Baltimore County by Mr. Michael Flages, a traffic engineer employed by the Baltimore County Department of Engineering

The site in question is presently improved with a two bay service station with one gasoline servicing island on North Point Road and one gasoline servicing island on Sparrows Point Road.

The company plans call for the construction of an additional free standing building to the rear of the existing station. The new building ouse a drive-through car wash of an assembly line nature, as compared the drive-in back-out in-bay car wash that is being proposed for some of the company's stations. The car wash equipment used for both types are more or less idential. However, the drive-through facility is a more

efficient operation and is expected to generate more traffic. Apparently for this reason, the Baltimore County Zoning Regulations require more on site waiting or storage spaces (40) for the assembly line type car wash than hey do for the drive-in back-out type wash (one space for each vehicle capable of being washed in a one-half hour period plus 10). In this case, a total of 20 spaces would be required.

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Those testifying on behalf of the Petitioner felt that, while the proposed drive-through car wash was of an assembly line nature, it was not entirely automatic and would not process cars (ast enough to justify a custom er waiting for the period of time required to wash 40 cars (two hours based on the car wash's hourly capacity of 20 cars per hour).

Site area requirements for the service station operation alon are 16,500 square feet. Since the site contains 24,883 square feet, it was felt that the service station and use in combination car wash could function in harmony with one againer without overcrowding the site.

State Highway Administration offered the following site development advisory comm

> "An inspection made at the subject site revealed that the northerly entrance from North Point Road is used in common with the adjacont Restaurant. The area fronting the Restaurant is used for Restaurant parking. We are concerned that there will be a conflict of vehicles leav the Car Wash with those entering the Service Station and the Restaurant site from North Point Road. The anticipated

If the petition is granted and the wash building is con-structed, the developer will be required to construct con-crete curbing in back of the sidewalk. Therefore, the plan should be revised to indicate the curb.

The 1972 average daily traffic on North Point Road is 10,075 vehicles and on Sparrows Point Poad is 4,225

Mr. Michael Flanigan, who testified in behalf of Baltimor

- 2 -

entrance. He was also concerned with the width of the existing driveway leading from the car wash. At one point between the existing service station and an adjacent building the driveway was described as narrowing to an eight foot width. Under cross examination, Mr. Flanuage readily admitted that he had not personally observed or had any experience with a car wash of the type proposed. He also indicated that by using a minimum turning radius and moving the building forward, the need for Variances could possibly be

Other County agencies who reviewed the Putitioner's site plan did not have any adverse comments. Water and sewer were described as being available and serving this service station

After reviewing the above testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the Petitioner can meet the requirements of Section 502, 1 of the Baltimore County Zoning Regulations and that, with cortain restrictions, both the Special Exception and Variance can be granted. The Zoning Regulation requiring 40 on site waiting spaces for "a car wash of an assembly line nature" were, no doubt, intended to apply to a fully automatic car wash designed to process a maximum number of cars in a minimum amount of time. The subject car wash is not of this type. The driver must remain in the car during the entire process, is required to pay the attendant, drive the car in the bay remaining in the car during the wash cycle, and subsequently drive the car out of the bay. The time involved largely depends on each driver, and it is highly unlikely that as many as 40 drivers would spend two hours (based on three minutes per car) waiting for a car wash. To require 40 on site waiting spaces under these particular circumstances would be unreasonable, and would result in

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20 th day of November 1973, that the here-

in described property or area should be GRANTED a Special Exception for a drive-through type car wash.

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It is further ORDERED that a Variance to Section 419.2 to permit 34 on site storage spaces instead of the required 40 spaces should also be GRANTED. The granting of the Special Exception and Variance being sub-

- If after the first year of operation, the Baltimore County Department of Traffic Engineering reports and/or recommends that problems are occurring and/or recommends that problems are occurring with traffic using the common or shared entrance on North Point Road, the herein granted Special Exception shall be amended and the car wash building modified to a drive-in back-out type car wash, which will generate much less traffic.
- The initial use of the car wash will be subject to a site plan that is to be approved by and must meet all requirements of the State Highway Administration. ment of Engineering, Depart Works and the Office of Planning and Zoning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner

31.16

FROM William D. Fromm, Director PROM. "Office of Planning and Zoning Office of Planning and Zoning SUBJECT. Patition 574-32-XA. Southwest corner of North Point Road and Sparrows Point Road."

Petition for Special Exception for Use in combination car wash-gasoline service station.
Petition for Variance for Stacking Spaces.
Petitioner - Amoco 011 Company

15th District

HEARING: Wednesday, August 1, 1973 (11:00 A.M.)

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

There are no comprehensive planning factors which would result in negative comments on these proposals.

If the proofs of Section 502.1 are met any additional development must be conditioned to conformance to an approved site plan.

Allem Maron

WDF:NEG:N



RALTIMORE COUNTY, MARYLAND

FOR FPLING

DEPARTMENT OF TRAFFIC ENGINEERING

74.32.58

August 2, 1973

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

Item 247 - June 26, 1973 - ZAC Property Owner: Amoco 011 Company WS of North Point Road, MS of Sparrows Point Road Variance from Section 419.2 to permit 34 stacking spaces instead of

The subject petition is a request for a variance to the required 40 stating spaces for a car with to 34 stacking spaces. Prior to the requirement for 40 stacking spaces, car washes carve considerable traffic congestion. Car washes that have provided 40 stacking spaces have caused little congestion and this bepartment believes it is undestrable to grant a variance to the required number of stacking spaces. Congestion may be caused by the conflict with valicies asking this site and the adjacent site.

"michael & Flamaian Michael S. Flanigan Traffic Engineer Associate

MSF/pk

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14412 9 1074

AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we,____the____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:

Variance to Section 419. 2 - to permit 34 stacking spaces instead of the required with the stacking spaces in the stackin

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 ... use in combination car wash-gasoline service station (existing station - addition of free standing in-bay car wash).

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

Contract purchaser

Address 621 York Road Towson, MD 21204

408 Jefferson Bldg., Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day ___, 197_3, that the subject matter of this petition he advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

> Have we funco Zoning Commissioner of Baltimore County.

Protestant's Attorney

SW/corner of North Point Road and Sparrows Point Road - 15th District Amoco Oil Company - Petitioner NO. 74-32-XA (Item No. 247)

RE: PETITION FOR SPECIAL EXCEPTION

BEFORE THE DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a use in combination car wash with a gasoline service station and a Variance to permit 34 storage spaces instead of the required 40. The property in question is located on the southwest corner of North Point and Sparrows Point Roads, in the Fifteenth Election District of Baltimore County.

Testimony was presented on behalf of the Petitioner's request by Mr. Richard Harris, project engineer employed by the American Oil Company for the past 12 years, Mr. Carl Hobson, operator of the service station for the past eight years, and Dr. Worthington Ewell, a consulting engineer specializing in traffic engineering with the firm of Ewell, Bomhardt and Associates. Further testimony was presented on behalf of Baltimore County by Mr. Michael Flagan, a traffic engineer employed by the Baltimore County Department of Engineering.

The site in question is presently improved with a two bay service station with one gasoline servicing island on North Point Road and one gasoline servicing island on Sparrows Point Road.

The company plans call for the construction of an additional free standing building to the rear of the existing station. The new building will house a drive-through car wash of an assembly line nature, as compared to the drive-in back-out in-bay car wash that is being proposed for some of the company's stations. The car wash equipment used for both types are more or less idential. However, the drive-through facility is a more

efficient operation and is expected to generate more traffic. Apparently for this reason, the Baltimore County Zoning Regulations require more on site waiting or storage spaces (40) for the assembly line type car wash than they do for the drive-in back-out type wash (one space for each vehicle capable of being washed in a one-half hour period plus 10). In this case, a total of 20 spaces would be required.

Those testifying on behalf of the Petitioner felt that, while the proposed drive-through car wash was of an assembly line nature, it was not entirely automatic and would not process cars fast enough to justify a customer waiting for the period of time required to wash 40 cars (two hours based on the car wash's hourly capacity of 20 cars per hour).

Site area requirements for the service station operation alone are 16,500 square feet. Since the site contains 24,883 square feet, it was felt that the service station and use in combination car wash could function in harmony with one another without overcrowding the site.

State Highway Administration offered the following site development advisory comments:

> "An inspection made at the subject site revealed that the northerly entrance from North Point Road is used in common with the adjacent Restaurant. The area fronting the Restaurant is used for Restaurant parking. We are concerned that there will be a conflict of vehicles leaving the Car Wash with those entering the Service Station and the Restaurant site from North Point Road. The anticipated traffic problems could be extended onto the State Highway.

If the petition is granted and the wash building is constructed, the developer will be required to construct concrete curbing in back of the sidewalk. Therefore, the plan should be revised to indicate the curb.

The 1972 average daily traffic on North Point Road is 10,075 vehicles and on Sparrows Point Road is 4,225

Mr. Michael Flanigan, who testified in behalf of Baltimore County, also questioned the possible conflict with traffic sharing the common

entrance. He was also concerned with the width of the existing driveway leading from the car wash. At one point between the existing service station and an adjacent building the driveway was described as narrowing to an eight foot width. Under cross examination, Mr. Flanigan readily admitted that he had not personally observed or had any experience with a car wash of the type proposed. He also indicated that by using a minimum turning radius and moving the building forward, the need for Variances could possibly be elimananted.

Other County agencies who reviewed the Petitioner's site plan did not have any adverse comments. Water and sewer were described as being available and serving this service station.

After reviewing the above testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the Petitioner can meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and that, with certain restrictions, both the Special Exception and Variance can be granted. The Zoning Regulation requiring 40 on site waiting spaces for "a car wash of an assembly line nature" were, no doubt, intended to apply to a fully automatic car wash designed to process a maximum number of cars in a minimum amount of time. The subject car wash is not of this type. The driver must remain in the car during the entire process, is required to pay the attendant, drive the car in the bay remaining in the car during the wash cycle, and subsequently drive the car out of the bay. The time involved largely depends on each driver, and it is highly unlikely that >as many as 40 drivers would spend two hours (based on three minutes per car) waiting for a car wash. To require 40 on site waiting spaces under these particular circumstances would be unreasonable, and would result in a hardship.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30 that the here-

Zouing Description

Beginning at the intersection of the westerly line of North Point Road and the northerly line of Sparrows Point Road, thence along said line of North Point Road N 59 -56'-30' Wa distance of 150.5 feet; thence

\$ 34 -11' Wa distance of 40.0 feet; thence \$ 59 -56'-30' Ea distance of

50.0 feet; thence \$ 34 -11' Wa distance of 170.0 feet to a point in the

easterly line of a public alley; thence along said alley line \$ 59 -56'-30' E a distance of 100.5 feet to above-mentioned line of Sparrows Point Road; thence along said line of Sparrows Point Road N 34 -11' E a distance of 210.0 feet to the original place of beginning.

Situated in the 15th Election District, Baltimore County, State of Haryland. Containing approximately 24, 883 Sq. A.

in described property or area should be GRANTED a Special Exception for a drive-through type car wash.

It is further ORDERED that a Variance to Section 419.2 to permit 34 on site storage spaces instead of the required 40 spaces should also be GRANTED. The granting of the Special Exception and Variance being subject to the following restrictions:

- 1. If after the first year of operation, the Baltimore County Department of Traffic Engineering reports and/or recommends that problems are occurring with traffic using the common or shared entrance on North Point Road, the herein granted Special Exception shall be amended and the car wash building medified to a drive-in back-out type car wash, which will generate much less traffic.
- 2. The initial use of the car wash will be subject to a site plan that is to be approved by and must meet all requirements of the State Highway Administration, Department of Engineering, Department of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner

FROM William D. Fromm, Director

Office of Planning and Zoning SUBJECT Petition #74-32-XA. Southwest corner of North Point Road and Sparrows Point

Petition for Special Exception for Use is combination car wash-gasoline service station. Petition for Variance for Stacking Spaces. Petitioner - Amoco Oil Company

15th District

HEARING: Wednesday, August 1, 1973 (11:00 A.M.)

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

There are no comprehensive planning factors which would result in negative comments on these proposals.

If the proofs of Section 502.1 are met any additional development must be conditioned to conformance to an approved site plan.

Office of Planning and Zoning

August 30, 1973

WDF:NEG:rw

AUG 30 73 AM

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

August 2, 1973

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

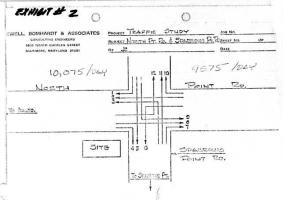
Re: Item 247 - June 26, 1973 - ZAC Property Owner: Amoco Oil Company WS of North Point Road, NS of Sparrows Point Road Variance from Section 419.2 to permit 34 stacking spaces instead of required 40 District 15

Dear Mr. DiNenna:

The subject petition is a request for a variance to the required 40 stacking spaces for a car wash to 34 stacking spaces. Frior to the requirement for 40 stacking spaces, car washes cause considerable traffic congestion. Car washes that have provided 40 stacking spaces have caused little congestion and this Department believes it is undesirable to grant a variance to the required number of stacking spaces. Congestion may be caused by the conflict with vehicles exiting this site and the adjacent site.

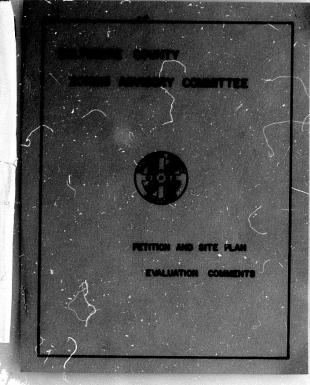
Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate



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Thom 247

BALTEMORE COUNTY OFFICE OF PLANNING & ZONENG

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 31, 1973

RE: Special Exception Petition Item 247

Amoco Oil Company - Petitioners

COUNTY OFFICE BLDG 131 T. Chrispeair Ave. Towner, Maryland 21204 Joseph K. Pokorny, Esq., 408 Jefferson Building Towson, Maryland 21204

1000 J. DILLON, JR. Chairman

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMMI

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMENT

FOARD OF EDUCATION ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

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 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 second of planning may file a written report with the Zonling Commissioner with recommendations to the appropriateness of the requested zonling.

The subject property is located on the southwest corner of North Point Road and Sparrows Point Road, in the 15th District of Saltimore County. This property is currently improved with an existing two-bay service station that has two pump islands, one parallel to each street.

The lot on which the station is situated is quite deep (210 feet along Sparrows Point Road) and has a total frontage of 159 feet along North Point Road. It should be noted that approximately 50 feet of that frontage is used jointly by the adjoining use (a delicatesson) - parking is shared and back-up problems are evident.

The service station itself, on the day of the Zoning Advisory Committee inspection could be summed up as a mess, in that poor maintenance seems to be

Joseph K. Pokorny, Esq., Item 247 Page 2 July 31, 1973

common. There were at least three inoperable vehicles, two large truck bodies used for storage structures, old tires, refuse bin overflowing, etc.

Although the zoning to the rear of the site is B.L., the property is used as residential and no screening is evident or proposed on the site plan.

The request for the car wash seems feasible provided the on site problem of exiting can be corrected as discussed. Also, more use of landscaping and as foot screen fence must be indicated on a revised site plan.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

> Very truly yours, John J. DILLON, JR., Chairman Zoning Advisory Committee

JJDJr.:JD

(Enclosure)

cc: Mr. Samuel Hamilton Mortimer, Jr., (Surveyor)

Baltimore County. Maryland Bepartment Ot Public Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21234

Surees of Engineering

Culy 16, 1973

Mr. S. Fric DiNenna Zoning Commissioner County Office Puilding Tokson, Naryland 21204

Se: Item v2h7 (1972 - 1973)
Fromerty Guser: Ascos Oll Jongany
M/S of York Hotel Ret. M/H of Temrows Point Del
Proposed Soniem: Vs. x.www. from Section 115.2 to permit.
Del stateful aspaces intended of Impulred 10
Del states 15th
Del sone 20,500 aq. ft.

Dear Mr. Dillenna:

The following connents are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Conmittee in commontion with the subject tion.

North Soint Road (Md. 20) and Sparrows Soint Ro. ('d. 715) are State Boads; therefore, all improvements, interroctions, estenaces and drating requirements as they affect the roads come under the hydricate of the Haryland Hithouy Administration. Any utility construction within the state Soid of the Good of the Group of the State of the Sparrow will be subject to the stainfaid, specifications and approval of the State in addition to those of Saltimore County.

The Petitioner must provide measury draining facilities (tamorary or paramet) to prevent creating may maissness as damages to adjacent proporties, especially by the concentration of surface waters. Generation of any robben which may result, the to improve grading or improver installation of draining facilities, would be the full responsibility of the Petitioner.

Mater and Sanitary Sewer:

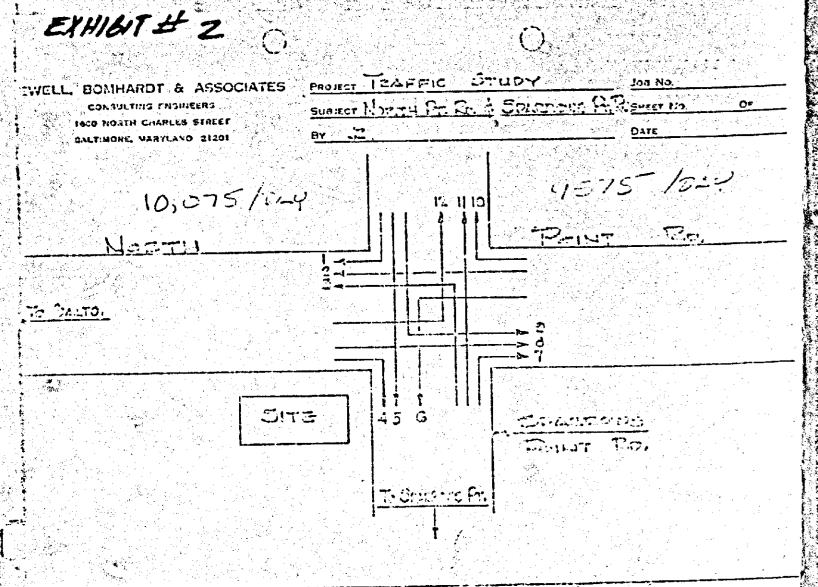
Public water supply and sanitary sewerage are available and serving this service station.

Very truly yours,

Ellsworth V. Dien park.
ELLS JORTH N. DIVER, P.S.
Chief, Bureau of Engineering

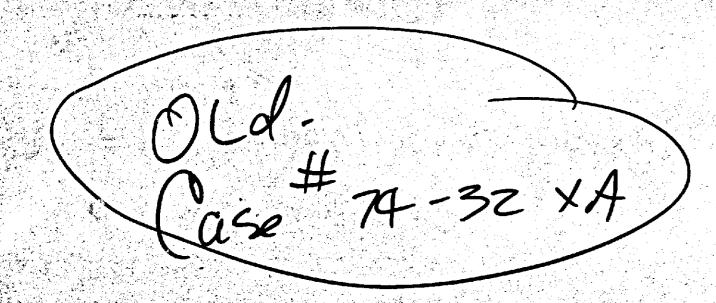
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A-NE Key Sheet 21 SE 32 & 33 Pos. Sheets SE 6H & 6I Topo 111 Tax Tap



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25th & Broadway	43100	27000	355000	29583	.986	201	13.4	DT		11-12 AM
102 & Maple	83400	13100	726000	60500	2016					



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

Item 247

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing

S. ERIC DINENNA,
Zoning Commissioner

Petitioner's Atterney Joseph K Pokorny

GG: Mr. Samuel Hamil on Mortimer, Jr.

chairman,
Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Joseph K. Pokorny, Esq.,

COUNTY OFFICE BLDG.
111 W. Chesapeahe Ave.
Towson, Maryland 21204

Chairman

MENHERS

HUREAU OF ENGINEERING DEPARTMENT OF

DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMMISSION IN REALL OF FIRE PREVENTION

FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
PUILDING DEPARTMENT
FOARD OF EDUCATION
ZOMING ADMINISTRATION

INDUSTRIAL.

408 Jefferson Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 247

July 31, 1973

Amoco Oil Company - Petitioners
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 as to the appropriateness of the requested zoning.

The subject property is located on the southwest corner of North Point Road and Sparrows Point Road, in the 15th District of Baltimore County. This property is currently improved with an existing two-bay service station that has two pump islands, one parallel to each street.

The lot on which the station is situated is quite deep (210 feet along Sparrows Point Road) and has a total frontage of 159 feet along North Point Road. It should be noted that approximately 50 feet of that frontage is used jointly by the adjoining use (a delicatessen) - parking is shared and back-up problems are evident.

The service station itself, on the day of the Zoning Advisory Committee inspection could be summed up as a mess, in that poor maintenance seems to be

Joseph K. Pokorny, Esq., Item 247
Page 2
July 31, 1973

common. There were at least three inoperable vehicles, two large truck bodies used for storage structures, old tires, refuse bin overflowing, etc.

Although the zoning to the rear of the site is B.L., the property is used as residential and no screening is evident or proposed on the site plan.

The request for the car wash seems feasible provided the on site problem of exiting can be corrected as discussed. Also, more use of landscaping and an 8 foot screen fence must be indicated on a revised site plan.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

JOHN J. DILLON, JR., Chairman Zoning Advisory Committee

JJDJr.:JD

(Enclosure)

cc: Mr. Samuel Hamilton Mortimer, Jr., (Surveyor)

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County, Maryland Department Of Public Morks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering

ELLSWORTH N. DIVER. P. E. CHIEF
July 16, 1973

Yr. S. Fric Dillegna Zoning Commissioner County Office Puilding Towson, Maryland 21204

Re: Item FOR7 (1972 - 1973)

Fromerty Comer: Amono Cil Company

1/S of North Point Dd., E/S of Tparrows Foint Rd.

Proposed Monins: Variance from Section 419.2 to permit

All stacking spaces instead of required 10

District: 15th

Cear Mr. DiMenna:

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

Wo. Acres: 24,383 aq. St.

Fijhvays:

North Point Road (NU. 20) and Sparrows Point Foad (Nd. 713) are State Roads; therefore, all improvements, intersections, entrances and drains e requirements as they affect the roads come under the jurisdiction of the Norwland Nightay Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent proporties, 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 Patitioner.

ater and Canitary Sewer:

Public water supply and sanitary sewerage are available and serving this service station.

Tery truly yours,

Ellewith V. Direspect.

SLIS-CARE H. BIVER, P.Z.
Chief, Burrau of Engineering

EMD: TAM: FME:ss

A-ME Key Sheet
21 SE 32 33 For. Sheets
SE 51 61 Topo 111 Tax no



Bernard M. Evans

June 28, 1973

. Eric DiNenn Zoning Commissione County Office Bldg RE: Z.A.C. Neeting, June 26, 1973
Property Owner: Amocc Oil Co.
Location: MS of North-Foilt Rd.
(Rts. 20)Hs of Sparrows Pt. Rd.
Proposed Coning: Watance From Section 419, 2 to perelt 34
stacking spaces instead of required 40
District: 15
No. Acres: 24,883 square feet Item: 247

Dear Mr. DiNenna:

An inspection made at the subject site revealed that the mortnerly entrance from North Foint Road is used in common with the adjacent destaurant. The area fronting the flataurant is used for fleataurant parking, the are concerned that there will be a conflict of vehicles leaving the Car Jash with those entering the Service Station and the Restaurant site from North Point Road. The anticipated traffic problems could be extended onto the State Highway.

If the petition is granted and the wash building is construced, the developer will be required to construct concrete curbing in back of the sidewalk. Therefore, the plan should be revised to indicate the curb.

The 1972 average daily traffic on North Point Road is 10,075 vehicles and on Sparrows Point Road is 4,225 vehicles.

Very truly yours.

Charles Lee, Chief Development Engineering Section

BY: John E. Heyers
Asst. Development Engineer

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

CERTIFICATE OF PUBLICATION

July 12

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly ...August......., 19.73, the first publication appearing on the 12th day of July 19.73

L. Leank Shuth

- BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



June 28, 1973

DONALD J. ROOF, M.D., M.P.H.

Mr. S. Eric DiPenna, Zoning Commissioner Office of Planaing and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 247, Zoning Advisory Committee Meeting June 26, 1973, are as follows:

Property Owner: Amoco Oil Company Location: WS of North Point Rd., MS of Sparrows Point Rd. Present Zoning: Proposed Zoning: Variance from Section 419.2 to permit 34 stacking spaces instead of required 40 District: 15 No. Acres: 24,883 mq.ft.

Metropolitan water and sever are available.

Water Resources Administration 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 is accordance with Water Resources Administration re-

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mne



July 5, 1973

Mr. S. Eric DiNenna: Zonina Commissioner Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building on. Man 'and 21204

Comments on Item #247, Zoning Advisory Committee Meeting, June 26, 1973, are as follows:

Property Owner: Amaco Oil Company Location: WS of North Point Road NS of Sparrows Point Road Present Zoning: Variance from Section 419.2 to permit 34 stacking spaces instead of required 40 District: 15

No. Acres: 24,883 square feet

The site plan must be revised to show the required landscaping and 8 foot high screen fence at the rear of the property.

> John Z Wimbly John L. Wimbley Planning Specialist II Project Planning Division

BALTIMOPE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE

AREA CODE 201 PLANNING 404-3211 ZORING 454-3281

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Greek H Ken

CERTIFICATE OP PUBLICATION

OFFICE OF

Essex Times

200 Eastern Siv

July 16 -19 73

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County

ESSEX TIMES a weekly newswas inserted in paper published in Baltimore County, Maryland, once a week surrensise weeks before the 16th day of July 19 73 ; that is to say,

the same was inserted in the issues of July 12, 1973.

By Ruth Morgan

CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY #/94-32 X A

Date of return: 7-11-73

	SANATO MARKATARI
Listrict 15#	Date of Posting July 12, 73
Posted for Housenin Med	aug 1, 1973 @ 11:00 AM
Petitioner: amazo ail	Ča. J
Location of property: SIV. ICAR of	Dute of Posting July 12. 13 Guy 1. 1923 & 11.00 M.C. Co. Mach. Ot. Id. & Spectows Och Sol
Location of Signs . I Sign tu	d to Mutel Poll With White

PETITION	M	APPI	NG	PRO	GRE	SS	SHE	ET			
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Descriptions checked and outline plotted on map			_								
Petition number added to outline											
Denied							Г				
Granted by ZC, BA, CC, CA							T				
Reviewed by:				Chang	ed Pla	tline	or des	cripti		Yes No	

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1973

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

Z.A.C. Meeting of: Tuesday June 26, 1973

Re: Itom 24? IVAM 207
Property Owner: Amoco Oil Company
Location: WS of North Point Road, NS of Sparrows Point Road
Present Zoning:
Proposed Zoning: Variance from Section 189.2 to pormit 3h stacking spaces

15 21,833 square feet

WNP/m1

No bearing on student population.

Very truly yours, to hiel leteral W. Nick Petrovich Field Representative

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

ADDRESS ANTI-LES ANTI-LES

or Amaco O'l Submitted by Jarons K Poken

norte Attomoy Jased & Rok Reviewed by

10893 RAI TIMORE COUNTY MARYLAND

No. 11149

DATE July 6, 1973 ACCOUNT 01-662

\$50.00

PHE - AGENCY

white cashies non-cashes velcow customen Measure, Eismel and Polocury 1,00 Seffereno Bullding (cuseon, Ma. 2120), Petition for among city Special Exception5 Committee of the Co #74-32-X

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

ATE Aug. 1, 1973 ACCOUNT 01-662

\$54.25

Hearre, Kirmel and Pokorny 108 Jefferson Bullding Townen, M. 21204 Advertising and poeting of property for Association and Options of Property for 34.25 MC

011 Co.

