

7115 North Point Blvd.
**PETITION FOR ZONING RE-CLASSIFICATION
 AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the legal owner... of the property situated 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 40 by reason of unreasonable hardship and practical difficulty.

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... as 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 provided 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.

AMOCO OIL COMPANY

BY: *[Signature]*

MADEY BEER

Contract purchaser

Legal Owner

Address: 521 York Road

Towson, MD 21204

Protestant's Attorney

JOSEPH E. FORDY

Address: 408 Jefferson Bldg., Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this... day of June, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two... papers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 1st day of August, 1973, at 11:00 o'clock.

[Signature]

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
 AND VARIANCE : DEPUTY ZONING
 SW/corner of North Point Road and : COMMISSIONER
 Sparrows Point Road - 15th District
 Amoco Oil Company - Petitioner
 NO. 74-32-XA (Item No. 247)
 OF
 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 Flanagan, 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 identical. 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 vehicles."

Mr. Michael Flanagan, 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. Flanagan 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 eliminated.

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 20th 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.

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 modified 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.

[Signature]
 Deputy Zoning Commissioner of
 Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 30, 1973
 FROM: William D. From, Director
 Office of Planning and Zoning
 SUBJECT: Petition #74-32-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 Oil Company

15th District

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

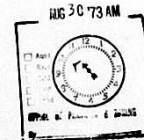
The staff of the Office of Planning and Zoning has reviewed the subject petition and have the following comments to make.

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.

[Signature]
 William D. From, Director
 Office of Planning and Zoning

WDF:NEG:rw



BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

CLARENCE J. CLIFFORD, P.E. Director
 WM. T. NELSON, Traffic Engineer

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. Prior to the requirement for 40 stacking spaces, car washes caused 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,
[Signature]
 Michael S. Flanagan
 Traffic Engineer Associate

MSP/pk

ORDER RECEIVED FOR FILING

DATE: November 29, 1973

BY: *[Signature]*

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:

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BY: *[Signature]*

Contract purchaser Legal Owner

Address: 621 York Road

Towson, MD 21204

Protestant's Attorney

Address: 408 Jefferson Bldg., Towson, MD 21204

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of June 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of August, 1973, at 11:00 o'clock

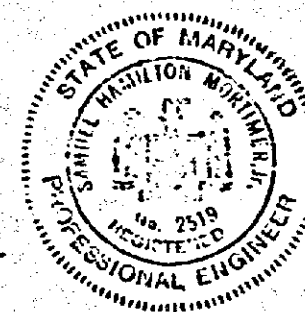
[Signature]
Zoning Commissioner of Baltimore County.

(over)

Zoning 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" W a distance of 150.5 feet; thence S 34° 11' W a distance of 40.0 feet; thence S 59° 56' 30" E a distance of 50.0 feet; thence S 34° 11' W a distance of 170.0 feet to a point in the easterly line of a public alley; thence along said alley line S 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 Maryland. Containing approximately 24,883 Sq. Ft.



[Signature] 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
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

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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 modified 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.

[Signature]
Deputy Zoning Commissioner of Baltimore County

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 30, 1973
FROM: William D. From, Director
Office of Planning and Zoning
SUBJECT: Petition 74-32-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 Oil Company
15th District

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

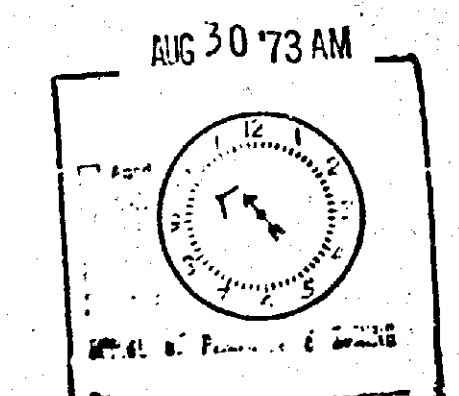
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WDF:NEG:FW



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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 30th day of November 1973, that the here-

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

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

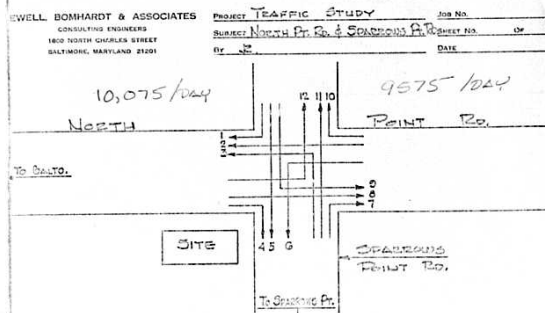
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Very truly yours,
[Signature]
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

EXHIBIT # 2



DATE	TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Tuesday, July 12, 1972	7:00 AM - 8:00 AM	7	23	43	57	1	43	55	61	5	2	1	2	17	17										
	8:00 AM - 9:00 AM	1	20	32	51	0	55	41	22	0	4	1	2	1	1										
	9:00 AM - 10:00 AM	5	102	41	72	6	40	64	22	5	2	0	5	10	10										
	10:00 AM - 11:00 AM	0	25	27	50	7	30	50	31	2	0	10	7	23	26										
	11:00 AM - 12:00 PM	4	21	41	50	12	40	61	27	7	4	7	4	10	12										
	12:00 PM - 1:00 PM	5	24	43	54	8	61	43	25	7	4	7	4	10	12										
	1:00 PM - 2:00 PM	0	31	51	102	4	74	10	21	1	2	5	0	10	10										
	2:00 PM - 3:00 PM	1	12	31	75	12	45	73	24	0	6	12	3	21	23										

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

Item 247

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing

this _____ day of _____ 1973

A. Eric Dillman
A. Eric Dillman,
Zoning Commissioner

Petitioner: Amoco Oil Company
Petitioner's Attorney: Joseph K. Pokorny
cc: Mr. Samuel Hamilton Mortimer, Jr.,
Chairman, Zoning Advisory Committee

EX. #3

STATION LOCATION	TOTAL SQUARE FOOT AREA	DAILY TRAFFIC MOVEMENT	YEARLY VOLUME BY GALLONS	MONTHLY VOLUME BY GALLONS	DAILY VOLUME BY GALLONS	TOTAL NUMBER CARS PER DAY	NUMBER CARS PER HOUR	TYPE OF DAYS	INCREASE NO. OF CARS	TIME OF DAY	NO. OF CARS	NO. OF CAPS WASHED
BALTIMORE COUNTY												
6223 Charles Street	11705	17000	438662	38171	1272	127	908	DI-BO	2.7			
Middle River & Compass	17958	13500	28542	23878	795.75	79.5	5.3	DT	1.57			
6309 Kenwood Avenue	20493	8000	200757	16729	557.6	55.7	3.98	DT	1.19			
Eastern & Stewart	21750	41800	390540	32545	1084.8	108.4	7.23	DI-BO	2.16			
Joppa & Pleasant Plains	23217	16400	516476	43056	1435	143	8.97	DI-BO	2.69			
607 Frederick Road	31800	21900	603997	50333	1677	167.7	11.2	DT	3.35			
8207 Liberty Road	35860	38150	457526	38127	1270	127	8.47	DT	2.24			
Reisterstown & Village Rds.	40845	28800	1229468	102456	3415	341.5	22.8	DT	6.84			
7115 North Point Blvd.	24883	10075	518187	20682	689.4	68.9	4.6	DT	1.38			
MINNEAPOLIS, MN.												
494 & Portland	15000	8850+	91341	76195	2537	253	16.9	DI-BO				
Winnemata & Medicine	16008	39625	899773	74981	2499	249	16.6	DI-BO				
76 & Lynoale	18221	22841	520586	43382	1446	144.6	9.44	DT				
66th & Lynoale	23715	16414	346012	28824	961	96	6.4	DI-BO				
100 & Normandale	30000	124,000	715002	59650	1988	198	13.25	DT				
Monk & Cambridge	30275	58400	824346	68695	2289	228.9	15.26	DT				
DES MOINES												
S.E. 14th & Indiana	14381	20658	4441796	36816	1257	122	8.18	DT		2-3 PM	6	4
S.W. 9th & Army Post	26869	25396	600736	50061	1648	166	11.12	DT		1-2 PM	6	1
2nd Ave. & University	27148	36121	698683	58223	1940	194	12.93	DT		11-12 AM	1	1
63 & Hickman	27200	20286	750398	62533	2084	208	13.89	DT		10-11 AM	4	4
2nd & Douglas	38500	25850	576833	48069	1602	160	10.68	DT		9-10 AM	2	0
KANSAS CITY, KANSAS												
107 & Medcalf	22500	16600	732000	61000	2033	203	13.5	DT		2-3 PM	3	1
93rd & Medcalf	22500	21000	474000	39500	1316	131	8.77	DT		3-4 PM	3	2
Stat & Roe	26500	57500	185800	15483	516	51	12.3	DT		4-5 PM	6	5
95th & Mission	27000	45400	952000	79333	2644	264	17.6	DT		8-9:30 AM	17	7
8940 W 95th	40200	14300	823000	68583	2286	228	15.2	DT		11-12 AM	6	0
OMAHA, NEBRASKA												
72nd & Military	21228	N/A	301000	25083	836	83	5.57	DI-BO		1-2 PM	2	2
90th & Center	21816	24000	698000	58166	1938	193	12.92	DT		9-10 AM	12	8
Council Bluffs, Iowa	36600	11500	647000	70583	2352	135	15.68	DT		10-11 AM	12	11
1234 Pacific	43100	27000	355000	29583	986	98	6.57	DI-BO		4-5 PM	1	0
25th & Broadway	83400	13100	726000	60500	2016	201	13.4	DT		11-12 AM	7	7

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 31, 1973

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

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

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

RE: Special Exception Petition
Item 247
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.

Very truly yours,

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

JJDjr.:JD

(Enclosure)

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

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

Bureau of Engineering
ELLENWORTH H. DILLON, P. E., CHIEF

July 14, 1973

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

Re: Item 247 (1972 - 1973)
Property Owner: Amoco Oil Company
1/2 of North Point Rd., 1/3 of Sparrows Point Rd.
proposed addition. We would like to permit 30 stacking spaces instead of required 10.
District: 15th
Sq. Feet: 26,800 sq. ft.

Dear Mr. Dillman:

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

North Point Road (Md. 20) and Sparrows Point Rd. (Md. 715) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway 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 Drainage

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.

Water and Sanitary Sewers

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

Very truly yours,

Ellenworth H. Dillon, Jr.
ELLENWORTH H. DILLON, JR.,
Chief, Bureau of Engineering

END: 247-10-11-12

A-102 Key Sheet
21 1/2 x 33 1/2 Sheets
55 1/2 x 61 1/2 111 Tax Map

June 28, 1973

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

RE: I.A.C. Meeting, June 26, 1973
Property Owner: Amoco Oil Co.
Location: WS of North Point Rd.
(Site, 20) NS of Sparrows Pt. Rd.
Present Zoning: Variance from
Section 419.2 to permit 34
stacking spaces instead of re-
quired 40
District: 15
No. Acres: 24,883 square feet
Item: 247

Dear Mr. DiNenna:

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 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

CLJ:ldp

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

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 28, 1973

DONALD J. ROOF, M.D., M.P.H.
PLANTY PHYSICIAN 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 247, Zoning Advisory Committee Meeting
June 26, 1973, are as follows:

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

Metropolitan water and sewer 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 in accordance with Water Resources Administration requirements.

Very truly yours,

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

HVB:and

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



July 5, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore 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 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.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 100 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3811 ZONING 484-3881

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: Item 247
Property Owner: Amoco 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: 24,833 square feet

Dear Mr. DiNenna:

No bearing on student population.

Very truly Yrs,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WSP/ml

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 12, 1973.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 12th day of August, 1973, the final publication appearing on the 12th day of July 1973.

THE JEFFERSONIAN
L. Leach Smith
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

OFFICE OF

Essex Times

300 Eastern Blvd
Essex, Md. 21221

July 16 - 19 73

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in **ESSEX TIMES** a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 16th day of July 1973; that is to say, the same was inserted in the issue of July 12, 1973.

Stromberg Publications, Inc.
Publisher.

By *Rich Morgan*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

7/24-32 X 0

District: 15 Date of Posting: July 12, 1973
Ported for: *Resolving Sub. Aug. 1, 1973. C. 1152. H. 61.*
Petitioner: *Amoco Oil Co.*
Location of property: *WS of North Pt. Rd. NS of Sparrows Pt. Rd.*
Location of Signs: *Signs placed to match North Point Rd. 150 ft. from property.*
Remarks: *Signs placed to match North Point Rd. 150 ft. from property.*
Posted by: *Paul H. Newman* Date of return: 7-11-73

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>			Revised Plans:							
Previous case:			Change in outline or description	Yes	No					
			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 11 day of

June 1973 Item #

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: *Amoco Oil* Submitted by: *James K. P. [Signature]*

Petitioner's Attorney: *Joseph [Signature]* Reviewed by: *[Signature]*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 10893

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 6, 1973 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Hess, Kimmel and Pokorny
1408 Jefferson Building
Towson, Md. 21204
Petition for Amoco Oil Co., Special Reception 5 CASH
#13-32-X

BALTIMORE COUNTY, MARYLAND No. 11149

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Aug. 1, 1973 ACCOUNT 01-662

AMOUNT \$54.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Hess, Kimmel and Pokorny
1408 Jefferson Building
Towson, Md. 21204
Advertising and posting of property for Amoco Oil Co.
#13-32-X

