

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. George H. Pryor, Jr., Chief
TO: Project and Development Planning Date: October 31, 1975
Mr. S. Eric DiNenna
FROM: Zoning Commissioner
NE/S of Back River Neck Road, 245' NW
SUBJECT: of Hopewell Avenue - 15th Election District
Dartford Investment Company - Petitioner
NO. 75-283-SPH (Item No. 206)

This office will waive the requirement of screening, based on letters submitted from adjoining property owners requesting same. If, in the future, either of the adjoining property owners request screening, this office will require said screening to be installed.


S. ERIC DINENNA
Zoning Commissioner

SED/erl

cc: Mr. George J. Martinak
Deputy Zoning Commissioner

Mr. James E. Dyer
Zoning Supervisor

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dartford Investment Co., Inc., 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve addition to existing tunnel car wash to allow for 4 self service car wash bays (see attached plats) location 35 Back River Neck Road

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Dartford Investment Co., Inc.
by Harold G. Applegarth Legal Owner Pres.
Contract Purchaser
Address 1630 Dartford Road
Baltimore, Maryland 21221
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 6th day of May, 1975, 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 11th day of June, 1975, at 10:45 o'clock A.M.

Eric DiNenna
Zoning Commissioner of Baltimore County

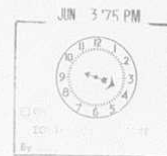
(over)

RE: PETITION FOR SPECIAL HEARING
TO APPROVE ADDITION TO
EXISTING TUNNEL CAR WASH
TO ALLOW FOR 4 SELF SERVICE
CAR WASH BAYS.
Northeast side of Back River Neck
Road 245 feet Northwest of Hopewell
Avenue - 15th District.
DARTFORD INVESTMENT CO., INC.
Case No. 75-283-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 6th day of June, 1975 to Harold G. Applegarth, 1630 Dartford Road, Baltimore, Maryland 21221, Legal Owner.

John W. Hession, III
John W. Hession, III

I will not attend. JWH.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 10, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-283-SPH. Petition for Special Hearing to approve addition to existing tunnel car wash to allow for four self service car wash bays.
Northeast side of Back River Neck Road 245 feet, more or less, northwest of Hopewell Avenue
Petitioner - Dartford Investment Company, Inc.
15th District
HEARING: Wednesday, June 11, 1975 (10:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition at this time.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw



DESCRIPTION TO ACCOMPANY ZONING PETITION

BEGINNING for the same at a point on the northeast side of Back River Neck Road at distance northwesterly 245'± from the intersection formed by the northeast side of Back River Neck Road and the northwest side of Hopewell Avenue, said point being the division line between Lot #1 and #2 Midriver Park and recorded among the Land Records of Baltimore County in Plat Book WPC 4 folio 12, running thence and binding on the northeast side of Black River Neck Road by a curve to the right with a radius of 3244.04' for a distance of 117.18' thence leaving the northeast side of Back River Neck Road and binding on the northwest outline N29°40'20" E 331.77'± to the division line between Lot #4 and #5 as shown on aforesaid plat, running thence and binding on the subdivision line S60°08'10" E 101.5' thence leaving the division line between Lot #4 and #5 as shown on the aforesaid plat crossing Lot #4 and continuing on the division line between Lot #1 and #2 as shown on the aforesaid plat S29°51'50" W 392.22'± to the place of beginning.

CONTAINING .084 acres of land more or less.



BURKLEIGH MANOR APARTMENTS, INC.
BALTIMORE, MD. 21221

1630 DARTFORD ROAD
MURDOCK 6-4636

June 11, 1975

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

Re: Petition for special hearing
Item 206
Dartford Investment Co., Inc.
Petitioner.

Gentlemen:

Please delete the required screening between our property and the North West boundary of the subject property, as we feel the existing hedging is sufficient screening.

Very truly yours,

Burkleigh Manor Apartments Inc.

Harold G. Applegarth
Harold G. Applegarth, Vice President

WILLIAM C. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Revised comments on Item #206, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: Dartford Investment Co. Inc.
Location: NE/S of Back River Neck Road 244' NW of Hopewell Avenue
Existing Zoning: B.R.
Proposed Zoning: Special Hearing to approve an addition to existing tunnel car wash to allow for our (4) self service car wash bays.
No. of Acres: .084
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This office has reviewed the revised site plan and offers the following comments:

The site plan appears to have sufficient information for processing.
The revised traffic circulation pattern appears to function as indicated in the revised comments of the Department of Traffic Engineering.
The previously approved plan indicated 8' high screening; therefore, this office would recommend that the 8' high screening of the residential areas remain.
(Case #71-60X)
If there is to be any exterior free standing lighting, the maximum height will be 8 feet.

Very truly yours,
John L. Wimblesy
John L. Wimblesy, Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 410 PLANNING 434-3211 ZONING 434-3211

Ret. To Gen. A. In File

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WM. T. MELICH
DIRECTOR DEPUTY TRAFFIC ENGINEER

June 11, 1975

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

Re: Item 206 - ZAC - May 6, 1975
Property Owner: Dartford Investment Co., Inc.
Location: NE/S of Back River Neck Rd. 244' NW of Hopewell Ave.
Existing Zoning: BR
Proposed Zoning: SPECIAL HEARING to approve an addition to existing tunnel car wash to allow for four (4) self-service car wash bays.
No. of Acres: .084
District: 15th

Dear Mr. DiNenna:

This office has reviewed the site plan for the subject Car Wash and find that by removing Spaces 78 through 81 and combining 41 and 61 into one space, this would improve the circulation on site and make this a workable plan.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/let

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that in accordance with the power granted unto the Zoning Commissioner by Section 509.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to approve an addition to the existing tunnel car wash to allow for four self service car wash bays should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of August, 1975, that the herein Petition for the Special Hearing to approve an addition to the existing tunnel car wash to allow for four self service car wash bays, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a revised site plan by the Department of Public Works and the Office of Planning and Zoning.

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

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of August, 1975, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Naomi C. Driver
101 Back River Neck Road
Baltimore, Maryland 21221
Tel - 686-9288

June 12, 1975

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

Re: Fence between 101 Back River Neck Road & property owned by Dartford Investment Co., Inc. at 35 Back River Neck Road

Dear Mr. Dinenna,

Mr. Applegarth, President of Dartford Investment Co., Inc. has requested that I write you agreeing to elimination of a fence between the above mentioned properties.

I have found Dartford Investment Co., Inc. a good neighbor under Mr. Applegarth's direction, and as long as he continues his present policy of cutting grass and policing the area I feel that an 8 foot fence has no practical value to either my property or the car wash property, however I do not want to loose the right to require Dartford to erect the fence if their operation at any time becomes a nuisance to our enjoyment of our property.

I hereby request that you temporarily waive your requirement to build the fence, but that you do so in such a way that if I or a later owner requests the fence the owner of 35 Back River Neck Road will be required to erect it.

Very truly yours,

M's Naomi C. Driver
Resident of and an owner of
101 Back River Neck Road
Naomi C. Driver

I concur with the above statements.

Raymond N. Driver
Ray and W. Driver
Resident of 1603 Hopewell Ave. and
co-owner of 101 Back River Neck Road.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 206

Mr. Harold G. Applegarth, President
Dartford Investment Co., Inc.
1630 Dartford Road
Baltimore, Md. 21221

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 6th day of May 1975

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner Dartford Investment Co., Inc.

Petitioner's Attorney
Silbermann Associates
W. 36th Street
Baltimore, Md. 21211

Reviewed by *Franklin T. Hogans, Jr.*
Franklin T. Hogans, Jr.,
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans, Jr.
Chairman

June 9, 1975

Mr. Harold G. Applegarth, President
Dartford Investment Co., Inc.
1630 Dartford Road
Baltimore, Maryland 21221

RE: Petition for Special Hearing
Item 206
Dartford Investment Co., Inc. -
Petitioners

Dear Mr. Applegarth:

The Zoning Plans 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 northeast side of Back River Neck Road, approximately 245 feet northwesterly from Hopewell Avenue, in the 15th Election District of Baltimore County. The property is currently improved with a combination gas station and self-service car wash, granted by Case #71-6-RXA, August 27, 1970. An apartment development abuts the property to the north, and vacant residential land exists to the east and south. Curb and gutter exists on Back River Neck Road.

The petitioner is requesting a Special Hearing to allow four (4) additional self-service car wash bays.

Mr. Harold G. Applegarth, President
Re: Item 206
June 9, 1975
Page 2

All operations at this site must be in compliance with the approved plan, and any further development should be subject to an approved 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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.,
Chairman,
Zoning Plans Advisory Committee

Nicholas B. Commolari
NICHOLAS B. COMMOLARI,
Zoning Technician II

PTH:NBC:JD

Encl sure

cc: Silbermann & Associates
W. 36th Street
Baltimore, Md. 21211

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

823-7510

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Dartford Investment Co., Inc.

Location: N.E. of Back River Neck Road
2 1/2 mi. N.W. of Hopewell Avenue
Item No. 206 Zoning Agenda May 6, 1975

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. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *A. S. Hall* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. NELSON
DIRECTOR DEPUTY TRAFFIC ENGINEER

June 4, 1975

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

Re: Item 206 - ZAC - May 6, 1975
Property Owner: Dartford Investment Co., Inc.
Location: NE/S of Back River Neck Rd. 244' NW of Hopewell Ave.
Existing Zoning: BR
Proposed Zoning: SPECIAL HEARING to approve an addition to existing tunnel car wash to allow for four (4) self service car wash bays.
No. of Acres: .084
District: 15th

Dear Mr. Dinenna:

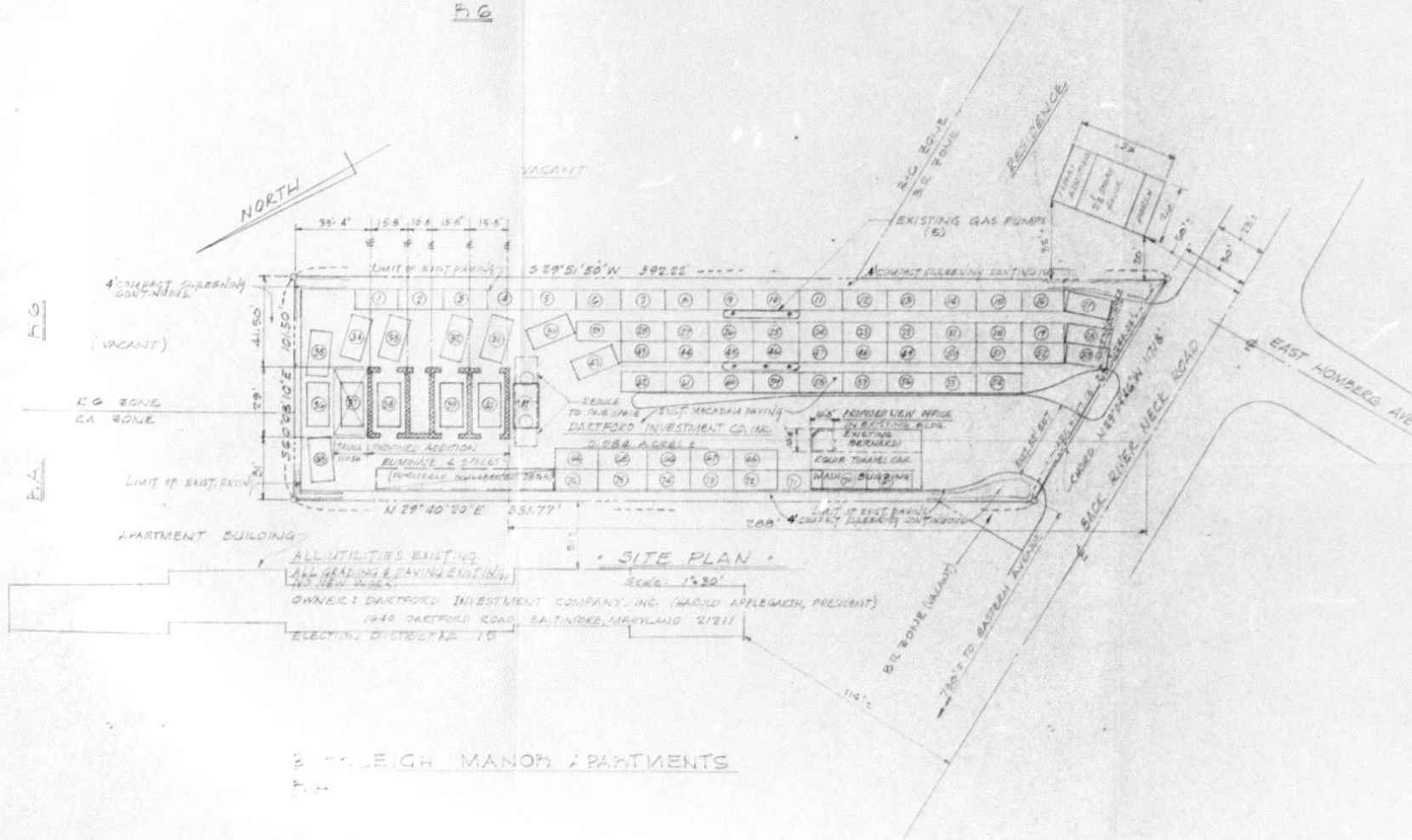
Proposed on site traffic circulation appears to be difficult if not impossible if the site was used at its full proposed use.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate

NSF/bza

NAOMI C. & RAYMOND DRIVER
 E.G.



REQUIRED STACKING SPACES

1/4 HOUR TUNNEL	30
1/2 HOUR SELF SERVICE	24
5 GAS PUMPS	10
EXCESS	10
TOTAL REQUIRED	74
AVAILABLE SPACES	76
NO. OF SPACES IN EXCESS	2

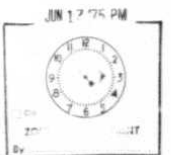
SITE PLAN
 ALL UTILITIES EXISTING
 ALL GRADING & PAVING EXISTING
 NO NEW UTILITIES
 OWNER: DARTFORD INVESTMENT COMPANY, INC. (HAROLD APPELGARTH, PRESIDENT)
 1640 DARTFORD ROAD, BALTIMORE, MARYLAND 21211
 ELECTRICAL DISTRICT NO. 15

35 LEIGH MANOR APARTMENTS
 P. 1



OFFICE COPY

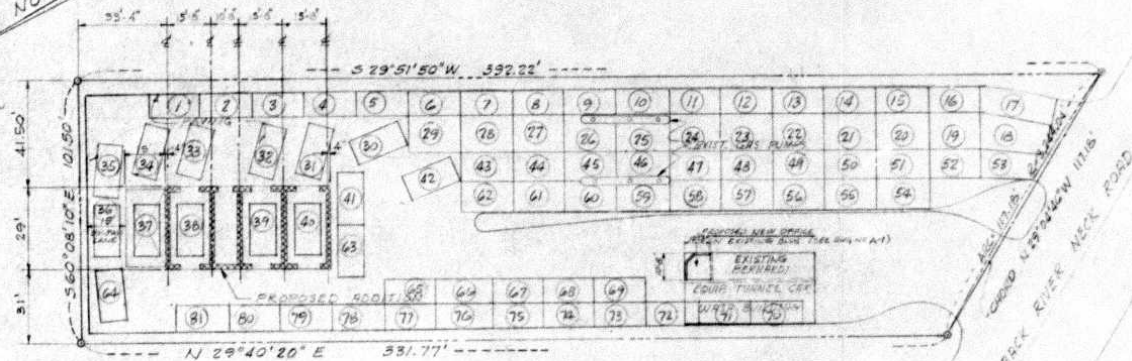
REVISED PLANS



SILBERMANN & ASSOCIATES
 ENGINEERS • PLANNERS • SURVEYORS
 504 West JOPPA ROAD, Towson, Maryland 21204
 Telephone (301) 828-5857

DARTFORD INVESTMENT CO., INC.
 35 BACK RIVER NECK ROAD
 BALTIMORE, MARYLAND 21221
SITE PLAN
 PROPOSED 4-BAY CARWASH BUILDING
 35 BACK RIVER NECK ROAD
 BALTIMORE, MARYLAND 21221
 DESIGN: H. SILBERMANN
 DATE: 17 JUNE 1975
 DRAWN: H. SILBERMANN
 DWS: 17750419 S-1

NORTH



• SITE PLAN •

Scale: 1" = 30'

Max: 48
ME 2H
154Y0008
BIO-15
D.L. 4-27-77
TSP.
W.L. 2 9-4
13
15442
6-1

REQUIRED STACKING SPACES

1/2 HOUR TUNNEL	30
1/2 HOUR SELF SERVICE	24
5 GAS PUMPS	10
EXCESS	10
TOTAL	74
AVAILABLE SPACES:	81



Henry Sherman

B6



REQUIRED STACKING SPACES	
1/4 HOUR TUNNEL	30
1/2 HOUR SELF SERVICE	24
3 GAS PUMPS	10
EXCESS	10
TOTAL REQUIRED	74
AVAILABLE SPACES	76
NO. OF SPACES IN EXCESS	
OF REQUIRED	2



SILBERMANN & ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS
504 West JOPPA ROAD
Telephone (301) 828-5557
Lewes, Maryland 21834

DARTFORD INVESTMENT CO.
35 BACK RIVER NECK ROAD
BALTIMORE, MARYLAND 21221

SITE PLAN

PROPOSED 4-BAY CARWASH BUILDING
35 BACK RIVER NECK ROAD
BALTIMORE MARYLAND 21221

DESIGN: H. SILBERMAN, JR. REV. DATE: 17 JUNE 1964
DRAWN: H. SILBERMAN, JR. DOW: 17 75049

TO BALTIMORE BELTWAY

SOUTHEAST ARTERIAL

BLVD

OLD EASTERN AVE

STATE

W. BALTIMORE

W. BALTIMORE

W. BALTIMORE

NOTE

BEING A PORTION OF LOT 1 & 4 AS SHOWN ON THE PLAT OF MIDENER PARK RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 3-106 A AND PLAT BOOK 4-12

VICINITY MAP

1" = 2000'

EXIST ZONING DR. 5.5

GENERAL NOTES

ELECT. DISTRICT - 19TH
ZONED - DR
EXIST USE - CAR WASH
PROPOSED USE - CAR WASH

SITE PLAN

1" = 40'

NOTE

THIS SITE PLAN WAS PREPARED FROM INFORMATION SUPPLIED BY OWNER & LOCATION SURVEY PLAN PREPARED BY WILLIAM T. SAEGER, INC. SURVEYORS. DATED 2/3/1977

SEE PLAN BELOW FOR CAR STACKING SPACES

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: [Signature]

DATE: 7-16-79

75-203

6-812-79

CAR STACKING DATA

REQUIRED

1/2 HR TUNNEL 40
1/2 HR. SELF SERVICE 24
5 GAS PUMPS 10

TOTAL 74

AVAILABLE 78

NO. OF SPACES IN EXCESS OF REQUIRED 4

ALTERATIONS TO

35 BACK RIVER NECK RD
FROM CRYSTAL OF ESSEX

MORRIS H. STEINHORN
ARCHITECT

6/25/79 SP-1

CAR STACKING PLAN

1" = 40'

