

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lewis M. Hess, Jr., 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:

76-61-XA
(Item No. 223)

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 car wash in third bay of existing service station - Rosedale Shopping Center.

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.

By Walter P. Dalrymple, Jr. Petitioner's Attorney
John W. Hesselan, III Protestants Attorney
 P.O. Box 5890, Balto., Md. 21208
 Address _____
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 6th _____ day of _____ 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 _____ 25th _____ day of _____ September _____ 1975, at 10:30 o'clock.

Eric DiNenna
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 DATE _____

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lewis M. Hess, Jr., 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 Variance from Section 419.2 to permit ten (10) on-site stacking spaces in lieu of the required forty (40) spaces for a car wash.

76-61-XA
(Item No. 223)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
 The car wash will be located in the third bay of the Gulf Oil existing service station. We must provide 40 spaces for stacking because the third bay is a drive through type.
 The semi-automatic car wash will handle four cars per hour. We feel the stacking spaces shown on our site plans are more than adequate to handle the flow of traffic.

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

By Walter P. Dalrymple, Jr. Petitioner's Attorney
John W. Hesselan, III Protestants Attorney
 P. O. Box 5890, Balto., Md. 21208
 Address _____
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 6th _____ day of _____ 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 _____ 25th _____ day of _____ September _____ 1975, at 10:30 o'clock.

Eric DiNenna
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 DATE _____

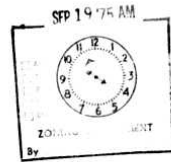
RE: PETITION FOR SPECIAL EXCEPTION and PETITION FOR VARIANCE
 Northwest corner of Weyburn Road and Chesaco Avenue, 14th District
 LUIS M. HESS, JR., Petitioner
 BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No. 76-61-XA

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.

Charles E. Kuntz, Jr. Deputy People's Counsel
John W. Hesselan, III People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I hereby certify that on this 19th day of September, 1975, a copy of the foregoing Order was mailed to Mr. Lewis M. Hess, Jr., P. O. Box 5890, Baltimore, Maryland 21208, Petitioner.



DESCRIPTION FOR ZONING PURPOSES
 ROSEDALE SHOPPING CENTER
 SERVICE STATION
 CHESACO AVE.

BEGINNING for the same at the south end of the gusset line connecting the northeast side of Chesaco Avenue, seventy feet wide, with the southeast side of Horst Avenue, as shown on the plat of "Rosedale Shopping Center", recorded among the Land Records of Baltimore County in Plat Book O.T.G. 35, Page 58, running thence binding on said gusset line (1) N 08° 42' 40" W, 14.11 feet, thence binding on the southeast side of said Horst Avenue, (2) N 36° 26' 30" E, 143.00 feet, thence for new lines of division two courses: (3) S 65° 37' 47" E, 135.00 feet, (4) S 24° 55' 50" W, 170.75 feet to a point on the northeast side of Chesaco Avenue herein referred to, and thence binding on said northeast side of Chesaco Avenue, (5) northwesterly, by a curve to the right with the radius of 997.78 feet, the distance of 156.86 feet, the chord of said arc being N 58° 38' 12" W, 156.70 feet, to the place of beginning. Containing 0.5640 of an acre of land.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 22, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-61-XA, Petition for Special Exception for a Car Wash in Third Bay of existing service station
 Petition for Variance for Stacking Spaces

Northwest corner of Weyburn Road and Chesaco Avenue
 Petitioner - Lewis M. Hess, Jr.

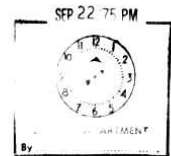
14th District

HEARING: Thursday, September 25, 1975 (10:30 A.M.)

There are no land use planning factors requiring comment on this petition. However, the staff is concerned that the site plan as presented by plan dated March 22, 1973 will, if followed, present some difficulties in traffic flows; and should be revised.

William D. Fromm
 William D. Fromm, Director
 Office of Planning and Zoning

WDF:NEG:rw



COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1975, Legislative Day No. 11

RESOLUTION NO. 27-75

Mr. Gary Huddles, Councilman
 By Request of County Executive

By the County Council, July 7, 1975

WHEREAS, Lewis M. Hess, Jr., a member of the Planning Board of Baltimore County, is the reversionary owner of a certain parcel of land under the provision of a ground lease date June 9, 1971. Said land is shown on a Plat entitled "Rosedale Plaza Shopping Center", being recorded among the Land Records of Baltimore County in Plat Book 35, folio 58, and

WHEREAS, a Petition for a Variance has been filed with the Office of Zoning for special exception to permit a car wash at an existing service station,

WHEREAS, pursuant to Section 1001 (a) and (b) of the Baltimore County Charter, Lewis M. Hess, Jr., has by this resolution made a full public disclosure of all pertinent facts to the respective members of the County Council of Baltimore County,

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that, based solely on the foregoing facts, the interest of Lewis M. Hess, Jr., does not violate the public interest.

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

November 20, 1975

Mr. Lewis M. Hess, Jr.
 P. O. Box 5890
 Baltimore, Maryland 21208

RE: Petitions for Special Exception and Variance
 NW/corner of Weyburn Road and Chesaco Avenue - 14th Election District
 Lewis M. Hess, Jr. - Petitioner
 NO. 76-61-XA (Item No. 223)

Dear Mr. Hess:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DINENNA
 Zoning Commissioner

SED/scw

Attachments

cc: Mr. David Evans
 1516 Selig Avenue
 Baltimore, Maryland 21237

John W. Hesselan, III, Esquire
 People's Counsel

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a car wash in the third bay of an existing service station, in accordance with the plat approved October 23, 1975, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of November, 1975, that the Special Exception for a car wash in the third bay of an existing service station should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the aforementioned site plan, approved October 23, 1975.

[Signature]
Zoning Commissioner of Baltimore County

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

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County this ... day of 197... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a ... zone, and or the Special Exception for ...

Zoning Commissioner of Baltimore County

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit 10 on-site stacking spaces in lieu of the required 40 spaces for a car wash, in accordance with the plat approved October 23, 1975, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of November, 1975, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the aforementioned site plan, approved October 23, 1975.

[Signature]
Zoning Commissioner of Baltimore County

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ... day of 197... that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Item 223
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Lewis M. Hess, Jr.,
P.O. Box 5890
Baltimore, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 19th day of August, 1975

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner Lewis M. Hess, Jr.
Petitioner's Attorney _____ Reviewed by Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 29, 1975

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 #223, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: Lewis M. Hess, Jr.
Location: NE/S of Chesaco Ave. & Horst Avenue
Existing Zoning: BL
Proposed Zoning: Special Exception for car wash in third bay of existing service station. Variance from Sec. 419.2 to permit 10 on site stacking spaces in lieu of the required 40 spaces for a car wash.
No. of Acres: 0.5640
District: 14th

Metro water and sewer existing.

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,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/pjc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1975

Franklin T. Hodans,
XXXXXXXXXXXXXXXXXXXX
Chairman

Mr. Lewis M. Hess, Jr.
P.O. Box 5890
Baltimore, Maryland 21208

RE: VARIANCE PETITION
Item 223
Lewis M. Hess, Jr., - Petitioner

Dear Mr. Hess:

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 corner of Chesaco and Horst Avenues, and is presently improved with a Gulf Oil Station with three service bays. The petitioner is requesting a Special Exception to install in one of those bays a semi-automatic car wash, and in light of the location of this site requesting a Variance to permit less than the required number of stacking spaces for the car operation.

The comments of the Project and Development Planning office should be particularly noted concerning apparent conflict between car wash stacking spaces and pump island waiting spaces.

Mr. Lewis M. Hess, Jr.
Re: Item 223
August 25, 1975
Page 2

This Committee noted generally that the submitted plan, although apparently once a professional drawing, has in its preparation for this hearing lost its status in that regard.

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,

[Signature]
FRANKLIN T. HOGANS, JR.,
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

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

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

June 25, 1975

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

Re: Item #223 (1974-1975)
Property Owner: Lewis M. Hess, Jr.
N/S of Chesaco Ave. & Horst Ave.
Existing Zoning: BL
Proposed Zoning: Special Exception for car wash in third bay of existing service station. Variance from Sec. 419.2 to permit 10 onsite stacking spaces in lieu of the required 40 spaces for a car wash.
No. of Acres: 0.5640 District: 14th

Dear Mr. DiNenna:

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

General:

Baltimore County utilities and highway improvements, although not involved, are as secured by Public Works Agreement #145906, executed in conjunction with the development of "Rosedale Plaza Shopping Center and Residential Area".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #223 (1974-1975).

Very truly yours,

[Signature]
ELLEWORTH N. DIVER, P.E.,
Chief, Bureau of Engineering

END:EAM:PWR:es

J-WE Key Sheet
12 NE 18 Pos. Sheet
NE 3 E Topo
85 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

June 9, 1975

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

Re: Item 223 - SAC - June 3, 1975
Property Owner: Lewis M. Hess, Jr.
Location: NE/S of Chesaco Ave. & Horst Avenue
Existing Zoning: BL
Proposed Zoning: Special Exception for car wash in third bay of existing service station. Variance from Sec. 419.2 to permit 10 on site stacking spaces in lieu of the required 40 spaces for a car wash.
No. of Acres: 0.5640
District: 14th

Dear Mr. DiNenna:

Baltimore County's stacking space requirements for car wash's is based on a proven need and a variance to this requirement may lead to traffic problems.

Not all the stacking and service spaces shown on the plan appear to be functional.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineering Associate

MSF/bza

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 2, 1975

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

Z.A.C. Meeting of: June 3, 1975

Re: Item 223
Property Owner: Lewis M. Hess, Jr.
Location: NE/S of Chesaco Avenue & Horst Avenue
Present Zoning: B.L.
Proposed Zoning: Special Exception for car wash in third bay of existing service station. Variance from Section 419.2 to permit 10 on site stacking spaces in lieu of the required 40 spaces for a car wash.

District: 14th
No. Acres: 0.5640

Dear Mr. DiNenna:
No hearing on student population.

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

WILLIAM D. FROMM
DIRECTOR



June 17, 1975

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 #223, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

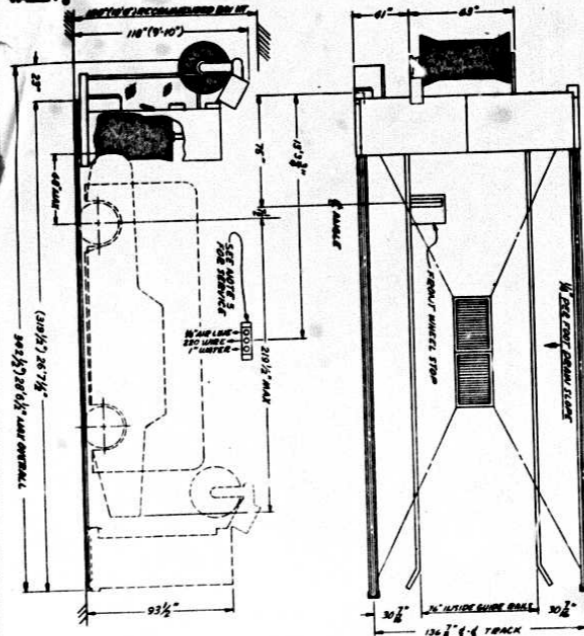
Property Owner: Lewis M. Hess, Jr.
Location: NE/S of Chesaco Avenue and Horst Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for car wash in third bay of existing service station. Variance from Sec. 419.2 to permit 10 on site stacking spaces in lieu of the required 40 spaces for a car wash.
No. of Acres: 0.5640
District: 14th

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.

The stacking spaces as shown on the site plan conflict with the service and waiting spaces for the gas station operation; the site plan must be revised to clarify the on site vehicular movements.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3281



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21 day of May 1975. Item # _____.

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Gulf Oil Submitted by W.P. Gallagher
Petitioner's Attorney _____ Reviewed by APL

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-61-XA

District 14th Date of Posting 9-4-75
Posted for Hearing June 25, 1975 at 10:30 A.M.
Petitioner Lewis M. Hess
Location of property NW Cor. of Wylburn Rd. & Chesaco Ave
Location of Signs Signs posted on Chesaco Ave & Wylburn Rd.
Remarks _____
Posted by Michael H. Hess Date of return 9-16-75
Signature

CERTIFICATE OF PUBLICATION

ROSDALE, MD., September 14, 1975

THIS IS TO CERTIFY that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 25th day of September 1975, the publication appearing on the 4th day of September 1975

THE OBSERVER
Robert A. Leisak
Advertising Mgr.

Cost of Advertisement \$25.92

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 14, 1975

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 of successive weeks before the 25th day of September 1975, the first publication appearing on the 4th day of September 1975.

THE JEFFERSONIAN
Robert A. Leisak
Manager

Cost of Advertisement, \$ _____

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: <u>T.B.C.</u>										
Previous case: _____										

Revised Plans: _____
Change in outline or description: Yes _____ No _____
Map # _____

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

No. 23371

DATE: Sept. 22, 1975 ACCOUNT: 01-562

AMOUNT: \$73.92

RECEIVED: William P. Gallagher, Jr., 9607 Counsellor Dr. Vienna, Va. 22180
FOR: Advertising and posting of property for Lewis M. Hess, Jr. #76-61-XA

887 6887 22 73.92

VALIDATION OR SIGNATURE OF CASHIER

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

No. 23322

DATE: Aug. 8, 1975 ACCOUNT: 01-562

AMOUNT: \$50.00

RECEIVED: Mr. P. Gallagher, Jr., 9607 Counsellor Dr. Vienna, Virginia 22180
FOR: Petition for Special Exception and Variance for Lewis M. Hess, Jr. #76-61-XA

889 6 TRND 11 50.00

VALIDATION OR SIGNATURE OF CASHIER

Leg

BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

AND SERVICE

SECTION: Petition for Special Exception for a Car Wash in Third Bay of existing Service Station.

SECTION: Petition for Variance from Section 419.2 to permit 10 on site stacking spaces in lieu of the required 40 spaces for a car wash.

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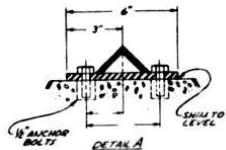
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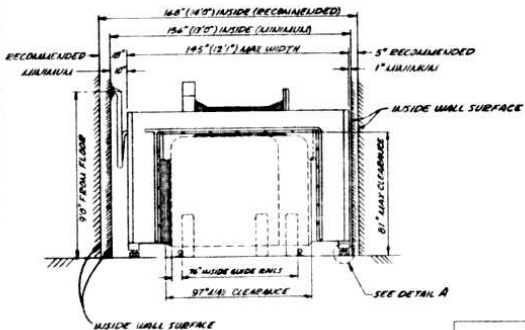


NOTE: TRACK MUST BE INSTALLED
FLAT LEVEL AND PARALLEL
HORIZONTAL TRACK MISALIGNMENT
CAN CAUSE EXCESSIVE CARWASH
WHEEL WEAR

NOTES:

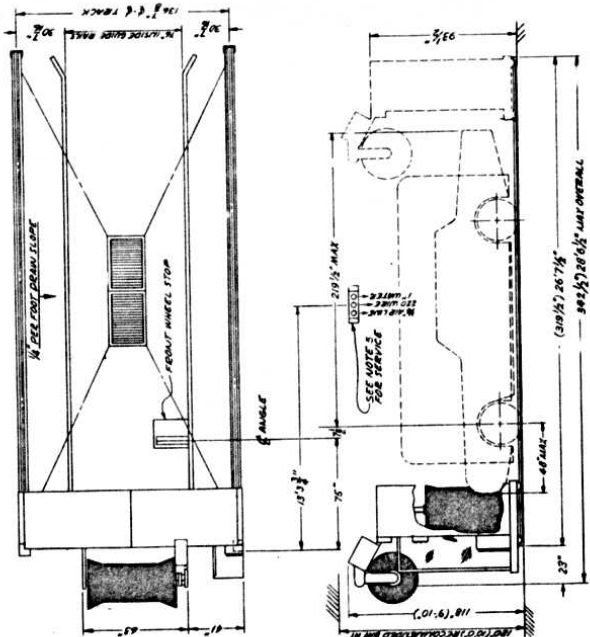
1. THIS UNIT WAS DESIGNED TO WASH RELEASED CARS
PICK-UP TRUCKS AND VANS, BUT SPECIAL CARS
SHOULD BE TAKEN IN ACCOUNT THE PICK-UP OR
VAN IN THE VICINITY OF THE EXTERIOR AIRBORNE
AND TRUCK BED.
2. THE AIR-BLAST SYSTEM IS THE STD (20") TRACK
THIS WILL ACCEPT CARS UP TO 267" LONG. A TRACK
30" LONG IS ALSO AVAILABLE.
3. A SHORT (24") TRACK IS AVAILABLE WHICH WILL
ACCEPT MOST CARS EXCEPT 194" CADILLACS AND
LIMOUSINES. THIS REQUIRES A MAXIMUM INSIDE
BAY LENGTH OF 26.0'
4. IF BAY WIDTH IS LESS THAN 50.0', CONTACT
FACTORY FOR RECOMMENDATION.
5. SERVICE
A) AIR - MINI 80 PSI @ 3 FT LINE
B) WATER - 1" SERVICE MINI 40 PSI
C) ELECTRICAL - 220 VOLTS, 1 PHASE, 3 WIRE, 30 AMP

NOTE: A RUBBLE 9431 MALE PLUG IS
PROVIDED WITH THE UNIT.



MOTOR VALET INDUSTRIES
2250 E. Devon Ave.
Des Plaines, Illinois
M-20V Dimensional
Limitations and
Installation

Scale 1"=1'-0" 11/13/70



Area of Special Exception
See Petition 72-297X

SIGNS

- Identification Sign: 1 x 69 sq ft = 69 sq ft
- Double face sign = 29 sq ft per face
- Identification Sign: 1 x 69 sq ft = 69 sq ft
- Advertisement Sign: 1 x 12 sq ft = 12 sq ft
- Advertisement Sign: 1 x 30 sq ft = 30 sq ft
- Advertisement Sign: 1 x 175 sq ft = 175 sq ft
- Total Identification: 69.0 sq ft
- Total Advertisement: 69.5 sq ft

ACCESS POINTS

1. Allowed Number of Entrances: 10
2. Total Length of Road Frontage: 2,586'
3. Proposed Number of Entrances for Shopping Center: 2
4. For Service Station: 1 For total of 5.

GENERAL NOTES

1. Total Area of Property Equals 9.21 Acres
2. Existing Zoning of Property is "BL" With Special Exception
3. Proposed Use: Planned Shopping Center
4. Off-street Parking Data:
 - A. Total Retail Area: 56,420 sq ft. Requiring 162 Spaces
 - B. Retail Area: 2735 sq ft. Requiring 106 spaces
 - C. Service Area of TBA Store: 3534 sq ft. Requiring 12 Spaces (No of service bays: 4)
 - D. Total Parking Required: 304 spaces
 - E. Total Parking Proposed: 388 Spaces
5. Total Number of Entrances Allowed Equals 10
6. Total Number of Entrances Proposed Equals 5
7. Required Landscaping Equals 0.46 Acres (5% of 9.21)
8. Proposed Landscaping Equals 1.68 Acres
9. Service Station Data:
 - A. Station is a 2 Bay Station with 12 Fuel Service Spaces (2 Islands - 3 bays each, 6 bays)
 - B. Required Area Equals 22,500 sq ft
 - C. Proposed Area Equals 24,567.84 sq ft (108% of B)
 - D. Required Parking Equals 8 Spaces
 - E. Proposed Parking Equals 8 Spaces
10. Vehicle repair services (including car service, repair facilities, but body & fender work & paint spraying are not permitted)
11. Sale of cigarettes, candy, soft drinks & other items from vending machines
12. Tire sales and installation
13. Sales of Small Auto parts and Accessories
14. Minor accessory uses, such as restrooms sale of nutmegs, soft freeze and allied products.

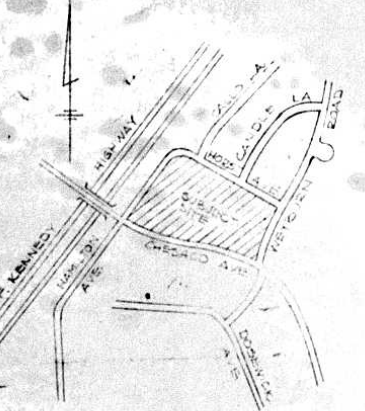
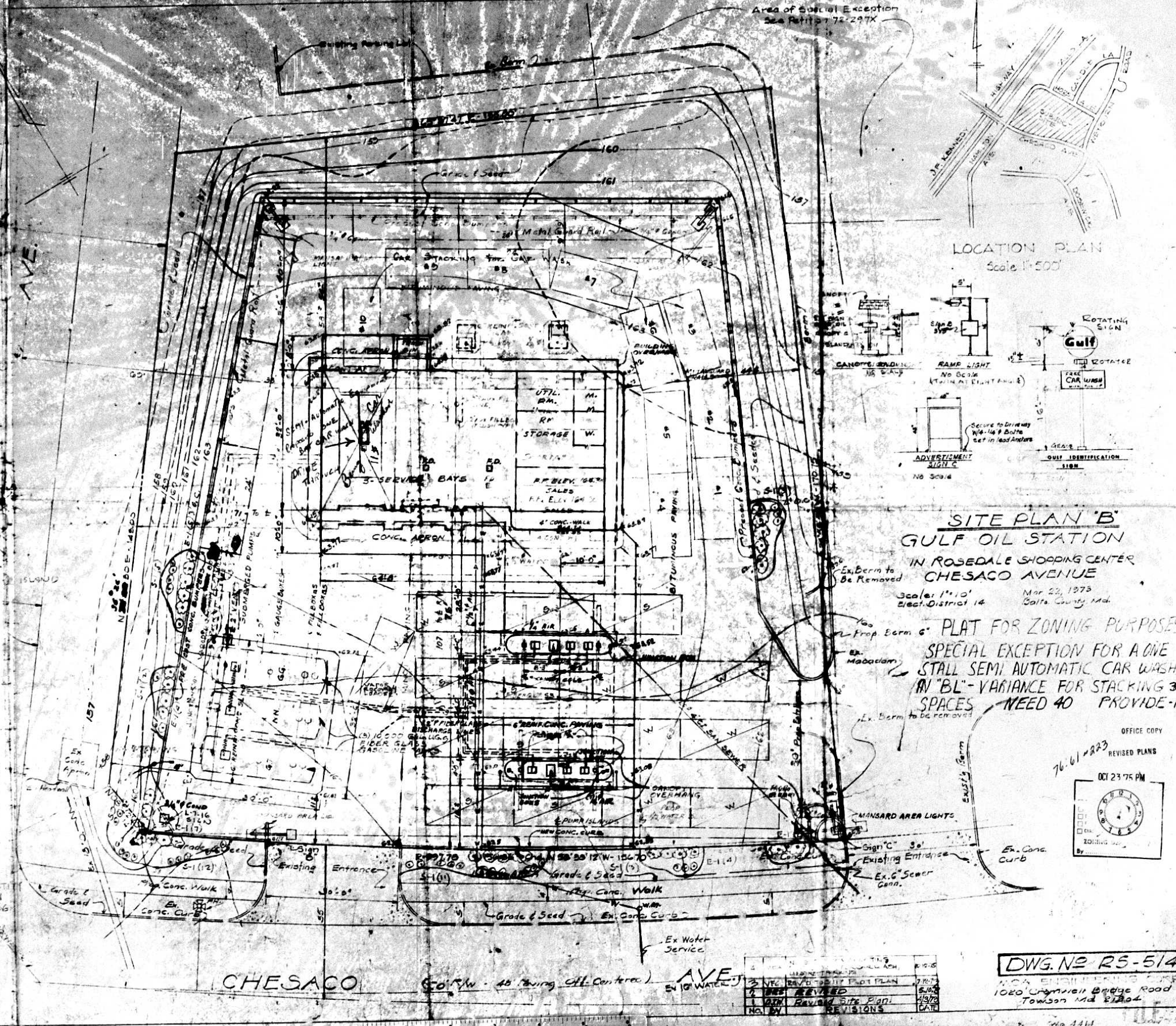
LANDSCAPING FOR STATION

1. CONSISTS OF GRASS & SMALL SHRUBS
2. AREA REQUIRED: 5% OF 24,567.84 = 1228.39
3. AREA PROVIDED = 6424 SQ. FT.

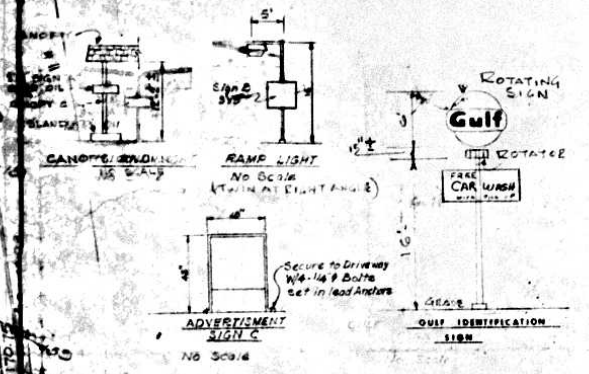
PLANT LIST

MAP SYMBOL	KEY	SPECIES	SIZE	QUANTITY
E-1	ILEX CRENATA PYRAMIDALIS	16" 24"	31	
S-1	SPIREA RUMALDA	15" 18"	36	

To Rodecke Ave



LOCATION PLAN
Scale 1" = 500'

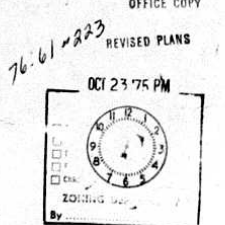


SITE PLAN 'B'

GULF OIL STATION
IN ROSEDALE SHOPPING CENTER
CHESACO AVENUE

Scale: 1" = 10'
Elect. District 14
Mar. 23, 1973
Calix County, Md.

PLAT FOR ZONING PURPOSES
SPECIAL EXCEPTION FOR A ONE
STALL SEMI-AUTOMATIC CAR WASH
IN "BL"-VARIANCE FOR STACKING 30
SPACES NEED 40 PROVIDE 10



DWG. NO. RS-514

1020 Crowsfoot Bridge Road
Towson Md 21284

NO.	BY	REVISIONS	DATE
1	REVISED	Site Plan	4/3/73
2	REVISED	Site Plan	7/15/73
3	REVISED	Site Plan	8/1/73

SIGNS

- 1. Identification Sign: 1 x 6 sq ft = 6 sq ft
- 2. Double Face Sign: 29 sq ft (per face)
- 3. Advertisement Sign: 1 x 12 sq ft = 12 sq ft
- 4. Advertisement Sign: 1 x 30 sq ft = 30 sq ft
- 5. Advertisement Sign: 1 x 175 sq ft = 175 sq ft
- Total Identification Signs: 29 sq ft
- Total Advertisement Signs: 212 sq ft
- Total Signs: 241 sq ft

ACCESS POINTS

- 1. Allowed Number of Entrances: 10
- 2. Total Length of Entrances: 2596'
- 3. Proposed Number of Entrances for Shopping Center: 2
- 4. For Service Station: For total of 5.

GENERAL NOTES

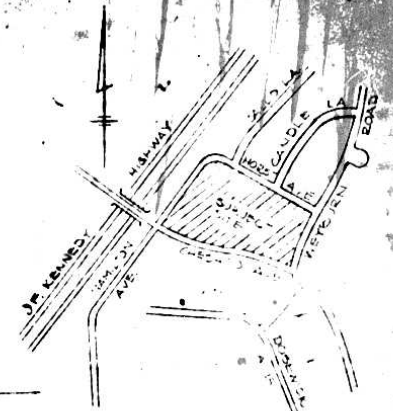
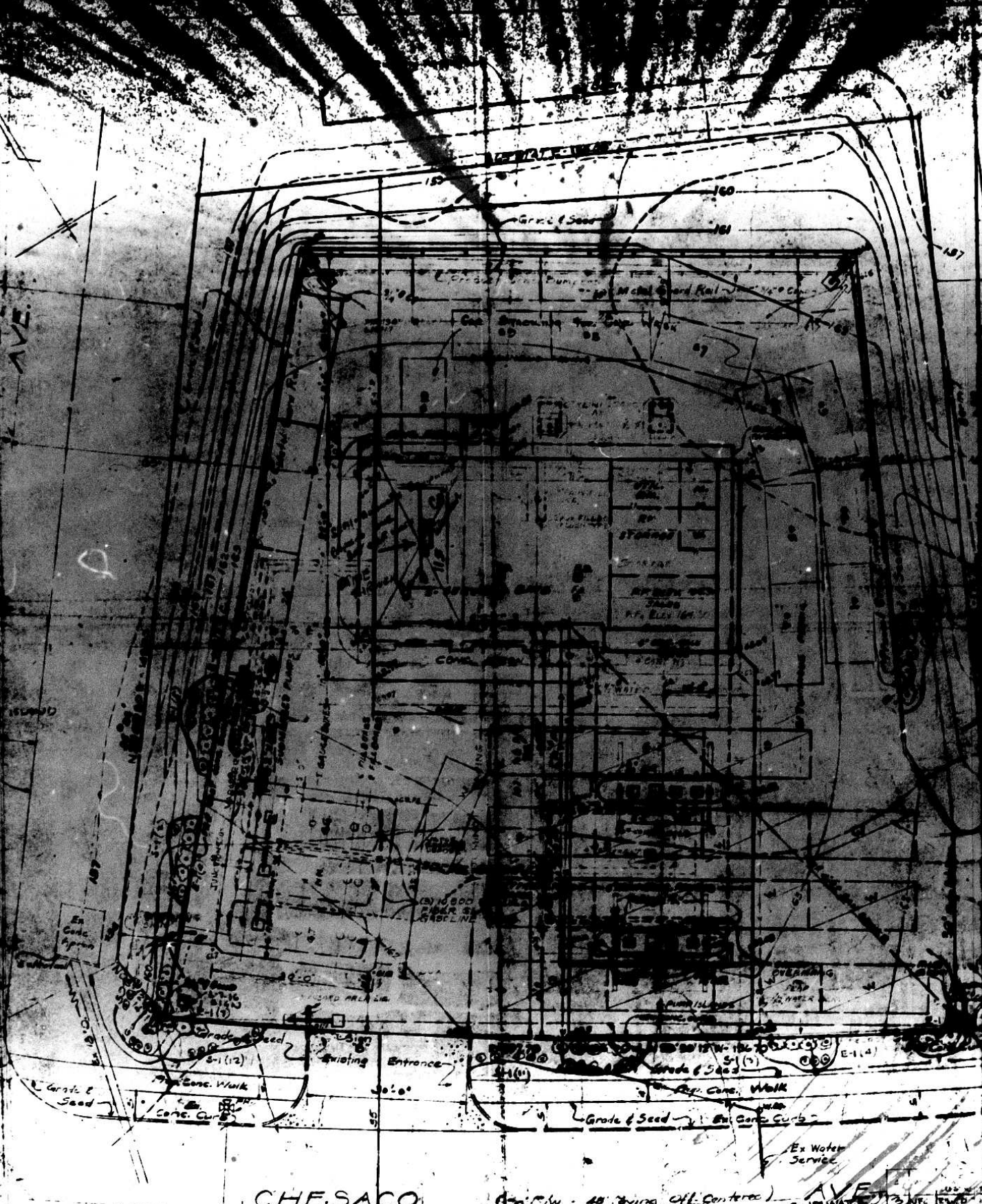
- Total Area of Property Equals 9.21 Acres
- Existing Zoning of Property: R-1 With Special Exception 1/2" L
- Proposed Use: "B" Shopping Center
- Offstreet Parking Data:
 - A Total Retail Area: 56,420 sq. ft. Requiring 282 Spaces
 - B Bank Area: 4,726 sq. ft. Requiring 105 Spaces
 - C Service Area of TBA Store: 9,534 sq. ft. Requiring 12 Spaces (Nº of Service Bays=4)
 - D Total Parking Required Equals 304 Spaces
 - E Total Parking Proposed Equals 309 Spaces
- Total Number of Entrances Allowed Equals 10
- Total Number of Entrances Proposed Equals 5
- Required Landscaping Equals 0.461 Acres (5% of 9.21)
- Proposed Landscaping Equals 1.831 Acres
- Service Station Data:
 - A Station is a 3 Bay Station with 12 Fuel Service Spaces (2 ISLANDS - 2 DUAL DISPENSER PUMPS)
 - B Required Area Equals 23,500 sq. ft.
 - C Proposed Area Equals 24,567.84 sq. ft. (0.560A)
 - D Required Parking Equals 85 Spaces
 - E Proposed Parking Equals 85 Spaces
- Vehicle Wash: 7' x 16' x 16' including self service, roller, wash, dry, and body repair work (paint and body work) (1 unit)
- Sale of packaged soft drinks & other items from vending machines.
- Tire sales and installation.
- Sale of Small Auto parts and Accessories.
- Minor necessary services as to restrooms sale of material, antifreeze and allied products.

LANDSCAPING FOR STATION

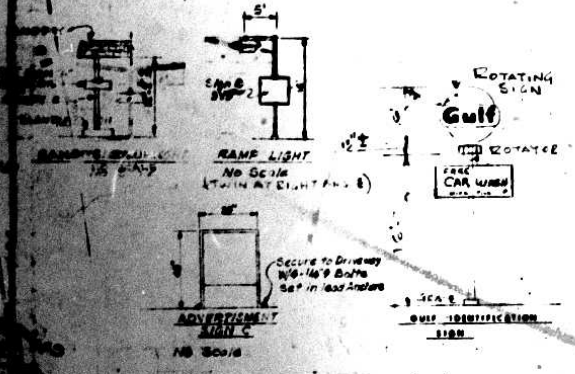
- CONSIST OF GRASS & SMALL SHRUBS ILEX CRENATA PYRAMIDUS 15" 24" 31
- AREA REQUIRED: 5% OF 24,567.84 = 1228.39
- AREA PROPOSED = 6424 SQ. FT.

PLANT LIST

MAP SYMBOL	KEY	SPECIES	SIZE	QUANTITY
⊙	E-1	ILEX CRENATA PYRAMIDUS	15" 24"	31
⊙	S-1	SPIREA BOMALTA	15" 18"	36



LOCATION PLAN Scale: 1" = 50'



SITE PLAN 'B'

GULF OIL STATION
IN ROSEDALE SHOPPING CENTER
CHESACO AVENUE

Jan 11, 1975
East District 14

PLAT FOR ZONING PURPOSES
SPECIAL EXCEPTION FOR A ONE
STALL SEMI AUTOMATIC CAR WASH
IN "B1" - VARIANCE FOR STALLING 30
SPACES NEED 40 PROVIDE 10

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 10-23-75

DWG. NO. RS-514

1020 Lynnwell Bridge Road
Towson Md 21284

SIGNS

- 1. Identification Sign: 1 x 59 sq ft = 59 sq ft
- 2. Double face sign = 23 sq ft per face
- 3. Identification Sign: 1 x 59 sq ft = 59 sq ft
- 4. Advertisement Sign: 1 x 12 sq ft = 12 sq ft
- 5. Advertisement Sign: 1 x 30 sq ft = 30 sq ft
- 6. Advertisement Sign: 1 x 175 sq ft = 175 sq ft
- Total Identification: 59 sq ft
- Total Advertisement: 59 sq ft

ACCESS POINTS

- 1. Allowed Number of Entrances: 5
- 2. Total Number of Entrances: 2,536
- 3. Proposed Number of Entrances: 5
- 4. Proposed Number of Entrances: 5
- 5. Proposed Number of Entrances: 5

GENERAL NOTES

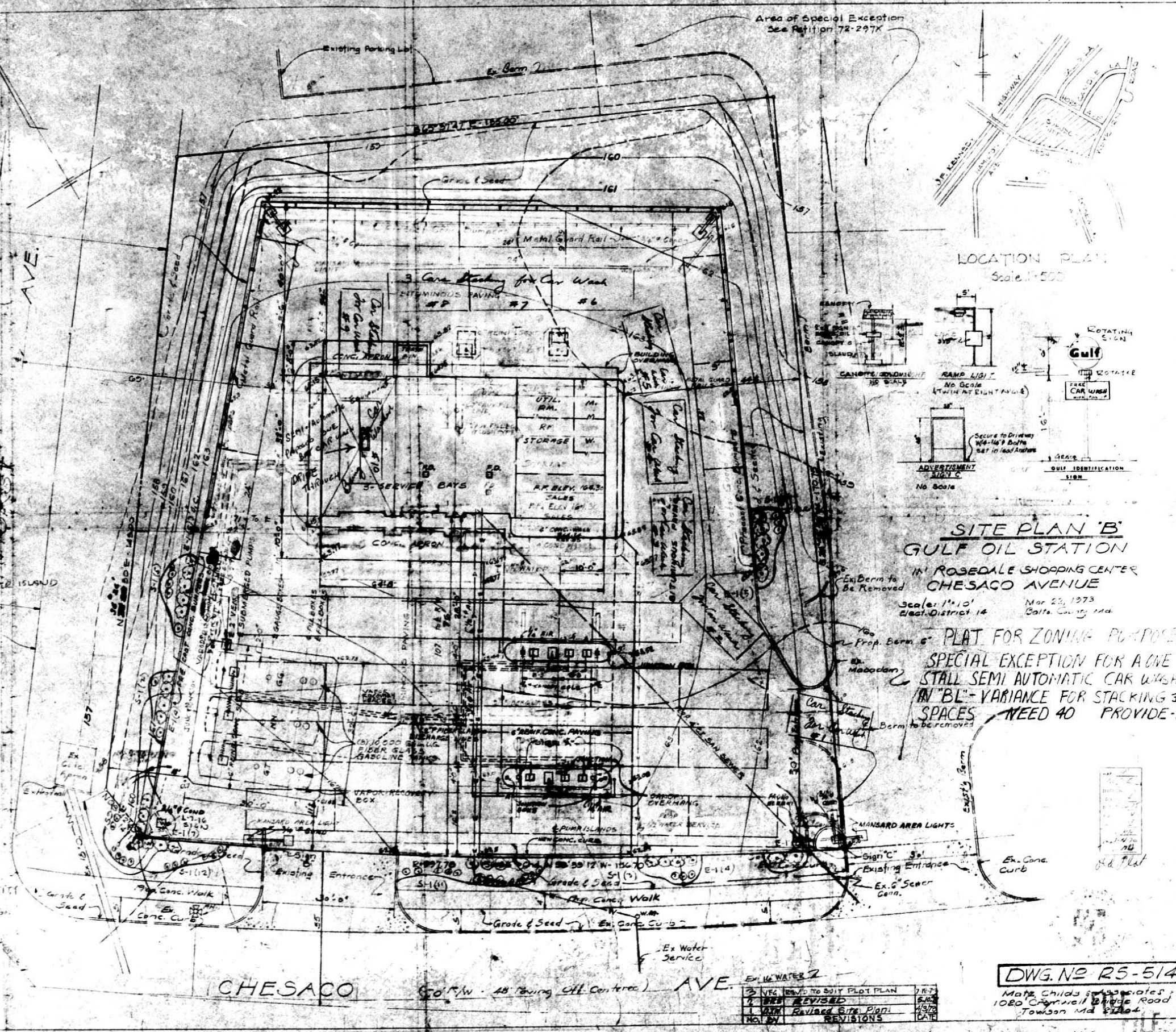
- 1. Area of Property Equals 9.2 Acres
- 2. Existing Zoning of Property: "BL" With Special Exception
- 3. Proposed Use: "Planned Shopping Center"
- 4. Street Parking Data:
 - A. Total Retail Area: 56,420 sq ft. Requiring 262 Spaces
 - B. Bank Area: 2,735 sq ft. Requiring 10 Spaces
 - C. Service Area of TBA Store: 3,534 sq ft. Requiring 12 Spaces (N^o of Service Bays = 4)
 - D. Total Parking Required Equals 304 Spaces
 - E. Total Parking Proposed Equals 333 Spaces
- 5. Total Number of Entrances Allowed Equals 10
- 6. Total Number of Entrances Proposed Equals 5
- 7. Required Landscaping Equals 0.4 of Acres (9% of 9.2)
- 8. Proposed Landscaping Equals 1.88 Acres
- 9. Service Station Data:
 - A. Station is a 3 Bay Station with 12 Fuel Service Spaces (2 ISLANDS - 3 DUAL DISPENSER PUMPS)
 - B. Required Area Equals 22,500 sq ft
 - C. Proposed Area Equals 24,567.84 sq ft (0.56 AC)
 - D. Required Parking Equals 9 Spaces
 - E. Proposed Parking Equals 9 Spaces
- 10. Station will be in the existing safe service area.
- 11. Station will be in the existing safe service area.
- 12. Station will be in the existing safe service area.
- 13. Station will be in the existing safe service area.
- 14. Station will be in the existing safe service area.

LANDSCAPING FOR STATION

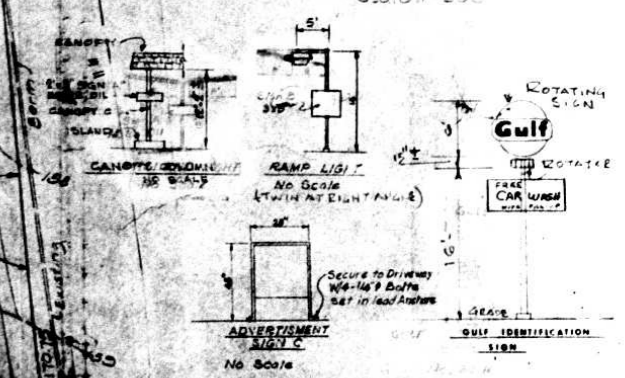
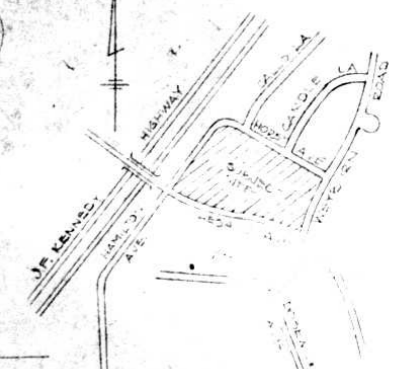
- 1. CONSISTS OF GRASS & SMALL SHRUBS
- 2. AREA REQUIRED: 5% OF 24,567.84 = 1,228.39
- 3. AREA PROPOSED = 6424 SQ. FT.

PLANT LIST

MAP SYMBOL	KEY SPECIES	SIZE	QUANTITY
⊙	ILEX CRENATA PYRAMIDALIS	16" x 24"	31
⊙	SPIREA BUNALDA	15" x 18"	36



Area of Special Exception
See Petition 72-297X



SITE PLAN 'B'
GULF OIL STATION
IN ROSEDALE SHOPPING CENTER
CHESACO AVENUE
Scale: 1"=10'
Mar 22, 1973
Elect. District 14
Calto County, Md.

PLAT FOR ZONING PURPOSES
SPECIAL EXCEPTION FOR A ONE
STALL SEMI AUTOMATIC CAR WASH
IN "BL" - VARIANCE FOR STACKING 30
SPACES - NEED 40 PROVIDE 10

CHESACO AVE. (60' R/W - 40' Paving Off Center) AVE.

NO.	BY	REVISIONS	DATE
1	ME	REVISED TO SUIT PLOT PLAN	7-18-73
2	ME	REVISED	8-1-73
3	ME	REVISED SITE PLAN	10-1-73
4	ME	REVISED	10-1-73

DWG. NO R5-514
Mata Childs & Associates
1080 Cromwell Bridge Road
Towson Md 21286