

83-86

Case File

LAW OFFICES

**NOLAN, PLUMHOFF & WILLIAMS**  
CHARTERED

204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

J. EARLE PLUMHOFF  
NEWTON A. WILLIAMS  
WILLIAM M. HESSON, JR.  
THOMAS J. RENNER  
KENNETH H. MASTERS  
STEPHEN J. NOLAN  
WILLIAM P. ENGLEHART, JR.  
G. SCOTT BARNHART  
ROBERT L. HANLEY, JR.

AREA CODE 301  
TELEPHONE  
823-7800

MAILING ADDRESS  
P.O. BOX 5486  
TOWSON, MARYLAND 21204

January 13, 1983

HAND DELIVERED

County Board of Appeals  
Court House - Room 219  
Towson, Maryland 21204

Re: Stansbury Associates  
Case No. 81-155-X  
Wilson Point and Cypress Drive

Gentlemen:

Please be advised that the petitioner, Stansbury Associates, desires to abandon this Petition for Special Exception. Neither the petitioner nor anyone representing the petitioner will appear at the Board of Appeals hearing scheduled for Thursday, January 27, 1983 at 10:00 a.m. The petitioner understands that upon its failure to present any evidence to support its position, the relief requested by the protestants will be granted and the decision of the Deputy Zoning Commissioner of Baltimore County, dated March 23, 1981, will be reversed.

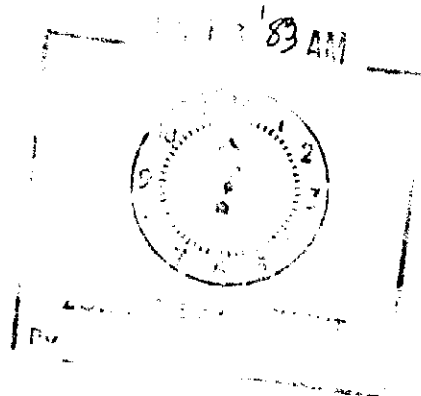
By carbon copy of this letter to all parties involved, the petitioner hopes to avoid any inconvenience that may result. If the Board has any questions or comments, please contact me.

Very truly yours,

NAW:CSB:jka

Newton A. Williams

cc: Stansbury Associates  
Mr. Lillian Valin  
Mrs. Alberta Pugh  
Mrs. Herman Bauer  
Mr. Charles Bittman  
Ms. Octavia Brummelen  
N. Gerber, Planning Office  
J. Hoswell, Planning Office  
J. W. Hessian, Esq., People's Counsel  
J. Jung, Zoning Office  
J. E. Dyer, Zoning Office  
W. Hammond, Zoning Office



**PETITION FOR SPECIAL EXCEPTION**  
12th DISTRICT  
ZONING: Petition for Special Exception  
LOCATION: Northwest corner of Wilson Point Road and Cypress Drive  
DATE & TIME: Monday, February 23, 1981 at 1:30 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for a Special Exception for a car wash.  
All that parcel of land in the 12th District of Baltimore County beginning for the same at the northwest corner of the right-of-way lines of Wilson Point Road and Cypress Drive and running thence and binding along the northerly side of said Cypress Drive (1) South 89° 32' 16" West 406 feet more or less, thence leaving said drive (2) North 21° 02' West 100 feet more or less, thence (3) North 89° 32' 16" East, for part of the distance binding on the existing zoning line separating the BL-CHS zone and the DR-16 zone, in all 406.8 feet more or less to the southwesterly side of Wilson Point Road, thence binding along said southwesterly side (4) southwesterly by a curve to the left with a radius of 799.94 feet and a length of 365.3 feet more or less.  
Containing 1.03 acres of land more or less.  
Siting and excavating that portion of the land herein described which is zoned DR-16.  
This description has been prepared for zoning purposes only and is not intended for use in establishing property lines or parts of property lines thereof.  
Being the property of Stansbury Associates, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Monday, February 23, 1981 at 1:30 P.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Feb. 6

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1981

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 one time ~~successive weeks~~ before the 23rd day of February, 1981, the first publication appearing on the 5th day of February, 1981.

THE JEFFERSONIAN,

*L. Frank Strickland*  
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<br>ZC, BA, CC, CA                                             |          |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>COS</i>                                                  |          |    |          |    |           |    |         |    |           |    |
| Previous case: _____                                                     |          |    |          |    |           |    |         |    |           |    |
| Revised Plans:<br>Change in outline or description _____ Yes<br>_____ No |          |    |          |    |           |    |         |    |           |    |
| Map # _____                                                              |          |    |          |    |           |    |         |    |           |    |

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 24 day of Oct, 1980.\*

Filing Fee \$ 50.00 Received: ☒ Check

☐ Cash

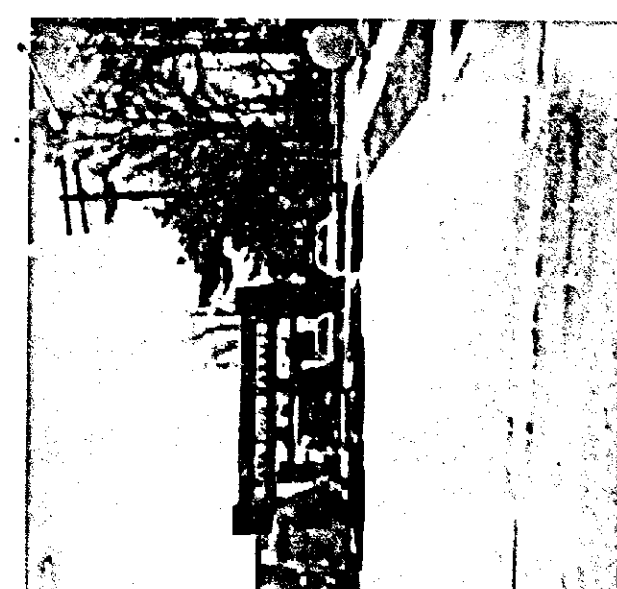
☐ Other

Petitioner *Stansbury Assoc.* Submitted by *William*

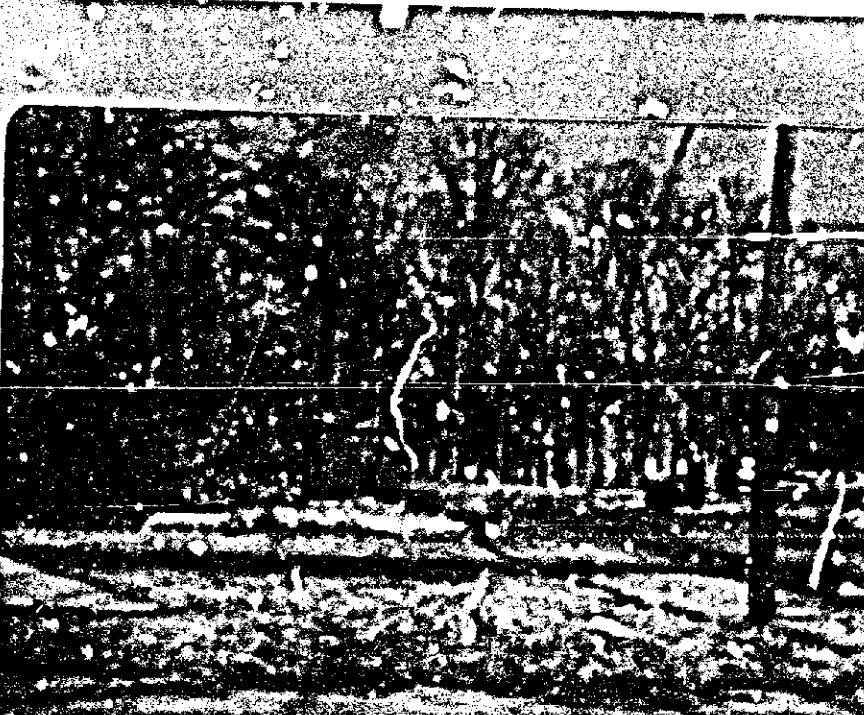
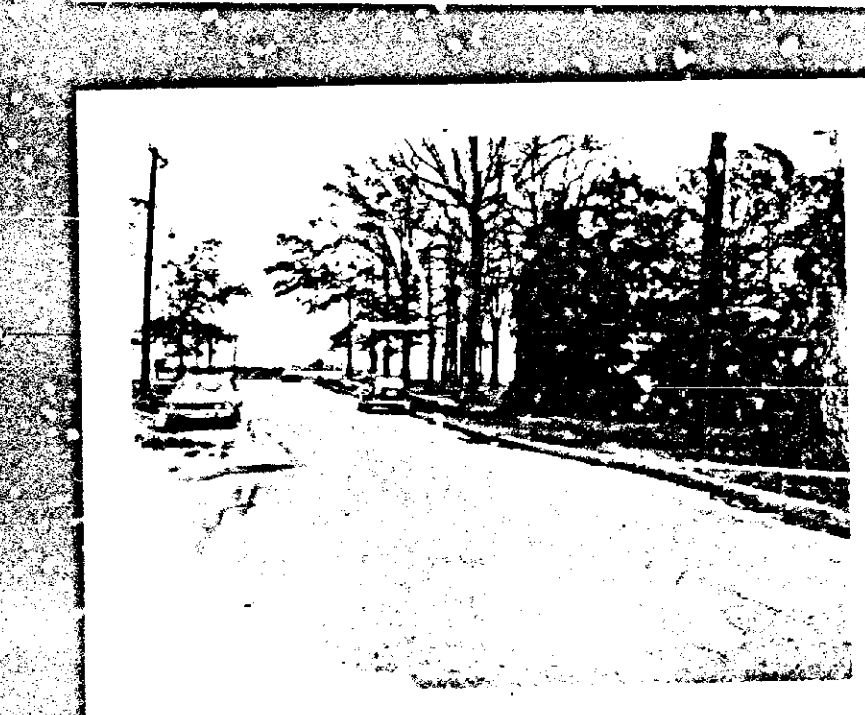
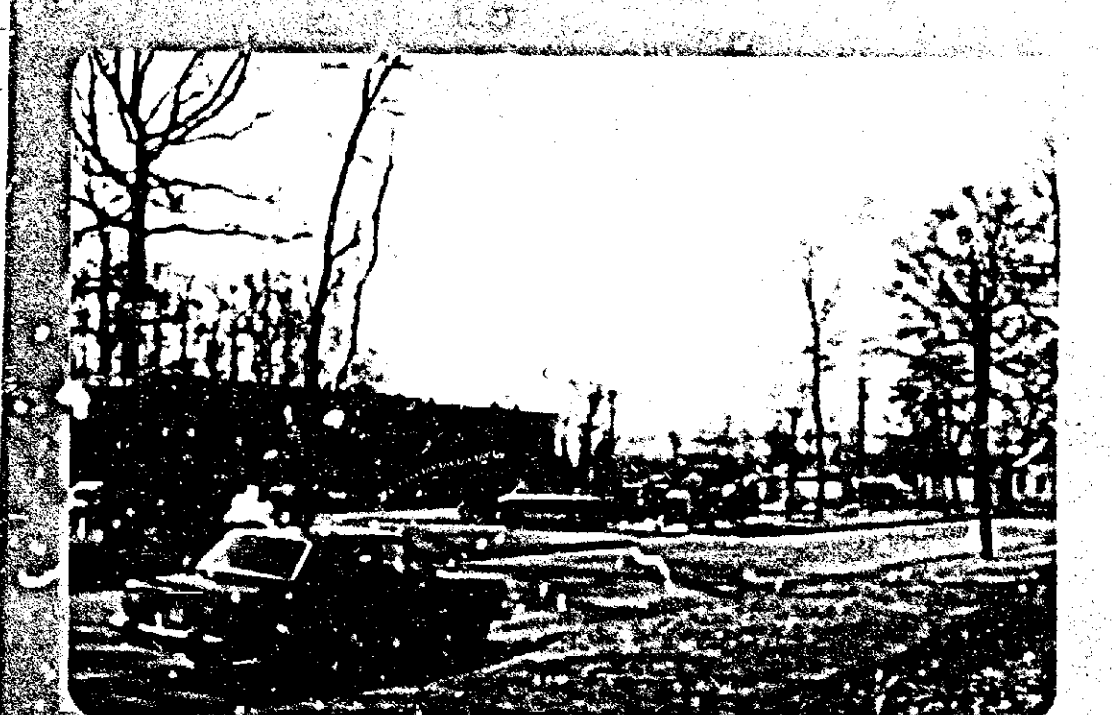
Petitioner's Attorney *William Phillips Williams* Reviewed by *COS*

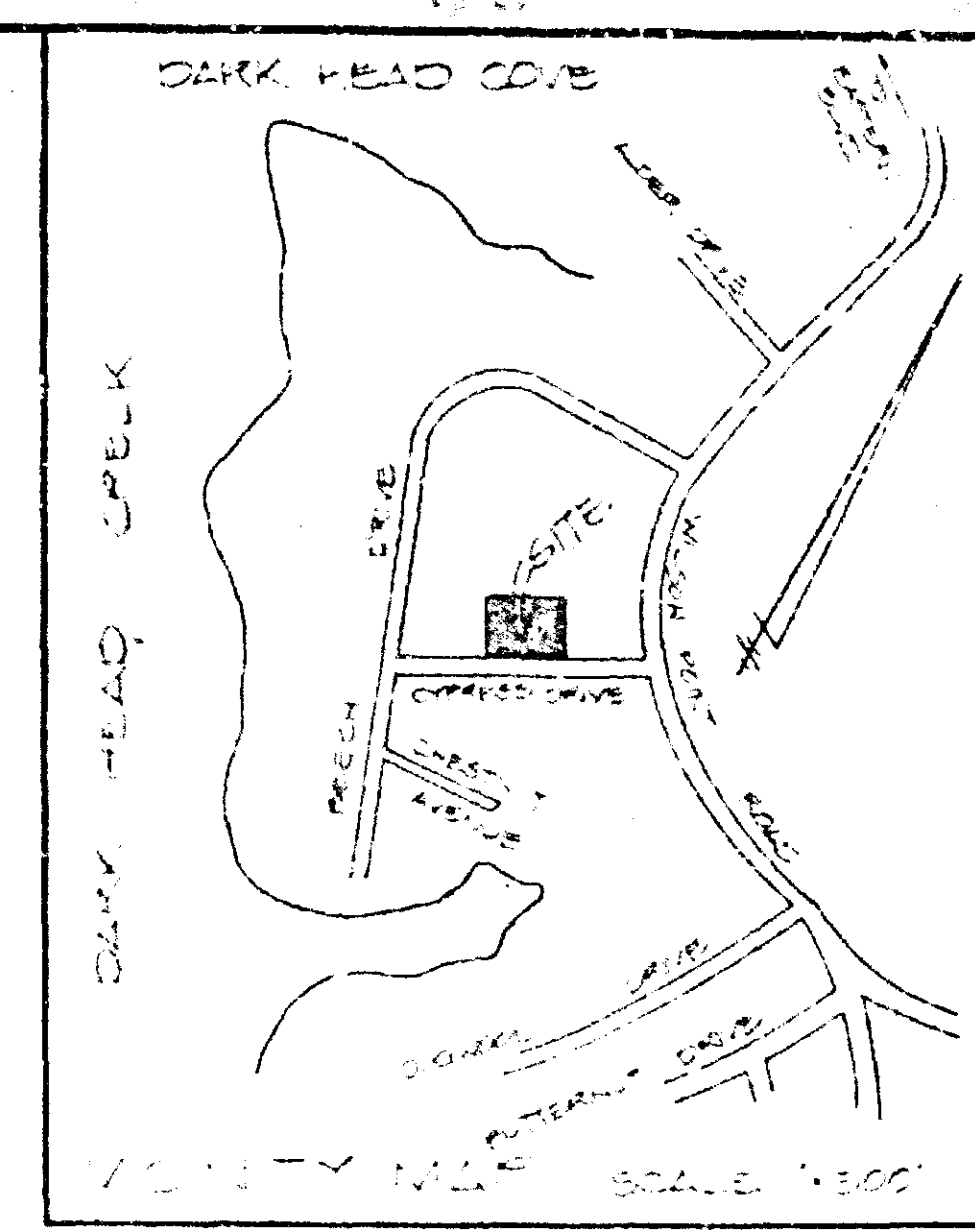
\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 095137  
DATE January 27, 1981 COUNTY 01-662  
AMOUNT \$50.00  
RECEIVED FROM Newton A. Williams, Esquire  
FOR Filing Fee for Case No. 81-155-Y  
817440-27 250046  
817440-27 250046  
VALIDATION OR SIGNATURE OF CASHIER



#3  
No road where water enters - your pavement seems to be full of stone in Cypress Road.  
#2  
#1  
cypress drive  
water enters

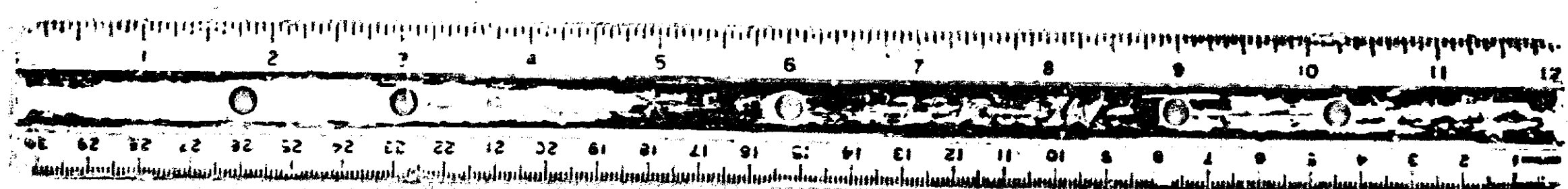
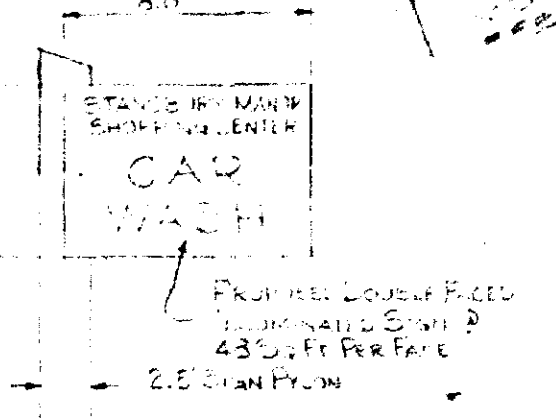


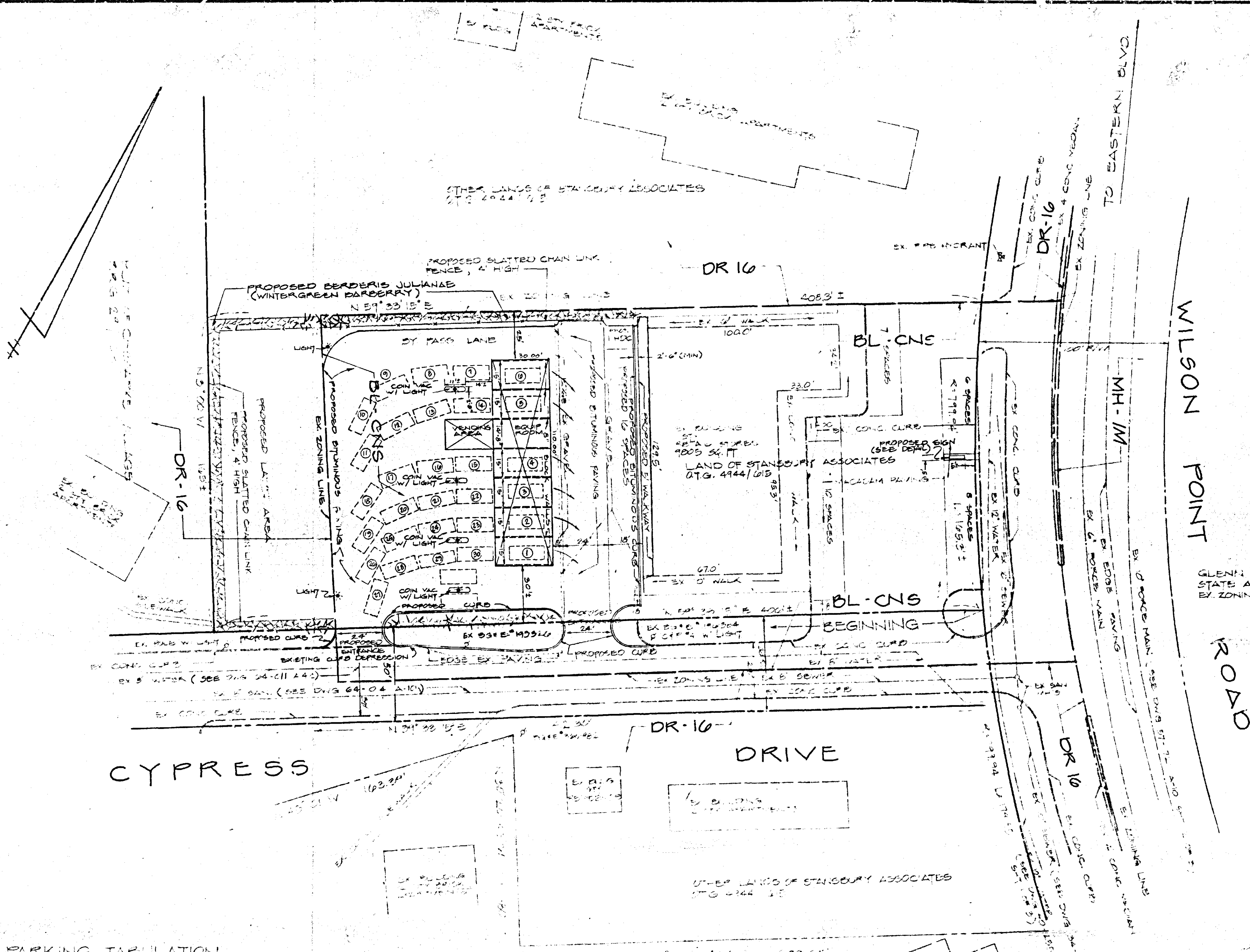
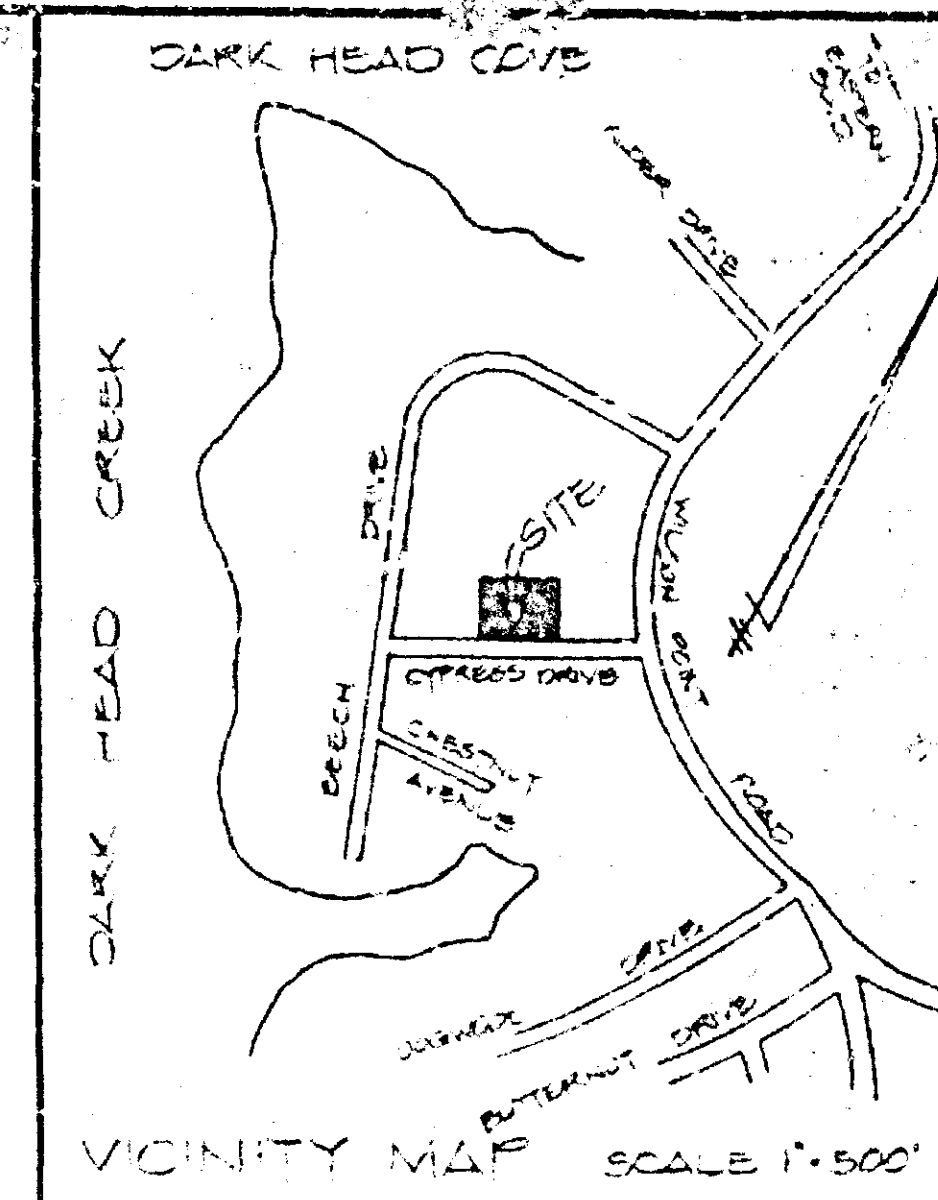


- PARKING TABULATION
- EXISTING PAVING: ASPHALT  
PROPOSED PAVING: ASPHALT + ZERO = 47 SPACES REQUIRED
- EXISTING PARKING: 32 SPACES  
PROPOSED PARKING: 17 SPACES
- TOTAL 47 SPACES (RETAIL USE) + 11 SPACES (OFFICE USE) = 58 SPACES  
INCLUDES 2 SPACES (12' x 8') FOR THE PHYSICALLY HANDICAPPED (LADDO HDO)
- PAVING STORAGE (SEE SECTION 4.9.2) FOR SELF SERVICE CAR WASH (WASHING) EQUIPMENT. CAPACITY OF SERVING 25 VEHICLES FOR 60' x 120' FOOT PAVEMENT AS FOLLOWS:
- 6' x 120' x 2 VEHICLES AND 60' x 120' FOOT PAVEMENTS = 24 SPACES  
TOTAL 25 STORAGE SPACES REQUIRED
- PROVIDED NUMBER OF STORAGE SPACES PROVIDED, INCLUDING 6 SPACES IN STALLS = 30 SPACES
- EACH STORAGE SPACE TYPICAL 8.5' x 4'

BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 30'

ELECTION DISTRICT NO 13  
DATE: OCTOBER 21, 1980  
REVISED: JANUARY 6, 1981 - PER COUNTY COMMENTS  
REVISED: FEBRUARY 3, 1981





**GENERAL NOTES:**

- 1) EXISTING ZONING - BL-CNS
- 2) EXISTING USE - RETAIL STORES AND UNIMPROVED
- 3) PROPOSED USE - RETAIL STORES AND SELF SERVICE CAR WASH (4 STALLS)
- 4) APPROXIMATE AREA OF IMPROVEMENTS - 0.09 AC ±
- 5) UTILITIES - WATER AND SEWER ARE AVAILABLE AS SHOWN HEREON.
- 6) PAVING - PROPOSED BITUMINOUS PAVING, INTERIOR CURBS WHERE SHOWN TO BE BITUMINOUS; PROPOSED CURB ALONG CYPRESS DRIVE TO BE CONSTRUCTED PER BALTO. CO. SPECIFICATIONS.
- 7) LIGHTING - TO BE SO ERRECTED AS NOT TO REFLECT RAYS INTO ADJACENT RESIDENTIAL AREAS. PROPOSED LIGHTS SHOWN THIS (SEE DETAIL)
- 8) SCREENING - WHERE SHOWN, TO BE BERBERIS JULIANAE (WINTERGREEN BARBERRY) TO BE MAINTAINED AT A HEIGHT OF NOT LESS THAN 4'. PROPOSED SLATTED CHAIN LINK FENCE, WHERE INDICATED, TO BE MINIMUM HEIGHT OF 4'.
- 9) HOURS OF OPERATION - 24 HOURS
- 10) PROPOSED SIGN FOR CAR WASH TO BE MAXIMUM HEIGHT OF 25 FEET (SEE DETAIL)

GLENNE L. MARTIN  
STATE AIRPORT  
EX. ZONING - MH-1M

**PARKING TABULATION**

EXISTING RETAIL STORES  
9000 SQ. FT. - 200 ± 40 SPACES REQUIRED

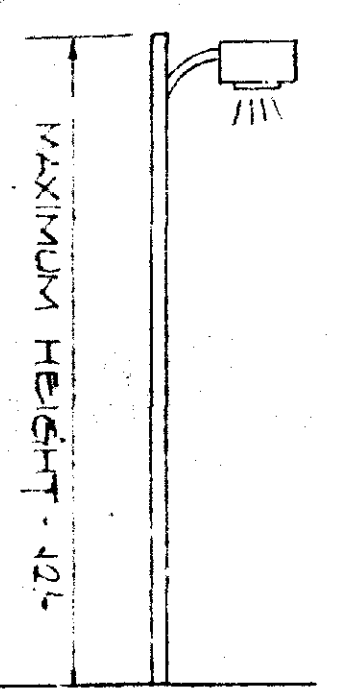
EXISTING PARKING  
17 SPACES

PROPOSED PARKING  
TOTAL 47 SPACES (RETAIL USE)  
INCLUDES 2 SPACES (12'x18') FOR THE PHYSICALLY HANDICAPPED (LACED HOV)

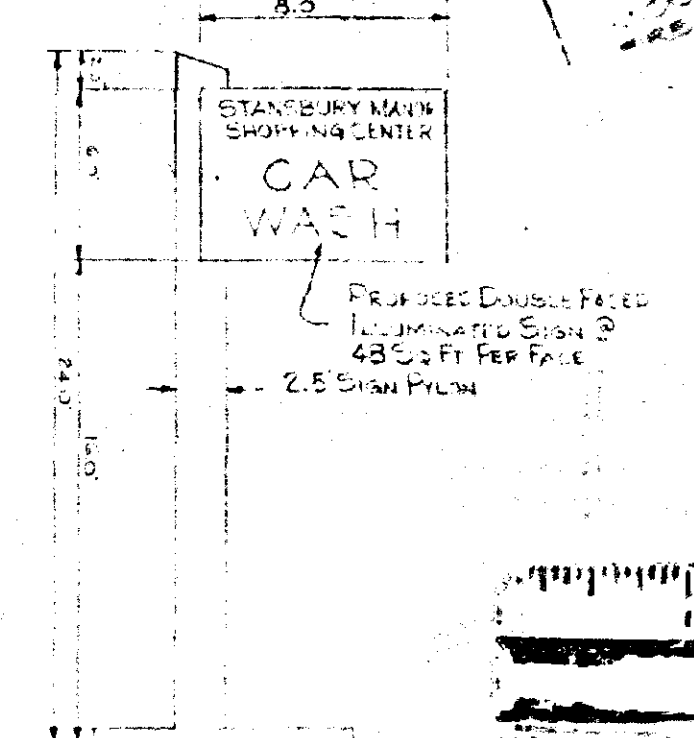
PROPOSED STORAGE (SEE SECTION 419.2) FOR SELF SERVICE CAR WASH (INSTALLS). EACH STALL IS CAPABLE OF SERVING 25 VEHICLES PER ONE-HOUR PERIOD, AS FOLLOWS:  
6'x20' 15 VEHICLES PLUS 10 PER COUNTY REGULATIONS  
TOTAL 25 STORAGE SPACES REQUIRED

PROPOSED NUMBER OF STORAGE SPACES PROVIDED, INCLUDING 6 SPACES IN STALLS - 30 SPACES

EACH STORAGE SPACE TYPICAL 8.5'x16'



LIGHT DETAIL  
(RESTRICTED ILLUMINATION)  
(NOT TO SCALE)

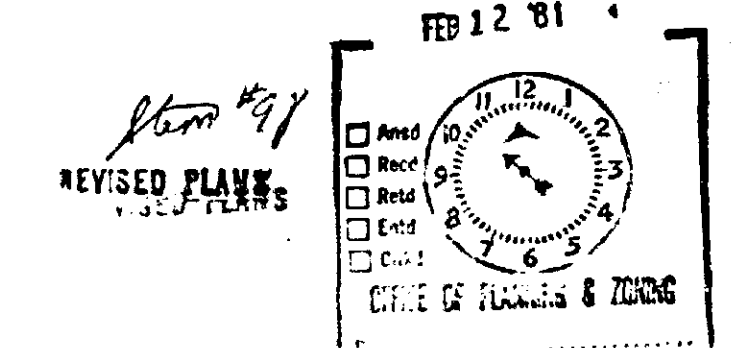
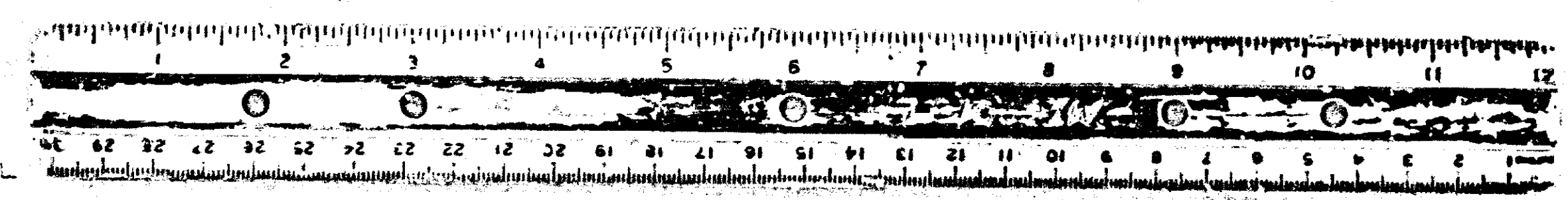


SIGN DETAIL  
(NOT TO SCALE)

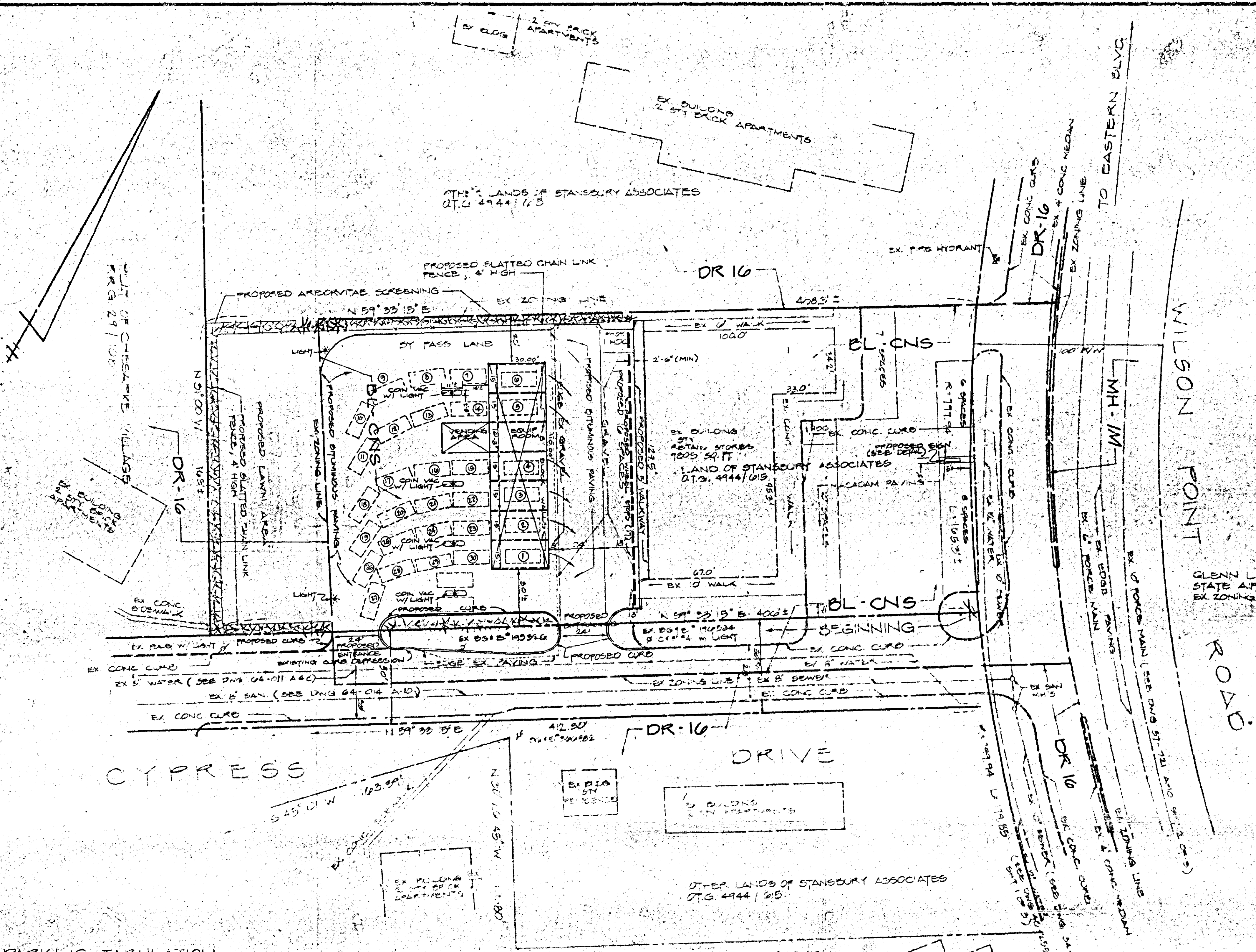
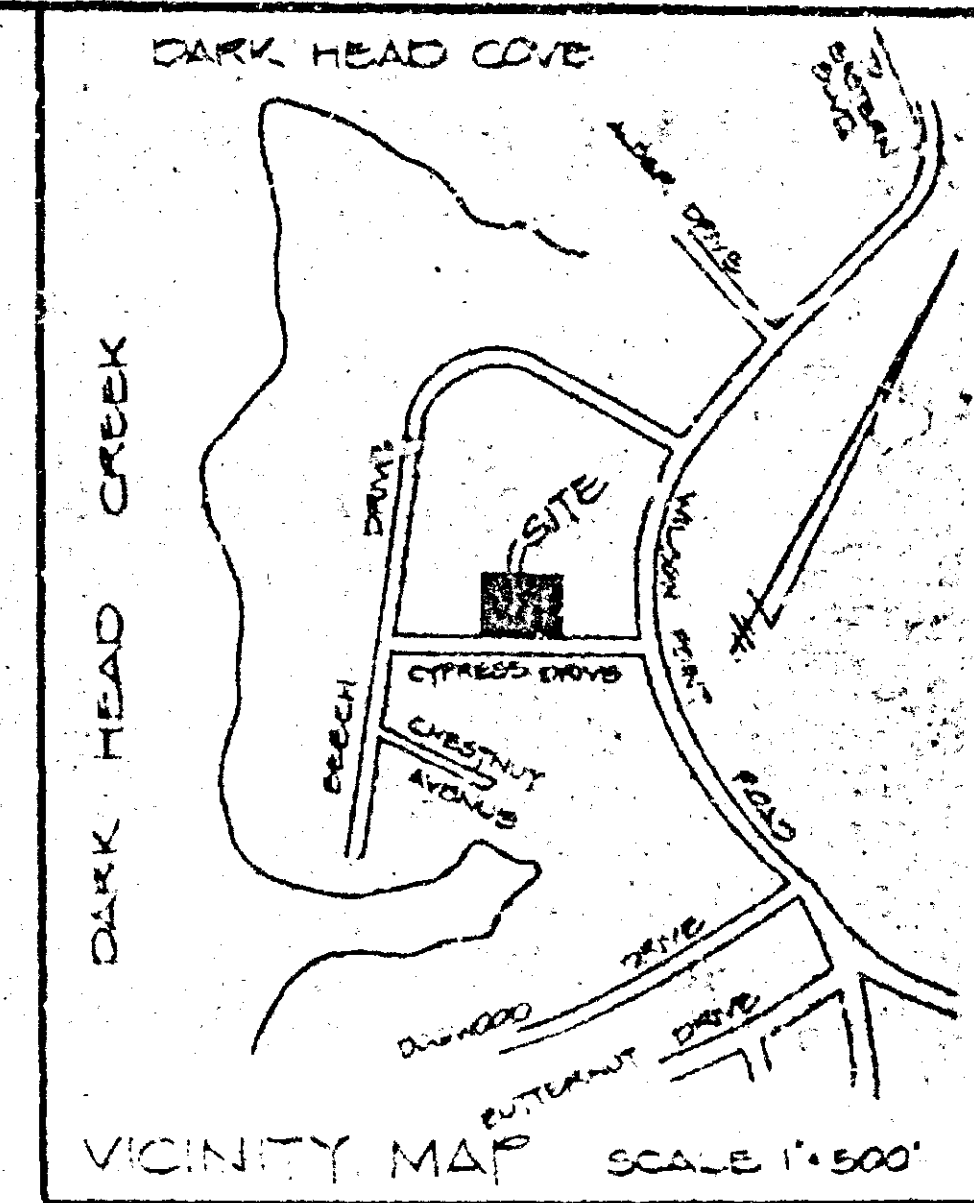
PLAT TO ACCOMPANY REQUEST FOR  
SPECIAL EXCEPTION FOR  
PROPOSED CAR WASH OPERATION  
IN AN EXISTING BL-CNS ZONE  
NORTHWEST CORNER - WILSON POINT ROAD &  
CYPRESS DRIVE

BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 30'

ELECTION DISTRICT NO. 15  
DATE: OCTOBER 21, 1980  
REVISED: JANUARY 6, 1981 - PER COUNTY COMMENTS  
REVISED: FEBRUARY 3, 1981



DEVELOPMENT DESIGN GROUP, LTD.  
216 WASHINGTON AVENUE, TOWSON, MD 21204



- GENERAL NOTES:**
- 1) EXISTING ZONING - BL-CNS
  - 2) EXISTING USE - RETAIL STORES AND UNIMPROVED
  - 3) PROPOSED USE - RETAIL STORES AND SELF SERVICE CAR WASH (U STALLS)
  - 4) APPROXIMATE AREA OF IMPROVEMENTS - 0.09 AC
  - 5) UTILITIES - WATER AND SEWER ARE AVAILABLE AS SHOWN HEREON.
  - 6) PAVING - PROPOSED BITUMINOUS PAVING, INTERIOR CURBS WHERE SHOWN, TO BE BITUMINOUS; PROPOSED CURB ALONG CYPRESS DRIVE TO BE CONSTRUCTED PER BALTO. CO. SPECIFICATIONS.
  - 7) LIGHTING - TO BE SO ERRECTED AS NOT TO REFLECT LIGHT INTO ADJACENT RESIDENTIAL AREAS. PROPOSED LIGHTS SHOWN THIS (SEE DETAIL).
  - 8) SCREENING - WHERE SHOWN, TO BE DENSE ARBORVITAE, MINIMUM HEIGHT 4 FEET AT TIME OF PLANTING AND TO BE MAINTAINED AT HEIGHT OF 6-8 FEET AFTER TWO YEAR PERIOD. PROPOSED SLATTED CHAIN LINK FENCE, WHERE INDICATED, TO BE MINIMUM HEIGHT OF 4 FEET.
  - 9) HOURS OF OPERATION - 24 HOURS
  - 10) PROPOSED SIGN FOR CAR WASH TO BE MAXIMUM HEIGHT OF 25 FEET. SEE SIGN DETAIL BELOW.

**PARKING TABULATION**

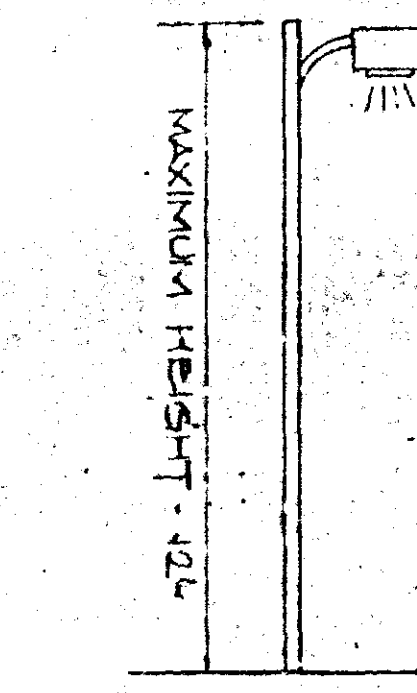
EXISTING RETAIL STORES  
1800 SQ. FT. = 200 = 49 SPACES REQUIRED

EXISTING PARKING 52 SPACES  
PROPOSED PARKING 17 SPACES  
TOTAL 69 SPACES (RETAIL USE)  
INCLUDES 2 SPACES (12'x18') FOR THE PHYSICALLY HANDICAPPED (LABED HDG)

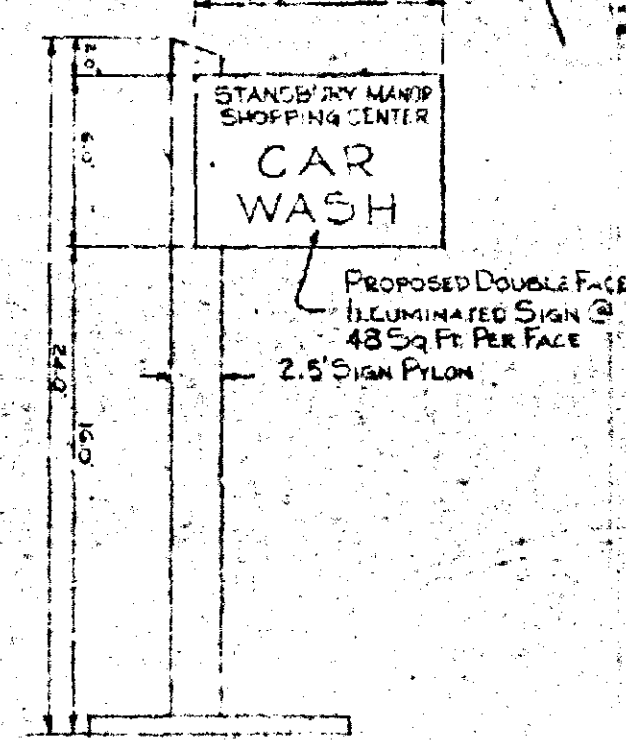
PROPOSED STORAGE (SEE SECTION 419.2) FOR SELF SERVICE CAR WASH (U STALLS). EACH STALL IS CAPABLE OF SERVING 25 VEHICLES PER ONE-HALF HOUR BREAKDOWN AS FOLLOWS:  
6'x25' = 15 VEHICLES PLUS 10 PER COUNTY REGULATIONS = TOTAL 25 STORAGE SPACES REQUIRED

PROPOSED NUMBER OF STORAGE SPACES PROVIDED, INCLUDING 6 SPACES IN STALLS = 30 SPACES

EACH STORAGE SPACE TYPICAL 8.5'x15'



LIGHT DETAIL  
(RESTRICTED ILLUMINATION)  
(NOT TO SCALE)

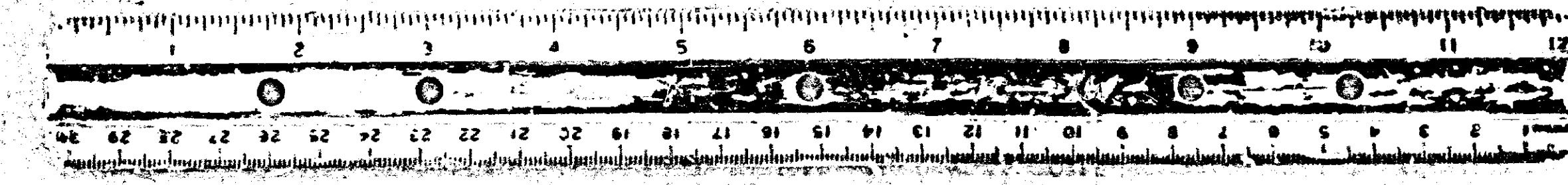


SIGN DETAIL  
(NOT TO SCALE)

PLAT TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION FOR PROPOSED CAR WASH OPERATION IN AN EXISTING BL-CNS ZONE NORTHWEST CORNER - WILSON POINT ROAD & CYPRESS DRIVE

BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 50'

ELECTION DISTRICT NO. 15  
DATE: OCTOBER 21, 1980  
REVISED JANUARY 6, 1981 - PER COUNTY COMMENTS



83-86

Case File

LAW OFFICES

**NOLAN, PLUMHOFF & WILLIAMS**  
**CHARTERED**

J. EARLE PLUMHOFF  
NEWTON A. WILLIAMS  
WILLIAM M. HESSON, JR.  
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G. S. COTT BARNHIGHT  
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204 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204

AREA CODE 301  
TELEPHONE  
823-7800

MAILING ADDRESS  
P.O. BOX 5488  
TOWSON, MARYLAND 21204

January 13, 1983

HAND DELIVERED

County Board of Appeals  
Court House - Room 219  
Towson, Maryland 21204

Re: Stansbury Associates  
Case No. 81-155-X  
Wilson Point and Cypress Drive

Gentlemen:

Please be advised that the petitioner, Stansbury Associates, desires to abandon this Petition for Special Exception. Neither the petitioner nor anyone representing the petitioner will appear at the Board of Appeals hearing scheduled for Thursday, January 27, 1983 at 10:00 a.m. The petitioner understands that upon its failure to present any evidence to support its position, the relief requested by the protestants will be granted and the decision of the Deputy Zoning Commissioner of Baltimore County, dated March 23, 1981, will be reversed.

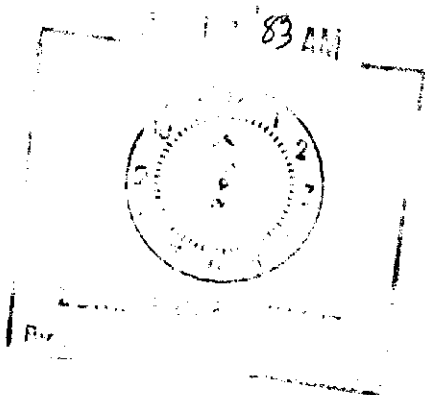
By carbon copy of this letter to all parties involved, the petitioner hopes to avoid any inconvenience that may result. If the Board has any questions or comments, please contact me.

Very truly yours,

NAW:CSB:jka

Newton A. Williams

cc: Stansbury Associates  
Mr. Lillian Wallis  
Mrs. Alberta Fugh  
Mrs. Herman Bauer  
Mr. Charles Bittman  
Ms. Octavia Brummelen  
J. Gerber, Planning Office  
J. Hoswell, Planning Office  
J. W. Hessian, Esq., People's Counsel  
J. Jung, Zoning Office  
J. E. Dyer, Zoning Office ✓  
W. Hammond, Zoning Office



# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a car wash

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.

Legal Owner(s): STANSBURY ASSOCIATES, A MARYLAND PARTNERSHIP  
(Type or Print Name) PHILLIP E. RAUCLIFFE, PARTNER  
Signature  
(Type or Print Name)  
Signature  
Address  
City and State  
Name and telephone number of legal owner, contract purchaser or representative to be contacted  
J. EARLE PLUMHOFF & WAYNE MAISENER, LDC  
823-7800 827-0727  
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of January, 1981, 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 23rd day of February, 1981, at 1:45 o'clock P.M.

Z.C.O.-No. 1 (over)

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Oct. 9, 1981

## NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-155-X STANSBURY ASSOCIATES  
Wilson Pt. Rd. and Cypress Dr.  
15th District  
Rt: Car Wash  
3/23/81 - D.Z.C. GRANTED special exception with restrictions  
THURSDAY, DEC. 10, 1981, at 10 a.m.  
Petitioner

ASSIGNED FOR:  
cc: Stansbury Associates, c/o  
J. Earle Plumhoff, Esq.

Ms. Lillian Valis  
Mrs. Alberta Pugh  
Mrs. Herman Bower  
Mr. Charles Bittman  
Ms. Octavia Brummelen  
N. Gerber  
J. Hoswell  
J. W. Hessian, Esq.  
J. Jung  
J. E. Dyer  
W. Hammond

Protestant  
Planning Office  
People's counsel  
Zoning Office

June Holmen, Secy.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
NW corner of Wilson Point Rd. and  
Cypress Drive, 15th District : OF BALTIMORE COUNTY  
STANSBURY ASSOCIATES, Petitioners : Case No. 81-155-X

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:  
Pursuant to the authority contained in Section 54.1 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.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hessian, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 30th day of January, 1981, a copy of the foregoing Order was mailed to J. Earle Plumhoff, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hessian, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Date: February 5, 1981  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 81-155-X Item 89

Petition for Special Exception  
Northwest corner of Wilson Point Road and Cypress Drive  
Petitioner: Stansbury Associates

Fifteenth District

HEARING: Monday, February 23, 1981 (1:45 P.M.)

This office is not supportive of this type of use in a small neighborhood shopping area. Please note, however, that parking areas for any type of use should be adequately landscaped as to screen them from adjacent residential areas.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:b

J. Earle Plumhoff, Esquire  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

Development Design Group, Ltd.  
216 Washington Avenue  
Towson, Maryland 21204

## 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 9th day of January, 1981

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Stansbury Associates  
Petitioner's Attorney: J. Earle Plumhoff, Esq.  
Reviewed by: Nicholas E. Commodari  
Chairman, Zoning Plans Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1981

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

Nicholas E. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

J. Earle Plumhoff, Esquire  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 89  
Petitioner - Stansbury Associates  
Special Exception Petition

Dear Mr. Plumhoff:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

The subject property, currently zoned B.L. and D.R. 16, is located on the northwest corner of Wilson Point Road and Cypress Drive in the 15th Election District. It is improved with retail uses and accessory parking area, while apartments completely surround the site to the north, south and west.

In view of your clients' proposal to construct a car wash to the rear of the existing stores, this Special Exception is required. The comments from the Department of Permits and Licenses were satisfied with the submission of the revised plans included in this file.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS E. COMODARI  
Chairman  
Zoning Plans Advisory Committee

NEG:bcc

Enclosures  
cc: Development Design Group, Ltd.  
216 Washington Avenue  
Towson, Md. 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

December 3, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #89 (1980-1981)  
Property Owner: Stansbury Associates  
N/W corner Wilson Point Rd. & Cypress Drive  
Acres: 165.3/165 x 406/408.3 District: 15th

Dear Mr. Hammond:

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.

### Highways:

Wilson Point Road (Md. 587) is a State Road; therefore, all improvements, intersections, entrance and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Cypress Drive, an existing public road, is proposed to be further improved in the future contiguous to this property as a 36-foot closed section roadway on the 50-foot right-of-way as it has been southwesterly therefrom to Beach Drive (See drawing #64-1755, File 5).

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.



# Development Design Group, Ltd.

216 Washington Avenue  
Towson, Maryland 21204

Richard B. Williams, President  
Wayne E. Maisenholder  
Land Surveyor

February 9, 1981

Baltimore County Zoning Department  
Attn: Mr. Nicholas Commadari

Re: Revisions to zoning plat for proposed  
car wash operation dated February 3, 1981

Dear Mr. Commadari:

We are herin submitting ten (10) prints of revised zoning plat for the subject site. The revisions have been made due to request by the petitioner, and, although minor in nature, explanation is as follows:

- (1) The previous plat had indicated a row of wheel stops along the rear of the existing building to prevent bumper overhang which could tend to block rear exits. Due to possible tripping hazard, the petitioner has requested that a proposed bituminous curb be indicated.
- (2) The previous plat had called for rows of aborvitae, most of which would have been planted outside of the proposed 4 foot slatted screen fence. In that there is an abundance of large shade trees in the immediate area, the feeling is that aborvitae may not thrive in such an environment. Further, the petitioner, by indicating berberis julianae (wintergreen barbery) feels the proposed fence would be more secure from vandalism.

These are the only two revisions to the previous plat bearing the revised date of January 6, 1981. Should you require additional copies of this letter to accompany distribution of these plats, please advise.

Very truly yours,

*Wayne E. Maisenholder*  
Wayne E. Maisenholder

WEM/sjw

c.c. Mr. Philip Radcliffe  
Mr. Newton Williams

April 30, 1981

J. Earle Plumhoff, Esquire  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
NW/corner of Wilson Point Road and  
Cypress Drive - 15th Election District  
Stansbury Associates - Petitioner  
Case No. 81-155-X (Item No. 98)

Dear Mr. Plumhoff:

Please be advised that an Appeal has been filed by Charles F. Bittman, President of Wilson Point Civic Improvement Association from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above-referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

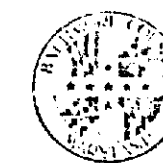
*William E. Hammond*  
William E. Hammond  
Zoning Commissioner

WEH:klr

cc: John W. Hessian, III, Esquire  
People's Council

Mrs. Alberta Pugh  
843 Middlesex Road  
Baltimore, Maryland 21221

Ms. Lillian Vallis  
1914 Wilson Point Road  
Baltimore, Maryland 21220



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

March 23, 1981

J. Earle Plumhoff, Esquire  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
NW/corner of Wilson Point Rd. and  
Cypress Dr. - 15th Election District  
Stansbury Associates - Petitioner  
NO. 81-155-X (Item No. 98)

Dear Mr. Plumhoff:

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

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Lillian Vallis  
1914 Wilson Point Road  
Baltimore, Maryland 21220

Mrs. Alberta Pugh  
843 Middlesex Road  
Baltimore, Maryland 21221

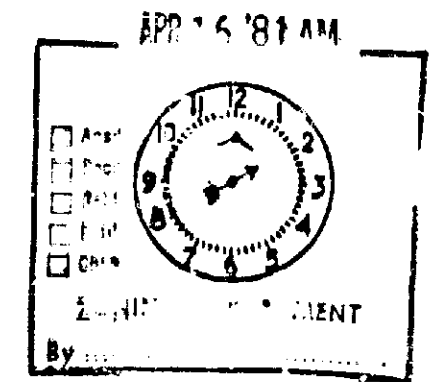
John W. Hessian, III, Esquire  
People's Counsel

## Wilson Point Civic Improvement Association

BALTIMORE, MARYLAND 21220

April 15, 1981

Zoning Commission  
Baltimore County, Maryland  
111 W Chesapeake Ave  
Towson Maryland 21204  
Attn: Mr. Mory Campagna



Re: Car Wash - Wilson Point  
Stansbury Associates - Petitioner  
Wilson Point Rd + Cypress Dr.  
15th Election District  
No. 81-155-X (Item No. 98)

Dear Mr. Campagna,

Enclosed, please find a check for \$75.00 for an appeal in behalf of Wilson Point Civic Improvement Assn. for the proposed car wash on Wilson Point. Permit was granted with ten restrictions. This installation will create a nuisance in our Community. It will be a perfect congregation spot after dark and will bring undesirable into the area. Testimony at the hearing stated that at least 10% of the flow will wash into Dashed Creek. Residents of Wilson Point, for years, have fought to clean up their river and will guard against any pollutants entering the water. There is only one entrance and exit into the area, so the traffic pattern will be altered.

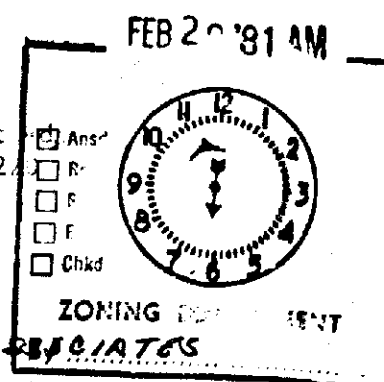
We appreciate any assistance you can give in this matter.

Very truly yours,

*Charles F. Bittman*  
Charles F. Bittman, President  
Wilson Point Civic Improvement Assn.  
Please send all inquiries to:  
Mrs. Lillian Vallis, Zoning Chairman  
1914 Wilson Point Rd  
Baltimore Md 21220

91-377

1824 Wilson Point  
Baltimore, Md 21204  
February 19, 1981



STANSBURY ASSOCIATES  
Re: Car Wash Application  
Wilson Pt. & Dashed  
2-23-81 1:45 P.M.  
81-155-X

Mr. William Hammond  
Zoning Comm. of Baltimore County  
County Office Building  
111 West Chesapeake Ave.  
Towson, Maryland 21204

Dear Mr. Hammond:

Through the years I have learned to be wary of all zoning applications in this area, which could ever be considered as a "change in zoning" when future zoning applications come before the Zoning Board. Wilson Point has retained residential zoning because concerned residents have responded to all applications which posed a threat.

I have no objection to the installation of a Car Wash if:

1. The granting of this permit does not jeopardize the residential zoning of Wilson Point.
2. If the run-off does not go into the storm drains and end up polluting the river.
3. If the run-off does not add to existing problems or impair the present sewer system.
4. If the car wash area does not become a littering and loitering hang-out for teen-age terrorists to harass shoppers and residents.
5. Does not add to the work of already over-burdened police force.
6. If high enclosure does not become a convenient shield for the transfer of stolen articles to "fences". With easy access to the Beltway this could become a problem.
7. If the applicant will at all times be responsible for the physical appearance of the area, the behavior of operators and patrons, and be responsive to residents complaints if any should occur.

I regret circumstances are such that I cannot attend the hearing. It is hoped in making your decision you will consider my concerns.

Respectfully,

*Octavia Brummelen*  
Octavia Brummelen

## LAW OFFICES OF NOLAN, PLUMHOFF & WILLIAMS

204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

AREA CODE 301  
TELEPHONE  
823-7800

December 15, 1980

The Hon. William E. Hammond, Esquire  
Zoning Commissioner for Baltimore County  
County Office Building  
Towson, Maryland 21204

and

The Hon. Jean M. H. Jung  
Deputy Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Request That Stansbury Associates  
Special Exception Case for a Car Wash  
in a B.L.-C.N.S. Zone be Assigned on  
a Monday.

Dear Commissioner Hammond and Commissioner Jung:

Confirming my recent telephone conversation with Mr. Commadari, it would be greatly appreciated if this matter could be set for hearing on a Monday, to accommodate the legislative schedule of Kenneth H. Masters, of this office, who will be handling the hearing.

We understand from Mr. Commadari that Zoning Advisory Comments are beginning to come in, but that the matter will probably be set for some time in the latter part of January or shortly thereafter.

Accordingly, since the legislative session begins on January 14th, Mr. Masters will be in Annapolis on Tuesdays through Fridays, but the Legislature is not ordinarily in session on Mondays during the business day.

Thanking you and your Staff for your kind attention to this request, I am

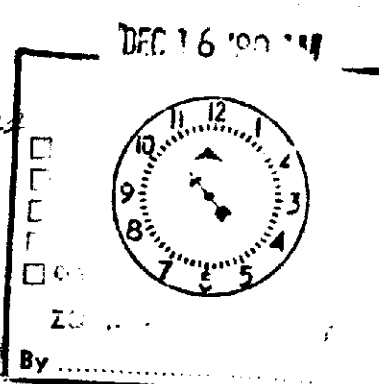
Respectfully,

*Newton A. Williams*  
Newton A. Williams

NAW/hl

cc: Nicholas B. Commadari, Chairman  
Zoning Advisory Committee

Ms. Sondra A. Jones  
Zoning Commissioner's Office



494-3180

## County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204  
January 18, 1983

J. Earle Plumhoff, Esq.  
204 W. Pennsylvania Ave.  
Towson, Md. 21204

Dear Mr. Plumhoff:

Re: Case No. 81-155-X  
Stansbury Associates

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Encl.

cc: Lillian Vallis  
Mrs. Alberta Pugh  
Mrs. Herman Bauer  
Mr. Charles Bittman  
Ms. Octavia Brummelen  
Kenneth H. Masters, Esq.  
N. Gerber  
J. Hoswell  
J. W. Hessian, Esq.  
J. Jung  
J. Dyer  
W. Hammond

494-3180

## County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204  
November 20, 1981

### NOTICE OF POSTPONEMENT

CASE NO. 81-155-X STANSBURY ASSOCIATES  
Wilson Point Road and Cypress Drive  
15th District

Scheduled for hearing on THURSDAY, DECEMBER 10, 1981 at 10 a.m. has been POSTPONED at the request of counsel for Petitioner, and will be rescheduled at a later date.

cc: Kenneth H. Masters, Esq. Counsel for Petitioners  
Stansbury Associates Petitioner  
c/o J. Earle Plumhoff, Esq.  
Ms. Lillian Vallis, Zoning Chairman Wilson Point Civic Imp. Assoc. Protestant  
Mrs. Alberta Pugh Middle River Civic Assoc. "  
Mrs. Herman Bauer  
Mr. Charles Bittman, President Wilson Point Civic Imp. Assoc. Protestant-Appellant  
Ms. Octavia Brummelen  
John W. Hessian, III, Esq. People's Counsel  
Mr. W. E. Hammond  
Mr. J. E. Dyer  
Ms. Jean Jung  
Mr. N. E. Gerber  
Mr. J. G. Hoswell

Edith T. Eisenhart, Adm. Secretary

J. EARLE PLUMHOFF  
NEWTON A. WILLIAMS  
WILLIAM M. HESSON, JR.  
THOMAS J. RENNER  
KENNETH H. MASTERS  
STEPHEN J. NOLAN  
WILLIAM P. ENGLEHART, JR.  
JEAN W. SADOWSKY

LAW OFFICES  
**NOLAN, PLUMHOFF & WILLIAMS**  
CHARTERED  
204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

AREA CODE 301  
TELEPHONE  
823-7800

November 13, 1981

Chairman and Members of the  
County Board of Appeals  
Room 219 Court House  
Towson, Maryland 21204

Re: Case No. 81-155-X  
Petitioner: Stansbury Associates  
Scheduled Hearing Date: Thursday,  
December 10, 1981 at 10:00 a.m.

Dear Mr. Chairman and Members of the Board:

I am writing on behalf of my client, Stansbury Associates, who was granted a special exception with restrictions by the Deputy Zoning Commissioner on March 23, 1981. An appeal of the Deputy Zoning Commissioner's Order was taken by members of the Wilson Point Improvement Association.

I am writing to request an indefinite postponement of this hearing for the reason that my client is now uncertain, given current economic conditions including the extraordinary high cost of money, as to whether Stansbury Associates intends to proceed with the car wash project which was the basis for the request for special exception.

A change in economic conditions in the future may well cause my client to request that this matter be set in for a hearing, but for the present my client desires not to proceed further with this matter. Therefore, I would respectfully request that this matter be removed from the assignment for December 10, only to be rescheduled at the request of the petitioner.

By copies of this letter I am advising the protestants and others of this request.

Very truly yours,

*Kenneth H. Masters*  
Kenneth H. Masters  
Attorney for the Petitioner

KHM:jka

cc: See page two

RECEIVED  
BALTIMORE COUNTY  
NOV 18 1981

Chairman and Members of the  
County Board of Appeals  
Re: Case No. 81-155-X  
Petitioner: Stansbury Associates

- 2 -

November 13, 1981

cc: Ms. Lillian Valis  
1914 Wilson Point Road  
Baltimore, Maryland 21220

Mr. Charles Bittman  
c/o 1914 Wilson Point Road  
Baltimore, Maryland 21220

Mr. Norman Gerber  
Director of Planning and Zoning  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

John W. Hessian, III, Esquire  
People's Counsel  
County Office Building  
Towson, Maryland 21204

Mrs. Jean Jung  
Deputy Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Wayne Maisenholder, P.L.S.  
Development Design Group, Ltd.  
1107 Kenilworth Drive  
Towson, Maryland 21204

Mr. Hugh E. Gelston  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

10/9/81 - Notified the following of hearing set for Thurs. Dec. 10, 1981, at 10 a.m.:

Stansbury Associates/c/o E. Plumhoff  
N. Gerber and J. Hoswell  
J. Hessian  
Jean Jung  
J. Dyer  
Wm. Hammond  
Ms. L. Valis  
Mrs. Alberta Pugh  
Mrs. H. Bauer  
Mr. C. Bittman  
Ms. O. Brummelen

*Postponed 11-20-81  
Requested by Petitioner  
It is not rescheduled unless  
requested by Petitioner*

494-3180

**County Board of Appeals**  
Room 219, Court House  
Towson, Maryland 21204  
November 19, 1982  
**NOTICE OF ASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-155-X

STANSBURY ASSOCIATES

Wilson Point Rd. and Cypress Drive

15th District

Re: Car Wash

3/23/81 - D.Z.C.'s Order--GRANTED

ASSIGNED FOR:

THURSDAY, JANUARY 27, 1983, at 10 a.m.

cc: Stansbury Associates

Petitioner

J. Earle Plumhoff, Esq.

Protestant

Ms. Lillian Valis

"

Mrs. Alberta Pugh

"

Charles Bittman

"

Mrs. Herman Bauer

"

Ms. Octavia Brummelen

"

Kenneth H. Masters, Esq.

Counsel for Petitioner

N. Gerber

"

J. Hoswell

"

J. W. Hessian, Esq.

People's Counsel

J. Jung

"

J. Dyer

"

W. Hammond

"

June Holmen, Secy.

11/19/82 - Following were notified of hearing set for Thursday, Jan. 27, '83, at 10 a.m.:

Stansbury Associates  
J. Earle Plumhoff  
N. Gerber and J. Hoswell  
J. Hessian  
J. Jung  
W. Hammond  
Ms. Lillian Valis  
Mrs. Alberta Pugh  
Mrs. Herman Bauer  
Charles Bittman  
Octavia Brummelen  
Kenneth Masters



**Baltimore County, Maryland**  
PEOPLE'S COUNSEL  
RM. 223, COURT HOUSE  
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III  
People's Counsel  
PETER MAX ZIMMERMAN  
Deputy People's Counsel

TEL. 494-2108

November 19, 1981

The Honorable  
William T. Hackett, Chairman  
County Board of Appeals  
Rm. 203, Court House  
Towson, Maryland 21204

RE: STANSBURY ASSOCIATES, Petitioner  
Zoning Case No. 81-155-X

Dear Chairman Hackett:

In reference to the letter dated November 13, 1981 from Kenneth H. Masters requesting an indefinite postponement, it is the view of this office that, in fairness to all parties, the Board should not grant a postponement without time limits.

While we would not object to a postponement of the December 10, 1981 hearing, we suggest that if the matter is not set in for hearing by June, 1982, the petition should be dismissed.

Very truly yours,

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

cc: Kenneth H. Masters, Esquire  
Charles Bittman

RECEIVED  
BALTIMORE COUNTY  
NOV 20 11 30 AM '82  
BY: CLERK OF APPEALS

J. EARLE PLUMHOFF  
NEWTON A. WILLIAMS  
WILLIAM M. HESSON, JR.  
THOMAS J. RENNER  
KENNETH H. MASTERS  
STEPHEN J. NOLAN  
WILLIAM P. ENGLEHART, JR.  
G. SCOTT BARNHART  
ROBERT L. HANLEY, JR.

LAW OFFICES  
**NOLAN, PLUMHOFF & WILLIAMS**  
CHARTERED  
204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

AREA CODE 301  
TELEPHONE  
823-7800

MAILING ADDRESS  
P.O. BOX 5488  
TOWSON, MARYLAND 21204

January 13, 1983

HAND DELIVERED

County Board of Appeals  
Court House - Room 219  
Towson, Maryland 21204

Re: Stansbury Associates  
Case No. 81-155-X  
Wilson Point and Cypress Drive

Gentlemen:

Please be advised that the petitioner, Stansbury Associates, desires to abandon this Petition for Special Exception. Neither the petitioner nor anyone representing the petitioner will appear at the Board of Appeals hearing scheduled for Thursday, January 27, 1983 at 10:00 a.m. The petitioner understands that upon its failure to present any evidence to support its position, the relief requested by the protestants will be granted and the decision of the Deputy Zoning Commissioner of Baltimore County, dated March 23, 1981, will be reversed.

By carbon copy of this letter to all parties involved, the petitioner hopes to avoid any inconvenience that may result. If the Board has any questions or comments, please contact me.

Very truly yours,

*Newton A. Williams*  
Newton A. Williams

NAW:GSB:jka

cc: Stansbury Associates  
Ms. Lillian Valis  
Mrs. Alberta Pugh  
Mrs. Herman Bauer  
Mr. Charles Bittman  
Ms. Octavia Brummelen  
N. Gerber, Planning Office  
J. Hoswell, Planning Office  
J. W. Hessian, Esq., People's Counsel  
J. Jung, Zoning Office  
J. E. Dyer, Zoning Office  
W. Hammond, Zoning Office

RECEIVED  
BALTIMORE COUNTY  
JAN 13 2 03 PM '83  
BY: CLERK OF APPEALS

**Development Design Group, Ltd.**

216 Washington Avenue  
Towson, Maryland 21204

Richard B. Williams, President  
Wayne E. Maisenholder  
Land Surveyor

(301) 828-0727

October 2, 1980

DESCRIPTION TO ACCOMPANY ZONING PETITION  
FOR SPECIAL EXCEPTION FOR PROPOSED CAR WASH  
NORTHWEST CORNER WILSON POINT ROAD & CYPRESS DRIVE

Beginning for the same at the northwest corner of the right-of-way lines of Wilson Point Road and Cypress Drive and running thence binding along the northerly side of said Cypress Drive (1) South 59°33'15" West 406 feet more or less, thence leaving said drive (2) North 31°00' West 165 feet more or less, thence (3) North 59°33'15" East, for part of the distance binding on the existing zoning line separating the EL-CNS zone and the DR-16 zone, it all 408.3 feet more or less to the southwesterly side of Wilson Point Road, thence binding along said southwesterly side (4) southeasterly by a curve to the left with a radius of 799.94 feet and a length of 165.3 feet more or less.

Containing 1.53 acres of land more or less.

Saving and excepting that portion of the land herein described which is zoned DR-16.

This description has been prepared for zoning purposes only and is not intended for use in establishing property lines or parts of property lines thereof.



February 19, 1981  
91-378  
Mrs. Herman F. Bauer  
1920 Wilson Point Road  
Baltimore, Maryland 21220  
FEB 20 1981 AM  
By [Signature]  
Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Dear Mr. Hammond,  
I am very concerned about the possibility of having a car wash on Wilson Point.

The people who have lived here, over a period of many years, have spared no effort in trying to maintain the residential status of this community and, have been successful.

Up until a few years ago, we have felt safe in our homes and on our streets. At the present time crime - breaking and vandalism has increased so much that we are afraid to go out or stay home. Many of us feel like prisoners in our own homes.

I have given this introduction because there is our concern. When Stansbury Manor was built about forty years ago, a small shopping area was provided to fulfill neighborhood needs. This has been maintained all these years.

Adding a car wash would certainly serve as an opening wedge for more commercialism. Less than one mile

east of the location, the same type of automatic car wash and it does little business, to the north is one of the type that washed the car while the driver remains inside. There is plenty of space & little used roads or parking areas for people to wash their own cars. Since there is no need, it would seem ill-advised to allow this.

The other concern is that it would become a place to use as a hangout for young people both delinquent and prospective of which we have more than our share.

A few years ago a game and billiard room rented the of the small store directly in front of the proposed area and the amount of loitering and trouble it fostered is unbelievable. There was gambling, drug abuse, and harassment of customers and cars. The number of police then and now is absolutely inadequate for the need. Now that the store is gone, we again feel free to come & go.

This proposed construction would offer a new gathering point for the same old game. So we ask you to consider the greater good of the community and not the small financial gain to the operator.

Very truly yours,  
Hazel S. Bauer  
aka Herman F. Bauer

91-378  
JANSOURY ASSOCIATES  
91-155-X  
February 19, 1981  
Mrs. Herman F. Bauer  
1920 Wilson Point Road  
Baltimore, Maryland 21220  
FEB 20 1981 AM  
By [Signature]  
Mr. Jean M. Jung  
Deputy Zoning Commissioner  
Baltimore, County  
Dear Mr. Jung,  
We are very much interested in the possibility of having a car wash on Wilson Point.

The people who have lived here for many years have spared no effort in trying to maintain the residential status of this community.

Up until a few years ago, we have felt safe in our homes and on our streets. At the present time crime - robbery, breaking and vandalism has increased so much that we are afraid to stay home and go out. Many of us feel like prisoners in our own homes.

I have given this introduction because there is our concern. When Stansbury Manor was built about forty years ago, a small shopping area was provided to fulfill neighborhood needs. This has been maintained ever since.

Adding a car wash would inevitably serve as an opening wedge for more commercialism. Less than one mile east of the location is the same type of automatic car wash

and it is doing very little business, to the north is one of the type that washed the car while the driver remains inside. There is plenty of space on little used roads and parking areas for people to wash their own cars. Since there is no need, it would seem ill-advised to allow this construction. The other concern is that it would become a place to use as a hangout for young people both delinquent and prospective of which we have more than our share.

A few years ago a game and billiard room opened in one of the small stores directly in front of the proposed area and the amount of loitering and trouble it caused is unbelievable. There was gambling, drug abuse, and harassment of customers and cars. The number of police then and now is absolutely inadequate for the need. Now that the store is gone we again feel free to come and go.

This proposed construction would offer a new gathering point for the same old game. So we ask you to consider the greater good of the community and not the small financial gain to the operator.

Very truly,  
Hazel S. Bauer  
and Herman Bauer

Please drive before setting,  
Stansbury Assoc. 12/15/80

Dear Andrea:

Ken Masters in our office is to handle Stansbury Association, Cypress Dr. - S.E. for Car Wash. Per Nick's advice we are asking Comm. Hammond & Comm. Jung to sit on a Monday due to legislative duties by letter. Please do not set case w/o talking to us. Thanks,  
Newton

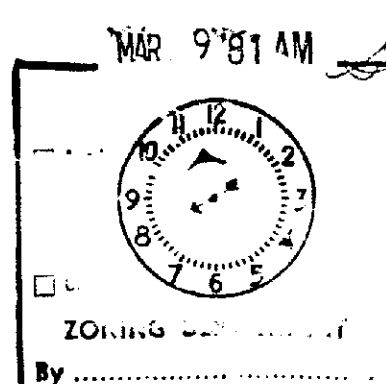
823-7800

LAW OFFICES OF  
NOLAN, PLUMHOFF & WILLIAMS  
204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

NEWTON A. WILLIAMS  
TELEPHONE 823-7800

91-199  
Feb  
Lillian M. Valis  
1914 Wilson Point Road  
Middle River, Maryland 21220  
March 5, 1981  
Mrs. Jean M. Jung  
Deputy Zoning Commissioner  
11 W. Chesapeake Avenue  
Baltimore, Md. 21204  
Dear Mrs. Jung,  
RE: Proposed Car Wash  
Cypress Drive - Wilson Point

Mrs. Alberts Pugh and I thought the enclosed photos would be helpful. Thank you for your courtesy.



Sincerely,  
Lillian Valis

Donell Hutchinson spoke at the Wilson Point Civic Improvement Assn. meeting on Thursday, April 4th. The serious break-ins continue more often. There were four within the past week.

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

February 9, 1981

J. Earl Plumhoff, Esquire  
Nolan, Plumhoff & Williams  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
NW/C Wilson Pt. Rd & Cypress Dr.  
Stansbury Associates  
Case No. 81-155-X

Dear Mr. Plumhoff:

This is to advise you that \$58.38 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
[Signature]  
WILLIAM E. HAMMOND  
Zoning Commissioner

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

No. 095177

DATE Feb. 27, 1981 ACCOUNT 01-662

AMOUNT \$58.38

RECEIVED FROM Newton A. Williams, Esquire  
FOR Adv. & Posting for Case No. 81-155-X

35376122 5938

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15 Date of Posting 2/18/81  
Posted for: Petition for Special Exception  
Petitioner: Stansbury Associates  
Location of property: NW/C Wilson Pt. Rd & Cypress Dr.  
Location of Signs: facing intersection of Wilson Pt. Rd. with Cypress Dr.  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 2/17/81  
Number of Signs: 1

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15 Date of Posting 5/17/81  
Posted for: Board of Appeals  
Petitioner: Stansbury Associates  
Location of property: Wilson Pt. Rd & Cypress Drive  
Location of Signs: facing intersection of Wilson Pt. Rd. with Cypress Dr.  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 5/22/81  
Number of Signs: 1

Petition For  
Special Exception  
15th District  
Zoning: Petition for  
Special Exception  
Location: Northwest  
corner of Wilson Point Road  
and Cypress Drive  
Date & Time: Monday,  
February 23, 1981 at 1:45  
p.m.  
Public Hearing: Room  
106, County Office  
Building, 111 W.  
Chesapeake Avenue,  
Towson, Md.  
The  
Commissioner of Baltimore  
County, by authority of the  
Zoning Act and  
Regulations of Baltimore  
County, will hold a public  
hearing.  
Petition for Special  
Exception for a car wash  
All that parcel of land in  
the Fifteenth District of  
Baltimore County  
Beginning for the same  
at the northwest corner of  
the 1/4 right-of-way line of  
Wilson Point Road and  
Cypress Drive and running  
thence bounding along the  
northerly side of said  
Cypress Drive (1) south 55°  
15' 15" west 405 feet more  
or less, thence leaving said  
drive (2) north 21° 00' West  
165 feet more or less,  
thence (3) North 66° 33'  
5' East for part of the  
distance bounding on the  
existing zoning line  
separating the DL-15  
zone and the DB-16 zone, in  
all 408.3 feet more or less  
to the southeasterly side  
of Wilson Point Road,  
thence bounding along said  
southeasterly side (4)  
southeasterly by a curve to  
the left with a radius of  
799.94 feet and a length of  
165.3 feet more or less,  
Containing 1.53 acres of  
land more or less.  
Selling and accepting  
that portion of the land  
person described which is  
shown on plat plan filed  
in the Zoning  
Department.  
Being the property of  
Stansbury Associates, as  
shown on plat plan filed  
with the  
Department.  
Hearing Date:  
Monday, Feb 23, 1981  
AT 1:45 P.M.  
Public Hearing: Room  
106, County Office  
Building, 111 W.  
Chesapeake Avenue,  
Towson, Maryland  
BY ORDER OF  
William E. Hammond  
Zoning Commissioner  
of Baltimore County

The Essex Times  
Essex, Md., Feb 5 1981

This is to Certify, That the annexed  
Petition

was inserted in The Essex Times, a newspaper  
printed and published in Baltimore County, once in  
each of one successive  
weeks before the 5th day of  
Feb 1981  
John D. Wright Jr. Publisher.

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

No. 097251

DATE May 1, 1981 ACCOUNT 01-662

AMOUNT \$75.00

RECEIVED FROM Evelyn S. Durham, Treasurer of Wilson Point  
Civic Improvement Association  
FOR Filing Fee for Appeal Case 81-155-X

3304222 1 75.00

VALIDATION OR SIGNATURE OF CASHIER