

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: Eugene P. Smith, Esquire
(Type or Print Name)
Signature _____
Address 14th Floor, Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201
City and State _____
Attorney's Telephone No.: 301-332-8713

Legal Owner(s): NORTHVIEW ASSOCIATES, a Maryland Partnership
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name and telephone number of legal owner, contract purchaser or representative to be contacted: Eugene P. Smith, Attorney for Property Owner
Name _____
Telephone No. 301-332-8713

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of October, 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 27th day of October, 1981, at 9:30 o'clock A.M.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 22, 1981

Eugene P. Smith, Esquire
14th Floor, Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

RE: Item No. 15
Petitioner - Northview Associates
Special Exception Petition

Dear Mr. Smith:

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

Because of your client's proposal to construct a car wash in the existing Northview Shopping Center, this Special Exception is required.

Particular attention should be afforded to the comments of Current Planning and the State Highway Administration.

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 B. COMMADARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURES

cc: George W. Stephens, Jr. & Assoc.
303 Alleghany Avenue
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 20, 1981

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

Re: Item #15 (1981-1982)
Property Owner: Northview Associates
N/S Belair Road 384' E. of Glen Park Rd.
Acres: 0.475 District: 11th

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.

General:

Baltimore County highway and utility improvements are not directly involved.

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances 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.

The entrance locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

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.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 15 (1981-1982).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:iss
cc: Jack Wimbley

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: August 12, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #239 - Ghulan Sarwar
- Item #247 - Betty Lee Dilany, et al
- Item #10 - Fung Kun Lun, et al
- Item #11 - Baltimore and Ohio Railroad Company
- Item #14 - Lewis Investment Company
- Item #15 - North View Associates
- Item #16 - Transportation Displays, Inc.
- Item #17 - Gale and Helen Nelson
- Item #18 - William and Kathryn Koenig
- Item #19 - East Bay Development Corp.
- Item #21 - Karen Daniels, et al
- Item #22 - Wesley R. and Cecilia M. Daub
- Item #23 - Demetris Demetris
- Item #24 - Bertha Linnen
- Item #26 - Robert H. and Pearl A. Bouse, Jr.
- Item #27 - Randallstown Associates
- Item #28 - Arundel Lumber Company, Inc.
- Item #29 - Pulaski Industrial Park, Assoc.
- Item #30 - Samuel L. and Margaret B. Brown
- Item #32 - Charles J. and Eva Lee Fischer, Jr.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

July 30, 1981

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 7/21/81
ITEM: #15
Property Owner: Northview Associates
Location: NE/S Belair Road
Route 1-N, 384' E. of Glen Park Road
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for car wash
Acres: 0.475 Acres
District: 11th

Dear Mr. Hammond:

On review of the plan of May 1981, the State Highway Administration will require revisions to the plan.

The revised plan must show the G&E pole, 16' southwest of the northeast property line. This pole must be relocated to improve the sight distance to the northeast and eliminate the existing pole from the proposed entrance.

A trench drain or yard inlet must be located in back of the concrete entrance to accept all run off of the washed vehicles from entering the State Highway.

It is requested that a plan be attached to the revised drawing showing the trench drain connection to the proposed outfall.

It is requested the the plan be revised prior to a hearing date.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley telephone number is (301) 659-1350

P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

September 15, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #15, Zoning Advisory Committee Meeting, July 21, 1981, are as follows:

Property Owner: Northview Associates
Location: NE/Side Belair Road 384' E. of Glen Park Road
Acres: 0.475 acres
District: 11th

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.

Since this site is portion of the Shopping Center, all required screening and landscaping should be shown on the site plan.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

August 27, 1981

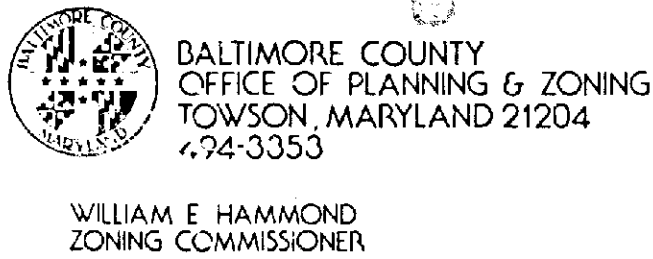
Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 11,12,13,14,15, and 16 of ZAC meeting July 21, 1981.

Michael S. Flanagan
Traffic Engineering Associate II

MSF/jem



October 21, 1981

Eugene P. Smith, Esquire
14th Floor, Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Special Exception
NW/a Belair Rd., 384' NE of Glen Park Rd.
Northview Associates
Case #82-109-X

Dear Mr. Smith:

This is to advise you that \$55.25 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

DATE: 10/26/81 ACC. JUNT. 01-662

AMOUNT: \$55.25

RECEIVED FROM: Weinberg & Green

FOR: Posting & Advertising of Case #82-109-X (Northview Associates)

CO-47 5525 net

VALIDATION OR SIGNATURE OF CASHIER

Eugene P. Smith, Esq.
Equitable Bank Center
100 South Charles Street
Baltimore, Md. 21201

George V. Stephens, Jr. & Assoc.
303 Allegheny Ave
Towson, Md. 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 15th day of September, 1981.

Petitioner: Northview Associates

Petitioner's Attorney: Eugene P. Smith, Esq.

WILLIAM E. HAMMOND
Zoning Commissioner

Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 10/4/81

Posted for: Petition for Special Exception

Petitioner: Northview Associates

Location of property: 384' NE of Glen Park Rd.
Belair Road Rd.

Location of Signs: 384' NE of Glen Park Rd.
Belair Road Rd.

Remarks:

Posted by: [Signature] Date of return: 10/4/81

Signature

Eugene P. Smith, Esquire
14th Floor, Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

September 30, 1981

NOTICE OF HEARING

RE: Petition for Special Exception
NW/a Belair Rd., 384' NE of Glen Park Rd.
Northview Associates - Petitioner
Case #82-109-X

TIME: 9:30 A.M.

DATE: Tuesday, October 27, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

LAW OFFICES
WEINBERG AND GREEN
100 SOUTH CHARLES STREET
BALTIMORE, MD. 21201

FIRM TELEPHONES
BALTIMORE (301) 332-8600
WASHINGTON AREA (202) 546-0400
TELECOPIER (301) 332-8667

WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

July 7, 1981

Hon. William E. Hammond
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Northview Shopping Center
Our File: 15070(17)

Dear Mr. Hammond:

Enclosed herewith is Petition for Special Exception for car wash on .475 acres of land, located on the east side of Belair Road, north of Glenpark Road, Baltimore County, Maryland, together with description and plats, which I ask be filed and scheduled for hearing as soon as possible. Check for \$50.00 to cover the filing costs is likewise enclosed.

Yours very truly,

Eugene P. Smith

119:hs

Enclosures

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 2, 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., on the 1st day of October, 1981, the first publication appearing on the 1st day of October, 1981.

1981

Cost of Advertisement, \$

Petition for Special Exception

LOCATION: Northwest side of Belair Road, 384' NE of Glen Park Road, Baltimore County, Maryland.

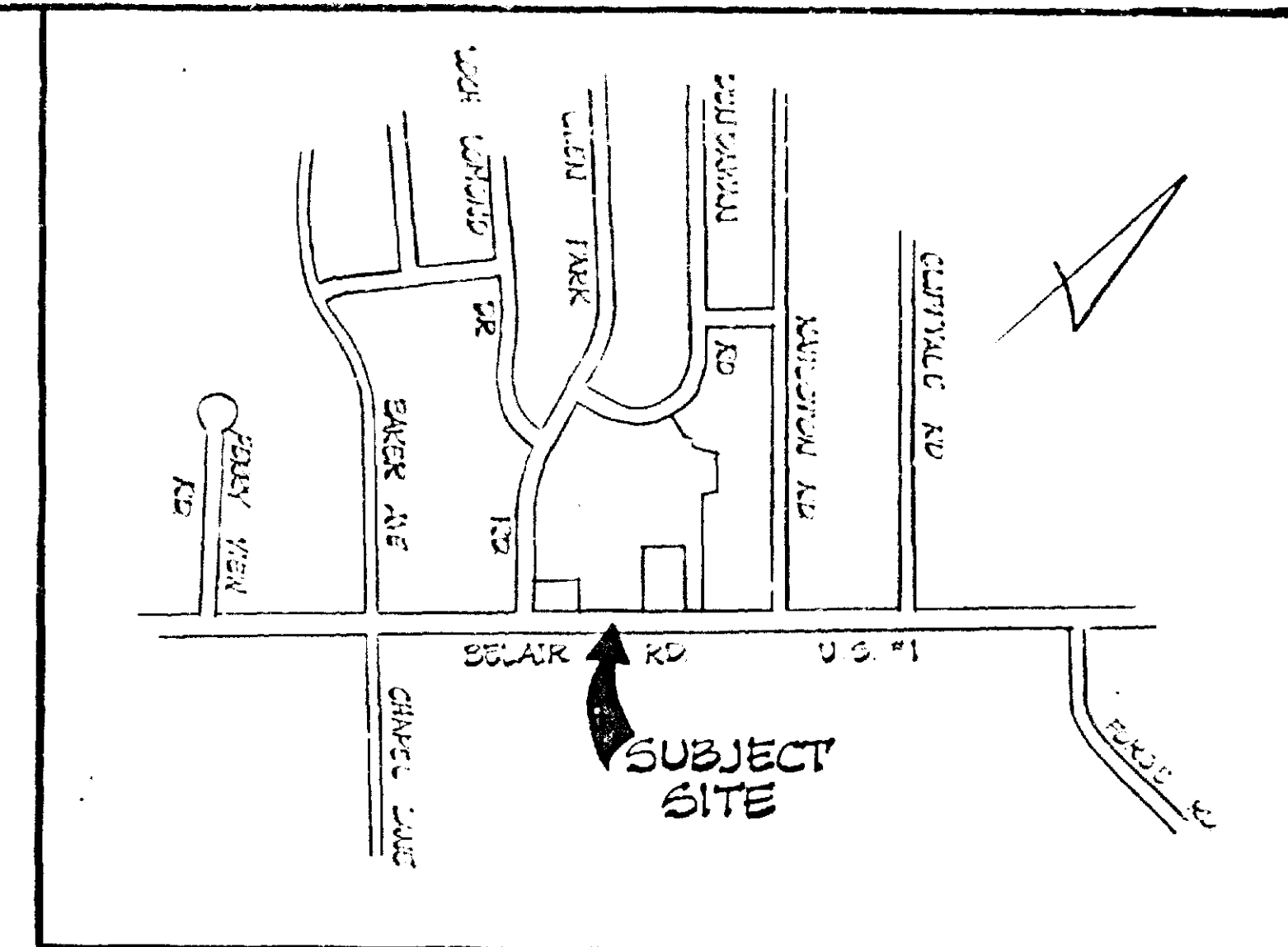
DATE & TIME: Tuesday, October 27, 1981, at 9:30 A.M.

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 on the petition for Special Exception for a car wash.

Beginning for the same on an outline of the Northview Shopping Center at a point measured North 89° 54' 30" East 384 feet more or less from the centerline intersection of Belair Road and Glen Park Road, thence from said place of beginning running the eight following lines:

(1) South 41° 57' 32" West 50.00 feet, (2) North 41° 57' 32" East 199.54 feet, (3) South 41° 57' 32" West 199.54 feet, (4) North 41° 57' 32" East 50.00 feet, (5) South 41° 57' 32" West 199.54 feet, (6) North 41° 57' 32" East 50.00 feet, (7) South 41° 57' 32" West 199.54 feet, (8) North 41° 57' 32" East 50.00 feet, (9) South 41° 57' 32" West 199.54 feet, (10) North 41° 57' 32" East 50.00 feet, (11) South 41° 57' 32" West 199.54 feet, (12) North 41° 57' 32" East 50.00 feet, (13) South 41° 57' 32" West 199.54 feet, (14) North 41° 57' 32" East 50.00 feet, (15) South 41° 57' 32" West 199.54 feet, (16) North 41° 57' 32" East 50.00 feet, (17) South 41° 57' 32" West 199.54 feet, (18) North 41° 57' 32" East 50.00 feet, (19) South 41° 57' 32" West 199.54 feet, (20) North 41° 57' 32" East 50.00 feet, (21) South 41° 57' 32" West 199.54 feet, (22) North 41° 57' 32" East 50.00 feet, (23) South 41° 57' 32" West 199.54 feet, (24) North 41° 57' 32" East 50.00 feet, (25) South 41° 57' 32" West 199.54 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LOCATION MAP
SCALE: 1"=900'

SITE DATA - CAR WASH

AREA OF SPECIAL EXCEPTION 2475 ACRES
EXISTING ZONING: BL-CNS
EXISTING USE: UNIMPROVED EXCEPT FOR A PAVED SECTION PROVIDING 16 PARKING SPACES.

GENERAL NOTES

- (1) PAVING SHALL BE BITUMINOUS CONCRETE SURFACE AND WELL DRAINED.
- (2) LIGHTING SHALL BE CONSISTENT WITH EXISTING LIGHTING WITHIN CENTER.
- (3) HOURS OF OPERATION - 7 DAYS/ WEEK 8AM TO 6PM (AVERAGE)
- (4) RECYCLE SYSTEM - RECIRCULATES 75% TO 80% OF THE WATER.
- (5) SIGN FOR CAR WASH TO BE DOUBLE FACED (6'x6') x 2 = 72 SF TOTAL
- (6) DEED REFERENCE 5332/201

SITE DATA - SHOPPING CENTER

AREA OF SHOPPING CENTER 583 ACRES
EXISTING ZONING: BL-CNS
EXISTING USE: AS SHOWN

PARKING TABULATION

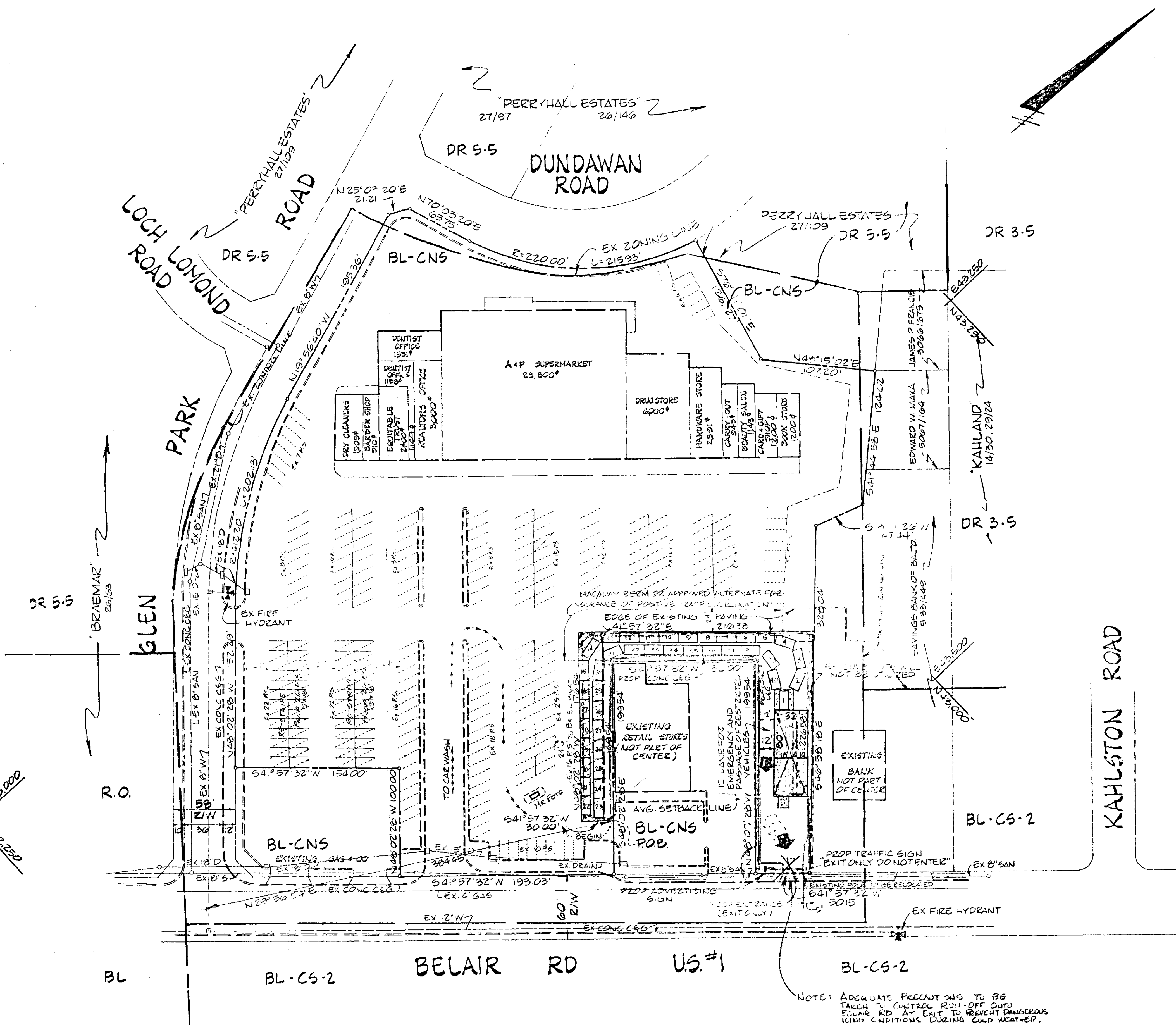
SHOPPING CENTER
DENTAL OFFICES - 2600 SF @ 1 PS/300 SF = 9PS
BANK - 2400 SF @ 1 PS/300 SF = 8PS
REALTOR'S OFF - 3000 SF @ 1 PS/300 SF = 10PS
RETAIL STORES - 33,144 SF @ 1 PS/300 SF = 110PS
TOTAL REQD = 137PS
EXISTING SPACES 230 - 6 = 230PS
PROPOSED WITH RESTRIPING = 238PS

PROPOSED CAR WASH
CAPACITY = 60 CARS/HZ
STACKING SPACES REQ'D = 60/2 + 10 = 40
STACKING SPACES SHOWN = 40

PLAT TO ACCOMPANY
A PETITION
-FOR-
A SPECIAL EXCEPTION
TO PERMIT
A CAR WASH
IN
AN EXISTING BL-CNS ZONE

NORTHVIEW SHOPPING CTR
BALTIMORE CO, MD ELECT. DIST #11
SCALE: 1"=50' MAY 1980

MAP NO. 11
ELECTION DISTRICT DATE 5/27/80
TYPE MAP-G X
BY B/L
FINAL BY

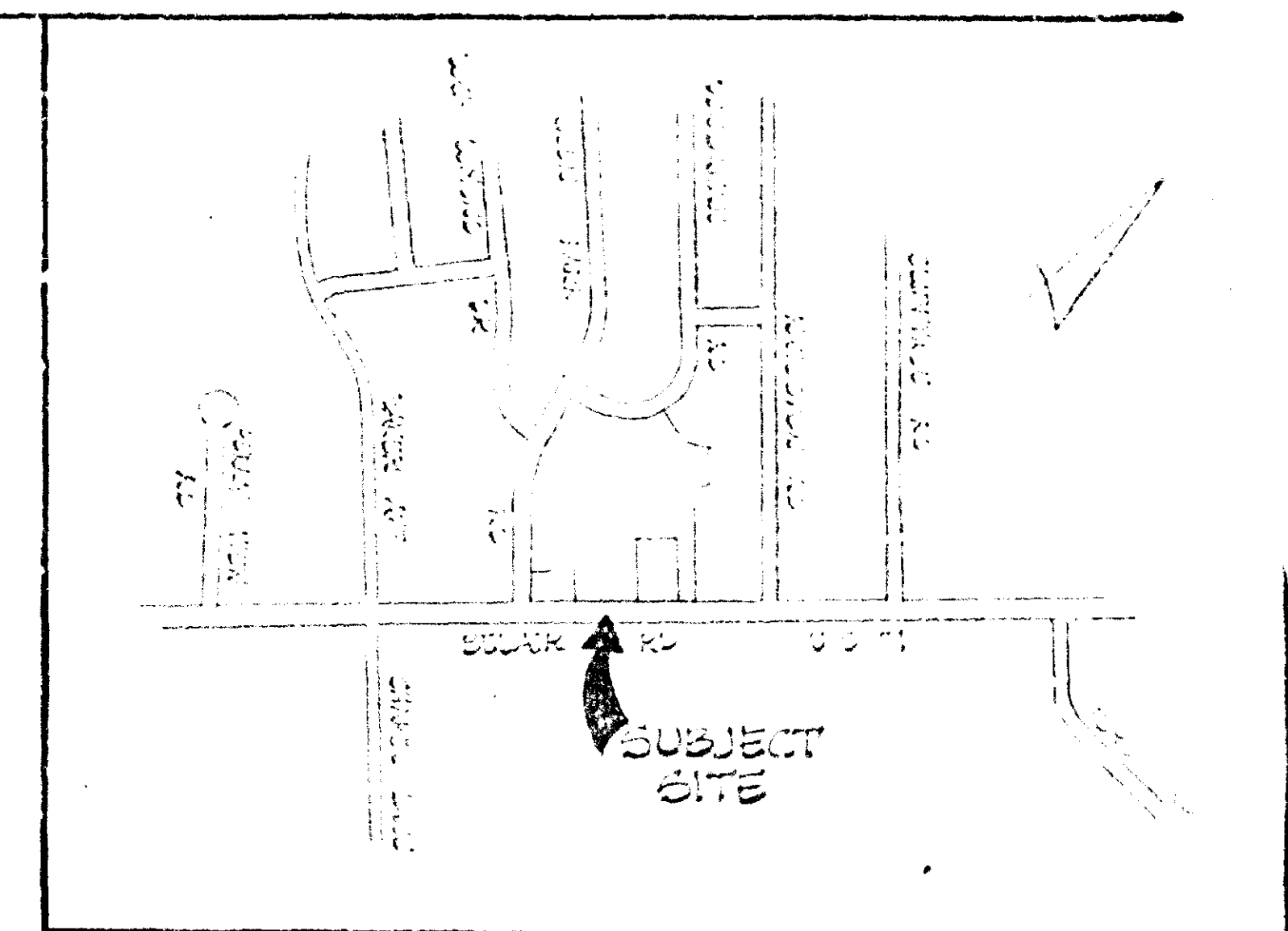


NOTE: ADEQUATE PRECAUTIONS TO BE TAKEN TO CONTROL RUN-OFF ONTO BELAIR RD AT EXIT TO PREVENT DANGEROUS ICING CONDITIONS DURING COLD WEATHER.

OWNER:
NORTHVIEW ASSOCIATES
2 CHAZD & CARTER ET AL.
8403 LOCH RAVEN BLVD
TOWSON, MARYLAND 21204

GEORGE W STEPHENS JR.
AND ASSOCIATES INC.
#303 ALLEGHANY AVENUE
TOWSON, MARYLAND 21204
CONSULTING ENGINEERS
AND LAND SURVEYORS

WATER AND SEWER FACILITIES EXIST



LOCATION MAP
SCALE: 1"=300'

SITE DATA - CAR WASH

AREA OF SPECIAL EXCEPTION 0.475 ACRES
EXISTING ZONING: BL-CNS
EXISTING USE: UNIMPROVED EXCEPT FOR A PAVED SECTION PROVIDING 16 PARKING SPACES

GENERAL NOTES

- (1) PAVING SHALL BE BITUMINOUS CONCRETE SURFACE AND WELL DRAINED
- (2) LIGHTING SHALL BE CONSISTENT WITH EXISTING LIGHTING WITHIN CENTER
- (3) HOURS OF OPERATION: 7 DAYS WEEK 6AM TO 8PM (AVERAGE)
- (4) RELINQUISH SYSTEM: 20% TO 30% OF THE WATER
- (5) SIGN FOR CAR WASH TO BE DOUBLE FACED (12' X 6' X 2' = 72 SF TOTAL)
- (6) DEED REFERENCE: 8842, 101

SITE DATA - SHOPPING CENTER

AREA OF SHOPPING CENTER 0.883 ACRES
EXISTING ZONING: BL-CNS
EXISTING USE: 45 SHOPS

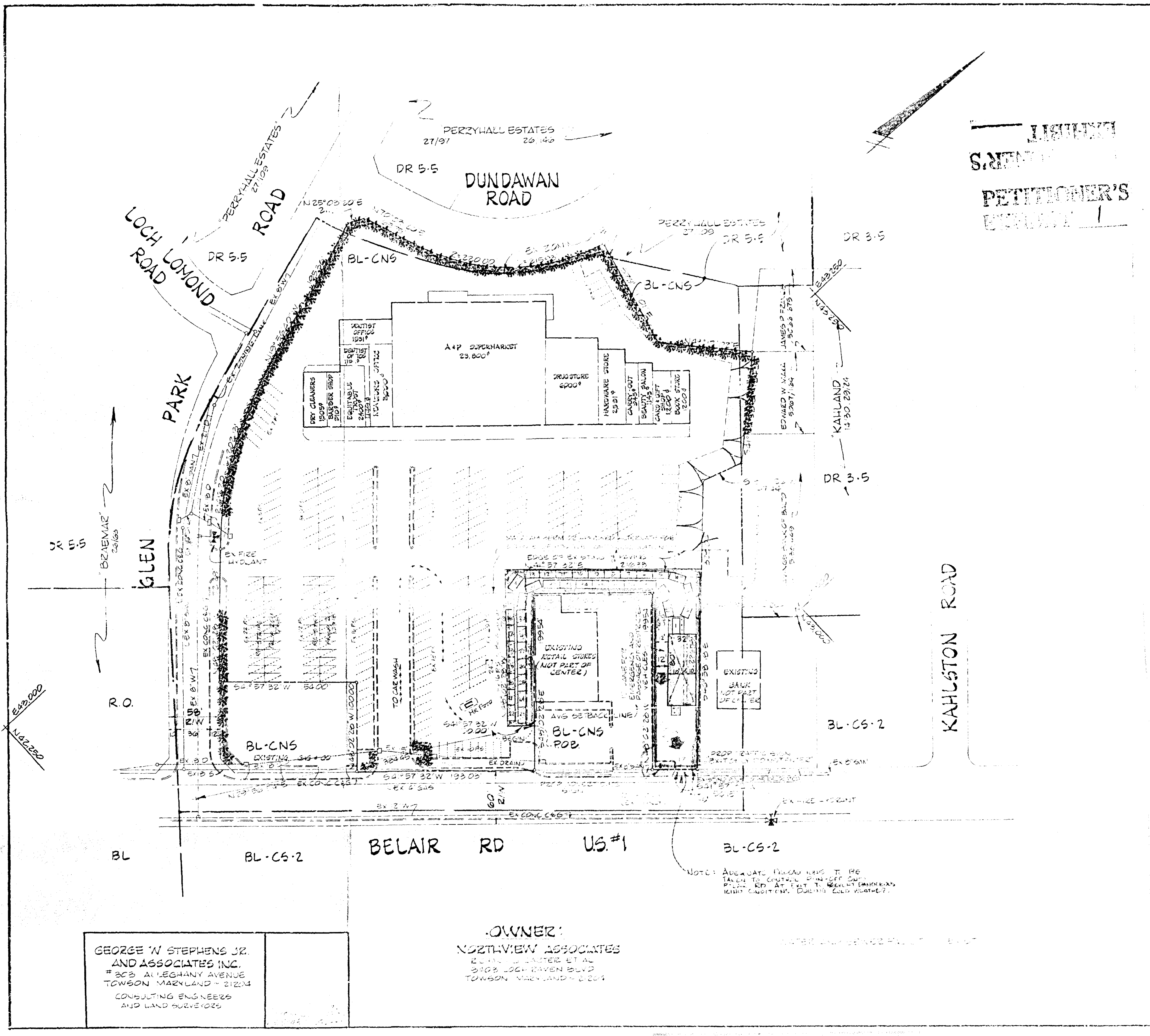
PARKING TABULATION

SHOPPING CENTER
CENTRAL OFFICE - 2,000 SF @ 15' X 300' = 300
BANK - 1,000 SF @ 15' X 100' = 150
DEVELOPER OFF - 1,000 SF @ 15' X 100' = 150
TOTAL: 600

PROPOSED CAR WASH - 60 CARSPACES
STALLING SPACES REQ'D: 10 1/2 X 10
STALLING SPACES SHOWN: 40

**PLAN TO ACCOMPANY
A PETITION
- FOR -
A SPECIAL EXCEPTION
TO PERMIT
A CAR WASH
IN
AN EXISTING BL-CNS ZONE**

NORTHVIEW SHOPPING CENTER
BALTIMORE COND. ELEC. DIVISION
SCALE: 1"=50' MAY 1985



NOTE: ADEQUATE PRECAUTIONS TO BE TAKEN TO PREVENT OVERFLOW OF WATER AT EXIT TO PREVENT EMERGENCY SITUATION DURING COLD WEATHER.

OWNER:
NORTHVIEW ASSOCIATES
201 N. LANTIER ET AL
3903 LOCH RAVEN BLVD
TOWSON, MARYLAND 21204

GEORGE W STEPHENS JR.
AND ASSOCIATES INC.
#303 ALLEGHANY AVENUE
TOWSON, MARYLAND 21204
CONSULTING ENGINEERS
AND LAND SURVEYORS

~~#~~ P.2-109-X

October 4, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 7/21/81
ITEM: #15.
Property Owner: Northview
Associates
Location: NE/S Belair Road
Route 1-N, 384'E. of Glen
Park Road
Existing Zoning: BL-CNS
Proposed Zoning: Special
Exception for car wash
Acres: 0.475 Acres
District: 11th

Dear Mr. Hammond:

The State Highway Administration - Bureau of Engineering Access Permits has reviewed the revised site plan of September 21, 1982 and offer the following comments.

The revised plan showing the 17' depressed entrance relocated to the south to eliminate relocation of the G & E pole is acceptable.

An agreement has been made with the adjoining property owner to the south to allow discharge of surface drainage from the car wash site to freely drain across their parking lot toward an existing inlet. (attached is a copy of the agreement of August 31, 1982 for your use)

The site plan of 9-21-82 carries the following note:

Adequate precautions to be taken to control run-off onto Belair Road at exit to prevent dangerous icing conditions during cold weather.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717, 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. W. Hammond

-2-

October 4, 1982

If run-off from cars creates dangerous conditions, the owner of the car wash shall install inlet and pipe to connect to closed system on adjacent property.

The State Highway Administration will incorporate the agreement of August 31, 1982 into the SHA access permit. The permit will be held for an unspecified period of time beyond construction to check for icing conditions at the newly constructed site in cold weather.

It is requested that all applications be held until access permit is applied for and a performance bond in the amount of \$3,000.00 is posted to guarantee construction.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: G.W. Stephens & Assoc.
Mr. R. Morton

Northview Associates
8403 Loch Raven Blvd.
Baltimore, Maryland 21204

August 21, 1982

Charles B. Marek, M.D.
9712 Belair Road
Baltimore, MD. 21236

Dear Dr. Marek:

Referring to the attached exhibit, which is made a part of this agreement we as owners of record of the parcel of land on the west side of Belair Road immediately to the south of the proposed car wash facility, hereby agree to allow for the discharge of surface drainage from the car wash site to freely drain across our parking lot toward an inlet to the south of a proposed curb cut in the location generally shown on the attached exhibit. It is understood that the water used in the car wash operation within the building enclosure is re-circulated and thus the aforementioned surface discharge onto my property will not include the soapy water discharged from the car wash operation. It is further understood that, should any problems arise, creating further nuisance on my property, that the owner of the adjacent car wash property or his authorized representative will take whatever corrective measures to correct the problem including but not limited to, the piping of this drainage to the aforementioned curb cut at his expense. Changes of drainage either now or in the future, (if construction measures are required in the future) will be done in a workman-like manner, leaving the improvements on my property in the vicinity of said construction in an equal or better condition.

Accepted:

Charles B. Marek

Date 11/7/92

Marie B. Marek

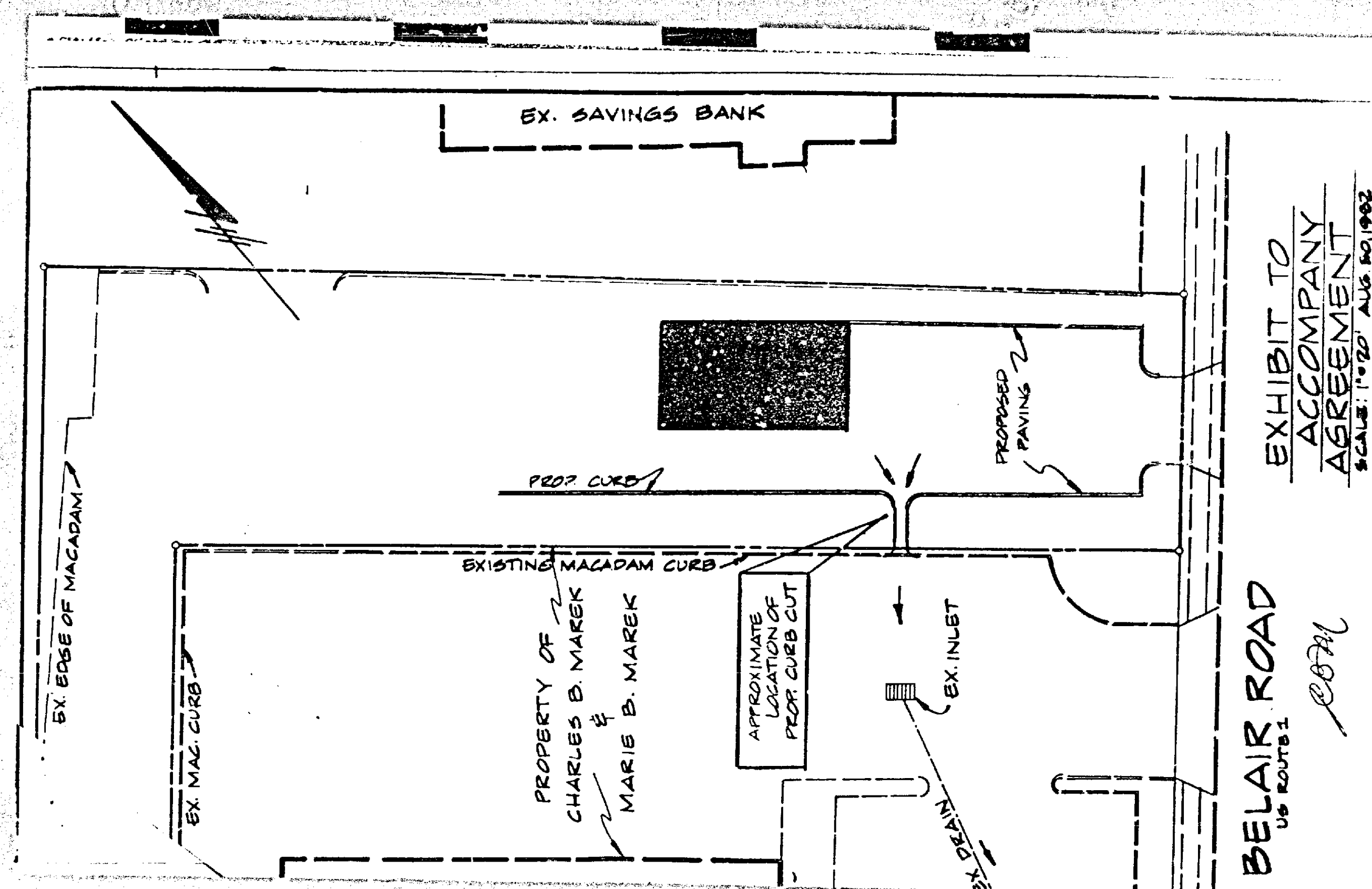
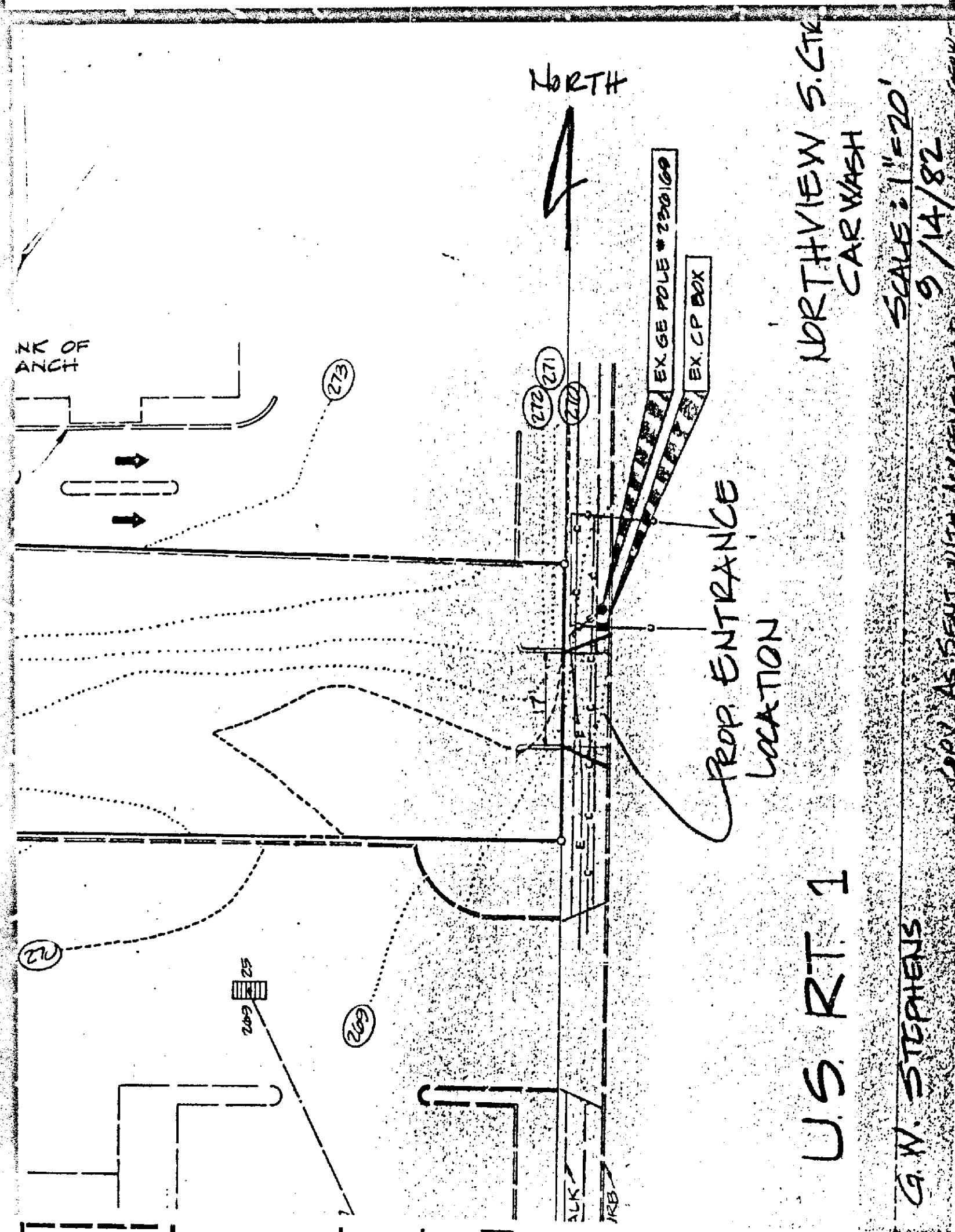
Date 9/7/82

Yours truly,

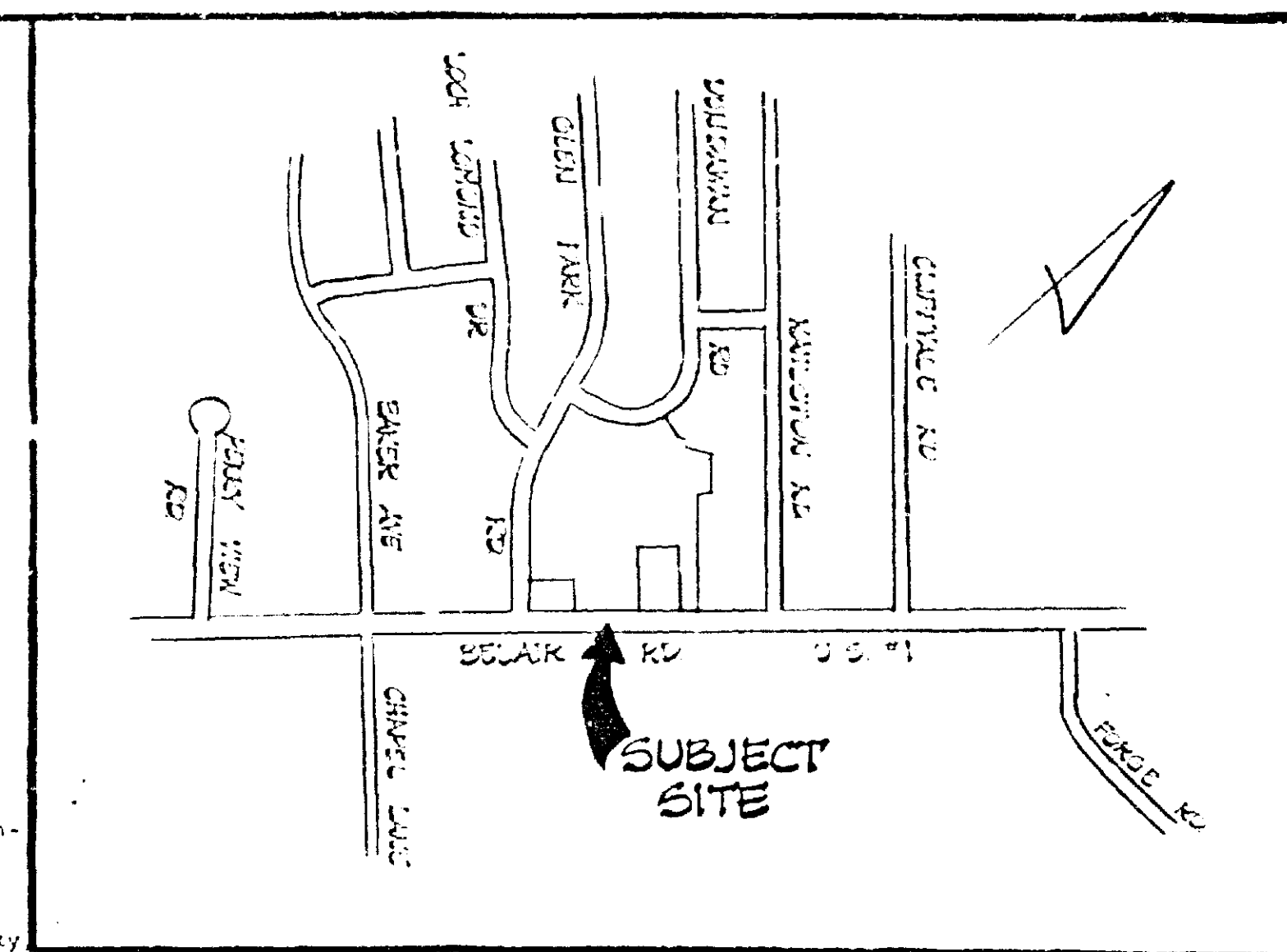
NORTHVIEW ASSOCIATES

Robert C. Levin,
Co-Venturer

RCL/dh



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 11-8-82
BY: *[Signature]*
ZONING COMMISSIONER
DATE: 11/8/82
S2-109-X
C-1253-82



LOCATION MAP
SCALE: 1"=500'

CASE NO. 82-109-X

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of January, 1982, that the herein Petition for Special Exception for a car wash, in accordance with the site plan prepared by George W. Stephens, Jr. and Associates, Inc., dated May, 1980, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A standard concrete curb shall be erected along the easterly property line of the subject site and the westerly property line of the adjoining property at the entrance to the "existing retail stores (not part of center)".
2. The parking lot aisle, shown on Petitioner's Exhibit 1 as the traffic route to the car wash, shall be marked for one-way traffic toward the car wash and shall not be used as a stacking area. The parking aisle adjacent to the car wash stacking lanes shall be marked for one-way traffic toward the shopping center exits. The parking spaces shall be restriped to reflect the one-way traffic for each of these two aisles. An attendant shall be responsible for insuring continuous traffic flow through the parking areas to the exits.
3. Compliance with the comments submitted by the Maryland Department of Transportation, dated 11/15/80, 1981, and the Office of Planning and Zoning, dated September 15, 1981.
4. A tree preservation plan, including the protection of existing trees, shall be submitted and approved by the Maryland Department of Transportation, the Department of Public Works, the Traffic Bureau, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

SITE DATA - CAR WASH

AREA OF SPECIAL EXCEPTION: 2475.23 S.F.
EXISTING ZONING: BL-CNS
EXISTING USE: UNIMPROVED EXCEPT FOR A PAVED SECTION PROVIDING 16 PARKING SPACES.

GENERAL NOTES

- (1) PAVING SHALL BE BITUMINOUS CONCRETE SURFACE AND WELL DRAINED.
- (2) LIGHTING SHALL BE CONSISTENT WITH EXISTING LIGHTING WITHIN CENTER.
- (3) HOURS OF OPERATION - 7 DAYS WEEK 8AM TO 6PM (AVERAGE)
- (4) RECYCLE SYSTEM - RECYCLES 75% TO 80% OF THE WATER.
- (5) SIGN FOR CAR WASH TO BE DOUBLE FACED (6' X 6') X 2 = 72 SF TOTAL
- (6) DEED REFERENCE 5332/261
- (7) SITE DATA - SHOPPING CENTER

AREA OF SHOPPING CENTER: 503 ACRES
EXISTING ZONING: BL-CNS
EXISTING USE: AS SHOWN

PARKING TABULATION

SHOPPING CENTER		
DENTAL OFFICES - 2000 SF @ 1 PS/300 SF	=	9 PS
BANK - 2400 SF @ 1 PS/300 SF	=	8 PS
REALTORS OFF - 6000 SF @ 1 PS/300 SF	=	20 PS
RETAIL STORES - 59,000 SF @ 1 PS/200 SF	=	295 PS
TOTAL REQD		= 224 PS
EXISTING SPACES 200 - 5 = 200 PS		
PROPOSED WITH BEST PRACTICES 245 PS		

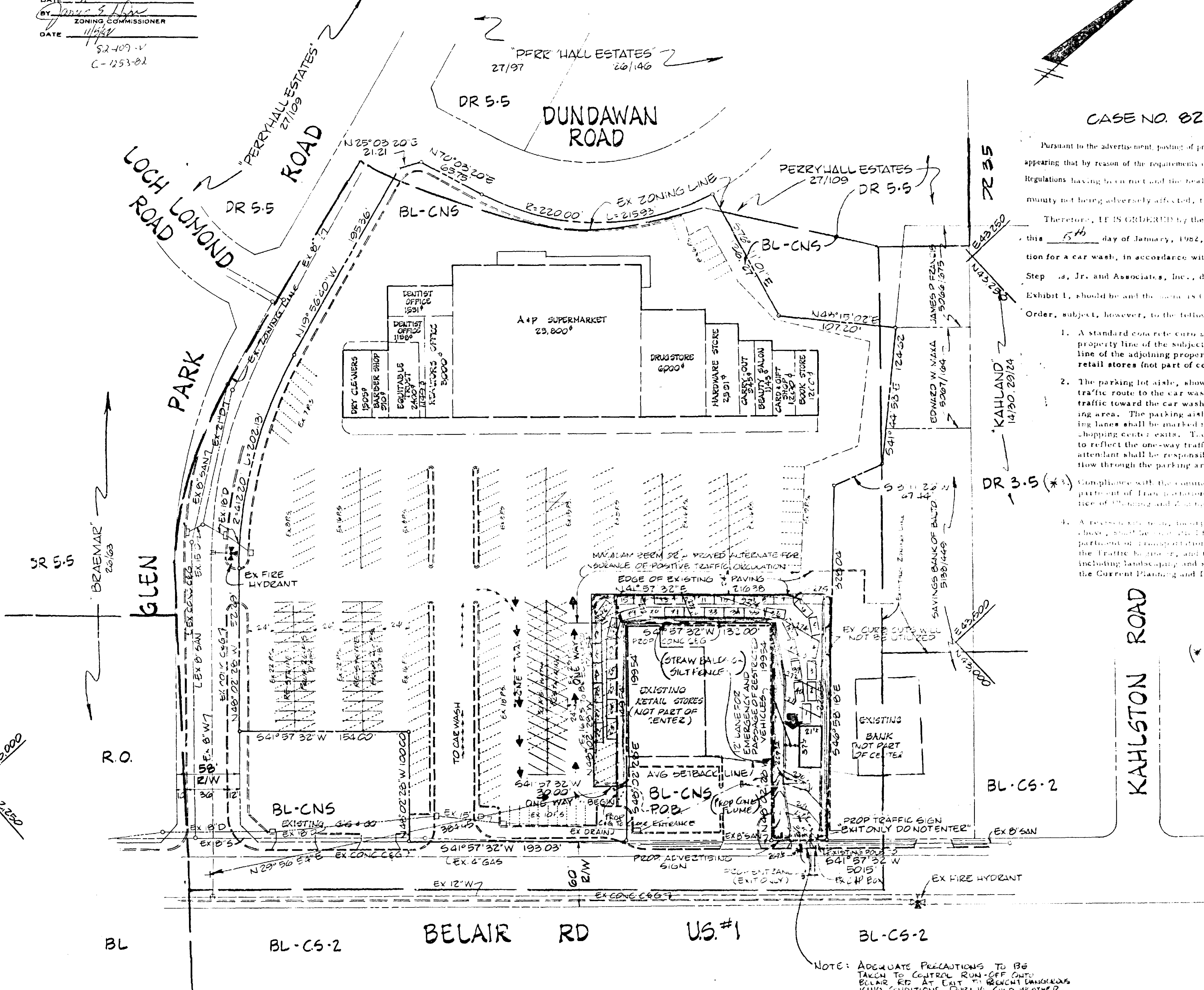
(*3) SEE HITE ABOVE
THIS SITE SHALL COMPLY WITH
UPDATED COMMENTS FROM STATE
PERTAINING TO ENTRANCE

PROPOSED CAR WASH
CAPACITY = 60 CARS/HR
STACKING SPACES REQ'D = 60/2 + 10 = 40
STAGING SPACES SHOWN = 40

- (8) CONSTRUCTION ENTRANCE TO BE THROUGH SHOPPING CENTER, EXISTING PAVING TO BE LEFT CLEAN.
- (9) FLOW (ONTO RTE 1 LESS THAN .03 AC), (THROUGH FLUME .20 AC)
- (10) CAR WASH OWNER WILL CORRECT ANY PROBLEMS RESULTING FROM DISCHARGE OF SURFACE WATER ONTO BELAIR RD.
- (11) AN AGREEMENT DATED 8/31/82 BETWEEN NORTHVIEW ASSOCIATES AND CHARLES B. MAREK INDICATES APPROVAL OF DRAINAGE DISCHARGE ONTO MAREK AND PROVISIONS FOR CORRECTIVE MEASURES, SHOULD PROBLEMS ARISE.
- (12) BEFORE ANY WORK IS STARTED CONTRACTOR SHOULD CALL MISS UTILITY TO LOCATED UNDERGROUND LINES, ELECTRIC & TELEPHONE CABLES, ETC.
- (13) FOR MORE DETAILS OF GRADES AND LOCATIONS SEE ACCESS PLAN. (SCALE: 1"=25') IN STEPHENS & ASSOC. INC.
- (14) BEFORE WORK IS STARTED ON CONCRETE FLUME OWNER OF ADJACENT PROPERTY (MR CHARLES B. MAREK) SHOULD BE NOTIFIED AND DISTURBANCE OF SITE SHOULD BE KEPT TO A MINIMUM. ANY ADJUSTMENT TO PAVED AREA TO PROVIDE POSITIVE DRAINAGE SHALL MEET HIS APPROVAL.

SITE PLAN
FOR
CAR WASH

NORTHVIEW SHOPPING CTR
BALTIMORE CO. MD ELECT. DIST #11
SCALE: 1"=50' SEPT 21, 1982



NOTE: ADEQUATE PRECAUTIONS TO BE TAKEN TO CONTROL RUN-OFF ONTO BELAIR RD AT EXIT TO PREVENT DANGEROUS ICING CONDITIONS DURING COLD WEATHER. IF RUN-OFF FROM CAR WASH OPERATES DANGEROUS CONDITIONS, OWNER OF CAR WASH SHALL INSTALL INLET A PIPE TO CONNECT TO CSEW SYSTEM ON ADJACENT PROPERTY.

OWNER:
NORTHVIEW ASSOCIATES
2 CHARD S CARTER ET AL.
8403 LOCH RAVEN BLVD.
TOWSON, MARYLAND 21204

WATER AND SEWER FACILITIES EXIST

GEORGE W STEPHENS JR.
AND ASSOCIATES INC.
303 ALLEGHANY AVENUE
TOWSON, MARYLAND 21204
CONSULTING ENGINEERS
AND LAND SURVEYORS

