

PETITION FOR SPECIAL HEARING

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 Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment of the site plan in Case #73-149-RX to delete the proposed food store and construct an additional car wash building.

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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 _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
CLARENCE A. COX AND MAGGIE G. COX
555 S. MARYLN AVE., 21221-086-1422
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of March, 1982, 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 108, County Office Building in Towson, Baltimore County, on the 20th day of May, 1982, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

PETITION FOR ZONING VARIANCE

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 Variance from Section 405-46, to permit three driveways along a street in lieu of the maximum permitted number of two.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The proposed new addition to the existing facility will increase the number of cars being serviced. The additional driveway is requested to reduce the possibility of accidents, which may be caused by cars leaving the property and entering the traffic on the highway.

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.

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 _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
CLARENCE A. COX AND MAGGIE G. COX
555 S. MARYLN AVE., 21221-086-1422
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of March, 1982, 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 108, County Office Building in Towson, Baltimore County, on the 20th day of May, 1982, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

John W. Sibree, Esquire
208 W. Pennsylvania Avenue
Towson, Maryland 21204

cc: Charles A. Logan
371 S. Ann Street
Baltimore, Maryland 21231

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 2nd day of March, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner CLARENCE A. COX, et ux

Petitioner's Attorney John W. Sibree

Reviewed by: William E. Hammond
Chairman, Zoning Plans
Advisory Committee

Item No. 164
Petitioner - Clarence A. Cox, et ux
Page 2

Enclosures

cc: Charles A. Logan
371 S. Ann Street
Baltimore, Maryland 21231

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

May 11, 1982

cc: Nicholas B. Commodore
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

John W. Sibree, Esquire
208 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 164
Petitioner - Clarence A. Cox, et ux
Special Hearing & Variance Petition

Dear Mr. Sibree:

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 plan 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.

In view of your clients' proposal to amend Case #73-149-RX, which allowed the existing car wash and gas station operations, this continuation hearing is required. The special hearing is needed to allow the construction of an additional car wash building in the area that was to be occupied with a food store, while the variance is needed to allow an additional entrance along Eastern Boulevard.

At the time of this writing, the comments from the Current Planning office were not available. However, I spoke to Mr. Jack "Imbler", and he concurs with the comments of the State Highway Administration.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

William E. Hammond
NICHOLAS B. COMMODORE
Chairman
Zoning Plans Advisory Committee

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

August 6, 1980

Re: Item #248 (1979-1980)
Property Owner: Clarence A. Cox
S/S Eastern Blvd. 190.33' E. of Lynbrook Rd.
Access: Special Reception - 0.5053 Ac.
Special Hearing - 2.2011 Ac. 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.

General:

Comments were supplied for this property in conjunction with the Zoning Advisory Committee review for Item 74 (1972-1973).

Bureau of Engineering comments (August 23, 1973), were supplied the Petitioner, August 31, 1973 by the Bureau of Public Services in conjunction with Building Permit Application 1072-73, Project 3030. Subsequently, Public Works Agreement 157315 was executed for required public improvements.

The submitted plan does not conform with the Petitioner's recorded plat of this property entitled "Lynbrook Road Widening Strip and Proposed Stream Reservation on Clarence A. and Maggie G. Cox property", recorded L.H.C., Jr. 39, Folio 36. The submitted plan must be revised accordingly and reflect the Baltimore County rights-of-way acquired therefrom, per PW 76-074, Job order 5-1-1328.

Very truly yours,
(SIGNED) EDWARD A. MCDONOUGH
ELLSWORTH E. DIVER, P.E.
Chief, Bureau of Engineering

EDWARD A. MCDONOUGH
cc: R. Horton, J. Wimbley, J. Somers
1-MS Key Sheet
14 NE 39 Pos. Sheet
NE 11 A Topo
91 Tax Map
Attachment

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 30, 1982

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

Re: Item #164 (1981-1982)
Property Owner: Clarence A. & Maggie G. Cox
E/S Lynbrook Road 105' S. of centerline of Eastern Blvd.
Access: 2.75 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.

General:

The comments supplied August 6, 1980 in conjunction with the Zoning Advisory Committee review of this property for Item 248 (1979-1980) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 164 (1981-1982).

Very truly yours,

Robert A. Norton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:SS

cc: Jack Wimbley

Attachments

1-NE Key Sheet
14 NE 39 Pos. Sheet
NE 11 A Topo
91 Tax Map

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

August 21, 1973

Bureau of Public Services
GEORGE A. REIER, P.E.
Chief

Mr. Clarence A. Cox
555 S. MARYLN AVENUE
Baltimore, Maryland 21218

Re: Comm. Bldg. App. #1072-73
Car Wash
Eastern Boulevard & Lynbrook Road
District 15

Dear Sir:

The enclosed comments are provided by the Bureau of Engineering and the State Highway Administration. These comments must be satisfied prior to the release of any building permit applications. In addition, the following requirements must be satisfied.

A Public Works Agreement must be executed for the responsibilities indicated in the Bureau of Engineering comments. The applicant must submit a quantity and cost estimate to initiate the preparation of the Agreement. Along with the estimate, the applicant must submit a copy of the Agreement check in the amount of \$1,000.00 payable to Baltimore County, to cover the preparation of the Agreement.

Any required construction drawings must also be approved prior to release of any permit applications.

Very truly yours,

(SIGNED) GILBERT S. BENSON
GEORGE A. REIER, Chief
Bureau of Public Services

GAR:JAW:md
Enc.

cc: Edward A. McDonough
Walter Cross
John E. Meyers
P.E.A. File
File #1072-73

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

August 23, 1973

Mr. George A. Reier, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

RE: Comm. Bldg. Appl #1072-73
Car Wash, S/S Eastern Blvd.
(Rte 150) @ E/S Lynbrook Rd.

Dear Mr. Reier:

The roadside face of curb fronting the subject site must be 15' from the existing edge of the traveled way of Eastern Boulevard. The curb must tie into the raised walk fronting the overpass of the culvert at the east property line. The curb is to taper from 15' from the edge of the lane to 13' from the edge of the lane at the walk within a 50' length of taper. The curb is to return into Lynbrook Road on a 30' radius. Roadside curb and right of way line must be clearly noted on the plan.

There is a utility pole at the corner that must be relocated in back of the proposed curb. In order to issue the required entrance permit, a letter from the utility company indicating that arrangements for the relocation of the pole have been made, must be submitted to the State Highway Administration.

There is a ditch fronting the site that must be closed with 15" R.C.C.P. or B.C.C.M.P. Type "SM" combination inlets must be constructed midway between the entrances on Eastern Boulevard and at the west side of the culvert.

The area from the edge of traveled way to the roadside curb must be paved with bituminous concrete.

It is requested that the subject application be held in abeyance until such time as the plan is revised, entrance permit is applied for and performance bond in the amount of \$15,000.00 is posted with the State Highway Administration to guarantee construction of curbing, paving and storm drain structures.

Very truly yours,

G. JEM:dp
cc: Mr. John L. Wimbley
Mr. Edward A. McDonough

Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer

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

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

1. The petitioner seeks to amend the site plan filed in Case No. 73-149-RX to delete the proposed food store and construct an additional car wash building.
2. Testimony indicated the necessity to enlarge the existing car wash operation to handle the increased business.
3. There were no protestants present at the hearing.
4. An additional car wash building would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of July, 1982, that the amendment to the site plan filed in Case No. 73-149-RX to delete the proposed food store and construct an additional car wash, in accordance with the site plan filed herein, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The site plan shall indicate only two access points on Eastern Boulevard.
2. Compliance with Section 405 of the Baltimore County Zoning Regulations.
3. A revised site plan, incorporating the above restrictions, shall be approved by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

James M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE July 12, 1982
BY John P. J.
791#
44-55-842-28

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of July, 1982, that the herein Petition for Variance(s) to permit three driveways along a street in lieu of the maximum two permitted is hereby DENIED.

James M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George A. Reier, P.E.
FROM: Ellsworth N. Diver, P.E.
SUBJECT: Project #3080
BLD. #1072-73
Cox's Car Wash
S/S Eastern Boulevard
S P/L Lybrook Road
District 1505

Date: August 23, 1973

BUREAU OF ENGINEERING COMMENTS:

The plan for improvement of the subject property has been reviewed by the Development Design Approval Section of this Bureau and the following comments are furnished:

HIGHWAY COMMENTS:

Eastern Boulevard is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Lybrook Road is an existing road which shall ultimately be improved with a 30-foot combination curb and gutter cross-section on a 50-foot right-of-way. Improvements in connection with this site shall consist of curb and gutter and a minimum of 24 feet of paving along the frontage of the site. The Applicant's responsibilities shall be as follows with the construction to be accomplished under a County contract:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site or as may be required to establish line and grade.
- b. The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.
- e. The grading of the widening of the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Applicant shall be financially responsible for the necessary repairs to these properties.

Baltimore County, Maryland

Department of Public Works

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

November 27, 1972

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., Chief
Mr. S. Eric Dilenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #74 (1972-1973)
Property Owner: Clarence A. Cox
3031 Eastern Boulevard
Present Zoning: B.L.
Proposed Zoning: Redistrict from undistrict to C.W.S. and
Special Exception for automotive service station
District: 15th No. Acres: 2.75 acres

Dear Mr. Dilenna:

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:

Eastern Boulevard (Md. 150) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Lybrook Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements, including highway right-of-way and widening will be required in connection with any grading or building permit application.

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.

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.

Project #3080
BLD. #1072-73
Cox's Car Wash
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August 23, 1973

HIGHWAY COMMENTS: (Cont'd)

- f. The construction of combination curb and gutter in its ultimate location and a minimum of 13 1/2 feet of paving adjacent thereto along the frontage of the property.
- g. The relocation of any utilities or poles as required by the road improvements.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-33A and R-33B 1971 Edition), as the Applicant's total responsibility.

The Applicant shall be responsible for construction set-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

Sidewalks are required on all public roads adjacent to this site. The sidewalks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-30) which places the back edge of the sidewalk 2 feet off the property line.

STORM DRAIN COMMENTS:

The Applicant 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 Applicant.

The eastern property line of the subject property follows the channel of a stream discharging to Four Corner Creek. Portions of the subject property are subject to flooding from both storm drainage run-off and tidal inundation. Should the Applicant elect to reclaim a portion of the natural flood plain area, he must submit drainage data insuring the safety of adjacent properties. Side slopes will conform with the standard 2-foot horizontal to 1 foot vertical, and the property line location will be computed to a point one foot above (free board) flood plain.

Reclamation within the tidal flood plain (below 8.67 feet) can be permitted if it does not violate the natural flood plain for storm drainage from a rainfall of 100-year frequency.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required. For approval of this building permit application, the Applicant must furnish the Bureau of Engineering with a drainage study containing the following information:

- a. A map of scale 1"=200' for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.

7/74 (1972-1973)

Property Owner: Clarence A. Cox

Page 2

November 27, 1972

Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:iss

1-NE Key Sheet

11 NE 39 Position Sheet

NE 11 A Topo

91 Tax Map

Project #3080
BLD. #1072-73
Cox's Car Wash
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August 23, 1973

STORM DRAIN COMMENTS: (Cont'd)

- b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=10' horizontal to 1"=5' vertical scale.
- c. A profile of the stream on the same scale as the aforementioned cross-sections.
- d. A plat with the limits of a 100-year design storm and the location of the field run cross-sections indicated.
- e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

Any reservations or easements for open channels (50-foot minimum) will not be required by the Bureau of Land Acquisition until instructed, in writing, by the Bureau of Engineering.

In accordance with the drainage policy, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the clearing in fee to the County of the right-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and survey, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Applicant's responsibility subject to the Baltimore County Building and Plumbing Code. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

SEDIMENT CONTROL COMMENTS:

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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Project #3080
BLD. #1072-73
Cox's Car Wash
Page 4
August 23, 1973

WATER COMMENTS:

Public water is available to serve this property. There is an existing 8-inch water main in Lybrook Road, as shown on Drawing #63-0573-3.

Permission to obtain a watered connection from this existing main may be obtained from the Department of Permits and Licenses.

This property is subject to a Water System Connection Charge based on the size of water meter utilized. This Charge will be in addition to the normal front foot assessment and permit charges. The total Water System Connection Charge is determined, and payable, upon application for the Plumbing Permit.

SANITARY SEWER COMMENTS:

Public sanitary sewerage is available to serve this property. There is an existing 8-inch sanitary sewer in Lybrook Road, as shown on Drawing #63-0573-1.

The connection is to be accomplished by constructing a manhole in the existing public sanitary sewer.

The Applicant is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Building Code.

The Applicant is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any ashes, clinders or rags - flammable, poisonous, or explosive liquids - gases, oils, grease, or any other material which would or could obstruct, damage or overburden such system or sewer.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of water meter used. This Charge is in addition to the normal front foot assessment and permit charges. The total public Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit.

Ellsworth N. Diver

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:iss

cc: File

March 22, 1982

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, 3-2-82
ITEM: 164.
Property Owner: Clarence A. & Maggie G. Cox
Location: E/S Lynbrook Rd. 105' S. of centerline of Eastern Blvd. (Route 150)
Existing Zoning: BL-CNS
Proposed Zoning: Variance to permit 3 driveways along a street in lieu of the maximum permitted number of two. Special Hearing for amendment of the site plan in Case #73-149 RX to delete the proposed food store and construct an additional car wash building.
Acres: 2.75
District: 15th

Dear Mr. Hammond:

At present there are two entrances from Eastern Blvd. These were intended to serve the entire property. The plan indicates a third proposed entrance at the east property line. We can see no need for an additional entrance. If the location of the existing entrances is unsatisfactory for the proposed car wash, we will consider relocating one or both entrances. At any rate, the current plan is unacceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

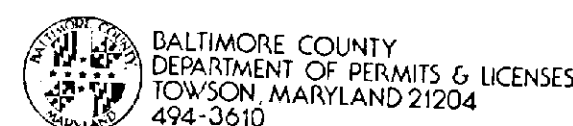
By: John E. Meyers

CL:JEM:vrld

cc: Mr. J.L. Wimbley

Mr. G. W. [unclear] Telephone number is (301) 659-1350

383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-422-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



TED ZALESKI, JR.
DIRECTOR

March 3, 1982

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

Dear Mr. Hammond:

Comments on Item 164 Zoning Advisory Committee Meeting, March 2, 1982 are as follows:

Property Owner: Clarence A. & Maggie G. Cox
Location: E/S Lynbrook Road 105' S. of centerline of Eastern Blvd.
Existing Zoning: BL-CNS
Proposed Zoning: BL-CNS

Acres: 2.75
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- X H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 205 and the required construction classification of Table 205 401.
- I. Comments -

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Surman, Chief
Plans Review

USB:rrj

STEPHEN E. COLLINS
DIRECTOR

April 26, 1982

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

Item No. 164 - ZAC - March 2, 1982
Property Owner: Clarence A. & Maggie G. Cox
Location: E/S Lynbrook Road 105' S. of centerline of Eastern Blvd.
Existing Zoning: BL-CNS
Proposed Zoning: Variance to permit three driveways along a street in lieu of the maximum permitted number of two. Special Hearing for amendment of the site plan in Case #73-149 RX to delete the proposed food store and construct an additional car wash building.

Acres: 2.75
District: 15th

Dear Mr. Hammond:

All access to this site on Eastern Boulevard is subject to the State Highway Administration's approval.

Sincerely,

Michael S. Flanagan
Engineering Associate II

MSF/xlj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 1, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 2, 1982

RE: Item No: 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning

Date: March 26, 1982

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 #155 - James & Deborah M. Anderson, Jr.

Item #160 - Samuel L. Gastrock

Item #162 - Raymond J. & Arlene M. Cannoles

Item #163 - Matthews & Matthews, Inc.

Item #164 - Clarence A. & Maggie G. Cox

Item #166 - Lawrence R. & Sharon A. King

Item #167 - Carl D. & Dorothy C. McKinney, Sr.

Item #168 - Frances M. Franz

Item #170 - L. V. & Frieda Heinrich

Item #175 - John Shavers

Item #177 - Agnes A. Stem

Item #180 - Howard M. Grossfeld, et al.

Item #181 - Charles & Loretta Cain, Jr.

Item #182 - Curtis M. & Betty Johnson

Item #187 - Donald L. & Beverlee J. Weston, Jr.

Item #189 - Oliver B. & Jean J. Dearden

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner

Date: May 13, 1982

FROM: Norman L. Gerber, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 82-248-SPH
Clarence A. & Maggie G. Cox

This office is not opposed to the petitioner's proposal to amend the current site plan; however, we are opposed to the granting of the petitioner's requested variance. This office is in complete agreement with the State Highway Administration's representative on the Zoning Advisory Committee. Furthermore, 3 access points are normally permitted for this type of site; in some cases 4 may be permitted. We see no reason for a fifth access point.

Norman L. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirely Hess

PAUL H. REINCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Clarence A. & Maggie G. Cox

Location: E/S Lynbrook Rd. 105' S. of centerline of Eastern Blvd.

Item No.: 164 Zoning Agenda: Meeting of March 2, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 12, 1982

John E. Sibrea, Esquire
208 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing
and Variance
SE/corner of Eastern Blvd. & Lynbrook
Rd. - 15th Election District
Clarence A. Cox, et ux - Petitioners
NO. 82-248-SPHA (Item No. 164)

Dear Mr. Sibrea:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

PETITIONS FOR SPECIAL HEARING AND VARIANCE

15th Election District

ZONING: Petitions for Special Hearing and Variance to permit 3 driveways

LOCATION: Southeast corner of Eastern Boulevard and Lynnbrook Road

DATE & TIME: Thursday, May 20, 1982 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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:

Petitions for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment of the site plan in Case No. 73-149-RX to delete the proposed food store and construct an additional car wash building and a Variance to permit 3 driveways along a street in lieu of the permitted 2.

The Zoning Regulation to be excepted as follows:

Section 405.4. A.3.a. - access driveway for a service station

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Clarence A. Cox, et ux, as shown on the plat filed with the Zoning Department

Hearing Date: Thursday, May 20, 1982 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. & Mrs. Clarence A. Cox
555 South Marlyn Avenue
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petitions for Special Hearing and Variance, SE/corner of Eastern Blvd. and Lynnbrook Rd., NC. 82-248-SPHA (Item No. 164)

TIME: 10:30 A.M.

DATE: Thursday, May 20, 1982

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

TOWSON, MARYLAND

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

No. 105715

DATE: 5/13/82 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Clarence A. Cox
FOR: Petition for Special Hearing and Variance (164)

5/24/82 23

250

VALIDATION OR SIGNATURE OF CASHIER

LEGAL

Petitions for Special Hearing and Variance

15th ELECTION DISTRICT

ZONING: Petitions for Special Hearing and Variance to permit 3 driveways

LOCATION: Southeast corner of Eastern Boulevard and Lynnbrook Road

DATE & TIME: Thursday, May 20, 1982 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.

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BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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BY ORDER OF
WILLIAM E. HAMMOND
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OF BALTIMORE COUNTY

Being the property of Clarence A. Cox, et ux, as shown on the plat filed with the Zoning Department

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BY ORDER OF
WILLIAM E. HAMMOND
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OF BALTIMORE COUNTY

Being the property of Clarence A. Cox, et ux, as shown on the plat filed with the Zoning Department

Hearing Date: Thursday, May 20, 1982 at 10:30 A.M.
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BY ORDER OF
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ZONING COMMISSIONER
OF BALTIMORE COUNTY

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BY ORDER OF
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OF BALTIMORE COUNTY

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WILLIAM E. HAMMOND
ZONING COMMISSIONER
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BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Being the property of Clarence A. Cox, et ux, as shown on the plat filed with the Zoning Department

Hearing Date: Thursday, May 20, 1982 at 10:30 A.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

Being the property of Clarence A. Cox, et ux, as shown on the plat filed with the Zoning Department

The Times

Middle River, Md., April 19, 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 29th day of April, 1982

at the Baltimore County Zoning Department, Towson, Maryland

for the purpose of giving notice of the public hearing to be held on the 20th day of May, 1982, at 10:30 A.M., in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, for the purpose of hearing the petitions for a special hearing and variance to permit three driveways along a street in lieu of the permitted two, and for the purpose of hearing the petitions for a special hearing and variance to permit three driveways along a street in lieu of the permitted two.

Witness my hand and the seal of the Baltimore County Zoning Department, this 19th day of April, 1982.

Charles A. Bogue, Jr., Publisher.

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SE corner of Eastern Blvd. and
Lynnbrook Rd., 15th District
CLARENCE A. COX, et ux,
Petitioners
Case No. 82-248-SPHA (Item 164)

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.

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 21st day of April, 1982, a copy of the foregoing Order was mailed to John E. Sibree, Esquire, 208 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

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>100</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u>73-149</u>									
Previous case: <u>73-149</u>										

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 19 day of Feb, 1982.

Filing Fee \$ 25

Received: ☒ Check

☐ Cash

☐ Other

William E. Hammond, Zoning Commissioner

Petitioner: Clarence & Margie Cox

Submitted by: John E. Sibree

Petitioner's Attorney: John E. Sibree

Reviewed by: John E. Sibree

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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 12, 1982

Mr. & Mrs. Clarence A. Cox
555 S. Marlyn Avenue
Baltimore, Maryland 21221

Re: Petition for Special Hearing and Variance
SE corner of Eastern Blvd. & Lynnbrook Rd.
Clarence A. Cox, et ux - Petitioners
Case #82-248-SPHA Item #164

Dear Mr. & Mrs. Cox:

This is to advise you that \$78.25 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, 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

No. 107644

DATE: 5/18/82 ACCOUNT: 01-662

AMOUNT: \$78.25

RECEIVED FROM: Clarence A. Cox, et ux

FOR: Advertising & Posting Case #82-248-SPHA

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 1982

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 one time before the 29th day of May, 1982, the last publication appearing on the 29th day of April, 1982.

THE JEFFERSONIAN

L. Frank Smith, Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15 Date of Posting: 5/13/82

Posted for: Petition for Special Hearing & Variance

Petitioner: Clarence A. Cox

Location of property: SE corner of Eastern Blvd. & Lynnbrook Rd.

Location of Signs: 2 signs at intersection of Eastern Blvd. & Lynnbrook Rd.

Remarks: 2 signs at intersection of Eastern Blvd. & Lynnbrook Rd.

Posted by: Arlene January Date of return: 5/17/82

Signature

Date of return

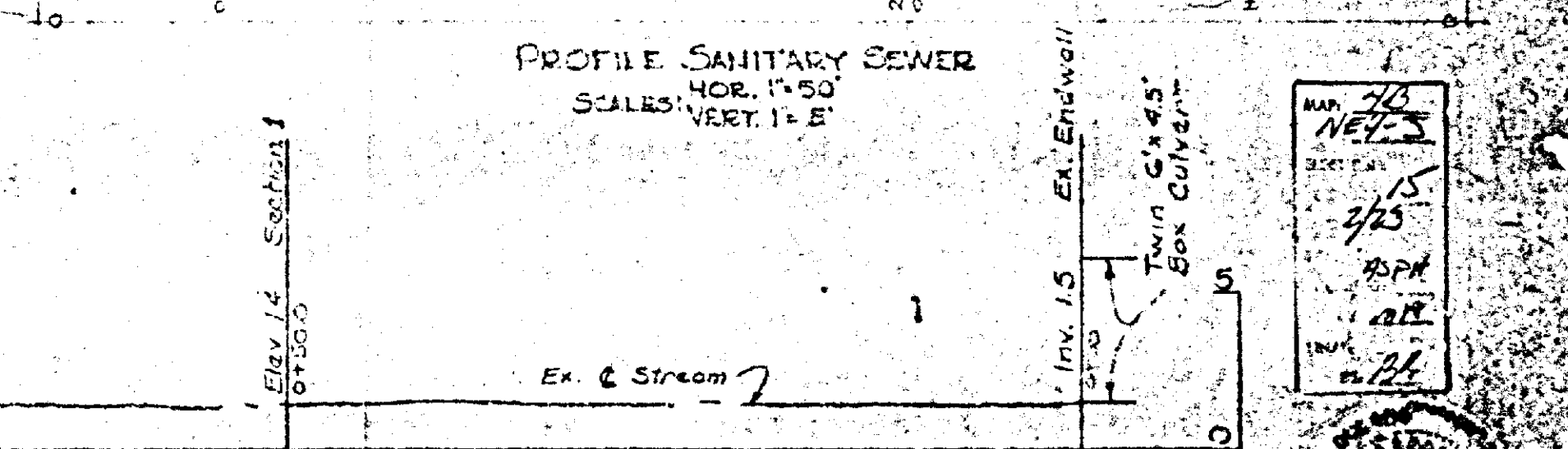
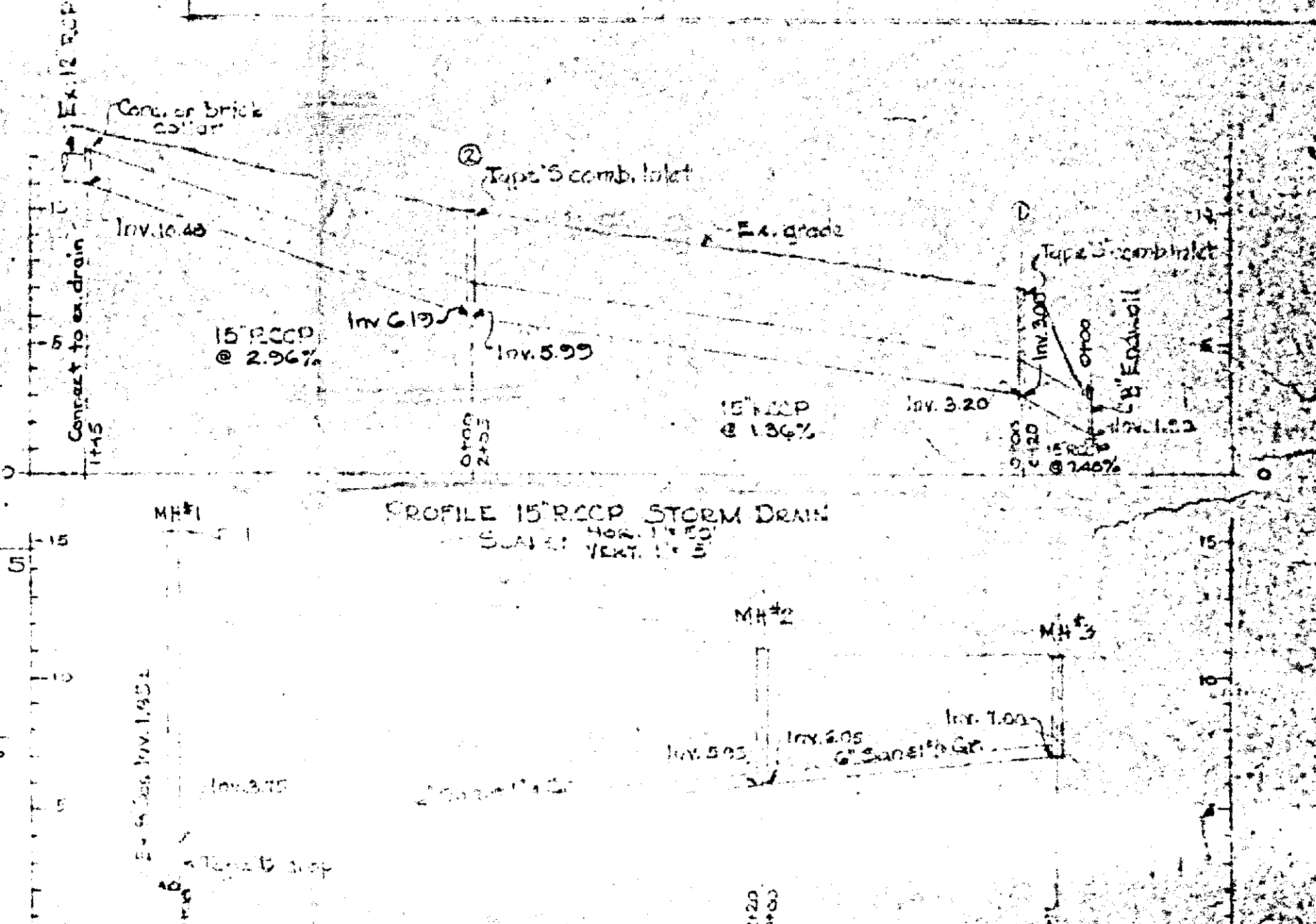
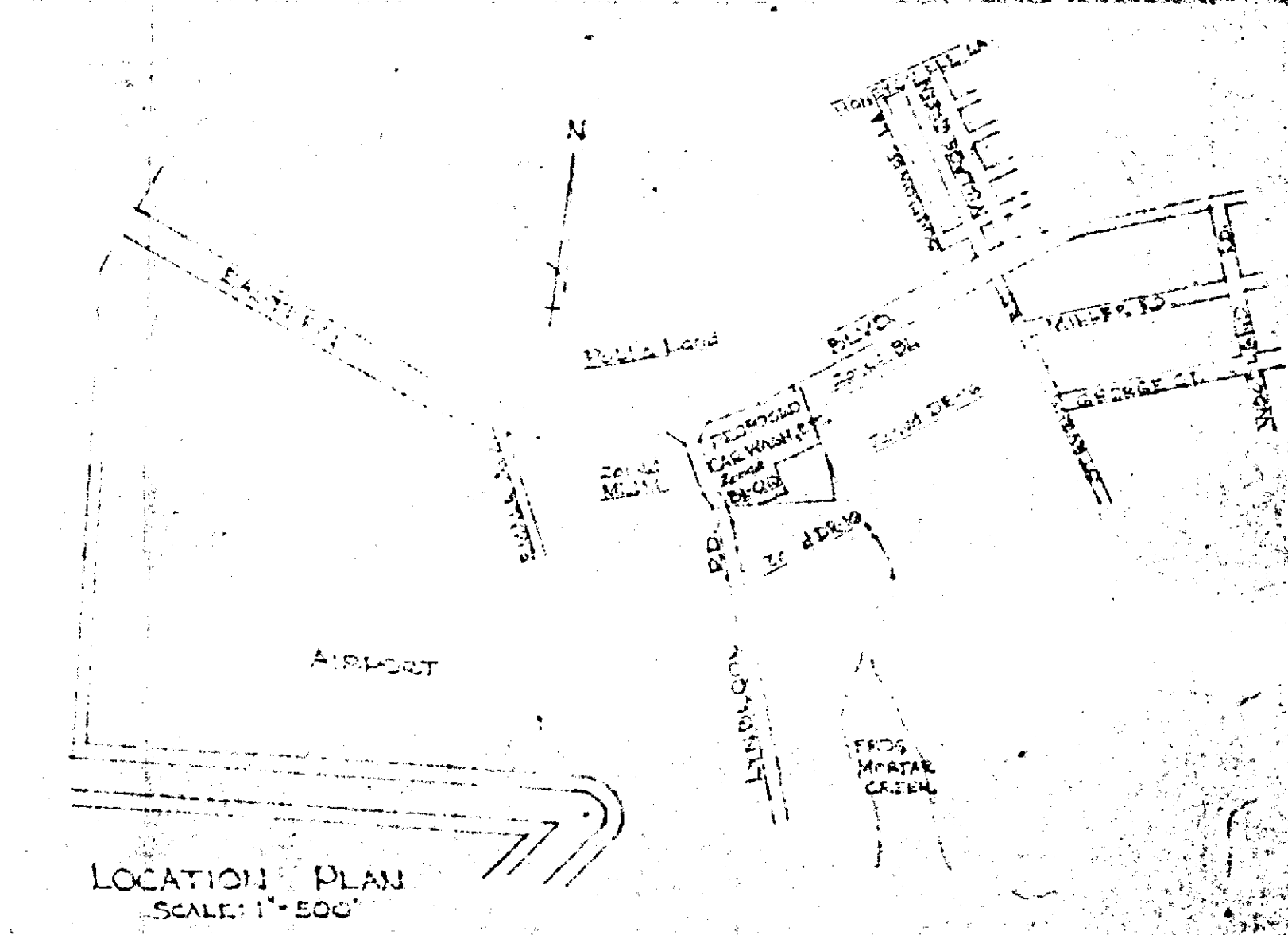
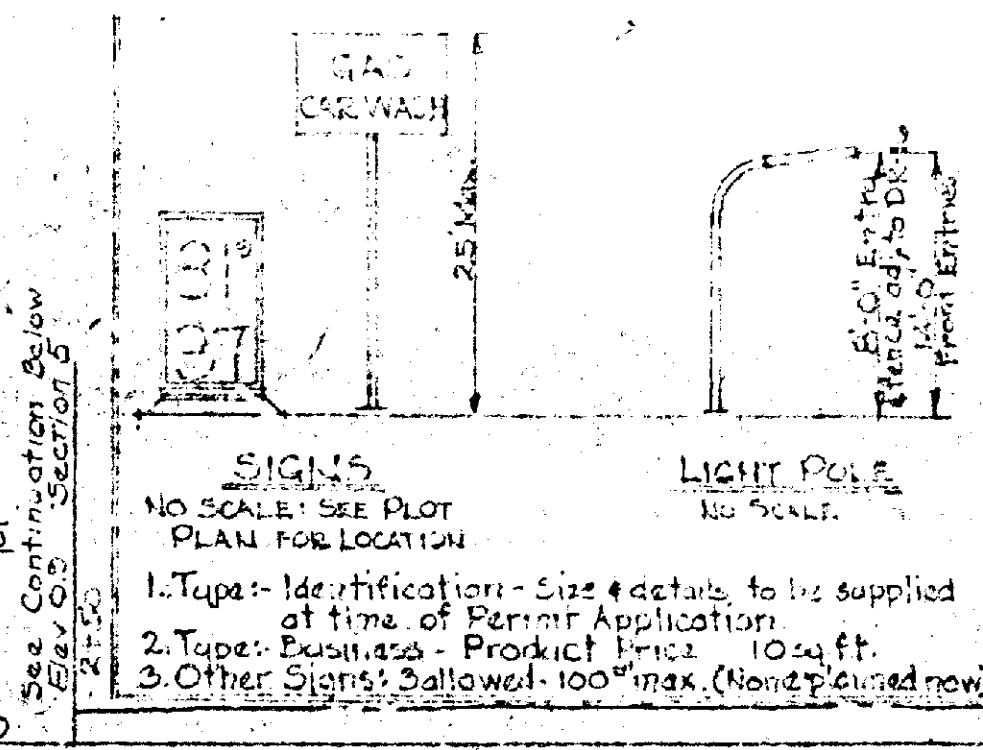
JUN 16 1982

AREA REQUIREMENTS
 2-Dispenser Islands with 4 dispenser pumps
 capable of serving 4 cars at any one time (4-11 waiting spaces prov.)
 Total servicing spaces - 8
 Total servicing bays - 0
 Total bays & spaces - 8
 Site Area Req'd - 12 bays & spaces x 1500' x 13000' (Site area furnished 95,000 sq ft)
 Shrubbery - In area along Eastern Blvd & cross area along Lynbrook Rd.
 Landscaping - 25' x 100' x 5' Grass area furnished (5000 sq ft min. req'd)

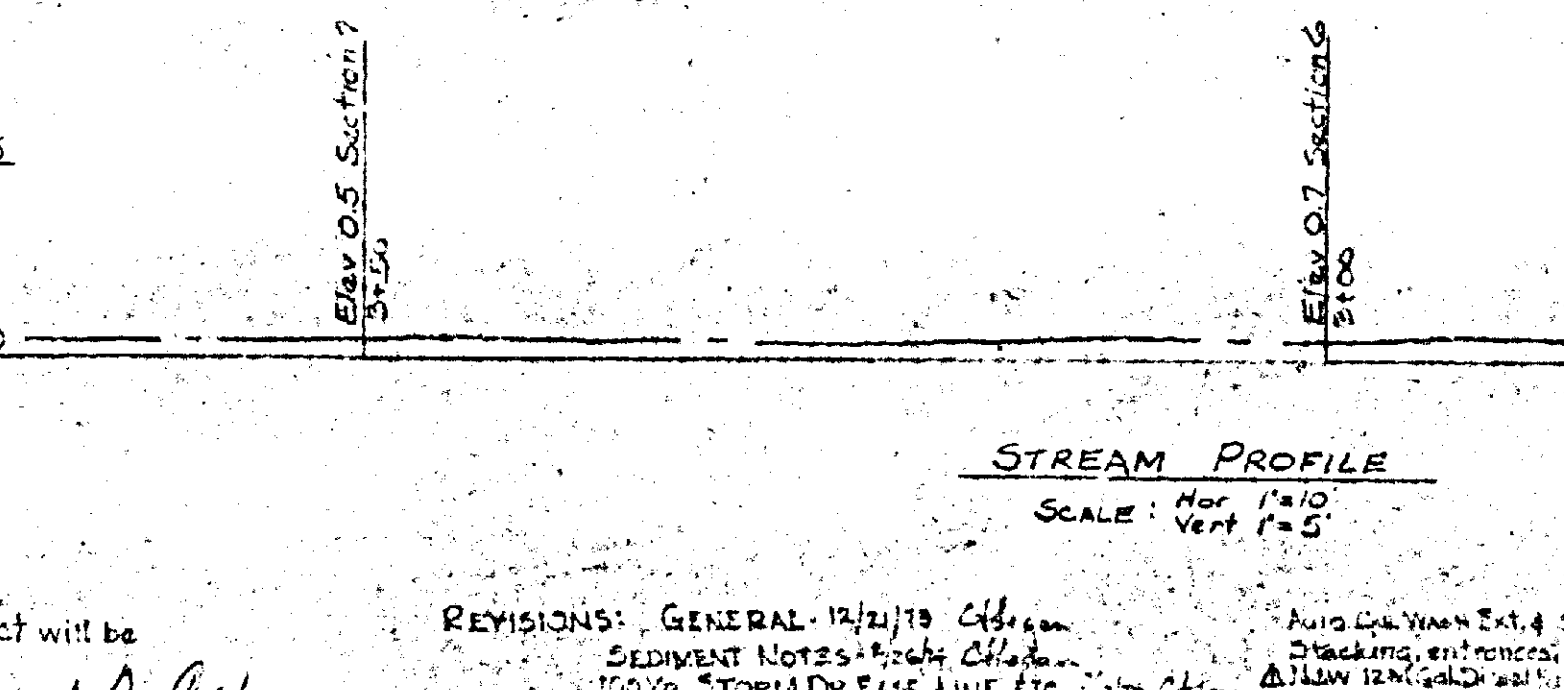
Parking
 Parking Lot - Macadam
 Curbing - Concrete - 6" wide x 12" high
 No entrance to be located closer than 7' to a side property line.
 No parking space shall be closer than 5' to street R.
 Car Wash - Stacking shown - 60 cars plus 20 trucks
 Directional traffic lanes to be painted on surface.
 Automatic Bay Capacity - 10 cars/hr. @ 95 mph
 Coin Bays - 6 cars/hr. @ 3 cars/2 hrs.
 Entrances - 3-5 W. ent. from Eastern Blvd. & 2-4 W. ent. from Lynbrook Rd.
 Ancillary Uses: 405.4c*2 Cigarette sales
 405.4c*12 Accessories - oil, etc.
 Truck Wash Bay - Capacity 1 truck/1 hr.
 Rapid Stacking for Car Wash:
 Auto Bay - 25 per 1 hr.
 6 Coin Bays - 24
 2 Truck Bays - 2
 Total rapid - 61 plus 10 = 71

NOTES
 All work in conjunction with installation of new Diesel Fuel Tank, Dispensers & Piping to conform to all required regulations

NOTES
 Property line bearings and distances notations taken from deed recorded in Liber 545 Folio 545.
 Coordinates indicated are referenced to Baltimore County Geographic System and are from Record Plat recorded in Plat 115-32, 33.



NOTES
 1. Total area to be developed is 2.70 acres.
 2. Sequence of operations:
 a. Temp. earth berm including sediment trap is to be built before site grading or const. is begun.
 b. Next the exist stream channel is to be cleared & stream side of berm is to be stabilized by seeding & mulching.
 c. As soon as possible after fill behind berm is complete surface is to be stabilized by placing stone base of mac. paving.
 d. Sediment trap is to be removed at final completion.



OWNER'S CERTIFICATION
 Land clearing & construction of project will be completed pursuant to this Plan.
 Charles A. Logan
 REVISIONS: GENERAL - 12/21/79
 SEDIMENT NOTES - 1/2/80
 100YR. STORM DRAINAGE LINE, ETC.
 FIVE STORM DRAINAGE, NEW ENTRANCE, ETC.

SITE PLAN FOR SPECIAL HEARING & VARIANCE TO AMEND CASE 73-10-2-RX - AT - PROPOSED CAR WASH BUILDING, ETC. 355 S. MARLYN AVE., ESSEX, MD. 21221
 CHARLES A. LOGAN
 REG. PROF. ENG. & L.S. #808
 BALTIMORE, MD.
 8-248 JTM/AM
 SITE PLAN
 FOR
 SPECIAL HEARING & VARIANCE TO AMEND CASE 73-10-2-RX - AT - PROPOSED CAR WASH BUILDING, ETC. 355 S. MARLYN AVE., ESSEX, MD. 21221
 CHARLES A. LOGAN
 REG. PROF. ENG. & L.S. #808
 BALTIMORE, MD.
 SHEET 122 OF 12