

86-172-X #46  
**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 carwash in combination with a "gas and go" station in a B.R. zone pursuant to the provisions of Section 236.6A of the Baltimore County Zoning Regulations.

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)	Legal Owner(s): TEXACO INC. (Type or Print Name)
Signature	Signature W. B. Jordan
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner: R. Bruce Alderman (Type or Print Name)	3800 Pickett Road Address Phone No. Fairfax, Virginia 22031 City and State
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Name
City and State	Address Phone No.
Attorney's Telephone No.: 828-1050	

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of September, 1985, 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 October, 1985, at 10:00 o'clock

*Carl Jablon*  
Zoning Commissioner of Baltimore County.

(over)

DEED DESCRIPTION  
SPECIAL EXCEPTION #84-016  
CAR WASH  
TEXACO  
ROSEDALE, MARYLAND

July 15, 1985

All of that parcel being in Baltimore County being part of that tract conveyed by THORNTON OIL CORPORATION, a Delaware corporation to TEXACO, INC., a Delaware corporation, by Deed dated August 9, 1984 as recorded in Liber EHK 6762 at Folio 544 in the Land Records and being more particularly described as follows:

Beginning at a point on the northwest Right of Way Line of Pulaski Highway, U.S. Route 40, then with the dividing line with Mullan Enterprises, Inc. as described in a Lease Agreement with Esso Standard Oil Company as recorded in Liber GLB 2681, Folio 383

1. North 31°03'40" West 220.57 feet to a point on the southeast Right of Way Line of Old Philadelphia Road, then with said Right of Way Line
  2. North 49°18'20" East 253.57 feet, then with the Lease Line with Wendy's
  3. North 31°03'40" East 233.00 feet, then
  4. South 58°56'20" West 150.00 feet, then with part of the dividing line with Mullan Enterprises, Inc. as described in a Lease with Sherwood Brothers Incorporated as recorded in Liber GLB 2693 at Folio 178
  5. South 31°03'40" East 30.00 feet to Pulaski Highway, then with the northwest Right of Way Line of said Highway
  6. South 58°56'20" West 400.00 feet to the Beginning Point containing a computed area of 1.4909 acres.
- As shown on a Development Plan for a proposed Car Wash, TEXACO, Rosedale, by John H. McGovern, Civil Engineer and Land Surveyor, July 1985.
- Said parcel being 300' + southwest of 68th Street.



Case No. 86-172-X

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 17th day of September, 1985.

*Arnold Jablon*  
Arnold Jablon  
Zoning Commissioner

Petitioner: Texaco, Inc. Received by: *James E. Iyer*  
Petitioner's Attorney: R. Bruce Alderman, Esquire. Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
October 4, 1985

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

R. Bruce Alderman, Esquire  
29 West Susquehanna Avenue  
Towson, Maryland 21204

RE: Item No. 46 - Case No. 86-172-X  
Petitioner - Texaco, Inc.  
Special Exception Petition

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

Dear Mr. Alderman:

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.

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 information 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,  
*James E. Iyer*  
James E. Iyer  
Chairman  
Zoning Plans Advisory Committee

JED:nc  
Enclosures  
cc: Mr. John H. McGovern  
Wheaton Plaza Office Building  
Wheaton, Maryland 20902

ORDER RECEIVED FOR FILING  
DATE October 29, 1985  
BY *John S. Jones*

Maryland Department of Transportation  
State Highway Administration

William K. Holtmann  
Secretary  
Hal Kassoff  
Administrator

August 27, 1985

Mr. A. Joblon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Item #46  
Property Owner: Texaco Inc.  
Location: 1500' NW from the intersection between Pulaski Highway and Philadelphia Road  
Existing Zoning: B.R. C.S.I  
Proposed Zoning: Spec. exception for a carwash in combination with a gas and go  
Acres: 64,944 sq. ft.  
District: 15th  
Maryland Route 40-E

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of July 1985, and a field inspection for a proposed Car Wash at the existing Texaco Station (Item #46), the State Highway Administration offers the following comments.

With the existing site having direct access to Pulaski Highway, Maryland Route 40-E and Philadelphia Road, Maryland Route 7, we (State Highway Administration) recommend the proposed through access between Maryland Route 40-E and Maryland Route 7 be clearly defined at the Car Wash stacking line to allow free movement to connector roadway, Gas island and Car Wash patrons from Philadelphia Road wishing to use the facility.

The State Highway Administration will require the existing n/e entrance to be repaired or replaced with reconstruction of the deteriorated curb and gutter sections as indicated on the attached plan.

All work within the State Highway Administration's Right of Way must be through State Highway Administration Permit with the posting of a \$5,000.00 bond or letter of credit to guarantee construction.

Very truly yours,  
*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits

My telephone number is by George Wittman  
by J. Ogilvie  
383-7555 Baltimore Metro - 563-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3271

NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

SEPTEMBER 25, 1985

Re: Zoning Advisory Meeting of August 13, 1985  
Item # 46 TEXACO, INC.  
Property Owner:  
Location: 1500' NW from the intersection of Pulaski Highway & Philadelphia Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The parking arrangement is not satisfactory.
- The parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 25-39 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on 8/13/85.
- The property is not in compliance with Baltimore County Landscape Manual, 8111 170-19. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- The property is located in a deficient service area as defined by the Baltimore County Master Plan. The deficient service is:
- The property is located in a traffic area controlled by a "no" level intersection as defined by 8111 178-79, and as conditions change are re-evaluated annually by the County Council. The Basic Services Areas (Additional comments):

cc: James Hossell Eugene A. Sober  
Chief, Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

August 28, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -22C- August 13, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 38, 39, 40, 41, 42, 44, 45, and 46.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineering Associate II

SEC/HSP/bur

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. RENCKE  
CHIEF

August 20, 1985

Mr. Arnold Jablon  
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: Texaco, Inc.  
Location: 1500' NW from the intersection between Pulaski Highway and Philadelphia Road  
Item No.: 46  
Zoning Agenda: Meeting of August 17, 1985

Comments:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 load 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.
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: *Paul Kelly* Noted and Approved: *Roy W. Kemmerl*  
Fire Prevention Bureau  
Special Inspection Division

/mb

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 19 that the herein Petition for Special Exception



BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3030

August 26, 1985

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 146 Zoning Advisory Committee Meeting are as follows:

Property Owner: TEXACO, INC. Location: 1500' NW from the intersection between Pulaski Highway and Philadelphia Road District: 15th.

APPLICABLE TYPES ARE CITED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.D.A., #12-1) - 1980 and other applicable codes and standards. A building and other miscellaneous permits shall be required before the start of any construction. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable. All Two Group except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. All Two Group require a one hour wall if closer than 5'-0" to an interior lot line. All wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department. The requested variance appears to conflict with Section(a) of the Baltimore County Building Code. When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use, to Use or to Mixed Use. See Section 315 of the Building Code. The proposed project appears to be located in a Flood Plain. Flood/Elevation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement. Comments: Gas and go operation shall comply with Article 16 - Article 28 of the B.O.C.A. Fire Prevention Code as noted in Section 603. of the B.O.C.A. Code and also in compliance with N.F.P.A. 30 as in Section 602. B.O.C.A. Building Code. These abbreviated 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 my permit. To verify the applicant may obtain additional information by visiting Room 113 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

Markus E. Schuman City Engineer Building Plans Section

1/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner Date: October 3, 1985

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

SUBJECT: Zoning Petition No. 86-171-X and 86-172-X

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject requests.

Norman E. Gerber, Director Office of Planning and Zoning

NEG:JGH:slm

PETITION FOR SPECIAL EXCEPTION

15th Election District

LOCATION: North side of Pulaski Highway, 300' West of 68th Street

DATE AND TIME: Wednesday, October 23, 1985 at 10:00 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:

Petition for Special Exception for a carwash in combination with a gas and go station in a B.R. Zone.

Being the property of TEXACO, INC. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 86-172-X Towson, Maryland

District: 15th Date of Posting: 9/29/85 Posted for: Special Exception Petitioner: TEXACO, INC. Location of property: N/S Pulaski Hwy, 300' W/68th Location of Signs: Both sides facing Pulaski Hwy. - One N.E. & N.W. corners approx. 1/2 way to W/68th on N.W. of NW corner of 68th and Pulaski. Remarks: Property of Texaco. Posted by: M. Schuman Date of return: 10/1/85 Number of Signs: 2

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222 October 23, 1985

THIS IS TO CERTIFY, that the annexed advertisement of zoning office of Baltimore County was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week before the 4th day of October 1985; that is to say, the same was inserted in the issues of

October 3, 1985

Kimbel Publication, Inc. per Publisher. By Kimbel E. Orke

JUN 12 1988

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER N/S Pulaski Hwy., 300' W/68th St., 15th District OF BALTIMORE COUNTY TEXACO, INC., Petitioner : Case No. 86-172-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Peter Max Zimmerman Deputy People's Counsel Pm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 24th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, 29 N. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman Peter Max Zimmerman



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-30353

ARNOLD JABLON ZONING COMMISSIONER

October 17, 1985

R. Bruce Alderman, Esquire 29 Mead Susquehanna Avenue Towson, Maryland 21204

RE: Petition for Special Exception N/S Pulaski Highway, 300' W/ 68th St. - 15th Elec. Dist. TEXACO, Inc. - Petitioner Case No. 86-172-X

Dear Mr. Alderman:

This is to advise you that \$58.80 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

BALTIMORE COUNTY, MARYLAND No. 012444

DATE 10-30-85 ACCOUNT R-01-615-000

RECEIVED FROM R. Bruce Alderman, Esq.

FOR Advertising and Posting 86-172-X

B 0195\*\*\*\*\*012444

VALIDATION ON SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD, October 3, 1985 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 3, 1985

THE JEFFERSONIAN, 19 Ventnor, Publisher Cost of Advertising 22.00

PETITION FOR SPECIAL EXCEPTION 15th Election District LOCATION: North side of Pulaski Highway, 300' West of 68th Street DATE AND TIME: Wednesday, October 23, 1985 at 10:00 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

ARNOLD JABLON, Zoning Commissioner Oct. 31 Baltimore County

R. Bruce Alderman, Esquire  
29 West Susquehanna Avenue  
Towson, Maryland 21284

September 20, 1985

**NOTICE OF HEARING**

RE: PETITION FOR SPECIAL EXCEPTION  
N/S Pulaski Highway, 300' W/  
68th St. - 15th Elec. Dist.  
TEXACO, Inc., Petitioner  
Case No. 86-172-X

TIME: 10:00 a.m.

DATE: Wednesday, October 23, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

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

No. 008631

DATE: 9-23-85 ACCOUNT: 204-815-000

RECEIVED FROM: AMOUNT: \$ 100

FOR: Charles L. ...

VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITION SPECIAL EXCEPTION  
N/S of Pulaski Highway, 300'  
W of 68th Street - 15th  
Election District  
Texaco, Inc.,  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-172-X

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests a special exception for a car wash in combination with a gas and go operation, as more particularly described on Petitioner's Exhibit 4.

The Petitioner, by E. B. Jordan, Division Marketing Representative, appeared and testified and was represented by Counsel. Ed Unitas, Lessee of the gas and go operation; John McGovern, a registered civil engineer; and Roger Hale, a sales representative for Hanna Car Wash Systems International, all appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned B.R.-C.S-1, is presently improved with an existing gas and go operation and a 40' x 12' cinder-block building. The Petitioner proposes to construct a 56' x 20' building attached to the existing building for the car-wash operation. It would be a tunnel-type car wash which would allow a customer to drive onto a conveyor belt and proceed through without leaving the car and would be open 7:00 a.m. to 10:00 p.m., seven days per week. The average trip through takes two or three minutes and would enable approximately 15 vehicles to be washed per hour. There would be no stacking places provided and no employee service to customers.

The property is bordered by Philadelphia Road to the north and Pulaski Highway to the south, both State roads, and the Maryland State Highway Administration is satisfied with the proposed plan.

Mr. McGovern and Mr. Hale testified that, in their opinion, there would be no adverse impact on traffic since there is sufficient stacking available to prevent congestion. Further, testimony indicated that the proposed use conforms to the requirements of Section 502.1, Baltimore County Zoning Regulations (BCZR).

The Petitioner seeks relief from Sections 236.4, 405.4.D.4, and 419, BCZR, pursuant to Section 502.1.

It is clear that the BCZR permits the use requested by the Petitioner in a B.R. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning

classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 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 23<sup>rd</sup> day of October, 1985, that the Petition for Special Exception for a car wash in combination with a gas and go operation be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. A letter from the Maryland State Highway Administration, stating that Petitioner's Exhibit 4 satisfies its concerns, shall be submitted to the Zoning Commissioner.

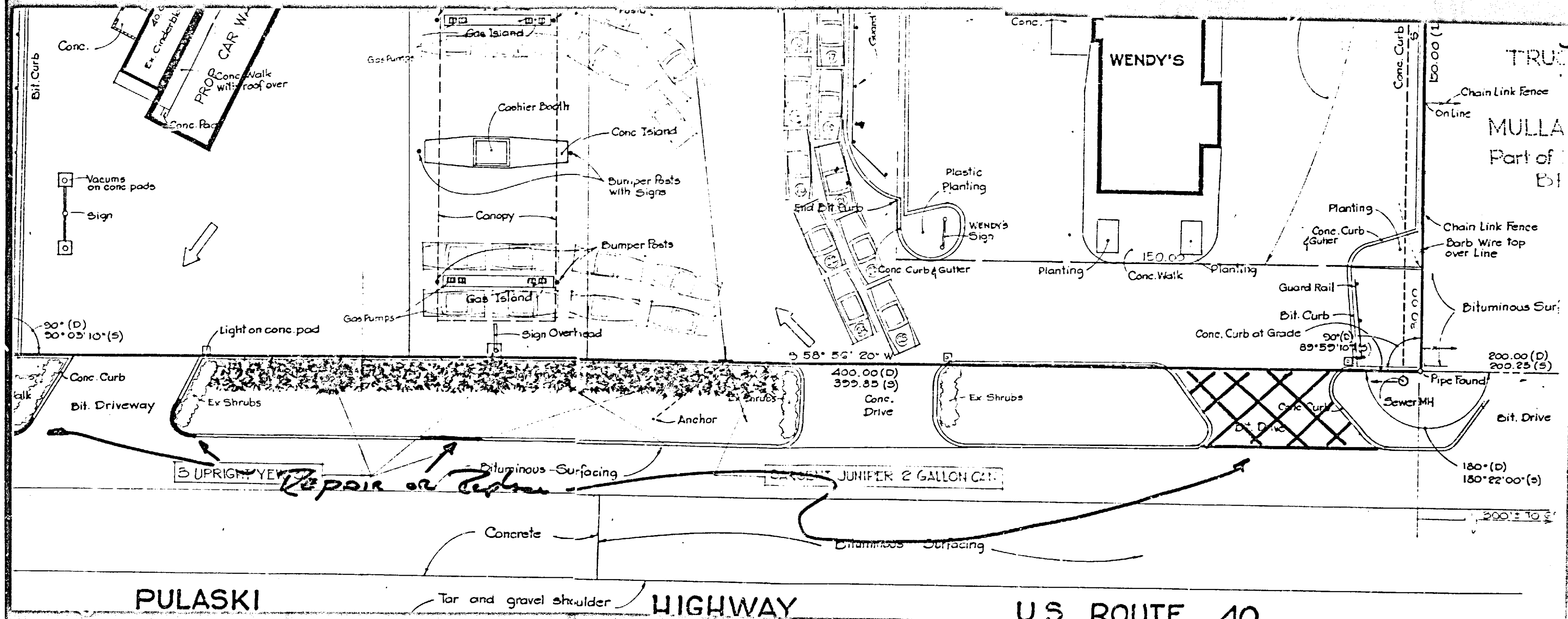
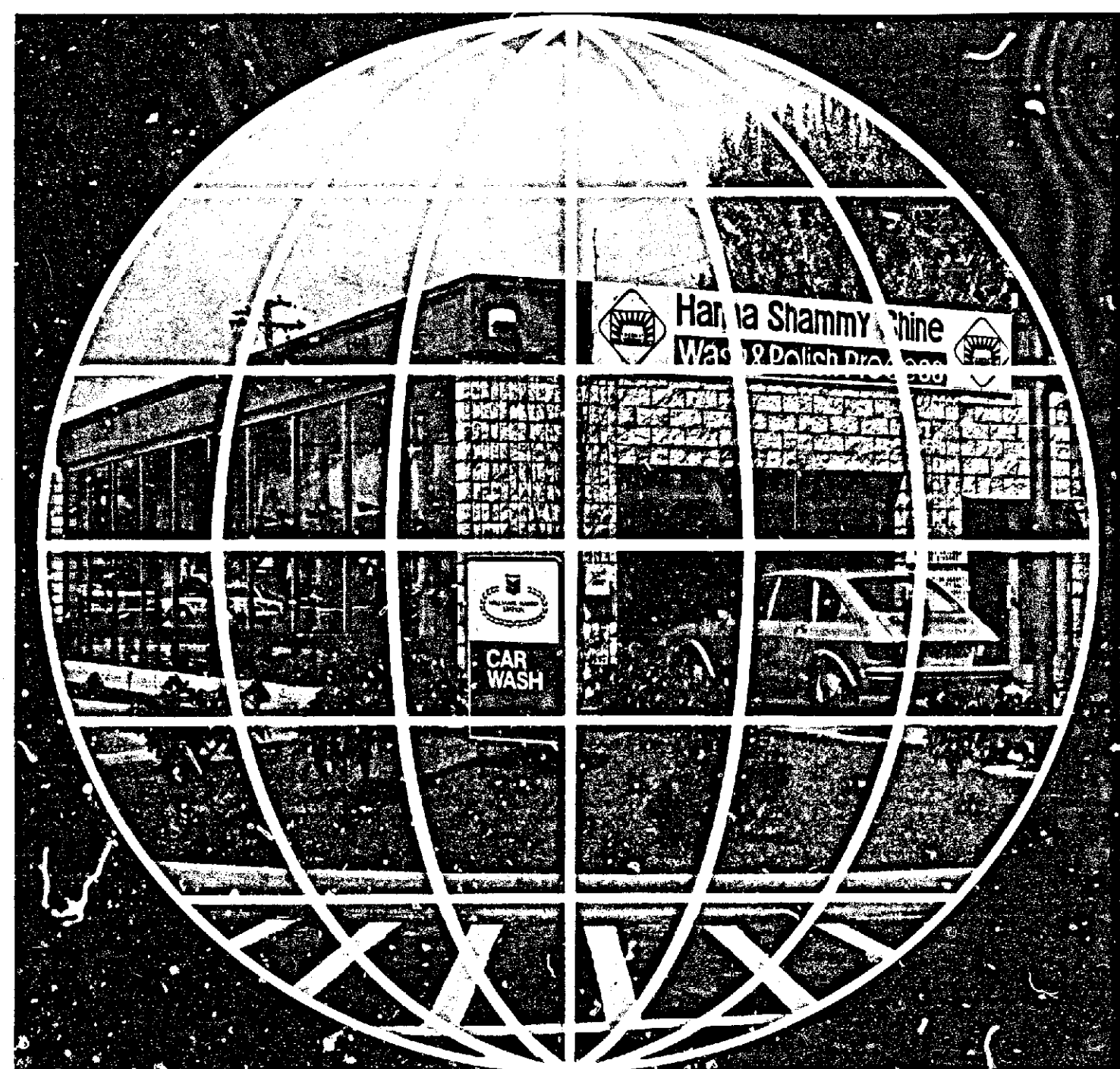
*R. Bruce Alderman*  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE: 9/23/85  
BY: *Shirley L. ...*

ORDER RECEIVED FOR FILING  
DATE: 9/23/85  
BY: *Shirley L. ...*

ORDER RECEIVED FOR FILING  
DATE: 9/23/85  
BY: *Shirley L. ...*

**HANNA Car Wash Systems**  
*International*  
...world-wide sales and service  
of automatic car wash equipment





**Maryland Department of Transportation**

State Highway Administration

**William K. Hellmann**  
Secretary

**Hal Kassoff**  
Administrator

November 4, 1985

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Baltimore county  
Item #46  
Property Owner: Texaco  
Inc.  
Location: 1500' NW from  
the intersection between  
Pulaski Highway and  
Philadelphia Road  
Existing Zoning: B.R. C. S1  
Proposed Zoning: Spec.  
exception for a carwash  
in combination with a  
gas and go  
Acres: 64, 944 sq. ft.  
District 15  
Maryland Route 40-E

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of the proposed  
Texaco carwash, the State Highway Administration finds the  
revision generally acceptable.

Very truly yours,

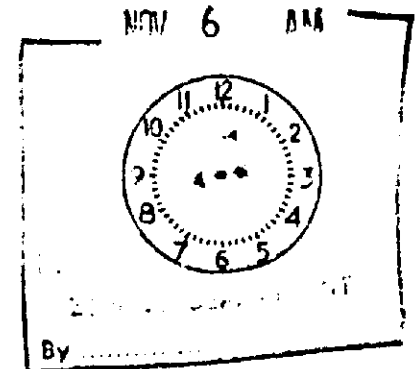
Charles Lee, Chief  
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle  
John H. McGovern

enclosure

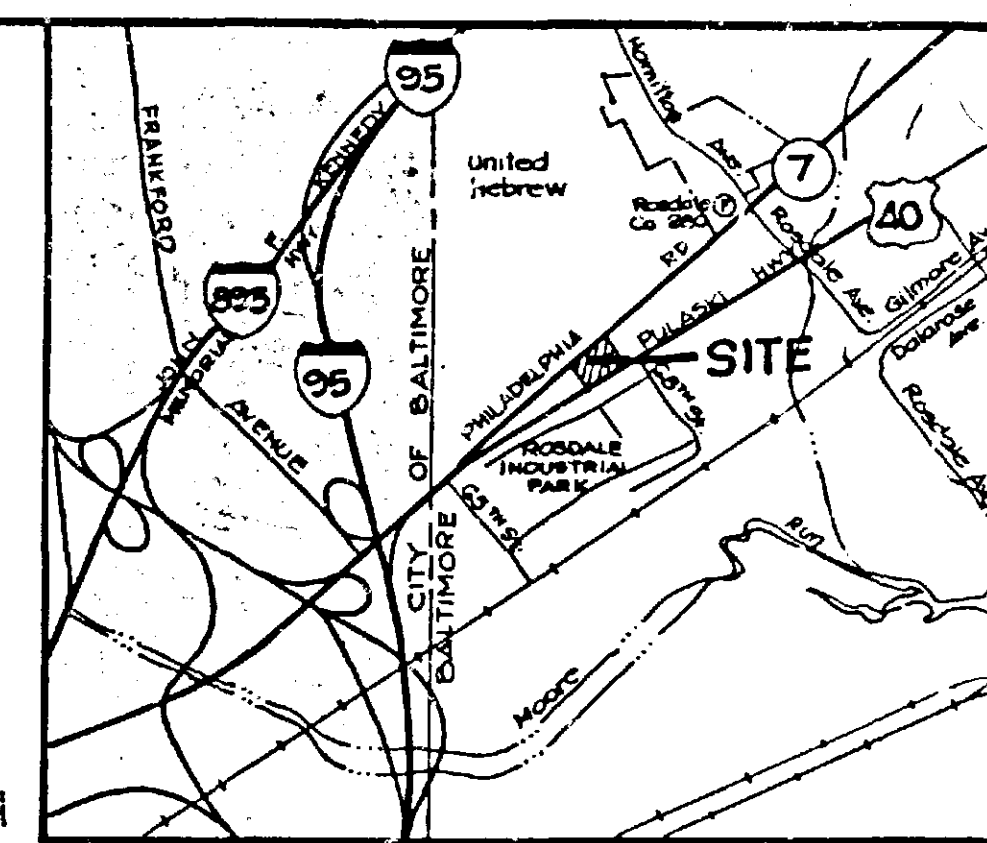


My telephone number is 301-659-1350

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



**OLD PHILADELPHIA ROAD**  
60' RIGHT OF WAY

FOREST E. & CORRINE L. FITCH  
Liber EHK Jr 6004 Folio 68  
ANIMAL HOSPITAL

**ZONING NOTES**  
Existing Zoning : BR CS-1  
Proposed zoning : No change but with special exception to allow a car wash in combination with a Gas & Go station.  
Existing Use : Gas and Go station  
Proposed Use : Gas and Go with car wash  
Area Requirements:  
Total servicing spaces = 8  
Total servicing bays = 0  
Total spaces and bays = 8  
Total area required = 8 x 1500 S.F. = 12,000 S.F. (Use 15,000 Sq.Ft. min.)  
Total waiting spaces = 8

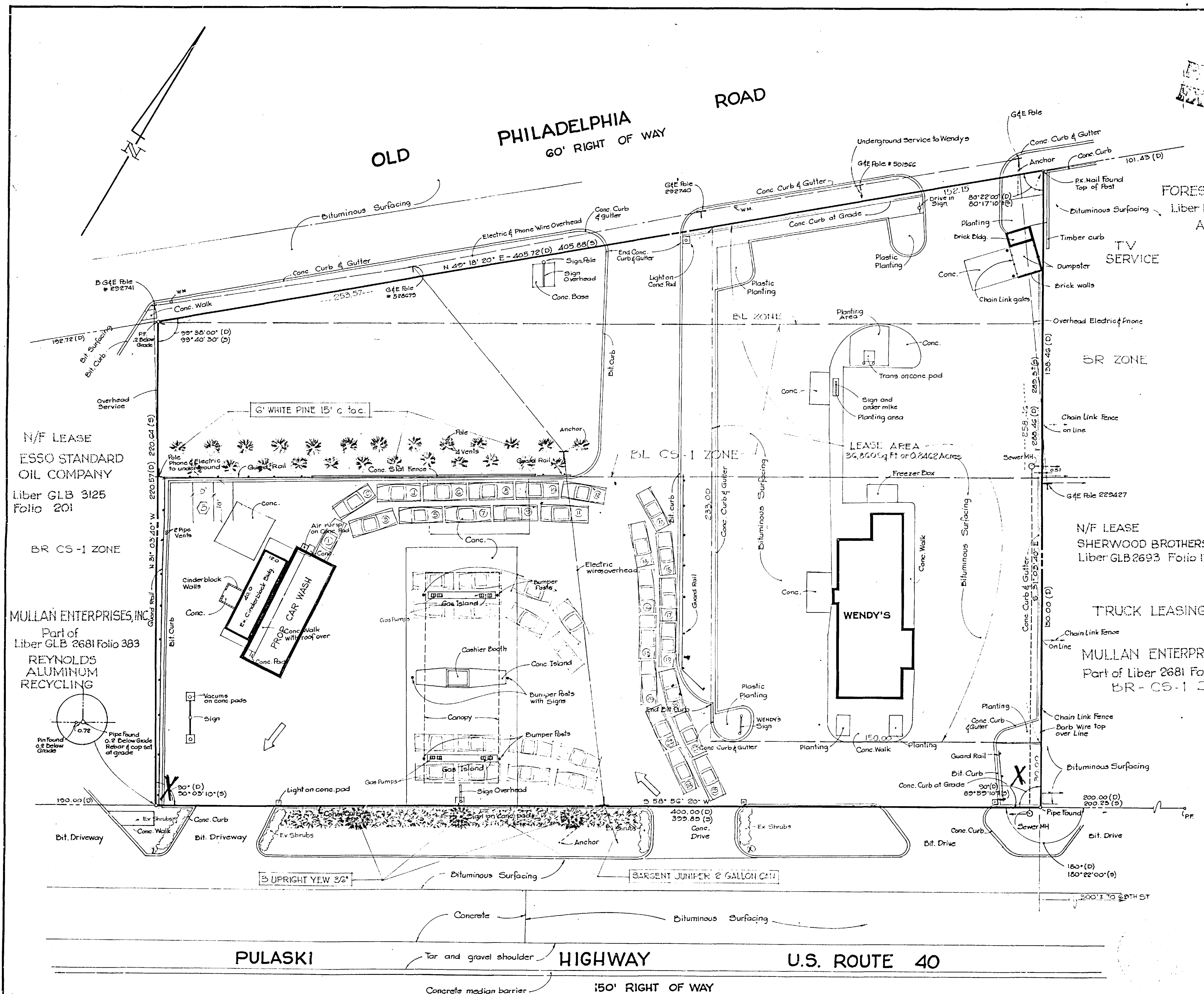
Ancillary Uses :  
Vending machines  
Minor accessory uses.  
No additional square footage required.  
Combination uses:  
Car Wash  
No additional square footage required  
Total area required = 15,000 Sq. Ft.  
Total area of tract = 64,944 Sq. Ft.  
Access Points :  
Number of driveways on major streets = 3  
Required site width = 3 x 25' = 195'  
Actual site width = 400'

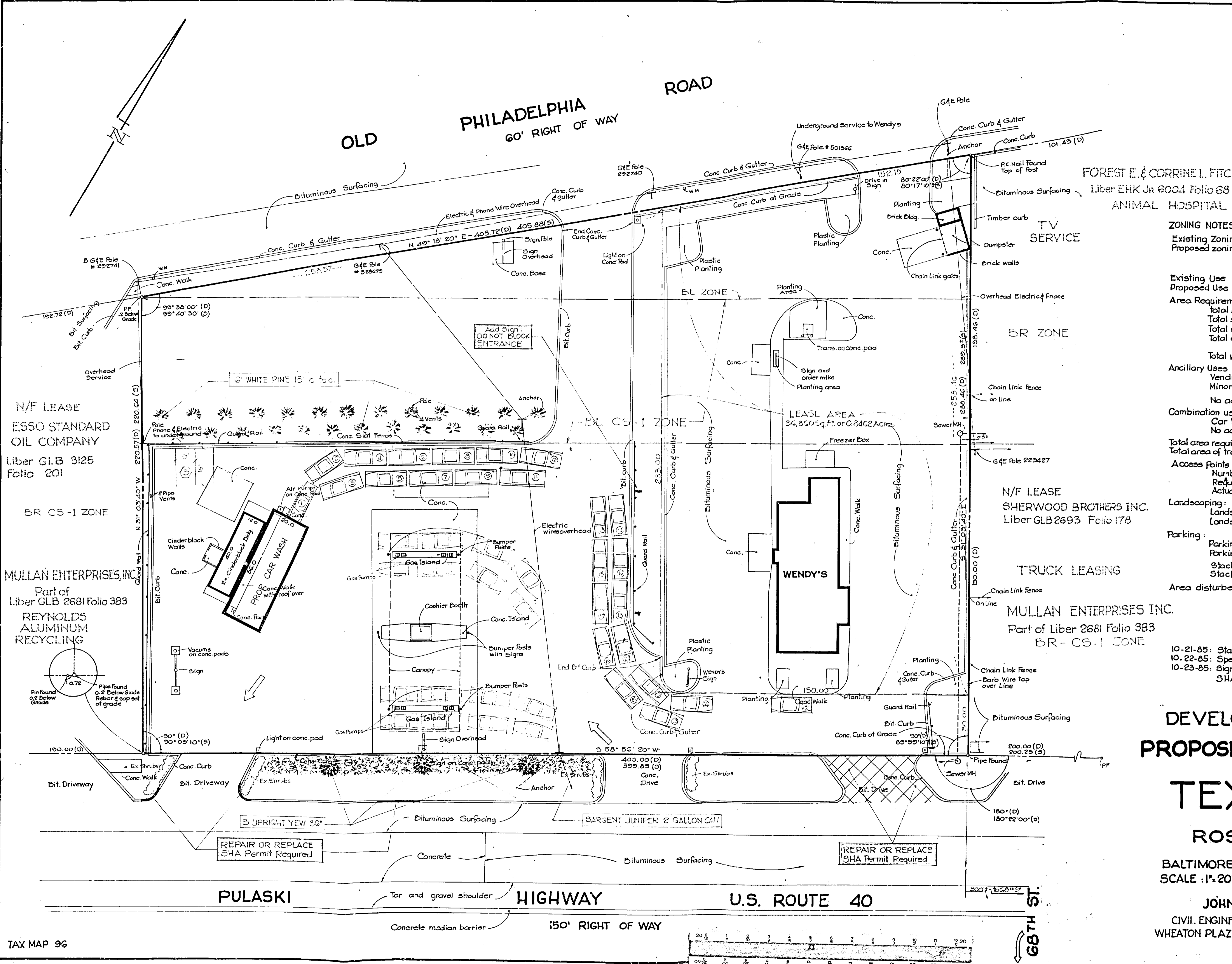
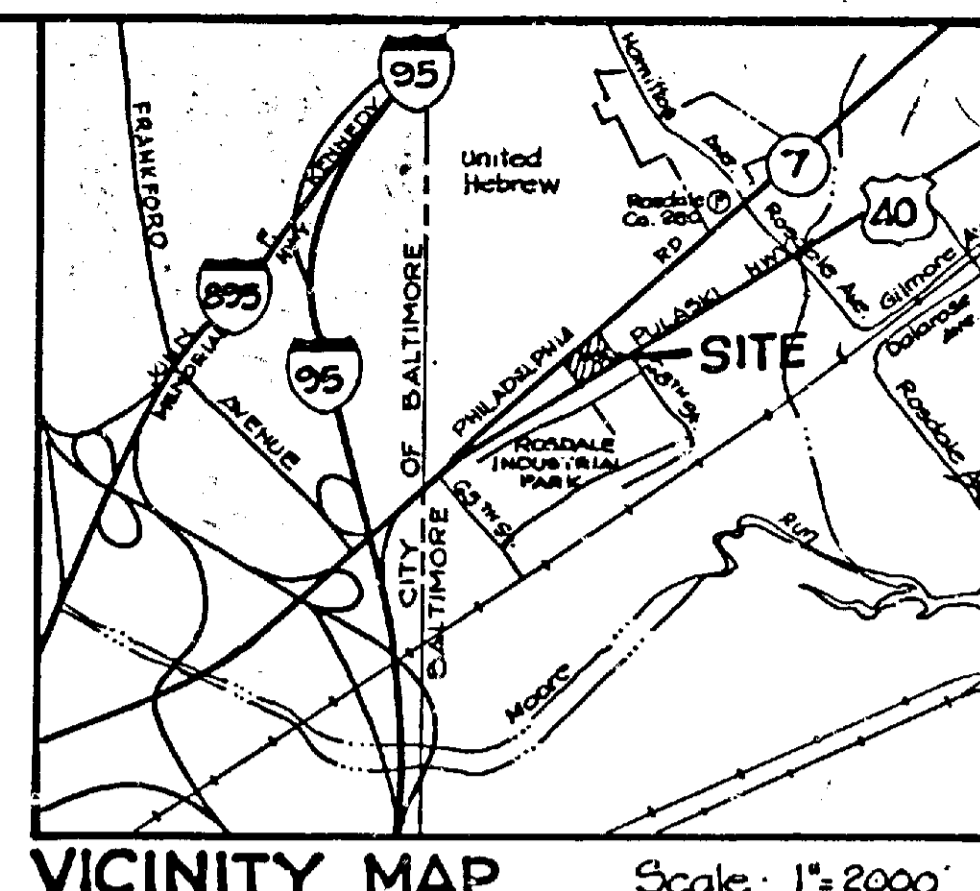
Landscaping :  
Landscaping required = 4841 Sq. Ft. (5% of site)  
Landscaping provided = 5000 Sq. Ft.  
Parking :  
Parking spaces required = 560 ± Sq. Ft. / 300 Sq. Ft. = 2  
Parking spaces provided = 8  
Stacking spaces required = (15 cars / 1/2 hour) x 10 = 25  
Stacking spaces provided = 25  
Area disturbed by new construction = 1500 Sq. Ft. ±

**LEGEND**  
(S) = Survey  
N/F = Now or Formerly  
(D) = Dead

**DEVELOPMENT PLAN  
PROPOSED CARWASH  
TEXACO  
ROSEDALE**

BALTIMORE COUNTY, MARYLAND #46  
SCALE : 1" = 20' JULY, 1985  
JOHN H. Mc GOVERN 2-X  
CIVIL ENGINEER AND LAND SURVEYOR  
WHEATON PLAZA OFFICE BLDG., WHEATON, MD, 20902  
933-6558





FOREST E. & CORRINE L. FITCH  
 Liber EHK Jr 6004 Folio 68  
 ANIMAL HOSPITAL

**ZONING NOTES**  
 Existing Zoning : BR CS-1  
 Proposed zoning : No change but with special exception to allow a car wash in combination with a Gas & Go station.  
 Existing Use : Gas and Go station  
 Proposed Use : Gas and Go with car wash

**Area Requirements:**  
 Total servicing spaces = 8  
 Total servicing bays = 0  
 Total spaces and bays = 8  
 Total area required = 8 x 1500 S.F. = 12,000 S.F.  
 (Use 15,000 Sq.Ft. min.)  
 Total waiting spaces = 8

**Ancillary Uses:**  
 Vending machines  
 Minor accessory uses.  
 No additional square footage required.

**Combination uses:**  
 Car Wash  
 No additional square footage required

Total area required = 15,000 Sq. Ft.  
 Total area of tract = 64,944 Sq. Ft.

**Access Points:**  
 Number of driveways on major streets = 3  
 Required site width = 3 x 25' = 125'  
 Actual site width = 400'

**Landscaping:**  
 Landscaping required = 4841 Sq. Ft. (5% of site)  
 Landscaping provided = 5000 Sq. Ft.±

**Parking:**  
 Parking spaces required = 560 ± Sq. Ft. / 300 Sq. Ft. = 2  
 Parking spaces provided = 3  
 Stacking spaces required = (15 cars / 1/2 hour) x 10 = 25  
 Stacking spaces provided = 25

Area disturbed by new construction = 1500 Sq. Ft.±

**LEGEND**  
 (S) = Survey  
 N/F = Now or Formerly  
 (D) = Deed

10-21-85: Stacking revised.  
 10-22-85: Special Exception Case No. 86-177-X Approved.  
 10-23-85: Sign revised from Intersection to Entrance  
 SHA Entrance repairs added.

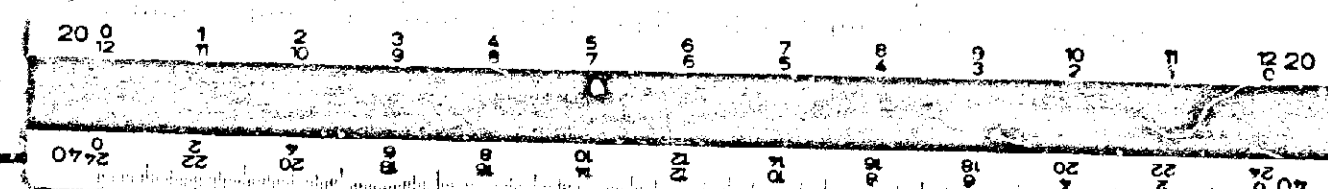
**DEVELOPMENT PLAN  
 PROPOSED CARWASH**

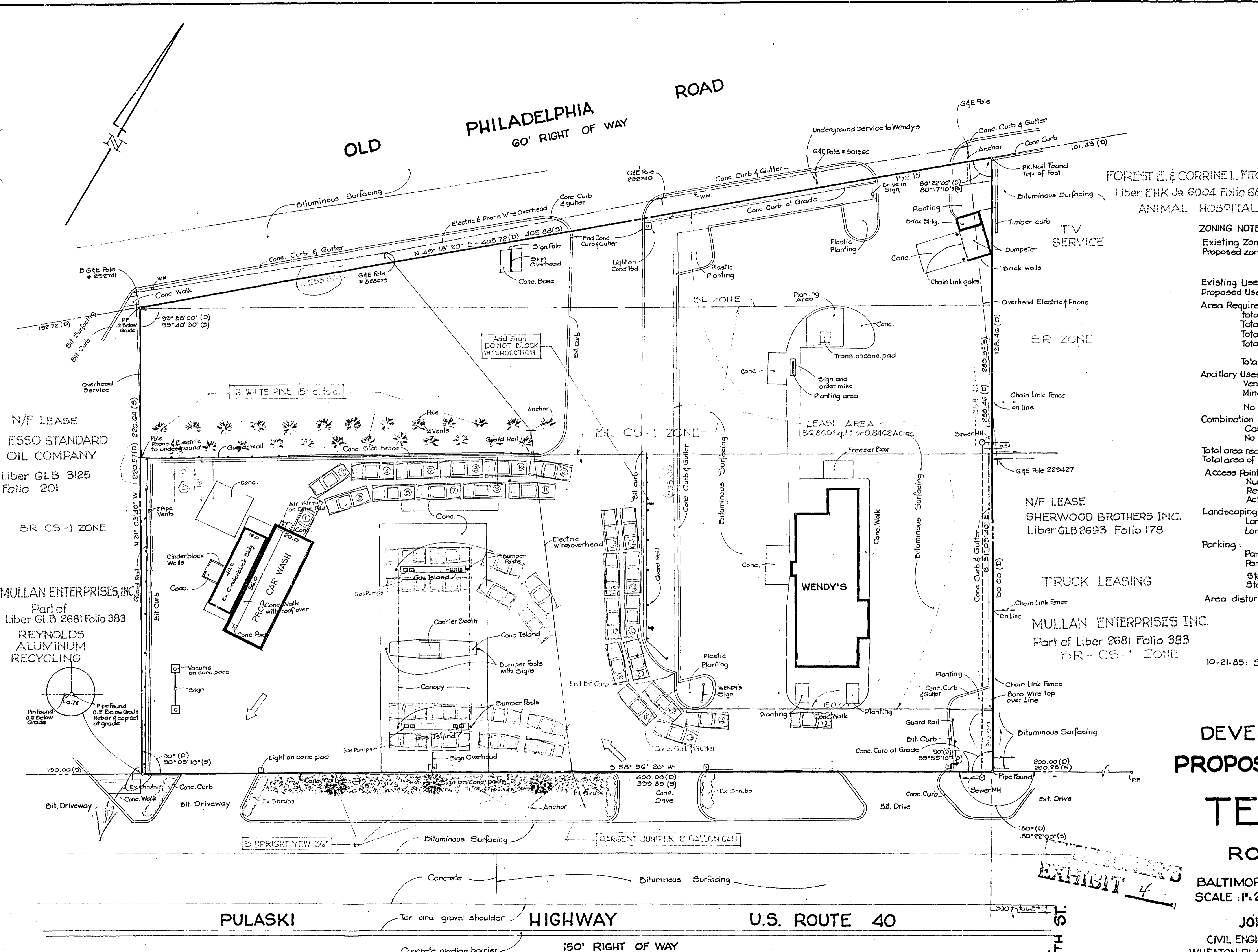
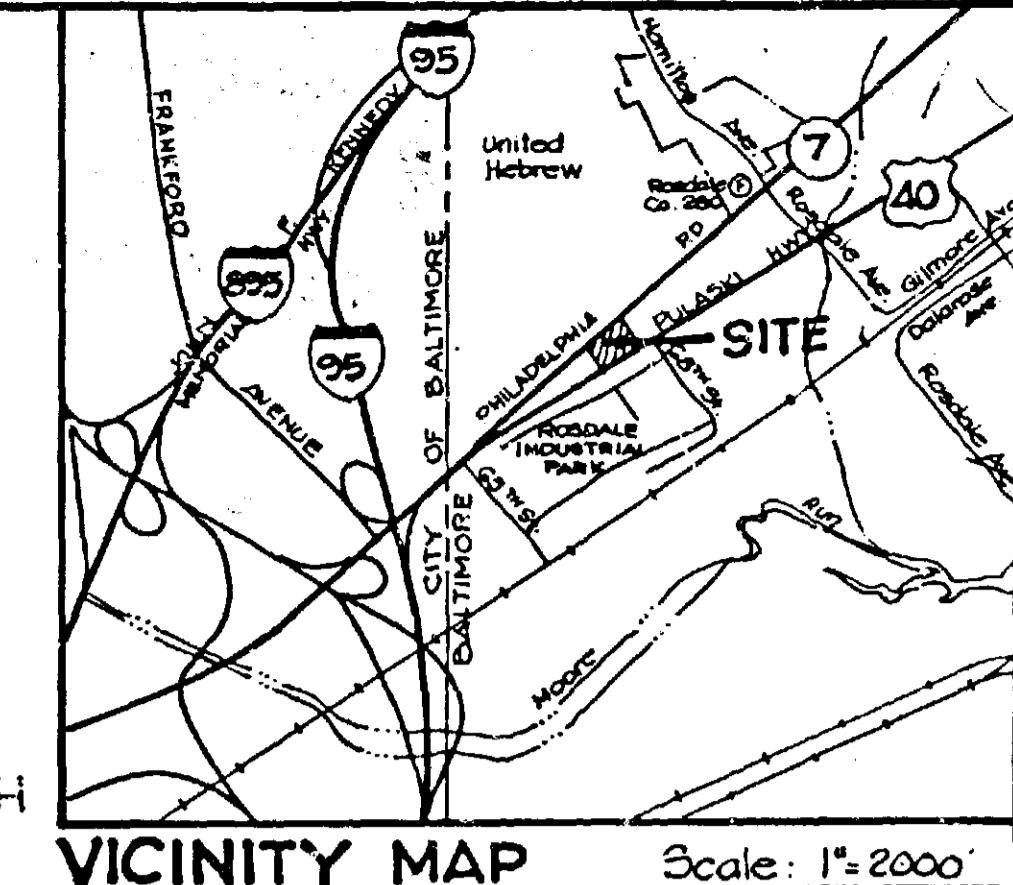
**TEXACO  
 ROSEDALE**

BALTIMORE COUNTY, MARYLAND  
 SCALE: 1"=20'  
 JULY, 1985

JOHN H. Mc GOVERN  
 CIVIL ENGINEER AND LAND SURVEYOR  
 WHEATON PLAZA OFFICE BLDG., WHEATON, MD, 20902  
 933-6558

RECEIVED  
 OCT 28 1985  
 BUR. OF ENGR.  
 ACCESS PERMITS





**ZONING NOTES**  
 Existing Zoning : BR CS-1  
 Proposed zoning : No change but with special exception to allow a car wash in combination with a Gas & Go station.

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 Total servicing bays : 0  
 Total spaces and bays : 8  
 Total area required : 8 x 1500 S.F. = 12,000 S.F. (Use 15,000 Sq.Ft. min.)  
 Total waiting spaces : 8

**Ancillary Uses:**  
 Vending machines  
 Minor accessory uses.  
 No additional square footage required.

**Combination uses:**  
 Car Wash  
 No additional square footage required

**Total area required** : 15,000 Sq. Ft.  
**Total area of tract** : 64,944 Sq. Ft.

**Access Points:**  
 Number of driveways on major streets = 3  
 Required site width = 3 x 65' = 195'  
 Actual site width = 400'

**Landscaping:**  
 Landscaping required = 4841 Sq. Ft. (5% of site)  
 Landscaping provided = 5000 Sq. Ft.

**Parking:**  
 Parking spaces required = 560 ± Sq. Ft. / 300 Sq. Ft. = 2  
 Parking spaces provided = 5  
 Stacking spaces required = (15 cars / 1/2 hour) x 10 = 25  
 Stacking spaces provided = 25

**Area disturbed by new construction** = 1500 Sq. Ft. ±

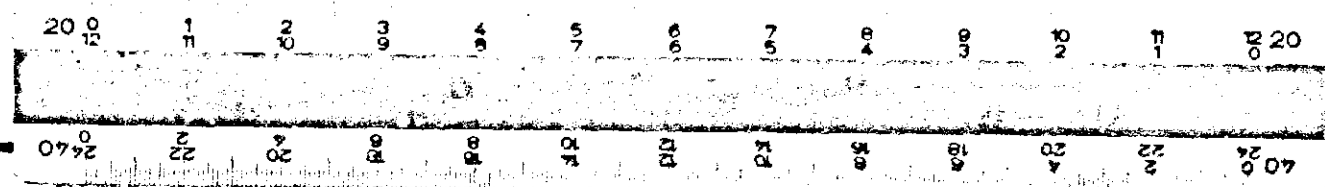
**LEGEND**  
 (S) = Survey  
 N/F = Now or Formerly  
 (D) = Deed  
 10-21-85: Stacking revised.

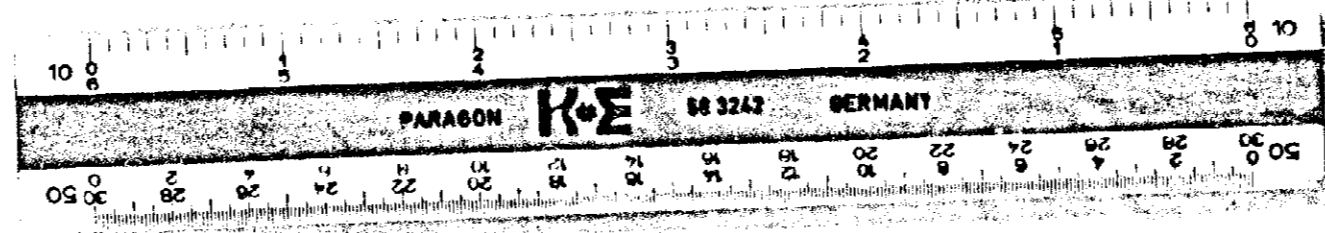
**DEVELOPMENT PLAN  
 PROPOSED CARWASH**

**TEXACO  
 ROSEDALE**

BALTIMORE COUNTY, MARYLAND  
 SCALE : 1" = 20'  
 JULY, 1985

**JOHN H. Mc GOVERN**  
 CIVIL ENGINEER AND LAND SURVEYOR  
 WHEATON PLAZA OFFICE BLDG., WHEATON, MD, 20902  
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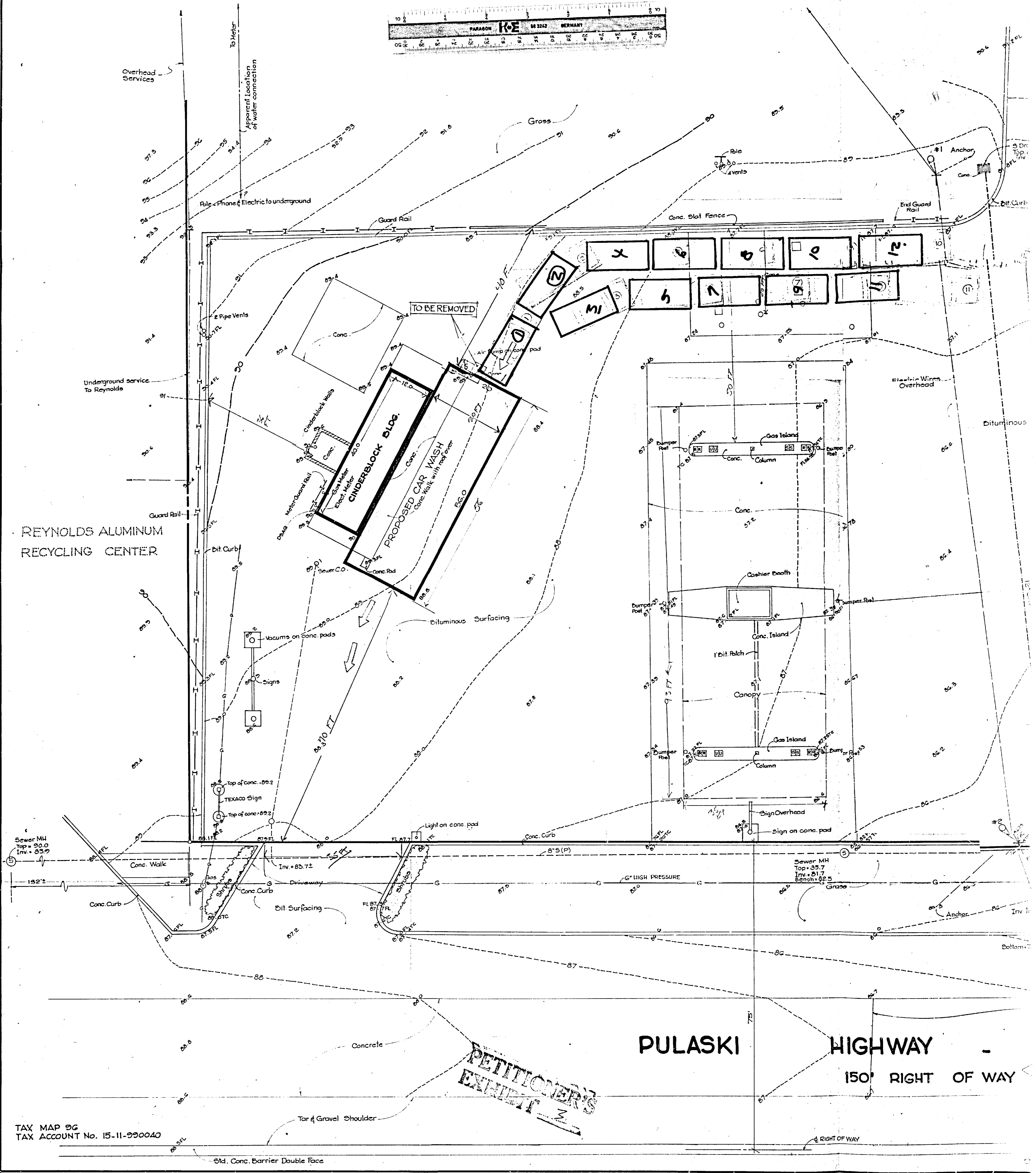


REYNOLDS ALUMINUM  
RECYCLING CENTER

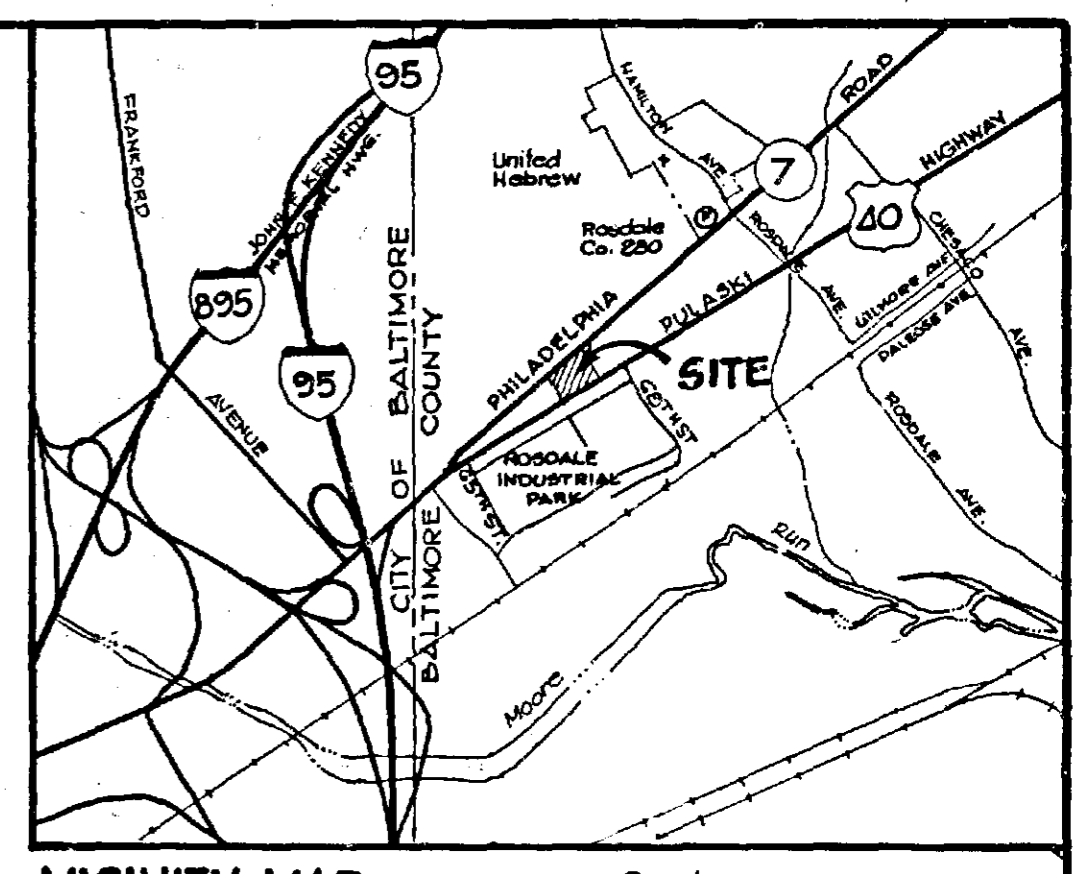
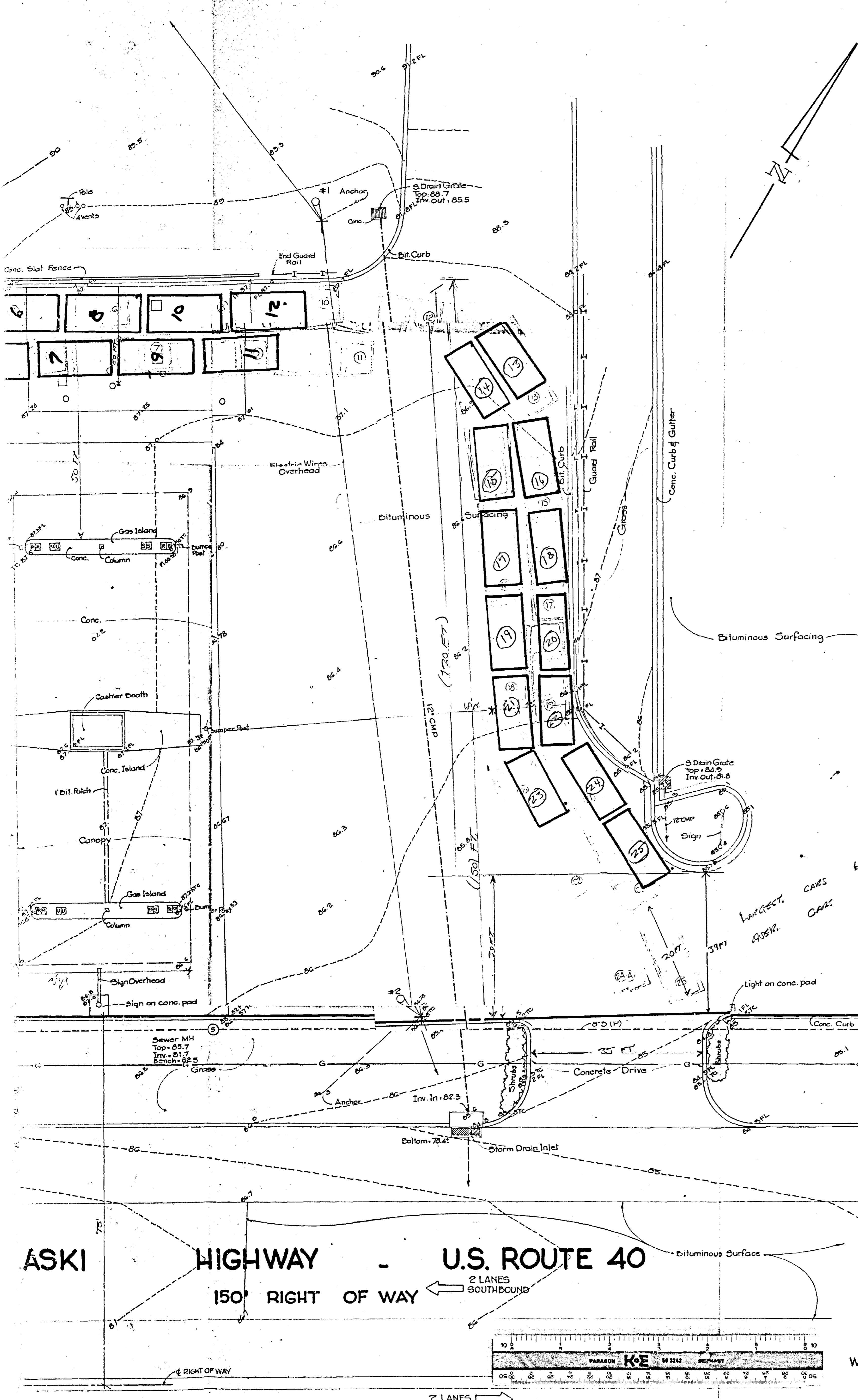
PULASKI HIGHWAY  
150' RIGHT OF WAY

PETITIONER'S  
EXHIBIT

TAX MAP 9G  
TAX ACCOUNT No. 15-11-990040







- NOTES:
1. Vertical Datum established from sewer manhole at east corner of property as 83.98
  2. Owner: TEXACO INC., Liber EHK, JR. G7C2 Folio 544
  3. See Boundary Survey "Thornton Oil Corporation Property", dated July, 1984 for additional boundary information.
  4. Area: 2.337 Acres
  - 5-21-85: Proposed car wash added. Gas line on site as located from yellow marks.

- BENCHMARKS
- #1. P.K. Nail East side of pole 0.8' above grade Elev. = 86.60
  - #2. Spike in west side of pole. Elev. = 86.73 1.0' ± Above paving

WENDY'S

- LEGEND
- TC = Top of curb
  - FL = Flow Line
  - DSAG = Downspout discharge above grade.

TOPOGRAPHIC SURVEY  
**TEXACO**  
 ROSEDALE  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: 1" = 10' DECEMBER, 1984

JOHN H. Mc GOVERN  
 CIVIL ENGINEER AND LAND SURVEYOR  
 WHEATON PLAZA OFFICE BLDG, WHEATON, MD, 20902  
 933-6558

