

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 in combination with a service station (gas and go), a special hearing for conversion of a full service gas station to gas and go, and to amend the site plan filed in zoning case 5436-XA.

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.

Lessee-Petitioner:

8000XBXBXBXBX
Parkway, Inc.

By: Charles R. Christ

(Type or Print Name)

Signature

5921 Moravia Road

Baltimore, Maryland 21206

City and State

Attorney for Petitioner:

Arvin E. Rosen

(Type or Print Name)

Signature

Two East Fayette Street

Baltimore, Maryland 21202

City and State

Attorney's Telephone No.: 539-6606

Legal Owner(s):

The Twelve Knotts Limited Partnership

By: MARTIN G. Knott

(Type or Print Name)

Signature

516 N. Charles St., Suite 308 625-4800

Baltimore, Maryland 21201

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Arvin E. Rosen

2 E. Fayette St.

Baltimore, MD 21202

City and State

Address

Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day

of October, 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 4th day of December, 1985, at 1:30 o'clock

Calvin J. ...
Zoning Commissioner of Baltimore County.

(over)

cc: Arvin E. Rosen, Esquire
People's Counsel

IN RE: PETITION SPECIAL EXCEPTION
NW/Corner of McClean Boulevard and the Baltimore City Line (7300 McClean Boulevard) 9th Election District
Twelve Knotts Limited Partnership,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-233-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a car wash in combination with a service station (gas and go) and, additionally, to convert an existing service station to a gas and go operation and to amend the site plan filed in Case No. 5436-XA, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by its Regional Manager, Jerry Witte, and the Lessee, Parkway, Inc., by its President, Charles R. Christ, appeared and were represented by Counsel. Brian Jones, a registered civil engineer, also appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, located on McClean Boulevard and zoned B.M., is presently improved with a three-bay service station, of which one bay is used as a car wash and the remaining two are used for mechanical repairs. The Lessee proposes to change the service station to a gas and go operation and convert the two bays presently used for mechanical repairs to car wash facilities. The gas and go operation will have attached fuel dispensers, enabling eight vehicles to be serviced. Vehicles will enter the car wash at the north end of the site, either from McClean Boulevard or by a service road which borders the north property line, and exit onto McClean Boulevard at the south end of the site. The car wash is designed to permit

each customer to take whatever time is needed, with the average time being 10 to 15 minutes each. The three bays will handle approximately 14 vehicles per one-half hour.

Mr. Christ, who operates five other similar businesses, and Mr. Jones testified that the on-site stacking is more than sufficient to satisfy the needs of both the gas and go operation and car wash facilities. In addition, the evidence presented is clear that the conversion will be a definite improvement to the community.

The Petitioner seeks relief from Sections 405.4.D and 233.4, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR), for the special exception; from Sections 500.7 and 405.7, BCZR, for the conversion; and to amend the previously approved site plan.

After due consideration of the evidence and testimony presented, it is determined that the conversion of the existing service station to a gas and go operation would not adversely affect the health, safety, and general welfare of the community, and in fact, would be a positive improvement.

It is clear that the BCZR permits the use requested by the Petitioner in a B.M. 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 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, the conversion of the existing service station to a gas and go operation, and the amendment to the site plan filed in Case No. 5436-XA should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of December, 1985, that the Petition for Special Exception for a car wash in combination with a service station (gas and go), conversion of the existing service station to a gas and go operation, and the amendment to the site plan filed in case No. 5436-XA be and are hereby GRANTED from and after the date of this order.

Calvin J. ...
Zoning Commissioner of Baltimore County

WHITNEY, BAILEY, COX & MAGNANI

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
CAR WASH IN BM ZONE

July 30, 1985

All that parcel of land being Lot number four(4), a portion of Parcel 'B' Perring Parkway Shopping Center located on the west side of McClean Boulevard in the ninth election district of Baltimore County described as follows:

Beginning for the same at the point of intersection on the west side of McClean Boulevard, 80 feet wide, and the northern boundary of Baltimore City, said point being South 90°00'00" West 83.29 feet from the point of intersection of the east side of said McClean Boulevard and the north side of Perring Manor Road, 50 feet wide, and running thence binding on said west side of McClean Boulevard (1) northwesterly binding on an arc curving to the left with a radius of 960.00 feet for a distance of 152.64 feet, which arc is subtended by a chord bearing North 21°22'54" West 152.48 feet, thence binding on the south side of a 24 foot right-of-way now established for use in common with others the following to the right with a radius of 226.90 feet for a distance of 110.22 feet which arc is subtended by a chord bearing South 77°55'23 1/2" West 109.14 feet, (3) North 88° 09'40" West 28.05 feet, thence binding on a line of division now established (4) South 00°00'00" East 120.04 feet to a point on the aforesaid northern boundary of Baltimore City, thence (5) South 90°00'00" East 190.34 feet to the point of beginning.

Containing 21,058 square feet, more or less, being a portion of the entire tract of land conveyed by Glenn F. Gall, and wife, to the Severn River Construction Company by deed dated July 20, 1954 and recorded among the land records of Baltimore County in Liber G.L.B. 2541, Folio 322 and being also all of that tract or parcel of land described in a lease from Northbrook Apartments, Inc. to Phillips Petroleum Company, and recorded among the land records aforesaid in Liber 4624 Folio 590.

The hereinbefore described parcel of land having been taken from deeds and plats of record.



Phyllis Cole Friedman
People's Counsel for Baltimore County

PETITION FOR SPECIAL EXCEPTION

9th Election District

LOCATION: Northwest Corner of McClean Blvd. & Baltimore City Line (7300 McClean Blvd.)

DATE AND TIME: Wednesday, December 4, 1985, at 1:30 p.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 to use the described property for a car wash in combination with a service station (gas and go), a conversion of a full service gas station to gas and go, and to amend the site plan filed in zoning case 5436-XA.

Being the property of Twelve Knotts Limited Partnership 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 JARLIN
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION
NW Corner McClean Blvd. & Baltimore City Line (7300 McClean Blvd.), 9th District
TWELVE KNOTS LIMITED PARTNERSHIP, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-233-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.

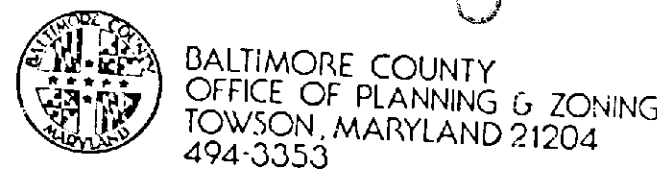
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 8th day of November, 1985, a copy of the foregoing Entry of Appearance was mailed to Arvin E. Rosen, Esquire, Two East Fayette St., Baltimore, MD 21202; and Mr. Charles R. Christ, Parkway, Inc., 5921 Moravia Rd., Baltimore, MD 21206.

Peter Max Zimmerman
Peter Max Zimmerman

AUG 28 1985



ARNOLD JABLON
ZONING COMMISSIONER

Arvin E. Rosen, Esquire
2 E. Fayette Street
Baltimore, Maryland 21202

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 27, 1985

Re: Petition for Special Exception
NW/cor. McClean Blvd. & Balto. City Line
(7300 McClean Blvd.)
9th Election District
Twelve Knots Limited Partnership -
Petitioners
Case No. 86-233-X

Dear Mr. Rosen:

This is to advise you that \$57.90 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012417
DATE 11/27/85 ACCOUNT 113-000000
AMOUNT \$ 57.90
RECEIVED FROM [Signature]
FOR [Signature]
VALIDATION OR SIGNATURE OF CASHIER

Arvin E. Rosen, Esquire
2 E. Fayette Street
Baltimore, Maryland 21202

November 1, 1985

NOTICE OF HEARING

Re: Petition for Special Exception
NW/cor. McClean Blvd. & Balto. City Line
(7300 McClean Blvd.)
9th Election District
Twelve Knots Limited Partnership
Case No. 86-233-X

TIME: 1:30 p.m.

DATE: Wednesday, December 4, 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. 012586

DATE 11/27/85 ACCOUNT 113-000000

AMOUNT \$ 57.90

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 12, 1985

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

Arvin E. Rosen, Esquire
Two East Fayette Street
Baltimore, Maryland 21202

RE: Item No. 119 - Case No. 86-233-X
Petitioner - Twelve Knots Limited Partnership
Special Exception Petition

Dear Mr. Rosen:

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 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.

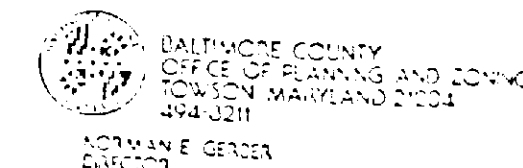
Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Whitney, Bailey, Cox & Magnani
1850 York Road
Timonium, Maryland 21093



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

NOVEMBER 14, 1985

Re: Zoning Advisory Meeting of October 1, 1985
Item # 119
Petitioner: TWELVE KNOTS LIMITED PARTNERSHIP
LOCATION: NW/cor. McCLEAN BLVD. & BALTIMORE CITY LINE

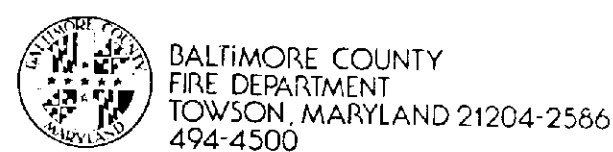
Dear Mr. Jablon:

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 treated 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 circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Planning regulations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on this site is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 12-38 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 11/13/85.
- ☒ The proposed use must comply with Baltimore County Land Use Manual, 1111 113-79, no building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlling by a high level intersection as defined by 1111 113-79, and its conditions change traffic capacity may be more limited. The Service Level is not evaluated annually by the County Council.
- ☒ Additional comments:

cc: James Howell

James E. Dyer
Chairman, Current Planning and Development



PAUL H. REINCKE
CHIEF

October 2, 1985

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Twelve Knots Limited Partnership

Location: NW/Corner McClean Blvd. and Baltimore City/County Line

Item No.: 119 Zoning Agenda: Meeting of October 1, 1985

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 deal 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

/ub



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

November 20, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 119 Zoning Advisory Committee Meeting are as follows:

Property Owner: Twelve Knots Limited Partnership
Location: NW/Corner McClean Blvd. and Baltimore City/County Line
District: 9th.

APPLICABLE STANDARDS AND COMMENTS

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.B.C. #17-1 - 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. Registered seals are not acceptable.
- () All Use Groups except Public Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 10' to an interior lot line. But Use Groups require a one hour wall if closer than 5' to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1-7, Section 402 and Table 402. 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 401 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- () When filing for a required Change of the 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 the Use Group are from the "to" to the "from" or "to" Use Group.
- () The proposed project appears to be located in a Flood Plain, Tidal/Overlaid. Please see the attached copy of Section 216(a) 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 Flood Plain Levels including basement.
- () Comments: Gas stations shall comply with Section 602.0 and 603. of the Building Code. Also Sections Article 16 and Article 28 of the B.O.C.A. Fire Prevention Code control flammable liquids as referenced in Section 602.1 and as adopted by the State Fire Marshall's office.
- () Three 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 any permit. To receive the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Director, Department of Permits & Licenses

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: November 21, 1985

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

SUBJECT: Zoning Petition No. 86-233-X

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

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

Petition
For Special Exception

LOCATION: Northwest Corner of
McClean Blvd. & Balto. City Line
1700 McClean Blvd.

DATE AND TIME: Wednesday, December 4, 1985, at 1:30 p.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 on the Petition for Special Exception to use the described property for a car wash in combination with a service station (gas and go), a conversion of a full service gas station to gas and go, and to amend the site plan filed in zoning case 86-233-X.

Being the property of Twelve Knots Limited Partnership 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
Towson, Maryland

District: 9th Date of Posting: 11/18/85
Posted for: Special Exception
Petitioner: Twelve Knots Limited Partnership
Location of property: NW/cor. McClean Blvd. & Balto. City Line
7300 McClean Blvd.
Location of Sign: Petitioner's location NW/cor. McClean Blvd. & Balto. City Line
Remarks: Balto. City Line, Balto. Ave. 12.5 ft. to 10 ft.
Posted by: [Signature] Date of return: 11/21/85
Number of Signs: 2

86-233-X
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 14, 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 November 14, 1985

THE JEFFERSONIAN,

B Venetoni

Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL
EXCEPTION
9th Election District

LOCATION: Northwest Corner of McClean Blvd. & Baltimore City Line (7300 McClean Blvd.)
DATE AND TIME: Wednesday, December 4, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to use the described property for a car wash in combination with a service station (gas and go), a conversion of a full service gas station to gas and go; and to amend the site plan filed in zoning case 5436-XA.

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By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Nov. 14.

Case No. 86-233-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
30th day of October, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Twelve Knots
Petitioner's Limited Partnership
Attorney Arvin E. Rosen, Esquire

Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee

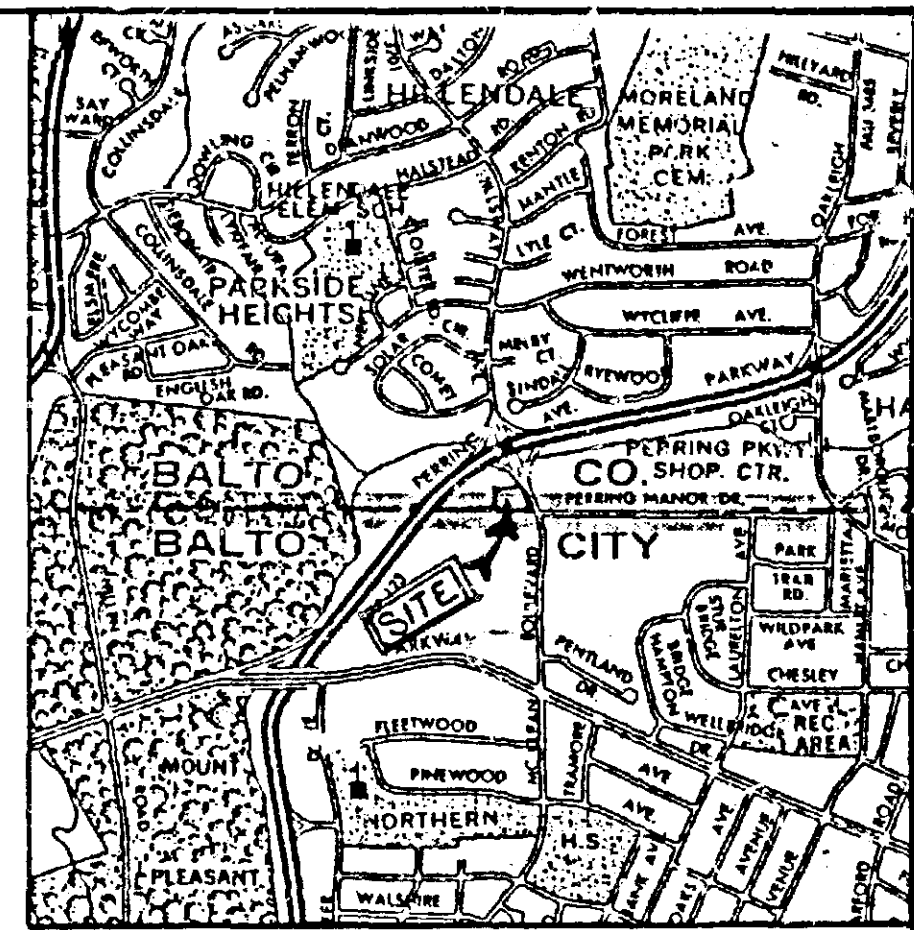
PLANTING REQUIREMENTS:

152.64' OF PUBLIC ROAD AT 1 TREE/40 L.F. = 3.8
 4 PARKING SPACES AT 1 TREE/12 SPACES = 1/3 = 5 TREES
 TOTAL REQUIRED

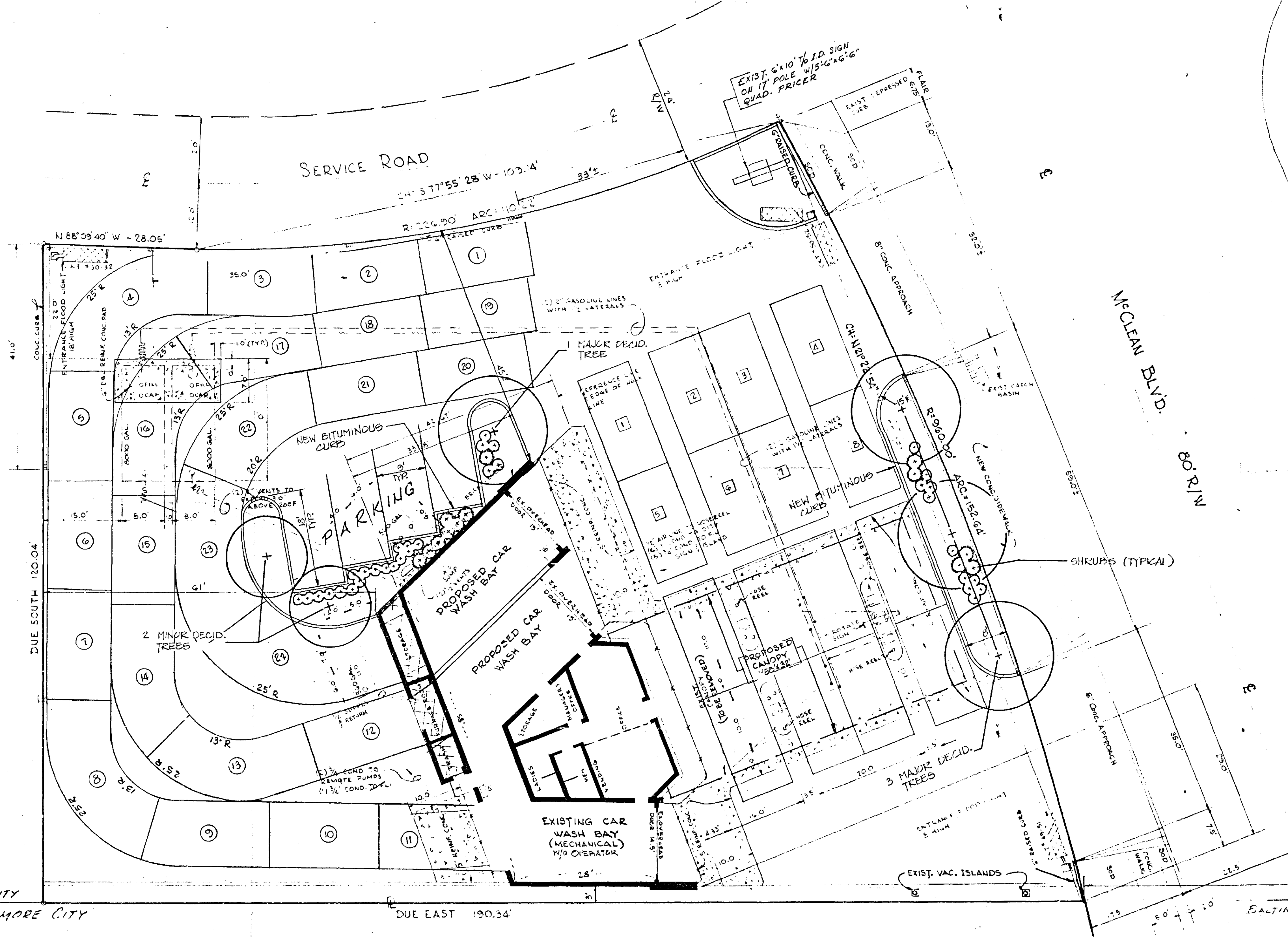
A MINIMUM OF 3 OF THE 5 REQUIRED TREES SHALL BE MAJOR DECIDUOUS

PLANTING PROVIDED: 4 MAJOR DECIDUOUS TREES
 2 MINOR DECIDUOUS TREES

OWNER: NORTHBROOK APARTMENTS, INC.
 4545/516
 ZONING: BM-CSA
 ("ROY ROGERS")



VICINITY MAP
 SCALE: 1"=1000'



SUMMARY INFORMATION:

1. SITE AREA: 21,058 SQ. FT. OR 0.483 AC.±
2. DEED REFERENCE: 4624/590
3. ZONING: BM
4. ELECTION DISTRICT: 9TH
5. PROPOSED USE: CAR WASH AND GAS AND GO SERVICE STATION

ACCESS POINTS:
 NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
 REQUIRED SITE WIDTH = 130'
 ACTUAL SITE WIDTH = 152.64'

CAR WASH WAITING LINE STORAGE:
 REQUIRED = 14 VEHICLES PER ONE-HALF HOUR PLUS 10 = 24
 PROVIDED = 24

FUEL SERVICING:
 SERVICING SPACES EXISTING = 4 DUAL PUMPS = 8
 SERVICING WAITING SPACES REQUIRED: 1 PER EXISTING SPACE = 8
 SERVICING WAITING SPACES PROVIDED = 8

OFF STREET PARKING
 OFFICE FLOOR SPACE = 625 SQ. FT.
 PARKING SPACES REQUIRED: 625 ÷ 200 = 3.12
 PARKING SPACES PROVIDED = 4
 PROPOSED ZONING REFERENCES:
 1. SPECIAL EXCEPTION FOR CAR WASH IN B.M. ZONE 233-4
 2. SPECIAL HEARING FOR CONVERSION OF FULL SERVICE STATION TO GAS AND GO 405-7
 3. AMEND SITE PLAN FILED IN ZONING CASE 5436-XA

- LEGEND:
- ① FUEL SERVICING WAITING SPACES (10'x20')
 - ② CAR WASH WAITING LINE STORAGE (10'x20')

DATE	NO.	REVISION

OWNER:

PARKWAY INC. - LEASEE
 5929 MORAVIA ROAD
 BALTIMORE, MARYLAND 21206

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION SPECIAL HEARING AND AMENDED SITE PLAN

PERRING PARKWAY CARWASH
 7300 MCLEAN BOULEVARD
 BALTIMORE COUNTY, MARYLAND



WHITNEY CONSULTING ENGINEERS
BAILEY
OX
MAGNANI
 1820 York Road
 Timonium Md. 21093
 301-252-6060
 DESIGNED: J.T.D. DRAWN: J.T.D. CHECKED: J.T.D.
 DATE: 7-25-85 SCALE: 1"=10' REVISION: 1