

# 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 car wash, garage service.

Property known as 4920 Hazelwood Avenue

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:

Larry Kopp  
(Type or Print Name)

[Signature]  
Signature

Address

City and State

Legal Owner(s):

John F. Fischer  
(Type or Print Name)

[Signature]  
Signature

Anthony Cicone  
(Type or Print Name)

[Signature]  
Signature

Address

City and State

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

Paul J. Feeley, Esquire  
Name

211 Courtland Avenue  
Address

Towson, Maryland 21204  
City and State

Attorney's Telephone No.:

863-2014  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of February, 1986, at 10:45 o'clock

[Signature]  
Zoning Commissioner of Baltimore County.

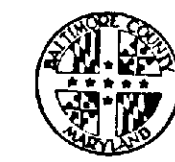
(over)

## Application #199

Description - 4920 Hazelwood Avenue

Beginning for the same at a point on the North right of way line of Hazelwood Avenue at a distance of 629.30' Southeast of the intersection of Emelia Avenue and running thence from the place of beginning and bounding on the North right of way line of Hazelwood Avenue the following courses and distances:

1. N 66°22' W 317.30 feet
2. thence N 19°35' E 316.66'
3. thence N 88°8' E 212.23'
4. thence S 26°54' E 301.5'
5. thence S 42°29' W 272.75' to the place of beginning.



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

February 27, 1986

Paul J. Feeley, Esquire  
211 Courtland Avenue  
Towson, MD 21204

RE: PETITION SPECIAL EXCEPTION  
Beginning at the N/S of  
Hazelwood Ave., 629.30' SE  
of Emelia Ave.,  
(4920 Hazelwood Ave.) -  
14th Election District  
John F. Fischer, et al.,  
Petitioners  
Case No. 86-321-X

Dear Mr. Feeley:

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

Very truly yours,

[Signature]  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

Michael J. Lambros, Esquire  
211 Courtland Avenue  
Towson, MD 21204

## PETITION FOR SPECIAL EXCEPTION

14th Election District

LOCATION: Beginning at North Side of Hazelwood Avenue, 629.30 feet Southeast of Emelia Avenue (4920 Hazelwood Avenue)

DATE AND TIME: Tuesday, February 25, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception to use the property for car wash and service garage.

Being the property of John F. Fischer, et al, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

IN RE: PETITION SPECIAL EXCEPTION \* BEFORE THE  
Beginning at the N/S of \* DEPUTY ZONING COMMISSIONER  
Hazelwood Ave., 629.30' SE \* OF BALTIMORE COUNTY  
of Emelia Ave., \* Case No. 86-321-X  
(4920 Hazelwood Ave.) -  
14th Election District  
John F. Fischer, et al.,  
Petitioners

The Petitioners herein request a special exception for a car wash and service garage.

Testimony by and on behalf of the Petitioners indicated that the site is currently utilized only for the existing 1200 square foot office, a converted dwelling. The Contract Purchaser proposes to construct a six-bay car wash and a four-bay garage to service the vehicles used in his tow truck business consisting of, at this time, six tow trucks, two pick-ups and one jeep. All new and damaged parts, as well as damaged or disabled vehicles, will be stored inside the garage. The office will be utilized as the office for the car wash and perhaps for the tow truck business. There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioners, the requirements of Section 502.1, BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of February, 1986, that the herein Petition for Special Exception for a car wash and service garage, in accordance with the plan prepared by M. J. Brechin and Son, dated September 25, 1985 and marked Petitioners Exhibit 1, is hereby GRANTED, from and after the date of this Order.

ORDER RECEIVED FOR FILING  
DATE February 27, 1986  
BY [Signature]

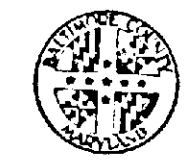
subject, however, to the following restrictions:

1. The plan shall be revised so that parking is rearranged to provide access to the car wash bays and traffic flow through the site. The arrangement shall be approved by Baltimore County Department of Traffic Engineering and a note of that approval shall be submitted for this file.
2. Adequate space shall be provided to fully comply with the Baltimore County Landscape Manual.
3. Any trash, debris, used parts or dumpster shall be located inside a building or screened in accordance with the Baltimore County Landscape Manual.

[Signature]  
Deputy Zoning Commissioner  
of Baltimore County

JMH:jbg

ORDER RECEIVED FOR FILING  
DATE February 27, 1986  
BY [Signature]



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

February 18, 1986

Michael J. Lambros, Esquire  
Paul J. Feeley, Esquire  
211 Courtland Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
Beg. @ N/S of Hazelwood Ave., 629.30' SE of Emelia Ave.  
(4920 Hazelwood Ave.) - 14th Election District  
John F. Fischer, et al. - Petitioners  
Case No. 86-321-X

Dear Messrs. Lambros and Feeley:

This is to advise you that \$52.90 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 time it is removed.

BALTIMORE COUNTY, MARYLAND No. 018465

OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 2-27-86 ACCOUNT 211 COURTLAND AVE

AMOUNT \$ 52.90

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CAUTION

ore County, Maryland, and remit  
ilding, Towson, Maryland

Michael J. Lambros, Esquire  
Paul J. Feeley, Esquire  
211 Courtland Avenue  
Towson, Maryland 21204

January 24, 1986

# NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION  
Beg. @ N/S of Hazelwood Ave., 629.30' SE of Emelia Ave.  
(4320 Hazelwood Ave.)  
14th Election District  
John F. Fischer, et al - Petitioners  
Case No. 86-321-X

TIME: 10:45 a.m.

DATE: Tuesday, February 27, 1986

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

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 012377  
DATE: 1/24/86 ACCOUNT: P-01-615-000  
AMOUNT: \$ 100.00  
RECEIVED FROM: Paul J. Feeley  
FOR: \$6.00 for Jan 1986  
VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: January 31, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 86-321-X

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

*[Signature]*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
090

Paul J. Feeley, Esquire  
211 Courtland Avenue  
Towson, Maryland 21204

RE: Item No. 199 - Case No. 86-321-X  
Petitioners - John F. Fischer, et al  
Special Exception Petition

Dear Mr. Feeley:

The Zoning Plans Advisory Committee has reviewed the plans sub-  
mitted 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 infor-  
mative 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,

*[Signature]*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: M. J. Brechin and Son  
P. O. Box 3698  
Baltimore, Maryland 21214

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
494-3221  
NORMAN E. GERBER  
DIRECTOR

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

JANUARY 28, 1986

RE: Zoning Advisory Meeting of DECEMBER 3, 1985  
Item # 199 John F. Fischer, et al  
Location: N/S HAZELWOOD AVE. 629'  
SE OF E. EMELIA AVE.

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 circulation on this site 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 22-23 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 1/23/86.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.  
The property is located in a deficient service area as defined by  
Bill 180-79. No building permit may be issued until a Retire  
Capacity Use Certificate has been issued. The deficient service  
is 15.
- ☒ The property is located in a traffic area controlled by a "T" level  
intersection as defined by Bill 178-79, and as conditions change  
the re-evaluation annually by the County Council.
- ☐ Additional comments:

cc: James H. Dyer  
Chairman, Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3350

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 3, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number  
190, 191, 193, 194, 195, 196, 197, 198, (199) 200, 201, 202, 203, 204, 205,  
and 206.

*[Signature]*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/bld

2/25  
86-321

## BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 199, Zoning Advisory Committee Meeting of Dec. 3, 1985

Property Owner: John F. Fischer & Anthony Ciccone

Location: N/S Hazelwood Ave., 629' SE of E. Emelia Ave. District 14th

Water Supply: Public Sewage Disposal: Public

### COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or  
installation of equipment for any existing or proposed food service facility,  
complete plans and specifications must be submitted to the Plans Review  
Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should  
contact the Division of Air Pollution Control, 494-3775, to obtain require-  
ments for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required  
for such items as spray paint processes, underground gasoline storage tank/s  
(5,000 gallons or more) and any other equipment or process which exhausts  
into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required  
for any charcoal burner operation which has a total cooking surface area of five  
(5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to exist-  
ing or construction of new health care facilities, complete plans and  
specifications of the building, food service area and type of equipment to  
be used for the food service operation must be submitted to the Plans Review  
and Approval Section, Division of Engineering and Maintenance, State Department  
of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming  
pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage  
facilities or other appurtenances pertaining to health and safety; two (2)  
copies of plans and specifications must be submitted to the Baltimore County  
Department of Health for review and approval. For more complete information,  
contact the Recreational Hygiene Section, Division of Environmental Support  
Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with  
all Baltimore County regulations. For more complete information, contact  
the Division of Maternal and Child Health.
- ☒ If lubrication work and oil changes are performed at this location, the  
method providing for the elimination of waste oil must be in accordance  
with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 199 Zoning Advisory Committee Meeting of Dec. 3, 1985  
Page 2

- ☐ Prior to razing of existing structure/s, petitioner must contact the Division  
of Water Quality and Waste Management at 494-3768, regarding removal and/or  
disposal of potentially hazardous materials and solid wastes.
- ☒ Any abandoned underground storage tanks containing gasoline, waste oil, sol-  
vents, etc., must have the contents removed by a licensed hauler and either  
be removed from the property or properly backfilled. Prior to removal or  
abandonment, owner must contact the Division of Water Quality and Waste  
Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.  
☐ The results are valid until  
☐ Soil percolation test results have expired. Petitioner should contact  
the Division of Environmental Support Services to determine whether  
additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting  
the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water  
well yield test  
☐ shall be valid until  
☐ is not acceptable and must be retested. This must be accomplished  
prior to conveyance of property and approval of Building Permit  
Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be  
verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydro-  
geological Study and an Environmental Effects Report must be submitted.
- ☐ Others

*[Signature]*  
Jan J. Street, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

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

PAUL H. REYNOLDS  
CHIEF

December 17, 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: John F. Fischer, et ux

Location: N/S Hazelwood Avenue, 629' SE of centerline of Emelia Avenue

Item No.: 199 Zoning Agenda: Meeting of December 3, 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 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 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.

- ☒ 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

FEB 3 1986



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

TED ZALESKI, JP  
DIRECTOR

December 23, 1985

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

Dear Mr. Jablon:

Comments on Item # 199 Zoning Advisory Committee Meeting are as follows:

Property Owners: John F. Fischer, et ux  
Location: N/S Hazelwood Avenue, 629' SE of c/l of Emelia Avenue  
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

A 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.N.S.I. #117-1 - 1986) and other applicable Codes and Standards.

B A building and other miscellaneous permits shall be required before the start of any construction. Razing permits are required.

C Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

D 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.

E All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F 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.

G The requested variance appears to conflict with Section(s) \_\_\_\_\_, of the Baltimore County Building Code.

H 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 \_\_\_\_\_, or to Mixed Uses \_\_\_\_\_. See Section 312 of the Building Code.

I The proposed project appears to be located in a Flood Plain, Tidal/Riverine. 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.

J Comments: Comply with State Handicapped Code on any new construction.

K 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 any permit. If desired the applicant may obtain additional information by visiting Room 22 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief  
Building Plans Review

4/22/85

# CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986

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 February 6, 1986.

THE JEFFERSONIAN,

*18 Venetian*

Publisher

Cost of Advertising

24.75

86-321-X

Case No. 86-321-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  
21st day of January, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

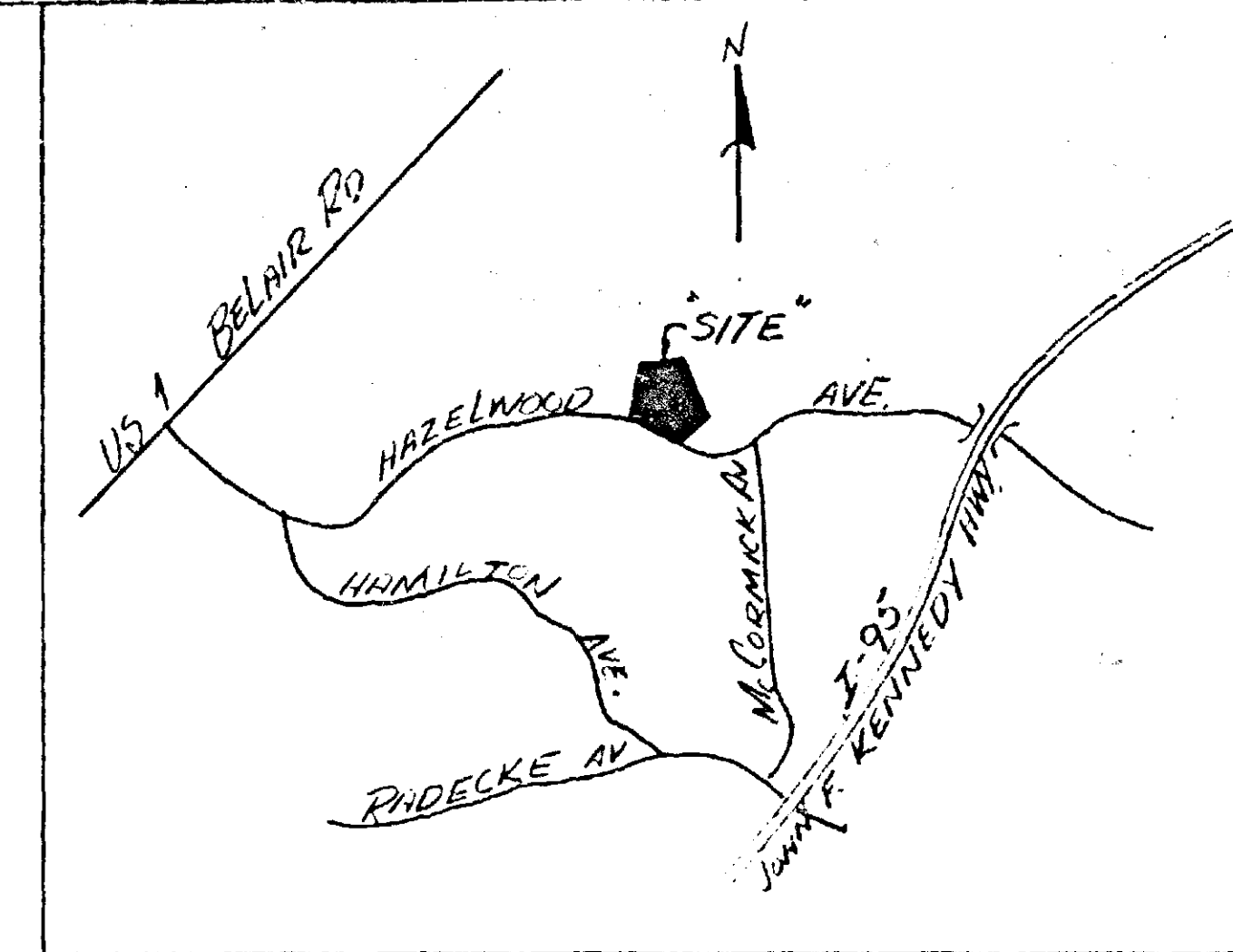
Petitioner John F. Fischer, et al  
Petitioner's Attorney Paul J. Feeley, Esquire

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

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-321-X

District: 14th Date of Posting: 1/31/86  
Posted for: Special Exception  
Petitioner: John F. Fischer, et al  
Location of property: N/S Hazelwood Ave, 629.30' SE of Emelia Ave.  
4920 Hazelwood Ave  
Location of Signs: NEEDED to side of ext. structure facing Hazelwood Ave, approx.  
25' E. roadway, ex. property of Petitioner  
Remarks: \_\_\_\_\_  
Posted by: *MAH* Date of return: 2/2/86  
Signature  
Number of Signs: 1



VICINITY MAP  
NO SCALE

# TABULATION

TOTAL BUILDING AREA 10,560 SF

## USE OF BUILDINGS:

|                         |       |    |
|-------------------------|-------|----|
| GARAGE, SERVICE;        | 6,000 | SF |
| CAR WASH, SELF SERVICE; | 3,360 | SF |
| OFFICES (EXISTING)      | 1,200 | SF |

## PARKING REQUIREMENTS

|                                   |           |
|-----------------------------------|-----------|
| GARAGE, SERVICE: 6000. ÷ 300      | 20 SPACES |
| CAR WASH 30 MIN CYCLE + 10 SPACES | 12 SPACES |
| OFFICES (EXISTING) 1200. ÷ 300    | 4 SPACES  |

|                               |           |
|-------------------------------|-----------|
| TOTAL PARKING SPACES REQUIRED | 42 SPACES |
| TOTAL PARKING SPACES PROVIDED | 47 SPACES |

|               |            |
|---------------|------------|
| TOTAL TRACK   | 3.10 ACRES |
| ZONED - DR-16 | .69 ACRES  |
| ZONED - BL    | 2.41 ACRES |

|                              |            |
|------------------------------|------------|
| ANNEXED TO ADJACENT PROPERTY | .328 ACRES |
| UTILITY EASEMENT             | .022 ACRES |
| ROAD WIDENING                | .088 ACRES |
| B.G. & E RIGHT-OF-WAY        | 103 ACRES  |

## AVERAGE CAR WASH CYCLE

|                                  |         |
|----------------------------------|---------|
| ENTERING BAY/ STARTING EQUIPMENT | 2 MIN.  |
| WASHING USING EQUIPMENT          | 5 MIN.  |
| WASHING BY HAND                  | 2 MIN.  |
| RINSING USING EQUIPMENT          | 5 MIN.  |
| EXITING BAY                      | 1 MIN.  |
| TOTAL CYCLE TIME                 | 15 MIN. |

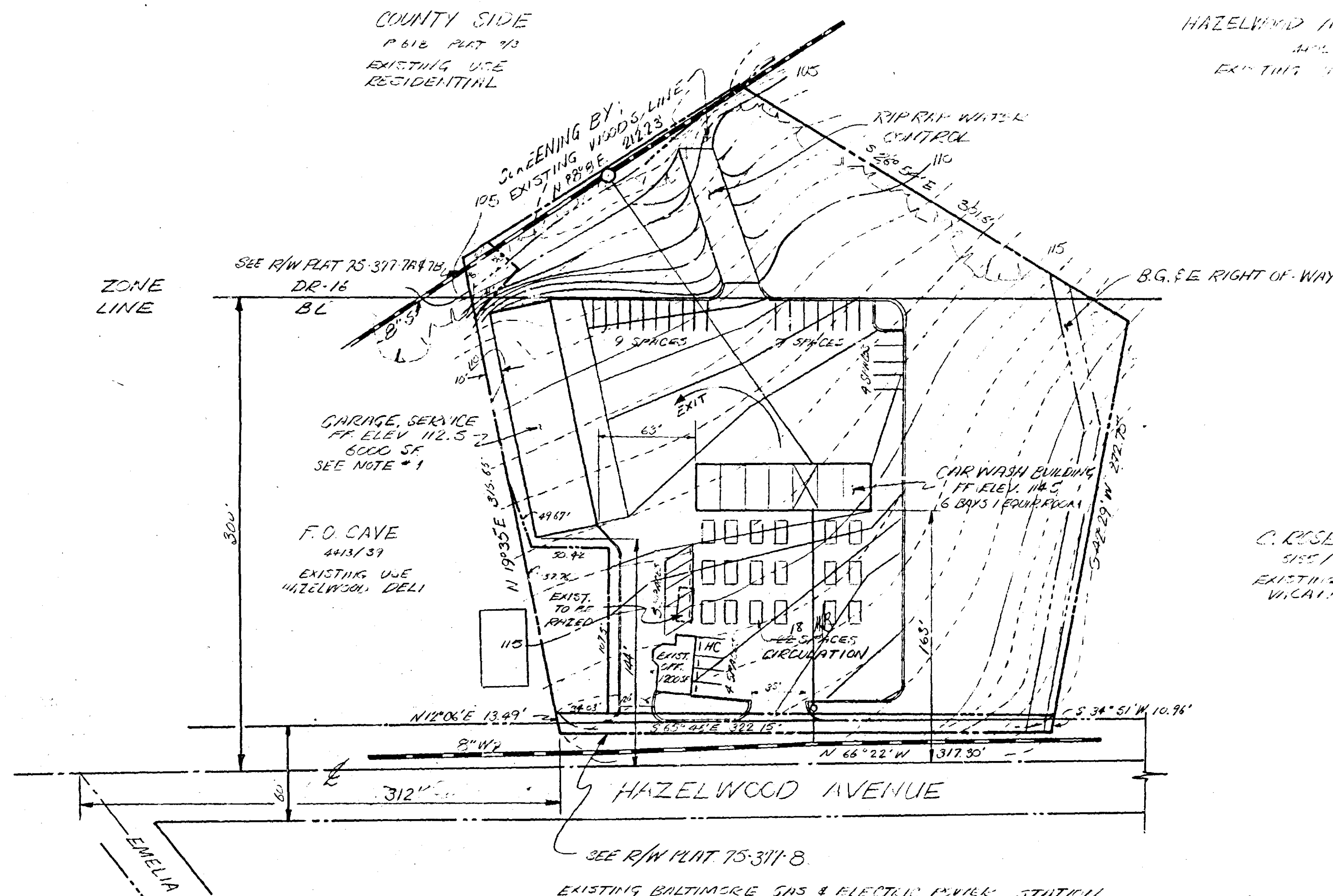
## NOTES

- SERVICE GARAGE; ALL DAMAGE PARTS & DISASSEMBLED VEHICLES TO BE HOUSED INSIDE.
- PAVING TO BE 6" STONE BASE WITH A 2" BITUMINOUS TOPPING.
- AREA LIGHTING TO BE ATTACHED AT THE EYE'S OF PROPOSED BUILDINGS, 9'12" A TOTAL OF 6 EA 500 W SODIUM VAPOR LAMPS. LIGHTS WILL BE OPERATED BY A PHOTO ELECTRIC SWITCH W/ TIMER.

PETITIONER'S 199  
EXHIBIT 1

ELECTION DIST. # 4

SCALE 1" = 50'-0"



ZONNING PLAN FOR  
4920 HAZELWOOD AVE.  
BALTIMORE CO. MARYLAND  
SCALES AS NOTED

PROPOSE PLAN FOR: LARRY KOPP  
4920 HAZELWOOD AVENUE  
BALTIMORE, MARYLAND  
SEPTEMBER 25, 1985

M. J. BRECHIN AND SON  
DESIGNERS AND PLANNERS  
P.O. BOX 3698  
BALTIMORE, MARYLAND, 21214  
325-1700



Michael J. Lambros, Esquire  
Paul J. Feeley, Esquire  
211 Courtland Avenue  
Towson, Maryland 21204

January 24, 1986

# NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION  
Beg. @ N/S of Hazelwood Ave., 629.30' SE of Emelia Ave.  
(4320 Hazelwood Ave.)  
14th Election District  
John F. Fischer, et al - Petitioners  
Case No. 86-321-X

TIME: 10:45 a.m.

DATE: Tuesday, February 2<sup>nd</sup> 1986

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

*C. B. J.*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 012377  
DATE: 1/24/86 ACCOUNT: P-01-615-000  
AMOUNT: \$ 100.00  
RECEIVED FROM: Paul J. Feeley  
FOR: \$61.50 for Jan. 1986  
VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: January 31, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 86-321-X

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

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
090

Paul J. Feeley, Esquire  
211 Courtland Avenue  
Towson, Maryland 21204

RE: Item No. 199 - Case No. 86-321-X  
Petitioners - John F. Fischer, et al  
Special Exception Petition

Dear Mr. Feeley:

The Zoning Plans Advisory Committee has reviewed the plans sub-  
mitted 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 infor-  
mative 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*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: M. J. Brechin and Son  
P. O. Box 3698  
Baltimore, Maryland 21214

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
494-3221  
NORMAN E. GERBER  
DIRECTOR

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

JANUARY 28, 1986

RE: Zoning Advisory Meeting of DECEMBER 3, 1985  
Item # 199 John F. Fischer, et ux  
Location: N/S HAZELWOOD AVE. 629'  
SE OF E. EMELIA AVE.

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 circulation on this site 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 22-23 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 1/23/86.
- ☒ Landscaping must comply with Baltimore County Landscaping Manual.  
The property is located in a deficient service area as defined by  
Bill 180-79. No building permit may be issued until a Retire  
Capacity Use Certificate has been issued. The deficient service  
is 15.
- ☒ The property is located in a traffic area controlled by a "T" level  
intersection as defined by Bill 178-79, and as conditions change  
the re-evaluation annually by the County Council.
- ☐ Additional comments:

cc: James H. Foster  
Chief, Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3350

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 3, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number  
190, 191, 193, 194, 195, 196, 197, 198, (199) 200, 201, 202, 203, 204, 205,  
and 206.

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

MSF/bld

2/25  
86-321

## BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 199, Zoning Advisory Committee Meeting of Dec. 3, 1985

Property Owner: John F. Fischer & Anthony Ciccone

Location: N/S Hazelwood Ave., 629' SE of E. Emelia Ave. District 14th

Water Supply: Public Sewage Disposal: Public

### COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or  
installation of equipment for any existing or proposed food service facility,  
complete plans and specifications must be submitted to the Plans Review  
Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should  
contact the Division of Air Pollution Control, 494-3775, to obtain require-  
ments for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required  
for such items as spray paint processes, underground gasoline storage tank/s  
(5,000 gallons or more) and any other equipment or process which exhausts  
into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required  
for any charcoal burner operation which has a total cooking surface area of five  
(5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to exist-  
ing or construction of new health care facilities, complete plans and  
specifications of the building, food service area and type of equipment to  
be used for the food service operation must be submitted to the Plans Review  
and Approval Section, Division of Engineering and Maintenance, State Department  
of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming  
pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage  
facilities or other appurtenances pertaining to health and safety; two (2)  
copies of plans and specifications must be submitted to the Baltimore County  
Department of Health for review and approval. For more complete information,  
contact the Recreational Hygiene Section, Division of Environmental Support  
Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with  
all Baltimore County regulations. For more complete information, contact  
the Division of Maternal and Child Health.
- ☒ If lubrication work and oil changes are performed at this location, the  
method providing for the elimination of waste oil must be in accordance  
with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 199 Zoning Advisory Committee Meeting of Dec. 3, 1985  
Page 2

- ☐ Prior to razing of existing structure/s, petitioner must contact the Division  
of Water Quality and Waste Management at 494-3768, regarding removal and/or  
disposal of potentially hazardous materials and solid wastes.
- ☒ Any abandoned underground storage tanks containing gasoline, waste oil, sol-  
vents, etc., must have the contents removed by a licensed hauler and either  
be removed from the property or properly backfilled. Prior to removal or  
abandonment, owner must contact the Division of Water Quality and Waste  
Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.  
☐ The results are valid until  
☐ Soil percolation test results have expired. Petitioner should contact  
the Division of Environmental Support Services to determine whether  
additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting  
the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water  
well yield test  
☐ shall be valid until  
☐ is not acceptable and must be retested. This must be accomplished  
prior to conveyance of property and approval of Building Permit  
Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be  
verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydro-  
geological Study and an Environmental Effects Report must be submitted.
- ☐ Others

*John J. Furr*  
John J. Furr, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

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

PAUL H. REINCKE  
CHIEF

December 17, 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: John F. Fischer, et ux

Location: N/S Hazelwood Avenue, 629' SE of centerline of Emelia Avenue

Item No.: 199 Zoning Agenda: Meeting of December 3, 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 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 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.

- ☒ 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: *Carl J. Kelly* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

FEB 3 1986



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

TED ZALESKI, JP  
DIRECTOR

December 23, 1985

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

Dear Mr. Jablon:

Comments on Item # 199 Zoning Advisory Committee Meeting are as follows:

Property Owner: John F. Fischer, et ux  
Location: N/S Hazelwood Avenue, 629' SE of c/l of Emelia Avenue  
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

A 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.N.S.I. #117-1 - 1986) and other applicable Codes and Standards.

B A building and other miscellaneous permits shall be required before the start of any construction. Razing permits are required.

C Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

D 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.

E All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F 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.

G The requested variance appears to conflict with Section(s) \_\_\_\_\_, of the Baltimore County Building Code.

H 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 \_\_\_\_\_, or to Mixed Uses \_\_\_\_\_. See Section 312 of the Building Code.

I The proposed project appears to be located in a Flood Plain, Tidal/Riverine. 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.

J Comments: Comply with State Handicapped Code on any new construction.

K 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 any permit. If desired the applicant may obtain additional information by visiting Room 22 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief  
Building Plans Review

4/22/85

# CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986

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 February 6, 1986.

THE JEFFERSONIAN,

*TS Venetian*

Publisher

Cost of Advertising

24.75

86-321-X

Case No. 86-321-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  
21st day of January, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

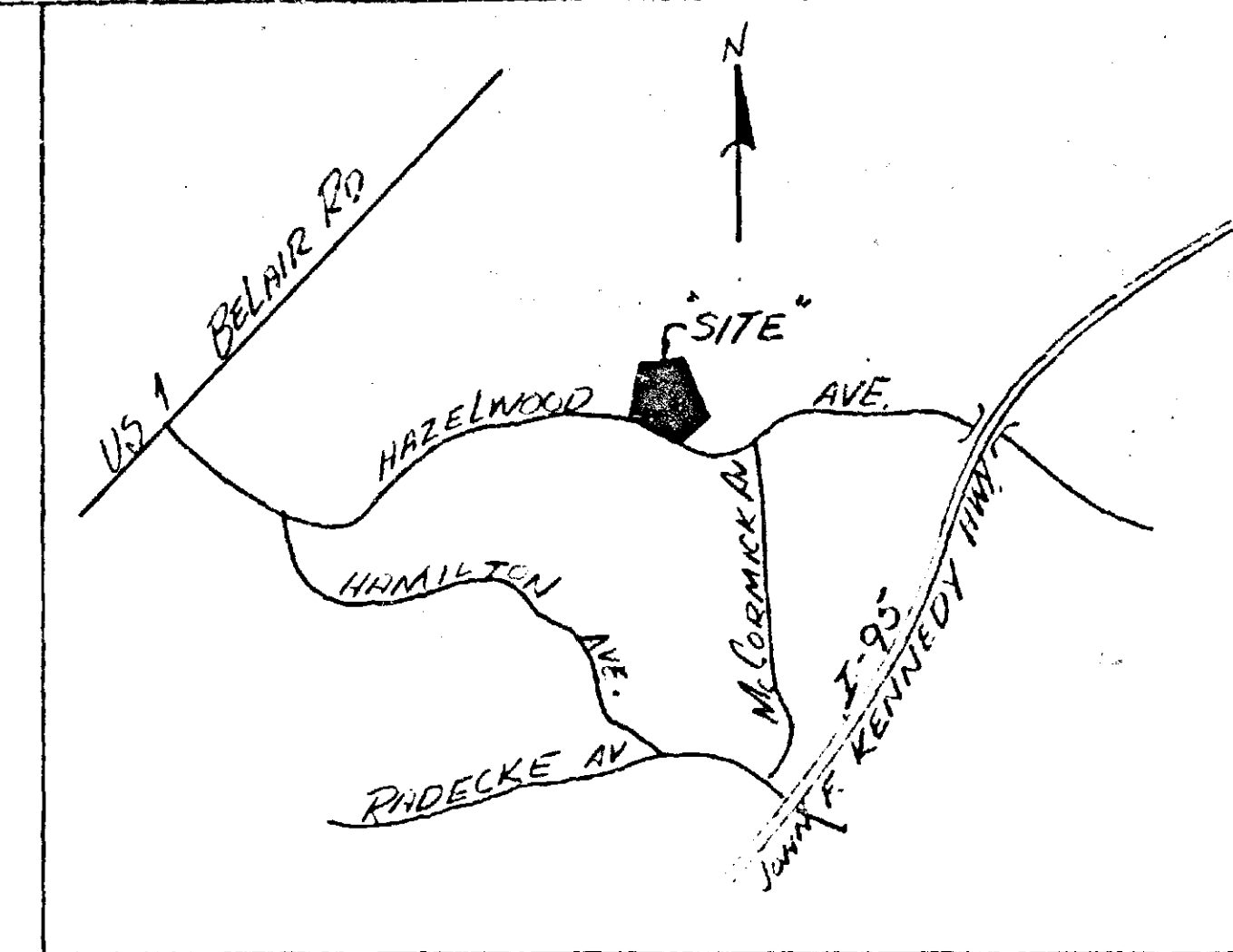
Petitioner John F. Fischer, et al  
Petitioner's Attorney Paul J. Feeley, Esquire

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

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-321-X

District: 14th Date of Posting: 1/31/86  
Posted for: Special Exception  
Petitioner: John F. Fischer, et al  
Location of property: N/S Hazelwood Ave, 629.30' SE of Emelia Ave.  
4920 Hazelwood Ave  
Location of Signs: NEEDED to side of ext. structure facing Hazelwood Ave, approx.  
25' E. roadway, ex. property of Petitioner  
Remarks: \_\_\_\_\_  
Posted by: *MAHaley* Date of return: 2/2/86  
Signature  
Number of Signs: 1



VICINITY MAP  
NO SCALE

# TABULATION

TOTAL BUILDING AREA 10,560 SF

## USE OF BUILDINGS:

|                         |       |    |
|-------------------------|-------|----|
| GARAGE, SERVICE;        | 6,000 | SF |
| CAR WASH, SELF SERVICE; | 3,360 | SF |
| OFFICES (EXISTING)      | 1,200 | SF |

## PARKING REQUIREMENTS

|                                   |           |
|-----------------------------------|-----------|
| GARAGE, SERVICE: 6000. ÷ 300      | 20 SPACES |
| CAR WASH 30 MIN CYCLE + 10 SPACES | 12 SPACES |
| OFFICES (EXISTING) 1200. ÷ 300    | 4 SPACES  |

|                               |           |
|-------------------------------|-----------|
| TOTAL PARKING SPACES REQUIRED | 42 SPACES |
| TOTAL PARKING SPACES PROVIDED | 47 SPACES |

|               |            |
|---------------|------------|
| TOTAL TRACK   | 3.10 ACRES |
| ZONED - DR-16 | .69 ACRES  |
| ZONED - BL    | 2.41 ACRES |

|                              |            |
|------------------------------|------------|
| ANNEXED TO ADJACENT PROPERTY | .328 ACRES |
| UTILITY EASEMENT             | .022 ACRES |
| ROAD WIDENING                | .088 ACRES |
| B.G. & E RIGHT-OF-WAY        | 103 ACRES  |

## AVERAGE CAR WASH CYCLE

|                                  |         |
|----------------------------------|---------|
| ENTERING BAY/ STARTING EQUIPMENT | 2 MIN.  |
| WASHING USING EQUIPMENT          | 5 MIN.  |
| WASHING BY HAND                  | 2 MIN.  |
| RINSING USING EQUIPMENT          | 5 MIN.  |
| EXITING BAY                      | 1 MIN.  |
| TOTAL CYCLE TIME                 | 15 MIN. |

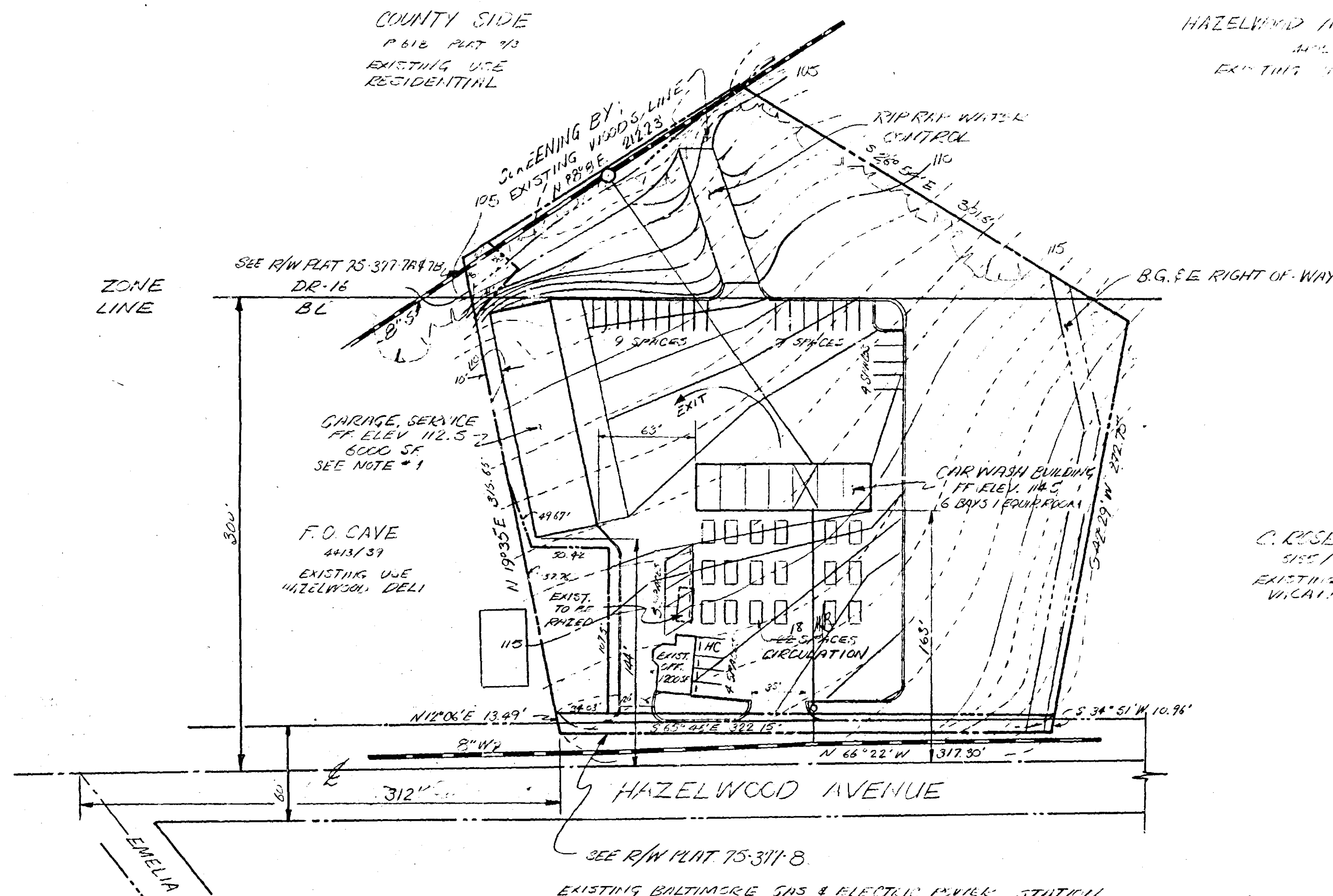
## NOTES

- SERVICE GARAGE; ALL DAMAGE PARTS & DISASSEMBLED VEHICLES TO BE HOUSED INSIDE.
- PAVING TO BE 6" STONE BASE WITH A 2" BITUMINOUS TOPPING.
- AREA LIGHTING TO BE ATTACHED AT THE EYE'S OF PROPOSED BUILDINGS, 9'12" A TOTAL OF 6 EA 500 W SODIUM VAPOR LAMPS. LIGHTS WILL BE OPERATED BY A PHOTO ELECTRIC SWITCH W/ TIMER.

PETITIONER'S 199  
EXHIBIT 1

ELECTION DIST. # 4

SCALE 1" = 50'-0"



ZONNING PLAN FOR  
4920 HAZELWOOD AVE.  
BALTIMORE CO. MARYLAND  
SCALES AS NOTED

PROPOSE PLAN FOR: LARRY KOPP  
4920 HAZELWOOD AVENUE  
BALTIMORE, MARYLAND  
SEPTEMBER 25, 1985

M. J. BRECHIN AND SON  
DESIGNERS AND PLANNERS  
P.O. BOX 3698  
BALTIMORE, MARYLAND, 21214  
325-1700

# 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 car wash, garage service.

Property known as 4920 Hazelwood Avenue

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:

Larry Kopp  
(Type or Print Name)

[Signature]  
Signature

Address

City and State

Legal Owner(s):

John F. Fischer  
(Type or Print Name)

[Signature]  
Signature

Anthony Cicone  
(Type or Print Name)

[Signature]  
Signature

Address

City and State

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

Paul J. Feeley, Esquire  
Name

211 Courtland Avenue  
Address

Towson, Maryland 21204  
City and State

Attorney's Telephone No.:

863-2014  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of February, 1986, at 10:45 o'clock

[Signature]  
Zoning Commissioner of Baltimore County.

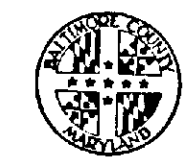
(over)

## Application #199

Description - 4920 Hazelwood Avenue

Beginning for the same at a point on the North right of way line of Hazelwood Avenue at a distance of 629.30' Southeast of the intersection of Emelia Avenue and running thence from the place of beginning and bounding on the North right of way line of Hazelwood Avenue the following courses and distances:

1. N 66°22' W 317.30 feet
2. thence N 19°35' E 316.66'
3. thence N 88°8' E 212.23'
4. thence S 26°54' E 301.5'
5. thence S 42°29' W 272.75' to the place of beginning.



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

February 27, 1986

Paul J. Feeley, Esquire  
211 Courtland Avenue  
Towson, MD 21204

RE: PETITION SPECIAL EXCEPTION  
Beginning at the N/S of  
Hazelwood Ave., 629.30' SE  
of Emelia Ave.,  
(4920 Hazelwood Ave.) -  
14th Election District  
John F. Fischer, et al.,  
Petitioners  
Case No. 86-321-X

Dear Mr. Feeley:

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

Very truly yours,

[Signature]  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

Michael J. Lambros, Esquire  
211 Courtland Avenue  
Towson, MD 21204

## PETITION FOR SPECIAL EXCEPTION

14th Election District

LOCATION: Beginning at North Side of Hazelwood Avenue, 629.30 feet Southeast of Emelia Avenue (4920 Hazelwood Avenue)

DATE AND TIME: Tuesday, February 25, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception to use the property for car wash and service garage.

Being the property of John F. Fischer, et al, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

IN RE: PETITION SPECIAL EXCEPTION \* BEFORE THE  
Beginning at the N/S of \* DEPUTY ZONING COMMISSIONER  
Hazelwood Ave., 629.30' SE \* OF BALTIMORE COUNTY  
of Emelia Ave., \* Case No. 86-321-X  
(4920 Hazelwood Ave.) -  
14th Election District  
John F. Fischer, et al.,  
Petitioners

The Petitioners herein request a special exception for a car wash and service garage.

Testimony by and on behalf of the Petitioners indicated that the site is currently utilized only for the existing 1200 square foot office, a converted dwelling. The Contract Purchaser proposes to construct a six-bay car wash and a four-bay garage to service the vehicles used in his tow truck business consisting of, at this time, six tow trucks, two pick-ups and one jeep. All new and damaged parts, as well as damaged or disabled vehicles, will be stored inside the garage. The office will be utilized as the office for the car wash and perhaps for the tow truck business. There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioners, the requirements of Section 502.1, BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of February, 1986, that the herein Petition for Special Exception for a car wash and service garage, in accordance with the plan prepared by M. J. Brechin and Son, dated September 25, 1985 and marked Petitioners Exhibit 1, is hereby GRANTED, from and after the date of this Order.

ORDER RECEIVED FOR FILING  
DATE February 27, 1986  
BY [Signature]

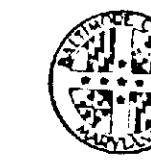
subject, however, to the following restrictions:

1. The plan shall be revised so that parking is rearranged to provide access to the car wash bays and traffic flow through the site. The arrangement shall be approved by Baltimore County Department of Traffic Engineering and a note of that approval shall be submitted for this file.
2. Adequate space shall be provided to fully comply with the Baltimore County Landscape Manual.
3. Any trash, debris, used parts or dumpster shall be located inside a building or screened in accordance with the Baltimore County Landscape Manual.

[Signature]  
Deputy Zoning Commissioner  
of Baltimore County

JMH:jbg

ORDER RECEIVED FOR FILING  
DATE February 27, 1986  
BY [Signature]



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

February 18, 1986

Michael J. Lambros, Esquire  
Paul J. Feeley, Esquire  
211 Courtland Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
Beg. @ N/S of Hazelwood Ave., 629.30' SE of Emelia Ave.  
(4920 Hazelwood Ave.) - 14th Election District  
John F. Fischer, et al. - Petitioners  
Case No. 86-321-X

Dear Messrs. Lambros and Feeley:

This is to advise you that \$52.90 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 time it is removed.

BALTIMORE COUNTY, MARYLAND No. 018465

OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 2-18-86 ACCOUNT 211-100-000

AMOUNT \$ 52.90

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CAUTION

Michael J. Lambros, Esquire  
Paul J. Feeley, Esquire  
211 Courtland Avenue  
Towson, Maryland 21204

January 24, 1986

### NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION  
Beg. @ N/S of Hazelwood Ave., 629.30' SE of Emelia Ave.  
(4320 Hazelwood Ave.)  
14th Election District  
John F. Fischer, et al - Petitioners  
Case No. 86-321-X

TIME: 10:45 a.m.

DATE: Tuesday, February 2<sup>nd</sup> 1986

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

*C. B. J.*  
Zoning Commissioner  
of Baltimore County

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

No. 012377

DATE: 1/24/86 ACCOUNT: P-01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Paul J. Feeley

FOR: \$61.50 for Jan. 1986

FOR: \$38.50 for Jan. 1986

FOR: \$0.00 for Jan. 1986

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FOR: \$0.00 for Jan. 1986

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO: Zoning Commissioner

Date: January 31, 1986

Norman E. Gerber, AICP, Director

FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-321-X

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

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

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

Paul J. Feeley, Esquire  
211 Courtland Avenue  
Towson, Maryland 21204

RE: Item No. 199 - Case No. 86-321-X  
Petitioners - John F. Fischer, et al  
Special Exception Petition

Dear Mr. Feeley:

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*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: M. J. Brechin and Son  
P. O. Box 3698  
Baltimore, Maryland 21214

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
494-3221

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

JANUARY 28, 1986

RE: Zoning Advisory Meeting of DECEMBER 3, 1985  
Item # 199 John F. Fischer, et al  
Location: N/S HAZELWOOD AVE. 629'  
SE OF E. EMELIA AVE.

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 circulation on this site 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 22-23 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 1/23/86.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, 1981 10-19. No building permit may be issued until a Retention Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 2111 178-75, and as conditions change the re-evaluation annually by the County Council.
- ☐ Additional comments:

cc: James H. Dyer  
Chair, Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3350

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 3, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

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

MSF/bld

2/25  
86-321

### BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 199, Zoning Advisory Committee Meeting of Dec. 3, 1985

Property Owner: John F. Fischer & Anthony Ciccone

Location: N/S Hazelwood Ave., 629' SE of E. Emelia Ave. District 14th

Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☒ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

### Zoning Item # 199 Zoning Advisory Committee Meeting of Dec. 3, 1985

Page 2

- ☐ Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☒ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
  - ☐ The results are valid until
  - ☐ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - ☐ shall be valid until
  - ☐ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☐ Others

*John J. Furr*  
John J. Furr, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

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

PAUL H. REYNOLDS  
CHIEF

December 17, 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: John F. Fischer, et ux

Location: N/S Hazelwood Avenue, 629' SE of centerline of Emelia Avenue

Item No.: 199 Zoning Agenda: Meeting of December 3, 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 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 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.
- ☒ 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 H. Reynolds* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

FEB 3 1986



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

TED ZALESKI, JP  
DIRECTOR

December 23, 1985

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

Dear Mr. Jablon:

Comments on Item # 199 Zoning Advisory Committee Meeting are as follows:

Property Owner: John F. Fischer, et ux  
Location: N/S Hazelwood Avenue, 629' SE of c/l of Emelia Avenue  
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

A 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.N.S.I. #117-1 - 1986) and other applicable Codes and Standards.

B A building and other miscellaneous permits shall be required before the start of any construction. Razing permits are required.

C Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

D 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.

E All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F 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.

G The requested variance appears to conflict with Section(s) \_\_\_\_\_, of the Baltimore County Building Code.

H 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 \_\_\_\_\_, or to Mixed Uses \_\_\_\_\_. See Section 312 of the Building Code.

I The proposed project appears to be located in a Flood Plain, Tidal/Riverine. 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.

J Comments: Comply with State Handicapped Code on any new construction.

K 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 any permit. If desired the applicant may obtain additional information by visiting Room 22 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief  
Building Plans Review

4/22/85

# CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986

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 February 6, 1986.

THE JEFFERSONIAN,

*18 Venetian*

Publisher

Cost of Advertising

24.75

86-321-X

Case No. 86-321-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  
21st day of January, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

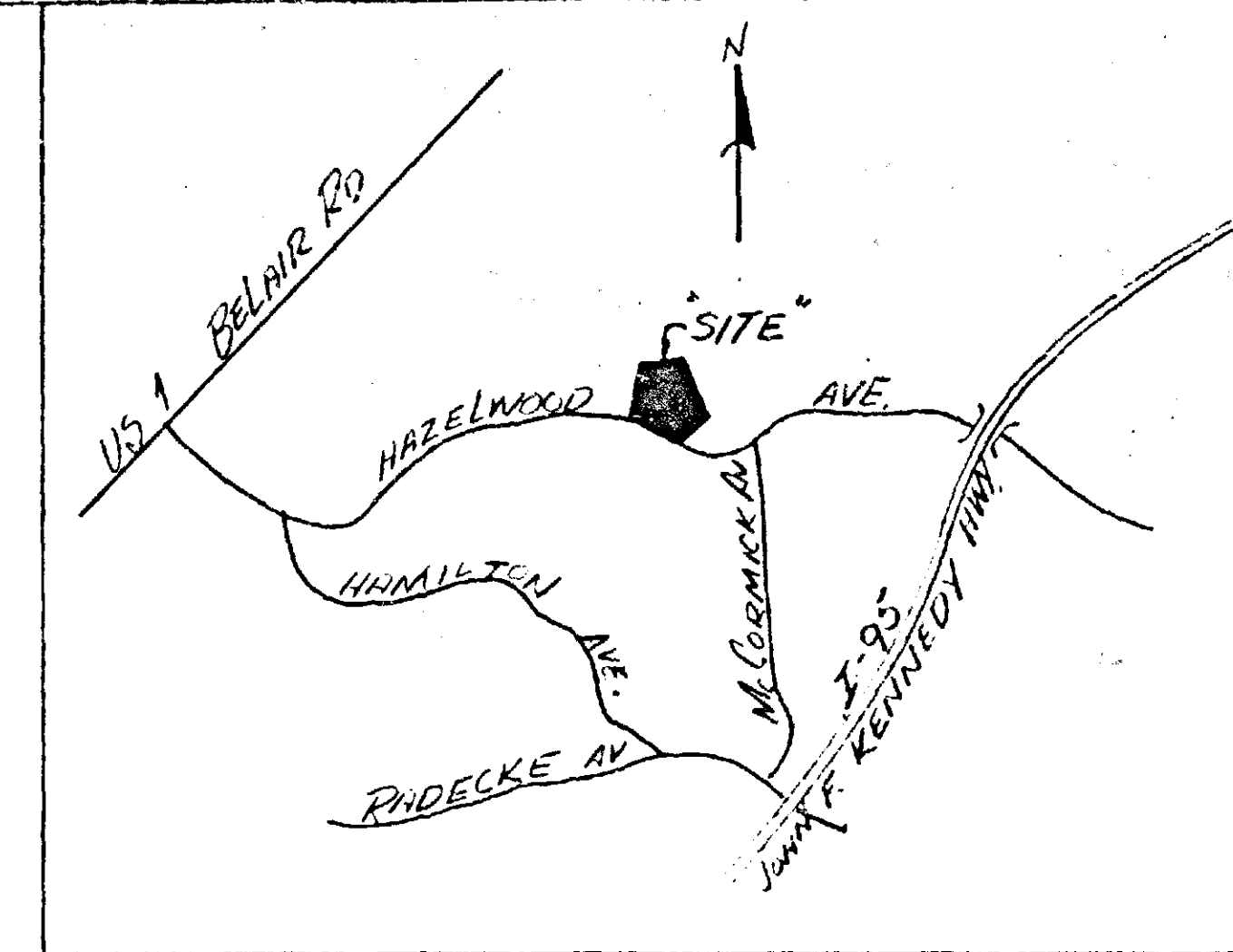
Petitioner John F. Fischer, et al  
Petitioner's Attorney Paul J. Feeley, Esquire

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

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-321-X

District: 14th Date of Posting: 1/31/86  
Posted for: Special Exception  
Petitioner: John F. Fischer, et al  
Location of property: N/S Hazelwood Ave, 629.30' SE of Emelia Ave.  
4920 Hazelwood Ave  
Location of Signs: NEEDED to side of ext. structure facing Hazelwood Ave, approx.  
25' E. roadway, ex. property of Petitioner  
Remarks: \_\_\_\_\_  
Posted by: *MAH* Date of return: 2/2/86  
Signature  
Number of Signs: 1



VICINITY MAP  
NO SCALE

### TABULATION

TOTAL BUILDING AREA 10,560 SF

#### USE OF BUILDINGS:

|                         |       |    |
|-------------------------|-------|----|
| GARAGE, SERVICE;        | 6,000 | SF |
| CAR WASH, SELF SERVICE; | 3,360 | SF |
| OFFICES (EXISTING)      | 1,200 | SF |

#### PARKING REQUIREMENTS

|                                   |           |
|-----------------------------------|-----------|
| GARAGE, SERVICE: 6000. ÷ 300      | 20 SPACES |
| CAR WASH 30 MIN CYCLE + 10 SPACES | 12 SPACES |
| OFFICES (EXISTING) 1200. ÷ 300    | 4 SPACES  |

|                               |           |
|-------------------------------|-----------|
| TOTAL PARKING SPACES REQUIRED | 42 SPACES |
| TOTAL PARKING SPACES PROVIDED | 47 SPACES |

|               |            |
|---------------|------------|
| TOTAL TRACK   | 3.10 ACRES |
| ZONED - DR-16 | .69 ACRES  |
| ZONED - BL    | 2.41 ACRES |

|                              |            |
|------------------------------|------------|
| ANNEXED TO ADJACENT PROPERTY | .328 ACRES |
| UTILITY EASEMENT             | .022 ACRES |
| ROAD WIDENING                | .088 ACRES |
| B.G. & E RIGHT-OF-WAY        | 103 ACRES  |

### AVERAGE CAR WASH CYCLE

|                                   |         |
|-----------------------------------|---------|
| ENTERING BAY / STARTING EQUIPMENT | 2 MIN.  |
| WASHING USING EQUIPMENT           | 5 MIN.  |
| WASHING BY HAND                   | 2 MIN.  |
| RINSING USING EQUIPMENT           | 5 MIN.  |
| EXITING BAY                       | 1 MIN.  |
| TOTAL CYCLE TIME                  | 15 MIN. |

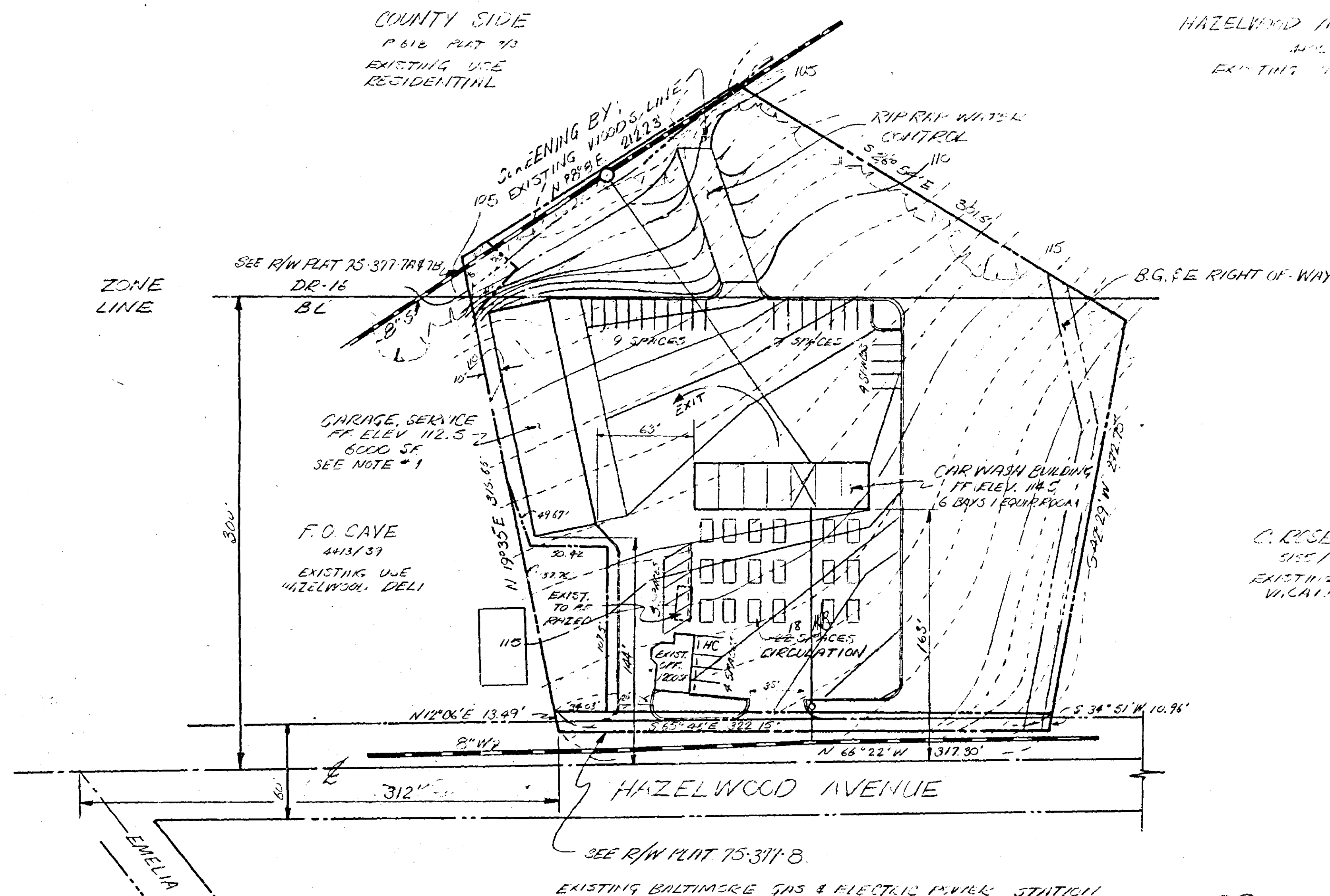
### NOTES

- SERVICE GARAGE; ALL DAMAGE PARTS & DISASSEMBLED VEHICLES TO BE HOUSED INSIDE.
- PAVING TO BE 6" STONE BASE WITH A 2" BITUMINOUS TOPPING.
- AREA LIGHTING TO BE ATTACHED AT THE EYE'S OF PROPOSED BUILDINGS, 0.12' A TOTAL OF 6 EA 500 W SODIUM VAPOR LAMPS. LIGHTS WILL BE OPERATED BY A PHOTO ELECTRIC SWITCH W/ TIMER.

PETITIONER'S 199  
EXHIBIT 1

ELECTION DIST. # 4

SCALE 1" = 50'-0"



ZONNING PLAN FOR  
4920 HAZELWOOD AVE.  
BALTIMORE CO. MARYLAND  
SCALES AS NOTED

PROPOSE PLAN FOR: LARRY KOPP  
4920 HAZELWOOD AVENUE  
BALTIMORE, MARYLAND  
SEPTEMBER 25, 1985

M. J. BRECHIN AND SON  
DESIGNERS AND PLANNERS  
P.O. BOX 3698  
BALTIMORE, MARYLAND, 21214  
325-1700