

302

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

Description
1.0 Acre, More or Less Parcel
Portion of Kenway Center
Northwest Corner of Weyburn Road & Golden Ring Road
Election District 14 - Baltimore County, Maryland
This Description is for a "Special Exception In a "BL-CNS" Zone
BEGINNING FOR THE SAME at a point on the east side of
Weyburn Road, said point of beginning being located N 20° 50' 10"
E 55.00 from the center line of Golden Ring Road, thence binding
on the east and northeast sides of Weyburn Road the two following
courses & distances (1) N 20° 50' 10" E 90.89', (2) by a curve to
the right with a radius of 370.00, an arc distance of 214.61; and
a chord of N 37° 27' 10" E 211.61' to a point, thence the three
following courses & distances (3) S 09° 18' 20" E 229.61', (4) N
80° 41' 40" E 119.28', (5) S 69° 09' 50" E 70.20' to intersect
the west side of Kenwood Avenue, thence binding on the west side
of Kenwood Avenue (6) S 09° 18' 20" E 46.25' to a point, thence
the following 4 courses & distances (7) N 69° 09' 50" W 102.57',
(8) S 80° 41' 40" W 75.00', (9) N 69° 09' 50" W

60.14' (10) S 20° 50' 10" W 102.34' to intersect the northeast
side of Golden Ring Road, thence binding on said road (11) N 69°
09' 50" W 119.82' to the beginning of the curve connecting Golden
Ring Road to Weyburn Road, thence binding on said curve to the
right with a radius of 25.00; an arc distance of 39.27 and a
chord of N 24° 09' 50" W 35.36' to the place of beginning.
CONTAINING one (1) acre of land more or less
KCI J.O. No. 01-85110D



CERTIFICATE OF PUBLICATION

TOWSON, MD. March 10, 1989
89-389-X 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
March 9, 1989.

NORTHEAST TIMES
THE JEFFERSONIAN,
S. Zabe Orban
Publisher

PO 10474
reg M-1064
e-s
price \$71.12

NOTICE OF HEARING
The Zoning Commission of
Baltimore County, by authority of
the Zoning Act and Regulations
of Baltimore County, will hold a
public hearing on the property
identified herein in Room 106 of
the County Office Building, lo-
cated at 111 W. Chesapeake Ave-
nue in Towson, Maryland 21204
as follows:
Petition for Special Exception
E/S Weyburn Road, 55' NE of
Golden Ring Road
(Kenway Center)
14th Election District
14th Councilmanic
Legal Owner(s): John C. Childs, Sr.
Contract Purchaser(s):
Siema Corporation
Hearing Date: Wednesday,
Mar. 29, 1989 at 10:00 a.m.
Special Exception: A Car
Wash.
In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day
appeal period. The Zoning Com-
missioner will, however, entertain
any request for a stay of the im-
position of said permit during the
period for good cause shown. Such
request must be in writing and re-
ceived in the office of the
Commissioner of the hearing set above or
presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
NA3132 Mar. 9.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner
Date: 3/13/89



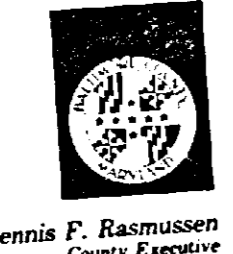
Siema Corporation
8350 Bristol Court, Suite 101
Jesse, Maryland 20794
Re: Petition for Special Exception
E/S Weyburn Road, 55' NE of Golden Ring Road
(Kenway Center)
14th Election District - 6th Councilmanic
Legal Owner(s): John C. Childs, Sr.
Contract Purchaser(s): Siema Corporation
HEARING SCHEDULED: WEDNESDAY, MARCH 29, 1989 at 10:00 a.m.
Gentlemen:
Please be advised that \$96.12 is due for advertising and posting of
the above-referenced property. All fees must be paid prior to the hearing.
Do not remove the sign and post set(s) from the property from the time
it is posted by this office until the day of the hearing itself.
THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.
Please make your check payable to Baltimore County, Maryland and bring
it along with the sign(s) and post set(s) to the County Office
Building, Baltimore, Maryland, 15 minutes before
minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 00117
DATE 3-29-89 ACCOUNT R-01-019-000
AMOUNT \$ 86.12
RECEIVED FROM BEB16 TRIPOLI (Kenway Center) 20
FOR Posting & Advertising (Kenway Center) of
B B B23*****56321a 026.F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 11th Date of Posting: 3/18/89
Posted for: Special Exception
Petitioner: John C. Childs, Sr. & Siema Corp.
Location of property: E/S Weyburn Rd., 55' NE of Golden Ring Rd.
Kenway Center
Location of Sign: Facing NW Intersection of Golden Ring Weyburn Rd.,
opposite 10' Eas. boundary ex. property of Pub. Serv.
Remarks:
Posted by: J. Robert Haines Date of return: 3/18/89
Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

2/24/89



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County will hold a public hearing on the property
identified herein in Room 106 of the County Office Building, located at 111
W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
E/S Weyburn Road, 55' NE of Golden Ring Road
(Kenway Center)
14th Election District - 6th Councilmanic
Legal Owner(s): John C. Childs, Sr.
Contract Purchaser(s): Siema Corporation
HEARING SCHEDULED: WEDNESDAY, MARCH 29, 1989 at 10:00 a.m.
Special Exception: A Car Wash.

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 in writing and received in
this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Siema Corporation
Benjamin Bronstein, Esq.
John C. Childs, Sr.
File

89-389-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
1st day of February, 1989.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: John C. Childs, Sr.
Petitioner's Attorney: Benjamin Bronstein
Received by: James P. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1989

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

Benjamin Bronstein, Esquire
Evans, George & Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

RE: Item No. 302, Case No. 89-389-X
Petitioner: John C. Childs, Sr.
Petition for Special Exception

- MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. Bronstein:
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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN
COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU
HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT
887-3391.

Very truly yours,
James E. Dyer/jw
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

February 22, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: Mr. James Dyer

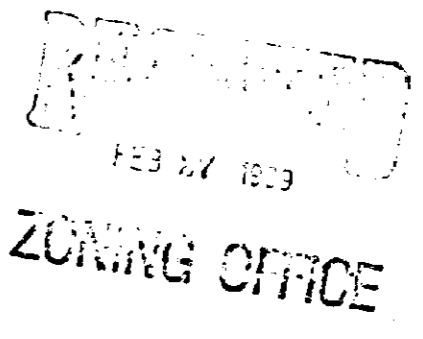
Re: Baltimore County
Kenway Center
Siema Corporation
Zoning Meeting of 1-31-89
E/S Weyburn Road, 55'
East of Golden Ring Rd.
(Item #302)

Dear Mr. Haines:

After reviewing the submittal for a special exception for a
car wash, we find the plan acceptable.
If you have any questions, please contact Larry Brocato at
333-1350.

Very truly yours,
Gregory J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw
cc: Kidde Consultants, Inc.
Mr. J. Ogle



My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

March 1, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204



Dear Mr. Haines,

The Bureau of Traffic Engineering has no comments for items number 275, 299, 300, 301, 302, 303, 304, 305, 306, 307, & 308.

Very truly yours,


Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
MAR 3 1989
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

February 14, 1989

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204




Contract Purchaser:
Re: Property Owner: Siena Corporation Legal Owner: John C. Childs, Dennis F. Rasmussen
Location: E/S of Weyburn, 55' NE of the centerline of Golden Ring

Item No.: 302 Zoning Agenda Meeting of January 31, 1989

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: 
Planning Group
Special Inspection Division

NOTED & APPROVED: 
Fire Prevention Bureau

/jl

BALTIMORE COUNTY, MARYLAND

3/29/89

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
Date: March 29, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Siena Corp./John Childs
Zoning Petition No. 89-389-X

RECEIVED
MAR 29 1989

ZONING OFFICE

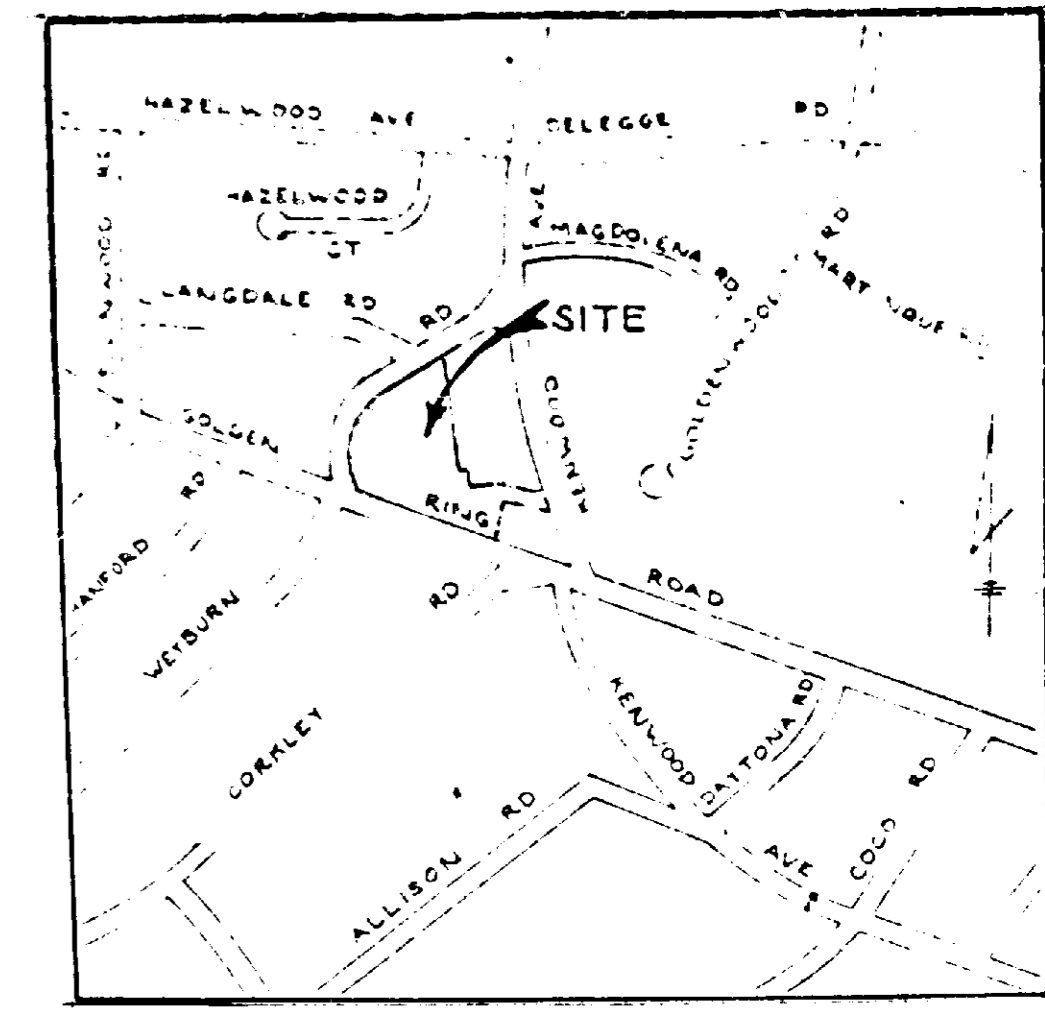
The petitioner is requesting a special exception to provide a car wash. In reference to this request, staff provides the following information:

- The project received CRG approval on 8/29/88. The CRG approval for this parcel was a 7,500 sq. ft. retail center. The car wash results in a significant change in use and will require an amendment to the CRG plan.
- Staff's primary concerns regarding this site center on the project's impact on the residences located to the west of the project. Issues that need to be addressed include:
 1. Hours of operation - should be limited to more compatible hours that might include 7:00 a.m. to 9:00 p.m. or 10:00 p.m., including week-ends. The applicant is proposing 24 hour service.
 2. Lighting - lighting of the site should be carefully regulated and directed so as not to impact the residences.
 3. Buffering and Landscaping - buffering and landscaping areas are minimal for this site and should be upgraded beyond the minimums required.
 4. Traffic circulation - the circulation of traffic should be carefully reviewed by the Bureau of Traffic Engineering.

Based upon the analysis conducted, staff recommends approval of the applicant's request subject to the following:

- A landscape plan shall be reviewed and approved by the County Landscape Planner.
- The hours of operation should be reduced from 24 hour service to 7:00 a.m. - 10:00 p.m. service.
- Lighting of the site should be low level and directed away from adjoining residences.

PK/sf



LOCATION PLAN

SCALE 1"=500'
GENERAL NOTES

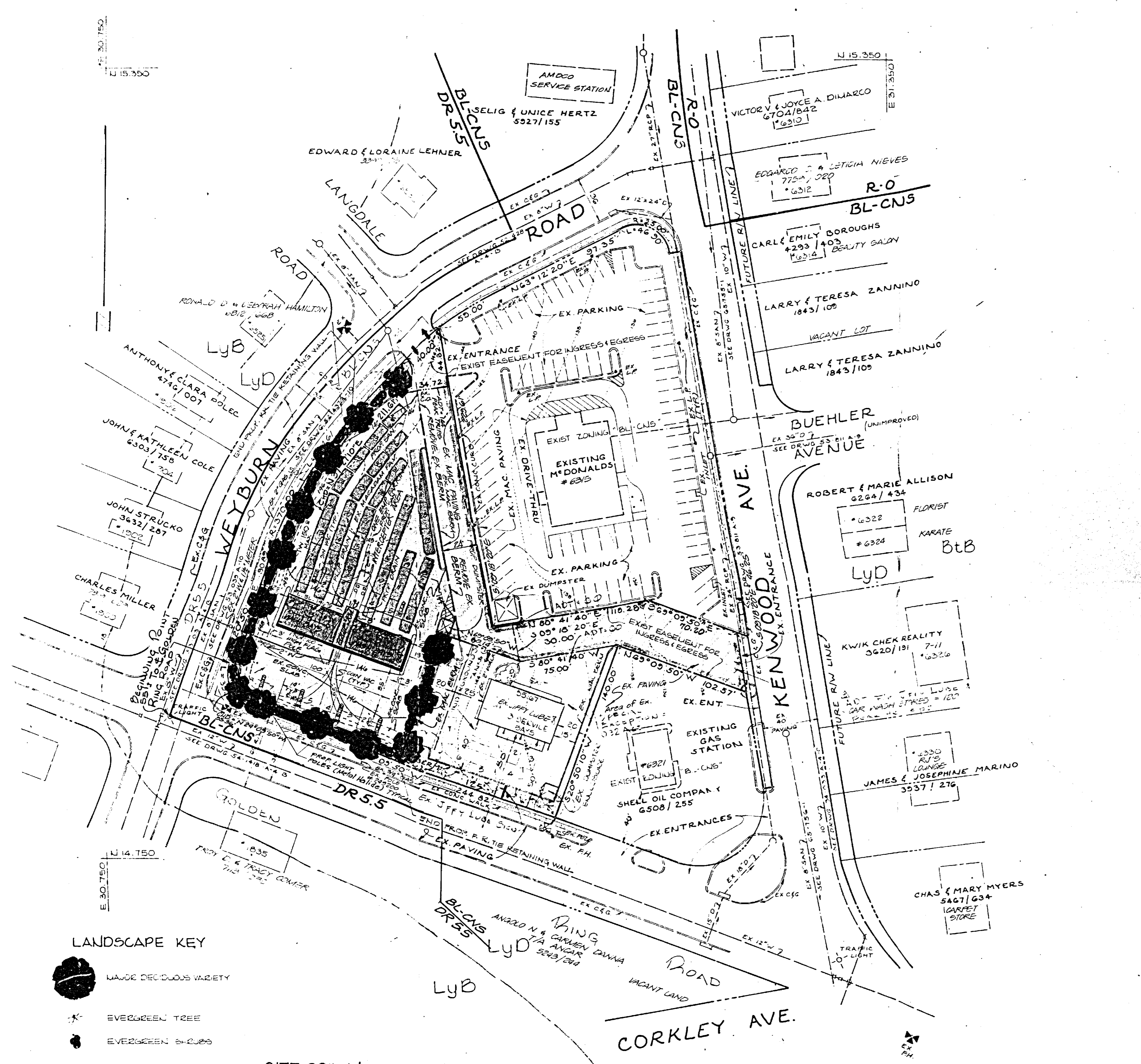
- AREA OF PROPERTY TO BE DEVELOPED EQUALS 1.343 ACRES ± (NET) GROSS AREA OF SITE TO BE DEVELOPED EQUALS 1.744 ACRES ±.
- EXISTING ZONING OF PROPERTY "BL-CNS" AND "BL-CNS WITH SPECIAL EXCEPTION". (SEE PETITION 86-12-X)
- EXISTING USE OF PROPERTY "VACANT LAND" EXISTING CONCRETE FLOOR OF BUILDING AND MACADAM PAVING AND A "JIFFY LUBE".
- PROPOSED USE OF PROPERTY "24 HOUR SELF SERVICE CAR WASH AND "JIFFY LUBE".
- AREA OF PROPERTY WITH "SPECIAL EXCEPTION FOR THE CAR SERVICE CENTER = 0.32 ACRES ± (13,039 SQ. FT) PETITION NO. 86.13 X.
- FLOOR AREA RATIO:
A. ALLOWABLE EQUALS 254,042 SQ. FT. (84,680 SQ. FT. X 3.0)
B. PROPOSED FLOOR AREA EQUALS 2133 SQ. FT. = 0.08 (2133 - 84,680)
- OFF STREET PARKING DATA:
A. 24 HOUR SELF SERVICE CAR WASH = 240 SQ. FT. REQUIRING 0.8 - 1 SPACE (3.3/1000 SQ. FT.)
B. CAR SERVICE CENTER = 1893 SQ. FT. REQUIRING 6.31 SPACES (1/300 SQ. FT.)
C. TOTAL SPACES REQUIRED = 7
D. TOTAL SPACES PROPOSED = 9
- PUBLIC UTILITIES EXIST AT THE SITE.
- SITE IS LOCATED IN THE STEMMERS RUN DRAINAGE AREA.
- TO THE BEST OF KNOWLEDGE THE SITE IS VOID OF THE FOLLOWING:
A. HISTORIC BUILDINGS
B. WETLANDS
C. CRITICAL AREAS
D. ARCHEOLOGICAL AREAS
E. ENDANGERED SPECIES HABITATS
F. HAZARDOUS MATERIALS SITES
- LANDSCAPE CALCULATIONS
A. LINEAR FOOTAGE OF ROAD FRONTAGE = 425 # 1 TREE/40 L.F. = 10.6 = 11 TREES (50% OR 6 TO BE MAJOR DECIDUOUS)
B. LINEAR FOOTAGE OF INTERIOR ROADS = 210 # 1 TREE/20 L.F. = 10 TREES (50% OR 5 TO BE MAJOR DECIDUOUS)
C. 1 MAJOR DECIDUOUS TREE/12 PARKING SPACES = 36/12 = 3
D. LINEAR FOOTAGE OF PARKING ABUTTING A PUBLIC STREET = 290 # 1 EVERGREEN SHRUB/3' OR 1 EVERGREEN TREE/6' = 0 SHRUBS + 48 EVERGREEN TREES.
E. TOTAL REQUIREMENT
14 MAJOR DECIDUOUS TREE
11 TREES
48 EVERGREEN TREES
97 EVERGREEN SHRUBS
F. PROPOSED PLANTING
14 MAJOR DECIDUOUS TREES
97 EVERGREEN SHRUBS
- WAIVER TO SWM HAS BEEN GRANTED AUGUST 16, 1985
- ▲ INDICATES EXISTING LIGHTING
- ESTIMATED SEWER FLOW 270 GPD.
A. JIFFY LUBE - 180 GPD (4 PERSONS X 45 GPD)
B. 24 HOUR SELF SERVICE CAR WASH - 90 GPD (2 PERSONS X 45 GPD)
- AVERAGE TIME TO WASH A CAR = 1/2 HOUR, REQUIRED WAITING SPACES (PER SECT. 419.2 OF THE BCIR) = 16 (6 CAR WASH BAYS + 6 + 10 WAITING SPACES), PROPOSED WAITING SPACES = 36
- CRG PLAN APPROVED AUGUST 29, 1985
- PROPERTY SHOWN AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK EHK, JR. 51-144

PETITIONER'S EXHIBIT 1

PETITIONER'S EXHIBIT 1

2. The petitioners are requesting a Special Exception from the Board of Appeals of the Baltimore County Councilmanic District No. 14 for the proposed development of the site located at the intersection of Golden Ring Road and Kenwood Avenue, Baltimore County, Maryland. The site is currently vacant and is zoned BL-CNS. The proposed development consists of a 24-hour self-service car wash and a Jiffy Lube service center. The petitioners are requesting a Special Exception for the proposed development because the site is currently vacant and the proposed development is a use that is not permitted by the zoning ordinance. The petitioners are requesting a Special Exception for the proposed development because the site is currently vacant and the proposed development is a use that is not permitted by the zoning ordinance.

ORDER GRANTED BY DEPUTY CLERK OF BALTIMORE COUNTY JULY 11, 1985 (CASE NO. 85-13X)



LANDSCAPE KEY

- MAJOR DECIDUOUS VARIETY
- EVERGREEN TREE
- EVERGREEN SHRUBS

SITE SOIL INFORMATION

SYMBOL	NAME	SLOPE	CLASS	LIUTATIONS FOR
LyD	LOAMY CLAYEY LAND	5-15%	U	SEVERE SUBSOIL SHrinkAGE & INSTABILITY

OWNER
JOHN G. CHILDS, SR.
3701 BUTLER ROAD
GLYNDEN MARYLAND 21071
(301) 833-0402

DEVELOPER
SIENA CORPORATION
8350 BRISTOL COURT SUITE 101
JESSUP MARYLAND 20794
(301) 792-8395

PARCEL No 341
DEED EHK JR. 6913-770
Ave. # 13-00-013790

KIDDE CONSULTANTS, INC.
ARCHITECTS • PLANNERS
1020 CROWWELL BRIDGE ROAD, TOWSON, MARYLAND 21204 (301) 321-5500

DEVELOPER
SIENA CORPORATION
8350 BRISTOL COURT SUITE 101
JESSUP MARYLAND 20794
(301) 792-8395

ELECTION DISTRICT No 14
COUNCILMANIC DISTRICT No 6
WATERSEHD 22
SUB-WATERSEHD 40
CENSUS TRACT 4409.02

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR KENWAY CENTER GOLDEN RINGROAD & KENWOOD AVENUE MARYLAND BALTIMORE COUNTY

DATE	SCALE	PLAT NO.
DEC 22, 1985	1" = 40'	85-1102

