

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 3, 1995

Mr. Cicero Brown, Jr.
1008 Hart Road
Towson, MD 21204

RE: Building Permit No. B220607
11629 Reisterstown Road
14th Election District

Dear Mr. Brown:

The above referenced permit has been reviewed by staff with the following comments:

93-82-SPHX

The site plans submitted in zoning case numbers, ~~93-28-SPHX~~, 77-45-X, and 65-157-X do not show parking spaces along Reisterstown Road. Parking spaces must be setback a minimum of 10 feet from the street right of way per Section 409.8 of the Baltimore County Zoning Regulations (BCZR). As such, a variance is needed for that deficiency. Since no masonry addition or new construction is shown on any prior hearing plans and since this proposed building addition represents a 33% increase in size a special hearing to amend the prior special exception is required. Additionally, per Section 419.3.B (BCZR) all parking spaces shall be located to avoid conflict with on-site circulation patterns. The stacking spaces are to be numbered. Once the hearing issues etc., have been resolved, submit three copies of the revised plan with all the hearing information; i.e., date, case number, what was granted or denied, plus any restrictions; on the plan. Also, please note that a landscape plan has not been approved by Avery Harden (887-3751) and that fees have not been paid to Development Management. Sue Wimbley (887-3335).

If you have any further questions, you may contact me at 887-3391 to schedule an appointment.

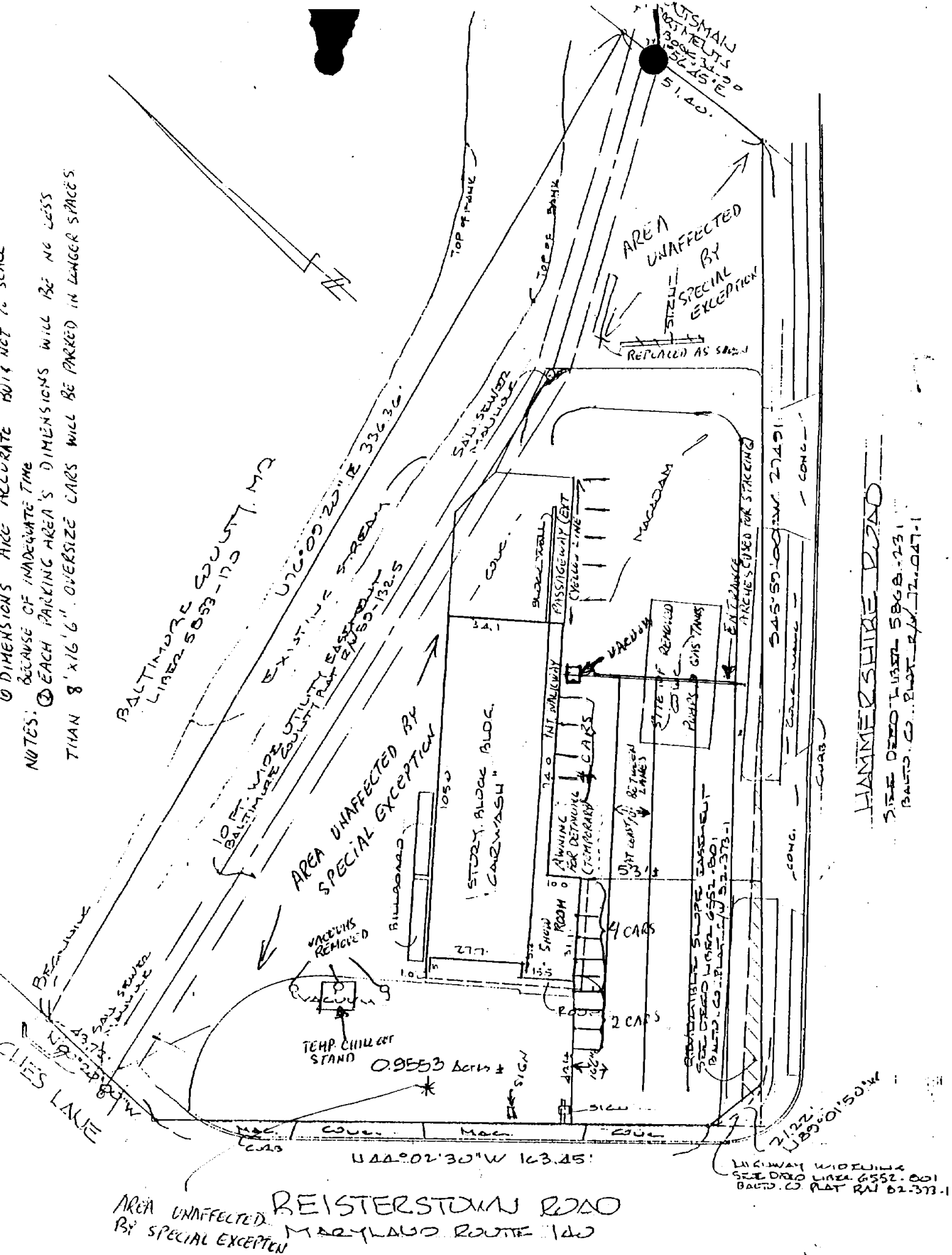
Sincerely,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", is written over a horizontal line.

John J. Sullivan, Jr.
Planner II

JJS:jaw
c: Mr. Amir Aviram

10 DIMENSIONS ARE ACCURATE BUT NOT 100% SURE



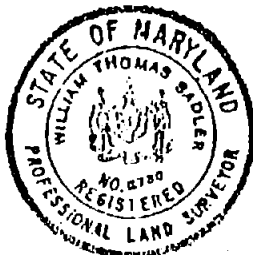
EST CERTIFY THAT I HAVE MADE A SURVEY OF THIS LOT FOR THE
SE OF LOCATING THE IMPROVEMENTS THEREON AND THAT THEY ARE
ED AS SHOWN.

W. S. C.

NO. 7730

W. T. SADLER
Surveyors

LANDMARK CENTER
501 MAIN STREET
CISTERSTOWN, MD.
21136



93-82-SPHX

TITLE REFERENCE:
LIBER 5628, PAGE 203
APRIL 27, 1976
CHARLES O. HUGHES, ETAL, TO
ALPHEX & MEYER, INC.
BOUNDARY &

LOCATION SURVEY

11629 REISTERSTOWN ROAD
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

SCALE

1130

DATE _____

12/3/1997

APP. NO.

ADD. NO. 5-13020

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 3, 1995

Mr. Cicero Brown, Jr.
1008 Hart Road
Towson, MD 21204

RE: Building Permit No. B220607
11629 Reisterstown Road
14th Election District

Dear Mr. Brown:

The above referenced permit has been reviewed by staff with the following comments:

93-82-SPHX

The site plans submitted in zoning case numbers, ~~93-28-SPHX~~, 77-45-X, and 65-157-X do not show parking spaces along Reisterstown Road. Parking spaces must be setback a minimum of 10 feet from the street right of way per Section 409.8 of the Baltimore County Zoning Regulations (BCZR). As such, a variance is needed for that deficiency. Since no masonry addition or new construction is shown on any prior hearing plans and since this proposed building addition represents a 33% increase in size a special hearing to amend the prior special exception is required. Additionally, per Section 419.3.B (BCZR) all parking spaces shall be located to avoid conflict with on-site circulation patterns. The stacking spaces are to be numbered. Once the hearing issues etc., have been resolved, submit three copies of the revised plan with all the hearing information; i.e., date, case number, what was granted or denied, plus any restrictions; on the plan. Also, please note that a landscape plan has not been approved by Avery Harden (887-3751) and that fees have not been paid to Development Management. Sue Wimbley (887-3335).

If you have any further questions, you may contact me at 887-3391 to schedule an appointment.

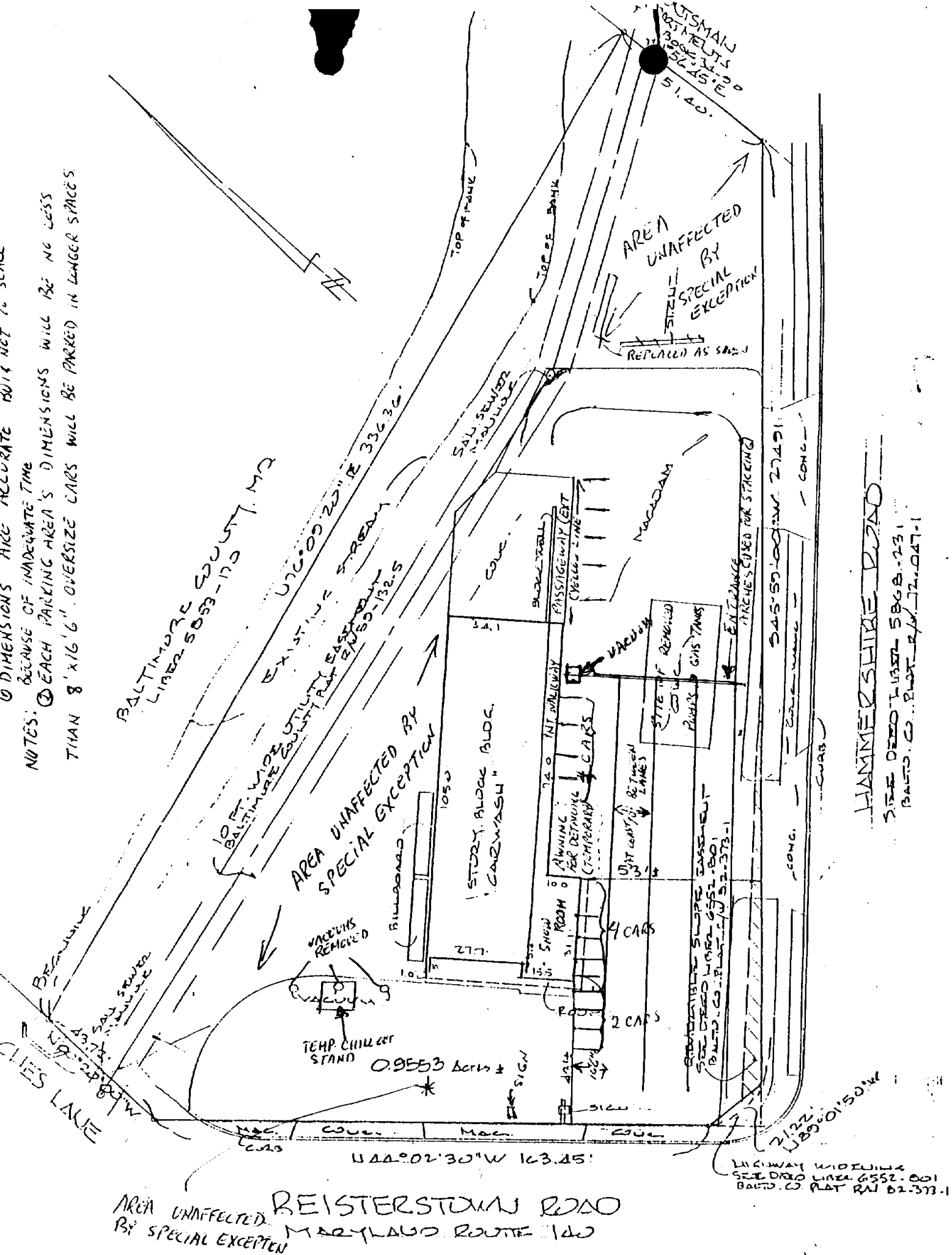
Sincerely,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", is written over a horizontal line.

John J. Sullivan, Jr.
Planner II

JJS:jaw
c: Mr. Amir Aviram

1D DIMENSIONS ARE ACCURATE BUT NOT 2D



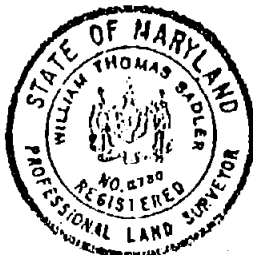
EST CERTIFY THAT I HAVE MADE A SURVEY OF THIS LOT FOR THE
SE OF LOCATING THE IMPROVEMENTS THEREON AND THAT THEY ARE
ED AS SHOWN.

W. S. C.

NO. 7730

W. T. SADLER
Surveyors

LANDMARK CENTER
501 MAIN STREET
CISTERSTOWN, MD.
21136



93-82-SPHX

TITLE REFERENCE:
LIBER 5628, PAGE 203
APRIL 27, 1976
CHARLES O. HUGHES, ETAL, TO
ALPHEZ & MEYER, INC.
BOUNDARY E

LOCATION SURVEY		
11629 REISTERSTOWN ROAD 4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.		
SCALE 1" = 30'	DATE 12/3/1987	APP. NO. ADD. NO. S-18082

NOTE: This file contains 13 pages of information. Page 13 of 13.

IN RE: PETITIONS FOR SPECIAL HEARING & * BEFORE THE
SPECIAL EXCEPTION * ZONING COMMISSIONER
NMC Reisterstown Rd. & Rosches La *
11629 Reisterstown Road *
Rick's Car Wash * OF BALTIMORE COUNTY
6th Election District *
3rd Councilmanic District * Case No. 93-82-SPHX
Marvin Zentner, et ux, et al *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Special Exception for that property known as 11629 Reisterstown Road. The Petition is filed by the property owners, Marvin Zentner, Hilda Zentner and Amir Aviram. Within the request for a Special Exception, the Petitioners seek relief, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a service garage in a B.L. zone. As to the Petition for Special Hearing, the Petitioners seek approval of the site plan submitted to reduce the area of the special exception for a car wash previously granted and to amend the previously approved plan and Order in zoning case Nos. 65-157-X and 77-45-X, in order to permit a car rental agency (service garage). All of the relief requested is more particularly shown on Petitioners' Exhibits Nos. 4A and 4B, the site plan submitted in support of the Petition.

Appearing and testifying at the public hearing held for this case was property owners, Marvin Zentner and Amir Aviram. Also appearing in support of the Petition was Alice Leatherman of Avis, Inc. The Petitioners were represented by Thomas Kane, Esquire. There were no Protestants present.

Testimony presented was that the subject property is a triangular shaped lot located at the intersection of Reisterstown Road (Maryland Route 40) and Hamershire Road. The property is zoned B.L. The site is improved

by a long narrow building which houses a tunnel carwash. Also, there is a macadam parking lot surrounding the building.

Mr. Zentner testified that he is the owner/operator of Rick's Car Wash which has been located on this site since 1988. The car wash use was previously approved as a special exception within case No. 65-157-X. Mr. Zentner testified further that since his occupancy of the property, he has made many improvements to the site. Specifically, he has installed a canopy and has removed gasoline pumps and underground tanks which were previously on the site when the property was used for a filling station. Although Mr. Zentner desires to continue his car wash operation, he wishes to expand his business by adding a car rental operation. Specifically, he has entered into a tentative agreement, subject to zoning approval, with Avis, Inc., to operate an Avis Rental location from this site. This will not entail any physical change to the car wash operation nor cause any new construction on site. That is, no additional square footage to the building or other improvements, or new equipment, will be added. Rather, Mr. Zentner envisions having approximately 4 to 5 rental cars on site during the week days and no more than 10 cars on weekends. In no event will he have more than 16 cars stored on the property at any time. Further, Mr. Zentner testified that storage of these additional vehicles will not result in any traffic or parking congestion. There are sufficient parking spaces available on site and the interior traffic flow circulation pattern is sufficient to accommodate these additional vehicles and the car wash business.

Also testifying was Alice Leatherman of Avis, Inc. She indicated that her company has been looking for a Reisterstown/Owings Mills area location for many years. She stated that many of the Avis locations in the Balti-

more Metropolitan area are at gas stations. She indicated that Avis will store a minimal number of cars on the site. Mainly, the property will be used as a drop-off point for Avis customers who wish to pick up and return rental cars. There will not be any long term vehicles stored at the property; rather, the vehicles will be dropped off by Avis customers and picked up by Avis personnel shortly thereafter. Further, there will be no service work or other similar mechanical work on the vehicles at this location.

It should be noted that, although no Protestants appeared at the hearing for this matter, comments in opposition to the Petitions were submitted by the Zoning Plans Advisory Committee. Specifically, the Office of Planning and Zoning submitted an adverse comment recommending denial of the Petitions due to lack of certain information on the site plan. Although this information was not originally submitted when the Petition was filed, adequate information was presented at the hearing for me to adjudge the request. As indicated, the car wash operation will continue and no additional construction will occur on site. It is to be noted that the special exception requested, in this case, is for a service garage at the subject location. A service garage is broadly defined in the B.C.Z.R. as "A garage other than a residential garage, where motor driven vehicles are stored, equipped for operation, repaired or kept for remuneration, hire or sale." (emphasis added)(See Section 101,B.C.Z.R.). Further, the testimony and evidence presented was clear that the site will not be used as a facility for the repair or equipping of vehicles.

Notwithstanding the limited nature of this operation, it is clear that the Petitioners require a special exception in that the site is zoned B.L. and a service garage is permitted therein only by way of special exception. It is equally clear that the proposed use will not be detrimental to

the primary uses in the vicinity. Therefore, it must be determined whether the conditions set forth by Section 502.1 of the B.C.Z.R. are satisfied by the Petitioner. The Petitioner has the burden of adducing testimony and evidence which would show that the proposed use meets the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibits 4A & B would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 291 Md. 1, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted. However, certain conditions should be imposed, particularly in view of the Zoning Plans Advisory Committee comments submitted herein.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of December, 1992, that, pursuant to the Petition for Special Exception, approval from Section 230.13 of the Baltimore County

Zoning Regulations (B.C.Z.R.) to permit a service garage in a B.L. zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval of the site plan submitted to reduce the area of the special exception for a car wash previously granted, and to amend the previously approved plan and Order in zoning case Nos. 65-157-X and 77-45-X, in order to permit a car rental agency (service garage), all in accordance with Petitioners' Exhibits Nos. 4A and 4B, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The property shall be limited to a storage of a maximum of 16 rental cars at any one time.
3. The Petitioners shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner. The approved landscape plan shall become a permanent part of the record and file in this matter.
4. The approved special exception is limited to the storage of vehicles kept for rental/hire. Only work incidental to the car wash operation shall be permitted; such as washing and waxing of vehicles. There shall be no body repair, or engine repair/maintenance permitted within the structure or on the subject property at any time.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

December 9, 1992

(410) 887-4386

Thomas Kane, Esquire
Leslie M. Leader, Esquire
19 E. Fayette Street
Baltimore, Maryland 21202

RE: Petitions for Special Hearing and Special Exception
Marvin Zentner, et ux, et al, Petitioners
Case No. 93-82-SPHX

Gentlemen:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petitions for Special Hearing and Special Exception have been granted, with restrictions.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

encl.
cc: Mr. and Mrs. Marvin Zentner
cc: Mr. Amir Aviram



Petition for Special Hearing
93-82-SPHX
to the Zoning Commissioner of Baltimore County

for the property located at 11629 Reisterstown Road
which is presently zoned BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The plan to reduce area of special exception for a car wash and amend the approved plan and order in Zoning cases 65-157X and 77-45-X, to permit a car rental agency (service garage). See accompanying Special Exception.

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

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
11629 Reisterstown Road 833-6171
Reisterstown, Maryland 21136
City Name, Address and phone number of legal owner, contract purchaser or representative to be contacted
MARVIN ZENTNER and AMIR AVIRAM
11629 Reisterstown Road 833-6171
Baltimore, Maryland 21202
City State Zipcode
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
The following date
ALL OTHER
RECEIVED BY: JH DATE: 8/24/92
see file note



Petition for Special Exception
93-82-SPHX
to the Zoning Commissioner of Baltimore County

for the property located at 11629 Reisterstown Road
which is presently zoned BL-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 Regulations of Baltimore County, to use the herein described property for

the operation of a service garage in a BL Zone pursuant to Section 230.13 (car rental agency)

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.

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
11629 Reisterstown Road 833-6171
Reisterstown, Maryland 21136
City Name, Address and phone number of legal owner, contract purchaser or representative to be contacted
MARVIN ZENTNER and AMIR AVIRAM
11629 Reisterstown Road 833-6171
Baltimore, Maryland 21202
City State Zipcode
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
The following date
ALL OTHER
RECEIVED BY: JH DATE: 8/24/92
see file note

ORDER RECEIVED FOR FILING
Date 12/12/92
By Th. Kane

LES:mmm

93-82-SPH X



DESCRIPTION OF THE PROPERTY OF ALPER AND MEYER, INC.

LOCATION: 11629 REISTERSTOWN ROAD
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE: DECEMBER 3, 1987

DESCRIPTION:

Beginning for the same on the east side of Roaches Lane, formerly Century Avenue, as shown on a plat of Right of Way Agreement recorded among the Land Records of Baltimore County in Plat Book 3, folio 119, said place of beginning also being at the beginning of the fourth line of the land described in a Deed from Eva Annabelle Raxroth to Baltimore County, Maryland, dated January 27, 1978 and recorded among the Land Records of Baltimore County in Liber 5853, page 170, and thence leaving said Roaches Lane and running and binding along the said fourth line of the Deed from Raxroth to Baltimore County

North 76 degrees 09 minutes 20 seconds East 336.36 feet to the end of said line and to intersect the outline of Lot 1 as shown on the Plat of Huntsman Apartments, said plat being recorded among the Land Records of Baltimore County in Plat Book O.T.G. 34, folio 90, thence running along a portion of the west outline of said Lot 1

South 06 degrees 56 minutes 45 seconds East 51.40 feet to the northwestern right of way line of Hammershire Road as shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. RW 72-047-1, thence running along said road

South 45 degrees 59 minutes 00 seconds West 274.91 feet to a point, thence leaving the right of way line as shown on the above-referenced Drawing and running along the northernmost right of way line of the fillet shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. RW 82-373-1

North 89 degrees 01 minutes 50 seconds West 21.22 feet to intersect the northeasternmost side of Reisterstown Road, Maryland Route 140, thence running and binding along said road

North 44 degrees 02 minutes 30 seconds West 163.45 feet to the intersection of the northwestern side of Reisterstown Road and the eastern

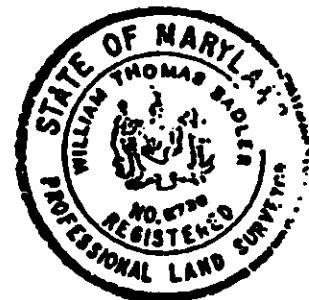
side of Roaches Lane, thence running along the east side of Roaches Lane North 00 degrees 20 minutes 00 seconds West 43.72 feet to the place of beginning. Containing 0.9553 acres of land, more or less.

Being the remaining portion of the land which by Deed dated April 27, 1976 and recorded among the Land Records of Baltimore County in Liber 5628, page 903, was conveyed by Charles O. Hughes, et al, to Alper and Meyer, Inc.

Subject to a 10 foot wide Utility Easement as shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. RW 59-132-5 and also subject to a Reversible Easement for Supporting Slopes as shown on Baltimore County Department of Public Works, Bureau of Land Acquisition Drawing No. RW 82-373-1.

BY *William T. Sadler*
William T. Sadler, P.L.S. 7720

The above description has been prepared from Deeds, records and surveys.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: *1st* Date of Posting: *11/3/92*
Posted to: *Special Hearing & Exception*
Petitioner: *Marvin & Hilda Zentner & heir Avram*
Location of property: *11629 Reisterstown Road (11629) & Roaches Lane*
Location of Sign: *Facing intersection of roads, on property to be rezoned*
Remarks: *None*
Posted by: *M. Sadler* Date of return: *11/4/92*
Number of Signs: *2*

CERTIFICATE OF PUBLICATION

TOWSON, MD., *11/24*, 19*92*

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *11/24*, 19*92*

THE JEFFERSONIAN,

S. Zabe Orlov
Publisher

97.62

receipt

93-82-SPH X

Account R-001-6190

M9300083

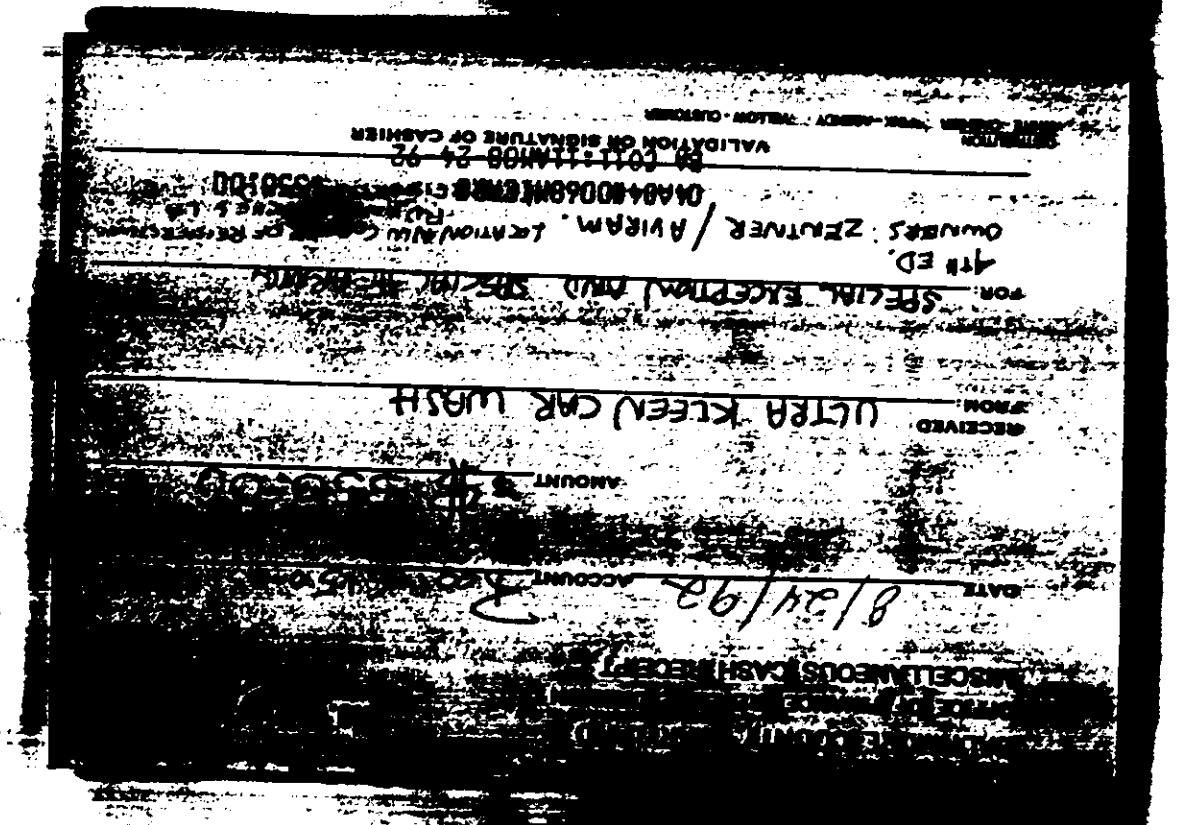
Date paid per hand written receipt dated 8/24/92
8/31/92

PUBLIC HEARING FEES	QTY	PRICE
040 -SPECIAL HEARING (OTHER)	1 X	\$250.00
050 -SPECIAL EXCEPTION	1 X	\$300.00
TOTAL:		\$550.00

LAST NAME OF OWNER: ZENTNER

Please Make Checks Payable To: Baltimore County

Cashier Validation



receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account R-001-6190
Number

M9300082

10-14-92
93-82
PUBLIC HEARING FEES QTY PRICE
050 -POSTING SIGNS / ADVERTISING 1 X \$97.62
TOTAL: \$97.62
LAST NAME OF OWNER: ZENTNER

040480112NCHRC \$97.62
BA C0120SPH10-16-92
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: *10-6-92*

Marvin and Hilda Zentner and heir Avram
11629 Reisterstown Road
Reisterstown, Maryland 21136

RE:
CASE NUMBER: 93-82-SPH (Item 83)
11629 Reisterstown Road and Roaches Lane
11629 Reisterstown Road
Rick's Car Wash
6th Election District - 3rd Councilmanic
Petitioner(s): Marvin Zentner, Hilda Zentner and heir Avram
HEARING: WEDNESDAY, OCTOBER 14, 1992 at 11:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ *97.62* is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SIGN(S) RETURNED ON THE DAY OF THE HEARING OR THE CHECK SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via registered mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARMED JARON
DIRECTOR

cc: Leslie M. Leader, Esq.

Call Jan

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 14, 1992

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-82-SPH (Item 83)
11629 Reisterstown Road and Roaches Lane
11629 Reisterstown Road
Rick's Car Wash

6th Election District - 3rd Councilmanic
Petitioner(s): Marvin Zentner, Hilda Zentner and heir Avram
HEARING: WEDNESDAY, OCTOBER 14, 1992 at 11:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve the plan to reduce area of special exception for a car wash and to amend the approved plan and order in zoning cases 865-157-1 and 877-45-1 to permit a car rental agency (service garage).

Special Exception for the operation of a service garage.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Marvin and Hilda Zentner
Leslie M. Leader, Esq.
heir Avram

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 6, 1992

Leslie M. Leader, Esquire
19 E. Fayette Street
Baltimore, MD 21202

RE: Item No. 83, Case No. 93-82-SPH
Petitioner: Marvin Zentner, et al
Petition for Special Hearing & Special
Exception

Dear Ms. Leader:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
24th day of August, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Marvin Zentner, et al
Petitioner's Attorney: Leslie M. Leader

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 11, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Division

RE: Zoning Advisory Committee Meeting
for September 14, 1992
Item No. 83

The Developers Engineering Division has reviewed
the subject zoning item. If the special exception is
granted, it should be conditioned on compliance with
the Landscape Manual.

RWB:DAK:is

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: September 23, 1992

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

SUBJECT: 11629 Reisterstown Road

INFORMATION:
Item Number: 83

Petitioner: Marvin and Hilda Zentner
Amir Aviram

Property Size: 0.95 acres

Zoning: BL-CNS

Requested Action: Special Hearing, Special Exception

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:
This petitioner is requesting a Special Hearing to approve the plan to reduce the
area of Special Exception for a car wash and amend the approved plan in zoning
cases #65-157-x and #77-45-x to permit a car rental agency (service garage). The
petitioner is also requesting a Special Exception for the operation of a service
garage.

The site plan submitted for review contains insufficient information in order to
evaluate the petitioner's request. The language for the petition is vague and
unclear. The area planner is not certain if the petitioner is requesting to have
the car wash removed entirely or to limit the car wash to a specific area on
the site. If the petitioner is limiting the car wash to a specific area of the build-
ing then the petitioner should show that area. The petitioner also failed to
show where the rental cars will be stored. The site plan does not indicate if
there is any landscaping, signage, relationship to adjacent roads, existing vege-
tation and adjacent uses. The site is located along Reisterstown Road and is
included in the area of the "Reisterstown Road Corridor Study" which recommends
that the commercial frontage along Reisterstown Road be upgraded. The petitioner
should submit a landscape plan and indicate on the site plan design improvement
to the site.

The Office of Planning and Zoning recommends that the petitioner's request be
DELATED until a site plan is submitted that includes pertinent information.

Prepared by: *James Morley*

Division Chief: *Eric M. Ward*

PK/EHCd/FH:rdn

83.ZAC/ZAC1 *Reid into 9/29/92*

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: September 11, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 14, 1992

ITEM NUMBER: 83

1) A more detailed plan needs to be submitted addressing the proposed uses
as it relates to parking requirements and internal traffic circulation.

2) Site access to Reisterstown Road (MD 140) is subject to SHA approval.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/WKL/Lvd

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

SEPTEMBER 9, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: HARVIN ZENTNER AND HILDA ZENTNER AND AMIR AVIRAM
Location: #11629 REISTERSTOWN ROAD - RICK'S CAR WASH
Item No.: +83 (JLL) Zoning Agenda: SEPTEMBER 8, 1992

Gentlemen:

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

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", 1988
edition prior to occupancy.

REVIEWER: *Carl J. J. J.*
Planning Group
Special Inspection Division

JP/KEK

RECEIVED
SEP 10 1992
ZONING OFFICE

Development Review Committee Response
Authorized signature: *John Dietsch* Date: 9/14/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Golden Ring Mall Company Limited Partnership	60	9/8/92	
DED DEPRM RP STP TE	No Comment		
John Dietsch			
DED DEPRM RP STP TE	No Comment		
Happy Hollow Associates	75		
DED DEPRM STP RP TE	No Comment		
Stephen M. and Diane A. Dansicker	76		
DED DEPRM RP STP TE	No Comment		
Edward L. and Francine M. Wickman	77		
DED DEPRM RP STP TE	No Comment		
Charles W. Berg And Willie D. Graves	78		
DED DEPRM RP STP TE	No Comment		
Daniel W. and Evelyn J. Eckert	79		
DED DEPRM RP STP TE	No Comment		
Leonard Stoler	80		
DED DEPRM RP STP TE	No Comment		
Edward and Ceola Wright	81		
DED DEPRM RP STP TE	No Comment		
Edward K. and Diana J. Hensler	82		
DED DEPRM RP STP TE	No Comment		
Marvin and Hild Zentner and Amir Aviram	83		
DED DEPRM RP STP TE	No Comment		

COUNT 11

Harold Reid, Chairman
Office of Baltimore County Planning Board
401 Bosley Avenue
Towson, Maryland 21204

Re: Rick's Car Wash, Inc.

Dear Mr. Reid:

Please be advised that I represent Rick's Car Wash, Inc., a business currently
zoned BL-CNS, located at 11629 Reisterstown Road, Reisterstown, Maryland 21136.
My clients wish to bring to your attention a particular improvement and addition to
current operations in order to ensure that all applicable zoning requirements are met.

Rick's Car Wash has consulted with a nationally recognized rental car firm, Avis
Rental Car Systems, Inc., for the purpose of instituting an agency at their business
location. Both parties agreed that the location provides a logical, practical and
accessible situation for such an agency. It should be noted that research conducted by
my clients indicates there is no such rental car agency currently available within three
(3) miles north and south of their business. The proposed rental car agency would
provide an essential service and one that is very often requested by my client's
customers. In an attempt to fully service the needs of their customers, my clients have
made arrangements with rental agencies well beyond the three (3) mile radius.
However, the result has been that customers have been forced to wait unreasonably
long periods of time until a car arrived.

In support of my client's belief that this arrangement falls within the context of the
applicable zoning, the following description of their proposed rental agency is
provided:

- Absolutely no construction will be required. There will be no
need for additional equipment installed inside or outside.

Page 2

April 8, 1992

Re: Rick's Car Wash, Inc.

- Cars will not be parked off of the business property. Thus,
any cars at the location will not interfere with existing operations;
i.e., stacking, traffic, access or egress.
- The number of cars will never exceed available space. When
additional vehicles are needed, they will be delivered from BWI
Airport to meet consumer demands. According to Avis, the average
number of cars would be three (3) to five (5), but would never exceed
ten (10).
- Avis signs will be included within currently approved and existing signs.
- All activities related to the rental agency will be conducted indoors.
There will be virtually no impact on current operations, nor the public
view of the business operations.
- Section 230.9, permissible uses, includes an automobile parking lot,
which is the basic function of the proposed change.
- The rental cars will be new and clean, there will be no additional noise
and these vehicles will remain parked well within legal limits.
- The current outdoor sign will be replaced within agreed limits so that
visually, the property will be improved.

Rick's Car Wash has always and continues to provide an essential service to its
customers and the community in general. The owners take pride in the quality of
service offered to the public and they believe this proposed addition to their business
operation will greatly enhance the services they can offer. Furthermore, the public's
demand for this type of service indicates that it will truly benefit the community and
business together.

If additional information is needed, my clients would be more than willing to

83

93-82-SPHX

Page 3

April 8, 1992

Re: Rick's Car Wash, Inc.

arrange a mutually convenient meeting. Please feel free to contact Marvin Zentner, President or Amir Aviram, Vice-President to discuss the contents of this letter. They can be reached at 833-8171.

Thank you for your attention to this matter.

Very truly yours,

Leslie M. Leader
Leslie M. Leader

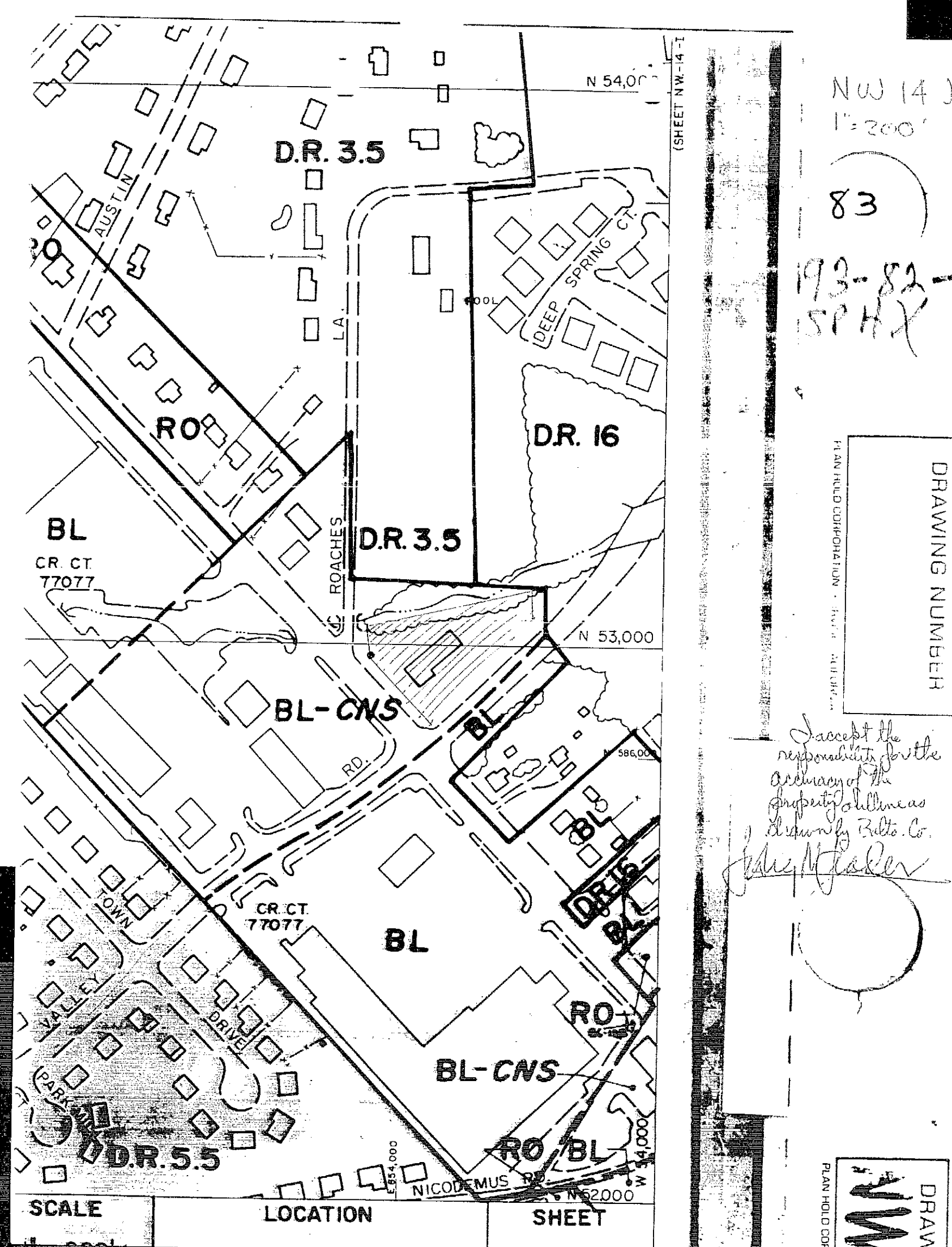
LML/jld

cc: Rick's Car Wash, Inc.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
MARVIN A. ZENTNER	5510 EDSON LANE, BALTIMORE, MD, 21202
AMIR AVIRAM	4 BURESS CT, OAKMONT, MD, 21117
ALICE LEATHERMAN	315 W BALTO. ST., BALTO. 21201
TOM KANE	19 E. FAYETTE ST., 21202



NW (4)

83

93-82-SPHX

DRAWING NUMBER

Subject of the
petition is the
property of the
petitioner, Rick's Car Wash, Inc.
Baltimore, Md.

DRAWING NUMBER

(Prior case # 77-45)

File in 93-82-SPHX

(Prior case # 65-157-X)

File in 93-82-SPHXA

Copy Sent to Rick's Car Wash
4/18/88-URS

CUMMINS CONSTRUCTION CO., INC.

PETROLEUM EQUIPMENT SALES, SERVICE & INSTALLATION
11202 Liberty Road
Frederick, Maryland 21701
(301) 898-7393

PEI

July 23, 1987

Mr. Harold E. Wright
32 Coni Terrace
Westminster, MD 21157

Re: Car Wash
11629 Reisterstown Road
Reisterstown, MD 21136

Please be advised that when we removed the tanks at the referenced location, there was not any evidence of contamination of the surrounding soil.

Sincerely yours,

C. Arlo Cummins
C. Arlo Cummins
President

CAC:ds

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

December 27, 1989

Mr. Ken Colbert
Colbert Engineering
115 Sudbrook Lane
Baltimore, MD 21208

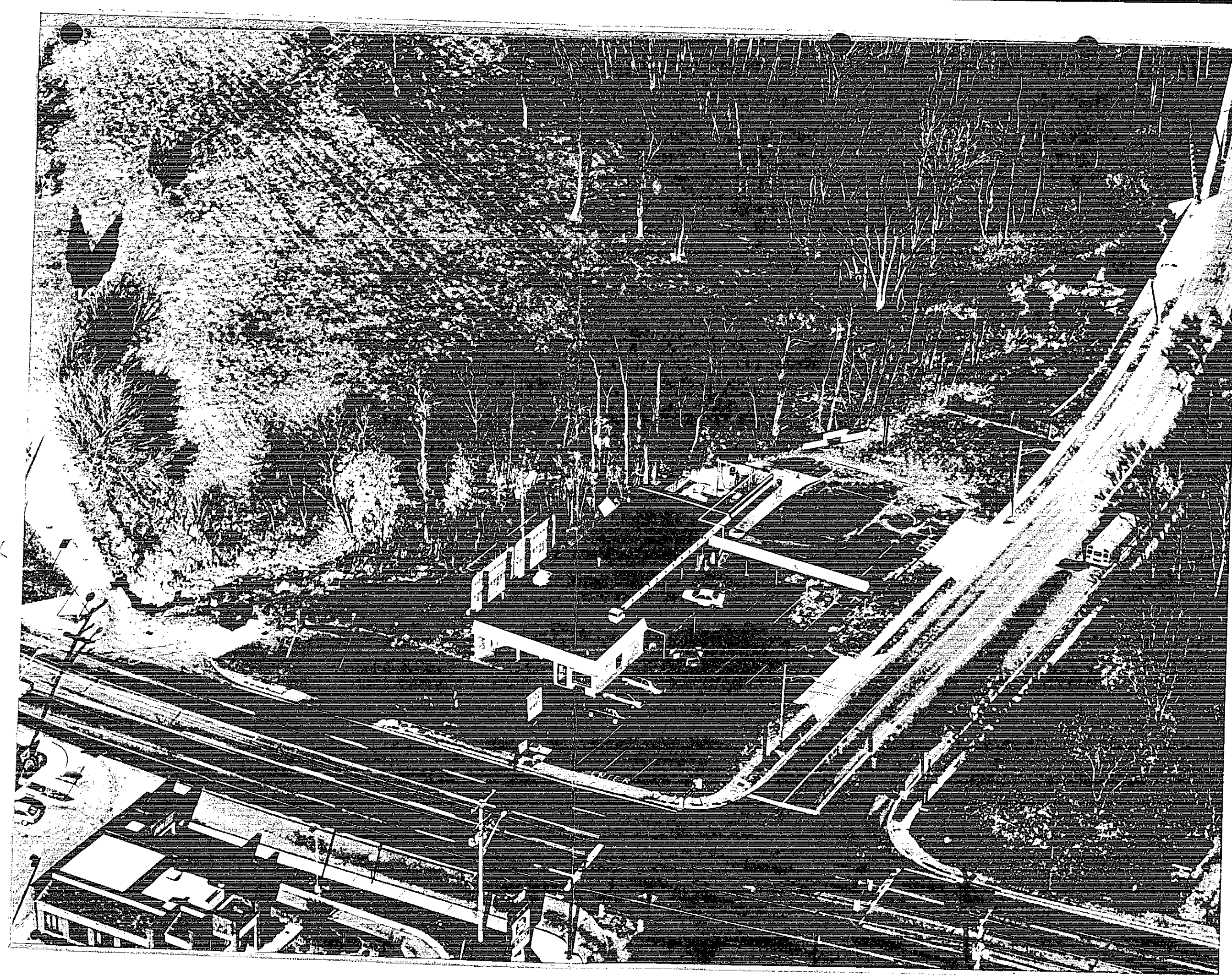
Re: Zoning and Site Evaluation for
11629 Reisterstown Road, Reisterstown, Maryland

Dear Mr. Colbert:

Per your authorization, I have evaluated the above referenced property. This study consisted of a site evaluation, zoning history analysis, review of the pertinent sections of the Baltimore County zoning regulations, and the appraisal (dated 9/17/89) and a brief examination of development opportunities for the balance of the site. My findings are as follows:

A. Zoning History: Baltimore County records indicate that five zoning cases occurred on the subject property.

- 1) Case #3438-S - This case consisted of a special permit request to erect a billboard. The application was denied on April 11, 1955.
- 2) Case #64-169R - This was the original reclassification case whereby the applicant sought to rezone the property from an R 10 classification to a BL (business local) classification. The applicant proposed to construct a 6,000 square foot retail building with 31 parking spaces on site. The application was approved by the zoning commissioner on June 16, 1964.
- 3) Case #65-157X - This was a special exception case requesting to construct a car wash on the subject property. The zoning commissioner denied the initial application (November 25, 1964). The Board of Appeals overturned the zoning commissioner's decision and approved same on February 23, 1965, subject to compliance with the plan (see attached, Exhibit A) and limiting the hours of operation to 9 a.m. to 7:30 p.m. Monday through Saturday and 1 p.m. to 6 p.m. on Sundays.



CERTIFY THAT I HAVE MADE A SURVEY OF THIS LOT FOR THE
OF LOCATING THE IMPROVEMENTS THEREON AND THAT THEY ARE

T. SADLER

Surveyor

JUDSON CENTER

1 MAIN STREET

REISTERSTOWN, MD.

21136



REISTERSTOWN ROAD
MARYLAND ROUTE 140
93-82-SPHX

TITLE REFERENCE

LAW 6-29, PAGE 203

APRIL 27, 1976

CLARENCE G. WILSON, ET AL., TRS.

ALPHEE & MOORE, LLC.

BOUNDARY E

LOCATION SURVEY

11629 REISTERSTOWN ROAD

AN ELECTION DISTRICT

BALTIMORE COUNTY, MD.

SCALE 1"=30'

DATE 12/4/89

APP. NO.

SEE MAP

21136