

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
 AND SPECIAL EXCEPTION - NW/Corner
 Goucher Blvd. & Putty Hill Ave. * DEPUTY ZONING COMMISSIONER
 (800 Goucher Boulevard)
 9th Election District * OF BALTIMORE COUNTY
 4th Councilmanic District * Case No. 96-29-SPHX
 Exxon Corporation
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Special Exception for that property known as 800 Goucher Boulevard, located in the vicinity of Loch Raven Boulevard in Towson. The Petition was filed by the owner of the property, Exxon Corporation, by Michael J. Specht, through their attorney, G. Scott Barhight, Esquire. The Petitioner seeks approval of amendments to the previously approved site plans in prior Cases Nos. 65-240-RX, 88-324-A, and 89-471-SPHXA and a special exception to permit a fuel service station use-in-combination with a roll-over car wash. The subject property and relief sought are more particularly described on the latest revised site plan which was accepted into evidence as Petitioner's Exhibit 3.

Appearing at the hearing on behalf of the Petition were Michael Specht, Tim Whittie, Professional Engineer with Frederick Ward and Associates, who prepared the site plan for this project, Timothy Madden, Landscape Architect with Morris, Ritchie and Associates, Wes Guckert, Traffic Engineering expert with The Traffic Group, Lawrence W. Marino, Proprietor of the subject service station, and G. Scott Barhight, Esquire and David K. Gildea, Esquire, Attorneys for the Petitioner. Appearing as Protestants in the matter were residents from the surrounding community, including Jane Callaghan, Nancy Reigle, Howard Heiss, Jr., Leon Rozankowski, Vera

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Date

By

MICROFILMED

Otter, and Laura Friedman, who appeared on behalf of the Courthouse Square Apartments complex.

Testimony and evidence offered revealed that the subject property consists of 1.449 acres, more or less, zoned B.L.-A.S., and is improved with an Exxon service station and convenience store. The Petitioner is desirous of expanding the uses on the property to include a roll-over car wash facility, in accordance with the latest revised site plan submitted into evidence as Petitioner's Exhibit 3. It should be noted that the site plans previously submitted in this matter were slightly modified to address the comments and concerns raised by the Office of Planning and Zoning (OPZ). Petitioner's Exhibit 3 is the latest revised plan and shows the location of the proposed car wash in the area most desirable by OPZ, if approved.

On behalf of the Petitioner, Mr. Michael Specht testified that Exxon Corporation is in the process of upgrading all of its service stations in the Baltimore Metropolitan area. Most of the improvements include eliminating the service bay operation and converting same to a convenience store use. In addition, Exxon has added a drive-thru car wash facility capable of washing one car at a time at some of these locations.

Mr. Lawrence Marino testified that he has operated the subject service station since 1991 and has received awards from Baltimore County for maintaining his business in a neat and orderly fashion. Mr. Marino allows local high school and community groups to use his service station for fund-raising car washes. Photographs of the property show that the site is very attractive and nicely landscaped. Mr. Marino testified that the type of car wash proposed for this site is a self-service, unmanned car wash which would take anywhere from one and one-half minutes to four

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RECORDED

minutes for a complete wash and dry cycle. He hopes that the car wash will attract customers who purchase gasoline at his business, whereas, if they fill up their vehicle, they get a free car wash.

Mr. Tim Whittie, a Licensed Civil Engineer with Frederick Ward and Associates, testified regarding the design and layout of the proposed car wash facility and the existing Exxon operation. Mr. Whittie testified that the proposed car wash will be located on the property so that the entrance to and exit from the facility are not directly facing the apartments located immediately across from this site. Mr. Whittie further testified that other modifications were made to the design as a result of comments generated by the Office of Planning and Zoning (OPZ). Mr. Whittie testified that the site plan as submitted meets all technical requirements of the B.C.Z.R.

Mr. Wes Guckert, President of The Traffic Group, next testified and was accepted as an expert in traffic engineering. Mr. Guckert testified that he performed an extensive traffic study of Goucher Boulevard and Putty Hill Avenue in conjunction with the proposed car wash facility at the subject site. Mr. Guckert testified as to the substance of his study and concluded that the proposed car wash would have no adverse effect upon existing traffic patterns, either along Goucher Boulevard or Putty Hill Avenue. Mr. Guckert further believes that the stacked parking provided by the Petitioner will be sufficient to handle peak demands on the proposed car wash use. He does not believe that traffic will be backed out onto Goucher Boulevard, which was a major concern to many of the citizens who attended the hearing.

As stated previously, several residents of the surrounding community appeared in opposition to the Petitioners' request. Ms. Nancy

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Reigle, a representative of the Greater Towson Community Council Association (GTCCA), testified that her group met and voted to oppose any further commercialization of this particular site. In addition, Mr. Howard Heiss, Jr., a representative of the Fellowship Forest Association, testified that his group also voted to oppose the relief requested, which they believe will contribute to further commercialization of this corner.

Ms. Laura Friedman, the marketing representative for the Courthouse Square Apartments complex, testified on behalf of herself and the Apartments that they are concerned over additional commercialization of this corner in that it would adversely affect the residents who reside in Courthouse Square. Two of the apartment buildings are shown on the site plan and are located very close to the subject property. Ms. Friedman is concerned over the noise that will be generated by the car wash facility itself, as well as those individuals who may remain on the site to dry their vehicles after it has been washed. She is concerned that these individuals will play their car stereos in a loud fashion while drying their cars or while vacuuming out their vehicles. She believes that a car wash facility at this location would have an adverse effect upon the residents of Courthouse Square, many of whom are senior citizens.

Ms. Friedman is also concerned over additional trash which might be generated by patrons of the car wash. She is concerned that individuals using the car wash might leave trash and debris on the premises which might in turn, be blown off the lot and into the Courthouse Square Apartment complex. Ms. Friedman raised an issue over a rodent problem that apparently exists in the area of this Exxon service station and her apartment complex. She also testified concerning a zoning violation complaint which was lodged against this Exxon for exceeding the permitted hours of

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STENOGRAPHED

operation, which were evidently imposed as a condition of the granting of the special exception use in the prior cases.

Mr. Leon Rozankowski testified in opposition to the proposed car wash. Mr. Rozankowski is concerned that traffic caused by motorists waiting their turn to use this car wash facility will back out onto Goucher Boulevard, similar to that which occurs at the Whiz Car Wash on Loch Raven Boulevard near Joppa Road, during peak hours of operation. Mr. Rozankowski is concerned that a car wash at the subject location will become so busy that traffic problems will result at the intersection of Goucher Boulevard and Putty Hill Avenue.

Ms. Jane Callaghan, a representative of the Fellowship Community Association, testified in opposition to the Petitioner's request and submitted a video tape of the traffic that utilizes Goucher Boulevard and Putty Hill Avenue. The video tape shows individuals exiting the subject property onto Goucher Boulevard and their attempts to cross Goucher Boulevard to make a left turn onto Putty Hill Avenue. It was clear from this video that individuals attempting to make this turn proceed in an unsafe fashion. Ms. Callaghan testified that her association fought Exxon when it attempted to improve the site with a convenience store and car wash facility in prior Case No. 89-471-SPHXA. Ms. Callaghan pointed out that in that case, Exxon attempted to convert the gasoline service station into a full convenience store and car wash facility. Then Deputy Zoning Commissioner, Ann M. Nastarowicz, denied the Petitioner's request by her Order issued June 1, 1989, and on appeal, the Petitioner was successful before the County Board of Appeals in gaining approval for a convenience store use, but withdrew its request for a car wash at that time. The Petitioner now comes before me seeking approval, once again, for a car wash facility

ORDER RECEIVED FOR FILING

Date 1/11/96

By [Signature]

at this location. Ms. Callaghan believes that there has been no change since the last time the matter came before the Zoning Commissioner's Office and that a car wash facility on the subject property is no more appropriate at this time than it was in 1989 when it was first proposed.

Mr. Jeff Long, a representative of the Office of Planning and Zoning (OPZ), appeared and presented his office's position concerning this request. Mr. Long testified that OPZ is opposed to the special exception request in that they feel that any further commercialization of this corner is not appropriate at this time.

After due consideration of the testimony and evidence presented by both representatives for the Petitioner as well as the Protestants who attended the hearing, I find that the proposed car wash facility at the subject site would be detrimental to the primary uses in the vicinity. Those primary uses are basically the residential communities of the Court-house Square Apartments complex and the Fellowship Forest development located nearby. All of the commercial uses in this area are located on the east side of Goucher Boulevard, a major thoroughfare which basically separates the commercial uses from the residential uses in this locale. The fact that this corner of Putty Hill Avenue and Goucher Boulevard received commercial zoning was controversial in the first place. Any further commercialization of this property would be detrimental to the surrounding residential uses.

When applying the facts and evidence of this case to the standards set forth in the recently issued opinion of Mossberg v. Montgomery County, Maryland, (No. 58, 1995 Term), I find that the proposed car wash use at the subject location would have adverse effects greater than the adverse effects that would be generated by this use were it proposed elsewhere in

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Date

By

APPROVED

Baltimore County in other similar B.L.-A.S. zones. I believe that the Petitioner has failed to satisfy the burdens imposed upon them by Section 502.1 of the B.C.Z.R., and thus, the special exception for a car wash facility at the subject location shall be denied.

Not much has changed since the Petitioner last attempted to install a car wash facility at this location. As noted earlier, Deputy Zoning Commissioner Nastarowicz denied the Petitioner's request in her Order dated June 1, 1989. The Petitioner then pursued its request for the convenience store use before the Board of Appeals, but withdrew its request for a carwash. Now, approximately 6 years later, the Petitioner is seeking approval for a use previously denied by Ms. Nastarowicz. As noted earlier, not much has changed in this community which would make a car wash facility at this location any more appropriate today than it was in 1989. Therefore, I believe denial of this request is warranted.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of January, 1996 that the Petition for Special Hearing to approve amendments to the previously approved site plans in prior Case Nos. 65240-RX, 88-324-A, and 89-471-SPHXA for a proposed car wash, in accordance with Petitioner's Exhibit 3, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a fuel service station use-in-combination with a roll-over car wash on the subject site, in accordance with Petitioner's Exhibit 3, be and is hereby DENIED; and,

ORDER RECEIVED FOR FILING

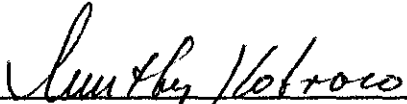
Date

By

IT IS FURTHER ORDERED that any and all restrictions previously imposed upon this site by any prior decision shall remain in full force and effect; and,

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order in which to file an appeal of this decision.

TMK:bjs


TIMOTHY M. NOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 11, 1996

G. Scott Barhight, Esquire
David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & SPECIAL EXCEPTION
NW/Corner Goucher Blvd. & Putty Hill Ave.
(800 Goucher Boulevard)
9th Election District - 4th Councilmanic District
Exxon Corporation - Petitioner
Case No. 96-29-SPHX

Dear Messrs. Barhight & Gildea:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been denied in accordance with the attached Order.

In the event any party finds the decision rendered is 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Michael J. Specht, Exxon Corporation
6301 Ivy Lane, Suite 700, Greenbelt, Md. 20770

Ms. Jane Callaghan, 1211 Stevenson Lane, Towson, Md. 21286
Ms. Nancy Reigle, 701 Hillen Road, Towson, Md. 21286
Mr. Leon J. Rozankowski, 1606 Thetford Road, Towson, Md. 21286
Ms. Laura Friedman, 804 Mockingbird Lane, #103, Towson, Md. 21286
Mr. Howard Heiss, Jr., 1206 Stevenson Lane, Towson, Md. 21286
Ms. Vera Otter, 1204 Stevenson Lane, Towson, Md. 21286

People's Counsel; Case File

MICROFILM

28



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 800 Goucher Boulevard

which is presently zoned DR-16

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

A fuel service station use-in-combination with a roll-over car wash

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/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

G. Scott Barhight
(Type or Print Name)

Signature

Whiteford, Taylor & Preston
210 W. Pennsylvania Ave., 4th Fl.

Address Phone No.
Towson, MD 21204 (410)832-2000
City State Zipcode

Legal Owner(s):

Exxon Corporation

(Type or Print Name)

Signature

Michael J. Specht

(Type or Print Name)

Signature

6301 Ivy Lane, Suite 700 (301) 513-7511

Address Phone No.

Greenbelt, MD 20770

City State Zipcode

Name, Address and phone number of representative to be contacted.

Whiteford, Taylor & Preston

Name

210 W. Pennsylvania Avenue, 4th Fl.

Address Towson, MD 21204 (410)832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING

Date

By

DROP-OFF
No REVIEW
7/25/95

WCR



Frederick Ward Associates Inc. Engineers • Architects • Surveyors

P.O. Box 310 • 5 South Main Street, Bel Air, Maryland 21014 • (301) 838-7900 • 879-2090

February 14, 1989

BEGINNING for the same at a point on the westerly side of Goucher Boulevard at the northerlymost corner of the Exxon Corporation property thence along the westerly side of Goucher Boulevard,

(1) by a curve to the right in a southerly direction of radius 1855.00 feet an arc distance of 131.54 feet and subtended by a chord South $06^{\circ} 22' 02''$ East 131.52 feet,

(2) South $04^{\circ} 19' 50''$ East 225.52 feet,

(3) South $00^{\circ} 34' 08''$ West 49.11 feet

(4) by a curve to the right in a southerly direction of radius 91.00 feet an arc distance of 29.78 feet and subtended by a chord South $09^{\circ} 56' 31''$ West 29.65 feet,

(5) South $40^{\circ} 40' 00''$ West 66.28 feet to intersect the northerly right-of-way line of Putty Hill Avenue. Thence along Putty Hill Avenue

(6) by a curve to the right in a southwesterly direction of radius 91.00 feet an arc distance of 37.55 feet and subtended by a chord South $73^{\circ} 51' 26''$ West 37.28 feet,

(7) South $85^{\circ} 40' 10''$ West 169.46 feet thence on the northwesterly outline of the Exxon Corporation property,

(8) North $23^{\circ} 37' 51''$ East 553.77 feet to the point of Beginning

CONTAINING 1.449 acres of land more or less as shown on a plat entitled, "Section Three, Loch Raven Manor" as recorded among the Land Records of Baltimore County in Plat Book GLB 23, folio 122.

BEING the remainder of that tract or parcel of land described in an Assignment of Lease by Cities Service Oil Company to Exxon Corporation by an Assignment dated July 19, 1977 as recorded among the Land Records of Baltimore County in Liber EHK Jr. 5892, folio 443.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-78-SP 64

District 9th

Date of Posting 8/21/95

Posted for: Special Hearing & Exception

Petitioner: Exxon Corp.

Location of property: 800 Goucher Blvd, NW/SE

Location of Signs: Facing road way on property being zoned.

Remarks: _____

Posted by M. [Signature]

Signature

Date of return: 8/25/95

Number of Signs: 1

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40

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 9, 1995

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: 96-29-SPHX (Item 28)
800 Goucher Boulevard
NWC Goucher Boulevard and Putty Hill Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): Exxon Corportion
HEARING: TUESDAY, SEPTEMBER 5, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve amendments to the previously approved plans in cases Nos. 62-240-RX, 88-324-A, and 89-471-SPHXA.
Special Exception for a fuel service station use-in-combination with a roll-over car wash.

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director
Department of Permits and Development Management

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED

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

154296

ITEM #28 (WCR)

DROP-OFF - NO REVIEW

DATE 7/25/95

ACCOUNT 001-6150

AMOUNT \$ 620.00

RECEIVED FROM: Whiteford, Taylor & Preston

FOR: #040 - SPH & #050 - SPM & #080 - POSTING (2)

Exxon Corporation
800 Goucher Boulevard

02/00/80739MTCHRC

\$6.20

02/00/80739MTCHRC

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

NOTICE OF HEARING
 The Board of Zoning Appeals of Baltimore County, in accordance with 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: #96-29-SPHX
 (Item 28)
 800 Goucher Boulevard
 NWC Goucher Boulevard
 and Putty Hill Avenue
 9th Election District
 4th Councilmanic
 Legal Owner(s):
 Exon Corporation
 Hearing: Tuesday
 September 10, 1996 at
 9:00 AM in Room 106, Old
 Courthouse, Towson, Md.

Special exception for intensive
 arrangement of the business
 approval plans in cases nos.
 62-240-RX, 88-324-A and
 89-471-SPHXA. Special Ex-
 ception for a fuel service sta-
 tion use in combination with a
 roll-over car wash.

LAWRENCE E. SCHMIDT
 Zoning Commissioner for
 Baltimore County

NOTES: (1) Hearings are Handi-
 capped Accessible, for special ac-
 commodations. Please Call
 887-3353.
 (2) For information concern-
 ing the File and/or Hearing, Please
 Call 887-3391.
 8/127 Aug. 10.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 11, 1995

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 Aug. 10, 1995.

THE JEFFERSONIAN,

A. Henrichson
 LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1995

NOTICE OF REASSIGNMENT

CASE NUMBER: 96-29-SPHX (Item 28)
800 Goucher Boulevard
NWC Goucher Boulevard and Putty Hill Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): Exxon Corportion

Special Hearing to approve amendments to the previously approved plans
in cases Nos. 62-240-RX, 88-324-A, and 89-471-SPHXA.
Special Exception for a fuel service station use-in-combination with a
roll-over car wash.

HEARING: MONDAY, SEPTEMBER 25, 1995 at 9:00 a.m. in Room 118, Old
Courthouse, 400 Washington Avenue, Towson MD.

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

ARNOLD JABLON
DIRECTOR

cc: G. Scott Barhight, Esq.
Jane E. Callaghan
Frank Wigley
Leon Rozankowski
Sherry Brady
Louis Judges





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 1995

NOTICE OF REASSIGNMENT

Continued from 9/25/95
CASE NUMBER: 96-29-SPHX (Item 28)
800 Goucher Boulevard
NWC Goucher Boulevard and Putty Hill Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): Exxon Corportion

Special Hearing to approve amendments to the previously approved plans
in cases Nos. 62-240-RX, 88-324-A, and 89-471-SPHXA.
Special Exception for a fuel service station use-in-combination with a
roll-over car wash.

HEARING: MONDAY, NOVEMBER 6, 1995 at 9:00 a.m. in Room 118, Old
Courthouse, 400 Washington Avenue, Towson MD 21204.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Tim Madden/Morris & Ritchie/110 West Rd #105/Towson 21204
Wes Guckert/40 W Chesapeake Ave #600/Towson 21204
Tim Whittie/Frederick Ward Assoc./5 S. Main St/Bel Air 21014
Mike Specht/6301 Ivy Lane/#700/Greenbelt MD 20770
David Gildea/G. Scott Barhight/210 W. Pennsylvania Ave/21204
Lawrence W. Marino/150 Warwick Dr/Lutherville 21093
Jeff Long/E Mail
Mary Ginn/606 Horncrest Rd/Towson 21204
Jane Callaghan/1211 Stevenson Lane/Towson 21286
Nancy Reigle/701 Hillen Rd/Towson 21286
Howard Heiss, Jr/1206 Stevenson Lane/Towson 21286
Laura Friedman/804 Mockingbird Lane #103/Towson 21286
Leon Rozamkowski/1606 Thetford Rd/Towson 21286

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1995

G. Scott Barhight, Esquire
210 W. Pennsylvania Ave, 4th floor
Towson, Marland 21204

RE: Item No.: 28
Case No.: 96-29-SPHX
Petitioner: Exxon Corporation

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Aug. 14, 1995
Zoning Administration and Development Management

FROM *fwb* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for August 14, 1995
Item 028

The Development Plans Review Division has reviewed the subject zoning item. If the Special Exception is granted, the existing landscaping in conjunction with the proposed landscaping plan, exceeds the minimum requirements of the Landscape Manual.

RWB:sw

RECEIVED
AUG 15 1995

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 07, 1995.

Item No.: SEE BELOW

Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS 28, 30, 31, 32, 33, 34, 35, 36,
37, 38, 39, 41 AND 42.

12

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED

AUG 11 1995

ZADM

MICROFILMED





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-4-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 028(WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Given - This case was P.P.
at Petitioner's request. please
reschedule before 11m for
a full day whenever docket
permits and notify all
Protestants of new date &
time! (+ Pet.'s repr.)
Thanks, Bitte

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

96-29-SPHX
9/5
Imk

TO: Arnold Jablon, Director, PDM

DATE: August 30, 1995

FROM: Pat Keller, Director, OP 

SUBJECT: 800 Goucher Blvd.

INFORMATION:

Item Number: 28

Petitioner: Exxon Corporation

Property Size: _____

Zoning: BL-AS

Requested Action: Special Hearing and Special Exception

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests a special hearing to make amendments to the previously approved plans in Case Nos. 65-240RX, 88-324A and 89-471SPHXA, and a special exception for a fuel service station use-in-combination with a roll-over car wash.

The subject site is located within the Towson Community Plan area and is designated as a Community Conservation Area, Outer Neighborhood. The plan recommends "waivers of standards should be permitted only when of clear benefit to the neighborhood."

It appears that the proposed roll-over car wash does not comply with Section 419 of the Baltimore County Zoning Regulations with regard to stacking spaces, on-site circulation, building setback and facade treatment. Pursuant to Section 419.3A.1 of the B.C.Z.R., nine stacking spaces shall be provided per roll-over car wash tunnel, however, only eight have been shown on the plan. Additionally, Section 419.3B of the B.C.Z.R. indicates that "all parking spaces shall be located to avoid conflict with on-site circulation patterns." The proposed parking layout, car wash stacking and fuel servicing areas have the potential for vehicular conflict due to circulation patterns. Further, a review of the plan reveals a deficient setback to the adjacent DR-16 zoned apartment complex. General design guidelines outlined in Section 419.4B of the B.C.Z.R. must also be met.

Based upon a site visit and a review of Section 502 of the B.C.Z.R., staff believes the proposed car wash would cause traffic congestion and would be detrimental to the health, safety and welfare of the adjacent communities. Ingress and egress to the car wash is difficult for west bound and east bound traffic. Due to the median along Putty Hill Avenue, traffic travelling from the west must enter the site from Goucher Blvd. after making a U-turn. Traffic may only make a right turn in and out of the Putty Hill Avenue access point.

MICROFILMED

TO: Arnold Jablon
FROM: A. Pat Keller
DATE: August 29, 1995
RE: Goucher Blvd.

Vehicles travelling eastbound on Putty Hill Avenue must exit on Goucher Blvd., and then cross three lanes of traffic to make a left turn at the traffic signal, located approximately 120 feet away. In conclusion, due to a number of factors including non compliance with Section 419 of the B.C.Z.R., the special exception for the car wash should not be granted. In addition, the apparent need for a variance would only exacerbate the above-mentioned site deficiencies.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/ JL

BAITIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Comment withdrawn
@ 9:10 on 9/25/95

TO: Arnold Jablon, Director, PDM

DATE: September 8, 1995

FROM: Pat Keller, Director, OP 151

SUBJECT: 800 Goucher Blvd.

INFORMATION:

REVISED COMMENT

Item Number: 28

Petitioner: Exxon Corporation

Property Size: _____

Zoning: BL-AS

Requested Action: Special Hearing and Special Exception

Hearing Date: 9/25 /95

The following comments are based upon a revised site plan dated 4/17/95, distributed at the hearing on 9/5/95 also known as Petitioner's Exhibit 2.

RECOMMENDATIONS:

As previously stated, the applicant requests a special hearing to make amendments to the previously approved plans in Case Nos. 65-240RX, 08-324A and 89-4718PHXA, and a special exception for a fuel service station use in combination with a roll-over car wash. It appears that several variances are needed as well: a variance to the number of stacking spaces, 15' landscape transition area and aisle width.

The subject site is located within the Towson Community Plan area and is designated as a Community Conservation Area, Outer Neighborhood. The plan recommends "waivers of standards should be permitted only when of clear benefit to the neighborhood."

It appears that the proposed roll-over car wash does not comply with Section 419 of the Baltimore County Zoning Regulations with regard to stacking spaces, on-site circulation, landscape transition area and facade treatment. Pursuant to Section 419.3A.1 of the B.C.Z.R., nine stacking spaces shall be provided per roll-over car wash tunnel, however, only eight have been shown on the plan. Additionally, Section 419.3B of the B.C.Z.R. indicates that "all parking spaces shall be located to avoid conflict with on-site circulation patterns." The proposed parking layout, car wash stacking and fuel servicing areas have the potential for vehicular conflict due to circulation patterns. This is exacerbated by the dumpster location and a narrow 11' driveway between the pump island and the dumpster at a critical point on the site. The 15' landscape transition area has been reduced to 10'-11' due to the relocation of concrete curb and gutter (in the vicinity of stacking spaces 6, 7 and 8).

MICROFILMED

ITEM28R/PZONE/ZAC1

TO: Arnold Jablon
FROM: A. Pat Keller
DATE: September 8, 1995
RE: Goucher Blvd.

Lastly, general design guidelines outlined in Section 419.4B of the B.C.Z.R. must also be met. Sheet two should indicate all four elevations for the car wash; facade treatment for the side facing the residential zone should indicate materials that in texture and color resemble the front of the building.

Based upon a site visit and a review of Section 502 of the B.C.Z.R., staff believes the proposed car wash would cause traffic congestion and would be detrimental to the health, safety and welfare of the adjacent communities. Ingress and egress to the car wash is difficult for west bound and east bound traffic. Due to the median along Putty Hill Avenue, traffic travelling from the west must enter the site from Goucher Blvd. after making a U-turn. Traffic may only make a right turn in and out of the Putty Hill Avenue access point. Vehicles travelling eastbound on Putty Hill Avenue must exit on Goucher Blvd., and then cross three lanes of traffic to make a left turn at the traffic signal, located approximately 120 feet away.

SUMMARY OF RECOMMENDATIONS

In conclusion, due to a number of factors including non compliance with Section 419 of the B.C.Z.R. and the number of variances required, the special exception for the car wash should not be granted. In addition, the apparent need for a variance would only exacerbate the above-mentioned site deficiencies.

Prepared by: LS

Division Chief: LS

PK/ JL

ITEM28R/PZONE/ZAC1

RECEIVED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 22, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor, and Preston
210 West Pennsylvania Avenue
4th Floor
Towson, MD 21204

96-29-SPHX

RE: Preliminary Petition Review (Item #28)
Legal Owner: Exxon Corporation
800 Goucher Boulevard
9th Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. No title or authorization letter for Mr. Specht as signing for Exxon Corporation on petition forms.
2. No zone line locations are shown on the plan as listed in the zoning hearing checklist, #7. Therefore, compliance with Section 405/419 BCZR requirements concerning setback and buffer controls cannot be confirmed in this review. Be aware that any deficiencies from these requirements may require additional zoning public hearings.
 - A. Show and label a permanent stacking aisle striping on the plan.
 - B. Confirm how the 15-foot landscape transition area will comply with landscape manual requirements in light of the several foot drop along the apartment building lot boundary.

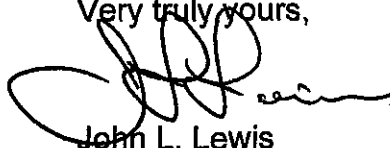
RECEIVED



3. Some additional variances are:
 - A. Variance the conflict with on-site circulation patterns due to the 8-foot wide remaining 2-way aisle area where 20 feet is required (see Section 419.3.B).
 - B. Variance the required 50-foot setback for a car wash to a residential zoned property (per Section 419.4.A.1) and the 50-foot setback from the tunnel exit to the nearest exit drive (as applicable).
 - C. Variance general design standards (Section 419.4.B.1) tunnel facing residential zoned property.
4. Key all existing signs to the granted variances clearly showing compliance with the location, square footage, illumination, height, etc. as granted in the prior zoning hearings and clearly label all proposed signs and the above referenced information concerning size, etc. and confirm that no additional advertising square footage or numbers are being requested above that already variances. Otherwise, variance all signs in excess of the order and restriction.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

RECEIVED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR SPECIAL EXCEPTION		
800 Goucher Boulevard, NWC Goucher Blvd.	*	ZONING COMMISSIONER
and Putty Hill Avenue, 9th Election		
District, 4th Councilmanic	*	OF BALTIMORE COUNTY
Exxon Corportion	*	CASE NO. 96-29-SPHX
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

RECEIVED

AUG 14 1995

DEPT. OF PERMITS & LICENSES
OF BALTIMORE COUNTY

WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

DAVID K. GILDEA
DIRECT NUMBER
410 832-2066

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

July 17, 1995

Mr. Arnold Jablon
Director, Zoning Administration and
Development Management Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Exxon Site at 800 Goucher Boulevard

Dear Mr. Jablon:

Enclosed please find a Site Plan and a Petition for Special Exception and
Petition for Special Hearing for filing in the above-referenced matter.

To the best of our knowledge, no Zoning Technician has reviewed the Site
Plan, and there are no violations of the Zoning Regulations.

Very truly yours,

David K. Gildea
David K. Gildea

DKG:mbb

52384

28 7/25
Drop Off

RECEIVED
JUL 21 1995
ZADM

file

WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

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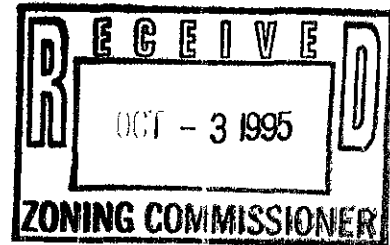
DAVID K. GILDEA
DIRECT NUMBER
410 832-2066

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

October 3, 1995

Mr. Timothy Kotroco
Deputy Zoning Commissioner
400 Washington Avenue
Towson, Maryland 21204

Re: Exxon Station at Goucher Blvd.
Case No. 96-29-SPHX (Item 28)



Dear Deputy Commissioner Kotroco:

Mr. Michael Specht of Exxon Corporation has informed me that there is a PDQ car wash at a Crown Station in Ellicott City, and has been unable to find a closer location with a PDQ car wash. The Crown Station with the PDQ car wash is located off of Route 40 West, just past the Chatham Mall on the corner of Route 40 and Chatham Road. The phone number for the Crown Station is (410) 313-9788 and the Manager's name is Rick.

To date, Exxon has been unable to locate a Reyco car wash within the area. If and when Exxon locates a Reyco car wash within the area, I will notify you.

Should you have any questions or comments, please call me. With kind regards.

Very truly yours,

David K. Gildea
David K. Gildea

DKG:dmk

cc: Ms. Jane Callaghan, President Fellowship Community Assoc., Inc.
59734

2025 RELEASE UNDER E.O. 14176

WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

DAVID K. GILDEA
DIRECT NUMBER
410 832-2066

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

October 3, 1995

VIA OVERNIGHT DELIVERY

Ms. Jane E. Callegan
President, Fellowship Community
Association, Inc.
1211 Stevenson Lane
Towson, Maryland 21286

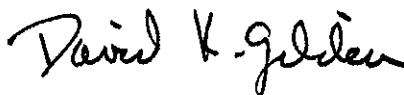
Re: Exxon Station at 800 Goucher Boulevard

Dear Ms. Callegan:

Enclosed please find the most recent revised Special Exception Plan for the
above-referenced site.

Should you have any questions or comments, please call me.

Very truly yours,



David K. Gildea

DKG:dmk
Enclosure

cc: Mr. Timothy Kotroco (Hand Delivered)

59792

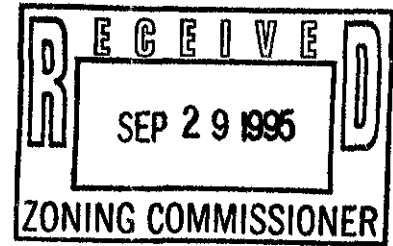
MICROFILMED

THE KNOLLWOOD -
DONNYBROOK

Tim
Improvement Association, Inc.

Towson, Maryland 21286

September 26, 1995



Mr. Lawrence Schmidt
Zoning Commissioner
Old Court House Building
Towson, MD 21204

Re: Zoning Case Number: 96-29-SPHX (Item 28)
Request for Special Exception for a fuel service station use-in-combination
with a roll-over car wash

800 Goucher Blvd.
NW corner Goucher Blvd and Putty Hill
Legal Owner(s): Exxon Corporation

Dear Mr. Schmidt:

Knollwood-Donnybrook is a residential neighborhood consisting of 370 homes in proximity to the 800 Goucher Boulevard site noted above. The Board of Directors of the Knollwood-Donnybrook Association would like to express its opposition to the request for special exception for several reasons:

- (1) The additional traffic which will be created by the operation of the car wash will exit into an already heavy traffic flow westward on Putty Hill Avenue onto Hillen Road.
- (2) There is a potential for an increase in noise and air pollution at the site which adjoins a residential apartment development.
- (3) A potential traffic hazard will be created on Goucher Boulevard southward at its intersection with Putty Hill Avenue by the reduction of the number of traffic lanes available for the right turn exit lane onto Putty Hill Avenue.

For the above reasons the Board would like to add the name of our association to the list of those opposing approval of the special exception and respectfully urges the Commission's denial of the exception.

Sincerely,

G. T. Minton
President

1104 Stevenson Lane
Baltimore, MD 21286
825-4912 (H)

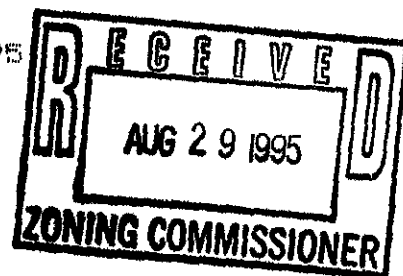
WITNESSED

*See
9/5/95*

TLRCC

Towson - Loch Raven Community Council, Inc.
P.O. Box 27682
Towson, Maryland 21285-7682

August 28, 1995



Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County Government
Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

RE: 96-29-SPHX (Item 28)

Dear Mr. Schmidt:

The Towson-Loch Raven Community Council, Inc. (TLRCC), is an umbrella organization composed of 15 neighborhood associations and one community service group. We represent over 5,700 households in central Baltimore County.

The purpose of this letter is to comment on Exxon Corporation's request for a car wash facility at their gas station located at the corner of Goucher Blvd. and Putty Hill Avenue.

During a zoning hearing in 1989, Exxon requested, among other things, a car wash facility. Exxon's request was denied by the Zoning Commissioner. On appeal, Exxon took out their request for a car wash facility.

In light of the fact that the reasoning used to deny their 1989 request is still valid today, TLRCC urges the Zoning Commissioner to once again deny Exxon's request for a car wash facility.

If you need to contact TLRCC further about this matter, I can be reached at (H) 665-4322.

Sincerely,

A handwritten signature in cursive script that reads "Donna Spicer".

Donna Spicer
President

TLRCC Membership:

Baynesville
Cromwood, Coventry & Satyr Hill
Cromwell Valley
Fellowship Forest
Blendale-Glenmont
Hillendale
Hillendale Park
Knottishall

Loch Hill
Loch Raven Kiwanis
Loch Raven Village
Northbrook
Old Hillendale
Pelhamwood
Ridgeleigh
Towson Estates

See 9/5/95

**GREATER TOWSON COUNCIL OF COMMUNITY
ASSOCIATIONS, INC.**

620 MURDOCK ROAD, BALTIMORE, MD 21212

August 28, 1995

Lawrence Schmidt
400 Washington Ave
Suite 112
Towson, MD 21204

Dear Mr. Schmidt,

The Greater Towson Council of Community Associations, which represents 32 Towson area community associations, voted unanimously to support the Fellowship Forest Community Association on its position of opposing Exxon's request to build a car wash adjacent to the existing gas and go at the corner of Putty Hill Road and Goucher Boulevard. This corner has been controversial for many years since this gas station was built in a residential area.

Sincerely,

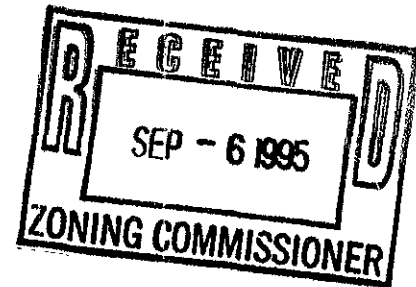
A handwritten signature in cursive script that reads "Justin King / NR".

Justin King
President, GTCCA

Nancy Reigle
Corresponding Secretary, GTCCA

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204



Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

I was recently informed that the Exxon station located at Goucher Blvd. and Putty Hill Rd. has requested a special exception to put a car wash on the property. This letter informs you of my opposition to that plan. I ask that my objection be placed in the case file.

The Exxon Corporation submitted a plan to the County in 1989 which included a car wash. The Zoning Commission denied the Special Exception on June 1, 1989. Exxon then appealed the decision with a new plan which eliminated the car wash. They were then granted the Special Exception despite our community's opposition.

As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Mr. Schmidt - Our community is strongly opposed to this car wash.

It was turned down when the Exxon station was originally opened and the opposition is just as strong today. There is just no valid reason to change the original ruling!

C. Hollingsworth

Sincerely,

C. Hollingsworth

COLIN P. HOLLINGSWORTH
Name

606 VALLEY LANE TOWSON 21286
Address

410-826-4315
Telephone

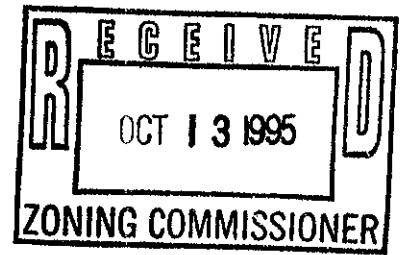
8/31/95
Date

RECEIVED

Case 96-29-SPN

Courthouse Square Apartments

804 Mockingbird Lane, Suite 103
Towson, MD 21286
(410) 828-4400
(410) 828-9435 Fax



Mr. Timothy Kotroco
Deputy Zoning Commissioner
Old Courthouse
Towson, Md. 21204

October 8, 1995

Dear Commissioner Kotroco,

Please be advised that I will not be able to attend the next hearing concerning the erection of an on-site car wash facility at the Goucher Boulevard Exxon Station, reference #9629, because I will be out of town for the next two weeks.

My absence for this additional hearing in no way reflects our disinterest or lack of opposition concerning the above mentioned proposal.

Please consider the testimony that I offered on Monday, September 25, 1995, as it reflects Courthouse Square Apartments' position regarding this matter.

Respectfully, I request that this letter be included in the current file concerning this matter.

Sincerely,

A handwritten signature in cursive script that reads "Laura D. Friedman".

Laura D. Friedman
Marketing Representative
Courthouse Square Apartments

MICROFILMED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

JANE E CALLAPHAN

1211 Stevenson Ln 21286

FRANK WIGLEY

407 AIGBURTH RD 21286

LEON J. ROZANKOWSKI

1606 THETFORD RD 21286

Lorraine E. Rozankowski

1606 Thetford Rd 21286

SMITH BRADY

1957 Hill Ave

Louise Bridges

613 Valley Lane 21286

MICROFILMED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

JANE E CALLAGHAN

1211 Stevenson Ave 21286

Nancy N. Reigle

701 Hillen Rd 21286

Laura D. Skidmore

804 Mockingbird Ln #103
Towson, Md. 21286



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Tim Madden, Morris & Ritchie Assoc.

110 West Rd. Towson, Md. 21204

Tim Whittie, FREDERICK WARD
ASSOC., INC.

5 South Main St. Bel Air, MD 21014

Michael J. Specht, EXXON CO., USA

6301 MY LANE, SUITE 700
BETHESDA, MD 20814

David K. Gidea Whitehead, Taylor & Francis

201 W. Penn. Ave. Towson, Md. 21204

LAWRENCE MARINO - GOUCHER ENVIRONMENTAL

800 GOUCHER BLVD. TOWSON, MD 21286

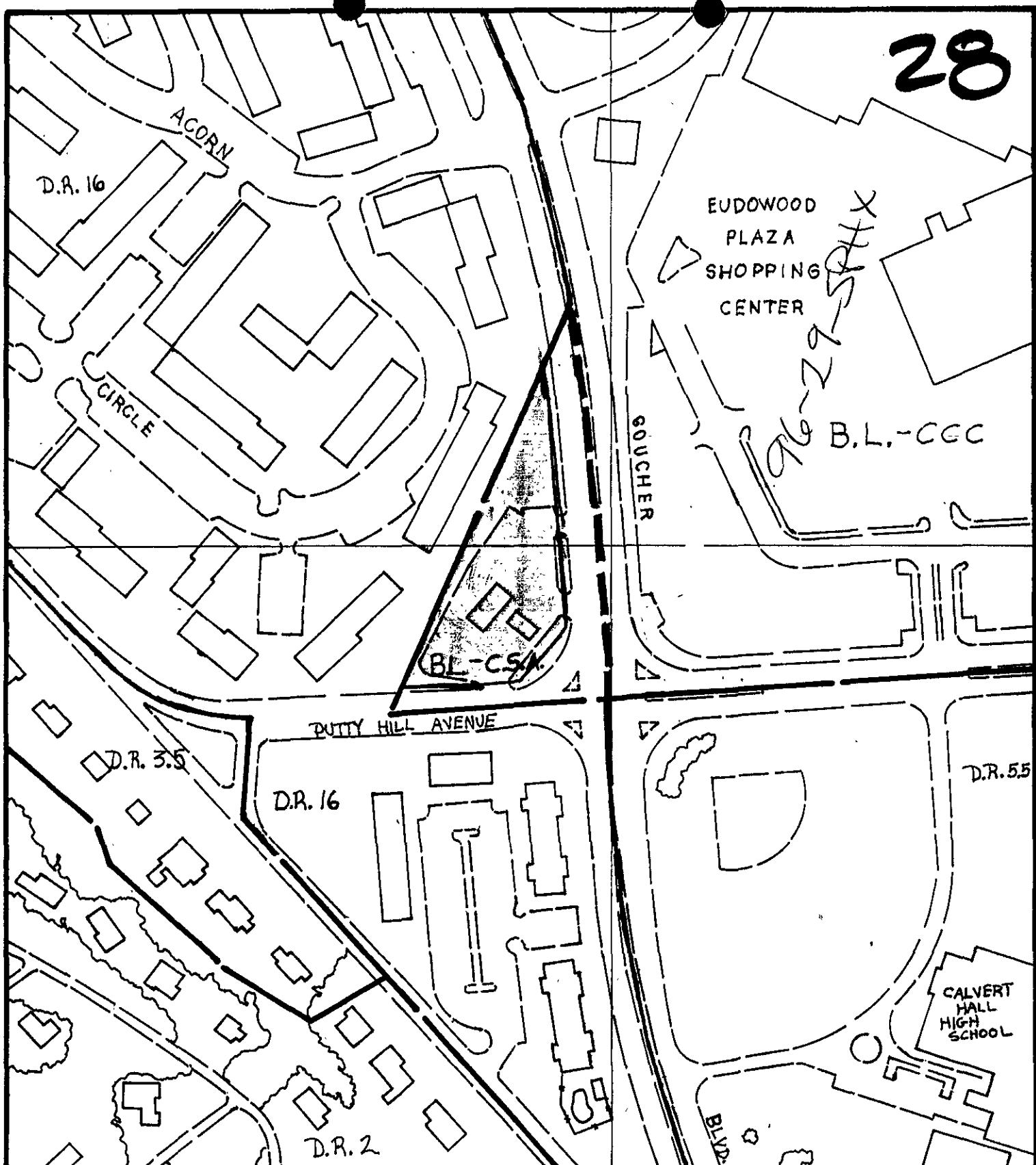
WES GUCKERT Traffic Group

40 W. CHESAPEAKE AVE SUITE 600

TOWSON 21284



28



SCALE 1"=200'	DATE 7/20/95
DR. BY PAE	CH. BY MPO
PLAT NO. EHK JR. 5892/443	JOB NO. 95147.00

FREDERICK WARD ASSOCIATES, INC.



ENGINEERS-ARCHITECTS-SURVEYORS
5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014-0727
(410)838-7900 (410)879-2090

EXON

ZONING
MAP

800 GOUCHER BLVD.
TOWSON, BALT. CO. MARYLAND

MICROFILMED

FELLOWSHIP COMMUNITY ASSOCIATION, INC.
1211 Stevenson Lane
Towson, MD 21286

Mr. G. Scott Barhight
Whiteford, Taylor and Preston, P.A.
210 W. Pennsylvania Ave.
Towson, MD 21204

October 2, 1995

Dear Mr. Barhight,

RE: Request for Special Exception
Exxon Station
800 Goucher Blvd.
Towson, MD 21286
Case No. 96-29- SPHX Item 28

Per your request, enclosed, please find a copy of the videotape which was shown during the 9/25/95 hearing.

Sincerely,

Jane E. Callaghan
President

HAND DELIVERED 10/2/95

cc: Timothy Kotroco, Office of Zoning Commissioner

RECEIVED

LARRY MARINO
President

PROTESTANT'S
Home Phone
410-823-4005
NO. 2

AREA 6 RATING A

Marco, Inc.

Baltimore County Department of
Mental Protection & Resource
Management

RECORD OF INVESTIGATION

800 Goucher Blvd.
Towson, MD 21286
Ph. 410-821-0190

513 W. Mulberry St.
Baltimore, MD 21201
410-752-0190

DISPOSITION	D.

LOCATION Exxon - Goucher Blvd. & Paddy Hill Ave ZIP 21234
OWNER ☐ ADDRESS _____ PHONE _____
OCCUPANT ☐ ADDRESS _____ PHONE _____
COMPLAINANT: _____ ADDRESS _____ PHONE _____
REASON FOR INVESTIGATION Rat harborage behind the station's retaining wall adjacent to the apartment complex

RECEIVED BY YSD DATE 3-22-94 ASSIGNED TO G. Spillman DATE 3/23

DATE OF INVESTIGATION 3-23-94 TIME _____ WEATHER _____

REPORT An investigation was conducted at the Hillside and retaining wall areas located behind the Exxon Gas Station - 800 Goucher Blvd.

The inspection revealed that there were numerous rat burrows on the hillside and the rats were using the drainage pipes in the retaining wall as a runway.

The ~~pres~~ president of Marco, Inc, who owns/operate the gas station is Mr. Larry Marino, his telephone numbers are 752-0190 (513 W. Mulberry St), 821-0190 (800 Goucher Blvd) and 823-4005 (home)

3-23-94 The writer spoke with Ms. Joan Spillman, Resident Manager of Courthouse Square Apartments. She stated that the apartment complex property line stops at the stockade fence. Therefore, the hillside belongs to Exxon.

DATE SUBMITTED _____ SANITARIAN _____

REGION 710

AREA _____

RATING _____

ACKNOWLEDGMENT AND CONTROLS	DATE
<i>contacted</i>	
<i>telephonically</i>	<i>3/28/94</i>

Baltimore County Department of
Environmental Protection & Resource
Management

RECORD OF INVESTIGATION

DISPOSITION	DATE
<i>F.U. 4/11/94</i>	<i>3/12</i>

LOCATION Exxon - 800 Goucher Blvd.OWNER ☐OCCUPANT ☐

ADDRESS _____

PHONE _____

COMPLAINANT _____

ADDRESS _____

PHONE _____

REASON FOR INVESTIGATION Rats

CODES _____

RECEIVED BY _____

DATE _____

ASSIGNED TO _____

DATE _____

DATE OF INVESTIGATION 3-24-94

TIME _____

WEATHER _____

REPORT Mr Jim O'Donnell, manager, stated that Orkin pest control

company have been contacted to inspect and treat the premises
for rats. He stated that the president of his company called
the writer's office and left a message.

Resid: 7/4 in two weeks.

DATE SUBMITTED 3-28-94SANITARIAN J. S. DeLoatch, R. S.

REGION _____

F. 11. 4/11/94

AREA _____ RATING _____

ACKNOWLEDGMENT AND CONTROLS	DATE

Baltimore County Department of
Environmental Protection & Resource
Management

RECORD OF INVESTIGATION

DISPOSITION	C

LOCATION 800 Houcher Blvd.
OWNER ☒ Mr. Larry Marino, Pres. ADDRESS _____ ZIP 21202
OCCUPANT ☐ _____ PHONE 821-01

COMPLAINANT _____ ADDRESS _____ PHONE _____

REASON FOR INVESTIGATION Rat harborage behind the station's retaining wall adjacent to the apartment complex

CODES _____

RECEIVED BY YSD DATE 3-22-94 ASSIGNED TO W. D. Moore DATE 3/22/94

DATE OF INVESTIGATION 4-11-94 TIME _____ WEATHER _____

REPORT A reinspection revealed that the rat burrows observed on the embankment and at the ends of the pipes coming through the concrete retaining wall were still present and opened.

Mr. Jim O'Donnell, Mgr. stated that Orkin Pest Control Company representative have treated the premises for rats. He was asked to have the owner call the writer so that the writer can determine their manner of treatment and services. Mr. O'Donnell stated that the owner would be at this location on April 12, 1994 in the morning.

4-12-94 The writer spoke by telephone with Mr. Larry Marino, Pres. concerning this complaint. He was requested to provide the name of the pest control operator and his telephone number.

DATE SUBMITTED 5-4-94

SANITARIAN

Y. S. De Roatch, Jr.

F.L. 5/9/94
CDEM
5/2/94

DIST: _____ RATING: _____

Baltimore County Department of
Environmental Protection & Resource Management

COMPLAINT RECORD

COMPLAINANT _____ PHONE _____

ADDRESS _____

PERSON COMPLAINED OF Orkin

ADDRESS 800 Douches Ave.

NATURE OF COMPLAINT Rats

RECEIVED BY _____ DATE _____ ASSIGNED TO _____ DATE _____

RECORD OF INSPECTION 4-18-94 A reinspection revealed that
the burrows are still opened.

The premises are being treated for rats by Orkin
Pest Control, 3918 Merc Rd. Bld. H & B (21227), 301-247-1791
The manager, Mr. O'Donnell, stated that the operator
treated the premises on April 15, 1994.

Rec'd: 7/11 in fifteen days.

DATE 5-2-94 SANITARIAN Therese J. DeLoatch, R.S.

CH50

5/18/74 (cont.)

within dumpster enclosure, but outside of dumpster.

Notified Mr. Jim C. Donnell, ^{manager} to clean the dumpster area of all trash garbage & to keep dumpster area clean in the future. Also notified Mr. C. Donnell that rat infestation must be eliminated in a more expedient manner. He indicated that he would contact his pest control operator (Orkin) concerning this matter. ncom

5/19/74 - Contacted Mr. Orlando Meador, det. mgr. of Orkin Exterminators, (247-1791) and requested that he accelerate the process of extermination at the Exxon station property. ncom

DIST: _____ RATING: _____

Baltimore County Department of
Environmental Protection & Resource Management

COMPLAINT RECORD

COMPLAINANT _____ PHONE _____

ADDRESS _____

PERSON COMPLAINED OF _____

ADDRESS 800 Doucher Blvd.

NATURE OF COMPLAINT Rat infestation

RECEIVED BY _____ DATE _____ ASSIGNED TO _____ DATE _____

RECORD OF INSPECTION 5/25/94 A reinspection revealed that the pest control operator baited and covered the burrows at the top of the concrete wall embankment area. The burrow openings were still closed during this inspection.

The Manager of the Exon Station was informed to continue to monitor the burrows for signs of activity.

Rec'd: 7/4 in twenty days.

DATE 5/25/94 SANITARIAN Therese S. DeRoatch, K.S.

ZONING VIOLATION INSPECTION RECORD

#3

Date: 3-10-94	Inspector: Tim Fitts	No. C-94-1462
Zoning: BL-CSA	Location: 800 GOUCHER BLVD	
District:	Int./Landmark:	
Source: In-Person ☒	Structure: Apartment ☐	
TELEPHONE ☐	Dwelling ☐	
Letter ☐	Other ☐	
Pick-Up ☐		
() Complainant: PANZOR Management		Phone: 828-4400
Address: OF COURTHOUSE SQUARE		
804 Mockingbird LA. TOWN, MO 21204		
() Attorney: JOAN SPILLMAN, Resident		Phone:
Address: Manager		
() Occupant:		Phone:
Address:		
() Owner: EXXON Corporation		Phone:
Address: 11350 Mc Cormick Road		1200 Smith St.
HUNT VALLEY, MO 21031		HOUSTON, TX. 77002
() Attorney:		Phone:
Address: TAX Acct # 09-03330429		

DETAILS OF COMPLAINT:

Station currently is in operation 24 hrs.

Violation of public hearing 89-471 SPAXA'

INSPECTOR'S REPORT

INITIAL INSPECTION	Day:	Date:	Time:
Probable Violation: Yes ☐ No ☐	Section(s):		
Non-Conforming Use Claimed: Yes ☐ No ☐	Year:		
Correction letter issued per initial complaint!			
Send Day Card - Correction:	No. Photos:		
RE-INSPECTION	Day:	Date:	Time:
4-19-94 - My March 29th 94 letter to TEXAS just			
Close Case () WAS RECEIVED by the Maryland Division.			
Set for Hearing () thus, EXTENSION WAS GRANTED.			
RE-INSPECTION	Day:	Date:	Time:

**PROTESTANT'S
EXHIBIT NO. 3**

No. Photos:

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 11, 1994

Exxon Corporation
11350 McCormick Road
Hunt Valley, Maryland 21031

RE: Case No. C-94-1462
800 Goucher Boulevard
9th Election District

Gentlemen:

On March 10, 1994, it was brought to the attention of this office, by a member of the community, that your service station is operating in violation of Case No. 89-471-SPHA. The hours of operation no longer fall between 6:00 a.m. and 12:00 midnight, as required in restriction number one.

Therefore, please notify the current owners of the station of this requirement, otherwise, within 7 days from the date of this letter, we will issue a citation imposing a monetary fine of \$200 per day.

If additional questions remain, please contact this office at 887-3351.

Sincerely,



JAMES H. THOMPSON
Zoning Supervisor

JHT:eoh

c: Inspector Timothy L. Fitts

bc: Joan Spillman, Resident Manager
Panzer Management



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Pawson, MD 21204

(410) 887-3353

March 29, 1994

Exxon Corporation
1200 Smith Street
Houston, Texas 77002

RE: Case No. C-94-1462
800 Goucher Boulevard
9th Election District

Gentlemen:

On March 10, 1994, it was brought to the attention of this office, by a member of the community, that your service station is operating in violation of Case No. 89-471-SPHA. The hours of operation no longer fall between 6:00 a.m. and 12:00 midnight, as required in restriction number one.

Therefore, please notify the current owners of the station of this requirement, otherwise, within 14 days from the date of this letter, we will issue a citation imposing a monetary fine of \$200 per day.

If additional questions remain, please contact this office at 887-3351.

Sincerely,

A handwritten signature in dark ink, appearing to read "J.H. Thompson", is written over a large, stylized loop.

JAMES H. THOMPSON
Zoning Supervisor

JHT:eoh

c: Inspector Timothy L. Fitts

Baltimore County Government
Office of Zoning Administration
and Development Management



West Chesapeake Avenue
Baltimore, MD 21204

(410) 887-3353

April 20, 1994

Mr. Dean Jerome
c/o Exxon Corporation
2832 Bradlee Avenue
Dallastown, PA 17313

RE: Case No. C-94-1462
800 Goucher Boulevard
9th Election District

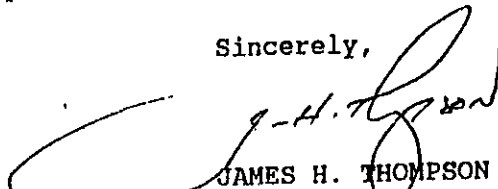
Dear Mr. Jerome:

Per our conversation of April 19, 1994, enclosed is a copy of the decision in public hearing case no. 89-471-SPHXA.

If the Exxon Corporation would like to revise restriction number one in that order, regarding the hours of operation, they must file a Petition for Special Hearing.

I will extend the period of compliance to May 11, 1994. If additional questions remain, please contact me at (410) 887-3351.

Sincerely,


JAMES H. THOMPSON
Zoning Supervisor

JHT:eoh

Enclosure

Baltimore County Government
Office of Zoning Administration
and Development Management



11 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 25, 1994

Ms. Joan Spillman, Resident Manager
Panzor Management
Courthouse Square
804 Mockingbird Lane
Towson, MD 21204

RE: Case No. C-94-1462
800 Goucher Boulevard
9th Election District

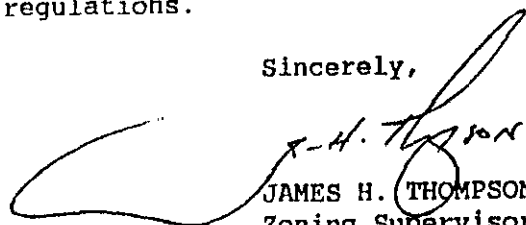
Dear Ms. Spillman:

Enclosed is a copy of our most recent correspondence sent to the Exxon Corporation. The original letter, dated March 29, 1994, did not reach Exxon's regional manager until April 19, 1994.

If the community observes this station operating between the hours of 12:00 midnight and 6:a.m., please contact either Inspector Timothy L. Fitts or myself at 887-3351.

Our case file will be closed. However, during the summer months, I will make an effort to inspect the site on a weekend to verify compliance with the zoning regulations.

Sincerely,


JAMES H. THOMPSON
Zoning Supervisor

JHT:eoh

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Comment withdrawn
@ 9:10 on 9/25/95

TO: Arnold Jablon, Director, PDM

DATE: September 8, 1995

FROM: Pat Keller, Director, OP 131

SUBJECT: 800 Goucher Blvd.

PETITIONER'S
EXHIBIT 5
REVISED COMMENT

INFORMATION:

Item Number: 28

Petitioner: Exxon Corporation

Property Size: _____

Zoning: BL-AS

Requested Action: Special Hearing and Special Exception

Hearing Date: 9/25 /95

The following comments are based upon a revised site plan dated 4/17/95, distributed at the hearing on 9/5/95 also known as Petitioner's Exhibit 2.

RECOMMENDATIONS:

As previously stated, the applicant requests a special hearing to make amendments to the previously approved plans in Case Nos. 65-240RX, 88-324A and 89-471SPHXA, and a special exception for a fuel service station use-in-combination with a roll-over car wash. It appears that several variances are needed as well; a variance to the number of stacking spaces, 15' landscape transition area and aisle width.

The subject site is located within the Towson Community Plan area and is designated as a Community Conservation Area, Outer Neighborhood. The plan recommends "waivers of standards should be permitted only when of clear benefit to the neighborhood."

It appears that the proposed roll-over car wash does not comply with Section 419 of the Baltimore County Zoning Regulations with regard to stacking spaces, on-site circulation, landscape transition area and facade treatment. Pursuant to Section 419.3A.1 of the B.C.Z.R., nine stacking spaces shall be provided per roll-over car wash tunnel, however, only eight have been shown on the plan. Additionally, Section 419.3B of the B.C.Z.R. indicates that "all parking spaces shall be located to avoid conflict with on-site circulation patterns." The proposed parking layout, car wash stacking and fuel servicing areas have the potential for vehicular conflict due to circulation patterns. This is exacerbated by the dumpster location and a narrow 11' driveway between the pump island and the dumpster at a critical point on the site. The 15' landscape transition area has been reduced to 10'-11' due to the relocation of concrete curb and gutter (in the vicinity of stacking spaces 6, 7 and 8).

MICROFILMED

TO: Arnold Jablon
FROM: A. Pat Keller
DATE: September 8, 1995
RE: Goucher Blvd.

Lastly, general design guidelines outlined in Section 419.4B of the B.C.Z.R. must also be met. Sheet two should indicate all four elevations for the car wash; facade treatment for the side facing the residential zone should indicate materials that in texture and color resemble the front of the building.

Based upon a site visit and a review of Section 502 of the B.C.Z.R., staff believes the proposed car wash would cause traffic congestion and would be detrimental to the health, safety and welfare of the adjacent communities. Ingress and egress to the car wash is difficult for west bound and east bound traffic. Due to the median along Putty Hill Avenue, traffic travelling from the west must enter the site from Goucher Blvd. after making a U-turn. Traffic may only make a right turn in and out of the Putty Hill Avenue access point. Vehicles travelling eastbound on Putty Hill Avenue must exit on Goucher Blvd., and then cross three lanes of traffic to make a left turn at the traffic signal, located approximately 120 feet away.

SUMMARY OF RECOMMENDATIONS

In conclusion, due to a number of factors including non compliance with Section 419 of the B.C.Z.R. and the number of variances required, the special exception for the car wash should not be granted. In addition, the apparent need for a variance would only exacerbate the above-mentioned site deficiencies.

Prepared by: _____

Division Chief: _____

PK/ JL

ITEM28R/PZONE/ZAC1

EXXON COMPANY, U.S.A. PETITIONER'S
EXHIBIT 6

6301 IVY LANE, SUITE 700, GREENBELT, MD 20770

MARKETING DEPARTMENT
 MID ATLANTIC AREA

M E M O R A N D U M

VIA FACSIMILE

September 1, 1995

TO: Scott Barhight, Whiteford, Taylor & Preston - (410)832-2015 fax
 Tim Madden, Morris & Ritchie Assoc. - (410)821-1748 fax
 Wes Guckert, The Traffic Group - (410)321-8458 fax
 Tim Whittie, Frederick Ward & Assoc.

FROM: Mike Specht
 Market Investment Engineer - GREENBELT SOUTH

RE: RAS #2-7887 - Goucher Blvd., Towson, MD
 Car Wash Information

After speaking with Larry Marino on Tuesday, he decided to use either the Ryko touchless or PDQ Laser 4000 touchless car wash systems. Attached is information on both systems which includes the following:

- Water usage and recycle efficiencies
- Wash times for different grades of washes
- Correlation of # of washes to gasoline volumes
- Percentage breakdown of different grades purchased
- Percentage breakdown of washes purchased through daily and weekly cycles (PDQ only - should be typical)
- Noise chart (Ryko only - should be typical for standard dryer unit)

I hope this information helps in completing your testimony materials. If necessary, I would assume that the new volume for this store after the car wash is installed will be between 150 and 160 Kgal/month; up from the current 130 Kgal/month.

Should you have any questions or require any additional information, please call me at (301)513-7511.

Attachments

c: Larry Marino, Dealer

RYKO**Touchless**

	<i>Basic</i>	<i>Delux</i>	<i>Works</i>	
Water Use, gallons				fresh water
Under Carriage	None	None	7.5	
Prep-cycle	None	None	6.9	
Pre-Soak	4.4	5.2	8.8	2-4.5 gal
Rocker Panel	None	None	16.0	
Hi Pressure Rinse	17.9	22.9	35.8	
Hi Pressure Wax	3.2	3.2	3.2	
Foaming Wax	NA	NA	NA	
Spot Free Rinse	None	None	3.5	4-4.5 gal
Total Water Used, gals.	25.6	31.3	81.7	6-9 gals
% water recycled	0.85	0.71	0.89	
Other Indices				
KWH Used	0.297	0.689	1.530	
Soap used, oz	3.6	4.9	7.2	
Sealer used, oz	None	1.0	1.0	
Foam Wax, oz	None	None	None	
Rinse Aid, oz	0.035	None	None	
Car wash per hour, max	40	19	10	
Wash time, seconds	93	193	365	
Wash cost, c/w	29	56	80	
# of washes/day if vol. is				
100 KGM	3000	rechecking this number-->	3000/mo	
150 KGM	4500			
200 KGM	6000			
250 KGM	7500			
300 KGM	9000			
Drier noise, dB*	See attached chart			

Peak car wash times:

Same as peak volume times, except for a low in the morning rush hour

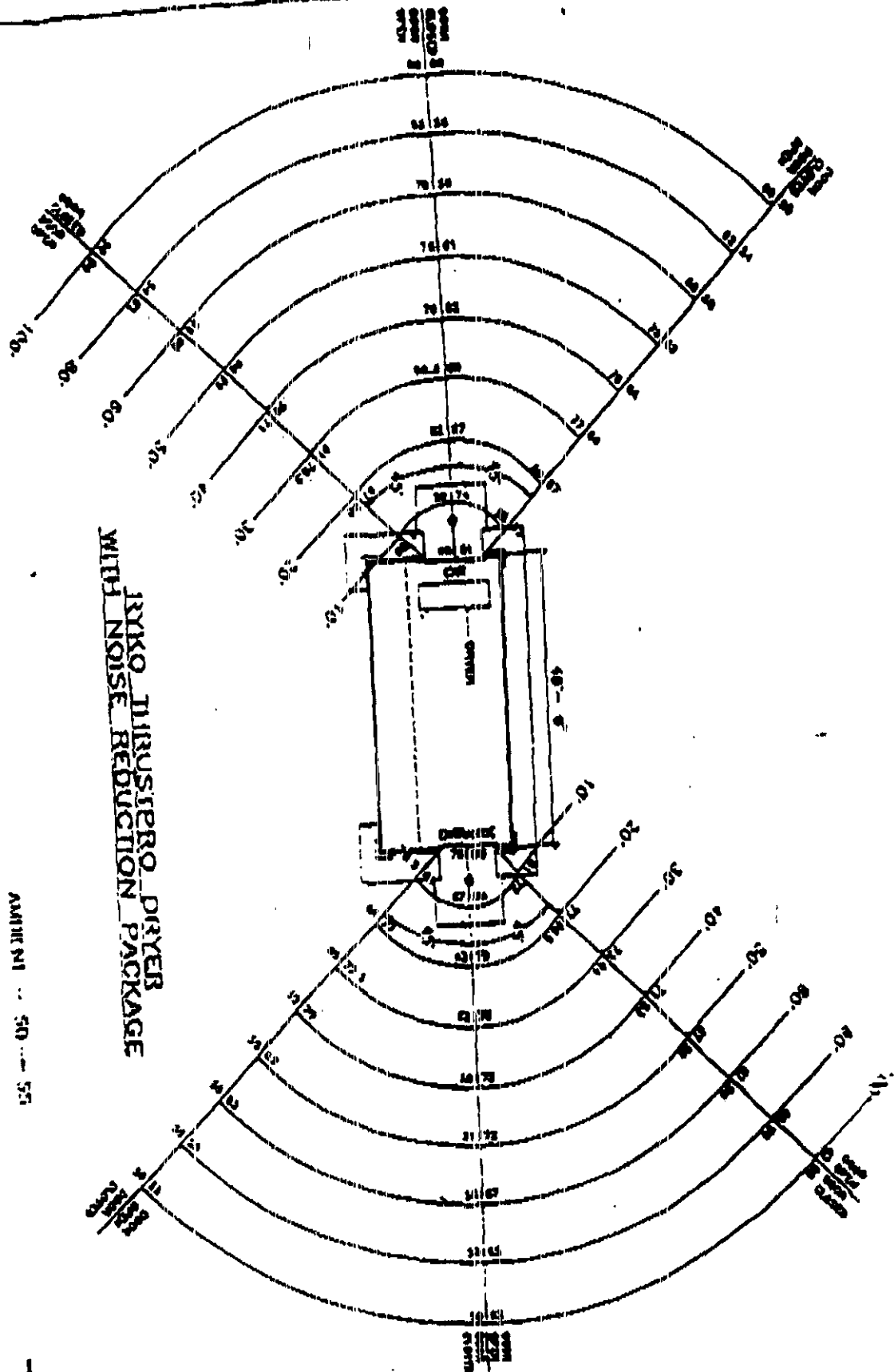
[Trying to get more specific here]

Sep. 1, 1995 10:39AM

EUSA-MDT GREENBELT SOUTH

No. 0684 P. 3/12

RYKO



55-1537-105

IRKO TURUSTERO PRAYER
WITH NOISE REDUCTION PACKAGE

Page 10 of 10

R4K0 '91 Dryer Info - still good as of 9/95

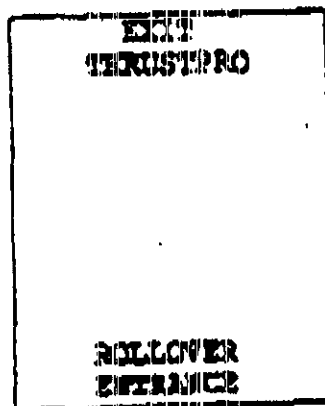
March 1991.

EXAMPLES

0dB = Threshold of Hearing
 15dB = whisper
 45dB = Avg. Household
 = exterior
 65dB = Office Typing Room
 80dB = Air Conditioning Machine
 @ 30'

THURSTRO READING READINGS

	WITHOUT NOISE REDUCTION	WITH NOISE REDUCTION
50'	65	60
40'	70	65
30'	74	69
20'	80	75
10'	84	79



Ambient noise less
 than 60 Db 'A'
 weighting scale

10"	-	83	"	78
20"	-	78	"	73
30"	-	76	"	71
40"	-	74	"	69
50"	-	66	"	61

24KO 1 7

CAR WASH NOISE LEVELS (BLOWERS)

- **WITH CAR WASH DOORS CLOSED, DECIBEL LEVEL AT 50' FROM CAR WASH EXIT IS 60 dB
(69 dB WITH THE DOORS OPEN)**
- **CONVERSATIONAL SPEECH PRODUCES 65 dB
AVERAGE STREET TRAFFIC PRODUCES 85 dB**

PDO**Touchless**

	<i>Basic</i>	<i>Delux</i>	<i>Works</i>
Water Use, gallons			
Under Carriage	None	None	14.5
Prep-cycle	None	11.7	11.7
Pre-Soak	1.0	1.0	1.6
Rocker Panel	None	None	7.0
Hi Pressure Rinse	22.5	22.5	22.5
Hi Pressure Wax	None	16.7	16.7
Foaming Wax	None	None	1.0
Spot Free Rinse	None	6.0	6.0
Total Water Used, gals.	23.5	57.9	78.8
% water recycled	40% - 80%		
	(avg is 63% based on 10 gal fresh and 17 gal reclaim)		
Other Indices			
KWH Used	0.470	1.200	1.500
Soap used, oz	3.5	7.0	7.0
Sealer used, oz	None	1.3	1.3
Foam Wax, oz	None	None	1.0
Rinse Aid, oz	NA	NA	NA
Car wash per hour, max	44	33	23
Wash time, seconds	82	109	156
Wash cost, c/w	33	59	79
# of washes/day if vol. is	Aggressive price	Non-aggressive price	
100 KGM	2000/mo	1000/mo	
150 KGM	3000	1500	
200 KGM	4000	2000	
250 KGM	5000	2500	
300 KGM	6000	3000	

Drier noise, dB:

Ted Winchester will have sent

Peak car wash times:

Steady from lunch to evening during the weekdays

3pm through the evening on Friday

all day on Saturday

varies with gas sold.

\$4,5,6 and \$2 rebate from gas, sell 1 wash every 100 gals

\$3,4,5 and \$2 rebate from gas, sell 1 wash every 50 gals

David West can run Performa reports for an individual site (needs vol & pricing)

Contacts: Ted Winchester (910) 688-1140 David West, distributor (703) 898-9027

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Case 96-29-
SPHX
11/6/95

TO: Arnold Jablon, Director, PDM

DATE: October 31, 1995

FROM: Pat Keller, Director, OP *AK*

SUBJECT: 800 Goucher Blvd.

INFORMATION:

Item Number: 28

Petitioner: Exxon Corporation

Property Size: _____

Zoning: BL-AS

Requested Action: Special Hearing and Special Exception

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

The applicant requests a special hearing to make amendments to the previously approved plans in Case Nos. 65-240RX, 88-324A and 89-471SPHXA, and a special exception for a fuel service station use-in-combination with a roll-over car wash.

The subject site is located within the Towson Community Plan area and is designated as a Community Conservation Area, Outer Neighborhood.

Based upon a site visit and a review of Section 502 of the B.C.Z.R., staff believes the proposed car wash at this particular location would cause traffic congestion and would be detrimental to the health, safety and welfare of the adjacent communities. Ingress and egress to the car wash is difficult for west bound and east bound traffic. Due to the median along Putty Hill Avenue, traffic travelling from the west must enter the site from Goucher Blvd. after making a U-turn. Traffic may only make a right turn in and out of the Putty Hill Avenue access point.

Vehicles travelling eastbound on Putty Hill Avenue must exit on Goucher Blvd., and then cross three lanes of traffic to make a left turn at the traffic signal, located approximately 120 feet away.

PF
EX

ER'S
7

TO: Arnold Jablon
FROM: A. Pat Keller
DATE: October 31, 1995
RE: Goucher Blvd.

Therefore, this office recommends that the applicant's request be denied for the reasons stated above.

Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Kerns

PK/ JL

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

Edward F. Herrmann Jr.
Edward F. Herrmann Jr

Name

631 Hillen Road, Towson, Md 21286-
Address 7346

410-828-8150
Telephone

8/17/95
Date

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

Mr & Mrs Michael L. Homer

Mr and Mrs MICHAEL L. HOMER
Name

617 HILLEN ROAD Towson MD 21284
Address

412. 828. 5824
Telephone

08/17/95
Date

Added 8/20/95

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

Letaw E. Barton Weaver
Name
501 Hillen Rd.
Address
(410) 321-6503 Goucher
Telephone 21286
8/17/95
Date

RECEIVED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

Nancy Reagle
Name
701 Hillen Road
Address
296-6808
Telephone
8/16/95
Date

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

Wayne Harman
Name

703 Hillen Rd. Towson, Md. 21286
Address

410-823-1624
Telephone

8-17-95
Date

RECEIVED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

Paulyn & Bill Parkin
Name
613 Hillen Road 21286
Address
410-821-9111
Telephone
8/17/95
Date

RECEIVED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

Dorothy Karski
Name
627 Hillen Rd.
Address
825-8994
Telephone
Aug. 17, 1995
Date

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

John F. Johnston
John F. Johnston

Dr + Mrs JF Johnston
Name

713 Hillen Road
Address

Towson md 21286.
Telephone

8287878
Date

8/19/95

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

ART & LORI TAGUDING
Name
605 HILLEN ROAD
Address
TOWSON, MD. 21286
Telephone 821-6605
8/20/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Daniel & Susan Bancroft
Name

615 Hillen Road
Address

Towson, Md. 21286 828-4305
Telephone

Aug. 21, 1995
Date

RECEIVED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

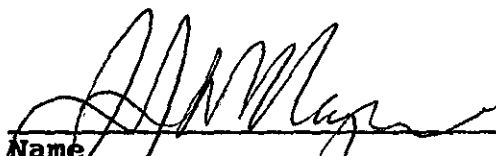
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Sincerely,


Name
801 Hillen Rd 21286
Address
(410) 321-1675
Telephone
8-20-95
Date

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

William L. Kambrger
Barbara L. Kambrger

Name
607 Hillen Rd. 21286

Address
410-337-8669

Telephone
8/28/95

Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

William A. Dickinson
Name

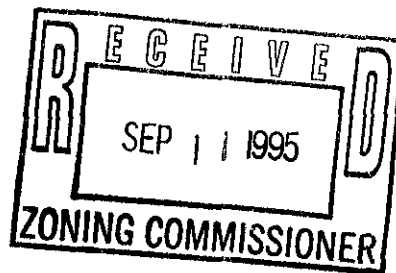
623 HILLEN RD
Address

TOWSON, MD 21286
Telephone

296-2609
Date

8/30/95

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204



Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

CATHERINE B. KRAMER

Name

503 HILLEN ROAD

Address

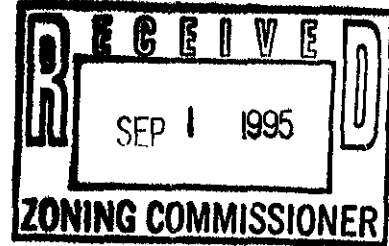
410-337-8675

Telephone

8-16-95

Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204



Dear Mr. Schmidt,

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Exxon Station

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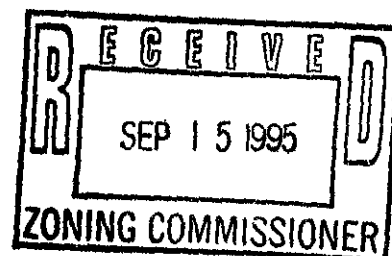
Almaed H. Cooper 17.7.
Name

601 Hillen Rd. 21286
Address

828-1125
Telephone

8/28/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204



Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Mario V. Aldia

Name

4 Jacobo Lane

Address

TOWSON, MD 21204

Telephone

(410) 821-8066

8/17/91

Date

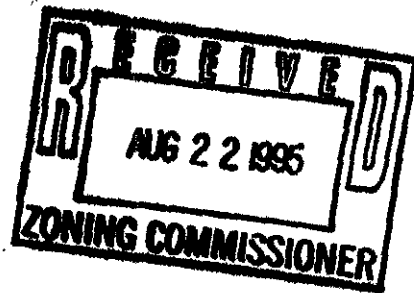
RECEIVED

10/1/95

*9/1/95
Hearing
9:00 Am*

*49
letters.*

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204



Dear Mr. Schmidt,

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Exxon Station

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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Christine Schlee
Name
603 Lake Wn
Address
823-7898
Telephone
8-20-95
Date

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

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Sincerely,

Monica Chan
Name
5 Jacob's Ln.
Address
296-2536
Telephone
8/17/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Kera & Safah Altar
Name

1204 STEVENSON LANE, Towson, Md
Address

321-1281
Telephone

August 17, 1995
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Name

Address

Telephone

Date

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

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Sincerely,



Name

506 CLUB LANE

Address

Towson, MD 21286

Telephone

410-828-5899

Date

8-20-95

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

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Sincerely,

MALCOLM TAYLOR
Name
610 VALLEY LANE
Address
TOWSON, MD. 21286
Telephone
(410) 828-6179
Date
8/17/93

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

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Exxon Station

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Sincerely,

Roger and Gayle Varga
Name
604 Lake Drive, Balt. MD 21286
Address
(410) 823-4641
Telephone
8/17/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

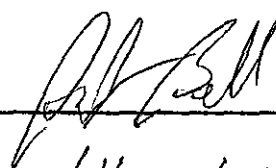
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Sincerely,

Name 

Address 616 Lake Drive

Telephone 764-5708

Date 8/27/95

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

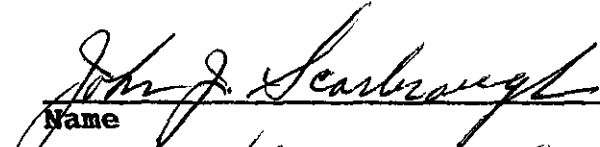
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Sincerely,


Name

1202 Stevenson Lane 21286
Address

410-823-6062
Telephone

8/17/95
Date

NOTE

8/19/95

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

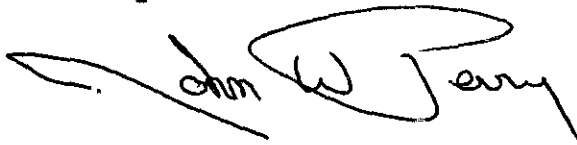
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Sincerely,



JOHN W PERRY
Name

502 FOREST LANE
Address

TOWSON, MARYLAND
Telephone

825-1422
Date

A CAR WASH WAS
NOT IN THE AGREEMENT
WHEN CITGO "PAID
OFF" DALE ANDERSON
IN 1968 TO HAVE
A GAS STATION ON
THAT RESIDENCIAL
PROPERTY.

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

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Sincerely,


Name

625 Valley Lane, Towson, MD 21286
Address

494-9665
Telephone

8/17/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

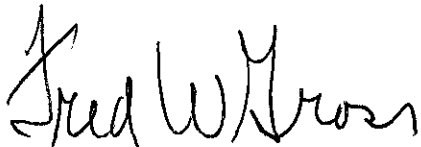
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Sincerely,


Name
619 Lake Drive 21286
Address
321-7740
Telephone
8/17/95
Date

MICROFILMED

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

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Sincerely,

Alex P Tang (ALEX P TANG)
Name
1 JACOB LA, 21286
Address
(410) 828-1741
Telephone
8/17/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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Sincerely,



Richard Armstrong

Name

612 Valley Lane 21286

Address

Towson.

410-583-8140

Telephone

8-17-95

Date

RECEIVED
JUN 14 1989

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

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Exxon Station

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Sincerely,

J. K. Eshai

J. K. Eshai
Name
2 JACOBO LN
Address
TOWSON MD 21286
Telephone 821-6906
Date 8/18/95

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Mr and Mrs Paul Arcilese
Name

501 DOGWOOD LN TOWSON MD
Address

(410) 339-7297
Telephone

8/17/95
Date

21286

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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Sincerely,

Name

Jean Helme
628 Lake Dr

Address

823-6198

Telephone

Date

August 18-95

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

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Sincerely,

Bayle A. Hosseinzadeh
Name

1200 A Sterenson Lane
Address Towson, MD 21286

828 5922
Telephone

August 17, 1995
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

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RE: Case Number 96-29-SPHX (Item 28)
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Sincerely,

Dr. Mrs. Charles J. Blazek Jr.
Name

625 Lake Drive 21286
Address

821-1840
Telephone

8/18/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

I was recently informed that the Exxon station located at Goucher Blvd. and Putty Hill Rd. has requested a special exception to put a car wash on the property. This letter informs you of my opposition to that plan. I ask that my objection be placed in the case file.

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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

A. G. Sullivan
Name

419 Oak Lane
Address

825-6422
Telephone

8-17-95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

John P. Hamill
Name

512 Club Ln. 21286
Address

296-4677
Telephone

Aug 18, 1995
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

PHILIP A. RAPISARDA

Philip A. Rapisarda
Name

610 LAKE DRIVE
Address TOWSON, MD. 21286
583-5657 DAY 825-3411 EVES.
Telephone

8-17-95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Elsa R. (Merani) MANUEL

ELSA R. (MERANI) MANUEL

Name

501 FOREST LN

Address

TOWSON MD 21286

Telephone

Tel: 828-0465

Date

August 17, 1995

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Leng Friedman, Karen Blair
Name

611 Valley Lane, Towson, 21286
Address

(410)-821-1739
Telephone

August 19, 1995
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Mr. + Mrs. Maynard Simmons
Name
7 Jacobo Lane, Towson MD 21286
Address
(410) 826-0294
Telephone
8/18/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Name

J. Lee Jones

Address

606 Lake Drive - 21286

Telephone

(410) 821-1086

Date

8/17/95

David C Benson
Name
604 Valley Lane Towson Md 21286
Address
(410) 823-0686
Telephone
18 August 1995
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Morton Wood

MORTON WOOD
Name
505 Forest Lane, Towson MD
Address 21286
821-8960
Telephone
8-18-95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

MR. & MRS. JOSEPH SODARO
Name
418 OAK LANE
Address
823-7933
Telephone
8/17/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Nancy Hanson Mayer
Name
505 Dogwood Lane
Address
296-1240
Telephone
Aug 19, 1995
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Name

Julia L. Callan

Address

608 Lake Dr.

Telephone

321-0104

Date

Aug 18 - 95

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Lori Fantasy

LORI FANTASY

Name

501 Hickory Lane

Address

Telephone

Date

8/17/85

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

MR & MRS. MAX F. CAROZZA, JR.
Name

502 CLUB LANE, TOWSON, MD. 21286
Address

410-337-0074
Telephone

6-18-95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Joane K. Judges
Louis K. Judges

Name

613 Valley Lane 21286

Address

(410) 825-1892

Telephone

8.17.95

Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

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Sincerely,

Gretchen & Jim Cummings
Name

Gretchen Cummings
6801 Ridgewood Road
Towson, MD 21286-8011

Address

410-8284587

Telephone

08/895

Date

I work Monday,
Tuesday, & Friday
evenings. That's why I cannot attend the meeting. - JC

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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Sincerely,

Jacob W. Hession
Name
420 Oak Lane
Address
TOWSON MD 21286
Telephone 583-7255
Aug-18, 95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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Sincerely,

William M. P. Chan

Name

5 JACOBO CANE, TOWSON.

Address

296-0536

Telephone

8/20/95

Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

William F. and Margaret T. Fohl
Name
620 Lake Drive, Towson, MD
Address *21206*
823-5410
Telephone
August 18, 1995
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Eugenia A. Linnis

Name

506 Dogwood Lane

Address

(410) 828. 4192

Telephone

8/21/95

Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Jean E. Roberts

Jean E. Roberts
Name

1201 Stevenson Lane
Address

337-8824
Telephone

8/20/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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for 41 yrs
As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Mr. & Mrs. Jos. Luck
Name
606 Lake Dr.
Address
Towson, Md. 21286
Telephone
8/18/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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Sincerely,

Gil & Heidi Fmanel
Name
1210 Stevenson LN
Address
410 823.3674
Telephone
8-21-95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Mildred S. Stansbury
Name

508 Club Lane
Address

823-4868
Telephone

August 15, 1995
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,



Name

626 Lake Drive

Address

(410) 821-6106

Telephone

8/21/95

Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Carol Lew
Name
626 Lake Dr
Address
821-6106
Telephone
8-21-95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Michael Bentley
Name
602 Lake Dr Towson md 21286
Address
410-583-7256
Telephone
8/21/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

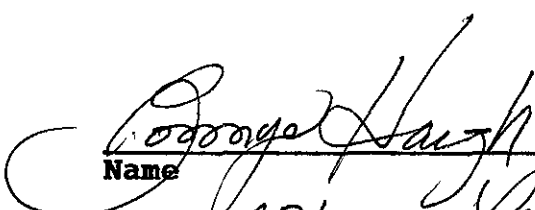
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Sincerely,


Name

621 Lake Shore Towson
Address

337- 0781
Telephone

8/21/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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Sincerely,

Mouhammed Annour
Name
627 Locke Drive, BAL 21286
Address
(410) 426-0008
Telephone
8/22/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

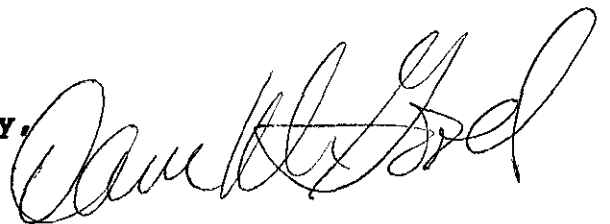
RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

I was recently informed that the Exxon station located at Goucher Blvd. and Putty Hill Rd. has requested a special exception to put a car wash on the property. This letter informs you of my opposition to that plan. I ask that my objection be placed in the case file.

The Exxon Corporation submitted a plan to the County in 1989 which included a car wash. The Zoning Commission denied the Special Exception on June 1, 1989. Exxon then appealed the decision with a new plan which eliminated the car wash. They were then granted the Special Exception despite our community's opposition.

As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,



Darene + George Good
Name
1200 Stevenson Lane
Address
583-3802
Telephone
8/17/95
Date

We are extremely concerned about the impact a car wash (especially in conjunction with proposed development at Towson marketplace) will have on traffic patterns and traffic volume !!

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

W.L. ALBAN

Name

423 OAK LANE, TOWSON 21286

Address

337-8977

Telephone

8-23-95

Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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Sincerely,

Mr & Mrs. John Sweeney
Name

504 DOGWOOD LN
Address

494 0324
Telephone

8/18/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29--SPHX (Item 28)
Exxon Station

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Sincerely,

ROBERT ROCK

BREON GILLERAN

Name

500 Club Lane, Balbo MD 21286

Address

583-1031

Telephone

8-28-95

Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

James Yeh
Name
10 Jacobo Lane, Towson
Address
410-821-7164
Telephone
8/17/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

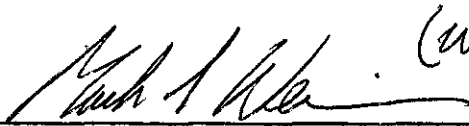
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Sincerely,

 (WEINMAN)

Name
618 Valley Lane Towson 21286

Address

Telephone
8/28/95

Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

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Sincerely,

Ken & Mary Luavette
Name

8 Jacobo Lane
Address

410-583-9189
Telephone

8/20/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Name

Address

Telephone

Date

Elizabeth M. Barnes

1207 Stevenson Lane,

(410) 296-2035

8/29/95

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

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Exxon Station

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Sincerely,

PETER and PATRICIA SANTONI
Name
502 HICKORY LANE
Address
321-1259
Telephone
9/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Carrie Bluhm
Name
510 Club Lane Towson
Address
821-5784
Telephone
8-30
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
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Sincerely,

Frank C. Hensel
Name

1204 Stevenson Lane
Address

823-0628
Telephone

Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

David Szpara SZPARA
Name
717 HILLEN RD 21286
Address
410 321-8473
Telephone
8-30-95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

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Sincerely,

Joan E. Rogers Lewis
Name

504 Club Lane 21286
Address

494-9699
Telephone

9/1/95
Date

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

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Sincerely,

H. G. THOMAS
Name

6802 RIDGEWOOD RO. BALTO, MD 21286
Address

(410) 821-7117
Telephone

8/27/95
Date

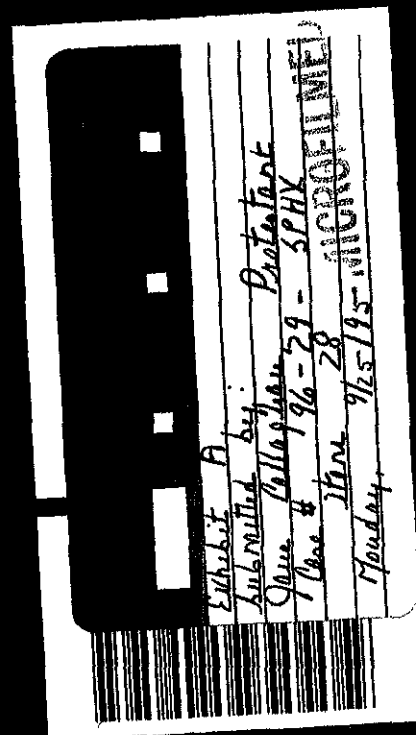
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HS

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- Superior formulation helps prevent picture dropouts.
- Special magnetic particle binder system for long life in all modes.
- Ideal for day to day recording.

MODE	SP	LP	SLP
RECORDING TIME	2 HRS	4 HRS	6 HRS



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VHS

Intersection of Goucher Blvd
And Pithy Rd
Canaan Station 96-29-SPHX

Petitioner's
Exhibits 4A-
4V

96-29-5PHX

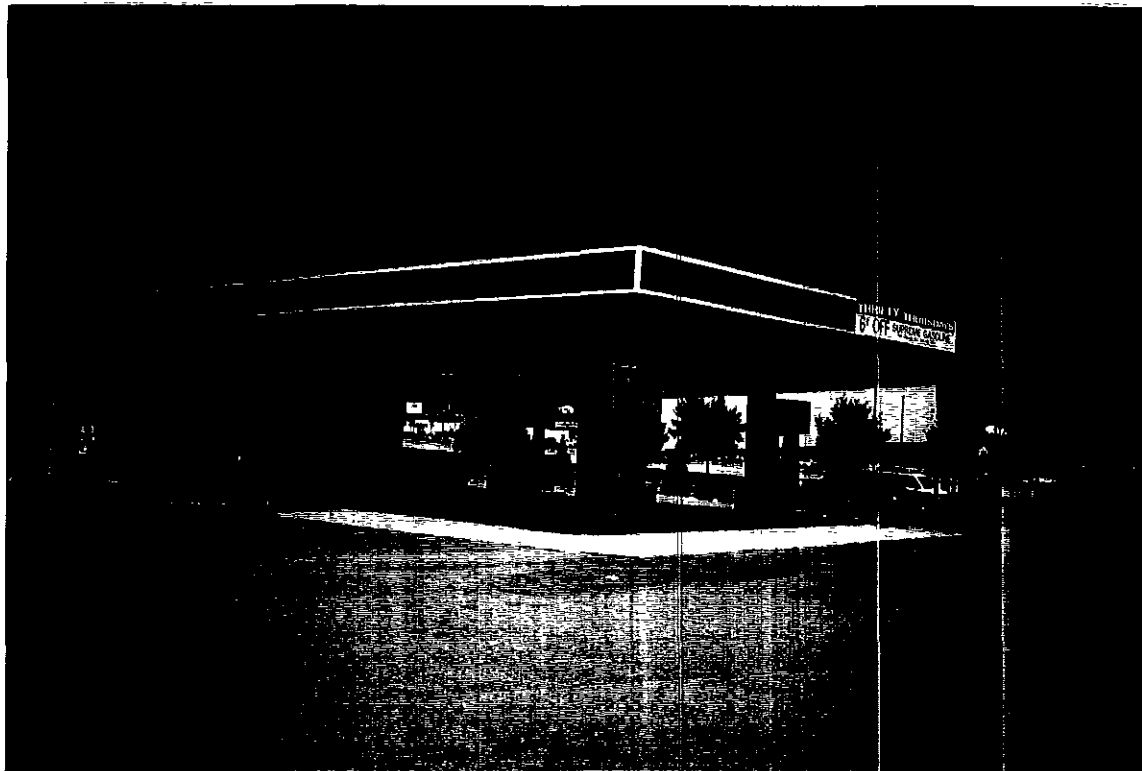
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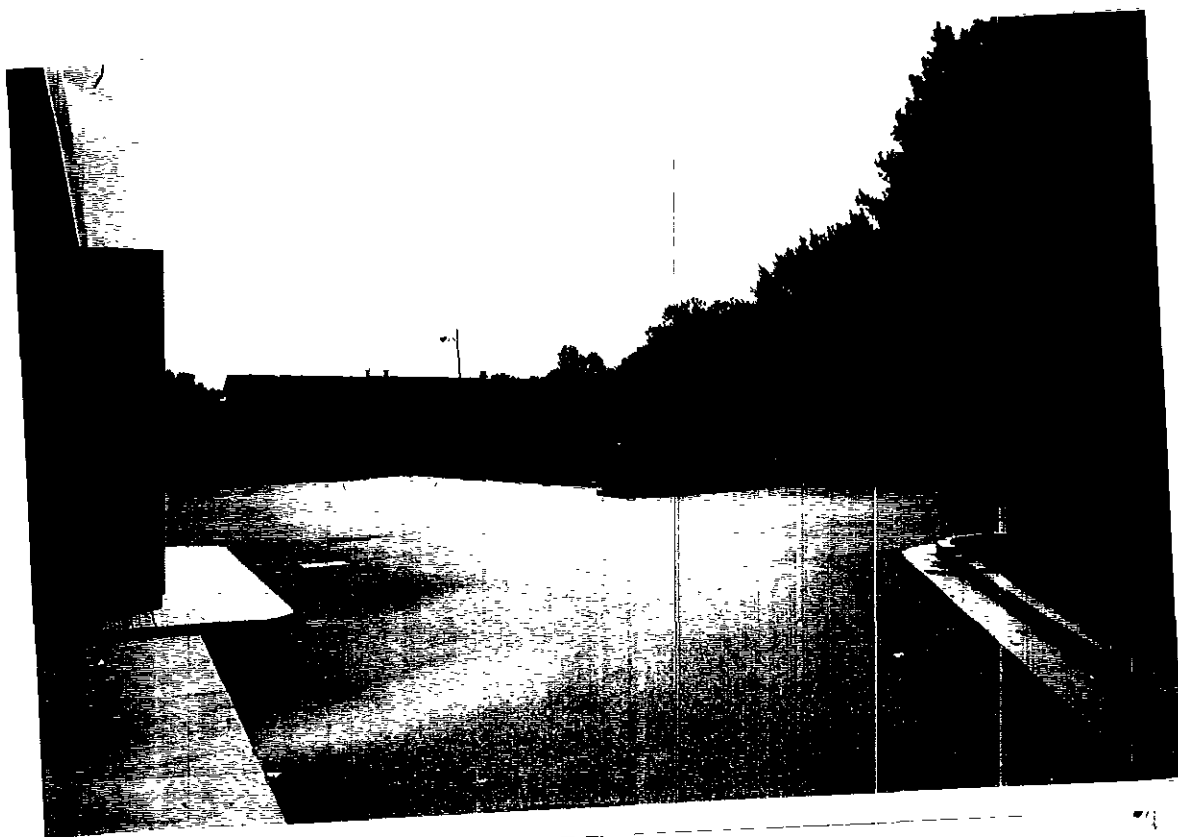




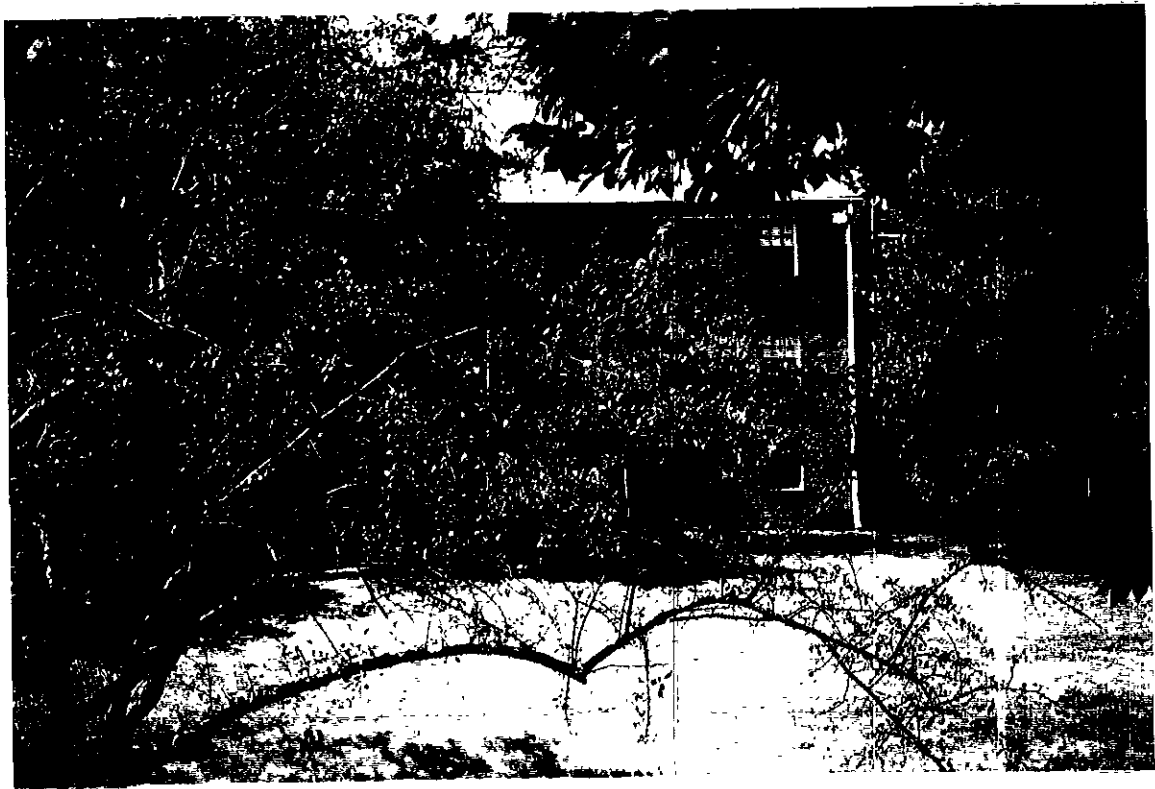


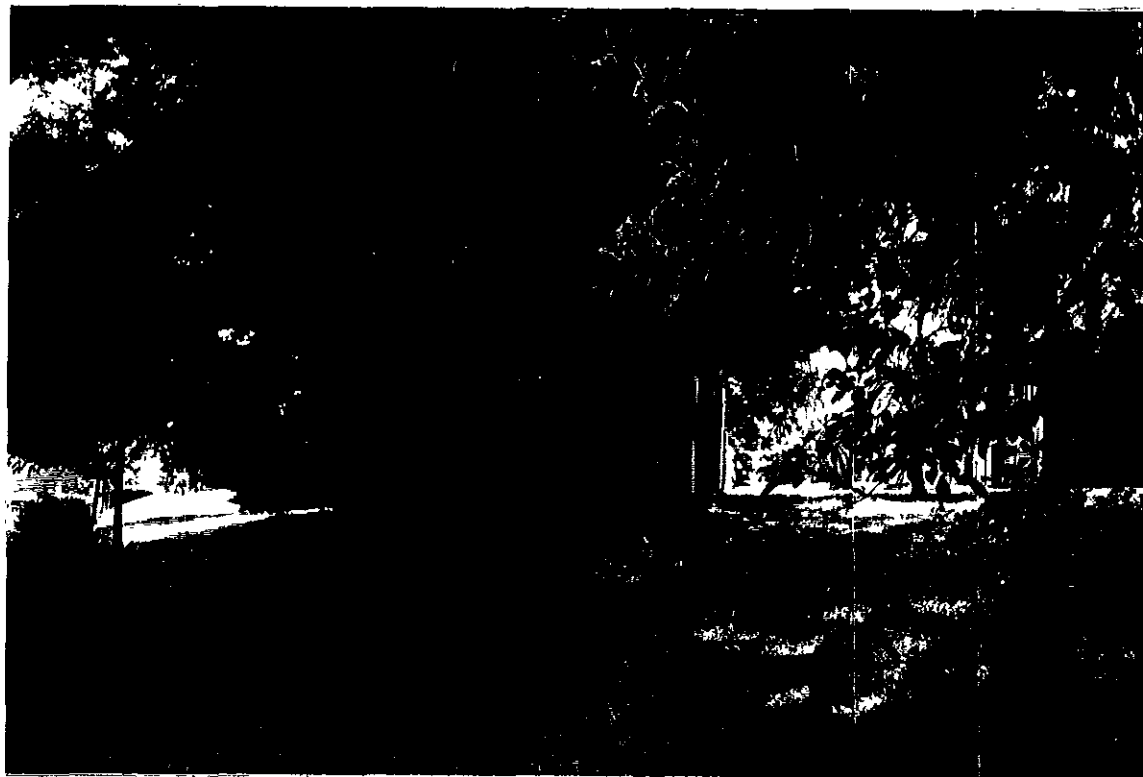














IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION - NW/Corner * DEPUTY ZONING COMMISSIONER
Goucher Blvd. & Putty Hill Ave.
(800 Goucher Boulevard)
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District * Case No. 96-29-SPHX
Exxon Corporation
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Special Exception for that property known as 800 Goucher Boulevard, located in the vicinity of Loch Raven Boulevard in Towson. The Petition was filed by the owner of the property, Exxon Corporation, by Michael J. Specht, through their attorney, G. Scott Barhight, Esquire. The Petitioner seeks approval of amendments to the previously approved site plans in prior Cases Nos. 65-240-RX, 88-324-A, and 89-471-SPHXA and a special exception to permit a fuel service station use-in-combination with a roll-over car wash. The subject property and relief sought are more particularly described on the latest revised site plan which was accepted into evidence as Petitioner's Exhibit 3.

Appearing at the hearing on behalf of the Petition were Michael Specht, Tim Whittie, Professional Engineer with Frederick Ward and Associates, who prepared the site plan for this project, Timothy Madden, Landscape Architect with Morris, Ritchie and Associates, Wes Guckert, Traffic Engineering expert with The Traffic Group, Lawrence W. Marino, Proprietor of the subject service station, and G. Scott Barhight, Esquire and David K. Gildea, Esquire, Attorneys for the Petitioner. Appearing as Protestants in the matter were residents from the surrounding community, including Jane Callaghan, Nancy Reigle, Howard Heiss, Jr., Leon Rozankowski, Vera

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Utter, and Laura Friedman, who appeared on behalf of the Courthouse Square Apartments complex.

Testimony and evidence offered revealed that the subject property consists of 1.449 acres, more or less, zoned B.L.-A.S., and is improved with an Exxon service station and convenience store. The Petitioner is desirous of expanding the uses on the property to include a roll-over car wash facility, in accordance with the latest revised site plan submitted into evidence as Petitioner's Exhibit 3. It should be noted that the site plans previously submitted in this matter were slightly modified to address the comments and concerns raised by the Office of Planning and Zoning (OPZ). Petitioner's Exhibit 3 is the latest revised plan and shows the location of the proposed car wash in the area most desirable by OPZ, if approved.

On behalf of the Petitioner, Mr. Michael Specht testified that Exxon Corporation is in the process of upgrading all of its service stations in the Baltimore Metropolitan area. Most of the improvements include eliminating the service bay operation and converting same to a convenience store use. In addition, Exxon has added a drive-thru car wash facility capable of washing one car at a time at some of these locations.

Mr. Lawrence Marino testified that he has operated the subject service station since 1991 and has received awards from Baltimore County for maintaining his business in a neat and orderly fashion. Mr. Marino allows local high school and community groups to use his service station for fund-raising car washes. Photographs of the property show that the site is very attractive and nicely landscaped. Mr. Marino testified that the type of car wash proposed for this site is a self-service, unmanned car wash which would take anywhere from one and one-half minutes to four

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By SPJ

- 2 -

minutes for a complete wash and dry cycle. He hopes that the car wash will attract customers who purchase gasoline at his business, whereas, if they fill up their vehicle, they get a free car wash.

Mr. Tim Whittie, a Licensed Civil Engineer with Frederick Ward and Associates, testified regarding the design and layout of the proposed car wash facility and the existing Exxon operation. Mr. Whittie testified that the proposed car wash will be located on the property so that the entrance to and exit from the facility are not directly facing the apartments located immediately across from this site. Mr. Whittie further testified that other modifications were made to the design as a result of comments generated by the Office of Planning and Zoning (OPZ). Mr. Whittie testified that the site plan as submitted meets all technical requirements of the B.C.Z.R.

Mr. Wes Guckert, President of The Traffic Group, next testified and was accepted as an expert in traffic engineering. Mr. Guckert testified that he performed an extensive traffic study of Goucher Boulevard and Putty Hill Avenue in conjunction with the proposed car wash facility at the subject site. Mr. Guckert testified as to the substance of his study and concluded that the proposed car wash would have no adverse effect upon existing traffic patterns, either along Goucher Boulevard or Putty Hill Avenue. Mr. Guckert further believes that the stacked parking provided by the Petitioner will be sufficient to handle peak demands on the proposed car wash use. He does not believe that traffic will be backed out onto Goucher Boulevard, which was a major concern to many of the citizens who attended the hearing.

As stated previously, several residents of the surrounding community appeared in opposition to the Petitioners' request. Ms. Nancy

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Date 1/11/96
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- 3 -

Reigle, a representative of the Greater Towson Community Council Association (GTCCA), testified that her group met and voted to oppose any further commercialization of this particular site. In addition, Mr. Howard Heiss, Jr., a representative of the Fellowship Forest Association, testified that his group also voted to oppose the relief requested, which they believe will contribute to further commercialization of this corner.

Ms. Laura Friedman, the marketing representative for the Courthouse Square Apartments complex, testified on behalf of herself and the Apartments that they are concerned over additional commercialization of this corner in that it would adversely affect the residents who reside in Courthouse Square. Two of the apartment buildings are shown on the site plan and are located very close to the subject property. Ms. Friedman is concerned over the noise that will be generated by the car wash facility itself, as well as those individuals who may remain on the site to dry their vehicles after it has been washed. She is concerned that these individuals will play their car stereos in a loud fashion while drying their cars or while vacuuming out their vehicles. She believes that a car wash facility at this location would have an adverse effect upon the residents of Courthouse Square, many of whom are senior citizens.

Ms. Friedman is also concerned over additional trash which might be generated by patrons of the car wash. She is concerned that individuals using the car wash might leave trash and debris on the premises which might in turn, be blown off the lot and into the Courthouse Square Apartment complex. Ms. Friedman raised an issue over a rodent problem that apparently exists in the area of this Exxon service station and her apartment complex. She also testified concerning a zoning violation complaint which was lodged against this Exxon for exceeding the permitted hours of

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Date 1/11/96
By SPJ

- 4 -

operation, which were evidently imposed as a condition of the granting of the special exception use in the prior cases.

Mr. Leon Rozankowski testified in opposition to the proposed car wash. Mr. Rozankowski is concerned that traffic caused by motorists waiting their turn to use this car wash facility will back out onto Goucher Boulevard, similar to that which occurs at the Whiz Car Wash on Loch Raven Boulevard near Joppa Road, during peak hours of operation. Mr. Rozankowski is concerned that a car wash at the subject location will become so busy that traffic problems will result at the intersection of Goucher Boulevard and Putty Hill Avenue.

Ms. Jane Callaghan, a representative of the Fellowship Community Association, testified in opposition to the Petitioner's request and submitted a video tape of the traffic that utilizes Goucher Boulevard and Putty Hill Avenue. The video tape shows individuals exiting the subject property onto Goucher Boulevard and their attempts to cross Goucher Boulevard to make a left turn onto Putty Hill Avenue. It was clear from this video that individuals attempting to make this turn proceed in an unsafe fashion. Ms. Callaghan testified that her association fought Exxon when it attempted to improve the site with a convenience store and car wash facility in prior Case No. 89-471-SPHXA. Ms. Callaghan pointed out that in that case, Exxon attempted to convert the gasoline service station into a full convenience store and car wash facility. Then Deputy Zoning Commissioner, Ann M. Nastarowicz, denied the Petitioner's request by her Order issued June 1, 1989, and on appeal, the Petitioner was successful before the County Board of Appeals in gaining approval for a convenience store use, but withdrew its request for a car wash at that time. The Petitioner now comes before me seeking approval, once again, for a car wash facility

ORDER RECEIVED FOR FILING
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- 5 -

at this location. Ms. Callaghan believes that there has been no change since the last time the matter came before the Zoning Commissioner's Office and that a car wash facility on the subject property is no more appropriate at this time than it was in 1989 when it was first proposed.

Mr. Jeff Long, a representative of the Office of Planning and Zoning (OPZ), appeared and presented his office's position concerning this request. Mr. Long testified that OPZ is opposed to the special exception request in that they feel that any further commercialization of this corner is not appropriate at this time.

After due consideration of the testimony and evidence presented by both representatives for the Petitioner as well as the Protestants who attended the hearing, I find that the proposed car wash facility at the subject site would be detrimental to the primary uses in the vicinity. Those primary uses are basically the residential communities of the Courthouse Square Apartments complex and the Fellowship Forest development located nearby. All of the commercial uses in this area are located on the east side of Goucher Boulevard, a major thoroughfare which basically separates the commercial uses from the residential uses in this locale. The fact that this corner of Putty Hill Avenue and Goucher Boulevard received commercial zoning was controversial in the first place. Any further commercialization of this property would be detrimental to the surrounding residential uses.

When applying the facts and evidence of this case to the standards set forth in the recently issued opinion of *Mossberg v. Montgomery County, Maryland*, (No. 58, 1995 Term), I find that the proposed car wash use at the subject location would have adverse effects greater than the adverse effects that would be generated by this use were it proposed elsewhere in

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- 6 -

Baltimore County in other similar B.L.-A.S. zones. I believe that the Petitioner has failed to satisfy the burdens imposed upon them by Section 507.1 of the B.C.Z.R., and thus, the special exception for a car wash facility at the subject location shall be denied.

Not much has changed since the Petitioner last attempted to install a car wash facility at this location. As noted earlier, Deputy Zoning Commissioner Nastarowicz denied the Petitioner's request in her Order dated June 1, 1989. The Petitioner then pursued its request for the convenience store use before the Board of Appeals, but withdrew its request for a carwash. Now, approximately 6 years later, the Petitioner is seeking approval for a use previously denied by Ms. Nastarowicz. As noted earlier, not much has changed in this community which would make a car wash facility at this location any more appropriate today than it was in 1989. Therefore, I believe denial of this request is warranted.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of January, 1996 that the Petition for Special Hearing to approve amendments to the previously approved site plans in prior Case Nos. 65240-RX, 88-324-A, and 89-471-SPHXA for a proposed car wash, in accordance with Petitioner's Exhibit 3, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a fuel service station use-in-combination with a roll-over car wash on the subject site, in accordance with Petitioner's Exhibit 3, be and is hereby DENIED; and,

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Date 1/11/96
By SPJ

- 7 -

IT IS FURTHER ORDERED that any and all restrictions previously imposed upon this site by any prior decision shall remain in full force and effect; and,

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order in which to file an appeal of this decision.

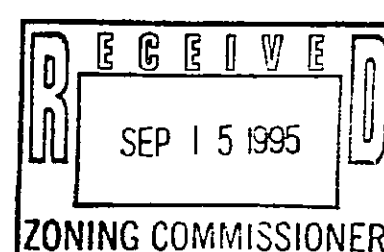
Timothy M. Motroco
TIMOTHY M. MOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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Date 1/11/96
By SPJ

- 8 -

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204



Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Name Mario V. Adia
Address 4 Jacob Lane
Towson, MD 21204
Telephone (410) 821-6466
Date 8/17/95

Sincerely,

Name Christina Dale
Address 603 Lake Dr
Telephone 823-7898
Date 8-20-95

Sincerely,

Name Manica Chan
Address 5 Jacob Lane
Telephone 296-0536
Date 8/17/95

Sincerely,

Name Vera & Sanford Altus
Address 1204 STEVENSON LANE, Towson, Md
Telephone 321-1281
Date August 17, 1995

Name Theresa Elizabeth Jurskis
Address 500 Inwood Lane
Telephone 825-5851
Date 8/17/95

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

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RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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The Exxon Corporation submitted a plan to the County in 1989 which included a car wash. The Zoning Commission denied the Special Exception on June 1, 1989. Exxon then appealed the decision with a new plan which eliminated the car wash. They were then granted the Special Exception despite our community's opposition.

As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Name Andrius Froehlich
Address 506 CLUB LANE
Towson, MD 21286
Telephone 410-828-5899
Date 8-20-95

Sincerely,

Name MALCOLM TAYLOR
Address 610 VALLEY LANE
Towson, MD. 21286
Telephone (410) 828-6179
Date 8/17/95

Sincerely,

Name Robert and Gayle Voigt
Address 604 Lake Drive, Balt MD 21226
Telephone (410) 823-4641
Date 8/17/95

Sincerely,

Name John J. Scarborough
Address 1202 Stevenson Ave 21286
Telephone 410-823-6062
Date 8/17/95

NOTE

8/19/95

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

I was recently informed that the Exxon station located at Goucher Blvd. and Putty Hill Rd. has requested a special exception to put a car wash on the property. This letter informs you of my opposition to that plan. I ask that my objection be placed in the case file.

The Exxon Corporation submitted a plan to the County in 1989 which included a car wash. The Zoning Commission denied the Special Exception on June 1, 1989. Exxon then appealed the decision with a new plan which eliminated the car wash. They were then granted the Special Exception despite our community's opposition.

As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Sincerely,

Name John W. Perry
Address 502 FOREST LANE
Towson, Maryland
Telephone 825-1422
Date

Sincerely,

Name 625 Valley Lane
Address Towson, MD 21286
Telephone 494-9665
Date 8/17/95

Sincerely,

Name Paul Wilson
Address 619 Lake Drive 21286
Telephone 321-7740
Date 8/17/95

Name Alex P. Tang (ALEX P. TANG)
Address 1 JACOB LANE 21286
Telephone (410) 828-1741
Date 8/17/95

Sincerely,

Name Richard Armstrong
Address 612 Valley Lane 21286
Telephone 410-583-8140
Date 8-17-95

28

ACORN
D.R. 16
D.R. 35
D.R. 16
D.R. 2
D.R. 55
BL-CC
BL-CS
PUTTY HILL AVENUE
GOUCHER
EUDOWOOD PLAZA SHOPPING CENTER
CALVERT HALL HIGH SCHOOL

SCALE: 1"=200'
DATE: 7/20/95
DR. BY: CH. BY
PAE: MPO
PLAT NO.: JOB NO.
EKS JR. 95147.00
5872/443

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS-ARCHITECTS-SURVEYORS
5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014-0727
(410)838-7900 (410)878-2090

EXXON
ZONING MAP
800 GOUCHER BLVD.
TOWSON, BALT CO. MARYLAND

FELLOWSHIP COMMUNITY ASSOCIATION, INC.
1211 Stevenson Lane
Towson, MD 21286

Mr. G. Scott Barhight
Whiteford, Taylor and Preston, P.A.
210 W. Pennsylvania Ave.
Towson, MD 21204

October 2, 1995

Dear Mr. Barhight,

RE: Request for Special Exception
Exxon Station
800 Goucher Blvd.
Towson, MD 21286
Case No. 96-29-SPHX Item 28

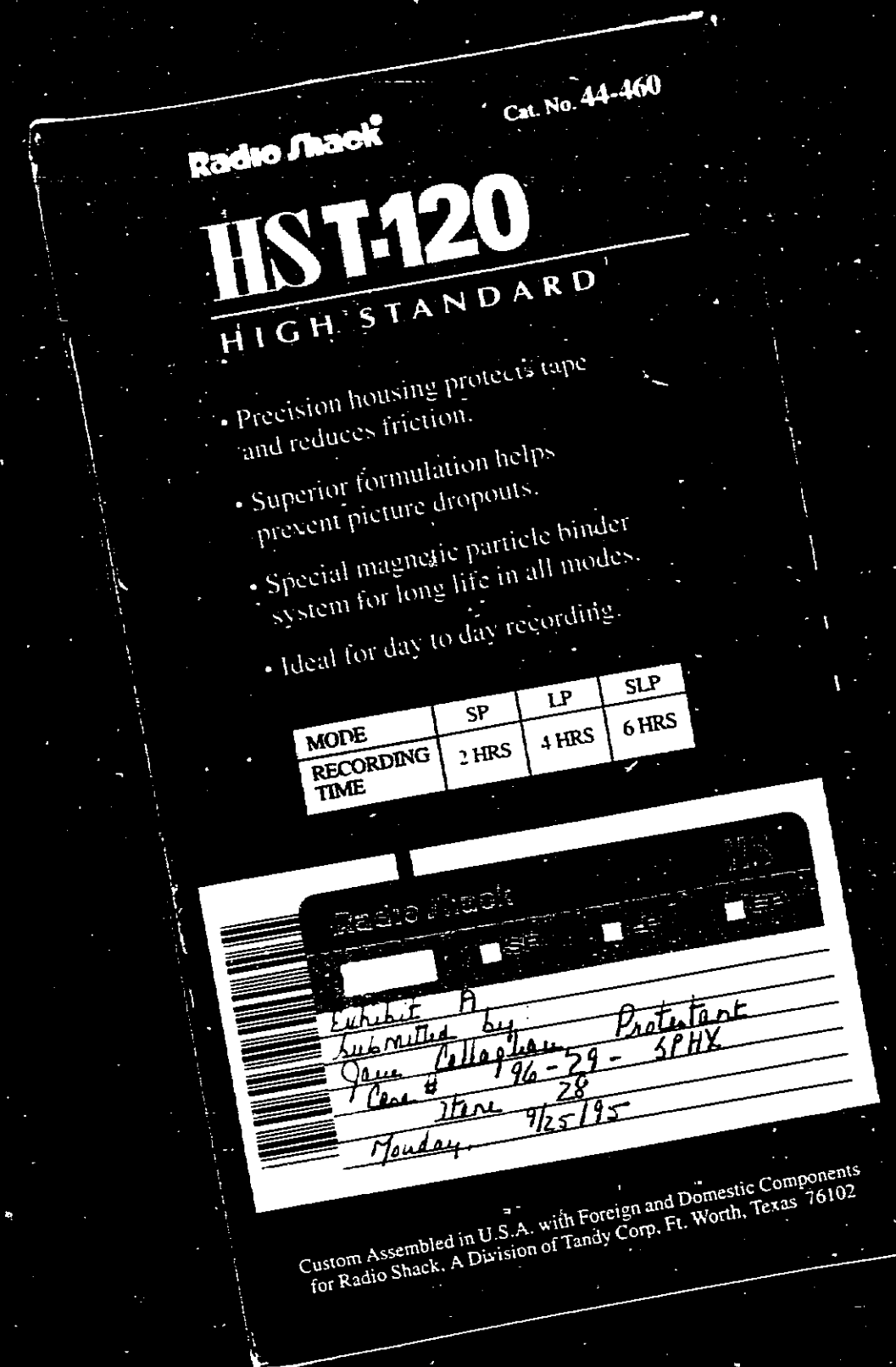
Per your request, enclosed, please find a copy of the videotape which was shown during the 9/25/95 hearing.

Sincerely,

Jane E. Callaghan
President

HAND DELIVERED 10/2/95

cc: Timothy Kotroco, Office of Zoning Commissioner



2

AREA 6 RATING A

Immore County Department of Mental Protection & Resource Management
RECORD OF INVESTIGATION

LOCATION: Exon - Goucher Blvd & Putty Hill Ave
OWNER: D
OCCUPANT: D
COMPLAINANT: D
REASON FOR INVESTIGATION: Rat harborage behind the station's retaining wall adjacent to the apartment complex
RECEIVED BY: YSD DATE: 3-23-94 ASSIGNED TO: Ground DATE: 3-23-94
DATE OF INVESTIGATION: 3-23-94 TIME: WEATHER: D
REPORT: An investigation was conducted at the hillside and retaining wall also located behind the Exon Gas Station - 800 Goucher Blvd.
The inspection revealed that there were numerous rat burrows on the hillside and the rats were using the drainage pipes in the retaining wall as denways.
The president of Putnam, who owns/operates the gas station is Mickey Marino, his telephone number is 752-0190 (513 W. Mulberry St.), 821-6190 (1800 Hare Blvd) and 823-4005 (home).
3-23-94 The writer spoke with Mrs Joan Spillman, Resident Manager of Courthouse Square Apartments. She stated that the apartment complex property line stops at the street from. Therefore, the hillside belongs to Exon.
DATE SUBMITTED: SANITARIAN:

#3

ZONING VIOLATION INSPECTION RECORD
Date: 3-10-94 Inspector: Tim Fitts No. C-27/442
Zoning: BL-CSA Location: 800 Goucher Blvd
District: Int./Landmark
Source: In-Person ☒ Telephone ☐ Letter ☐ Pick-Up ☐
Structure: Apartment ☐ Dwelling ☐ Other ☐
Complainant: Panzer Management Phone: 828-4400
Address: Courthouse Square
504 Mockingbird Ln Towson MD 21204
Attorney: Joan Spillman, Resident Manager
Address: Putty Hill Ave Towson MD 21204
Occupant: Exon Corporation Phone: 1200 Smith St.
Address: 11350 A Corner Road House #1 77002
Attorney: JAL Acc # 03330429
DETAILS OF COMPLAINT:
Station currently is in operation 24/7
Violation of public hearing 89-471 SPAXA
INSPECTOR'S REPORT
INITIAL INSPECTION Day: Date: Time:
Probable Violation: Yes ☐ No ☐ Section(s):
Non-Conforming Use Claimed: Yes ☐ No ☐ Year:
Correction letter issued per initial complaint. Day Card - Correction: No. Photos:
RE-INSPECTION Day: Date: Time:
4/19/94 - My March 29, 94 letter to Texas just close case (1) was received by the Maryland Division. Set for hearing (1) thus extension was granted. No. Photos:
RE-INSPECTION Day: Date: Time:
PROTESTANT'S EXHIBIT NO. 3
No. Photos:

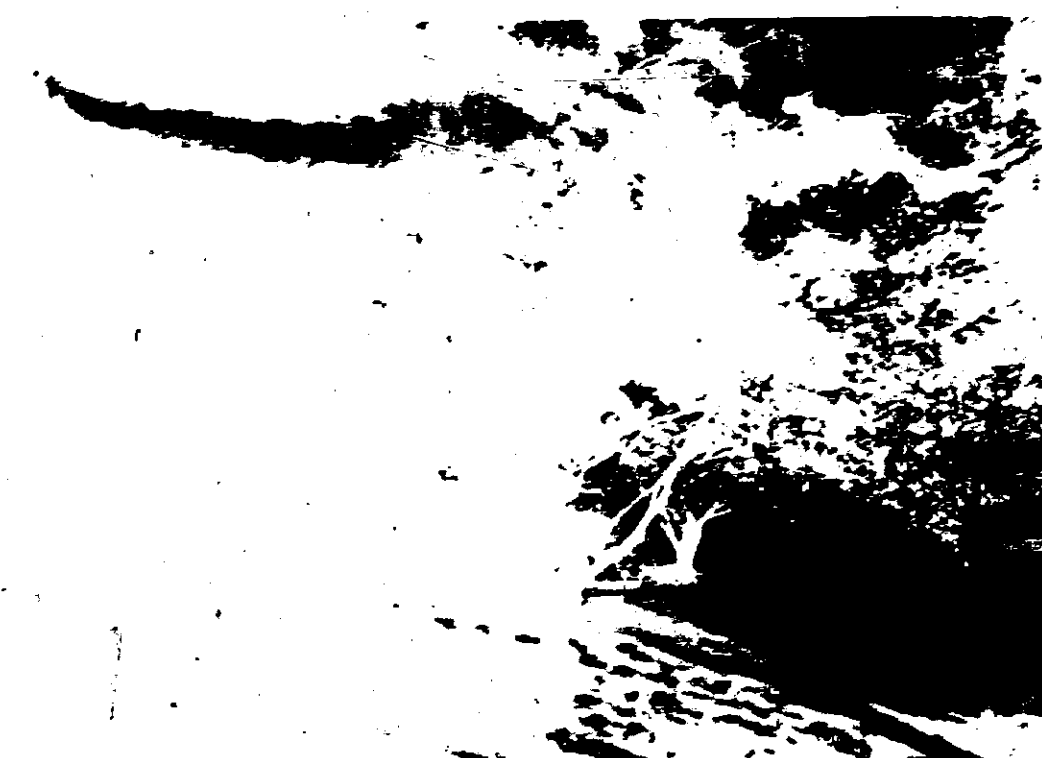
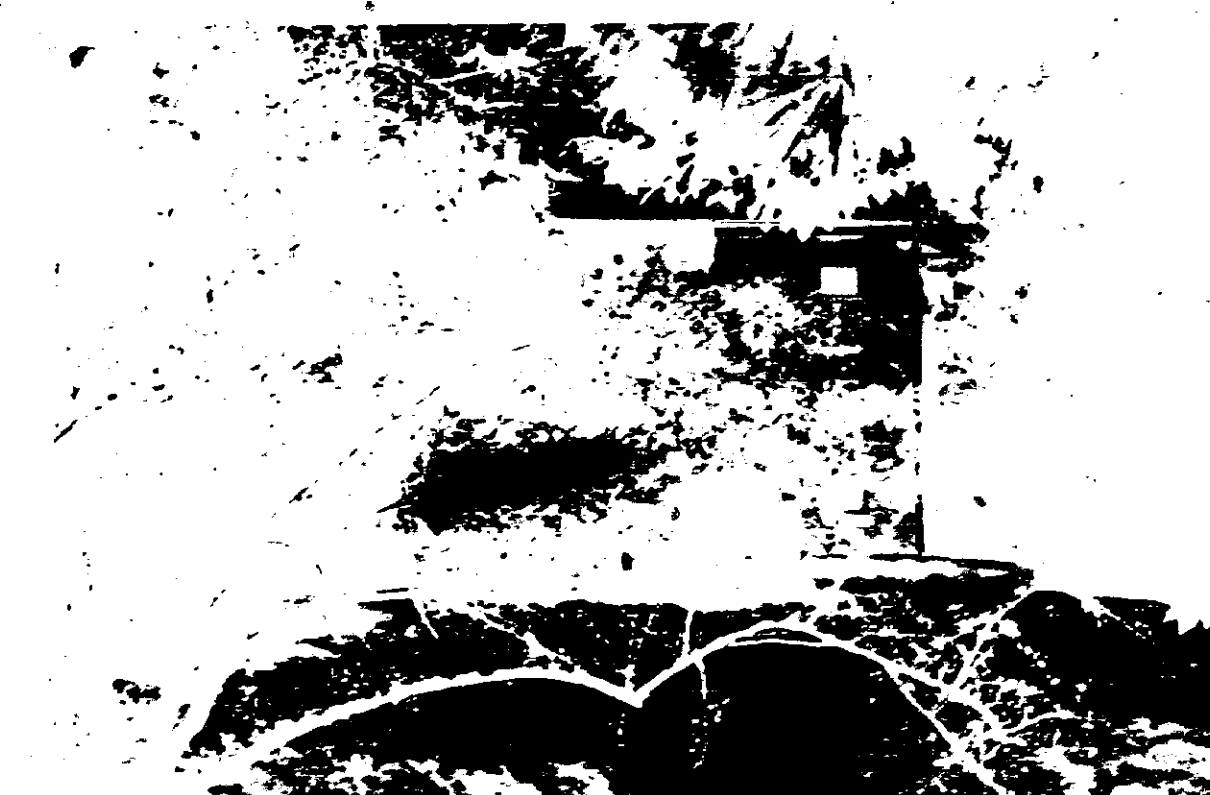
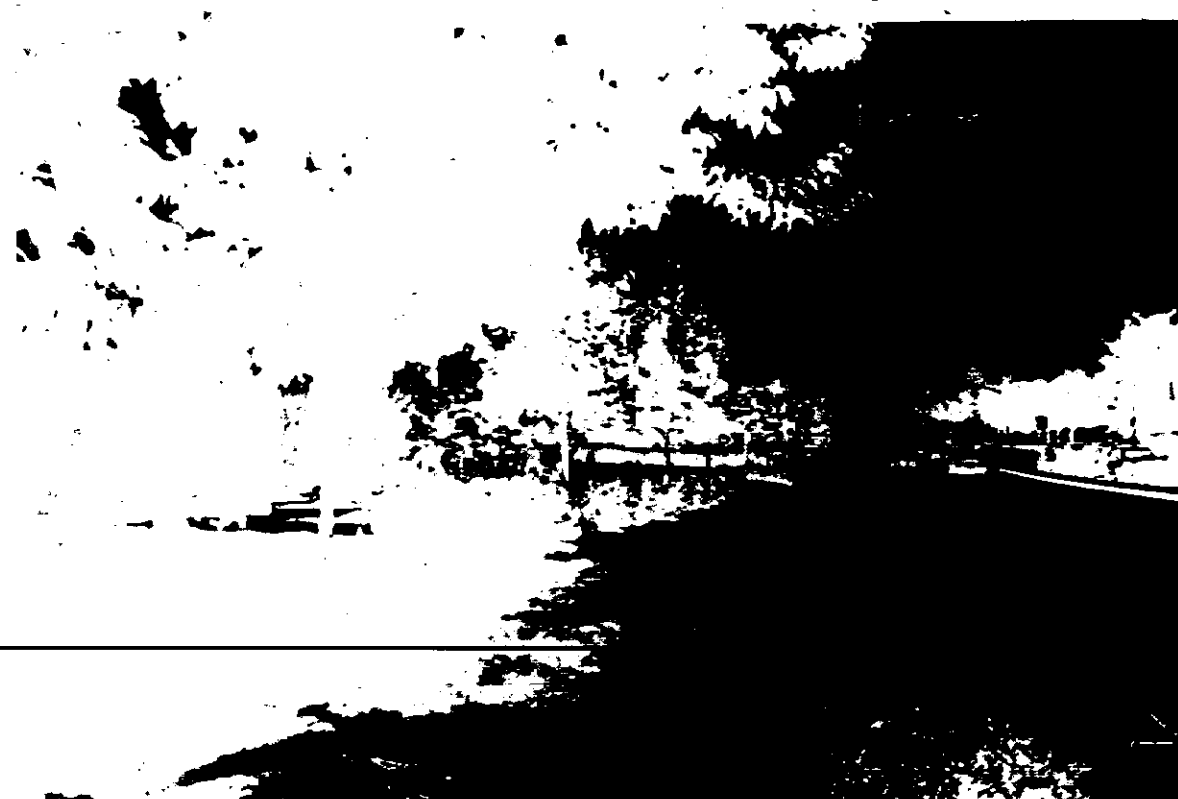
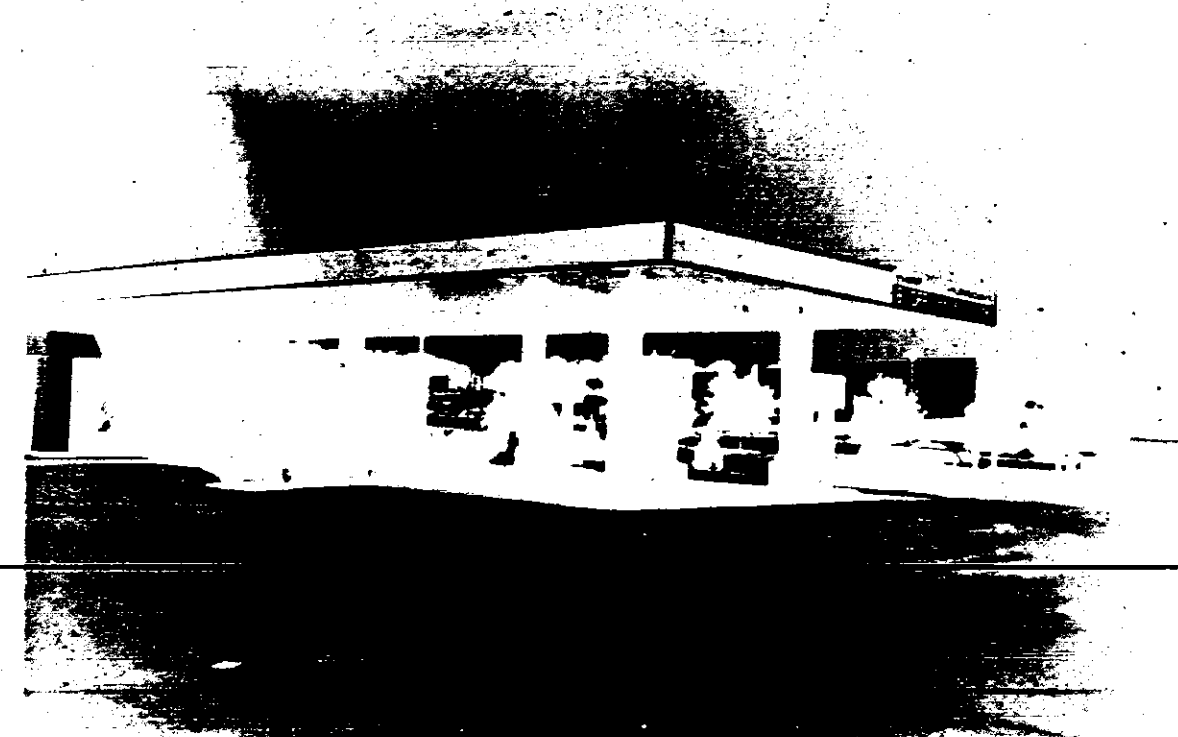
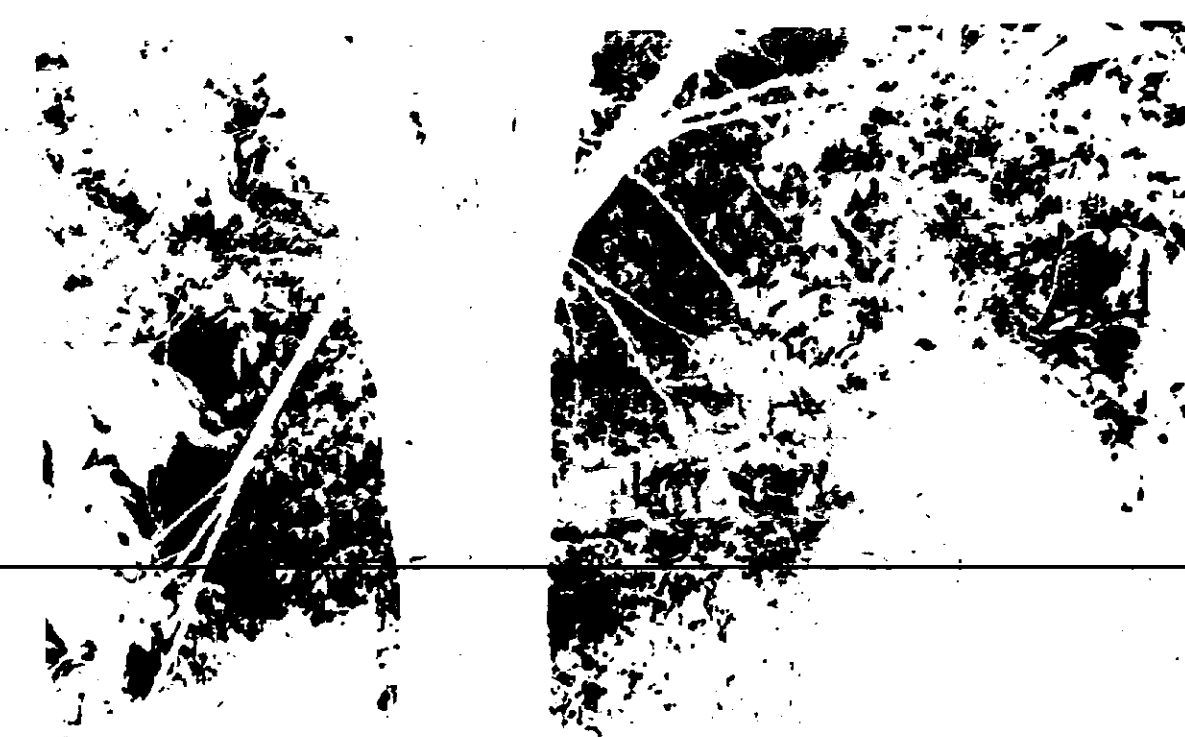
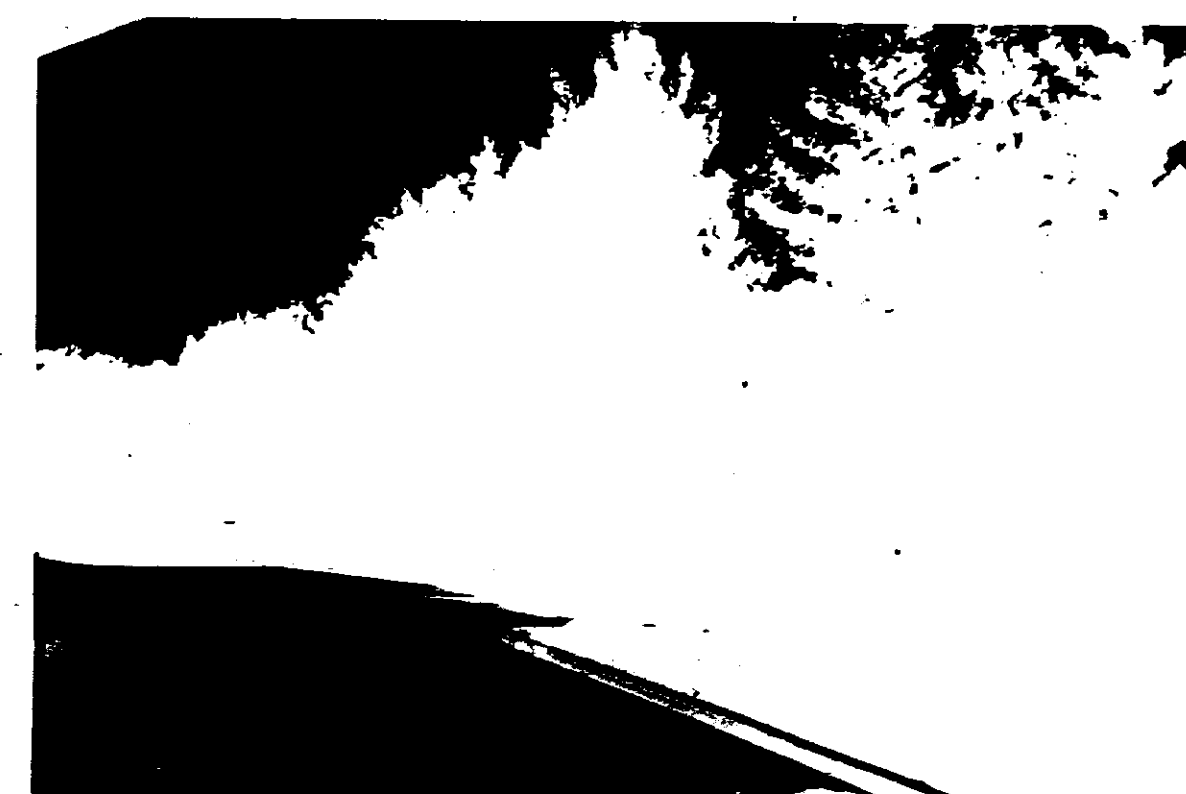
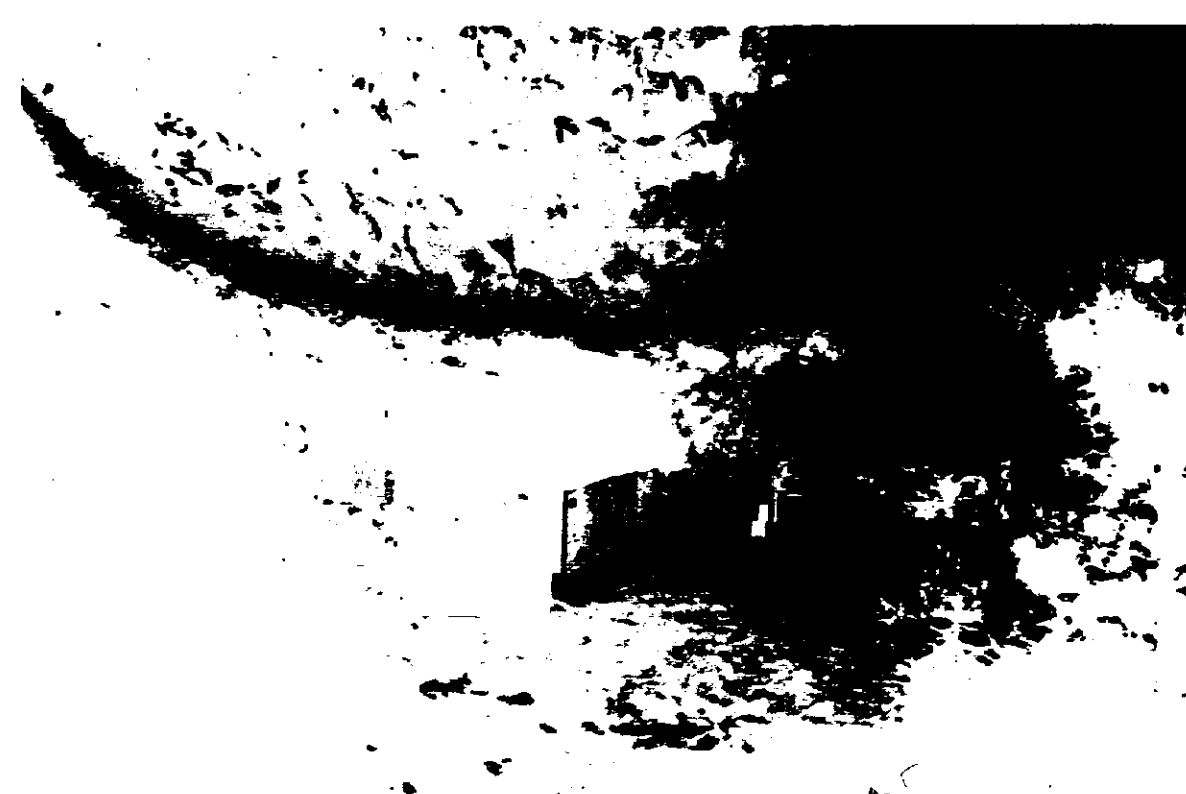
Comment withdrawn
@ 9:30 on 9/25/95

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Arnold Jablon, Director, PDM
FROM: Pat Keller, Director, OP 151
SUBJECT: 800 Goucher Blvd.
INFORMATION:
Item Number: 28
Petitioner: Exxon Corporation
Property Size:
Zoning: BL-AS
Requested Action: Special Hearing and Special Exception
Hearing Date: 9/25/95
DATE: September 8, 1995
PETITIONER'S EXHIBIT 5
The following comments are based upon a revised site plan dated 4/17/95, distributed at the hearing on 9/5/95 also known as Petitioner's Exhibit 2
RECOMMENDATIONS:
As previously stated, the applicant requests a special hearing to make amendments to the previously approved plans in Case Nos. 65-240RX, 88-324A and 89-471SPHXA, and a special exception for a fuel service station use-in-combination with a roll-over car wash. It appears that several variances are needed as well; a variance to the number of stacking spaces, 15' landscape transition area and aisle width.
The subject site is located within the Towson Community Plan area and is designated as a Community Conservation Area, Outer Neighborhood. The plan recommends "waivers of standards should be permitted only when of clear benefit to the neighborhood."
It appears that the proposed roll-over car wash does not comply with Section 419 of the Baltimore County Zoning Regulations with regard to stacking spaces, on-site circulation, landscape transition area and facade treatment. Pursuant to Section 419.3A.1 of the B.C.Z.R., nine stacking spaces shall be provided per roll-over car wash tunnel; however, only eight have been shown on the plan. Additionally, Section 419.3B of the B.C.Z.R. indicates that "all parking spaces shall be located to avoid conflict with on-site circulation patterns." The proposed parking layout, car wash stacking and fuel servicing areas have the potential for vehicular conflict due to circulation patterns. This is exacerbated by the dumpster location and a narrow 11' driveway between the pump island and the dumpster at a critical point on the site. The 15' landscape transition area has been reduced to 10'-11' due to the relocation of concrete curb and gutter (in the vicinity of stacking spaces 6, 7 and 8).

EXXON COMPANY, U.S.A. PETITIONER'S EXHIBIT 6
MEMORANDUM
VIA FACSIMILE
September 1, 1995
TO: Scott Barhight, Whiteford, Taylor & Preston - (410)332-2015 fax
Tim Madden, Morris & Ritchie Assoc. - (410)821-1748 fax
Wes Guckert, The Traffic Group - (410)321-8458 fax
Tim Whittle, Frederick Ward & Assoc.
FROM: Mike Specht
Market Investment Engineer - GREENBELT SOUTH
RE: RAS #2-7887 - Goucher Blvd., Towson, MD
Car Wash Information
After speaking with Larry Marino on Tuesday, he decided to use either the Ryko touchless or PDQ Laser 4000 touchless car wash systems. Attached is information on both systems which includes the following:
• Water usage and recycle efficiencies
• Wash times for different grades of washes
• Correlation of # of washes to gasoline volumes
• Percentage breakdown of different grades purchased
• Percentage breakdown of washes purchased through daily and weekly cycles (FDQ only - should be typical)
• Noise chart (Ryko only - should be typical for standard dryer unit)
I hope this information helps in completing your testimony materials. If necessary, I would assume that the new volume for this store after the car wash is installed will be between 150 and 160 Kgal/month, up from the current 130 Kgal/month.
Should you have any questions or require any additional information, please call me at (301)513-7511.
Attachments
c: Larry Marino, Dealer
A DIVISION OF EXXON CORPORATION

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Arnold Jablon, Director, PDM
FROM: Pat Keller, Director, OP 151
SUBJECT: 800 Goucher Blvd.
INFORMATION:
Item Number: 28
Petitioner: Exxon Corporation
Property Size:
Zoning: BL-AS
Requested Action: Special Hearing and Special Exception
Hearing Date: / /
SUMMARY OF RECOMMENDATIONS:
The applicant requests a special hearing to make amendments to the previously approved plans in Case Nos. 65-240RX, 88-324A and 89-471SPHXA, and a special exception for a fuel service station use-in-combination with a roll-over car wash.
The subject site is located within the Towson Community Plan area and is designated as a Community Conservation Area, Outer Neighborhood.
Based upon a site visit and a review of Section 502 of the B.C.Z.R., staff believes the proposed car wash at this particular location would cause traffic congestion and would be detrimental to the health, safety and welfare of the adjacent communities. Ingress and egress to the car wash is difficult for west bound and east bound traffic. Due to the median along Putty Hill Avenue, traffic travelling from the west must enter the site from Goucher Blvd. after making a U-turn. Traffic may only make a right turn in and out of the Putty Hill Avenue access point.
Vehicles travelling eastbound on Putty Hill Avenue must exit on Goucher Blvd., and then cross three lanes of traffic to make a left turn at the traffic signal, located approximately 120 feet away.
DATE: October 31, 1995
Chad 96-29-SPHX 11/6/95
PT EX 7
ITEM28/PZONE/ZAC1

Philips
Exhibits 1A-
4V
96-59-571X





VICINITY MAP
SCALE: 1" = 2000'

PERMITTED 3 SIGNS TOTALLING 100 SF.
6-1-87 PETITION DENIED BY ZONING COMMISSIONER.
6-30-87 APPEAL FILED BY PETITIONER.
1-16-90 PETITION FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE.
SPECIAL EXCEPTION FOR CAR WASH WITHDRAWN. VARIANCE FOR 10 SIGN WITH TOTAL OF 1254 SQUARE FEET.
2-23-90 SPECIAL EXCEPTION TO HAVE A FOOD STORE IN COMBINATION WITH AN AUTOMOBILE SERVICE STATION (GAS-AND-GO). GRANTED WITH THE FOLLOWING RESTRICTIONS:
1) THAT THE OPERATION OF THIS BUSINESS BE LIMITED TO THE HOURS WHICH FALL BETWEEN 6:00 A.M. AND 12:00 MIDDNIGHT.
2) THAT NO VIDEO GAMES OR OTHER AMUSEMENT DEVICES BE ALLOWED IN THE CONVENIENCE STORE PREMISES.
3) THAT PROPER TRASH RECEPTACLES BE LOCATED BOTH INSIDE AND OUTSIDE THAT CONVENIENCE STORE.
4) THAT AFTER THE HOURS OF OPERATION OF THEIR FACILITY, THE LIGHTING ON THE SITE IS LIMITED TO ONLY THAT NECESSARY FOR THE SECURITY OF THE PREMISES.
VARIANCE TO ALLOW AN ADDITIONAL SIGN ON THE FREESTANDING SIGN, THAT NEW SIGN TO BE 14 SQUARE FEET WITH THE WORD "SHOP" GRANTED.
FOUR SIGNS PROPOSED WHICH WOULD BE LOCATED ON THE PUMPING STATIONS FACING THE ROADWAY - GRANTED.
3-14-90 ORDER FOR APPEAL FILED IN THE CIRCUIT COURT, BALTIMORE COUNTY BY J. PATRICK STRONGER, JR. ESQUIRE ON BEHALF OF FELLOWSHIP FOREST COMMUNITY ASSOCIATION. PETITIONER TO ACCOMPANY APPEAL ALSO FILED.
6-29-90 ORDER OF THE CIRCUIT COURT AFFIRMING BOARD'S FEBRUARY 2ND OPINION AND ORDER. (JUDGE JAMES T. SMITH, JR.)
3-8-91 LETTER TO W. CARL RICHARDS OF THE BALTIMORE ZONING OFFICE FROM ANTHONY J. DIFALUA OF COVATY AND ROZZER, P.A. CONCERNING THE 14 SQ. FT. ANCILLARY SIGN. THE FOLLOWING IS A SUMMARY OF THE LETTER:
"MR. DIFALUA FELT IN REVIEWING THE OPINION AND ORDER, THE BOARD CLEARLY APPROVED THE ADDITIONAL SIGN WITH... THAT NEW SIGN TO BE 14 SQUARE FEET. IT WAS AT ALL TIMES PROPOSED AS TWO SIDED AND CANNOT BE ADDED ANY OTHER WAY. FURTHER, THE EXPRESS GRANTING OF THE VARIANCE FOR THE SIGN IMPLIES THAT THE TOTAL SQUARE FOOTAGE OF ALL THE SIGNS REQUESTED IS GRANTED. THE PLAN ALSO SHOWS THE SIGN AS NOTHING BUT TWO SIDED.
FURTHERMORE, MR. DIFALUA STATED THAT MR. ARNOLD FORMAN, THE BOARD CHAIRMAN, LOOKED AT THE SITUATION AND UNDOUBTFULLY STATED THAT THE BOARD INTENDED TO APPROVE THE SIGN AS TWO SIDED AS REQUESTED. CONSIDERING THE ORDER WOULD BE UNQUESTIONABLY CLEAR IF IT SAID... THAT NEW SIGN TO BE 14 SQUARE FEET (PER SIDE), BUT HE ADDED THAT SINCE IT ALSO DOES NOT STATE THAT THE SIGN IS TWO SIDED APPROVED, COUPLED WITH FACT THAT IT DOES STATE THAT THE REQUEST FOR VARIANCE TO ALLOW... IS HEREBY GRANTED, THE BOARD INTENT SHOULD BE CLEAR ENOUGH."

1. ZONING REQUESTS ANTICIPATED
2. AMEND PREVIOUSLY APPROVED SPECIAL EXCEPTION TO ALLOW ANCILLARY CAR WASH
3. PREVIOUS COMMERCIAL TERMS:
1. PERMIT NO. 9449, TANK PERMIT
2. PERMIT NO. 907792, BUILDING PERMIT

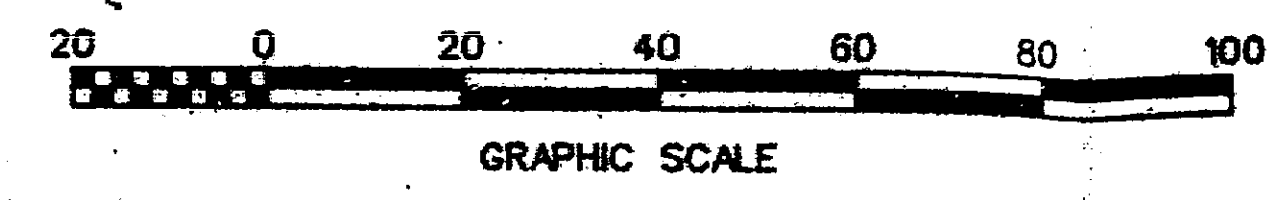
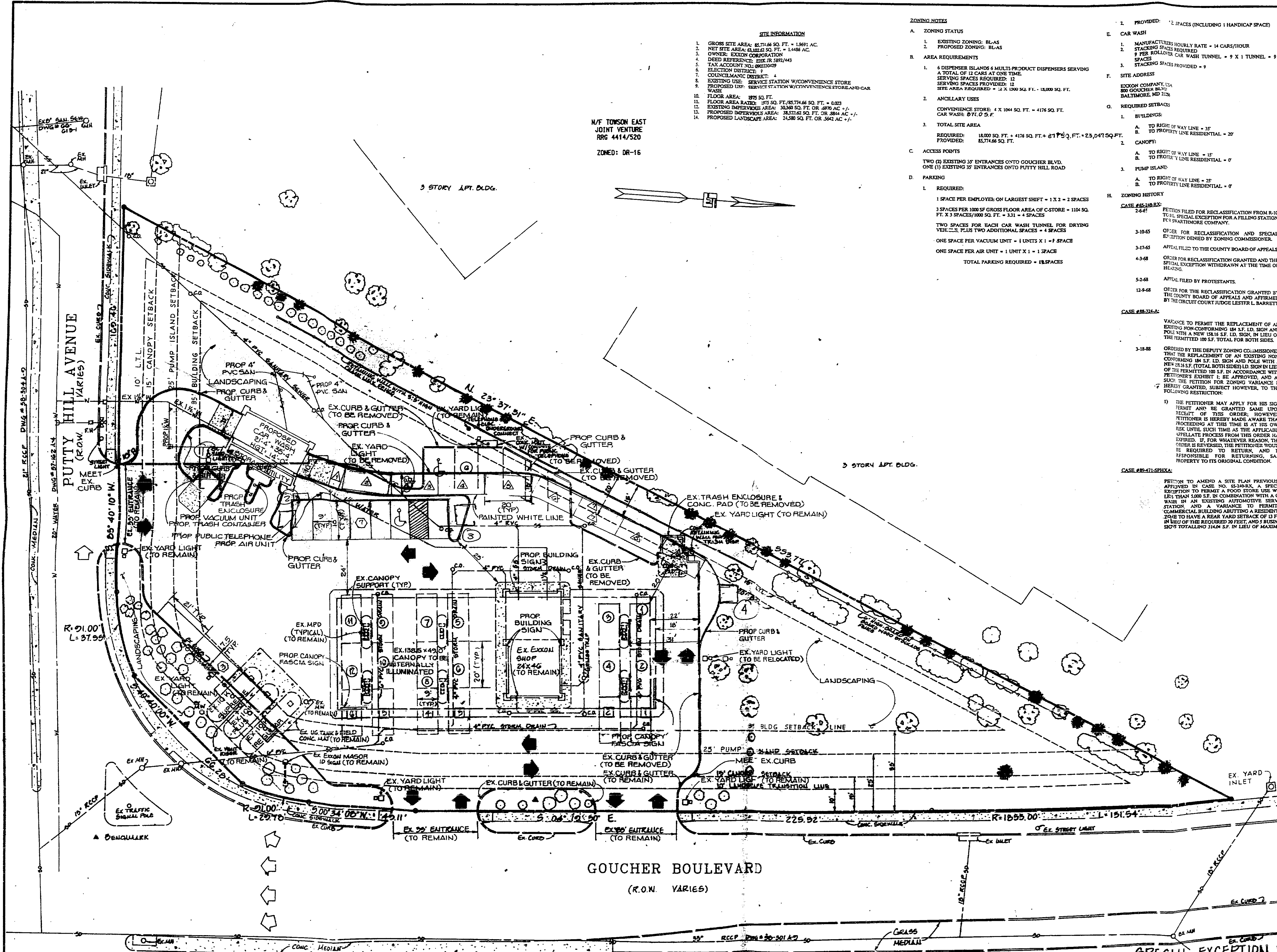
PETITIONER'S EXHIBIT 3
LEGEND

1	MPD WAITING
2	MPD SERVICING
3	STAGING SPACES FOR CAR WASH
4	PARKING SPACES
5	FLOW OF TRAFFIC (NOT STRIPED)

PROJECT NO. 95147.00
DISC. NO. 2-7887
RAS. NO. 01 OF 03

SITE INFORMATION
1. GROSS SITE AREA: 85,746 SQ. FT. = 1.969 AC.
2. NET SITE AREA: 61,822 SQ. FT. = 1.408 AC.
OWNER: EXXON CORPORATION
DEED REFERENCE: DEED IN 389/443
TAX ACCOUNT NO. 00150495
ELECTION DISTRICT: 4
COUNCILMANIC DISTRICT: 4
EXISTING USE: SERVICE STATION W/CONVENIENCE STORE AND CAR WASH
PROPOSED USE: SERVICE STATION W/CONVENIENCE STORE AND CAR WASH
FLOOR AREA: 175,500 SQ. FT.
FLOOR AREA RATIO: 175,500 SQ. FT. / 85,746 SQ. FT. = 2.046
EXISTING IMPERVIOUS AREA: 10,500 SQ. FT. OR .490 AC. +/-
PROPOSED IMPERVIOUS AREA: 38,522 SQ. FT. OR .884 AC. +/-
PROPOSED LANDSCAPE AREA: 25,580 SQ. FT. OR .584 AC. +/-
ZONED: DR-16

- ZONING NOTES
A. ZONING STATUS
1. EXISTING ZONING: BL-AS
2. PROPOSED ZONING: BL-AS
B. AREA REQUIREMENTS
1. 4 DISPENSER ISLANDS 6 MULTI-PRODUCT DISPENSERS SERVING A TOTAL OF 12 CARS AT ONE TIME.
SERVING SPACES REQUIRED: 12
SERVING SPACES PROVIDED: 12
SITE AREA REQUIRED = 2 X 100 SQ. FT. = 10,000 SQ. FT.
2. ANCILLARY USES
CONVENIENCE STORE: 4 X 100 SQ. FT. = 400 SQ. FT.
CAR WASH: 874.0 SQ. FT.
C. ACCESS PORTS
TWO (2) EXISTING 3' ENTRANCES ONTO GOUCHER BLVD.
ONE (1) EXISTING 3' ENTRANCES ONTO PUTTY HILL ROAD
D. PARKING
1. REQUIRED:
1 SPACE PER EMPLOYEE ON LARGEST SHIFT = 1 X 2 = 2 SPACES
3 SPACES PER 100 SF GROSS FLOOR AREA OF C-STORE = 1104 SQ. FT. X 3 SPACES/100 SQ. FT. = 331 = 4 SPACES
TWO SPACES FOR EACH CAR WASH TUNNEL FOR DRIVING VEHICLES, PLUS TWO ADDITIONAL SPACES = 4 SPACES
ONE SPACE PER VACUUM UNIT = 1 UNIT X 1 = 1 SPACE
ONE SPACE PER AIR UNIT = 1 UNIT X 1 = 1 SPACE
TOTAL PARKING REQUIRED = 18 SPACES
2. PROVIDED:
2 SPACES (INCLUDING 1 HANDICAP SPACE)
E. CAR WASH
1. MANUFACTURER'S HOURLY RATE = 14 CARS/HOUR
2. STAGING SPACES REQUIRED
9 PER HOV-2 CAR WASH TUNNEL = 9 X 1 TUNNEL = 9 SPACES
STAGING SPACES PROVIDED = 9
F. SITE ADDRESS
EXXON COMPANY, USA
800 GOUCHER BLVD.
BALTIMORE, MD 21201
G. REQUIRED SETBACKS
1. BUILDINGS
A. TO RIGHT OF WAY LINE = 35'
B. TO PROPERTY LINE RESIDENTIAL = 20'
2. CANOPY
A. TO RIGHT OF WAY LINE = 15'
B. TO PROPERTY LINE RESIDENTIAL = 0'
3. PUMP ISLAND
A. TO RIGHT OF WAY LINE = 35'
B. TO PROPERTY LINE RESIDENTIAL = 0'
H. ZONING HISTORY
CASE #65-218-8X
2-6-81 PETITION FILED FOR RECLASSIFICATION FROM R-10 TO BL-AS. SPECIAL EXCEPTION FOR A FILLING STATION FOR SPARTANORE COMPANY.
3-10-85 ORDER FOR RECLASSIFICATION AND SPECIAL EXCEPTION DENIED BY ZONING COMMISSIONER.
3-15-85 APPEAL FILED TO THE COUNTY BOARD OF APPEALS.
4-3-88 ORDER FOR RECLASSIFICATION GRANTED AND THE SPECIAL EXCEPTION WITHDRAWN AT THE TIME OF HEARING.
5-2-88 APPEAL FILED BY PETITIONER.
12-4-88 ORDER FOR THE RECLASSIFICATION GRANTED BY THE COUNTY BOARD OF APPEALS AND AFFIRMED BY THE CIRCUIT COURT JUDGE LESTER L. BARRETT.
CASE #68-374-8A
VARIANCE TO PERMIT THE REPLACEMENT OF AN EXISTING NON-CONFORMING 14 SQ. FT. LD. SIGN AND POLYMER A NEW 14 SQ. FT. LD. SIGN IN LIEU OF THE EXISTING 100 SF. TOTAL FOR BOTH SIGNS.
3-18-88 ORDERED BY THE DEPUTY ZONING COMMISSIONER THAT THE REPLACEMENT OF AN EXISTING NON-CONFORMING 14 SQ. FT. LD. SIGN AND POLYMER A NEW 14 SQ. FT. LD. SIGN IN LIEU OF THE EXISTING 100 SF. TOTAL FOR BOTH SIGNS BE GRANTED. THE PETITIONER'S EXHIBIT 1, BE APPROVED, AND AS SUCH, THE PETITION FOR ZONING VARIANCE IS HEREBY GRANTED, SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTIONS:
1) THE PETITIONER MAY APPLY FOR HIS SIGN PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER. HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT ROSEBUD AT THE TIME IS AT HIS OWN RISK UNTIL SUCH TIME AS THE APPLICABLE UTILITY PROCESS FROM THE ORDER HAS EXPIRED. IN FOR WHATEVER REASON, THIS ORDER IS REVOKED, THE PETITIONER WOULD BE REQUIRED TO RETURN AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
CASE #69-471-SH-1A
PETITION TO AMEND A SITE PLAN PREVIOUSLY APPROVED IN CASE NO. 65-218-8X. A SPECIAL EXCEPTION TO PERMIT A FOOD STORE USE WITH LESS THAN 1000 SF. IN COMBINATION WITH A CAR WASH IN AN EXISTING AUTOMOBILE SERVICE STATION. AND A VARIANCE TO PERMIT A COMMERCIAL BUILDING ADJACENT TO A RESIDENTIAL ZONE TO HAVE A REAR YARD SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 30 FEET AND BUSINESS SIGNS TOTALLING 144 SQ. FT. IN LIEU OF MAXIMUM



OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 200
GREENBELT, MARYLAND 20770
PHONE: 410/313-7511
ATTN: MR. MIKE SPECHT

FREDERICK WARD ASSOCIATES INC.
ENGINEERS
300 SOUTH MAIN STREET
6400 638-7800

WARD ASSOCIATES INC.
ARCHITECTS
821 N. MARYLAND
4100 678-2080

DATE	REVISIONS	BY	CHK.

SPECIAL EXCEPTION WITH SPECIAL HEARING

EXXON COMPANY, U.S.A.
Marketing Department
DATE: 04/17/1995
DRAWN BY: PAF
CHK. BY: TAE
SCALE: 1" = 20'

SITE PLAN
800 GOUCHER BLVD.
3rd ELECTION DISTRICT 4th COUNCIL DISTRICT
BALTIMORE COUNTY

PROJECT NO. 95147.00
DISC. NO. 2-7887
RAS. NO. 01 OF 03



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 11, 1996

G. Scott Barhight, Esquire
David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & SPECIAL EXCEPTION
NW/corner Goucher Blvd. & Putty Hill Ave.
(800 Goucher Boulevard)
9th Election District - 4th Councilmanic District
Exxon Corporation - Petitioner
Case No. 96-29-SPHX

Dear Messrs. Barhight & Gildea:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The petitions for Special Hearing and Special Exception have been denied in accordance with the attached Order.

In the event any party finds the decision rendered is 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Michael J. Specht, Exxon Corporation
6301 Ivy Lane, Suite 700, Greenbelt, Md. 20770

Ms. Jane Callaghan, 1211 Stevenson Lane, Towson, Md. 21286
Ms. Nancy Reigle, 701 Hillen Road, Towson, Md. 21286
Mr. Leon J. Rozankowski, 1606 Thetford Road, Towson, Md. 21286
Ms. Laura Friedman, 804 Mockingbird Lane, #103, Towson, Md. 21286
Mr. Howard Heiss, Jr., 1206 Stevenson Lane, Towson, Md. 21286
Ms. Vera Otter, 1204 Stevenson Lane, Towson, Md. 21286

People's Counsel: Case File



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 800 Goucher Boulevard
which is presently zoned DR-16

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated 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.

Amendments to the previously approved plans in cases nos. 65240RX, 88-324A, and 89-471SPHX.

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.

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.

Legal Owner(s):

Exxon Corporation

(Type or Print Name)

Signature

Michael J. Specht

(Type or Print Name)

Signature

6301 Ivy Lane, Suite 700 (301) 513-7511

Greenbelt, MD 20770

City Name, Address and phone number of representative to be contacted.

Whiteford, Taylor & Preston

210 W. Pennsylvania Avenue, 4th Fl.

Towson, MD 21204 (410) 832-2000

ESTIMATED LENGTH OF HEARING: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 1995

NOTICE OF REASSIGNMENT

Continued from 9/25/95
CASE NUMBER: 96-29-SPHX (Item 28)
800 Goucher Boulevard
NWC Goucher Boulevard and Putty Hill Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): Exxon Corporation

Special Hearing to approve amendments to the previously approved plans in cases Nos. 62-240-RX, 88-324-A, and 89-471-SPHX.
Special Exception for a fuel service station use-in-combination with a roll-over car wash.

HEARING: MONDAY, NOVEMBER 6, 1995 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson MD 21204.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

cc: Tim Madden/Morris & Ritchie/110 West Rd #105/Towson 21204
Wes Guckert/40 W Chesapeake Ave #600/Towson 21204
Tim Whittle/Frederick Ward Assoc./5 S. Main St/Del Air 21014
Mike Specht/6301 Ivy Lane/4700/Greenbelt MD 20770
David Gildes/G. Scott Barhight/210 W. Pennsylvania Ave/21204
Lawrence W. Marino/150 Warwick Dr/Lutherville 21093
Jeff Long/E Mail
Mary Ginn/606 Horncrest Rd/Towson 21204
Jane Callaghan/1211 Stevenson Lane/Towson 21286
Nancy Reigle/701 Hillen Rd/Towson 21286
Howard Heiss, Jr/1206 Stevenson Lane/Towson 21286
Laura Friedman/804 Mockingbird Lane #103/Towson 21286
Leon Rozamkowski/1606 Thetford Rd/Towson 21286



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1995

G. Scott Barhight, Esquire
210 W. Pennsylvania Ave, 4th floor
Towson, Maryland 21204

RE: Item No.: 28
Case No.: 96-29-SPHX
Petitioner: Exxon Corporation

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Aug. 14, 1995
Zoning Administration and Development Management

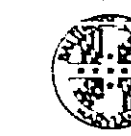
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for August 14, 1995
Item 028

The Development Plans Review Division has reviewed the subject zoning item. If the Special Exception is granted, the existing landscaping in conjunction with the proposed landscaping plan, exceeds the minimum requirements of the Landscape Manual.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-1500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 07, 1995.

Item No.: SEE BELOW Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS (28,30,31,32,33,34,35,36,37,38,39,41 AND 42.

RECEIVED
AUG 11 1995

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 687-4881, MS-110EF

cc: File

ZADM



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 028(WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: August 30, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 800 Goucher Blvd.

INFORMATION:

Item Number: 28

Petitioner: Exxon Corporation

Property Size: _____

Zoning: BL-AS

Requested Action: Special Hearing and Special Exception

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The applicant requests a special hearing to make amendments to the previously approved plans in Case Nos. 65-240RX, 88-324A and 89-471SPHX, and a special exception for a fuel service station use-in-combination with a roll-over car wash.

The subject site is located within the Towson Community Plan area and is designated as a Community Conservation Area, Outer Neighborhood. The plan recommends "waivers of standards should be permitted only when of clear benefit to the neighborhood."

It appears that the proposed roll-over car wash does not comply with Section 419 of the Baltimore County Zoning Regulations with regard to stacking spaces, on-site circulation, building setback and facade treatment. Pursuant to Section 419.3A.1 of the B.C.Z.R., nine stacking spaces shall be provided per roll-over car wash tunnel, however, only eight have been shown on the plan. Additionally, Section 419.3B of the B.C.Z.R. indicates that "all parking spaces shall be located to avoid conflict with on-site circulation patterns." The proposed parking layout, car wash stacking and fuel servicing areas have the potential for vehicular conflict due to circulation patterns. Further, a review of the plan reveals a deficient setback to the adjacent DR-16 zoned apartment complex. General design guidelines outlined in Section 419.4B of the B.C.Z.R. must also be met.

Based upon a site visit and a review of Section 502 of the B.C.Z.R., staff believes the proposed car wash would cause traffic congestion and would be detrimental to the health, safety and welfare of the adjacent communities. Ingress and egress to the car wash is difficult for west bound and east bound traffic. Due to the median along Putty Hill Avenue, traffic travelling from the west must enter the site from Goucher Blvd. after making a U-turn. Traffic may only make a right turn in and out of the Putty Hill Avenue access point.

ITEM28/PZONE/ZAC1

TO: Arnold Jablon
FROM: A. Pat Keller
DATE: August 29, 1995
RE: Goucher Blvd.

Vehicles travelling eastbound on Putty Hill Avenue must exit on Goucher Blvd., and then cross three lanes of traffic to make a left turn at the traffic signal, located approximately 120 feet away. In conclusion, due to a number of factors including non-compliance with Section 419 of the B.C.Z.R., the special exception for the car wash should not be granted. In addition, the apparent need for a variance would only exacerbate the above-mentioned site deficiencies.

Prepared by: *Jeffery W. Long*

Division Chief: *Caryl Burns*

PK/ JL

ITEM28/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: August 30, 1995

FROM: Pat Keller,

SUBJECT: 800 Goucher Blvd.

INFORMATION:

Item Number: _____

Petitioner: _____

Property Size: _____

Zoning: _____

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests a special hearing to make amendments to the previously approved plans in Case Nos. 65-240RX, 88-324A and 89-471SPHX, and a special exception for a fuel service station use-in-combination with a roll-over car wash.

The subject site is located within the Towson Community Plan area and is designated as a Community Conservation Area, Outer Neighborhood. The plan recommends "waivers of standards should be permitted only when of clear benefit to the neighborhood."

It appears that the proposed roll-over car wash does not comply with Section 419 of the Baltimore County Zoning Regulations with regard to stacking spaces, on-site circulation, building setback and facade treatment. Pursuant to Section 419.3A.1 of the B.C.Z.R., nine stacking spaces shall be provided per roll-over car wash tunnel, however, only eight have been shown on the plan. Additionally, Section 419.3B of the B.C.Z.R. indicates that "all parking spaces shall be located to avoid conflict with on-site circulation patterns." The proposed parking layout, car wash stacking and fuel servicing areas have the potential for vehicular conflict due to circulation patterns. Further, a review of the plan reveals a deficient setback to the adjacent DR-16 zoned apartment complex. General design guidelines outlined in Section 419.4B of the B.C.Z.R. must also be met.

Based upon a site visit and a review of Section 502 of the B.C.Z.R., staff believes the proposed car wash would cause traffic congestion and would be detrimental to the health, safety and welfare of the adjacent communities. Ingress and egress to the car wash is difficult for west bound and east bound traffic. Due to the median along Putty Hill Avenue, traffic travelling from the west must enter the site from Goucher Blvd. after making a U-turn. Traffic may only make a right turn in and out of the Putty Hill Avenue access point.

ITEM28/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM
FROM: Pat Keller, Director, OP
SUBJECT: 800 Goucher Blvd.

REVISOR COMMENT

Item Number: 28
Petitioner: Exxon Corporation
Property Size: _____
Zoning: BL-AS
Requested Action: Special Hearing and Special Exception
Hearing Date: 9/25/95

The following comments are based upon a revised site plan dated 4/17/95, distributed at the hearing on 3/5/95 also known as Petitioner's Exhibit 2.

RECOMMENDATIONS:

As previously stated, the applicant requests a special hearing to make amendments to the previously approved plans in Case No. 65-240RX, 88-32AA and 89-471SPHX, and a special exception for a fuel service station use-in-combination with a roll-over car wash. It appears that several variances are needed as well; a variance to the number of stacking spaces, 15' landscape transition area and aisle width.

The subject site is located within the Towson Community Plan area and is designated as a Community Conservation Area, Outer Neighborhood. The plan recommends "waivers of standards should be permitted only when of clear benefit to the neighborhood."

It appears that the proposed roll-over car wash does not comply with Section 419 of the Baltimore County Zoning Regulations with regard to stacking spaces, on-site circulation, landscape transition area and facade treatment. Pursuant to Section 419.3A.1 of the B.C.Z.R., nine stacking spaces shall be provided per roll-over car wash tunnel, however, only eight have been shown on the plan. Additionally, Section 419.3B of the B.C.Z.R. indicates that "all parking spaces shall be located to avoid conflict with on-site circulation patterns have the potential for vehicular conflict due to circulation patterns. This is exacerbated by the dumpster location and a narrow 11' driveway between the pump island and the dumpster at a critical point on the site. The 15' landscape transition area has been reduced to 10'-11' due to the relocation of concrete curb and gutter (in the vicinity of stacking spaces 6, 7 and 8).

ITEM28R/PZONE/ZAC1

TO: Arnold Jablon
FROM: A. Pat Keller
DATE: September 8, 1995
RE: Goucher Blvd.

Lastly, general design guidelines outlined in Section 419.4B of the B.C.Z.R. must also be met. Sheet two should indicate all four elevations for the car wash; facade treatment for the side facing the residential zone should indicate materials that in texture and color resemble the front of the building.

Based upon a site visit and a review of Section 502 of the B.C.Z.R., staff believes the proposed car wash would cause traffic congestion and would be detrimental to the health, safety and welfare of the adjacent communities. Ingress and egress to the car wash is difficult for west bound and east bound traffic. Due to the median along Putty Hill Avenue, traffic travelling from the west must enter the site from Goucher Blvd., after making a U-turn. Traffic may only make a right turn in and out of the Putty Hill Avenue access point. Vehicles travelling eastbound on Putty Hill Avenue must exit on Goucher Blvd., and then cross three lanes of traffic to make a left turn at the traffic signal, located approximately 120 feet away.

SUMMARY OF RECOMMENDATIONS

In conclusion, due to a number of factors including non compliance with Section 419 of the B.C.Z.R. and the number of variances required, the special exception for the car wash should not be granted. In addition, the apparent need for a variance would only exacerbate the above-mentioned site deficiencies.

Prepared by: 151

Division Chief: 151

PK/ JL

ITEM28R/PZONE/ZAC1



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 22, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor, and Preston
210 West Pennsylvania Avenue
4th Floor
Towson, MD 21204

RE: Preliminary Petition Review (Item #28)
Legal Owner: Exxon Corporation
800 Goucher Boulevard
9th Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

- No title or authorization letter for Mr. Specht as signing for Exxon Corporation on petition forms.
- No zone line locations are shown on the plan as listed in the zoning hearing checklist. Therefore, compliance with Section 405.419 BCZR requirements concerning setback and buffer controls cannot be confirmed in this review. Be aware that any deficiencies from these requirements may require additional zoning public hearings.
 - Show and label a permanent stacking aisle striping on the plan.
 - Confirm how the 15-foot landscape transition area will comply with landscape manual requirements in light of the several foot drop along the apartment building lot boundary.

Printed with Soybean Ink
on Recycled Paper

G. Scott Barhight, Esquire
August 22, 1995
Page 2

- Some additional variances are:
 - Variance the conflict with on-site circulation patterns due to the 8-foot wide remaining 2-way aisle area where 20 feet is required (see Section 419.3.B).
 - Variance the required 50-foot setback for a car wash to a residential zoned property (per Section 419.4.A.1) and the 50-foot setback from the tunnel exit to the nearest exit drive (as applicable).
 - Variance general design standards (Section 419.4.B.1) tunnel facing residential zoned property.
- Key all existing signs to the granted variances clearly showing compliance with the location, square footage, illumination, height, etc. as granted in the prior zoning hearings and clearly label all proposed signs and the above referenced information concerning size, etc. and confirm that no additional advertising square footage or numbers are being requested above that already variances. Otherwise, variance all signs in excess of the order and restriction.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
800 Goucher Boulevard, NWC Goucher Blvd.
and Putty Hill Avenue, 9th Election
District, 4th Councilmanic
Exxon Corporation
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-29-SPHX

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECEIVED
AUG 23 1995

DEPT. OF PERMITS & LICENSES
OF BALTIMORE COUNTY

WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE: 410-527-0770
FAX: 410-527-0792

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20006-4001
TELEPHONE: 202-696-0001
FAX: 202-696-0001

1117 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE: 703-836-4742
FAX: 703-836-0201

DAVID K. GILDEA
DIRECTOR
410 832-2000

July 17, 1995

Mr. Arnold Jablon
Director, Zoning Administration and
Development Management Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Exxon Site at 800 Goucher Boulevard

Dear Mr. Jablon:

Enclosed please find a Site Plan and a Petition for Special Exception and Petition for Special Hearing for filing in the above-referenced matter.

To the best of our knowledge, no Zoning Technician has reviewed the Site Plan, and there are no violations of the Zoning Regulations.

Very truly yours,

David K. Gildea
David K. Gildea

DKG:dmk

52344

RECEIVED
JUN 21 1995

ZADM

WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE: 410-527-0770
FAX: 410-527-0792

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20006-4001
TELEPHONE: 202-696-0001
FAX: 202-696-0001

1117 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE: 703-836-4742
FAX: 703-836-0201

DAVID K. GILDEA
DIRECTOR
410 832-2000

October 3, 1995

Mr. Timothy Kotroco
Deputy Zoning Commissioner
400 Washington Avenue
Towson, Maryland 21204

Re: Exxon Station at Goucher Blvd.
Case No. 96-29-SPHX (Item 28)

Dear Deputy Commissioner Kotroco:

Mr. Michael Specht of Exxon Corporation has informed me that there is a PDQ car wash at a Crown Station in Ellicott City, and has been unable to find a closer location with a PDQ car wash. The Crown Station with the PDQ car wash is located off of Route 40 West, just past the Chatham Mall on the corner of Route 40 and Chatham Road. The phone number for the Crown Station is (410) 313-9788 and the Manager's name is Rick.

To date, Exxon has been unable to locate a Reyco car wash within the area. If and when Exxon locates a Reyco car wash within the area, I will notify you.

Should you have any questions or comments, please call me. With kind regards,

Very truly yours,

David K. Gildea
David K. Gildea

DKG:dmk

55734

Ms. Jane Callaghan, President Fellowship Community Assoc., Inc.

WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE: 410-527-0770
FAX: 410-527-0792

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20006-4001
TELEPHONE: 202-696-0001
FAX: 202-696-0001

1117 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE: 703-836-4742
FAX: 703-836-0201

DAVID K. GILDEA
DIRECTOR
410 832-2000

October 3, 1995

VIA OVERNIGHT DELIVERY
Ms. Jane E. Callaghan
President, Fellowship Community
Association, Inc.
1211 Stevenson Lane
Towson, Maryland 21286

Re: Exxon Station at 800 Goucher Boulevard

Dear Ms. Callaghan:

Enclosed please find the most recent revised Special Exception Plan for the above-referenced site.

Should you have any questions or comments, please call me.

Very truly yours,

David K. Gildea
David K. Gildea

DKG:dmk
Enclosure

cc: Mr. Timothy Kotroco (Hand Delivered)

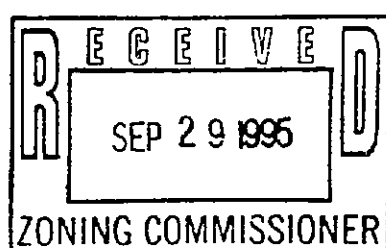
55792

THE KNOLLWOOD-DONNYBROOK

Improvement Association, Inc.

Towson, Maryland 21286

September 26, 1995



Mr. Lawrence Schmidt
Zoning Commissioner
Old Court House Building
Towson, MD 21204

Re: Zoning Case Number: 96-29-SPHX (Item 28)
Request for Special Exception for a fuel service station use-in-combination with a roll-over car wash

800 Goucher Blvd.
NW corner Goucher Blvd and Putty Hill
Legal Owner(s): Exxon Corporation

Dear Mr. Schmidt:

Knollwood-Donnybrook is a residential neighborhood consisting of 370 homes in proximity to the 800 Goucher Boulevard site noted above. The Board of Directors of the Knollwood-Donnybrook Association would like to express its opposition to the request for special exception for several reasons:

- (1) The additional traffic which will be created by the operation of the car wash will exit into an already heavy traffic flow westward on Putty Hill Avenue onto Hillen Road.
- (2) There is a potential for an increase in noise and air pollution at the site which adjoins a residential apartment development.
- (3) A potential traffic hazard will be created on Goucher Boulevard southward at its intersection with Putty Hill Avenue by the reduction of the number of traffic lanes available for the right turn exit lane onto Putty Hill Avenue.

For the above reasons the Board would like to add the name of our association to the list of those opposing approval of the special exception and respectfully urges the Commission's denial of the exception.

Sincerely,

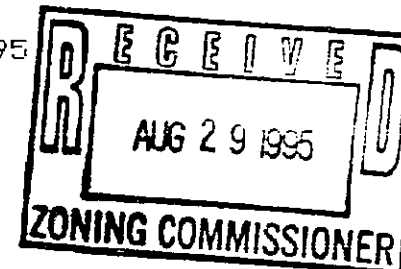
G. T. Minton
President

1104 Stevenson Lane
Baltimore, MD 21286
825-4912 (H)



Towson - Loch Raven Community Council, Inc.
P.O. Box 27682
Towson, Maryland 21285-7682

August 28, 1995



RE: 96-29-SPHX (Item 28)

Dear Mr. Schmidt:

The Towson Loch Raven Community Council, Inc. (TLRCC), is an umbrella organization composed of 15 neighborhood associations and one community service group. We represent over 5,700 households in central Baltimore County.

The purpose of this letter is to comment on Exxon Corporation's request for a car wash facility at their gas station located at the corner of Goucher Blvd. and Putty Hill Avenue.

During a zoning hearing in 1989, Exxon requested, among other things, a car wash facility. Exxon's request was denied by the Zoning Commissioner. On appeal, Exxon took out their request for a car wash facility.

In light of the fact that the reasoning used to deny their 1989 request is still valid today, TLRCC urges the Zoning Commissioner to once again deny Exxon's request for a car wash facility.

If you need to contact TLRCC further about this matter, I can be reached at (H) 665-4322.

Sincerely,

Donna Spicer
President

TLRCC Membership:

Baynesville
Cramwood, Coventry & Satyr Hill
Cromwell Valley
Fellowship Forest
Glendale-Glenmont
Hillendale
Hillendale Park
Knettishall

Loch Hill
Loch Raven Kiwanis
Loch Raven Village
Northbrook
Old Hillendale
Pelhamwood
Ridgeleigh
Towson Estates

GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS, INC.

620 MURDOCK ROAD, BALTIMORE, MD 21212

August 28, 1995

Lawrence Schmidt
400 Washington Ave
Suite 112
Towson, MD 21204

Dear Mr. Schmidt,

The Greater Towson Council of Community Associations, which represents 32 Towson area community associations, voted unanimously to support the Fellowship Forest Community Association on its position of opposing Exxon's request to build a car wash adjacent to the existing gas and go at the corner of Putty Hill Road and Goucher Boulevard. This corner has been controversial for many years since this gas station was built in a residential area.

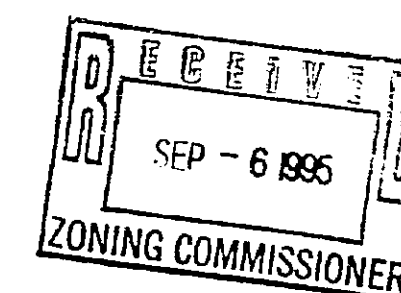
Sincerely,

Justin King / TLR

Justin King
President, GTCCA

Nancy Reigle
Corresponding Secretary, GTCCA

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204



Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

I was recently informed that the Exxon station located at Goucher Blvd. and Putty Hill Rd. has requested a special exception to put a car wash on the property. This letter informs you of my opposition to that plan. I ask that my objection be placed in the case file.

The Exxon Corporation submitted a plan to the County in 1989 which included a car wash. The Zoning Commission denied the Special Exception on June 1, 1989. Exxon then appealed the decision with a new plan which eliminated the car wash. They were then granted the Special Exception despite our community's opposition.

As a resident of Fellowship Forest, I am opposed to the erection of a car wash. Such an operation will only serve to increase the noise, trash, traffic, and rodent infestation which the facility has generated.

Mr. Schmidt - Our Community is strongly opposed to this car wash.

It was turned down when the Exxon station was originally opened and the opposition is just as strong today. There is just no valid reason to change the original ruling!

C. Hallingsworth

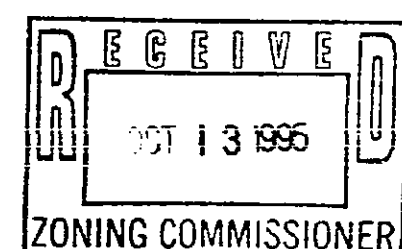
Sincerely,

C. Hallingsworth

COLIN P. HOLLINGSWORTH
Name
606 VALLEY LANE TOWSON 21286
Address
410-825-4313
Telephone
8/31/95
Date

Courthouse Square Apartments

804 Mockingbird Lane, Suite 103
Towson, MD 21286
(410) 828-4400
(410) 828-9435 Fax



Mr. Timothy Kotroco
Deputy Zoning Commissioner
Old Court House
Towson, Md. 21204

October 8, 1995

Dear Commissioner Kotroco,

Please be advised that I will not be able to attend the next hearing concerning the erection of an on-site car wash facility at the Goucher Boulevard Exxon Station, reference #9629, because I will be out of town for the next two weeks.

My absence for this additional hearing in no way reflects our disinterest or lack of opposition concerning the above mentioned proposal.

Please consider the testimony that I offered on Monday, September 25, 1995, as it reflects Courthouse Square Apartments' position regarding this matter.

Respectfully, I request that this letter be included in the current file concerning this matter.

Sincerely,

Laura D. Friedman
Marketing Representative
Courthouse Square Apartments

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Jane Callaghan	1211 Stevenson Ln 21286
Nancy Reigle	701 Hillen Rd 21286
Mike Speltz	1204 Stevenson Ln 21286
Frank C. Heiser Jr.	1206 Stevenson Ln 21286
Laura D. Friedman	704 Mockingbird Ln 21286
LEON J. FRIEDMAN	1005 THEODORE RD 21286

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
JANE E CALLAGHAN	1211 Stevenson Ln 21286
Nancy M Reigle	701 Hillen Rd 21286
Laura D. Friedman	704 Mockingbird Ln 21286

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
JANE E CALLAGHAN	1211 Stevenson Ln 21286
FRANK WILEY	407 AIGBURTH RD 21284
LEON J. FRIEDMAN	1005 THEODORE RD 21286
LEON J. FRIEDMAN	1005 THEODORE RD 21286
LEON J. FRIEDMAN	1005 THEODORE RD 21286
LEON J. FRIEDMAN	1005 THEODORE RD 21286

11/6/95

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tim Madden, Morris & Ritchie Assoc.	110 West Rd, Suite 105, Towson, Md.
WES GUCKERT	40 W. LINCOLN AVE SUITE 600 TOWSON, MD 21204
MIKE SPELTZ (EXXON CO. USA)	1301 MY LANE, SUITE 700 BALTIMORE, MD 21202
Tim Whittle	2329 Sherman Ln, HARDESBURG, MD 21078

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tim Madden	Morris & Ritchie Assoc. 110 West Rd, Suite 105, Towson, Md.
Wes Guckert	40 W. LINCOLN AVE SUITE 600 TOWSON, MD 21204
Tim Whittle	2329 Sherman Ln, HARDESBURG, MD 21078
Mike Speltz	1301 MY LANE, SUITE 700 BALTIMORE, MD 21202
David K. Giden	210 W. BAYVIEW AVE TOWSON, MD 21204
G. Scott Blythe	210 W. BAYVIEW AVE TOWSON, MD 21204
Lawrence W. Moring	151 W. BAYVIEW AVE TOWSON, MD 21204

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tim Madden, Morris & Ritchie Assoc.	110 West Rd, Towson, Md. 21204
Tim Whittle	2329 Sherman Ln, Bel Air, Md 21014
Michael J. Speltz	1301 My Lane, Suite 700, Baltimore, Md 21202
David K. Giden	210 W. Bayview Ave Towson, Md. 21204
Lawrence Marino - Goucher Envt	800 Goucher Blvd. Towson, MD 21206
WES GUCKERT	40 W. LINCOLN AVE SUITE 600 TOWSON 21204

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

It has come to my attention that the Exxon corporation has filed for a special exception to build a car wash on the property located at Goucher Blvd. and Putty Hill Rd.

As a resident of Fellowship Forest and a homeowner on Hillen Rd. I want to register my opposition to this ill-conceived plan. Please include this letter into the case file.

The car wash will only serve to increase the noise, litter, and rodent problem which the station has generated since its opening. Please consider the negative impact on the peaceful enjoyment of our neighborhood when making your decision.

Sincerely,

Edward F. Herrmann Jr.
Name
631 Hillen Road, Towson, Md 21286
Address
410-828-8150
Telephone
8/17/95
Date

for

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se

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

Dear Mr. Schmidt,

RE: Case Number 96-29-SPHX (Item 28)
Exxon Station

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Sincerely,

Wayne Herman
Name
703 Hillen Rd. Towson, Md. 21286
Address
410-823-1624
Telephone
8-1795
Date

or

Lawrence Schmidt, Zoning Commissioner
Suite 112
400 Washington Ave.
Towson, MD 21204

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RE: Case Number 96-29-SPHX (Item 28)
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Sincerely,

ART & LORI TAGUDING
Name
605 HILLEN ROAD
Address
TOWSON, MD. 21286
Telephone
8/20/95
Date

Sincerely,

Mr. & Mrs. Michael L. Homer
Name
617 HILLEN ROAD Towson, MD 21286
Address
410-829-5824
Telephone
8/17/95
Date

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Rd. I
lease

and
ling-
: of

Sincerely,

Guign & Eric Karkin
Name
613 Hillen Road 21286
Address
410-821-9111
Telephone
8/17/95
Date

Sincerely,

Randy & Susan Bencich
Name
615 Hillen Road
Address
Towson, Md 21286 228-4305
Telephone
Aug. 21, 1995
Date

Sincerely,

John & Barbara Weaver
Name
501 Hillen Rd.
Address
(410) 321-6503 Towson 21286
Telephone
8/17/95
Date

Sincerely,

Barbara Kieckhefer
Name
627 Hillen Rd.
Address
820-8992
Telephone
Aug. 17, 1995
Date

Sincerely,

Don & Helen Rd 21286
Name
(410) 321-1675
Address
8-20-95
Telephone
Date

Sincerely,

Nancy Ringle
Name
701 Hillen Road
Address
296-6808
Telephone
8/16/95
Date

Sincerely,

John & Barbara Weaver
Name
713 Hillen Road
Address
Towson, Md 21286
Telephone
828-7878
Date
8/19/95

Sincerely,

William L. Kambuzer
Name
Barbara L. Kambuzer
607 Hillen Rd. 21286
Address
410-337-8669
Telephone
8/28/95
Date