IN RE: PETITION FOR SPECIAL EXCEPTION E/S Middle River Road, 227.35' S of the c/l Philadelphia Road (9615 Philadelphia Road)

15th Election District 5th Councilmanic District

4600 East Wabash Avenue Joint Venture Petitioners

BEFORE THE

* DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

* Case No. 99-302-X

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, 4600 East Wabash Avenue Joint Venture, by Steve Kimball, Partner, through their attorney, John B. Gontrum, Esquire. The Petitioners request a special exception for a car wash on the subject property, zoned M.L.-I.M. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Lewis S. Kimball, Jr., representing the property owners, Frederick J. Thompson, Professional Engineer with Gower Thompson, Inc., who prepared the site plan for this property, and John B. Gontrum, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of two lots with a combined gross area of 1.76 acres, more or less, zoned M.L.-I.M. Lot 2 is improved with a shop and office space which houses the Petitioners' business. Lot 1, which is the subject of this request, is unimproved. The Petitioners are desirous of developing the property with a self-service car wash facility. The proposed facility will include one rollover and five (5) self-serve stations, as well as eight (8) vacuum stations, and will be accessible from both Philadelphia Road

ER RECEVE DE FILING

and Middle River Road. Due to its M.L.-I.M. zoning classification, a special exception is necessary to locate a car wash facility on the property.

As noted above, no one appeared at the hearing in opposition to the request. However, subsequent to the hearing, I received a letter from Donald B. Rowley, an adjacent resident, who noted his opposition to the request and indicated that there were several other residential properties in the area who would be adversely affected by the proposed use. While Mr. Rowley raised several valid issues, I am persuaded to grant the Petitioner's request, given the zoning of the property and adjacent commercial uses. There were no adverse County reviewing agency comments that would indicate the proposed use is inappropriate for this site. Moreover, the Office of Planning has reviewed the Petitioner's application for a car wash use at the subject location and has recommended approval of same. Thus, I am compelled to grant the Petitioner's request.

It is clear that the B.C.Z.R. permits the use proposed in an M.L.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

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

spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special

exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition

held, and for the reasons given above, the relief requested in the special exception should be

granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore

County this day of April 1999, that the Petition for Special Exception for a car wash on

the subject property, zoned M.L.-I.M. for a car wash on the subject property, zoned M.L.-I.M., in

accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following

restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed,

the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCC

Deputy Zoning Commissioner

for Baltimore County

TMK:bjs

3



Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

Fax: 410-887-3468

April 21, 1999

John B. Gontrum, Esquire Romadka, Gontrum & McLaughlin 814 Eastern Boulevard Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL EXCEPTION

E/S Middle River Road, 227.35' S of the c/l of Philadelphia road

(9615 Philadelphia Road)

15th Election District – 5th Councilmanic District

4600 East Wabash Avenue Joint Venture - Petitioners

Case No. 99-302-X

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, 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,

Lunthy llotraco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner

for Baltimore County

TMK:bjs

cc: Messrs. Steve Kimball & Lewis S. Kimball, Jr. 4600 East Wabash Avenue J.V., 9615 Philadelphia Road, Baltimore, Md. 21237

Mr. Donald B. Rowley/9607 Philadelphia Road, Baltimore, Md. 21237

People's Counsel; Case File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for	the	property	located at	9615	Philadelphia	Road
TOL	tne	property	tocated at		t turracer bitta	1/C

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and 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 car wash.

Ser Else

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee:	Legal Owner(s):
Name - Type or Print	4600 East Wabash Ave. Joint Venture
Signature	Signature Steve Kimball, Partner
Address Telephone No.	Name - Type or Print
City State Zip Code Attorney For Petitioner:	Signature 9615 Philadelphia Road (410) 574-0800
John B. Gontrum	Address Telephone No. Baltimore, MD 21237
Name - Type or Print Stanature Romadka, Contrum & McJaughlin	City State Zip Code Representative to be Contacted:
Company 1814 Eastern Blvd (410) 686-8274	Name
Address Telephone No. Baltimore, MD 21221	Address Telephone No.
City State Zip Code	City State Zip Code
	OFFICE USE ONLY
No. <u>99-302-X</u>	ESTIMATED LENGTH OF HEARINGUNAVAILABLE FOR HEARING
REA 09115198	Reviewed By UCR Date 2/5/99
REU 09115198	

ZONING DESCRIPTION 9615 PHILADELPHIA ROAD

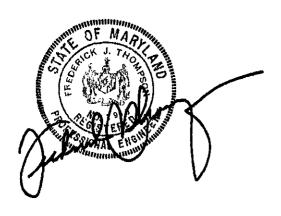
BEGINNING AT A POINT ON THE EAST SIDE OF MIDDLE RIVER ROAD, WHICH IS 50 FEET WIDE, AT A DISTANCE OF 227.35 FEET SOUTH 42 DEGREES 42 MINUTES EAST OF THE SOUTHEAST CORNER OF MIDDLE RIVER AND PHILADELPHIA ROADS. THENCE THE FOLLOWING COURSES AND DISTANCES:

- 1. ALONG THE RIGHT OF WAY LINE OF MIDDLE RIVER ROAD SOUTH 42 DEGREES 42 MINUTES 00 SECONDS EAST, 50.19 FEET;
- 2. ALONG THE RIGHT OF WAY LINE OF MIDDLE RIVER ROAD ON AN ARC CURVING TO THE LEFT HAVING A RADIUS OF 1,025.00 FEET, THE ARC DISTANCE OF 54.67 FEET;
- 3. NORTH 52 DEGREES 12 MINUTES 03 SECONDS EAST, 305.93 FEET;
- 4. NORTH 44 DEGREES 23 MINUTES 11 SECONDS WEST, 214.64 FEET;
- 5. CONTINUING ON THE SAME LINE NORTH 44 DEGREES 23 MINUTES 11 SECONDS WEST, 150.17 FEET TO PHILADELPHIA ROAD:
- 6. ALONG PHILADELPHIA ROAD SOUTH 45 DEGREES 36 MINUTES 32 SECONDS WEST, 178.54 FEET:
- 7. SOUTH 44 DEGREES 14 MINUTES 02 SECONDS EAST, 240.63 FEET; AND
- 8. NORTH 51 DEGREES 48 MINUTES 32 SECONDS WEST, 123.74 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING A PORTION OF LAND OWNED BY 4600 WABASH AVENUE LIMITED PARTNERSHIP AND RECORDED IN LIBER 11416 FOLIO 572

CONTAINING 1.76 ACRES MORE OR LESS.

ALSO KNOWN AS 9615 PULASKI HIGHWAY AND LOCATED IN THE 15TH ELECTION DISTRICT.



NOTICE OF ZÓNING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson! Marviang on the property identified herein as follows:

dentriled herein as follows:

Case: #69-302 X

9615 Philadelphia Road

\$/8 Philadelphia Road; 150 E

of Middle River Road; also

NE/S Middle River Road

15th Election District

Legal Owner; 4800 East Wabash Avenue Joint Venture

Special Exception; for a car optoms recomments wash, Hearing Wednesday, March 24, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Basley Avenue. nuo i

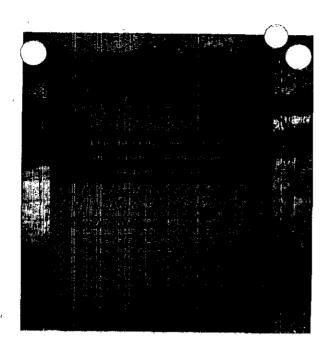
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
please contact the Zoning
Commissioner's Office at
(410) 887-4386.
(2) For information concerning the File and/or Hearing,
confact the Zoning Review Office at (410) 887-3391.

CERTIFICATE OF PUBLICATION

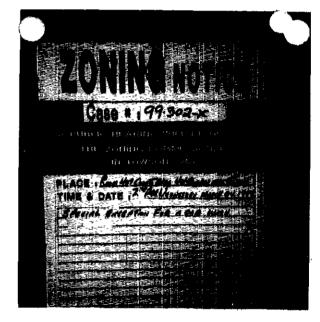
TOWSON, MD.,	3 4	. 1999
THIS IS TO CERTIFY, that the	annexed ad	lvertisement was
published in THE JEFFERSONIAN, a	weekly new	spaper published
in Towson, Baltimore County, Md., one		
weeks, the first publication appearing	on <u>3</u>	4 , 1999.
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S. WUKINST LEGAL ADVERTISING

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FOR: SPECIAL EXC	EPTION PETITION			
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PHILADELPHIA RO



MIDDLE RIVERROAD

CERTIFICATE OF POSTING

RE: CASE # 99-302-X
PETITIONER/DEVELOPER:

(4600 E. Wabash Joint)
DATE OF Hearing
(Mar 24, 1989)

__(410)-687-8405___ (Telephone Number)

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Ave. Towson, Maryland 21204

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

LADIES AND GENTLEMEN:				
This letter is to certify under the penalties of perjury that the necessary				
sign(s) required by law were posted conspicuously on the property located at				
9615 Philadelphia Road Baltimore, Maryland 21237				
The sign(s) were posted on	3-8-99			
	[Month, Day, Year]			
	Sincerely,			
	(Signature of Sign Poster & Date)			
	Thomas P. Ogle, Sr			
	325 Nicholson Road			
	Baltimore, Maryland 21221			

9615 Philadelph 150' NE of Mide	N FOR SPECIAL EXCEPTION ia Road, S/E Philadelphia Rd, ille River Rd; also NE/S Middle River in District, 5th Councilmanic
Legal Owners:	4600 East Wabash Avenue Joint Venture

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

Case Number: 99-302-X

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 of other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Peter Mar Zimmeinan

CAROLE S. DEMILIO

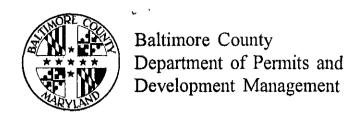
Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue

adule S. Demilio

Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22 day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

February 18, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-302-X 9615 Philadelphia Road

S/S Philadelphia Road, 150' E of Middle River Road; also NE/S Middle River Road

15th Election District – 5th Councilmanic District

Legal Owner: 4600 East Wabash Avenue Joint Venture

Special Exception for a car wash.

HEARING: Wednesday, March 24, 1999 at 2:00 p.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon Director

Tell

c: John B. Gontrum, Esquire 4600 East Wabash Avenue Joint Venture

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 9, 1999.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

March 4, 1999 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esquire Romadka, Gontrum & McLaughlin 814 Eastern Boulevard Baltimore, MD 21221 410-686-8274

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-302-X 9615 Philadelphia Road

S/S Philadelphia Road, 150' E of Middle River Road; also NE/S Middle River Road

15th Election District – 5th Councilmanic District

Legal Owner: 4600 East Wabash Avenue Joint Venture

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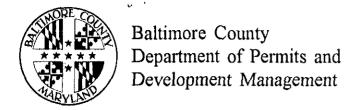
Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

Lawrence E. Schmidt

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

February 5, 1999

John B. Gontrum, Esquire Romadka, Gontrum & McLaughlin 814 Eastern Boulevard Baltimore, MD 21221

Dear Mr. Gontrum:

RE: Drop-Off Petitions, Case Number 99-302-X (9615 Philadelphia Road) and Case Number 99-303-SPHA (3611 East Joppa Road)

At the request of the attorney/petitioner, the above referenced petitions were accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearings).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the above, please do not hesitate to contact Sophia Jennings at or myself 410-887-3391.

Very truly yours,

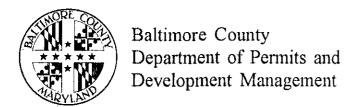
W. Carl Richards, Zoning Supervisor

Zoning Review

WCR:scj

Enclosures

Exhibit B
Request for Zoning: Variance, Special Exception, or Special Hearing
Date to be Posted: Anytime before but no later than
Format for Sign Printing, Black Letters on White Background:
ZONING NOTICE
Case No.: 99-302-X
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD
PLACE:
REQUEST: SPECIAL EXCEPTION FOR A CAR WASH.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



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

March 18, 1999

John B. Gontrum, Esq. Romadka, Gontrum & McLaughlin 814 Eastern Boulevard Essex, MD 21221

RE: Case No.: 99-302-X

Petitioner: 4600 East Wabash Ave JV Location: 9615 Philadelphia Road

Dear Mr. Gontrum:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 5, 1999.

of The Zoning Advisory Committee (ZAC), which consists representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

W. Carl Richards, Jr.

Zoning Supervisor

Zoning Review

WCR: ggs

Enclosures



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Permits and Development Management

DATE: 3/22/99

FROM:

R. Bruce Seeley, Project Manager

Development Coordination

DEPRM

SUBJECT:

Zoning Advisory Committee

Distribution Meeting Date: 3/15/99

The Department of Environmental Protection and Resource Management has **no comments** for the following Zoning Advisory Committee Items:

Item #'s:

338

339

342

#99-302-X

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Permits and Development Management

DATE: 2/25/99

FROM:

R. Bruce Seeley, Project Manager RA1///D Development Coordination

DEPRM

SUBJECT:

Zoning Advisory Committee

Distribution Meeting Date: 2/15/99

The Department of Environmental Protection and Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

290 291

292

293

294



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

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

RE: Property Owner: SPARTAN FOODS, INC. - 301

4600 EAST WARSH AVENUE JOINT VENTURE 302

Location: DISTRIBUTION MEETING OF FEBRUARY 15, 1999

Item No.: 301 AND (302) 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.

- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: February 23, 1999

Department of Permits & Development

Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Developer's Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

for February 22, 1999

Item No. 302

The Bureau of Developer's Plans Review has reviewed the subject

zoning item.

A by-pass lane shall be provided.

RWB:HJO:cab

cc: File

ZONE0222,302

A 3/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: March 1, 1999

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III, Director

Office of Planning

SUBJECT:

9615 Philadelphia Road

INFORMATION:

Item Number:

302

Petitioner:

4600 East Wabash Ave. Joint Venture

Zoning:

ML-IM

Requested Action:

Special Exception

SUMMARY OF RECOMMENDATIONS:

The applicant's engineer has met with office staff in order to address design related concerns. All identified concerns have been met; therefore, the Office of Planning supports the requested special exception.

Section Chief: Jeffry W Long

AFK/JL:



Parris N. Glendening Governor John D. Porcari Secretary Parker F. Williams Administrator

Date: March 17, 1999

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

RE: Baltimore County

#99-302**-**X

9615 Philadelphia Rd.

MD Route 7 Mile Post 4.78

Dear Ms. Stephens:

This office has reviewed the referenced Special Exception and have no objection to approval.

However we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

In Michael M. Lenhart, Acting Chief Engineering Access Permits Division

LG



Parris N. Glendening Governor John D. Porcari Secretary Parker F. Williams Administrator

Date: February 17, 1999

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

RE: Baltimore County
Item No. 302 (WCR)
MD Route 7
Mile Post 4.78

Dear Ms. Stephens:

This office has reviewed the referenced Special Exception and have no objection to approval.

However we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

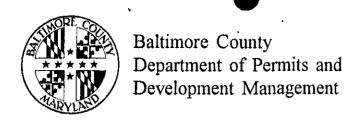
Michael M. Lenhart, Acting Chief Engineering Access Permits Division

LG

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
FREDERICK J. THOMPSON John Goodfu	9615 PHILADELPHIA ROAD BALTO MO 21297 GOWGR THOMPSON WC. 429 E. LAKE AVE BALTO 21212
John Goodfree	
	A SECTION AND A SECTION OF SECTION AND A SECTION AS A SEC



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us 410-887-3391

April 2, 1999

Mr. Fred Thompson Gower Thompson, Inc. 429 East Lake Avenue Baltimore, Maryland 21212

Dear Mr. Thompson:

RE: Drop-off Petition Review (Case #99-302-X), 9615 Philadelphia Road

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 <u>advisory</u> 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. Need variance for 10' setback
- 2. Need Rahees approval for traffic blow to southside of property
- Label R/W's with an arrow
- 4. Add office warehouse parking notes on last review
- 5. Dimension all driveway widths
- 6. Dimension typical parking areas (rows)

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

Sincerely,

John J. Sullivan, Jr.

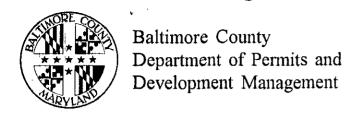
Planner II

Zoning Review

JJS:cjs

Enclosure (receipt)

c: Zoning Commissioner



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

March 4, 1999

John B. Gontrum, Esquire Romadka, Gontrum & McLaughlin 814 Eastern Boulevard Baltimore, MD 21221

Dear Mr. Gontrum:

RE: Drop-Off Petition Review, Case Number 99-302-X, 9615 Philadelphia Road

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. Area on zoning description = 1.76 +/- acres; area on site plan = 3.66 +/- acres. (Label special exception area on site plan.)
- 2. Configuration of site differs with that on vicinity map.
- 3. Add variance case number or information for deficient building setback and sign area.
- 4. Add building dimensions.
- 5. Location of entrance and travel lane, parking spaces, vacuum spaces, and stacking spaces impede traffic circulation.
- 6. Contact Rahee Famili, Developers Engineering Office, at 410-887-3751, for a travelway with direct access to parking spaces.

John B. Gontrum, Esquire March 4, 1999 Page 2

- 7. Show location of streams, storm water management systems, drainage and pipe systems on or within 50 feet of property and the 100-year floodplain, if any. If not in floodplain, note this on the plan.
- 8. "40 parking spaces provided" (32 shown)??
- 9. Add type and extent of paving and a 10-foot setback of parking spaces to the street right-of-way.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan, Jr.

Planner II

Zoning Review

JJS:scj

Enclosure (receipt)

c: Zoning Commissioner

Donald B Rowley 9607 Philadelphia Road Battimore, Maryland 2123? 410/780 6010 T March 24, 1999 Via Facsimile dame a man's Limothy Kotroya Deputy Luting Commissioner Baltunore County, Maryland Deal Mr Kottoco As the rest of Donald Rowley of live at the property known as 9607 Philadelphia Road. As I was comming bonic early this affernoon, I was forced by Italfic to slow down sooner than normal and किसे उन्हें के अमेम हैं commission sign in bont of the property next to mine के स्थान know how your the sign has been there, but if was the first hair I had noticed if probably, because of the seasy it was situated. The sign was for a zoning meeting today at 2 busp no tos a created exception for a 🚙 wash But, there are residences within 150 200 feet of this property source of this edition. windows facing the property. I feel that a car wash, especially a 24 hour car well, is totally mappropriate for this location. Car washes of this type attract young teens with and music systems, all hours of the day and night, not to montrop the sound of the high pressure hoses and vacuum clospecs Because of the placement of the sign, as a montioned earlier. I did not know about this meeting until it was too size in about Had there been ample time I would have pet honed others or suggest they attend and me At this if I is hear an tor me to do either. If this letter is necessarigh to stop these wash from being a tip is there a cappear process. It so I wish to appeal. Prease a conclusion the outcome and whether it is possible to appeal if the exception is graphed in world also the speak with you regarding the pissement of the sign. Sinderely Donald B. Rowley

GOWER THOMPSON INC.

GOWER THOMPSON INC. 429 EAST LAKE AVENUE BALTIMORE, MARYLAND 21212 PHONE NO. (410) 532-0101 FAX NO. (410) 532-0104

	FAX (SHEETS)
×	TRANSMITTAL FEB 2 6 1999
	MEMO A ALL TRABBLE COUNTY
\Box	MEETING MINUTES TO THE TOTAL AND THE TOTAL A
	FIELD REPORT
	3/13/1

TO;	BALTIMORIS COUNTY
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FROM	TROO THE	onkion!	
DATE	2.26.99		7
RE		CARE 79-302->	
	9615 PMI	MODERALL	
CT#	i.		

REMARKS:
WE RECENTLY MET INITH THE PLANNING OFFICE
RESARDING THIS PROJECT. AT THEIR REDUCT
THE PROPOSED FACILITY WAS PUSHED 30'
FURTHER FROM PHILADELPHIA ROAD THAN
SHOWN ON THE ORIGINAL SUBMISSION.
PLANNING JUGGESTED PHAT A REVISED PLAN BE
SUBMITTED, INCLUDED ARE 12 COPIES; NO
CHANCES HAVE BEEN MADE OTHER THAN THAT
ASSOCIATED WITH CREATING AN ADDITIONAL 30
FOOT SETBACK.
A ZONING HEARING IS SCHEDULED FOR MAR-24, 1999
D 20 00 00
cc:

GOWER THOMPSON INC.

GOWER THOMPSON INC.	☐ FAX (SHEETS)
429 EAST LAKE AVENUE	FAX NUMBER
BALTIMORE, MARYLAND 21212	* TRANSMITTAL
PHONE NO. (410) 532-0101	☐ MEMO
FAX NO. (410) 532-0104	☐ MEETING MINUTES
	FIELD REPORT
TO CARL RICHARDS BALTIMORE COUNTY ZONING	FROM: FROM THOMPSON DATE: 3.1.99 RE: KIMBALL CONSTRUCTION CAR WASH SITE GT#:
REMARKS:	
INCLUDED 18 4 CHECK	FOR 100 TO COVER THE
FOM FXU-678	PECKE SKEDDION FOR
	99.302-X
	99.30-
	99.30-
CC:	99.30

APPLICATION FOR IMENOMENT TO DEVELOPMENT PLAN

GWINGWD DWOOMD

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

■ 4100010010

TEL

OLVEDADO TOLTO

I. or we. Indent Theresa Henso.
OWNER(E) of the property situated in Baltimore County
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Fastrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.
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Loyal Cwnor
Date 8/3 Stoverdale Rd.
7/7 5/6 /700 (40) (0/5000 Address
Home Phone Hort Bland Hiddenmane Ration Pa. 17036
7747 FINITE
PUBLIC HEARING REQUEST CITY/STATE/ZITITITITITITITITITITITITITITITITITITIT
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TEL: Jul 17,98 16:08 No.002 P.02 TEL-No.410-817-4602 J.S.Dallas, Inc. Jul 17,98 15:37 No.005 P.01 23.0 42.33 PAIN PROPOSED 33.33 DWA ... FRONT SCALE 1:30' EXISTMG 550 515 39. 16.W MONKLON (3) 3 吟 #1733 3 Dwelling 416,02,82,M 161.00'. ingress and earess pasement. To lot 14 50 COLONIAL PIPELINE R/W 514 20 1200/204 O' DRAINAGE (SOILS, TOPOGRAPHY, S.R.A. WELL ENVELOPE PERO TESTS, DRAINS AND TREE LINE SHOWN LOT NO 13 (01:149) HEREON PER FINAL DEV. PLAN / MAITHE

COUNTY BACKFILES)

PLAT TWO

MONKTON FARMS.

TENTH BLECT. DIST.

BALTIMORE COUNTY MD

Ontractor shall provide positive drainage way from Poundation at all times.

SITE PLAN



#1727 MONKTON FARMS DR.

J.S. DALLAS, INC.

Surveying & Engineering
13523 LONG GREEN PIKE
8ALDWIN, MD 21013
(410) 817-4600

Date: 7-17-98

Scalo: 1" 100'

BH-6

Job Number: 94-616

Drawn By: 55

Checked By: 750

FIGURE MACA

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard Baltimore, Maryland 21221 (410) 686-8274 (410) 686-0118 FAX

ROBERT J. ROMADKA JOHN B. GONTRUM J. MICHAEL MoLAUGHLIN, JR.*

* Also Admitted In the District of Columbia

January 29, 1999

Carl Richards
Zoning Supervisor
Department of Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Special Exception - Kimball Construction

Dear Mr. Richards:

The attached Petition for Special Exception for a car wash in an M.L.- I.M. zone is requested to be processed as a "drop off" Petition. The site plan and description have been reviewed by John Sullivan in your office and deemed acceptable.

There are no outstanding violations on the property.

Very truly yours

John B. Gontrum

enc.

DEPT, OF PERMITS AND DEVELOPMENT MANAGEMENT

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FEB 1

RECEIVED

1999

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