

IN RE: PETITION FOR SPECIAL HEARING
SE/S Crondall Lane, 255' E of the c/l
Owings Mills Boulevard
(3727 Crondall Lane)
4th Election District
3rd Council District

George G. Cowman, Jr., et ux, Owners;
Larry Knight, Contract Purchaser

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-101-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, George G. Cowman, Jr., and his wife, Ann Carol Cowman, and the Contract Purchaser, Larry Knight, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners seek approval to extinguish the special exception granted in prior Case No. 00-078-X for a service garage for auto detailing, and to permit a new special exception use on the property, pursuant to Section 253.2.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.). The proposed special exception use is for a roll-over car wash with two accessory vacuums, pursuant to Section 419 of the B.C.Z.R., together with offices (permitted as of right), and to otherwise amend the relief requested and site plan approved in prior Case No. 00-078-X. The subject property and requested relief are more particularly shown on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were George G. Cowman, Jr., property owner, Larry E. Knight, Contract Purchaser, Richard Truelove, the Professional Engineer who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an irregularly shaped parcel located on the south side of Crondall Lane, just east of its intersection with Owings Mills Boulevard in Owings Mills. The property contains a gross area of 2.12 acres, more or less,

ORDER RECEIVED FOR FILING
Date 11/9/01
By [Signature]

zoned M.L.-I.M., and is improved with two freestanding buildings used for auto detailing and accessory uses, pursuant to the special exception relief granted in prior Case No. 00-078-X on October 25, 1999. Photographs of the site also show that an area of the property is paved and used for the storage of automobiles. The property immediately abuts a convenience store and fuel service station operated by 7-Eleven to the west, and a concrete manufacturing company (Schuster Concrete Company) to the east. The Petitioners have contracted to sell the property to Mr. Knight who is desirous of redeveloping the site with a new special exception use. The existing auto detailing service garage and accessory uses previously approved will be discontinued and extinguished. Mr. Knight proposes razing the two existing buildings and replacing same with a two-story, 20' x 50' roll-over car wash unit, which will accommodate 12 vehicles per hour. The second floor of the building will be used for offices. The car wash operation will be open 24-hours a day and there will be a single attendant on the premises to manage the business. The site plan shows the requisite number of stacking spaces will be provided to accommodate traffic. The site plan also shows the requisite number of drying spaces and an area for vacuuming. Additionally, the property will be landscaped in accordance with County regulations. There are no variances or other relief requested.

As noted above, there were no Protestants or other interested persons present. Moreover, there were no adverse Zoning Advisory Committee comments submitted by any County reviewing agency. In my judgment, the proposal represents an upgrade to the existing use and appearance of the property. Moreover, it is clear that the proposal is consistent with other uses in the immediate area and will not cause detrimental impact on the health, safety and general welfare of the locale. The proposed use as shown on the site plan satisfies the requirements of Section 502.1 of the B.C.Z.R. Thus, the special exception shall be granted.

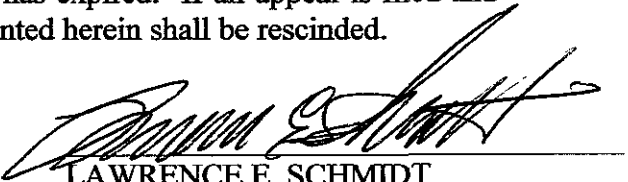
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of November, 2001 that the Petition for Special Exception seeking approval to

ORDER FOR FILING
Date 11/9/01
By [Signature]

extinguish the special exception granted in prior Case No. 00-078-X for a service garage for auto detailing, to permit a new special exception use of the property as a roll-over car wash with two accessory vacuums, pursuant to Section 419 of the B.C.Z.R., together with offices (permitted as of right), pursuant to Section 253.2.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and to otherwise amend the relief requested and site plan approved in prior Case No. 00-078-X, 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 11/16/11

By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 9, 2001

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
S/S Crondall Lane, 255' E of the c/l Owings Mills Boulevard
(3727 Crondall Lane)
4th Election District – 3rd Council District
George G. Cowman, Jr., et ux, Owners; Larry Knight, Contract Purchaser - Petitioners
Case No. 02-101-SPH

Dear Mr. Alderman:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. George G. Cowman, Jr.
1103 Nicodemus Road, Reisterstown, Md. 21136
Mr. Larry Knight, P.O. Box 187, Glyndon, Md. 21071
Mr. Richard Truelove, 406 W. Pennsylvania Avenue, Towson, Md. 21204
People's Counsel; Case File





FLOOD PLAIN

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 3727 Crondall Lane

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

SEE ATTACHED

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.

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:

Larry Knight

Name - Type or Print

Signature

P.O. Box 187

Address

Glyndon

City

MD

State

410-833-7800

Telephone No.

21071

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.

Name - Type or Print

Signature

Levin & Gann, P.A.

Company **Nottingham Centre, 8th Floor**

502 Washington Avenue

Address

410-321-0600

Telephone No.

Towson

City

MD

State

21204

Zip Code

Legal Owner(s):

George G. Cowman, Jr.

Name - Type or Print

Signature

Ann Carol Cowman

Name - Type or Print

Signature

1103 Nicodemus Road

Address

410-833-1383

Telephone No.

Reisterstown

Address

MD

State

21136

Zip Code

Representative to be Contacted:

Richard Truelove, PE

Name

406 W. Pennsylvania Avenue

Address

410-494-4914

Telephone No.

Towson

City

MD 21204

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By CTM

Date 9/11/01

Case No. 02-101-SPH

REV 09/15/98

ORDER RECEIVED FOR FILING

Date 11/9/01

By [Signature]

Attachment 1

PETITION FOR SPECIAL EXCEPTION

CASE NO: _____

Address: 3727 Crondall Lane

Legal Owners: George C. Cowman, Jr. and Ann Carol Cowman

Contract Purchaser: Larry Knight

Present Zoning: ML-IM

REQUESTED RELIEF:

Extinguishment of the Special Exception granted in Case No. 00-078-X for a service garage for auto detailing; and a new Special Exception on the property, pursuant to BCZR Section 253.2.B.2 to permit a Roll Over Car Wash with two accessory Vacuums in accordance with BCZR §419, together with offices (permitted as of right) and to otherwise amend the relief and site plan approved in Case No. 00-78-X, consistent with the present request.

For Additional Information, Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Avenue
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801

halderman@LevinGann.com

#101

RICHARD J. TRUELOVE, P.E., INC.

CIVIL ENGINEER

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204-4228

(410) 494-4914
FAX (410) 296-5326

ZONING DESCRIPTION

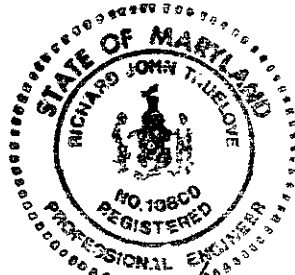
Beginning for the same at a point on the southeasternmost side Crondall Lane, as now widened, said point being 255 feet more or less easterly from the centerline of Owings Mills Boulevard measured along the center of Crondall Lane, running thence along the southeasternmost widening line of Crondall Lane North $74^{\circ} 34' 28''$ East 80.19 feet, thence leaving said widening line of Crondall Lane and running the five following courses and distances:

- (1) South $09^{\circ} 22' 12''$ East 535.10 feet thence,
- (2) South $56^{\circ} 04' 48''$ West 404.70 feet thence,
- (3) North $47^{\circ} 13' 36''$ West 120.76 feet thence,
- (4) North $54^{\circ} 16' 24''$ East 396.21 feet thence,
- (5) North $08^{\circ} 21' 36''$ West 423.60 feet, to the place of beginning.

Containing 89,934 square feet, or 2.06 acres of land, more or less.

Being all of that property recorded in the land records of Baltimore County in Liber 8187 at Folio 135. Located in the Fourth Election District, and Third Councilmanic District, of Baltimore County, Maryland. Also known as 3727 Crondall Lane.

August 8, 2001
reports\zondesc\92009



Richard J. Truelove
Richard John Truelove P.E.

#101

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5733

DATE 9/11/01 ACCOUNT 2001 006 G150

AMOUNT \$ 300.00

RECEIVED FROM: RICHARD TRUCLOVE P.E. INC.

FOR: SE 050

02-101-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

MENT	ACTUAL	TIME
2001	9/11/2001	1:17:23
CASHIER NAME: DRAYER		
5 5% ZONING VERIFICATION		
005733		

Receipt Tot	300.00
300.00 CK	.00 CA
Baltimore County, Maryland	

CASHIER'S VALIDATION

NOTICE OF ZONING HEARINGS

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: #02-101-SPH

3727 Crondall Lane

S/S Crondall Lane, 255' E of Owings Mills Blvd.

4th Election District - 3rd Councilmanic District

Legal Owner(s): Ann C. & George G. Cowman, Jr.

Contract Purchaser: Larry Knight

Special Exception: to permit a Roll Over Car Wash with two accessory vacuums, together with offices (permitted as of right) and to otherwise amend the relief and site plan approved in Case No. 78-X, consistent with the present request.

Hearing: Friday, November 2, 2001 at 10:00 a.m. in Room 487, County Courts Building, 401 Bosley Avenue.

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, Contact the Zoning Review Office at (410) 887-3391.

10/19/01 Oct 18

C500801

CERTIFICATE OF PUBLICATION

10/19/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/18/2001.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

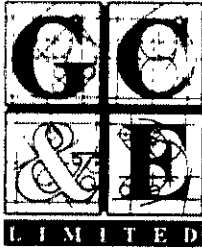
☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone (410) 823-4470 • Fax (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 02-101-SPH
PETITIONER/DEVELOPER:
Anne C. & George G. Cowman, Jr.
DATE OF HEARING:
November 2, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION:

3727 Crondall Lane
South side of Crondall Lane, 255' East of Owings Mills
Boulevard

DATE: October 18, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON : October 17, 2001



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: #02-101-SPH
Petitioner: ~~GEORGE G. COW~~ LARRY KNIGHT/HOWARD AIDERMAN ESQ.
Address or Location: 3727 CRONDALL LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE G. COWMAN JR.
Address: 1103 NICODEMUS ROAD
REISTERSTOWN, MD. 21736
Telephone Number: 410-833-1383

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 18, 2001 Issue – Jeffersonian

Please forward billing to:
George G Cowman Jr
1103 Nicodemus Road
Reisterstown MD 21136

410-833-1383

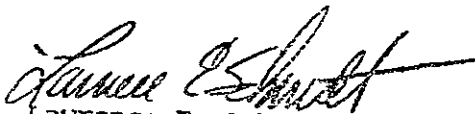
NOTICE OF ZONING HEARING

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: 02-101-SPH
3727 Crondall Lane
S/S Crondall Lane, 255' E of Owings Mills Blvd
4th Election District – 3rd Councilmanic District
Legal Owners: Ann C & George G Cowman Jr.
Contract Purchaser: Larry Knight

Special Exception to permit a Roll Over Car Wash with two accessory vacuums, together with offices (permitted as of right) and to otherwise amend the relief and site plan approved in Case No. 78-X, consistent with the present request.

HEARING: Friday, November 2, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- 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



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 10, 2001

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: 02-101-SPH
3727 Crondall Lane
S/S Crondall Lane, 255' E of Owings Mills Blvd
4th Election District – 3rd Councilmanic District
Legal Owners: Ann C & George G Cowman Jr.
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Special Exception to permit a Roll Over Car Wash with two accessory vacuums, together with offices (permitted as of right) and to otherwise amend the relief and site plan approved in Case No. 78-X, consistent with the present request.

HEARING: Friday, November 2, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Howard L Alderman Jr, Levin & Gann, 502 Washington Centre, 8th Flr,
Towson 21204
Ann C & George G Cowman Jr, 1103 Nicodemus Road, Reisterstown 21136
Larry Knight, P O Box 187, Glyndon 21071
Richard Truelove, PE, 406 W Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 18, 2001.**
- (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.





Baltimore County
Department of Permits and
Development Management

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

October 26, 2001

Howard L Alderman Jr
Levin & Gann
Nottingham Centre
8th Floor
502 Washington Avenue
Towson MD 21204

Dear Mr. Alderman Jr:

RE: Case Number: 02-101-SPH, 3727 Crondall Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 11, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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. These 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, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

c: Ann C & George G Cowman Jr, 1103 Nicodemus Road, Reisterstown 21136
Larry Knight, P O Box 187, Glyndon 21071
Richard Truelove PE, 406 W Pennsylvania Avenue, Towson 21286
People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 16, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2001
Item Nos. 082, 101, 104, 105, 107,
108, 110, 111, 112, 113, 114, 115,
116, 117, and 118

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

October 15, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: Irina Roshal - 119
Ann C & George G Cowman Jr. - 101

Location: DISTRIBUTION MEETING OF October 1, 2001

Item No.: 119 and 101

Dear Ms. Stephens:

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", 2000 Edition prior to occupancy.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Site
11/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: October 15, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-101, 02-107, 02-110, 02-112, 02-113,
and 02-119

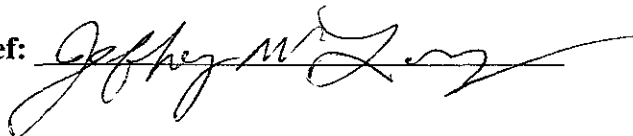
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



15

Section Chief:



AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.5.01

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

RE: Baltimore County
Item No. 101 LTM

Dear Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

RE: PETITION FOR SPECIAL EXCEPTION
3727 Crondall Lane, S/S Crondall Ln,
255' E of Owings Mills Blvd
4th Election District, 3rd Councilmanic

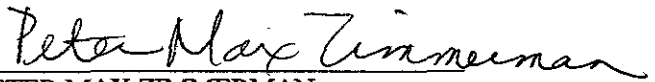
Legal Owner: George G. & Ann C. Cowman, Jr.
Contract Purchaser: Larry Knight
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-101-X

* * * * *

ENTRY OF APPEARANCE

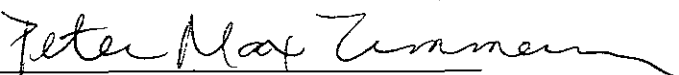
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

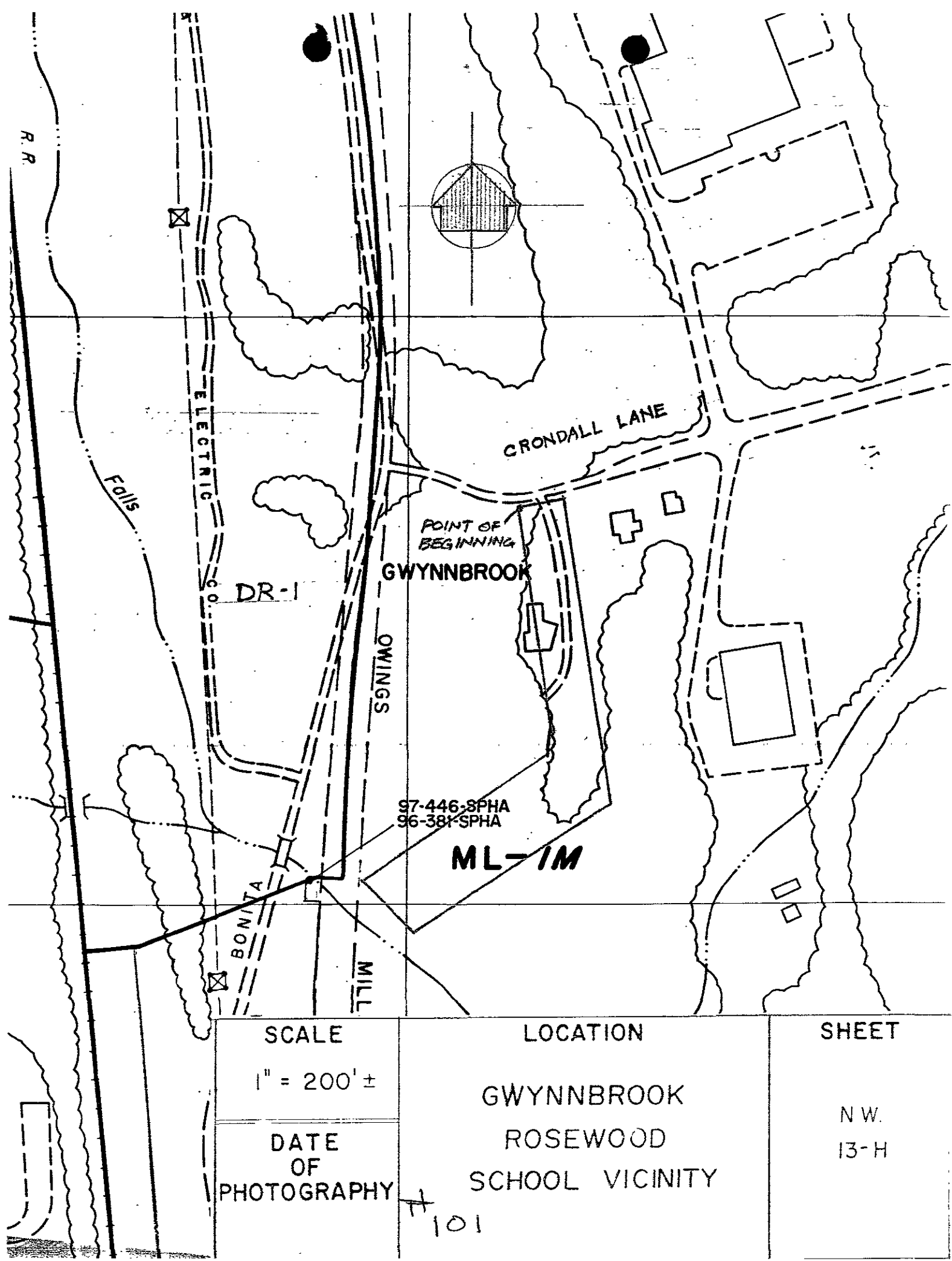
I HEREBY CERTIFY that on this 31st day of October, 2001 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

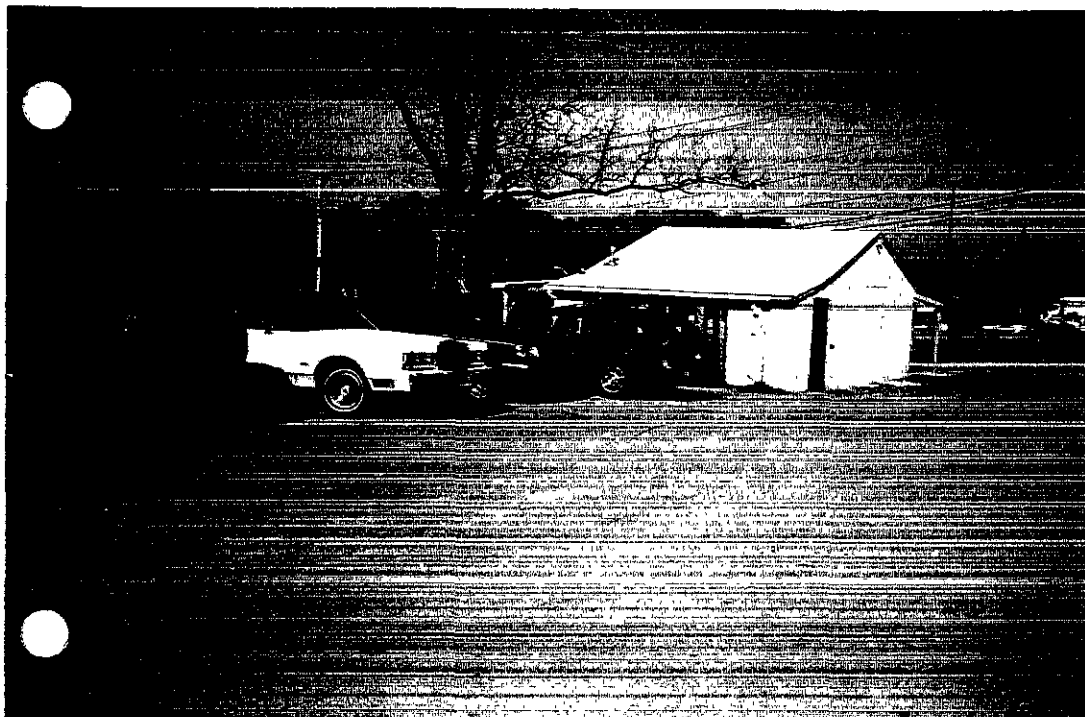
CASE NAME Cocummu - KMI 647
CASE NUMBER 02-101-SP2
DATE 02 Nov 01

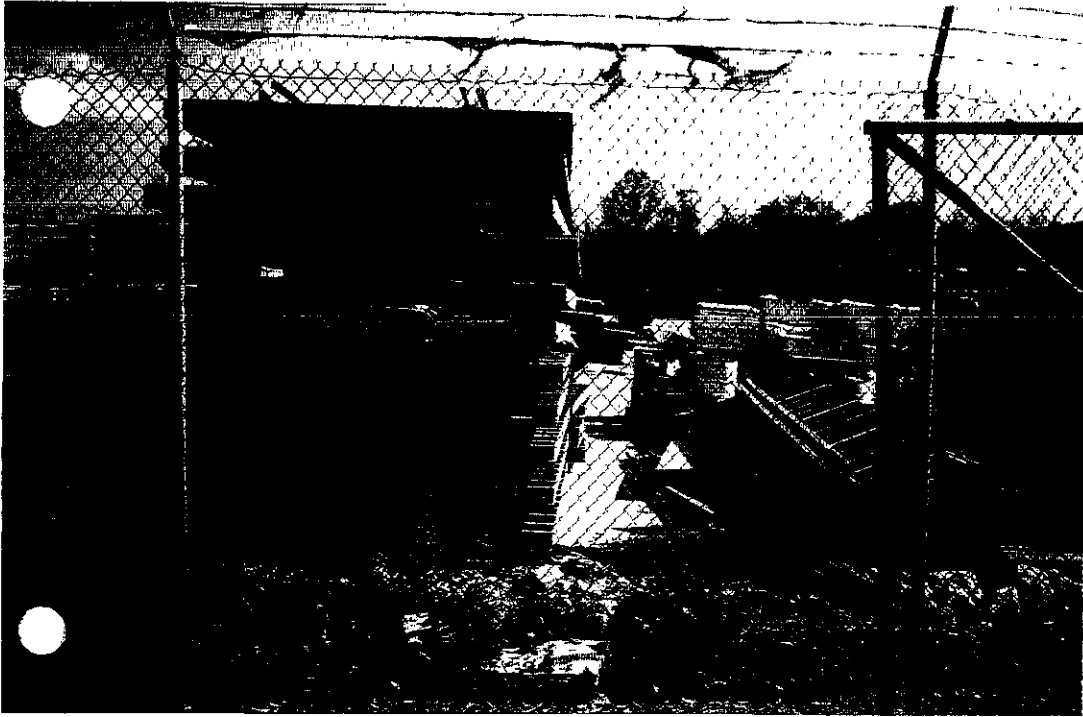
PETITIONER'S SIGN-IN SHEET

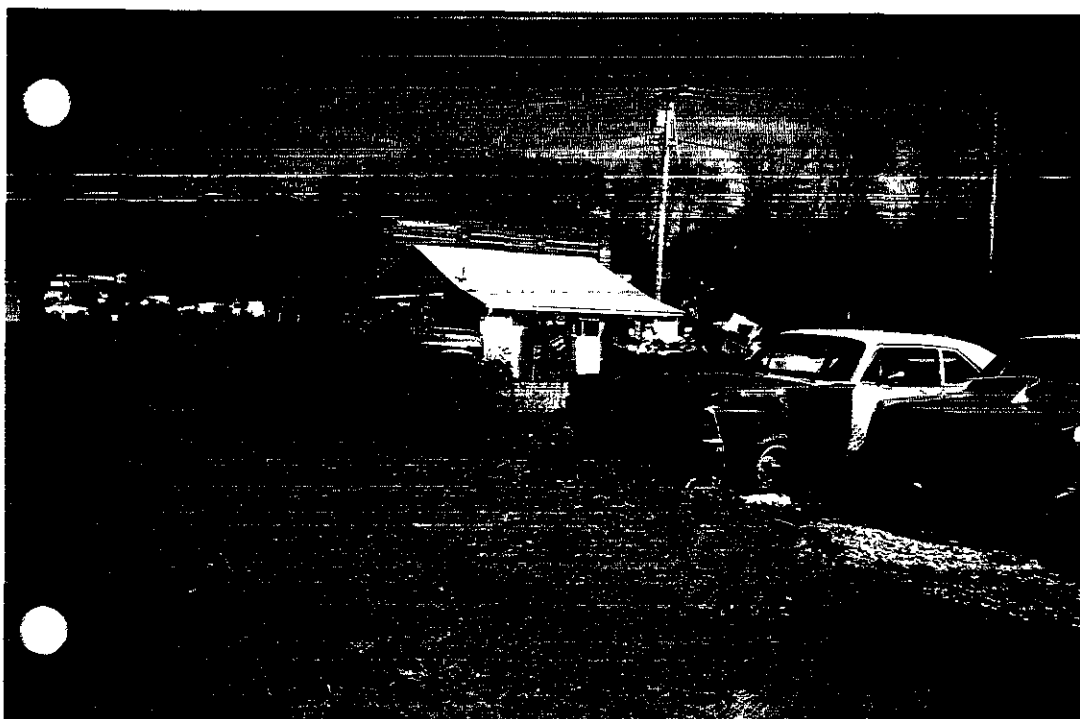
[illegible]

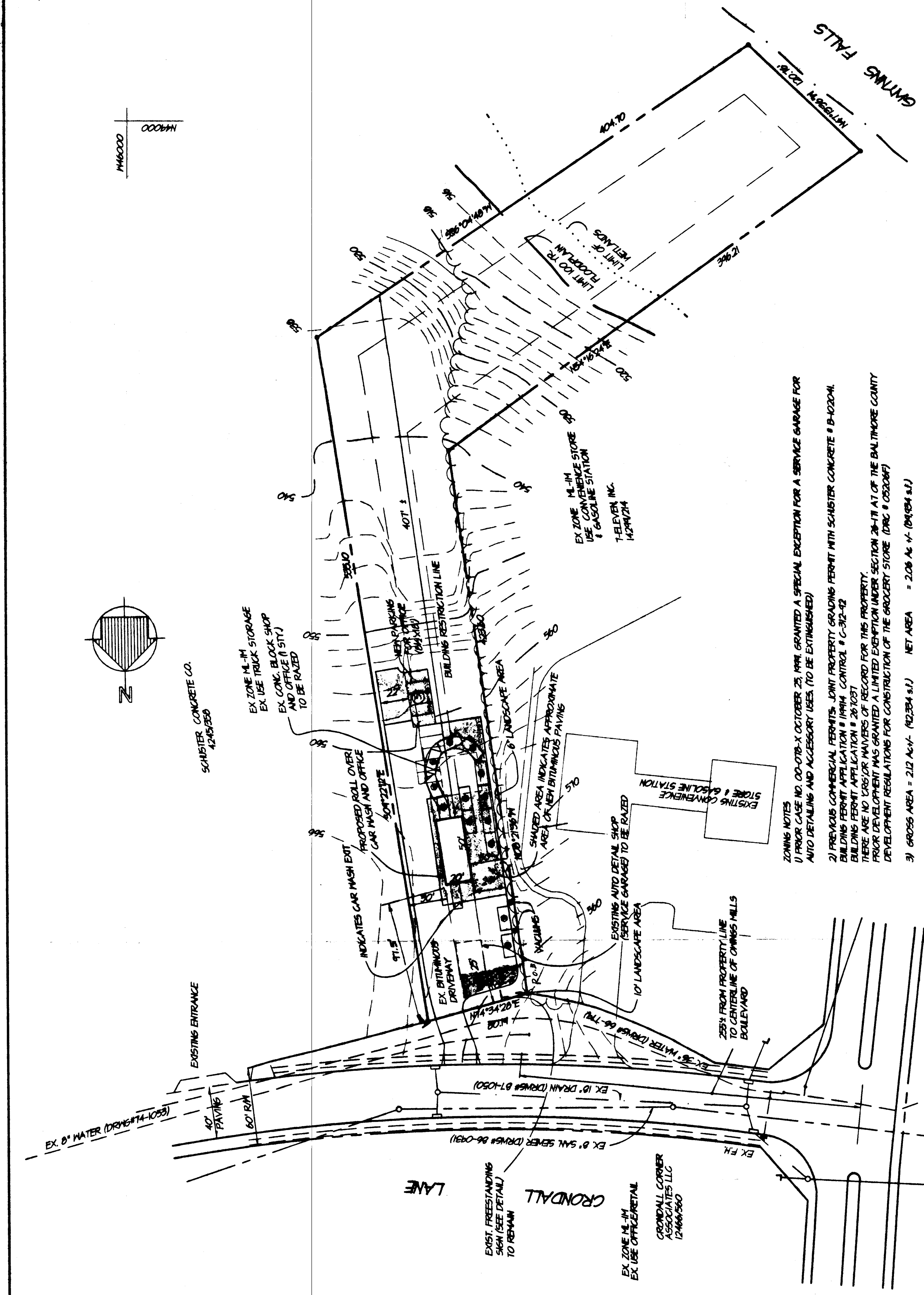
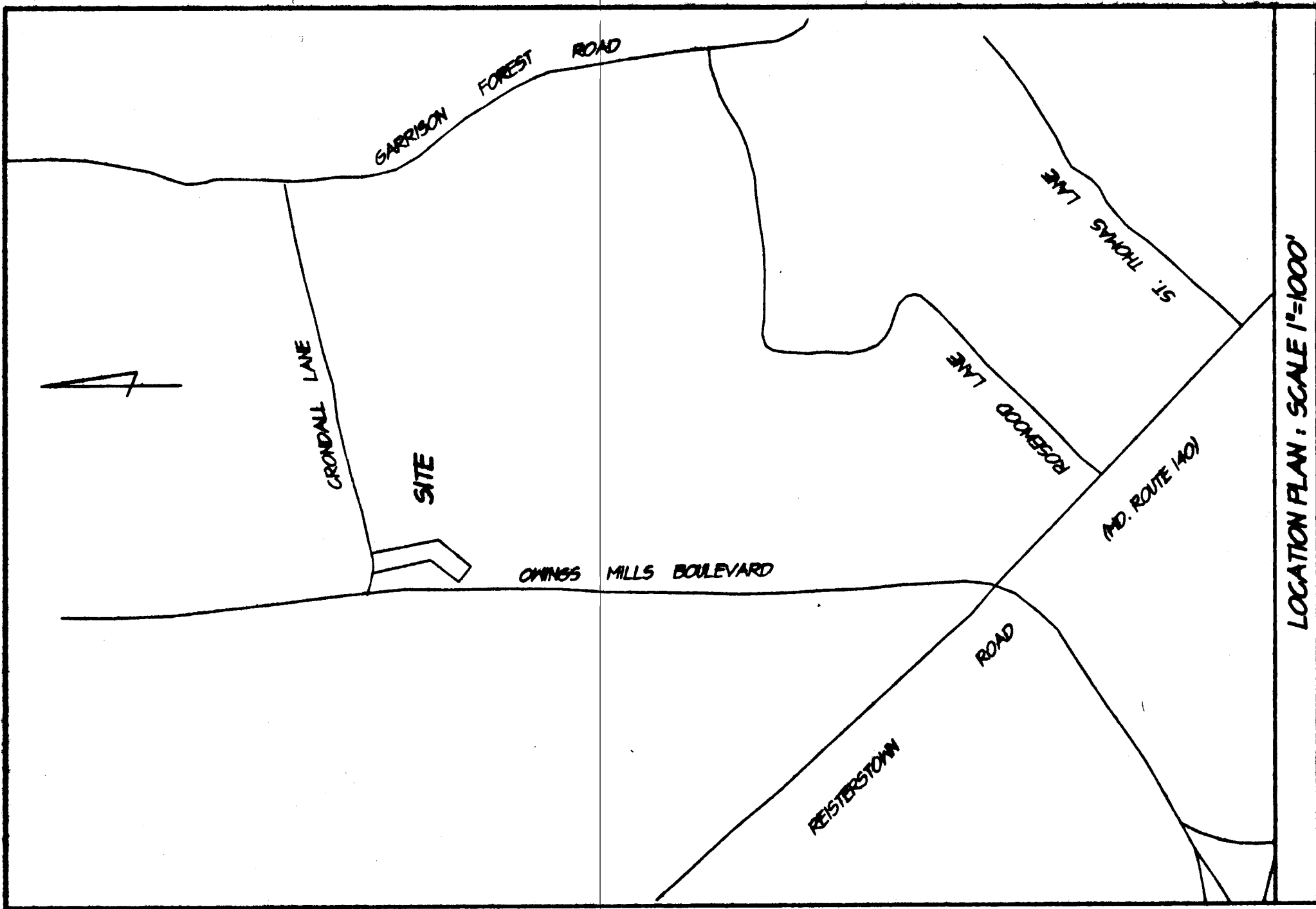


SCALE	LOCATION	SHEET
1" = 200' ± DATE OF PHOTOGRAPHY	GWYNNBROOK ROSEWOOD SCHOOL VICINITY 101	N.W. 13-H





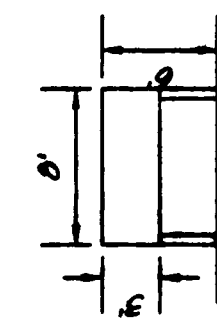




- 1) THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEEDS, PLATS, AND OTHER SOURCES. THIS PLAN DOES NOT REPRESENT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT.
- 2) THE PROPOSED BUILDING AND PARKING AREAS SHOWN HEREON ARE BASED ON THE GROUND PLAN DATED DECEMBER 12, 1990 TO ACCOMPANY PERMIT # B-02004.
- 3) SIGN DATA
- 1. NUMBER OF FREESTANDING SIGNS ALLOWED: 1
 - 2. NUMBER OF FREESTANDING SIGNS EXISTING: 1
 - 3. SIGN AREA PER FACE: 24 SF.
 - 4. SIGN HEIGHT: 24 FT.
 - 5. SIGN SPACING: 6 FT.
 - 6. SIGN SETBACK: 6 FT.
 - 7. THERE ARE NO ADDITIONAL SIGNS PROPOSED ON THE PROPERTY.
 - 8. ILLUMINATION BY DOWN LIGHTS DIRECTED TO FACE OF SIGN.
- 4) LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH AN APPROVED FINAL LANDSCAPE PLAN.
- 5) STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY REQUIREMENTS.
- 6) SITE IS LOCATED ON FIRM FLOOD PANEL 24000-0020-G. ONLY THE FARM REAR PORTION OF THE SITE IS IN A 100 YR FLOODPLAIN AS SHOWN ON THE PLAN.
- 7) BUILDING SETBACKS: 20' FROM FRONT PROPERTY LINE, 20' FROM STREET CENTERLINE, 10' FROM SIDE PROPERTY LINE, 10' FROM REAR PROPERTY LINE.
- 8) CAR WASH ROLL-OVER: A CAR WASH WHERE EXTERIOR-ONLY CLEANING, WASHING, OR POLISHING SERVICES ARE PROVIDED ON A ROLL-OVER BASIS WITH THE VEHICLE IN A SATIATORY POSITION DURING THE SERVICES.

- 9) EXISTING ZONING: M-1M WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE FOR AUTOMOBILE DETAILING (PERMANENT TO BEAR SECTION 250.2B3 (b) 200' FROM PROPERTY LINE) PERMANENT TO BEAR SECTION 250.2B3 (b) 200' FROM PROPERTY LINE.
- 10) PROPOSED ZONING: M-1M WITH A SPECIAL EXCEPTION FOR A ROLL-OVER CAR WASH PERMANENT TO BEAR SECTION 250.2B3 (b) 200' FROM PROPERTY LINE.
- 11) EXISTING USES: OFFICE, EQUIPMENT STORAGE, AND AUTO DETAILING.
- 12) PROPOSED USES: OFFICE AND ROLL-OVER CAR WASH.
- 13) EXISTING OFFICE BUILDING AND EXISTING AUTO DETAILING TO BE RAZED.
- 14) TOTAL FLOOR AREA: 2,000 SF. (1,000 SF. CAR WASH + 1,000 SF. OFFICE).
- 15) MAINTENANCE FLOOR AREA RATIO: 20.
- 16) PROPOSED FLOOR AREA RATIO: 0.0201.
- 17) OFF STREET PARKING
- 1. PARKING REQUIRED: OFFICE # 5 SPACES PER 1,000 SF. TOTAL FLOOR AREA.
 - 2. DRYING SPACES: 9.
 - 3. TOTAL SPACES: 20.
 - 4. TOTAL SPACES PROVIDED: 20.
- 18) BUILDING SETBACK REQUIREMENTS (SEC. 250-2B3 (b) 200' FROM STREET CENTERLINE)
- FRONT: 20' FROM FRONT PROPERTY LINE OR 50' FROM STREET CENTERLINE.
 - SIDE: 10' FROM SIDE PROPERTY LINE.
 - REAR: 10' FROM REAR PROPERTY LINE.
- 19) SETBACKS PROVIDED
- FRONT: 20'
 - SIDE: 10'
 - REAR: 10'
- 20) TOTAL SPACES REQUIRED: 20.
- 21) TOTAL SPACES PROVIDED: 20.
- 22) BUILDING SETBACK REQUIREMENTS (SEC. 250-2B3 (b) 200' FROM STREET CENTERLINE)
- FRONT: 20' FROM FRONT PROPERTY LINE OR 50' FROM STREET CENTERLINE.
 - SIDE: 10' FROM SIDE PROPERTY LINE.
 - REAR: 10' FROM REAR PROPERTY LINE.
- 23) SETBACKS PROVIDED
- FRONT: 20'
 - SIDE: 10'
 - REAR: 10'

OWINGS MILLS BOULEVARD



DETAIL: EXISTING FREESTANDING SIGN

NO SCALE

- LEGEND
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - EMPLOYEE PARKING
 - STAGING SPACES
 - VACUUM PARKING
 - PROPOSED PAVING

101 LTM

PLAN TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
3727 GRONDALL LANE

ELECTION DISTRICT 4
SCALE: 1"=30'
BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT 3
SEPTEMBER 11, 2001



PLAN PREPARED BY:
RICHARD TRUELOVE P.E., INC.
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12446550
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TELEPHONE (410) 288-7000

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