



IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SE/Corner Middle River Road *
and Pulaski Highway * ZONING COMMISSIONER
15th Election District *
5th Councilmanic District * OF BALTIMORE COUNTY
(9525 Pulaski Highway) *
CASE NO. 02-469-X
Thomas W., Michael D., *
Timothy L. & Daniel C. McKew *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Special Exception for the property located at 9525 Pulaski Highway in eastern Baltimore County. The petition was filed by Thomas W., Michael D., Timothy L., and Daniel C. McKew, owners. Special exception relief is requested for a car wash in combination with a fuel service station. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the petition for special exception.

Appearing at the requisite public hearing held for this case were the property owners, Thomas W. McKew and Michael D. McKew. Also present was Patrick C. Richardson, Jr., the engineer who prepared the site plan. The Petitioners were represented by John B. Gontrum, Esquire. There were no protestants or other interested persons present.

The subject property under consideration is an irregularly shaped parcel, approximately 1.443 acres in area, zoned ML-AS. The property is located at the southern corner of the intersection of Pulaski Highway (MD Route 40) and Middle River Road. Presently, the property is improved with an existing fuel service station building that includes three service bays. Additionally, there are six multi-product dispensers which provide fuel to customers of the business. Vehicular access is by way of curb cuts, both along Pulaski Highway (MD Route 40) and Middle River Road. Apparently, the property has been used as a fuel service station for many years.

The nature of the special exception relates to a car wash building that is proposed for the rear of the site. The location of the building is more particularly shown on the plan. The building is 20 ft. in width and 41 ft. in depth. Mr. Gontrum indicated that the owners desire to construct the building to provide an additional service to their customers.

An examination of the site plan shows that there are no zoning variances necessary. Additionally, there is more than sufficient maneuvering room and adequate stacking spaces. In this regard, the size and configuration of the site works well with the proposed car wash operation. There appeared little likelihood that traffic would back up from the car wash operation onto either of the public roads. Additionally, the character of the neighborhood is commercial/manufacturing/industrial. It is clear that the proposed use is consistent with the subject property and neighborhood. In my judgment, the proposed use will not detrimentally impact the health, safety and general welfare of the locale. Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, the proposed use is appropriate and complies with the requirements of Section 502.1. There were no protestants present and no adverse zoning advisory committee comments. The Office of Planning did request that additional landscaping be required to meet the requirements and standards of Section 405.4 of the B.C.Z.R. and the Baltimore County Landscape Manual. Although I will incorporate that comment, the nature of the site and vicinity is of note. A certain amount of landscaping is appropriate, however, it should be recognized that the surrounding area is of commercial/manufacturing/industrial character. There are no residents in the immediate area and the CSX Transportation Line is nearby. An amount of landscaping consistent with the nature of the property and subject locale is, therefore, appropriate.

Pursuant to the advertising, posting of the property, and public hearing on this petition held, and for the reasons given above, the relief requested in the special exception and variance shall be granted.

THEREFORE, IT IS ORDERED this 31st day of July, 2002, by this Zoning Commissioner, that the Petitioners' request for special exception, for a car wash in combination with a fuel service station, be and is hereby GRANTED, subject, however, to the following conditions and restrictions:

1. The Petitioners may apply for their 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning same property to its original condition.
2. The Petitioners shall be required to install an amount of landscaping consistent with the nature of the property and subject locale.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
Date 7/31/02
By R. Johnson



Baltimore County
Zoning Commissioner

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

July 31, 2002

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

RE: Petition for Special Exception
Case No. 02-469-X
Property: 9525 Pulaski Highway

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The petition for special exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Office of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Thomas W. McKew
Michael D. McKew
Timothy L. McKew
Daniel C. McKew
44 11 Darleigh Road
Baltimore, MD 21236

Patrick C. Richardson, Jr.
730 W. Padonia Road
Timonium, MD 21093



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 9525 PULASKI HIGHWAY

which is presently zoned ML-AS

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 in combination with a fuel service station.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Romadka, Gontrum & McLaughlin

Company

814 Eastern Boulevard

410-686-8274

Address

Telephone No.

Baltimore, Maryland 21221

City

State

Zip Code

Legal Owner(s):

THOMAS W. MCKEW and MICHAEL D. MCKEW

Name - Type or Print

Signature

TIMOPHY L. MCKEW and DANIEL C. MCKEW

Name - Type or Print

Signature

4411 DARLEIGH ROAD

410-687-7710

Address

Telephone No.

BALTIMORE, MARYLAND 21236-2113

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No. 02-469-X

227 09/15/98

ORDER RECEIVED FOR FILING

**ZONING DESCRIPTION
PULASKI CITGO
9525 PULASKI HIGHWAY
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the South side of Pulaski Highway at the west side of Middle River Road, thence running and binding on the south side of the Pulaski Highway right-of-way layed out at a 150 foot width (1) South 40 degrees 56 minutes 40 seconds West 225.40 feet, thence leaving Pulaski Highway, (2) South 48 degrees 22 minutes 55 seconds East 145.70 feet, (3) North 58 degrees 55 minutes 27 seconds East 270 plus or minus feet to the intersection of Middle River Road, thence binding on the west side of Middle River Road, (4) by a curve to the left with a radius of 1170 feet for a distance of 74 plus or minus feet, (5) by a curve to the left with a radius of 686.00 feet for a distance of 131.85 feet having a chord of North 52 degrees 31 minutes 49 seconds West 131.65 feet, (6) South 80 degrees 55 minutes 40 seconds West 38.31 feet, to the point of beginning; being lot 1 of the Plat of Subdivision of Exxon Service Station recorded in plat book 47 folio 93 in the land records of Baltimore County.

Containing a net area of 1.12 acres of land, more or less.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13316

DATE 4/24/02 ACCOUNT R001-006-6150
AMOUNT \$ 300.00

RECEIVED FROM: Pulaski Ind. Co. Inc.

FOR: Special Exception

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #469

PAID RECEIPT

BUSINESS ACTUAL TIME
4/25/2002 4/24/2002 14:28:35

REG WSO6 WALKIN KMCN KSM DRYMER 4

>>RECEIPT # 077846 4/24/2002 OFLR

Dept 5 528 ZONING VERIFICATION

CR NO. 013316

Recpt Tot \$300.00

300.00 CK .00 Co

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No.: 02-469-X
 Petitioner/Developer: MCKEW
JOHN GONTRUM, ESQ.
 Date of Hearing/Closing: 7/19/02

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention:

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 #9525 POLASKI HWY

The sign(s) were posted on 7/3/02
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/12/02
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

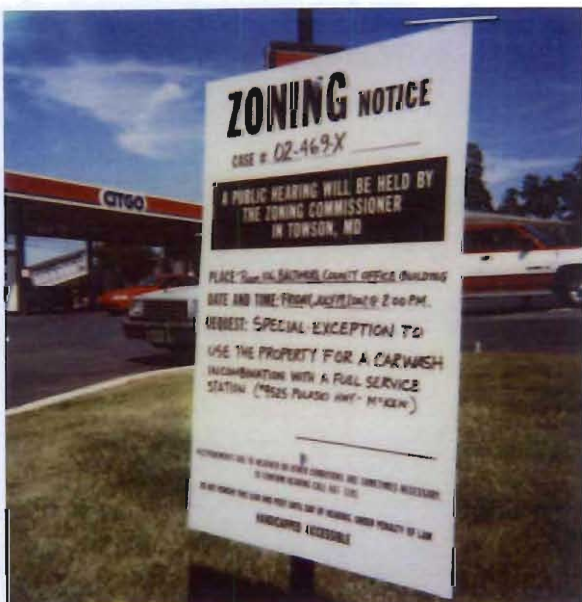
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

Post-it® Fax Note	7671	Date	# of pages
	o	From	
	o/Dept.	Co.	
	Phone #	Phone #	
	fax #	Fax #	



02-469-X
9525 - POLASKI HWY SE/MIDDLE RIVER RD.
MCKEW/GONTRUM 7/19/02

**NOTICE OF ZONING
HEARING**

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

Case: #02-469-X
9525 Pulaski Highway -
SE/corner Middle River
Road & Pulaski Highway
15th Election District
5th Councilmanic District,
Legal Owner(s): Thomas
W., Michael D., Timothy
& Daniel C. McKew
Special Exception: to use
the property for a car wash
in combination with a fuel
service station.
**Hearing: Thursday, June
13, 2002 at 9:00 a.m. in
Room 106, Baltimore
County Office Building, 111
W. Chesapeake 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

5/400 May 30 C541496

CERTIFICATE OF PUBLICATION

5/30, 2002

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 5/30, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

**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: #02-469-X
9525 Pulaski Highway
SE/corner Middle River Road &
Pulaski Highway
15th Election District
5th Councilmanic District
Legal Owner(s): Thomas W.,
Michael D., Timothy L., &
Daniel C. McKew

Special Exception: to use the property for a car wash in combination with a fuel service station.

Hearing: Friday, July 19, 2002 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake 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.

JT/7/685 July 2 C548599

CERTIFICATE OF PUBLICATION

7/3/, 2002

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 7/2/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

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: 02-465-X

Petitioner: Daniel McKew et al. El Puloski CITSO

Address or Location: 9525 Puloski Highway 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: DANIEL McKew

Address: 9525 Puloski Highway
BACT, MD. 21220

Telephone Number: 410-687-7710

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 30, 2002 Issue – Jeffersonian

Please forward billing to:
Daniel C McKew
9525 Pulaski Highway
Baltimore MD 21220

410 687-7710

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: 02-469-X

9525 Pulaski Highway

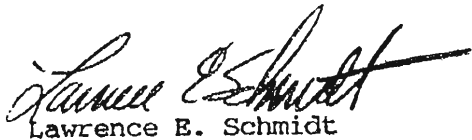
SE/corner Middle River Road & Pulaski Highway

15th Election District – 5th Councilmanic District

Legal Owner: Thomas W, Michael D, Timothy L, & Daniel C McKew

Special Exception to use the property for a car wash in combination with a fuel service station.

HEARING: Thursday, June 13, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDT
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

May 17, 2002

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: 02-469-X

9525 Pulaski Highway

SE/corner Middle River Road & Pulaski Highway

15th Election District – 5th Councilmanic District

Legal Owner: Thomas W, Michael D, Timothy L, & Daniel C McKew

Special Exception to use the property for a car wash in combination with a fuel service station.

HEARING: Thursday, June 13, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

Arnold Jablon G.D.Z.
Director

C: Thomas W, Michael D, Timothy L and Daniel C McKew, 4411 Darleigh Road,
Baltimore 21236-2113
John B Gontrum, Romadka Gontrum & McLaughlin, 814 Eastern Boulevard,
Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 29, 2002.**
- (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.



MAY 22 2002

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 McLAUGHLIN, JR.*

5/31/02
George
OK
f

* Also Admitted In the District of Columbia

May 24, 2002

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

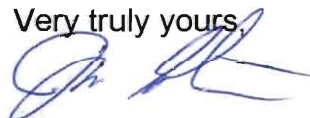
RE: RG&M File Name: Dan McKew
RG&M File No.: 22.3010
Case No.: 02-469-X
9525 Pulaski Highway
SE/corner Middle River Road & Pulaski Highway
15th Election District - 5th Councilmanic District
Legal Owners: Thomas W. McKew, Michael D. McKew ,
Timothy L. McKew and Daniel C. McKew
Special Exception

Dear Mr. Jablon:

I am writing to request a postponement of the above-referenced matter, which was recently scheduled for Thursday, June 13, 2002 at 9:00 a.m. in Room 106. The reason for this requested postponement is that I will be out of town on June 13, 2002.

If you have any questions in relation to this request, please do not hesitate to contact me. Thank you very much for your cooperation with regard to this matter.

Very truly yours,


John B. Gontrum

JBG/jmh

cc: Rick Richardson, Eng.
Dan McKew



TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 02, 2002 Issue – Jeffersonian

Please forward billing to:
Daniel C McKew
9525 Pulaski Highway
Baltimore MD 21220

410 687-7710

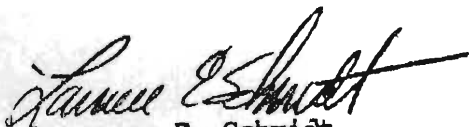
NOTICE OF ZONING HEARING

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: 02-469-X
9525 Pulaski Highway
SE/corner Middle River Road & Pulaski Highway
15th Election District – 5th Councilmanic District
Legal Owner: Thomas W, Michael D, Timothy L, & Daniel C McKew

Special Exception to use the property for a car wash in combination with a fuel service station.

HEARING: Friday July 19, 2002 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
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

June 19, 2002

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: 02-469-X

9525 Pulaski Highway

SE/corner Middle River Road & Pulaski Highway

15th Election District – 5th Councilmanic District

Legal Owner: Thomas W, Michael D, Timothy L, & Daniel C McKew

Special Exception to use the property for a car wash in combination with a fuel service station.

HEARING: Friday July 19, 2002 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

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

Arnold Jablon
Director

C: Thomas W, Michael D, Timothy L and Daniel C McKew, 4411 Darleigh Road,
Baltimore 21236-2113
John B Gontrum, Romadka Gontrum & McLaughlin, 814 Eastern Boulevard,
Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 03, 2002.**
- (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

June 7, 2002

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

Dear Mr. Gontrum:

RE: Case Number: 02-469-X, 9525 Pulaski Highway

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 24, 2002

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.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c Thomas W, Michael D, Timothy L & Daniel C McKew, 4411 Darleigh Road,
Baltimore MD 21236-2113
People's Counsel

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





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

July 12, 2002

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

Dear Mr. Gontrum:

RE: Case Number: 02-469-X, 9525 Pulaski Highway

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 24, 2002.

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Thomas W, Michael D, Timothy L & Daniel C McKew, 4411 Darleigh Road,
Baltimore 21236-2113
People's Counsel

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





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

May 7, 2002

ATTENTION: George Zahner

RE: McKew

Location: 9525 Pulaski Hwy

Item No.: 469

Dear Mr. Zahner:

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.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File
{PRIVATE}

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

FROM: *RWB* Robert W. Bowling
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for May 6, 2002
Item No. 460, 461, 462, 463, 464, 465, 466, 467, 468, 469
and 471.

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

RWB:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *285 / TGT*

DATE: June 6, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of May 6, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

460,462,465-469,471

sent
6/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 3, 2002

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

SUBJECT: 9525 Pulaski Highway

INFORMATION:

Item Number: 02-469

MAY 7 2002

Petitioner: Thomas W. McKew

Zoning: ML-AS

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the special exception request to permit a car wash in combination with an existing service station subject to the following:

The landscaping on the subject site and along Pulaski Highway and Middle River Road should be significantly increased so as to meet the standards and requirements of Section 405.4 of the Baltimore County Zoning Regulations, and the Baltimore County Landscape Manual. A revised landscape plan should be submitted to the Office of Planning for review and approval prior to the issuance of any permit.

Prepared by: Mark A. Cunningham

Section Chief: Hyman Sanham
AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.2.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 469 BR

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 40, are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

for 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 VARIANCE
9525 Pulaski Highway, SE Cor Middle River Rd
and Pulaski Hwy
15th Election District, 5th Councilmanic

Legal Owner: Thomas, Michael, Timothy, and
Daniel McKew
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-469-A

* * * * *

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 22nd day of May, 2002 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).



PETER MAX ZIMMERMAN



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

February 6, 2003

Wesley Burton
Burton Assoc. Architects, Inc.
3000 Chestnut Avenue, Suite 101
Baltimore, Maryland 21211-2727

Dear Mr. Burton:

RE: Building Permit #B509471C, Pulaski Citgo, 15th Election District

Regretfully, the Zoning Office cannot approve the above referenced building permit application for the following reason(s):

The latest submitted plans remain inconsistent with the approved "More In Keeping" site plan approved by the Offices of Zoning, Planning and Public Works on January 27, 2003. A key component and item of discussion, which lead to the original approval, was for the service bay to run the full length of the building. The latest submittal shows the creation of additional storage area, essentially reducing the approved service bay area, and significantly increasing the total square footage of the C-store above the 1500 square foot limit for the ancillary use. This is contrary to the conditions of approval for the More In Keeping plan. Mr. Lewis, the Zoning Planner who reviewed and approved the More In Keeping plan for this Office, has advised that he is withdrawing his approval of the plan as a result of the continued deviations from his original approval. Mr. Lewis has advised that in consideration of the above, a Special Hearing, and possibly other hearing relief, will be required for the Zoning Commissioner to make the determination of compliance with Section 405.6 of the Baltimore County Zoning Regulations, as per subparagraph (d) of Section 409. I cannot approve a building permit without an order from the Zoning Commissioner granting your hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "J.C. Merrey", written over a circular stamp.

Joseph C. Merrey
Planner II
Zoning Review

Cc: Rich Richardson, Richardson Engineering, LLC

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

62-469-X
7/19/02

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

PATRICK C RICHARDSON JR

730 W PATONIA RD

DANIEL C. MCKEW

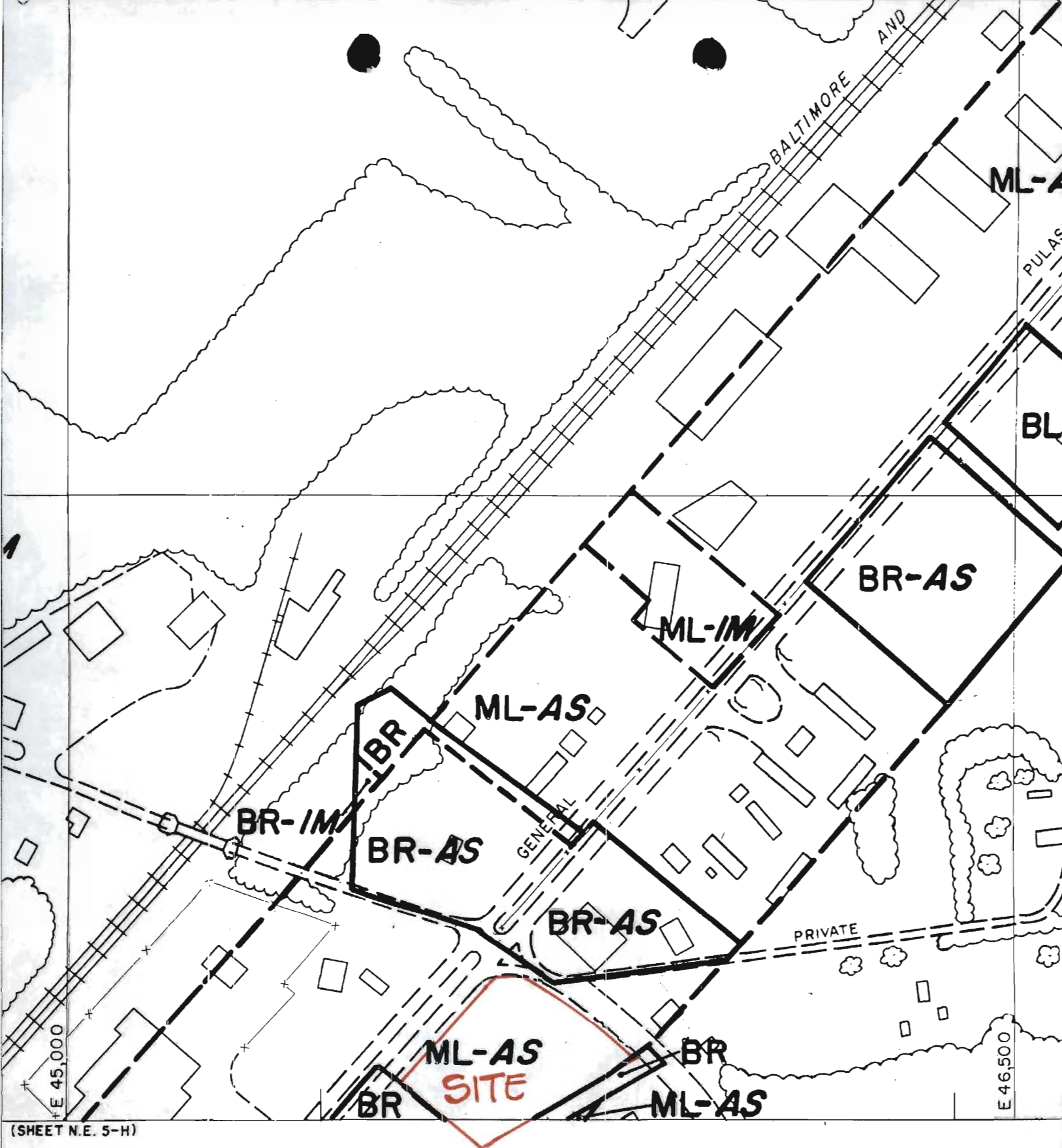
113 HAVERHILL RD.

Michael D. McKew

4411 DARLEIGH RD

JOHN GONTAUM





ORE COUNTY ANNING AND ZONING ZONING MAP

#469

SCALE: 1"=200'
MAP NE 6H

