IN RE: PETITION FOR SPECIAL EXCEPTION

AND VARIANCE

S/S of Rossville Boulevard, 450 ft. E

centerline of Pulaski Highway

15th Election District

7th Councilmanic District

(6220 Rossville Boulevard)

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 04-435-XA

Bollino, LLC, by: Salvatore J. Bollino,

Member, Legal Owner

and

Jenco Development, LLC, Contract Purchaser

Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

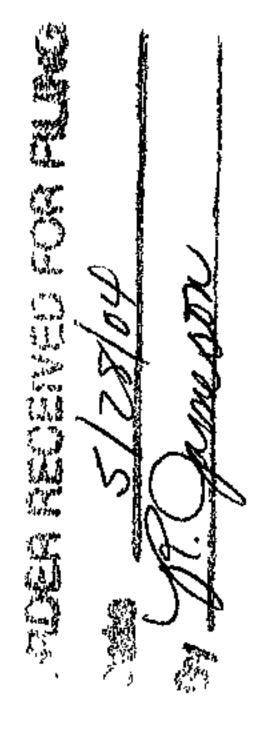
This matter comes before this Deputy Zoning Commissioner as Petitions for Special Exception and Variance filed by the legal owner of the subject property, Bollino, LLC, by Salvatore J. Bollino, Member, Legal Owner and Jenco Development, LLC, Contract Purchaser. The Petitioners are requesting special exception and variance relief for property located at 6220 Rossville Boulevard in the eastern area of Baltimore County. The special exception request is for a roll-over car wash (3 tunnels) pursuant to Sections 233.4 and 419.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, variance relief is requested from the B.C.Z.R. as follows:

Alternate A

i) from Section 419.3A.1 to permit 22 stacking spaces for a 3 tunnel roll over car wash in lieu of the 27 spaces required; ii) from Section 419.3B.1 to permit 0 parking spaces for vehicle drying (3 tunnel roll over car wash) in lieu of the 6 required; and iii) from Section 419.4A.2 for a car wash tunnel exit to be set back 30 ft. from the nearest exit drive in lieu of the 50 ft. required; or

Alternate B

(i)From Section 419.3A.1 to permit 20 stacking spaces for a 3 tunnel roll over car wash in lieu of the 27 spaces required; ii) from Section 419.3B.1 to permit 0 parking spaces for vehicle drying (3 tunnel roll over car wash) in lieu of the 6 required; and iii) from Section 419.4A.2 for a car wash tunnel exit to be set back 40 ft. from the nearest exit drive in lieu of the 50 ft required.



The property was posted with Notice of Hearing on April 23, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on April 27, 2004 to notify any interested persons of the scheduled hearing date.

Amended Petition

At the hearing and in response to comments form the Office of Planning, the Petitioner presented a third design, Alternative C. This design requires the following variances:

i) from Section 419.3B.1 to permit 0 parking spaces for vehicle drying (3) tunnel roll over car wash) in lieu of the 6 required; and ii) from Section 419.4A.2 for a car wash tunnel exit to be set back 20 ft. from the nearest exit drive in lieu of the 50 ft. required.

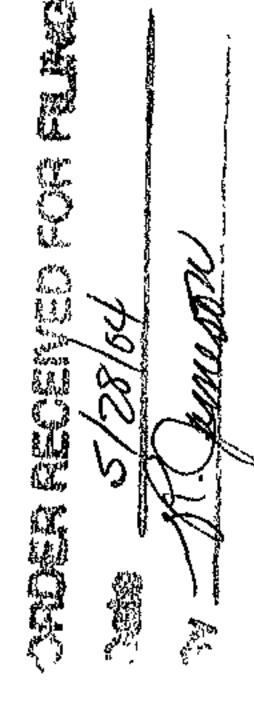
The Petitioner also corrected the number of stacking spaces proposed in Alternative B as 21 spaces. The Amended Petition was accepted as an alternative as the design reconfigures the interior design of the advertised car wash alternatives and the public was notified accordingly.

Applicable Law

Section 502.1 of the B.C.Z.R. - Special Exceptions

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]



Section 307 of the B.C.Z.R. - Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated April 5, 2004, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance and special exception requests was David Farrell, representing the contract purchaser and Ken Colbert, appearing on behalf of Colbert, Matz, Rosenfelt, Inc., the engineering firm that prepared the site plan of the property. Howard L. Alderman, Jr., Esquire represented the Petitioners. Michael McKew appeared at the hearing as an interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.0426 acres of land, more or less, zoned BL-IM. Mr. Alderman proffered that the subject property is located in a commercially zoned and developed area off of Rossville

MERICAN FOR FIRE

Boulevard. The Petitioner proposes to erect a three-bay rollover car wash on the site. The technology employed would eliminate the need for a drying area, which most car wash operations require. The car wash would meet the landscape regulations and would utilize the private commercial drive that serves the adjoining commercial uses. These uses include a convenience store and drive through restaurant which have traffic access via the private drive to Rossville Boulevard. No vacuum stations are proposed. The nearest residential property is 600 ft. away.

The Petitioner presented three alternative designs. All three would require a variance from the drying parking spaces to allow zero spaces in lieu of the required six parking spaces. He indicated that these spaces were not needed because the new car wash technology employed a drying feature built into the car wash itself. All three designs also required a variance for the distance the car wash tunnel exit would have from the nearest exit drive. Section 419.4.A.2 requires that a tunnel exit shall be at least 50 ft. from the nearest exit drive. Alternative A proposes 30 ft., Alternative B proposes 40 ft. and Alternative C proposes 20 ft. Two of the designs require variances to the number of stacking spaces. Section 419.3.A.1 requires nine spaces per tunnel or 27 spaces for a three-tunnel operation. Alternative A proposes 22 spaces, Alternative B proposes 21 spaces, but Alternative C requires no stacking space variance as it proposes 28 spaces. He related that Alternative B was made to explore comments he received from the Department of Public Works while Alternative C was made in response to comments from the Office of Planning.

Mr. Cobert opined that the site was unique in the sense that a large portion of the site is already occupied by a storm water management pond, which not only handles the water from this site but also the Checkers Restaurant to the west. This pond is sized to the sites it serves and can not be reduced or redesigned. In addition, he points out that the remaining portion of the site on which this car wash is proposed, is narrow and irregularly shaped around the storm water

management pond. He indicated that it would be a hardship and practical difficulty for the owner to utilize this commercial site given its limitations which the Petitioner points out are not of its making. Finally, he notes that the site is surrounded by commercial uses and zoned properties and so this car wash is within the spirit and intent of the zoning code and would not pose a detriment to the surrounding community.

Mr. Colbert testified that he much preferred Alternate A, which was his original design and which utilized the private drive to access the car wash such that the entrance was opposite the entrance of the Checker Restaurant. See Petitioner's Exhibit 1A. This layout has the employee parking and dumpster on the exit side of the actual car wash building, which he opined was the far superior design. Otherwise employees, especially employees who perform emergency repairs, would have to battle the car wash traffic to get to their assigned spaces.

Most importantly, Alternative A presents a smooth traffic flow according to Mr. Colbert. He notes that customers enter through the private commercial drive and progress easily through the car wash stacking lanes through the car wash itself and then exit again into the private drive. He contrasts this to Alternative C, which has a drawback that the three stacking lanes are reduced to one lane so that the vehicles can enter straight into the tunnel. He is concerned that there will be jockeying for position among the drivers in the stacking lanes as to which will go first. He notes that the operation is unmanned and that no employees will be available to referee who goes first.

He also argues against Alternative B in that the vehicles exiting the site go directly onto Rossville Boulevard and not onto the private drive. He points out that the intersection of the private drive and Rossville Boulevard is only 40 ft. This does not meet the intersection guidelines of 100 ft. distances between intersections. Worse yet, there is an island in the center of Rossville Boulevard that will confront drivers exiting the site. Left turning vehicles in particular would be at risk as they maneuvered against traffic to avoid the island.

In regard to the special exception, he opined that use of this commercial site for a car wash would not present a detriment to the community and would not violate the criteria given in Section 502.1 of the B.C.Z.R. Again, the Petitioner proposes to meet all landscaping requirements of the B.C.Z.R. to buffer the impact of the car wash from adjoining uses although these are clearly commercial.

Findings of Fact and Conclusions of Law

<u>Variances</u>

I agree with Mr. Colbert that Alternative B is the least desirable design. I am concerned that the traffic exiting the site directly onto Rossville Boulevard would be at risk, especially drivers wanting to turn left.

While I appreciate Mr. Colbert's overview that Alternative A is the superior design from an engineering standpoint, from a zoning standpoint Alternative C is far superior. First and foremost, this design does not require a variance in the number of stacking spaces while the other two require such variances. This is more than a technicality to me, as the single overwhelming problem with car wash operations is the sunny day in winter when vehicles are coated with road salt and everyone decides to have their car washed. Traffic then backs out of the car wash site and generally onto a public road with all the safety hazards that entails. Any design that provides enough stacking is very desirable in my mind. Also, in Alternative C, if the worst would occur and customers overwhelm the planned stacking, they will do so onto the private drive, which is a substantial distance from Rossville Boulevard. Alternative A is far less attractive in this regard as the overflow traffic could quickly back out onto this heavily traveled boulevard.

I appreciate, from an engineering standpoint, that Alternative C has traffic flow problems.

In order to turn a customer vehicle straight into the tunnel, the stacking lanes are reduced from three to one lane. This is a problem, however, only if the site is unmanned and there is no

referee to determine who goes first. There is nothing in the regulations which forbids rollover car washes to be manned on an as needed basis. I understand that this is not as economically appealing as unmanned operations but economics can not determine variance requests.

Another alternative is simply to reduce the number of tunnels from three to two. Alternative A would then not require a stacking space variance and perhaps even the drying spaces and distance to exit could be met. The operator's representative indicated that the site could not be developed with less than three tunnels. Again, economics can not dictate zoning decisions. Perhaps the site is simply too small for a car wash of the size desired by the Petitioners.

I have no problem approving the remaining variance requests. The Petitioner's representatives testified that the car wash technology in this design has a built in drying component. No drying spaces were needed. This is really the same issue in regard to the distance from the tunnel to the exit. The regulations require 50 ft. to presumably allow the driver to reclaim the vehicle and for traffic to organize and safely exit the site. With built in drying and the driver already in the vehicle there would be no detriment to the health, safety, and welfare of the community to allow 20 ft. in lieu of the required 50 ft.

I, as well as Mr. Alderman, have reviewed the Board of Appeals decision in the Espey case (Case No. 04-032-XA). This is an appeal made by a protestant for a special exception request for a car wash with several variance requests. The board denied the variance requests in that case. I agree with Mr. Alderman's note of May 26, 2004, that the facts of this case distinguish it from the Espey case. First, 40% of this lot is already occupied by an existing storm water management facility. The remainder of the site is narrow and winds around the facility. This site is physically unique.

The Espey site had no distinguishable physical features. Although there were other reasons for finding the property unique and, therefore, granting the variances, Espey is not a precedent for this case.

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested. Furthermore, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and can be made in such manner as to grant relief without injury to the public health, safety and general welfare.

Special Exception

I find that the Alternative C meets the criteria of Section 502.1 of the B.C.Z.R. It is clear to me that this use at this location will not be detrimental to the health, safety or general welfare of the locality involved and will be consistent with the sprit and intent of the Zoning Regulations. The site is surrounded by commercial uses and zoned property. It is located in a commercial subdivision. Therefore, I will grant the special exception based upon Alternative C.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioner's variance request and request for special exception should be granted.

THEREFORE, IT IS ORDERED, this A day of May, 2004, by the Deputy Zoning Commissioner, that the Petition for Special Exception for a roll-over car wash (3 tunnels) pursuant to Sections 233.4 and 419.1 of the B.C.Z.R., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petition for Variance from the B.C.Z.R. as follows:

Alternate C

i) from Section 419.3B.1 to permit 0 parking spaces for vehicle drying (3 tunnel roll over car wash) in lieu of the 6 required; and ii) from Section 419.4A.2 for a car wash tunnel exit to be set back 30 ft. from the nearest exit drive in lieu of the 50 ft. required;

be and is hereby GRANTED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

OHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

June 1, 2004

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

> Re: Petitions for Special Exception & Variance Case No. 04-435-XA Property: 6220 Rossville Boulevard

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special exception and variance have 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 Department 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,

John V. Murphy
Deputy Zoning Commissioner

JVM:raj Enclosure

c: David Farrell 11616-W Winchester Lane Ellicott City, MD 21042

> Michael D. McKew Pulaski Auto Service 9525 Pulaski Highway Baltimore, MD 21220

Ken Colbert Colbert, Matz, Rosenfelt, Inc. 835 Smith Avenue Baltimore, MD 21209



Visit the County's Website at www.baltimorecountyonline.info



SON ACCUMENT

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6220 Rossville Blvd

which is presently zoned __BL-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:	<u>Legal Owner(s):</u>
JENCO DEVEL O RMENT, LLC	BOLLINO, LLC
Name - Type or Prior	Name - Type or Print By: Salue J /2
Signature David Fairell-Member 11616 West Winchester Lane 443-415-3300	Signature Salvatore J. Bollino, Member
Address Telephone No. Ellicott City MD 21042	Name - Type or Print
City State Zip Code Attorney For Petitioner:	Signature 1808 Arabian Way 410-485-6150
Howard L. Alderman, Jr., Esquire	Address Telephone No. Fallston MD 21047
Name - Type or Print Slandwire	City State Zip Code Representative to be Contacted:
Levin & Gann, PA Nottingham Centre, 8th Floor	Kenneth E. Colbert Colbert, Matz & Rosenfelt, Inc.
Company 502 WashIngton Avenue 410-321-0600	Name 2835 Smith Avenue, Suite G 410-653-3838
Address Telephone No. Towson, MD 21204	Address Baltimore MD 21209
City: State Zip Code	City State Zip Code
Sase No. 04 - 435-	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING 2. Land UNAVAILABLE FOR HEARING
09/15/98	Reviewed By Date 3-17-04

ATTACHMENT

PETITION FOR SPECIAL EXCEPTION

CASE NO: <u>04-</u> <u>-XA</u>

Address:

6220 Roseville Boulevard

Legal Owner:

BOLLINO, INC.

Present Zoning:

BM-IM

REQUESTED RELIEF:

Special Exception Uses Requested:

- roll-over car wash (3 tunnels) pursuant to BCZR §§ 233.4 & 419.1; and
- for such further relief as the nature of this Petition and Property may require.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

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

(410) 321-0600 Fax: (410) 296-2801 halderman@LevinGann.com

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THE STATE OF THE S

Case No.

REV 9/11/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at $_6620 Rossville Blvd$ which is presently zoned BL-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 Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by the zoning regulations.

regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

SEE ATTACHED

l, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning

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. <u>Legal Owner(s):</u> Contract Purchaser/Lessee: JENCO DEVELOPMENT, LLC BOLLINO, LLC Name - Type or Print Name - Type or Rrint By: By: Signature Day d Parrell, Member Signature Salvatore J. Bollino, Member 11616 West Winchester Way 443-415-3300 Address Name - Type or Print Telephone No. 21042 Ellicott City MD City Zlp Code Signature State 1808 Arabian Way 410-485-6100 Attorney For Petitioner: Address Telephone No. Howard L. Alderman 上京 Esquire MD 21047 Fallston lame - Type or Print State Zlp Code City Representative to be Contacted: Colbert, Matz & Rosenfelt, Inc. Kenneth E. Colbert Levin & Gann, PA Nottingham Centre, 8th Floor mpany 02 Washington Avenue Name 410-321-0600 2835 Smith Avenue, Suite G 410-653-3838 Address Telephone No. Telephone No. Address 21209 Baltimore MD Towson, MD 21204 CIV Zlp Code City Zip Code State State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING See 50, EX

Reviewed By

UNAVAILABLE FOR HEARING

ATTACHMENT PETITION FOR VARIANCE

CASE NO:	04	XA	
CASE NO:	<u> </u>		

Address:

6220 Roseville Boulevard

Legal Owner:

BOLLINO, INC.

Present Zoning:

BM-IM

REQUESTED RELIEF:

Alternate A:

From BCZR: i) § 419.3A.1 to permit 22 stacking spaces for a 3 tunnel roll over car wash in lieu of the 27 spaces required; ii) § 419.3B.1 to permit 0 parking spaces for vehicle drying (3 tunnel roll over car wash) in lieu of the 6 required; and iii) § 419.4A.2 for a car wash tunnel exit to be set back 30 feet from the nearest exit drive in lieu of the 50 feet required.

Alternate B:

From BCZR: i) § 419.3A.1 to permit 20 stacking spaces for a 3 tunnel roll over car wash in lieu of the 27 spaces required; ii) § 419.3B.1 to permit 0 parking spaces for vehicle drying (3 tunnel roll over car wash) in lieu of the 6 required; and iii) § 419.4A.2 for a car wash tunnel exit to be set back 40 feet from the nearest exit drive in lieu of the 50 feet required.

JUSTIFICATION:

- A. Irregular shape;
- B. Existing environmental constraints; and
- C. For such further reasons that will be presented at the hearing on this Petition.

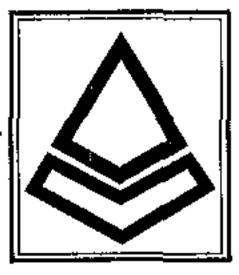
For Additional Information Contact:

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 4335

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION FOR 6220 ROSSVILLE BOULEVARD

MARCH 16, 2004

Beginning at a point on the south side of Rossville Boulevard, variable width right-of-way, 450'+/- from the centerline of Pulaski Highway, Route 40; thence

- 1) South 45 degrees 43 minutes 41 seconds East 110.65 feet; thence
- 2) South 41 degrees 42 minutes 08 seconds East 27.06 feet; thence
- 3) South 47 degrees 06 minutes 52 seconds West 15.21 feet; thence
- 4) North 42 degrees 53 minutes 08 seconds West 17.00 feet; thence
- 5) South 47 degrees 06 minutes 52 seconds West 314.53 feet; thence
- 6) North 35 degrees 23 minutes 48 seconds West 172.89 feet; thence
- 7) North 44 degrees 39 minutes 12 seconds East 54.72 feet; thence
- 8) With the arc of a curve to the right having a radius of 85.00 feet, an arc length of 67.39 feet; thence
- 9) With the arc of a curve to the left having a radius of 115.00 feet, an arc length of 86.63 feet; thence
- 10) North 46 degrees 55 minutes 03 seconds East 107.25 feet to the point of beginning.

Being lot 2 as shown on a plat entitled "Plat of Checkers – Pulaski Highway and Rossville Boulevard" and recorded among the land records of Baltimore County, Maryland in Plat Book S.M. 76 at Folio 047, containing 45,413 square feet or 1.0426 acres. Also being known as 6220 Rossville Boulevard and located in the 15TH election district, Baltimore County, Maryland.

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	DISTRIBUTION	MP

CASHIER'S VALIDATION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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AND CLOSE NO. 5 15 25	ACCOUNT & COL-006-6150 AMOUNT \$ 705.00 CR	esselle 2 ld, & Variancetiling to	YELLOW - CUSTOMER
BALTIMORE COUNTY, MAF OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	DATE 3-17-04	RECEIVED JOSUNE FROM: LONG LONG SPEC	DISTRIBUTION WHITE - CASHIER PINK - AGENCY

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MOTINGE OF ZOMMUS 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: 04-435-XA

6220 Rosswille Boulevard

S/side of Rossville Boulevard, 450 feet +/- e/of centerline of Pulaski Highway

15th Election District-7th Councilmanic District

Legal Owner(s): Bollino, LLC, Salvatore Bollino, Member

THIS IS TO CERTIFY, that the annexed advertisement was published

in the following weekly newspaper published in Baltimore County, Md.,

successive weeks, the first publication appearing

once in each of

Member
Contract Purchaser Jenco Development, LLC, David
Farrell Member
Special Exception: 10 permit a roll over car wash with
three tunnels. Variance: to permit 22 stacking spaces for
3 tunnel roll over car wash in lieu of the 27 spaces required, to permit 0 parking spaces for vehicle drying in lieu
of the 6 required, and for a car wash tunnel to exit be setback 30 feet from the nearest exit drive in lieu of the 50
feet required. (Afternate A). To permit stacking spaces for
a 3 tunnel roll over car wash in lieu of the 27 spaces required, to permit 0 parking spaces for vehicle drying in lieu
of the 6 required, and for a car wash tunnel exit to be setback 40 feet from the nearest exit drive in lieu of the 50
feet required. (Afternate B).
Hearing: Thursday, May 13, 2004 at 9:00 a.m. in Room
407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDI
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/4/800 Apr. 27

₩ The Jeffersonian

Arbutus Times

Catonsville Times

Towson Times

Owings Mills Times

E Booster/Reporter Z

North County News

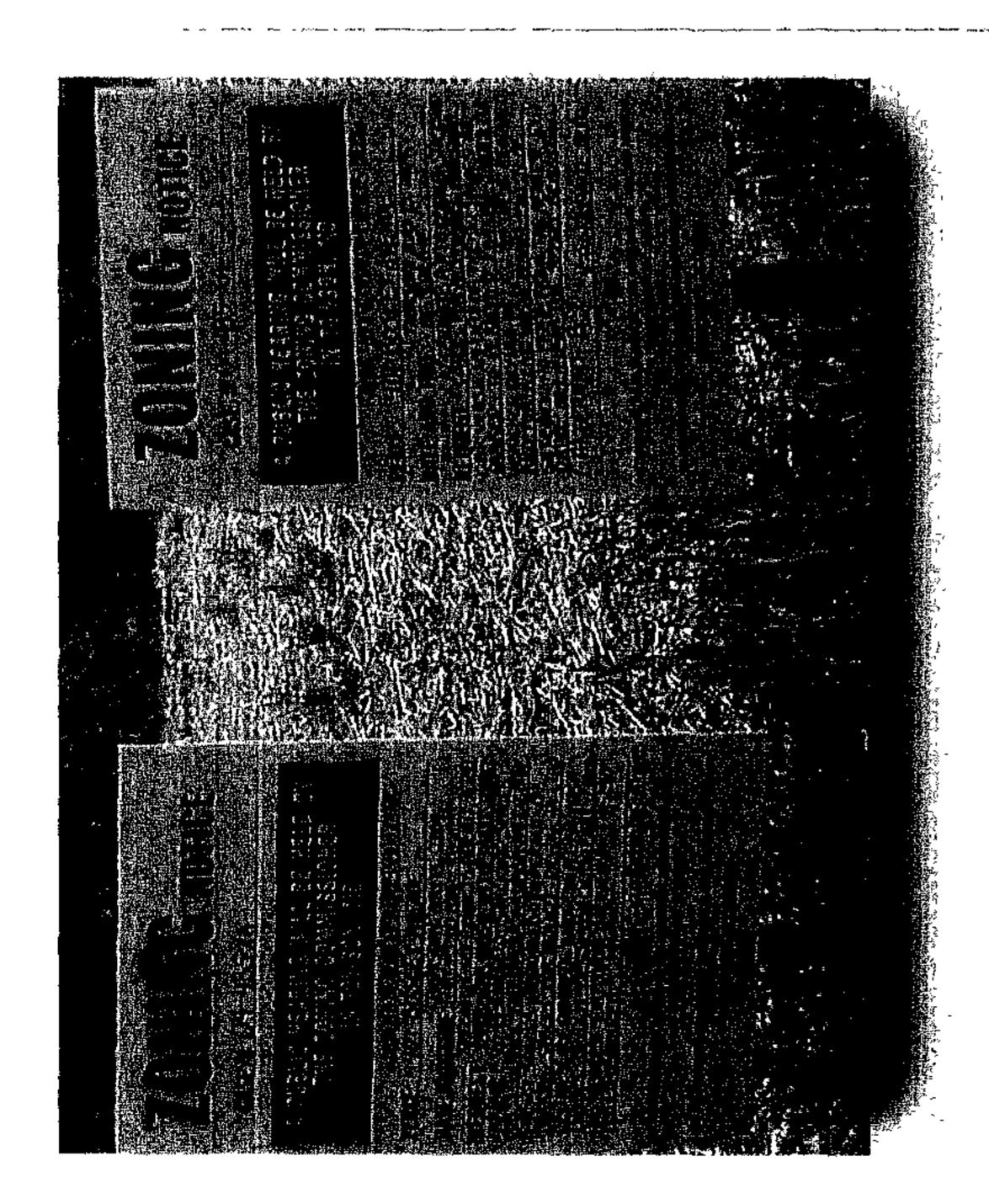
NUCKINS

LEGAL DVERTISING

CENTIFICATE OF POSTING

α	Stantion: Pristen Matchews Date april 27, 2004 Case Number 04-435-XA
RE:	Case Number 04-435-XA
	Petitioner/Developer Howard alderman, Levin + Jann / ETAL Date of Hearing/Closing May 13, 2004
	Date of Hearing/Closing May 13, 2004
were	This is to certify under the penalties of perjury that the necessary sign(s) required by law posted conspicuously on the property located at $6220R655VILLEBLVD$
	(ON SITE)

The sign(s) were posted on april 23, 2004



Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

Hunt Valley Maryland 21030 (City, State, Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)

PETITION FOR SPECIAL EXCEPTION RE:

AND VARIANCE

6220 Rossville Boulevard; S/side Rossville *

Blvd, 450' +/- E c/line of Pulaski Highway 15th Election & 7th Councilmanic Districts

Legal Owner(s): Bollino, LLC,

Salvatore J Bollino

Contract Purchasers: Jenco Development, LLC

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-435-XA

ENTRY OF APPEARANCE

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

RECEIVED

APR 0 1 2004

Per....

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 1st day of April, 2004, a copy of the foregoing Entry of Appearance was mailed to Kenneth E. Colbert, Colbert, Matz & Rosenfelt, Inc, 2835 Smith Avenue, St. G, Baltimore, MD 21209 and to Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

March 26, 2004

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: 04-435-XA

6220 Rossville Boulevard

S/side of Rossville Boulevard, 450 feet +/- e/of centerline of Pulaski Highway

15th Election District – 7th Coucilmanic District

Legal Owner: Bollino, LLC, Salvatore Bollino, Member

Contract Purchaser: Jenco Development, LLC, David Farrell, Member

Special Exception to permit a roll over car wash with three tunnels. Variance to permit 22 stacking spaces for 3 tunnel roll over car wash in lieu of the 27 spaces required, to permit 0 parking spaces for vehicle drying in lieu of the 6 required, and for a car wash tunnel to exit be setback 30 feet from the nearest exit drive in lieu of the 50 feet required. (Alternate A) To permit stacking spaces for a 3 tunnel roll over car wash in lieu of the 27 spaces required, to permit 0 parking spaces for vehicle drying in lieu of the 6 required, and for a car wash tunnel exit to be setback 40 feet from the nearest exit drive in lieu of the 50 feet required. (Alternate B)

Hearing: Thursday, May 13, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Levin & Gann, 502 Washington Ave., 8th Fl., Towson 21204 Bollino, LLC, Salvatore Bollino, 1808 Arabian Way, Fallston 21047 Jenco Development, LLC, David Farrell, 11616 West Winchester Ln., Ellicott City 21042

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 28, 2004.

- (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

Tuesday, April 27, 2004 Issue - Jeffersonian

Please forward billing to:

Jenco Development, LLC 11616 West Winchester Lane Ellicott City, MD 21042

443-415-3300

NOTICE OF ZONING HEARING

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LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

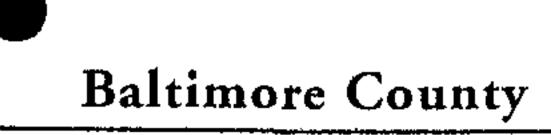
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: DH-H-XA Petitioner: Bolling Lac Address or Location: 6220 Rossvelle Blud.
PLEASE FORWARD ADVEDTICING TO
Name: <u>Catansville CARWASH</u> c/o Jeneo Development LC Address: <u>Illicott Cty</u> , Md. 21042
Ellicott City, Md. 21042
Telephone Number: 443~415~ 3300

Department of Permits Development Management

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





James T. Smith, Jr., County Executive Timothy M Kotroco, Director

May 3, 2004

Howard Alderman Nottingham Centre, 8th Floor 502 Washington Avenue Towson, Maryland 21204

Dear Mr. Alderman:

RE: Case Number:04-435-XA, 6220 Rossville Blvd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 17, 2004.

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,
U. Call Rilla ()

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Bollino, LLC Salvatore J. Bollino 1808 Arabian Way Fallston 21047 Jenco Development, LLC 11616 West Winchester Lane Ellicott City 21042 Kenneth E. Colbert Colbert, Matz, & Rosenfelt, Inc. 2835 Smith Avenue Baltimore 21209

Fire Department

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





James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

March 29, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 29, 2004

Item No.:

424-435

Dear Ms. Hart:

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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File



Visit the County's Website at www.baltimorecountyonline.info

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: April 21, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

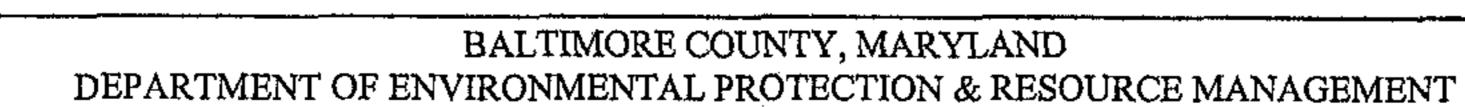
For April 5, 2004 Item No (435)

The Bureau of Development Plans Review has reviewed the subject-zoning item.

This office recommends that Alternate "B" only be approved. Alternate "A" has traffic flow problems.

RWB:CEN:jrb

cc: File



TO:

Tim Kotroco

FROM:

R. Bruce Seeley (185/100)

DATE:

April 6, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 29, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-424

04-425

04-428

04-429

04-432

04-433

04-434

04-435

Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

DATE: April 5, 2004

APR 1 2 2004

ZONING COMMISSI

SUBJECT:

6220 Rossville Blvd.

INFORMATION:

Item Number:

4-435

Petitioner:

Bollino, LLC

Zoning:

BL-IM

Requested Action:

Special Exception/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support "Alternate B" and recommends that it be denied. This office does not oppose the petitioner's request germane to "Alternate A" provided the following conditions are met:

- 1. Relocate the proposed car wash/equipment building to the northeastern corner of the subject site.
- 2. Reverse the traffic pattern so that traffic flows in the opposite direction.

For further information concerning the matters stated herein, please contact Amy Mantay 410-887-3480.

Prepared by:

Division Chief:

AFK/LL:MAC:

THE THE SECOND







Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

MARYLAND DEPARTMENT OF TRANSPORTATION

Robert L. Flanagan, Secretary Nell J. Pedersen, Administrator

Date:

3.29.04

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

RE:

Baltimore County

Item No.

772

Dear. Ms. Matthews:

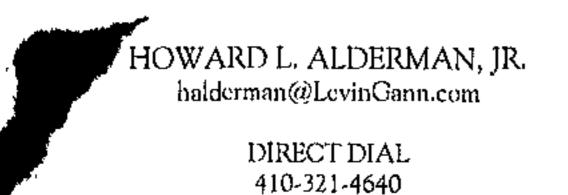
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

1. 1. Soull



LAW OFFICES

LEVIN & GANN
A PROFESSIONAL ASSOCIATION

NOTTINOHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

May 26, 2004

ELLIS LEVIN (1893-1960) CALMAN A. LEVIN (1930-2003)

RECEIVED

MAY 2 8 2004

ZONING COMMISSIONER

VIA TELEFAX & REGULAR MAIL

John V. Murphy, Esquire Deputy Zoning Commissioner for Baltimore County 401 Bosley Avenue, Suite 405 Towson, Maryland 21204

RE: 6220 Rossville Boulevard

Case No. 04-435-XA

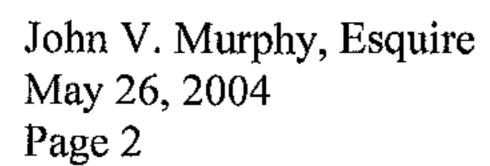
Bollino, LLC, Owner/Jenco Development, LLC, Contract Purchaser

Dear Mr. Murphy:

The hearing on the above-referenced Petitions for Special Exception and Variance was concluded on May 13, 2004. At the end of that hearing you indicated that you would hold the referenced matter while you awaited the receipt of a copy of a pending decision by the County Board of Appeals for Baltimore County regarding an appeal of a prior case that had been decided by you for a proposed car wash on a property that also required certain zoning variances.

I have just returned from the Board's offices and, while there I reviewed a copy of the Board's decision in the Espey zoning case. While that case also involved a special exception for a car wash and certain requested variances, it is both legally and factually distinguishable from the above-referenced case. The Espey case involved Protestants who lived in the residential zone adjacent to the Espey property and others who resided in residentially zoned areas in the immediate neighborhood. In the Bollino/Jenco case there were no protestants and the areas around the subject property are zoned business or manufacturing and the uses conducted thereon conform to those classifications. Unlike the testimony and evidence in the Bollino/Jenco case which involves a highly irregularly shaped property, the expert witnesses for the Petitioner and the Protestants in the Espey case all acknowledged that the Espey property was regularly shaped. Accordingly, the Board was unable to find any testimony or evidence regarding the uniqueness of the Espey Property and denied the variance relief accordingly. (The Board granted the Special Exception if no variance is needed.)

The uncontradicted testimony and evidence offered in the Bollino/Jenco case supports the uniqueness of the Property, the practical difficulty resulting therefrom and the factors supporting the compatibility of the car wash. The Espey case is inapposite to the facts and evidence in Bollino/Jenco. We respectfully request that you render your decision in the above-referenced case, at your earliest opportunity, irrespective of the Board's decision in the Espey matter.



Thank you for your consideration of this request and please do not hesitate to call me should you need any additional information

Very truly yours,

Howard L. Alderman, Jr.

HLA/gk

c: Jenco Development, LLC (via telefax only)

Michael Brennan, Esquire (legal counsel to Bollino, LLC) (via telefax only)



Section 418 (Reserved)²²

Section 419 Car Wash [Bill No. 172-1993²³]

- Roll-over, full-service and self-service car washes are permitted by special exception in the following districts: C.R. (provided no part of the lot is in R.C.5), C.C.C., A.S. or I.M. (provided no part of the site is in M.R.). Car washes are also permitted as a use in combination with a service station subject to the provisions of Section 405.
- A site plan shall be submitted showing the location of the car wash and zone classification of adjacent properties, the location of ingress and egress, the manufacturer's rated hourly production capacity of the equipment to be installed, if available, or other evidence of the capacity of the equipment, the proposed stacking spaces as required by Section 419.3 below, the proposed landscape and buffer treatment, and such other information as may be required by the reviewing agencies. All site plans are subject to review by the Directors of the Department of Public Works, Office of Planning and Department of Permits and Development Management, who shall provide written comments to the approval authority.
- All internal paved areas of a car wash site used for stacking, parking and driveway purposes shall comply with Section 409.1 and shall be laid out to allow automobile circulation in a manner that precludes vehicles from waiting on the street or blocking the right-of-way before gaining entrance.
 - A. All stacking spaces for car washes shall be single-file at the entrance of the tunnel. The space for the car being washed shall not be counted as a stacking space. A minimum of the following stacking spaces shall be provided:
 - 1. Nine per roll-over car wash tunnel.
 - 2. Nineteen per full-service car wash tunnel.
 - 3. Four spaces for the first tunnel of a self-service car wash, and two waiting spaces for each additional.
 - B. All parking spaces shall be located to avoid conflict with on-site circulation patterns. The following minimum number of parking spaces shall be provided:
 - 1. To dry vehicles, two for each tunnel of a roll-over or a self-service car wash and six for each tunnel of a full-service car wash.
 - 2. One per vacuum cleaner unit, except in the case of a full-service or a self-service car wash, a stacking space may be used to serve as a parking space for the vacuum cleaner unit.

Editor's Note: Former Section 418, Research Institutes and Laboratories, was repealed by Bill No. 122-1984.

²³ Editor's Note: This bill also repealed former Section 419.



- 3. Two additional spaces at a roll-over car wash.
- 4. Four additional spaces at a full-service car wash.
- Notwithstanding the provisions of the zone in which the car wash is located, all facilities are subject to the following requirements:

A. Locational standards.

- 1. Roll-over and full-service car wash buildings shall be set back at least 50 feet from the lot line of any residentially zoned property. Except for the landscape buffers, no part of a self-service car wash shall be within 100 feet of a residentially zoned property.
- 2. The tunnel exit of car wash facilities shall be set back at least 50 feet from the nearest exit drive.

B. General design.

- 1. No tunnel entrance or exit of a car wash operation shall face an adjacent residentially zoned property not including those across a street.
- 2. The rear and sides of buildings facing residentially zoned properties shall be finished with materials that in texture and color resemble the front of the building. The type of facade treatment shall be indicated on the site plan and shall be subject to review by the Director of the Office of Planning, who shall provide written comments to the approval authority.
- 3. Except for the required access drives, a landscaped transition area shall be provided along the perimeter of all car wash operations. Such area shall have a minimum width of 10 feet where the car wash fronts a public right-of-way and six feet in all side and rear yards abutting nonresidentially zoned land. Car wash operations located within 50 feet of any residentially zoned property (other than a residential zone line in a public right-of-way) shall provide a buffer that measures no less than 15 feet from that property line.
- 4. The landscape transition area shall be planted and screened in accordance with the Landscape Manual requirements for automotive uses.
- 5. To increase compatibility with surrounding buildings or to enhance the attractiveness of the site, the Zoning Commissioner may require changes in building or site plan design or hours of operation for car washes for which a special exception is required.
- The regulations contained in this Section 419 entitled "Car Wash" shall not apply to car washes legally existing prior to the effective date of Bill No. 172-1993. Bill No. 172-1993 does not affect the validity of any order granting a special exception or any plan approved by Baltimore County for a car wash which occurred prior to the effective date of this bill. Any such special exception or plan shall be subject to the applicable provisions of the Baltimore County Zoning Regulations in effect at the time of the grant of such special exception or plan.

4-83 1-25-2002

PLEASE PRINT CLEARLY

CASE NAME 6000 KaSIVILL MYSASE NUMBER 04-435-A
DATE 8/13/04

CITIZEN'S SIGN-IN SHEET

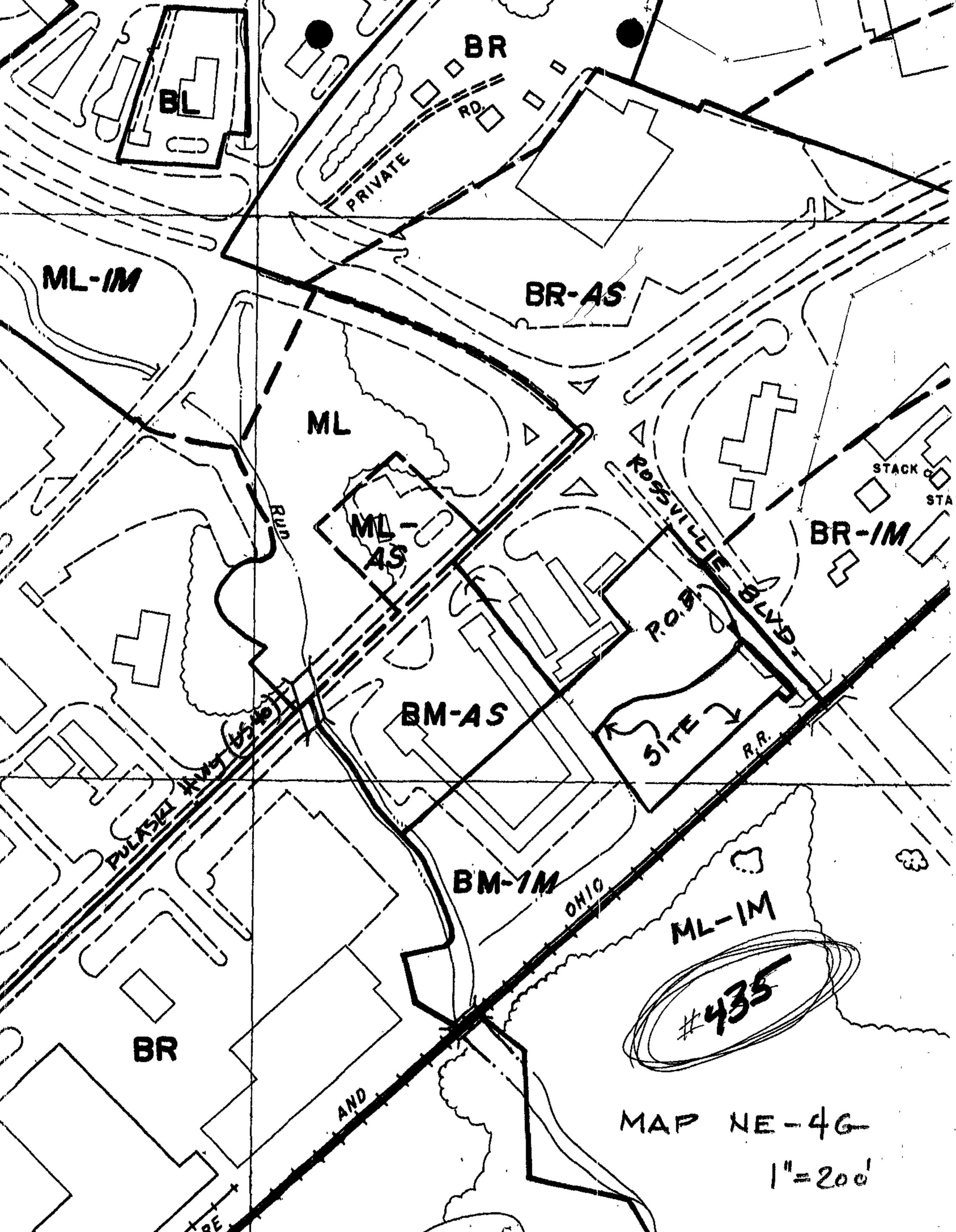
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	9525 Pulaski Huvy											
NAME	Michael B. McKew	- 1	ŀ									

PLEASE PRINT CLEARLY

CASE NUMBERO4-435

PETITIONER'S SIGN-IN SHEET

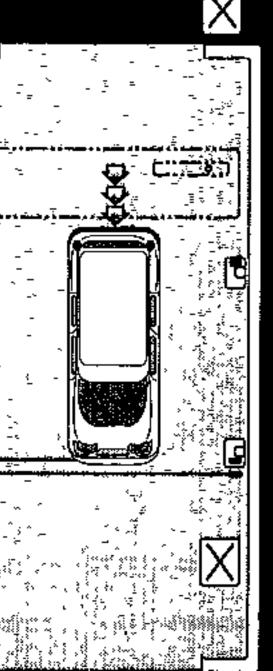
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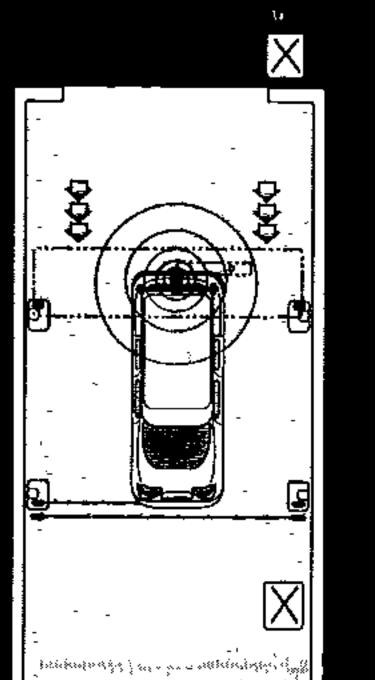
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B Infrared Stop Detector



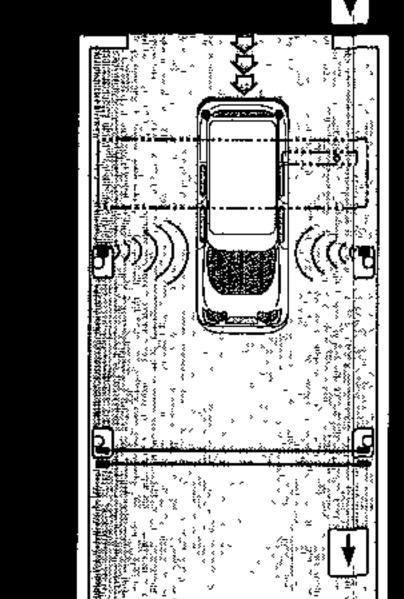
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nost hassle-free, high performance

wash available today. It ali starts

with our patented Virtual Treadle™

which creates an unobstructed, hi-

ech wash environment. The wide-

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a freestanding extruded

sluminum frame that supports the

wash bridge and dryer in an

enclosed contemporary fiberglass

spray arch traces the vehicle wash

shell. An attractive soft-molded

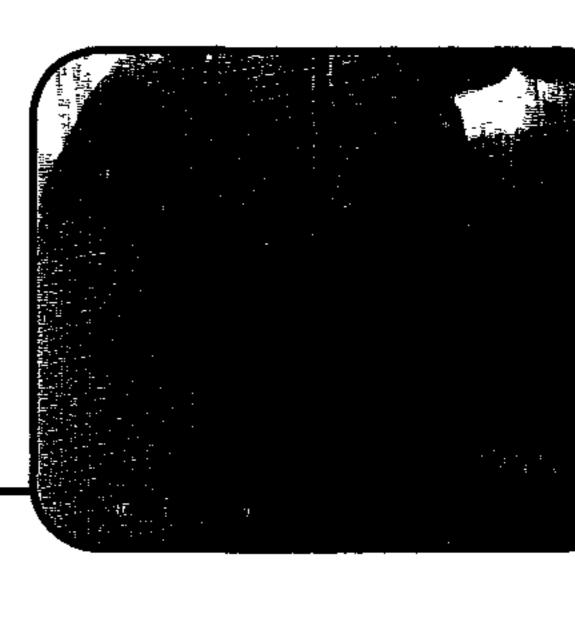
envelope delivering high pressure

spray at exactly the precise

application distance. It's all much

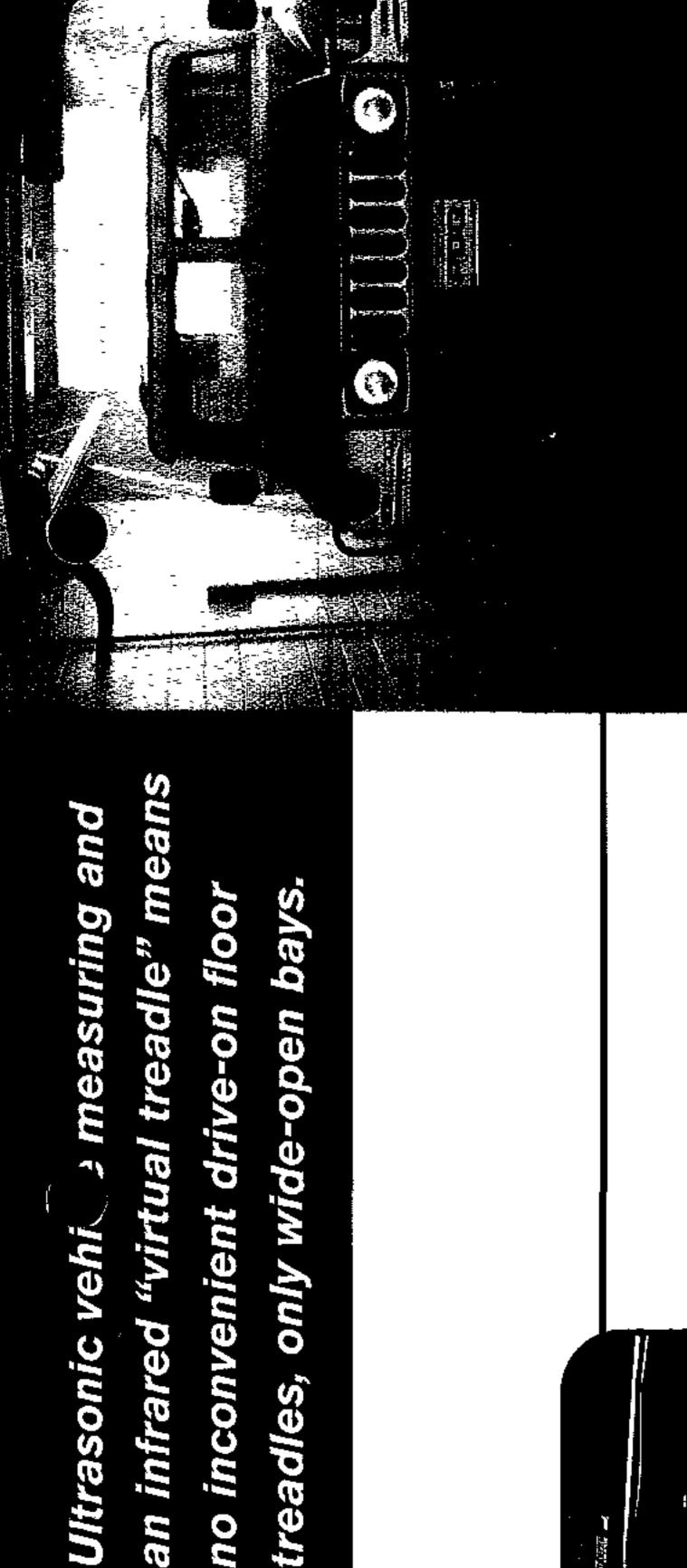
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open than anything on the market.



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A = DOVER COMPANY



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high performance car wash available. ers can experience the most Now your custom user-friendly,

Non-threatening, totally open wash bay for customer appeal.

PDQ's Virtual Treadle™ means no floor steel. It features a driver-friendly open wash eliminates customer frustration, which in turn accelerates vehicle throughput. This patented guide rails or drive-on treadle. with no concept

Precise electronic vehicle measurement means superior cleaning.

Ultrasonic and infrared sensors calculate and adjust to an ideal vehicle "wash envelope" precisely controlling the spray arch at an optimum spray nozzle every available production vehicle. This includes dual wheel trucks and large SUV's. distance to handle envelope"

Easy to read, user-friendly informational & directional signage

audio optimal customer clarity and understanding. Large, bold graphics with bright to provide maximum signage is ergonomically designed integrated An nseq wash bays. hi-intensity LED lights are confirmation feature increases user confidence. or misty entry sunlight and confirmation direct and contrasting colors even in direction, visibility,

Professional, hi-tech equipment appearance.

and contemporary styling with enclosed wash machinery shells to eliminate hard edges and metal protrusions. No more industry-typical backyard mechanic appearance. colors equipment combined bright, clean designers appearance

Captivating visual & audio high pressure wash experience.

the customer, through sight and sound, that they are receiving a superior vehicle high pressure envelope of solutions and water. This sensory experience ensures dryer completes the integrated wash/dry spray arch immerses the car with a safe process to deliver a hassle-free experience. The vehicle tracing, high performance wash and dry. An available on-board

more revenue, higher and lower cost of ownership. You'll experience

Designed for high volume throughput.

Starting with a driver-friendly virtual treadle that accelerates wa LaserWash G5 is performance-engineered to ensure quick thr providing superior wash results. To deliver this high performan applications of chemicals and high-pressure wash and rinse ar synchronized to eliminate wasted motion or time delays. The k delivery system is a dual manifold radial cornering spray arch v low pressure spray capability. Its rotary nozzles sweep the veh both the leading and trailing edges changing the angle of incic the contact period while reducing cleaning time. In addition, a productivity package delivers the application of tri-foam, proted free rinse more efficiently, further reducing time. Final drying pa synchronized to complete this accelerated wash experience.

High-pressure wash cycles use 45% less water than typical c due to the single pump system and an advanced zero-degree design. Solutions are applied in one pass within an electronic precisely controlled wash-envelope to significantly reduce che

efficient wash cycles significantly reduce electrical cost.

Less water use plus increased chemical & electrica

All wash hardware was selected for the highest dependabilit extended service life. No customary maintenance greasing is Corrosion resistant materials, aircraft spec anodized aluminu easy service access to the wash bridge and dryer mechanica Low maintenance. Built PDQ Tough.

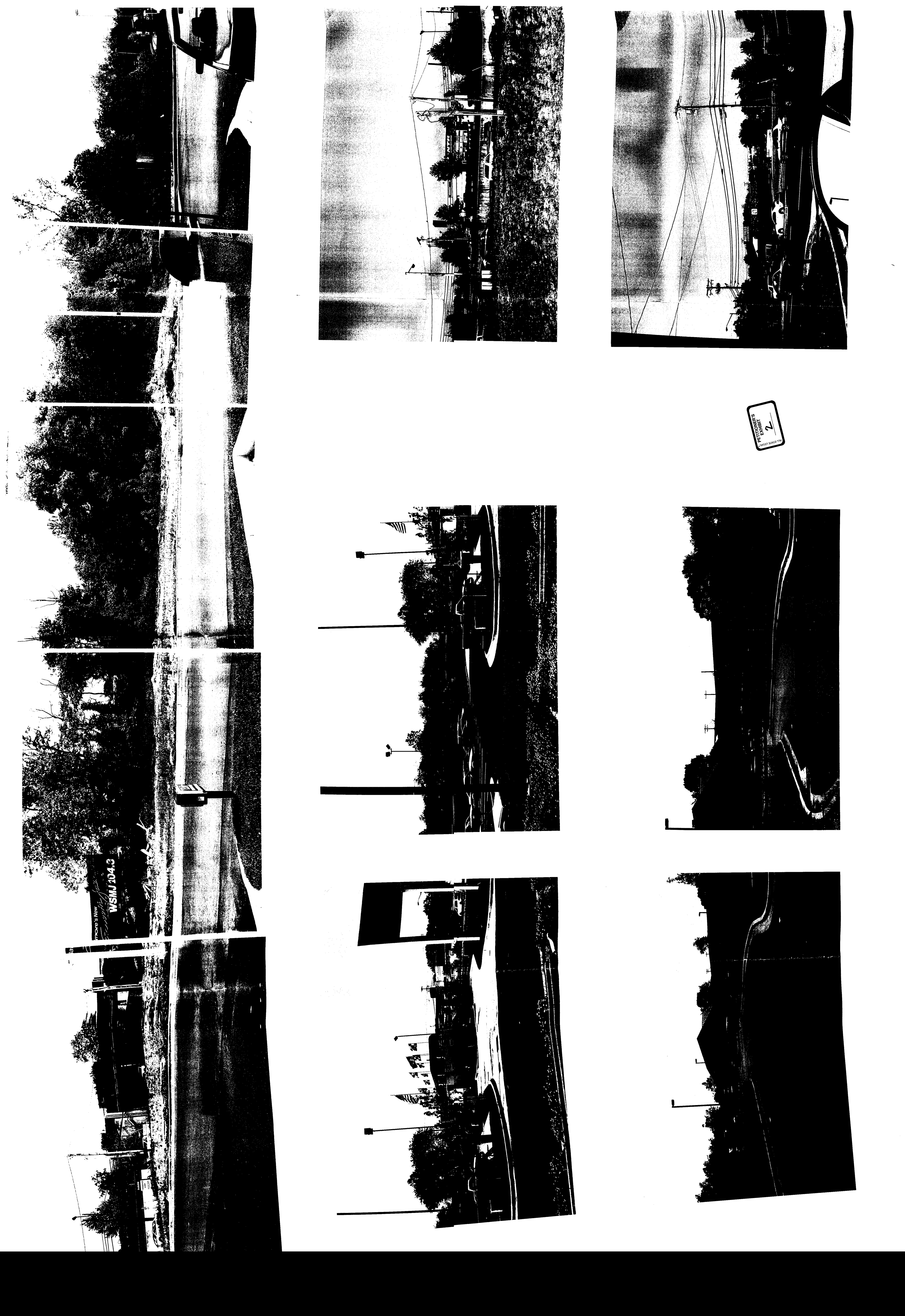
Computerized control and monitoring.


lowest operating cost.


A simple to operate and navigate web-based software platfor access to all key operating functions. You can change wash p hourly performance and monitor all machine functions remotel an equipment fault, a modem will dial-out and e-mail troublesh for the problem. The e-mail function will also deliver timely op that critical information is always at your fingertips.

Industry Leading Touch Free Technology.


available car-per-hour while its state-of-the-art low maintenance The LaserWash G5 is designed to deliver throughput with optimal cleaning results, technology and reduced operating costs accelerates your payback. the highest volume







Person



Retail P