IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
S/S Queen Anne Street, 350 ft. SE
of Gregory Avenue
1st Election District
1st Councilmanic District

S. Robert Boardman *Petitioner*

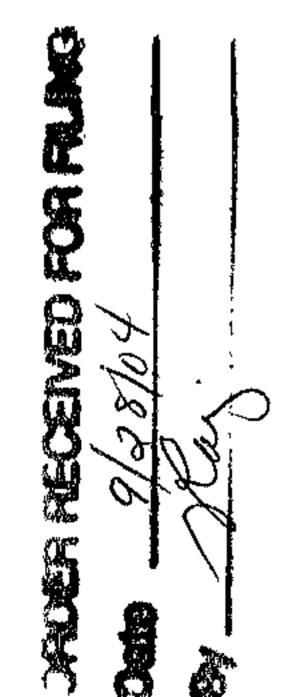
(5604 Talbott Place)

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 05-041-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Variance and Petition for Special Hearing for the property located at 5604 Talbott Place in the western area of Baltimore County. The Petition was filed by S. Robert Boardman, the Petitioner and legal owner of the property. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an amendment to the previously approved site plan to convert an existing self-service car wash bay to a rollover-type car wash and taking said site into compliance with current standards of Section 419 of the B.C.Z.R., to the extent possible. In addition, variance relief is requested from the B.C.Z.R. as follows:

- 1. from Section 419.3.B, for 9 parking spaces in lieu of the 17 required;
- 2. from Section 419.4.A.1, for a self-service car wash within 43 and 51 ft. of a residentially zoned property in lieu of 100 ft. required;
- 3. from Section 419.4.B.3, for a landscape transition area abutting non-residentially zoned land of 3 ft. in lieu of 6 ft. required and a landscape transition area fronting on a public right-of-way of 7 ft. in lieu of 10 ft. required;
- 4. from Section 235.A.4, for 0 sq. ft. of amenity open space in a BM-CCC zone in lieu of 458 sq. ft. required; and
- 5. from Section 419.3.A.1, for 8 stacking spaces for a rollover car wash in lieu of 9 required.



THE SELVED FOR FLAX.

The property was posted with Notice of Hearing on August 21, 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 August 24, 2004, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

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 Comments are made part of the record of this case and contain the following highlights: ZAC comments were submitted by the Office of Planning dated August 17, 2004, a copy of which is attached hereto and made a part hereto.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Alicia Counterman, Robert Boardman, the Petitioner, and Kenneth Colbert P.E. 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 Petitioner. No protestants or citizens attended the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

NAME OF THE PARTY OF THE PARTY

Mr. Alderman proffered that the subject property is improved by a four-bay, self-service car wash trading as "Water Works Car Wash". He indicated that the owner was granted a special exception for a car wash with four hand bays in 1988 in Case No. 88-46-X and has operated at this site since that time. In 1990, the owner was granted a change of hours of operation in Case No. 90-225-SPH. Now the Petitioner proposes to convert one hand wash bay to a roll-over type operation and keeping the remaining three bays as self service. He indicated that this was to accommodate his customers, many of whom are getting older and less able to perform the hand washing. The proposed roll-over system washes and dries the vehicle while the vehicle operator remains in the vehicle. The Petitioner presented a redlined plan which adds a ninth stacking space for the rollover portion of the operation as shown in Petitioner's Exhibit No. 1. These uses are controlled by Section 419 of the B.C.Z.R. which were significantly changed in 1993.

The existing car wash is zoned BM-CCC and is adjacent to two commercial establishments on Talbott Place which itself leads to Rt. 40, Baltimore National Pike a short distance away. There are mostly commercial uses along this major roadway. Mr. Alderman

proffered that the nearest residentially zoned property includes a church which is located 43 ft. across Talbott Place. There is also another residentially zoned property cattycorner 51 ft. across Queen Anne Street which is improved by a single-family dwelling. See Petitioner's Exhibit No. 5 for photographs of the area. Mr. Alderman argued that there is no need for a sound barrier because the nearest residential use has no objection to the requested relief. In addition, he recalled that when the 1988 case was heard, community representatives rejected the suggestion of a sound barrier and opted for a stand of white pines that is still present on the lot today.

Mr. Alderman indicated that the roll-over car wash would not be detrimental to the community but rather provide needed service for the older members of the community. In addition, he noted that the property is improved by the existing structures, there is no additional land available to the Petitioner to enlarge the lot, and that changes would be made internally to the existing building. As such, he considered the lot unique in a zoning sense.

Finally, Mr. Alderman indicated that he believed that since the existing car wash was approved under the 1964 regulations, this modification should likewise be considered under those rules. He provided a comparison chart of the 1964 and present regulations as shown on Petitioner's Exhibit No. 2. Exhibit No. 4 gives the application of current regulations to the proposed uses. Finally, he noted that, if the current regulations apply, a question arises as to whether the parking spaces required can also be counted as spaces for vacuum stations.

Findings of Fact and Conclusions of Law

This is an existing car wash that the owner would like to upgrade by replacing the hand washing machine with an automatic car wash feature in one bay. There is no land available that is adjacent to the property on which to expand. If the new feature is to be allowed it must be within the existing confines.

What law applies?

Mr. Alderman argues that the 1964 regulations should apply. In my view, as a general rule, any time there is a significant change in a site plan, the new regulations apply. There can be specific legislative directions however that the prior rules apply. Mr. Alderman argues that Section 419.5 directs that the earlier rules should apply to this case.

I read Section 419.5 as not applicable to the present case. I think the intent of the Council in this section is to insure that pre-1993, legal car washes did not have to upgrade to the new regulations just because the new regulations were passed into law. The orders allowing those pre-1993 car washes remained valid and those car washes were subject only to the old regulations. Here, however, the Petitioner wants to change the site plan in a significant way. This situation is not addressed in Section 419.5. Therefore, I will apply the general rule that significant changes, such as those being proposed, require the site to meet the present regulations.

Counting vacuum parking spaces

Mr. Alderman argues that Section 419.3.B.2 allows a stacking space for a self-service bay to be used as a vacuum parking space. I agree. However, Exhibit Nos. 1 and 4 show 7 vacuums while Exhibit No. 5 shows 8 vacuums. I believe the photographs depicted in Exhibit No. 5, and will find that there are 8 vacuums. Subsection B2 specifies one space for each vacuum but self-service stacking spaces may be counted as vacuum spaces. Eight such stacking spaces are provided and consequently, I find that no additional spaces are needed for vacuum stations.

Single file stacking spaces

The Planning Office indicates that it believes that all stacking spaces must be single-file. Clearly, the site plan does not show all such spaces are single-file. However, I read Section 419.3 as requiring these spaces to be single-file at the entrance to the tunnel only. Otherwise there would have been no need for the Council to add the words "at the entrance of the tunnel", although I think the Office of Planning's interpretation makes more practical sense. How drivers will ever figure out who goes first in the proposed design is anyone's guess. Based on this reading, the site plan meets that aspect of the regulations.

Number of parking spaces

The Petition for variance requests that 9 parking spaces be allowed in lieu of the required 17. Exhibit 4 indicates 10 parking spaces are required. I agree with Exhibit 4 that 10 spaces are required. I interpret the regulations to require 8 drying spaces for the 4 tunnels and 2 additional spaces for the roll over tunnel.

One can make an argument that no drying spaces are needed for a roll over unit of the most modern design if it is equipped with a drying capability. This seems to be an option in this unit as shown in exhibit 7. I do not know if the owner intends to purchase this option.

Distance to residentially zoned property

NA TON

The Petitioner requests variances from Section 419.4.A.1, for a self-service car wash within 43 ft. and 51 ft. of a residentially zoned property in lieu of 100 ft. required. This measurement is taken from the residentially zoned property to the inside curb of the facility as shown on Exhibit No. 1. However, in an admittedly wonkish opinion regarding a similar car wash, this Commissioner has ruled that the measurement is to be made between the residentially

zoned property and the special exception boundary as given in Case No. 04-168 SPHXA and Order on Motion for Reconsideration.

Using this interpretation the variance request would be for a self-service car wash within 35 ft. of the residentially zoned property.

Sound Barrier

This site has 8 vacuum cleaners and various other noise making machinery that can be very annoying in the warm weather when residences have windows open. I think sound barriers are very appropriate here. However, Mr. Alderman indicated that the community did not want such and preferred white pines. I accept Mr. Alderman's proffer and will not require a sound barrier. However, I do not see white pines set forth on Exhibit No. 5.

<u>Variances</u>

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This is a small built-out site with little room to provide the extra features which the roll-over machine triggers. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no property available to expand the site. As a practical matter the owner must use the existing building. Finally, I find that these variances as modified, as set forth above, can be granted in strict harmony with the spirit and intent of said regulations, and in a manner so as to grant relief without injury to the public health, safety and general welfare. I see no adverse impact on the community. The roll-over machine will add to the welfare of the community. However, I will grant the variances as I see them above.

Special Hearing

For the reasons given above, I will approve the Special Hearing relief requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an amendment to the previously approved site plan to convert an existing self-service car wash bay to a rollover-type car wash and taking said site into compliance with current standards of Section 419 of the B.C.Z.R., to the extent possible. However, I do not approve Note #16 of Exhibit No. 1 that would extend the hours of operation to 24 hours in contravention of the Order in Case No. 90-225-SPH. This request should have been specifically requested in the Petition for Special Hearing, advertised to the public and then determined by the Commission. The former was not done and I can not simply pass this through as a note on the Plat to Accompany.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance and special hearing requests should be granted in part and denied in part

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 28 day of September, 2004, that the Petitioner's request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an amendment to the previously approved site plan as shown on the Redline Plan to Accompany, Petitioner's Exhibit No. 1, be and is hereby GRANTED except that Note #16, regarding hours of operation is DENIED and the hours of operation provided in Case No. 90-225-SPH continue to apply.

IT IS FURTHER ORDERED, that the variance relief requested from the B.C.Z.R. as follows:

- 1. from Section 419.3.B, for 9 parking spaces in lieu of the 10 required;
- 2. from Section 419.4.A.1, for a self-service car wash within 35 feet of a residentially zoned property in lieu of 100 ft. required;
- 3. from Section 419.4.B.3, for a landscape transition area abutting non-residentially zoned land of 3 ft. in lieu of 6 ft. required and a landscape transition area fronting on a public right-of-way of 7 ft. in lieu of 10 ft. required;
- 4. from Section 235.A.4, for 0 sq. ft. of amenity open space in a BM-CCC zone in lieu of 458 sq. ft. required

is hereby GRANTED, subject, however, to the following conditions:

1. The Petitioner shall submit a landscape plan to the Baltimore County Landscape Architect for approval regarding landscaping on the site and shall provide white pines and other appropriate screening along the property boundary with Queen Anne Street.

IT IS FURTHER ORDERED, that the variance relief requested from the B.C.Z.R Section 419.3.A.1, for 8 stacking spaces for a rollover car wash in lieu of 9 required is DENIED as moot, as 9 stacking spaces are now being provided in the Redline Plat to Accompany.

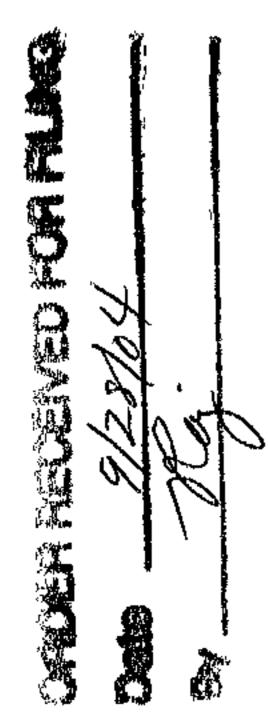
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN'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

September 28, 2004

Howard L. Alderman, Esquire Levin & Gann 502 Washington Avenue Towson, Maryland 21204

> Re: Petition for Variance Case No. 05-041-SPHA Property: 5604 Talbott Place

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case.

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 My

Deputy Zoning Commissioner

JVM:raj Enclosure

c: S. Robert Boardman, 6370 Old Washington Blvd., Elkridge, MD 21075 Alicia Counterman, 960 Indian Landing Road, Millersville, MD 21108 Kenneth Colbert, PE, Colbert, Matz & Rosenfelt, Inc., 2835 Smith Ave., Suite G, Baltimore, MD 21209





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5604 Talbott Place which is presently zoned BM-CCC

!/We do solemnly declare and affirm, under the penalties of

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 of thereof, 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)

To be presented at hearing.

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

I, or we, agree to pay expenses of above Variance, 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.

| | | perjury, that I/we are the legal owner(s) of the is the subject of this Petition. | property which |
|----------------------------|----------------|---|------------------|
| Contract Purchaser/Lessee: | | Legal Owner(s): | |
| | | S. Robert Boardman | |
| Name – Type or Print | | Name - Type or Print | |
| Signature | | Signature | |
| Address. | Telephone No. | Name - Type or Print | |
| City | State Zip Code | Signature | |
| Attorney For Petitioner: | | 6370 Old Washington Blvd. | 410-796-7948 |
| | | Address. | Telephone No. |
| Howard L. Alderman Jr. | | Elkridge | Md. 21075 |
| Name - Type or Print | | City | State Zip Code |
| Signature Clubby | | Representative to be Contacted: | |
| evin & Gann | | Kenneth J. Colbert, P.E. | |
| pmpany | | COLBERT MATZ ROSENFELT, INC. (ev | e.) 410-581-2282 |
| 02 Washington Ave. | 410-321-0600 | 2835 Smith Avenue, Suite G | 410-653-3838 |
| Address | Telephone No. | Address | Telephone No. |
| Prowson | Md. 21204 | Baltimore | MD 21209 |
| City | State Zlp Code | City | State Zlp Code |
| Scare No05 04/ | SIHA | OFFICE USE ONLY ESTIMATED LENGTH OF HEARING UNAVAILABLE FOR HEARING | - //R |
| •• ~ `\ | | Reviewed By 16 Da | te //W/04 |

VARIANCE REQUEST - 5604 TALBOTT PLACE

VARIANCE FROM SECTION 419.3.B, BCZR FOR 9 PARKING SPACES IN LIEU OF 17 REQUIRED.

VARIANCE FROM SECTION 419.4.A.1, BCZR FOR A SELF-SERVICE CAR WASH WITHIN 43 AND 51 FEET OF A RESIDENTIALLY ZONED PROPERTY IN LIEU OF 100 FEET REQUIRED.

VARIANCE FROM SECTION 419.4.B.3 FOR A LANDSCAPE TRANSITION AREA ABUTTING NON-RESIDENTIALLY ZONED LAND OF 3 FEET IN LIEU OF 6 FEET REQUIRED AND A LANDSCAPE TRANSITION AREA FRONTING ON A PUBLIC RIGHT-OF-WAY OF 7 FEET IN LIEU OF 10 FEET REQUIRED.

VARIANCE FROM SECTION 235A.4 FOR 0 SQUARE FEET OF AMENITY OPEN SPACE IN A BM-CCC ZONE IN LIEU OF 458 SQUARE FEET REQUIRED.

VARIANCE FROM SECTION 419.3.A.1 FOR 8 STACKING SPACES FOR A ROLLOVER CAR WASH IN LIEU OF 9 REQUIRED.



Petition for Special Hearing

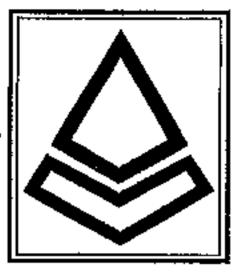
to the Zoning Commissioner of Baltimore County

UNAVAILABLE FOR HEARING_

| | for the property loca | ted at: <u>5604 Talbott Place</u> | | |
|--|---|---|-------------|---------------------------------------|
| | | ich is presently zoned <u>BM-CCC</u> | | |
| owner(s) of the property situate in Ba | altimore County and whi on for a Special Hearing | nits and Development Management. The use ich is described in the description and plat attainment of the Zoning Regulations of Balance | ached he | ereto and |
| | • | ed site plan to convert an existing self-service on the current standards of Section 419, BCZR, to the | | |
| Property is to be posted and advertised as I, or we, agree to pay expenses of above zoning regulations and restrictions of Balti | Special Hearing, advertisin | regulations. g, posting, etc and further agree to and are to be bounded and the zoning law for Baltimore County. I/We do solemnly declare and affirm, under the perjury, that I/we are the legal owner(s) of the plant the subject of this Petition. | penalties | s of |
| Contract Purchaser/Lessee: | | • • • • • • • • • • • • • • • • • • • | | |
| | | <u>Legal Owner(s):</u> | | |
| Name - Type or Print | | S. Robert Boardman Name Type of Print | | |
| Signature | | Signature Signature | | Mint |
| Address. | Telephone No. | Name – Type or Print | | · · · · · · · · · · · · · · · · · · · |
| City | State Zip Code | Signature | <u> </u> | |
| Attorney For Petitioner: | | 6370 Old Washington Blvd. | 410-7 | 96-7948 |
| | | Address. | | ione No. |
| Howard L. Alderman, dr., Esq. | | Elkridge | Md. | 21075 |
| Name - Type or Print | | City | State | Zip Code |
| Synathie Collect () | | Representative to be Contacted: | | |
| | | Manage Alle de Calle and D. C. | | 1 1 |
| Levin & Gann Company | | Kenneth J. Colbert, P.E. COLBERT MATZ ROSENFELT, INC (eve | 1 410-5 | 81-2282 |
| 502 Washington Ave. | 410-321-0600 | 2835 Smith Avenue, Suite G | | 53-3838 |
| Address | Telephone No. | Address | | one No. |
| Townspn | Md. 21204 | Baltimore | MD | 21209 |
| | State Zip Code | Clty | State | Zip Code |
| Case No. 05 14/ | CPHA | OFFICE USE ONLY ESTIMATED LENGTH OF HEARING | [H | |

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION - 5604 TALBOTT PLACE

Beginning at a point on the south side of Queen Anne Street which is 40 feet wide, at the distance of 350 feet, more or less, to the centerline of Gregory Avenue, which is 40 feet wide, thence the following courses and distances:

S 36°10'00" E, 100.00 ft.; S 53°50'00" W, 200.00 ft.; N 36°10'00" W, 100.00 ft, thence N 53°50'00" E, 200.00 ft. to the Point of Beginning.

Being Lots 16 through 20 and 36 through 40, Block 23, Plat 4, in the subdivision of Catonsville Manor as recorded in Baltimore County Plat Book # 6, Folio # 160. Containing 20,000 square feet (0.46+ acre) Also known as 5604 Talbott Place and located in the 1st Election District.



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| BALTINORE COFFICE OF BUD MISCELLANE | | | CONTRACTOR |
| A B S | | | WHITE CAS |

NOTICE OF ZONING HEARING HOT

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: #05-041-SPHA

M. AMA

5604 Talbott Place S/side of Queen Anne Street, 350 ft. s/east of Gregory

S/side of Queen Anne Street, 350 ft. s/east of Gregory Avenue

1st Election District — 1st Councilmanic District

Legal Owner(s): S. Robert Boardman

Variance: to permit 9 parking spaces in lieu of the required 17 spaces, to permit a self-service car wash within 43 and 51 feet of a residentially zoned property in lieu of the required 100 feet, to permit a language transition area abutting non-residentially zoned land of 3 feet in lieu of 6 feet required and a landscape transition area abutting non-residentially zoned land of 3 feet in lieu of the required 10 feet to permit 0 sq. feet of amenity open space in a BM-CCC zone in lieu of the required 456 sq. ff and for 8 stacking spaces for a follower car wash in lieu of 9. Special Hearing: to allow an amendment to the previously approved site plan to convert an existing self-service car wash bay to a rollover type car wash. Hearing: Wednesday, September 8, 2004 at 11:00 a.m. in Room 106, County Office Building, 11 (No. Chesapeake Avenue.

Chesapeake Avenue.

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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 8/779 August 24

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of ___ successive weeks, the first publication appearing

The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

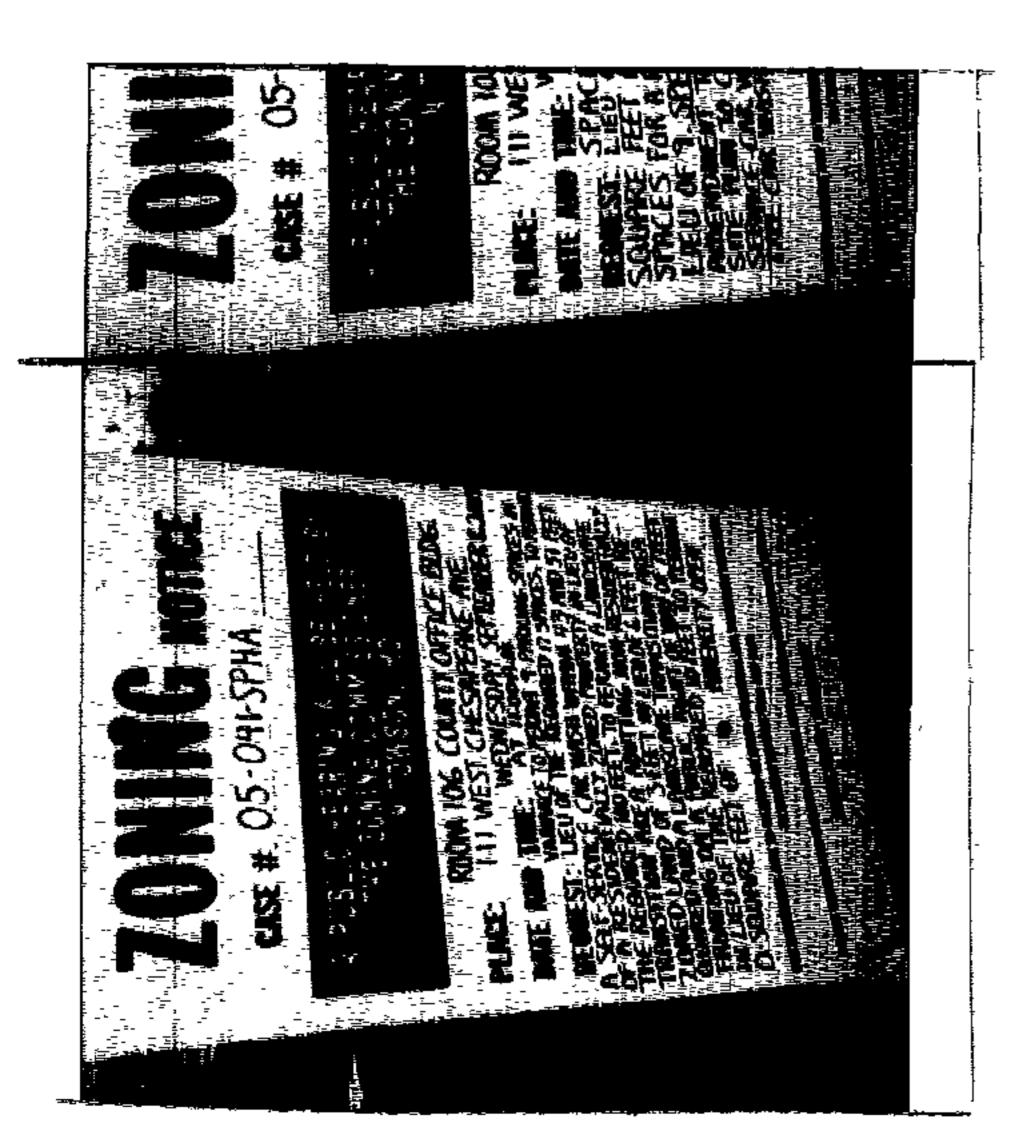
 ☐ Towson Times

Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Williams LEGAL ADVERTISING



(Printed Name of Sign Poster)

523 PENNY LANE (Street Address of Sign Poster)

HUNT VALLEY MP 21030 (City, State, Zip Gode of Sign Poster)

+10-666-5366 (Talephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY

Tuesday, August 24, 2004 Issue - Jeffersonian

Please forward billing to:

Howard Alderman, Jr. Levin & Gann, P.A 502 Washington Avenue Towson, MD 21204

410-321-0600

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: 05-041-SPHA

5604 Talbott Place

S/side of Queen Anne Street, 350 ft. s/east of Gregory Avenue

1st Election District – 1st Councilmanic District

Legal Owner: S. Robert Boardman

<u>Variance</u> to permit 9 parking spaces in lieu of the required 17 spaces, to permit a self-service car wash within 43 and 51 feet of a residentially zoned property in lieu of the required 100 feet, to permit a landscape transition area abutting non-residentially zoned land of 3 feet in lieu of 6 feet required and a landscape transition area fronting on a public right of way of 7 feet in lieu of the required 10 feet to permit 0 sq. feet of amenity open space in a BM-CCC zone in lieu of the required 458 sq. ft. and for 8 stacking spaces for a rollover car wash in lieu of 9. <u>Special Hearing</u> to allow an amendment to the previously approved site plan to convert an existing self-service car wash bay to a rollover type car wash.

Hearing: Wednesday, September 8, 2004 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

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.

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

July 30, 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: 05-041-SPHA

5604 Talbott Place

S/side of Queen Anne Street, 350 ft. s/east of Gregory Avenue

1st Election District – 1st Councilmanic District

Legal Owner: S. Robert Boardman

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Hearing: Wednesday, September 8, 2004 at 11:00 a.m. in Room 106, County Office Building,

111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Jr., Levin & Gann, 502 Washington Ave., Towson 21204 S. Robert Boardman, 6370 Old Washington Blvd., Elkridge 21075 Kenneth Colbert, 2835 Smith Avenue, Ste. G, Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 24, 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.



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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

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 | 05-001 - 50HA | |
|--|-------------------------------------|--|
| Petitioner S. Robert | | |
| Address or Location. 500 | | |
| PLEASE FORWARD ADVERTIS | SING BILL TC 1, Jr. Lewin + Gann | |
| Address 502 Washington | | |
| Toward, MB | 2190Y | |
| | | |

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

August 31, 2004

Howard L. Alderman, Jr. Levin & Gann 502 Washington Avenue Towson, Maryland 21204

Dear Mr. Alderman:

RE: Case Number: 05-041-SPHA, 5604 Talbott Place

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 21, 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. Cal Robal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

S. Robert Boardman 6370 Old Washington Blvd. Elkridge 21075 Kenneth J. Colbert 2835 Smith Avenue, Ste. G. Baltimore 21209



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







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

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

August 2, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of August 2, 2004

Item No.:

002. 036 = 049. 051

Dear Ms. Mathews:

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

RECEIVED

AUG - 3 2004





BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 26, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor 2005/25F

Bureau of Development Plans

Review

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 9, 2004

Item Nos. 036, 037, 038, 039, 040, 041,

044, 045, 046, 047, 048, and 051

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

RWB:CEN:jrb

cc: File





BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

August 25, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 2, 2004

<u>X</u> The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-002

04-037

04-038

04-039

04-040

04-041

04-044

04-045 04-047

04-048

04-049

04-051

Reviewers:

Sue Farinetti, Dave Lykens



INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: August 17, 2004

RECEIVED

AUG 1 8 2004

ZONING COMMISSIONER

SUBJECT:

5604 Talbott Place

INFORMATION:

Item Number:

5-041

Petitioner:

S. Robert Boardman

Zoning:

BM-CCC

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

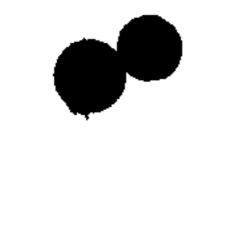
The Office of Planning recommends that the petitioner's request be **DENIED**.

This office is of the opinion that by converting the existing self-service bay to a rollover car wash, the petitioner is creating the need for a variance of the required stacking spaces and the need for a greater variance of the required off-street parking spaces. In addition, the proposed stacking spaces for the rollover car wash are not in single-file as required by Section 419.3.A of the BCZR. It appears that the installation of a rollover car wash is not necessary for the reasonable use of this property.

Prepared by:

Division Chief:

AFK/LL:MAC:







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

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

Maryland Department of Transportation

Date:

8.Z. 64

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

RE:

Baltimore County

Item No. 2741

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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,

Steven D. Foster, Acting Chief Engineering Access Permits Division



RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

5604 Talbott Place; S/side Queen Anne St,

350' SE Gregory Avenue

1st Election & 1st Councilmanic Districts

Legal Owner(s): S. Robert Boardman

Petitioner

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

* 05-041-SPHA

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.

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 9th day of August, 2004, a copy of the foregoing Entry of Appearance was mailed to Kenneth J. Colbert, P.E., Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, St. G, Baltimore, MD 21209 and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

AUG 6 2 2004

HER MAN DIMMERNAN

People's Counsel for Baltimore County

Per....

PLEASE PRINT CLEARLY

CASE NAME MART HASCALU CASE NUMBER OS-041 SPHA DATE O'S SOROY

PETITIONER'S SIGN-IN SHEET

| E-MAIL WTR WRKS@Jungen SPRINDER WORKS@JOJ.COM | | | |
|--|--|--|--|
| CITY, STATE, ZIP Millers VIIIE MD 21108 ETHINGOP MD 21075 FORTHWORD MY 211095 | | | |
| 900 Trdian landing Pol 3370010 Washington Blid 500 Washington Are Suite 8011 Colbert Mate 1 Kreenfert | | | |
| MAME Law ferman S Robert Boardman Hower I Avernman Lewin & Gran Ma Lewin & Gran Ma Kenneth Colbert PE | | | |

COMPARISON OF BCZR § 419 as enacted in 1964 and Current

| Regulation | Section 419 (1964) | Section 419 (Current) |
|---|--|--|
| Waiting Line or Stacking Spaces | Number of vehicles that can be washed/processed within one-half hour plus 10 | Four spaces for the first tunnel of a self-service car wash, and two waiting spaces for each additional |
| Vacuum Spaces (Parking) | NONE | 1 space per vacuum [self-service car wash, a stacking space may be used to serve as a parking space for the vacuum cleaner unit] |
| Drying Spaces (Parking) | NONE | 2 spaces per tunnel |
| Additional Spaces (Parking) | NONE | 2 spaces |
| Setback from residentially zoned property | NONE | 100 feet |
| Landscape Transition Area | NONE | 10 feet along public right of way; 6 feet abutting non-residentially zoned land |

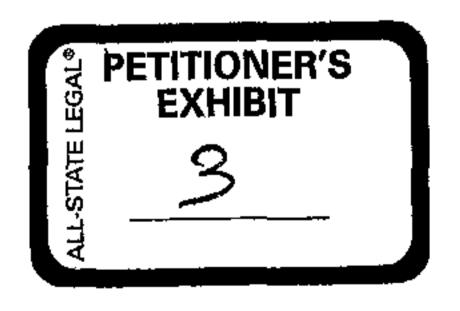


CURRENT BCZR419.5 The regulations contained in this Section 419 entitled "Car Wash" shall not apply to car washes legally existing prior to the effective date of Bill No. 172-1993. Bill No. 172-1993 does not affect the validity of any order granting a special exception or any plan approved by Baltimore 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.

Section 419—CAR WASH [Bill No. 108, 1964.]

Applications for Special Exceptions for car washes shall also be subject to the following regulations: [Bill No. 108, 1964.]

- 419.1—A site plan shall be submitted showing the location of the car wash and adjacent properties, the means 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 waiting line capacity as required by Section 419.2, below, and such other information as may be required by the Office of Planning and Zoning. [Bill No. 108, 1964.]
- 419.2—The lot on which the car wash is to be located shall be sufficient to provide on-site waiting line storage for a total number of vehicles equal to the number capable of being processed during one-half hour, plus ten additional vehicles; where the equipment used is of an assembly line nature with labor supplied by the car wash operator, there shall be a minimum of 40 on-site storage spaces. [Bill No. 108, 1964.]
- 419.3—The site plan must be approved by the Traffic Engineer of Baltimore County, the Department of Public Works, and the Office of Planning and Zoning of Baltimore County. [Bill No. 108, 1964.]
- 419.4—The regulations contained in this Section 419 entitled "Car Wash" shall not apply to car washes existing on the effective date thereof. [Bill No. 108, 1964.]



APPLICATION OF BILL 108, enacted in 1964, to past and presently proposed operation:

Self Service Car Wash - 3 Bays at 2 washes each per ½ hour = 6 spaces Roll Over Car Wash - 1 Bay at 6 washes per ½ hour = 6 spaces

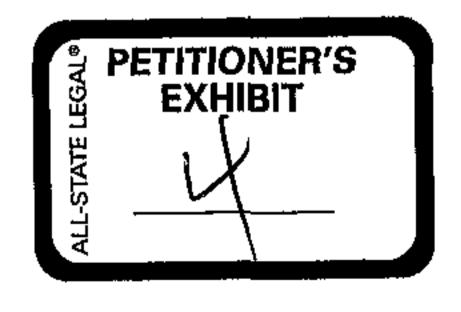
Additional Spaces per Section 419.2 = 10 spaces

SPACES REQUIRED = 22 spaces

SPACES PROVIDED = 23 spaces

APPLICATION OF CURRENT BCZR § 419 TO ENTIRE CAR WASH OPERATION

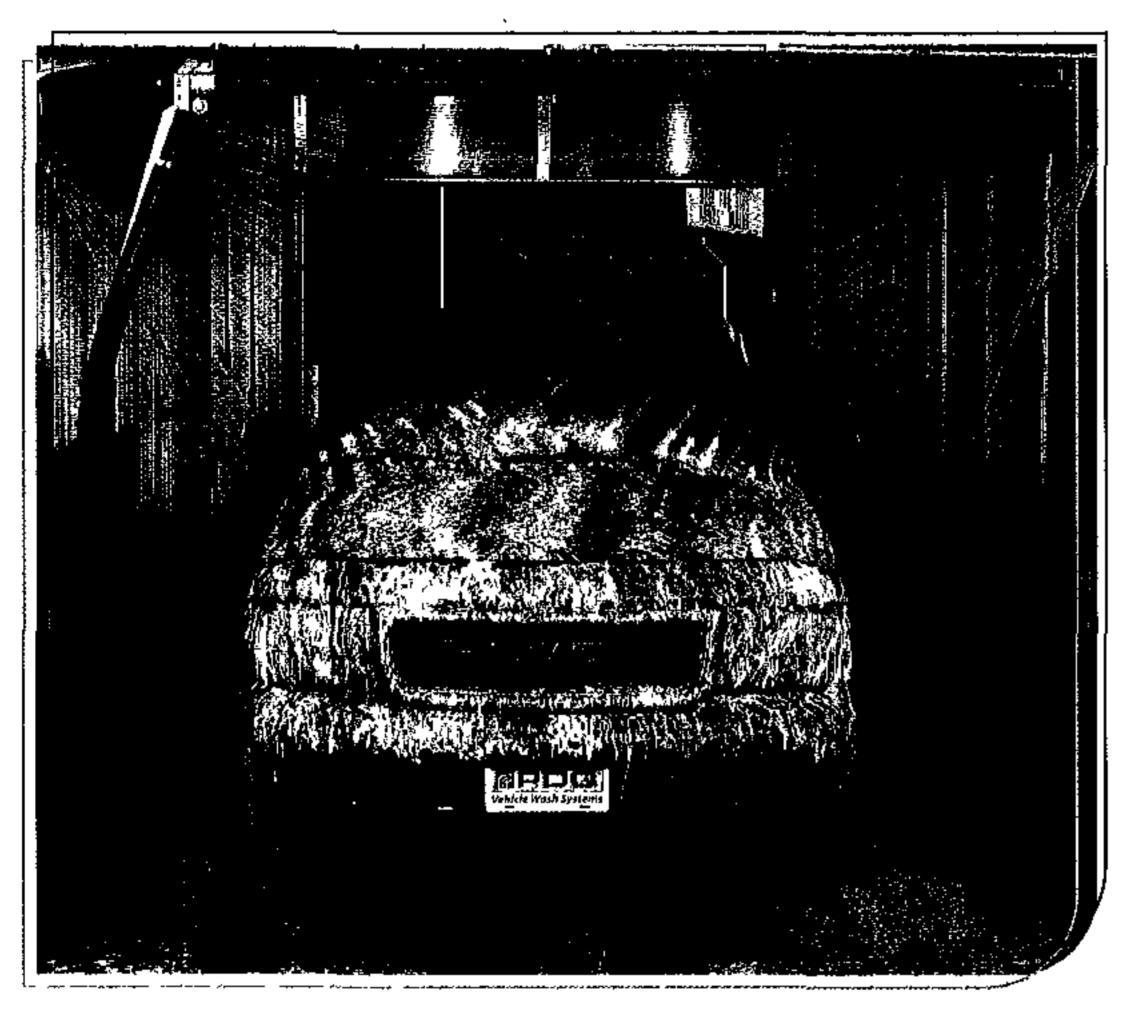
| Regulation | 3 Tunnels - Self-Service | 1 Tunnel - Roll-Over |
|---|--|--|
| Stacking Spaces: | 4 spaces for the first tunnel of a self-service car wash, and two waiting spaces for each additional Required=8stackingspaces | Required = 9 stacking spaces |
| Vacuum Spaces (Parking) | 7 Spaces - but, pursuant to current BCZR § 419.3B.2, required stacking spaces can be used to serve as parking spaces for vacuum Required = 0 parking spaces | |
| Drying Spaces (Parking) 2 parking spaces per tunnel | 6 parking spaces | 2 parking spaces |
| Additional Spaces (Parking) | NONE | 2 parking spaces |
| Subtotal | 8 stacking spaces 6 parking spaces | 9 stacking spaces 4 parking spaces |
| TOTAL REQUIRED/PROVIDED | 17 stacking spaces required 10 parking spaces required | 17 spaces provided 9 spaces provided |
| Setback from residentially zoned property | | 100 feet required 51 feet provided in front; 43 feet provided in rear |
| Landscape Transition Area | | 10 feet along public right of way and 6 feet abutting non-residentially zoned land required |
| | | 7 feet provided from right of way; 3 feet provided on side & rear from non-residentially zoned |





PRODUCTIVITY PACKAGE

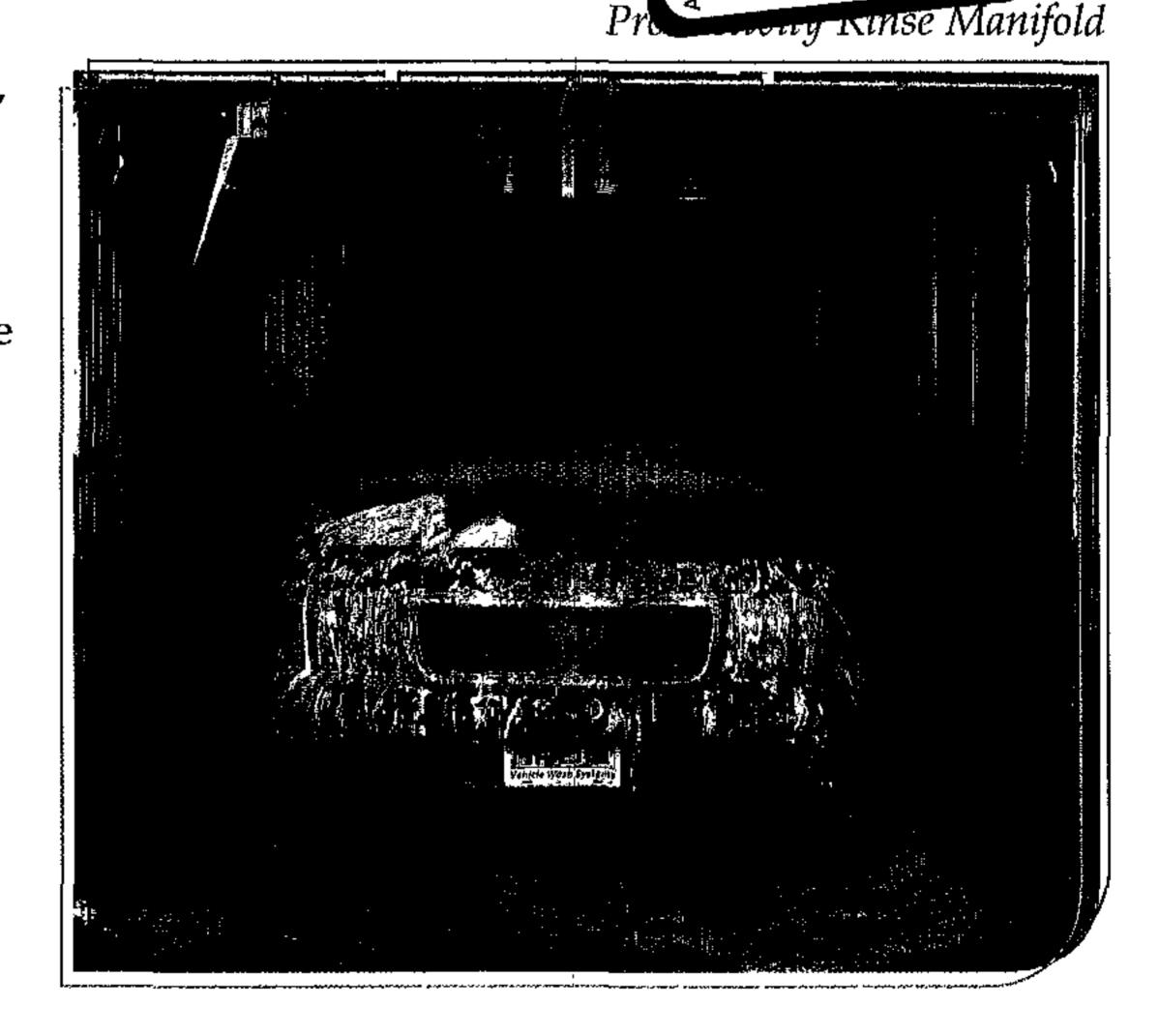
Wash Cycle Efficiency for your LaserWash® 4000



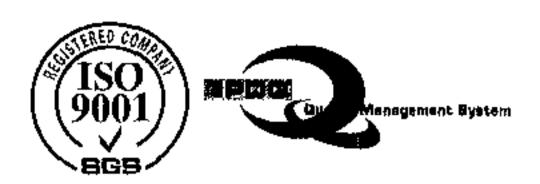
3X Color Foam Applicator

Productivity Package combines the revenue-generating upgrade of color foam polish with the time-saving benefit provided by the productivity rinse manifold. The package includes the 3X Color Foam Applicator delivering thick, tri-color pastel layers of foam polish and the Productivity Rinse Manifold, which provides complete spray coverage of vehicles in two bridge reces.

the color foam is applied to the vehicle from front to back and followed by a productivity rinse on return to the home position. The result is a thorough rinse cycle in much less time than a spray arm application, increasing vehicle throughput. Promote upgrades while increasing volume throughput with the LaserWash® 4000 Productivity Package from PDQ Manufacturing.





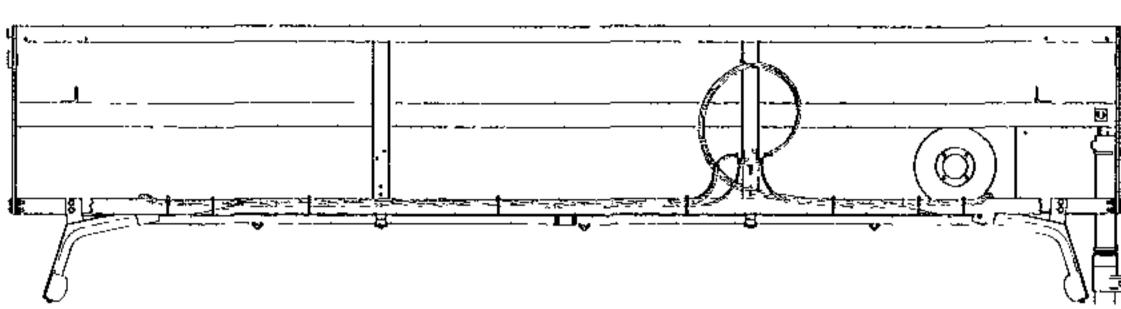


LaserWash® 4000 **Bridge Configuration** (reference only)

Components of the Productivity Package:

- 3X Color Foam Applicator (shown in red)
- Productivity Rinse Manifold (shown in blue)

Promote upgrades while increasing volume throughput with the LaserWash® 4000 Productivity Package from PDQ Manufacturing.



Consult your PDQ Distributor for actual specifications regarding building size as well as electrical requirements; these may vary with location and / or system options.

3X Color Foam Applicator

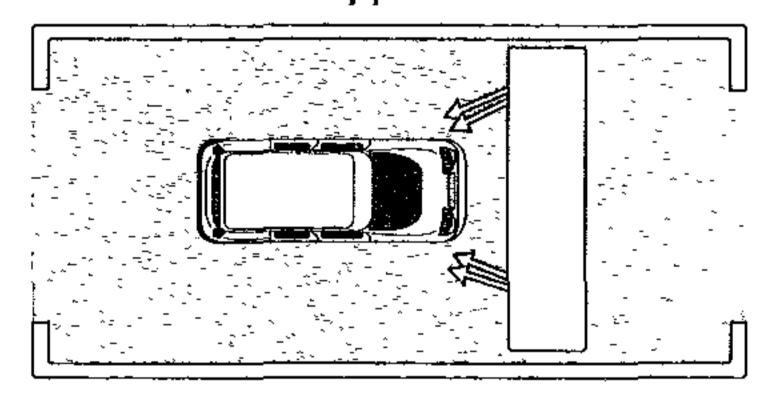
- Compact pump and control station remain out of customers' view
- Provides excellent coverage on vehicles
- Application will cover vehicle surfaces with three colored foam polish products to create a rainbow color effect for the customer
- Ability to adjust 1) total foaming air pressure, 2) chemical titration, 3) left and right spay manifold air pressure, 4) angle of spray in two axes and 5) speed of application. Foam consistency can be varied from thick shaving cream to a thinner, easier-to-rinse foam
- No additional pumps needed
- Produces 180 individual foam streams

Productivity Rinse Manifold

- Provides complete spray coverage of the vehicle in a single bridge pass
- Adjustable spray nozzles
- Reduces application up to 45 seconds versus spray arm application
- Employs high-pressure pump for excellent rinse coverage (38 gpm)
- Measures the length of the vehicle for total coverage
- Stainless steel manifold for durability and appearance
- Freeze protection option available

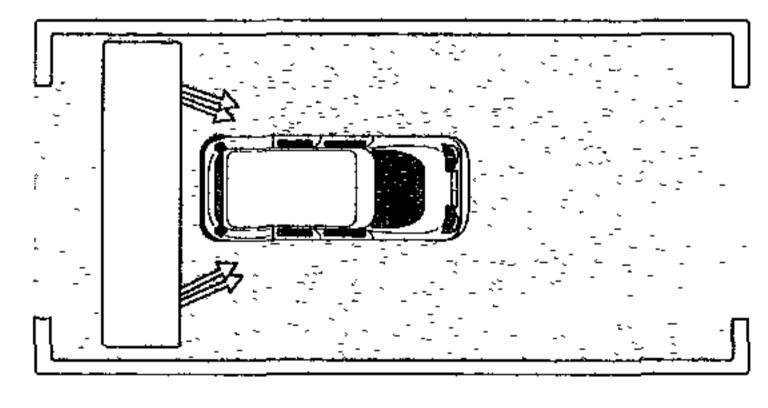
The Productivity Package:

A. 3X Color Foam Applicator



The 3X Color Foam Applicator applies color foam polish from front home position to back.

B. Productivity Rinse Manifold

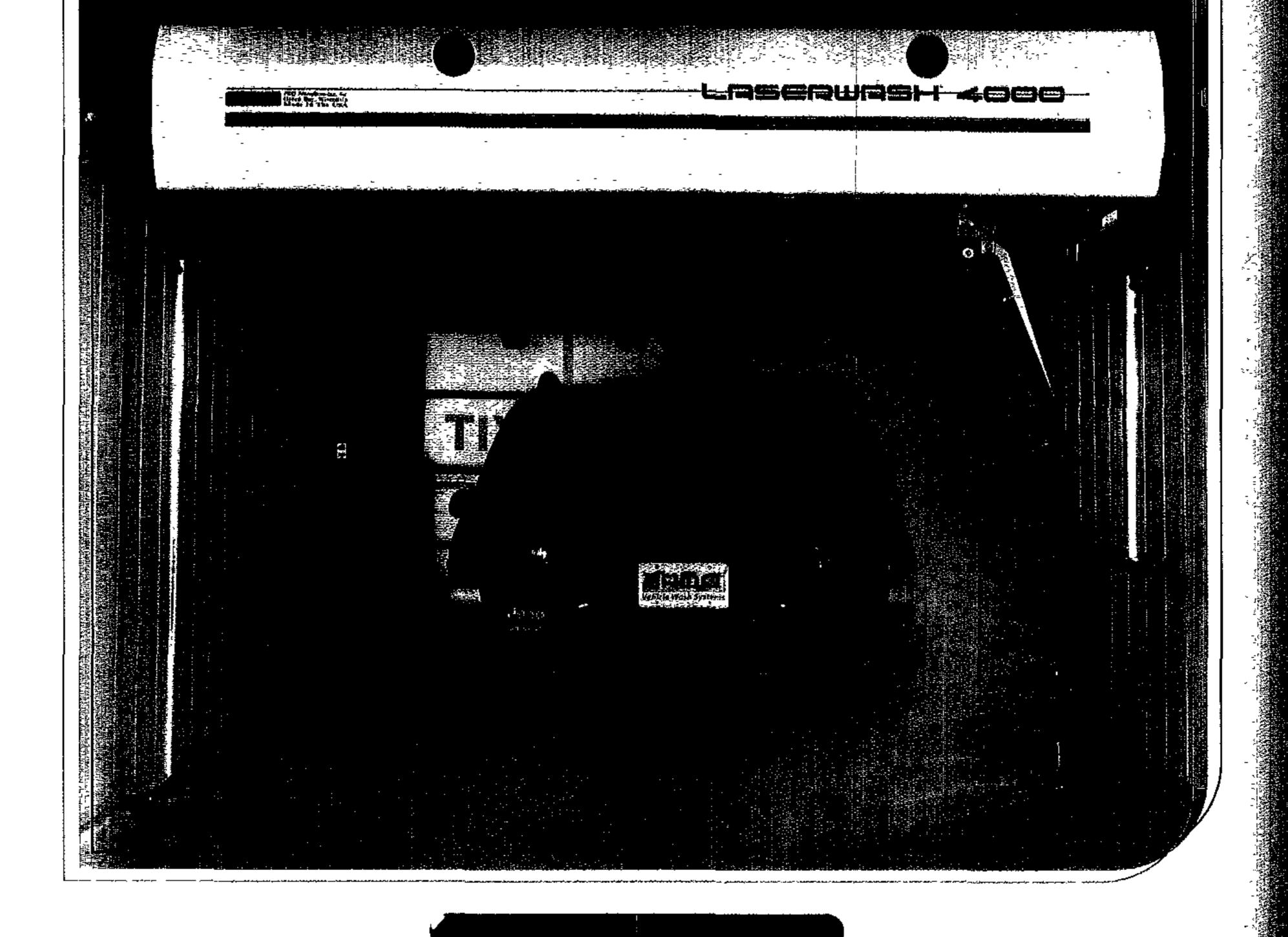


The color foam polish is followed by a productivity rinse on return to the home position. The result is up to 45 seconds reduction in wash cycle time, increasing vehicle throughput!



Vehicle Wash Systems A DOVER COMPANY

PDQ Manufacturing, Inc. 1698 Scheuring Rd. De Pere, WI 54115-5190 USA 1-800-227-3373 www.pdqinc.com



LASERWASH® 4000

Touch Free In-Bay Automatic Vehicle Wash System

extreme climates, the *LaserWash®* 4000 is easy to operate, generates revenue, and delivers a superior wash experience to your valued customers.

The LaserWash 4000 automatic wash system has generated world-class revenue in each of the 50 countries it calls home. Its solid performance and sophistication have earned the LaserWash 4000 the reputation as the benchmark in touch free!

It's user-friendly and can track money, produce valuable management reports, and diagnose problems. Owners can easily program lucrative special services and wash

cycles to address seasonal wash conditions and maximize profitability.

The LaserWash 4000 pioneered the process of electronically measuring each vehicle, large or small, and adjusting itself to provide optimum cleaning distance. PDQ's powerful touch free technology sweeps consistently across each vehicle, covering every inch, even those hard to reach surfaces others may miss. Its open, airy bay is appealing to customers, making them feel safe while assuring a high-quality wash experience.



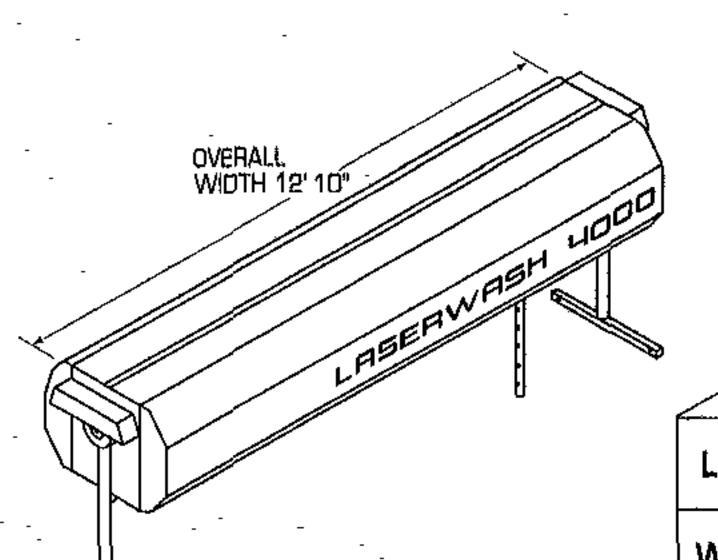
Vehicle Wash Systems

LASERWASH® 4000





For system specifications, consult your Distributor.



| | | | <u>,</u> | | |
|---|----------|-------------------|----------|-----------|-----|
| F | BAY DIME | NSIONS NSERIVA | SH® 400 | ONE DRYER | AYE |
| | 28′ | 42' | 30' | Preferred | |
| | n/a | n/a | n/a | Max. | |
| | 24' | 29'6" | 28' | Min. | |
| | 15′ | 15' | 15' | Preferred | |
| | 18' | 18' | 16'8" | Max. | ı |
| | 13'3"* | 14′* | 14'* | Min. | 1 |
| | 12' | 12' | 12' | Preferred | |
| | n/a | n/a | n/a | Max. | 1 |
| | | | | | |

11'6" | 11'6" | Min.

* For wall-mounted and free-standing units. Allow 14'10" minimum for leg assembly.

SYSTEM DESCRIPTION

The LaserWash® 4000 is a programmable, fully automatic, touch free in-bay vehicle wash. It is designed to take advantage of the best cleaning and vehicle protection solutions. Superior cleaning is achieved by electronically measuring the vehicle, ensuring optimum spray distance on all sides.

Our user-friendly computer intelligence operates the wash, repeatedly diagnoses itself, performs safety checks, and provides valuable management reports on demand.

SYSTEM FEATURES

- **ETL** and ETL_c approved
- No chemical pumps
- Speeds and services programmable by owner
- Direct drive
- Technologically advanced, user-friendly financial auditing and management report system

 Climate-proof elevated bridge

SYSTEM BENEFITS

- Compact, accessible pump station
- Includes control cabinet, printer housing, keyboard and display
- 25 hp motor driving a ceramic plunger pump
- Basic image package

SYSTEM SPECIFICATIONS

- Control cabinet with 48k memory
- Air: 80-120 psi
- Air consumption: 5 cfm @ 80 psi
- Consult your PDQ Distributor for actual specifications regarding building size as well as water and electrical requirements; these may vary with location and/or system options

SYSTEM OPTIONS

- LaserDri™ stand-alone or docking dryer (will change minimum electrical and building requirements)
- Virtual Treadle® option eliminates floor steel and opens up the vehicle wash bay
- Undercarriage, rocker, and wheel blaster with optional rust inhibitor
- Spot-free delivery system with reverse osmosis water
- On-board soap heater
- Wheel cleaner
- Water saver
- Heat and weep freeze protection
- Modem with pager feature
- Indep. assignable alarm inputs (8)
- Free-standing frame
- Water reclamation system
- Door controls
- Deluxe image package
 - Custom backlit bridge sign
- Solution package: including high pressure soap, foam polish, high pressure polish, and either rust inhibitor or drying agent



A | DOVER COMPANY

PDQ Manufacturing, Inc. 1698 Scheuring Rd. De Pere, WI 54115-5190 USA 1-800-227-3373 www.pdqinc.com

LASERDRITM STAND-ALONE DRYER

Featuring the:

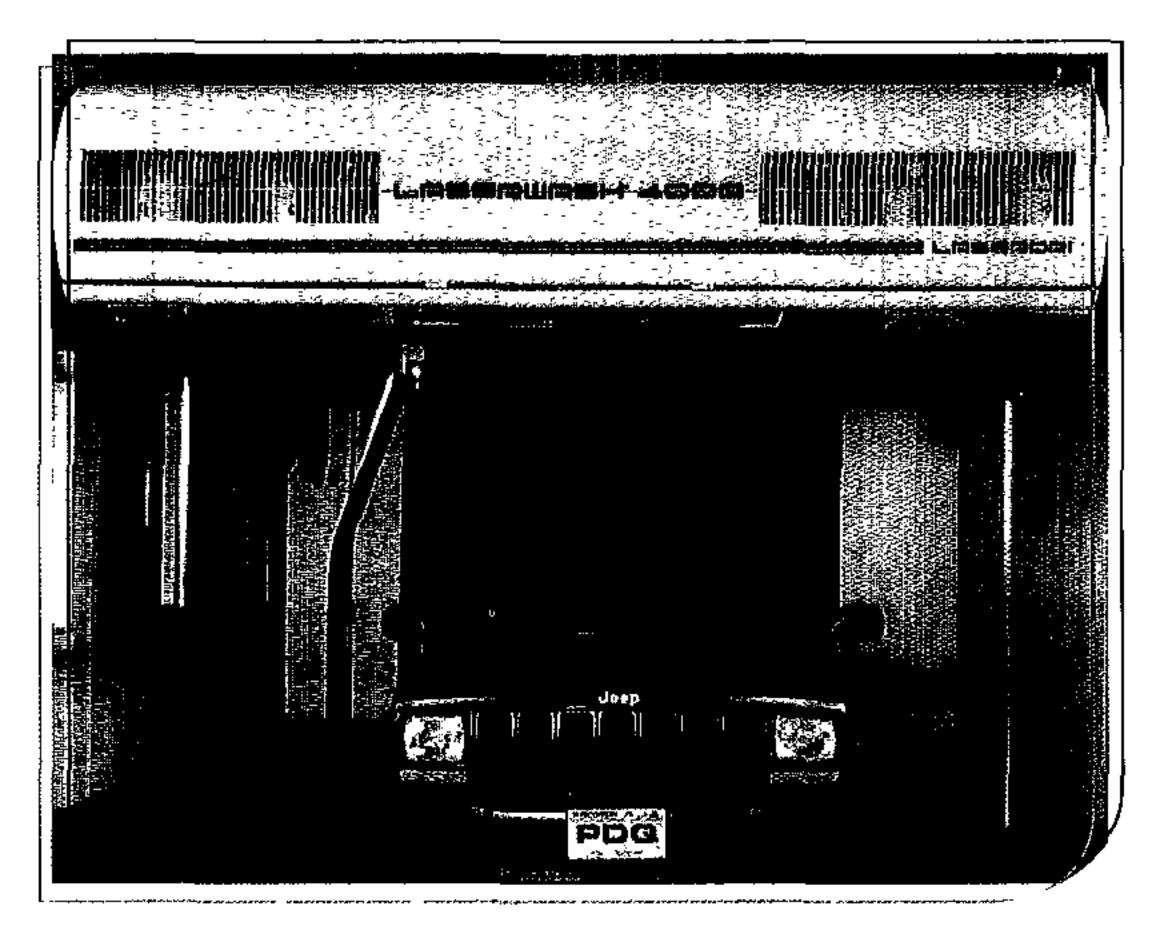


the LaserDri™ Stand-Alone Dryer features an attractive appearance and highperformance efficiency. With its narrow footprint, the customer's environment is open and inviting. Nothing touches the vehicle or extends in front of it. Even the sides are clear, giving customers confidence to drive slowly under the dryer.

LaserDri harnesses the Coanda Effect. Using innovative engineering, PDQ has developed this method of focusing the trajectory and increasing the speed of rushing air, causing it to dry vehicles to the ground.

LASERDRITH DOCKING DRYER





The LaserDri™ Docking Dryer raises the level of drying effectiveness without compromising productivity. Swift and smooth, LaserDri is powered up and operational moments before the LaserWash® 4000 completes the rinse cycle.

Powerful electromagnets lock the overhead bridges together for smooth and immediate drying passes. The Coanda Effect thruster cones are fully operational, drying vehicles with advanced efficiency.

Programmable settings provide flexibility to customize LaserDri to meet market and seasonal needs.

Efficient In-Bay Vehicle Drying Technology



Vehicle Wash Systems

LASER DRITM STAND-ALONE & DOCKING DRYERS

PDQ's LaserDri Stand-Alone & Docking Dryers outperform existing dryers by using the Coanda Effect to boost efficiency and productivity. Each model combines its own intelligence with LaserMind™. The open, efficient design is enhanced by small space requirements and an attractive form which leaves a positive final impression on wash customers.

SYSTEM FEATURES

- ETL, ETL_c listed
- Easy maintenance access
- Low operating cost
- Stainless steel fasteners and high-protection coating system

SYSTEM BENEFITS

- Fully enclosed fiberglass housing with state-ofthe-art imagery protects your investment from the car wash environment
- Air power is provided by two 15 horsepower aerofoil fans
- Top center thruster cone has automatic air flow control to dry vehicle hoods and trunks effectively and throttle back for roofs and closer surfaces
- Application of the Coanda Effect principles ensures that vans and SUVs get the same drying performance as cars
- Compact construction offers high drying production even in short car wash bays
- Customizable drying times can be used to optimize wash revenue
- Open, efficient design is free of threatening protrusions on top and sides
- Wash packages may be independently programmed for dryer speed and number of passes

SYSTEM COMPONENTS

- LaserDri Stand-Alone or Docking bridge assembly
- On-board electrical control cabinet containing contactors, overloads, and low voltage circuit protection
- Installation fasteners and manual
- Festoon cable with wall-mounted junction box *
- Magnetic field docking system and controls *
- Mounting hardware and materials **

SYSTEM OPTIONS


- On-board freeze package for cold climate operation
- Sound reduction package
- Two 20 hp aerofoil fans
- Countdown timer that displays drying time **
- Guide rails **
 - * Features of the LaserDri Docking Dryer
 - ** Features of the LaserDri Stand-Alone Dryer




A > DOVER) COMPANY

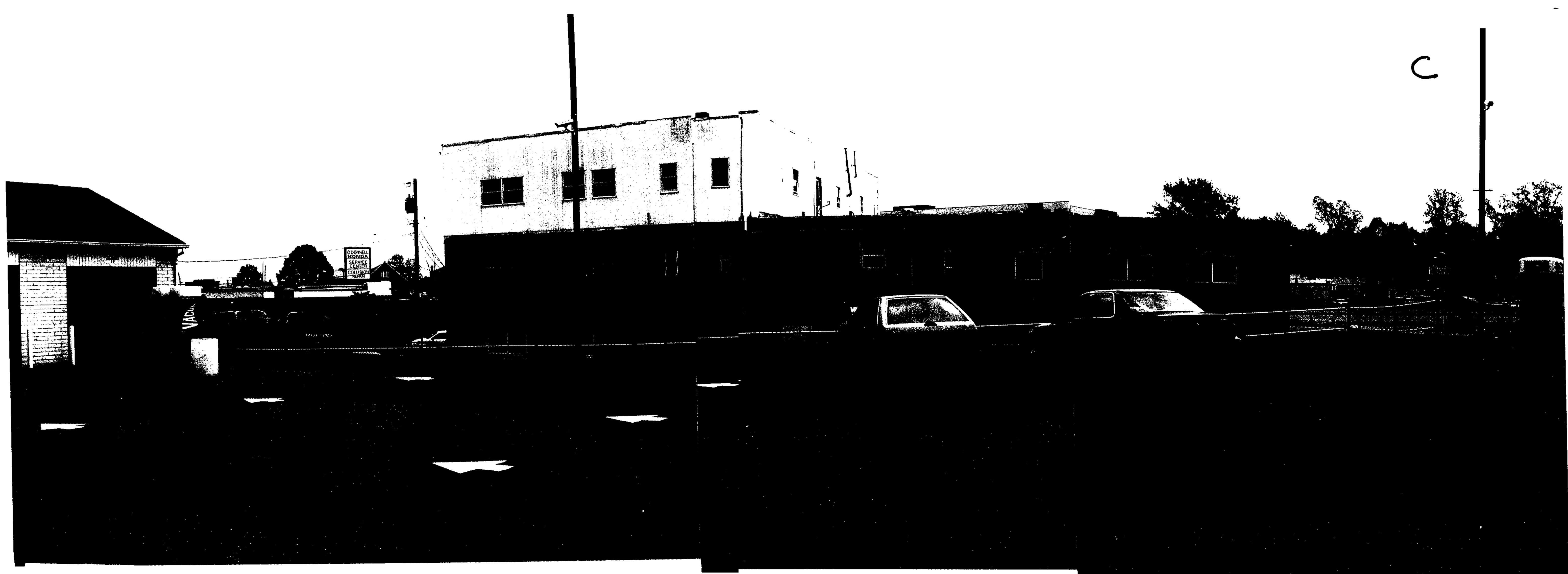
PDQ Manufacturing, Inc.
1698 Scheuring Rd.
De Pere, WI 54115-5190 USA
920-983-8333 • 1-800-227-3373
www.pdqinc.com



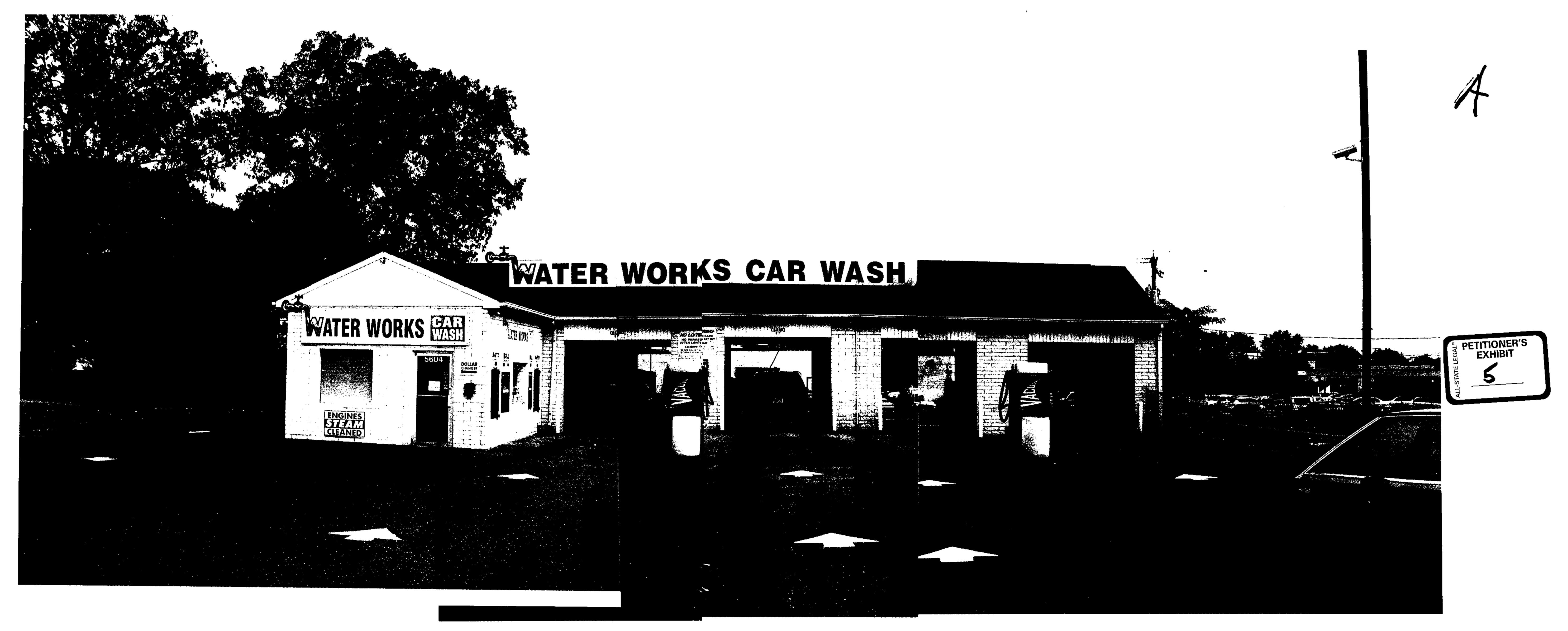












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