

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
E/S Rolling Road, 440' N of c/line of		
Ashfield Drive	*	ZONING COMMISSIONER
(2705 Rolling Road)		
2 nd Election District	*	OF
4 th Council District		
	*	BALTIMORE COUNTY
Stemark, Inc.		
Petitioner	*	Case No. 2010-0027-SPH

* * * * *

ORDER ON REQUEST FOR EXTENSION

WHEREAS, this matter comes before the Zoning Commissioner for consideration of a request for an extension of time in which to utilize the relief granted in Case No. 06-075-X. By way of background, the owner of the subject property, Stemark, Inc., through its attorney, C. William Clark, Esquire, filed a Petition for Special Hearing, seeking approval pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) for an extension to utilize the special exception relief approved by this Commission, the County Board of Appeals (Case No. 06-075-X), and the Circuit Court for Baltimore County (Civil Case No. 03-C-06-13405) until November 17, 2011.¹

By his Opinion and Order dated February 8, 2006, then Deputy Zoning Commissioner John V. Murphy granted the request to allow a car wash on the subject property, subject to certain terms and conditions as described on the site plan resubmitted at this hearing which was accepted into evidence and marked as Petitioner's Exhibit 1. Pursuant to Section 502.3 of the B.C.Z.R., any special exception granted must be utilized within two years of the date of *any final Order* granting same; however, an extension of up to five years may be obtained, *if requested prior to the expiration of the initial two-year period*. The special exception relief granted in the prior case(s) would have expired on August 3, 2009, two (2) years following the Honorable Ruth

¹ To the extent applicable, the findings and conclusions set forth in these prior Orders permitting a car wash with six (6) self-service and two (2) automatic bays on North Rolling Road on the edge of the Rutherford Business Park under B.C.Z.R. Section 253.2B.2 and the special car wash regulations in B.C.Z.R. Section 419.1, are adopted by reference and incorporated herein.

ORDER RECEIVED FOR FILING
 Date 9-29-09
 By 193

Jakabowski's Order (the final Order), dated August 3, 2007. See Petitioner's Exhibit 2 – a True Test Copy of the Court's Order. Although not presently in effect, the instant Petition was filed and accepted by the Zoning Review Office on July 23, 2009 prior to the expiration of the initial two-year period. Apparently, the Petitioner has been delayed in the implementation of the improvements and development proposed for the subject property due to the state of the national recession, which has drastically affected segments of the Maryland economy and thus, necessitates the request for an extension.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. Circumstances have not changed on site and the extension of the special exception is appropriate in this instance in that the Petitioner's request meets the requirements of Section 502.3 of the B.C.Z.R.,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of September 2009 that the request for extension in which to utilize the special exception relief granted in prior Case No. 06-075-X, be and is hereby APPROVED; and,

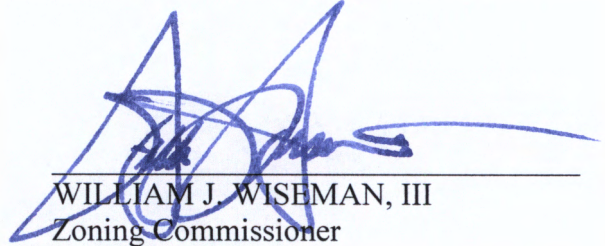
IT IS FURTHER ORDERED that said extension shall be utilized within 5 years from the date of the Board of Appeals Order, no later than November 17, 2011; and

IT IS FURTHER ORDERED that the terms and conditions of the Board's Order shall remain in force and effect, and are set forth below:

1. Provide a landscape plan to include street trees along Rolling Road to the limits of the tract boundary of the subject property;
2. Submit a lighting plan to show lighting that will not conflict with adjacent residential uses. Lighting plan should include the locations and details of the proposed lighting and a computerized lighting design with point-by-point calculations that conforms to the *Illuminating Engineering Society of North America* (IESNA) standards, for review and approval by the Office of Planning and Avery Harden, Baltimore County Landscape Architect, in conjunction with the Final Landscape Plan.
3. Submit sign detail and building elevations to the Office of Planning for approval prior to building permit. The proposed building should be compatible with existing surrounding residential buildings.

MAILED
Date 9-29-09
By 193

Any appeal of this Order shall be taken in accordance with Baltimore County Code
Section 32-3-401.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

- c: C. William Clark, Esquire, Nolan, Plumhoff & Williams, Chtd.,
502 Washington Avenue, Towson, MD 21204
Mark Keith Ogrysko, Stemark, Inc., 2309 Cool Woods Court,
Jarrettsville, MD 21084-1840
William Monk, Morris & Ritchie Associates, Inc., 1220-C East Joppa Road, Suite 505,
Towson, MD 21286
People's Counsel; Office of Planning; Avery Harden, DPDM; File

ORDER RECEIVED FOR FILING
Date 9-29-09
By DLW



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2705 Rolling Road
which is presently zoned ML-IM

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an extension of the period of (This box to be completed by planner) time for the utilization of the Special Exception for a car wash granted in Case No. 06-075X, pursuant to Section 502.3 of the BCZR.

(11-17-2011)

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

C. William Clark
Name - Type or Print _____
Signature C. William Clark
Nolan, Plumhoff & Williams, Chtd.
Company
502 Washington Ave., #700410-823-7800
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Stemark, Inc.
Name - Type or Print _____
By: [Signature]
Signature _____
Name - Type or Print _____
Signature _____
2309 Cool Woods Ct 410-458-5550
Address _____ Telephone No. _____
Jarrettsville, MD 21084
City _____ State _____ Zip Code _____

Representative to be Contacted:

William Monk
Morris & Ritchie Assoc.
Name _____
1220 C. E. Joppa Rd. 410-821-1690
Address _____ Telephone No. _____
Towson, MD 21286
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2010-027-584
REV 9/15/98

UNAVAILABLE FOR HEARING _____
Reviewed By BK Date 7/23/09

UNDER RECEIVED FOR FILING

Date 9-29-09
By [Signature]



Zoning Description

Beginning at a point located on the easterly side of Rolling Road which has a width of 70 feet at the distance of 440 feet southerly of the centerline of the nearest intersecting street, Ashfield Drive, which has a width of 66 feet. **Thence** the following courses and distances, viz:

North 55 degrees 46 minutes 55 seconds East, 17.28 feet; North 76 degrees 52 minutes 42 seconds East, 208.58 feet; South 13 degrees 07 minutes 18 seconds East, 213.10 feet; South 76 degrees 52 minutes 42 seconds West, 219.40 feet; Northwesterly by a non-tangential curve to the left having a radius of 1180.92 feet, an arc length of 132.05 feet, the chord of said arc bearing North 13 degrees 25 minutes 39 seconds West, 131.98 feet; North 16 degrees 37 minutes 55 seconds West, 75.04 feet to the point and place of beginning, being known and designated as #2705 Rolling Road.

Containing an area of 46,847 square feet or 1.0754 acres of land, more or less, and being located in the Second Election District of Baltimore County, Maryland.



TO RECEIPT

DATE 7/23/2009 09:44:18
TIME 09:44:18
BY JEFFREY JEE
643459 7/23/2009
528 ZONING VERIFICATION
5219
pt Tot \$325.00
5.00 CX \$1.00 CH
Baltimore County, Maryland

CASHIER'S
VALIDATION

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: # 2010-0027-SPH
2705 Rolling Road
E/side of Rolling Road, 440 ft.
n/of centerline of Ashfield
Drive
2nd Election District
4th Councilmanic District
Legal Owner(s): Stermark, Inc.
Special Hearing: for a car
wash granted in case 06-
075-X.
Hearing: Monday, Sep-
tember 28, 2009 at 11:00
a.m. In Room 104, Jeffer-
son Building, 105 West
Chesapeake Avenue,
Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

9/208 Sept. 10 213169

CERTIFICATE OF PUBLICATION

9/10, 2009

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 9/10, 2009.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Date: SEPT. 15, 2009Attention KRISTEN
~~COOPER~~RE: Case Number 2010-0027-SPHPetitioner/Developer: STEMARK, INCDate of Hearing/Closing: SEPT 28, 2009

This is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 2705 ROLLING RD
E/SIDE ROLLING RD, 440 FT N/OFF CENTERLINE OF
ASHFIELD DRIVE

The sign(s) were posted on 9/12/2009
(Month, Day, Year)

Tom Wolfe
(Signature of Sign Poster)

THOMAS E. Wolfe
(Printed Name of Sign Poster)

811 S. LAKEWOOD AVE
(Street Address of Sign Poster)

BALTIMORE, MD 21224
(City, State, Zip Code of Sign Poster)

443-631-7654
(Telephone Number of Sign Poster)



ZONING NOTICE

CASE NO. 2010-0027-SPH

A PUBLIC HEARING WILL BE HELD BY THE
ZONING COMMISSIONER IN TOWSON, MD

PLACE Robert TUS Testimony Building
406 W. Chesapeake Avenue
Towson, MD 21204

DATE AND TIME: Monday, September 27, 2009 at 1:00 pm

REQUEST: Special Hearing for a car wash granted by
Case No. 06-07,5-8

DESCRIPTION: E side of Rolling Road 440 ft. from
centerline of Ashford Drive

PETITIONER: Stemark, Inc.

POSTPONEMENTS DUE TO WEATHER OR
OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM HEARING OR FOR
INFORMATION CONCERNING THE FILE CALL
410-857-338

DO NOT REMOVE THIS SIGN AND POST UNTIL
DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2010- 0027- SPH
Petitioner: Stemark, Inc.
Address or Location: 2705 Rolling Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark, Nolan, Plumhoff & Williams, Chtd.
Address: 502 Washington Ave., Ste. 700 Towson, MD 21204

Telephone Number: 410-823-7800

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 1, 2009 Issue - Jeffersonian

Please forward billing to:

C. William Clark
Nolan, Plumhoff & Williams
502 Washington Ave., Ste. 700
Towson, MD 21204

410-823-7800

NOTICE OF ZONING HEARING

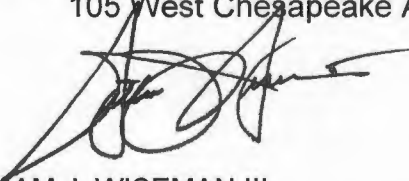
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0027-SPH

2705 Rolling Road
E/side of Rolling Road, 440 ft. n/of centerline of Ashfield Drive
2nd Election District – 4th Councilmanic District
Legal Owners: Stemark, Inc.

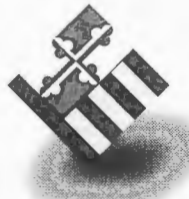
Special Hearing for a car wash granted in case 06-075-X.

Hearing: Wednesday, September 16, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
August 19, 2009 *Development Management*

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: 2010-0027-SPH

2705 Rolling Road

E/side of Rolling Road, 440 ft. n/of centerline of Ashfield Drive

2nd Election District – 4th Councilmanic District

Legal Owners: Stemark, Inc.

Special Hearing for a car wash granted in case 06-075-X.

Hearing: Wednesday, September 16, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: C. William Clark, 502 Washington Ave., Ste. 700, Towson 21204

Stemark, Inc., 2309 Cool Woods Ct., Jarrettsville 21084

William Monk, Morris & Ritchie, 1220 C East Joppa Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 1, 2009.**
- (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
Thursday, September 10, 2009 Issue - Jeffersonian

Please forward billing to:

C. William Clark
Nolan, Plumhoff & Williams
502 Washington Ave., Ste. 700
Towson, MD 21204

410-823-7800

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: 2010-0027-SPH

2705 Rolling Road

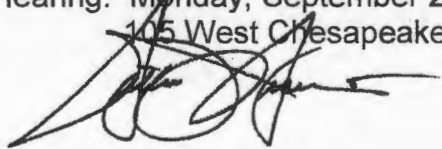
E/side of Rolling Road, 440 ft. n/of centerline of Ashfield Drive

2nd Election District – 4th Councilmanic District

Legal Owners: Stemark, Inc.

Special Hearing for a car wash granted in case 06-075-X.

Hearing: Monday, September 28, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
August 27, 2009 *Development Management*

NEW 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: 2010-0027-SPH

2705 Rolling Road

E/side of Rolling Road, 440 ft. n/of centerline of Ashfield Drive

2nd Election District – 4th Councilmanic District

Legal Owners: Stemark, Inc.

Special Hearing for a car wash granted in case 06-075-X.

Hearing: Monday, September 28, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: C. William Clark, 502 Washington Ave., Ste. 700, Towson 21204
Stemark, Inc., 2309 Cool Woods Ct., Jarrettsville 21084
William Monk, Morris & Ritchie, 1220 C East Joppa Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 12, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**BALTIMORE COUNTY**
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management
August 19, 2009

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: 2010-0027-SPH

2705 Rolling Road

E/side of Rolling Road, 440 ft. n/of centerline of Ashfield Drive

2nd Election District – 4th Councilmanic District

Legal Owners: Stemark, Inc.

Special Hearing for a car wash granted in case 06-075-X.

Hearing: Wednesday, September 16, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

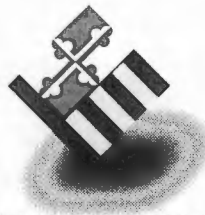
TK:klm

C: C. William Clark, 502 Washington Ave., Ste. 700, Towson 21204

Stemark, Inc., 2309 Cool Woods Ct., Jarrettsville 21084

William Monk, Morris & Ritchie, 1220 C East Joppa Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 1, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 24, 2009

C. William Clark
Nolan, Plumhoff & Williams, Chtd.
502 Washington Ave.
Towson, MD 21204

Dear: C. William Clark

RE: Case Number 2010-0027-SPH, 2705 Rolling Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 23, 2009. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Stemark, Inc.; 2309 Cool Woods Ct.; Jarrettsville, MD 21084
William Monk; Morris & Ritchie Assoc.; 1220C E. Joppa Rd.; Towson, MD 21286



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: AUGUST 4, 2009

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

RE: Baltimore County
Item No 2010-0027-SPH
2705 ROLLING ROAD
STEMARK, INC.
SPECIAL HEARING -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0027-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 207 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0200 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: August 13, 2009

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SIGNED: Dennis A. Kennedy

SUBJECT: Zoning Advisory Committee Meeting
For August 3, 2009
Item Nos. 2009-0326, 2010-002, 012, 027, 028,
029, 030, 031, 033 and 035

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08132009-NO COMMENTS.doc

Bus 9/28
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 12, 2009

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

SUBJECT: 2705 North Rolling Road

RECEIVED

INFORMATION:

AUG 18 2009

Item Number: 10-027

Petitioner: Stemark, Inc.

ZONING COMMISSIONER

Zoning: ML-IM

Requested Action: Special Hearing

The petitioner requests a special hearing to extend the time period for the utilization of a Special Exception for a car wash, granted by the County Board of Appeals in Case No. 06-075x on 11/17/06.

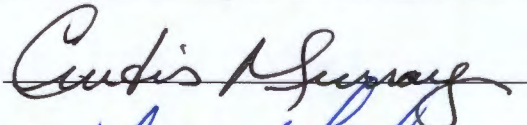
SUMMARY OF RECOMMENDATIONS:

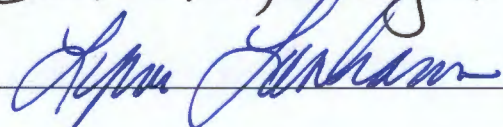
The Office of Planning does not oppose the requested extension of time for a total of 5 years from the date of the original grant by the County Board of Appeals.

If granted, the applicant should comply with the original zoning advisory committee comments provided by the Office of Planning dated August 30, 2005 in the original hearing. 06-075x.

1. Provide a landscape plan to include street trees along Rolling Road to the limits of the tract boundary of the subject property;
2. Submit a lighting plan to show lighting that will not conflict with adjacent residential uses. Lighting plan should include the locations and details of the proposed lighting and a computerized lighting design with point by point calculations that conforms to the *Illuminating Engineering Society of North America* (IESNA) standards, for review and approval by the Office of Planning and Avery Harden, Baltimore County Landscape Architect, in conjunction with the Final Landscape Plan.
3. Submit sign detail and building elevations to the Office of Planning for approval prior to building permit. The proposed building should be compatible with existing surrounding residential buildings.
4. Additionally, place the DRC # 112006E on the plan.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by: 

Division Chief: 
AFK/LL: CM

bw
9-28-09

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 10 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 10, 2009

SUBJECT: Zoning Item # 10-027-SPH
Address 2705 Rolling Road
(Stemark, Inc. Property)

Zoning Advisory Committee Meeting of August 3, 2009

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 9/10/09

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
2705 Rolling Road; E/S Rolling Road,	*	
440' N of c/line of Ashfield Drive	*	ZONING COMMISSIONER
2 nd Election & 4 th Councilmanic Districts	*	
Legal Owner(s): Stemark, Inc	*	FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	
	*	10-027-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

AUG 07 2009

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of August, 2009, a copy of the foregoing Entry of Appearance was mailed to William Monk, Morris Ritchie Associates, 1220-C East Joppa Road, Suite 505, Towson, MD 21286, Representative, Morris & Ritchie, 1220 C. East Joppa Road, Towson, MD 21286 and C. William Clark, Esquire, Nolan, Plumhoff & Williams, Chtd., 502 Washington Avenue, Suite 700, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
C. WILLIAM CLARK
CATHERINE A. POTTHAST*
CORNELIA M. KOETTER*
E. BRUCE JONES**

* ALSO ADMITTED IN D.C.
** ALSO ADMITTED IN NEW
JERSEY

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765
EMAIL: NPW@NOLANPLUMHOFF.COM
WEB SITE: WWW.NOLANPLUMHOFF.COM

J. EARLE PLUMHOFF
(1940-1988)
NEWTON A. WILLIAMS
(RETIRED 2000)
RALPH E. DEITZ
(1918-1990)

August 26, 2009

VIA FACSIMILE (410) 887-3048

Kristin Matthews
Baltimore County Office of Zoning
11 West Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Case No. 2010-0027 SPH 2705 Rolling Road

Dear Ms. Matthews

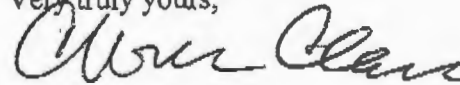
In connection with the above captioned case, undersigned counsel represents the Petitioner Stemark, Inc.

Our office recently received a Notice of Zoning Hearing scheduling this matter for September 16, 2009 at 11:00 a.m. Enclosed please find a copy of said Notice. Undersigned counsel is unavailable for this hearing as he will be in Montgomery County for two hearings that morning. My secretary spoke with you yesterday and you indicated that September 28, 2009 was available to reschedule this matter and that you would contact the advertising company this morning to postpone the advertisement.

Undersigned counsel would like to request that this matter be postponed and rescheduled until September 28, 2009. Please contact my office to advise if this request has been granted. Thank you for your anticipated cooperation.

If you have any questions, please contact me. Until then, I remain.

Very truly yours,



C. William Clark

CWC/jkc
Enclosures

cc: William Monk
Mark Ogrysko

THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
C. WILLIAM CLARK
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* ALSO ADMITTED IN D.C.
** ALSO ADMITTED IN NEW JERSEY

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TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765
WEB SITE: www.nolanplumhoff.com
E-MAIL: npw@nolanplumhoff.com

J. EARLE PLUMHOFF
(1940-1988)
NEWTON A. WILLIAMS
(RETIRED 2000)
RALPH E. DEITZ
(1918-1990)

TELECOPY COVER PAGE

To: Kristin Matthews

Date: August 26, 2009

From: C. William Clark, Esquire

Fax #: (410)887-3048

Subject: 2705 Rolling Road
Case No.2010-0027SPH

Phone # (410) 887-3391

Pages: 3 including cover sheet

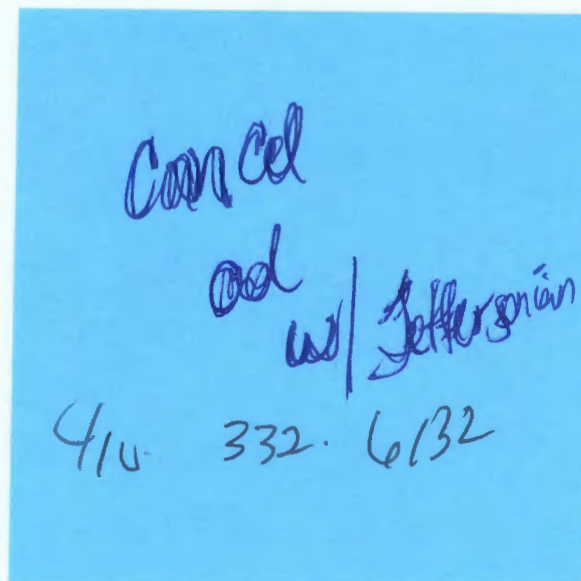
COMMENTS:

If for any reason you need to contact us, please call Jennifer at 410-823-7800

CONFIDENTIALITY NOTICE

"WARNING: Unauthorized interception of this telephonic communication could be a violation of Federal and Maryland law."

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.





501 N. Calvert Street
Baltimore, MD 21278
Legal Advertising
Fax: 410-332-6446
E-mail: Legals@Patuxent.com

Susan Wilkinson	410-332-6132
Ellen Harris	410-332-6157
Leah Dean	410-332-6284
Joanne Wernick	410-332-6295
Kathy Conahan	410-332-6406
Sue Thomas	410-332-6657

VERIFICATION OF CANCELLATION

TO: Kristin - Balto Co Zoning

RE: Ad No. JT 91610

Invoice No. 210262 Run Dates:

Property No. 2705 Rolling Rd Case # 2010-0027-SPH

Amount Owed: 0

The above ad was tentatively canceled on 8/27/09.
Please verify this cancellation by signing below and faxing this form back to us

Your written verification is necessary in order to stop charges on this a

Signature

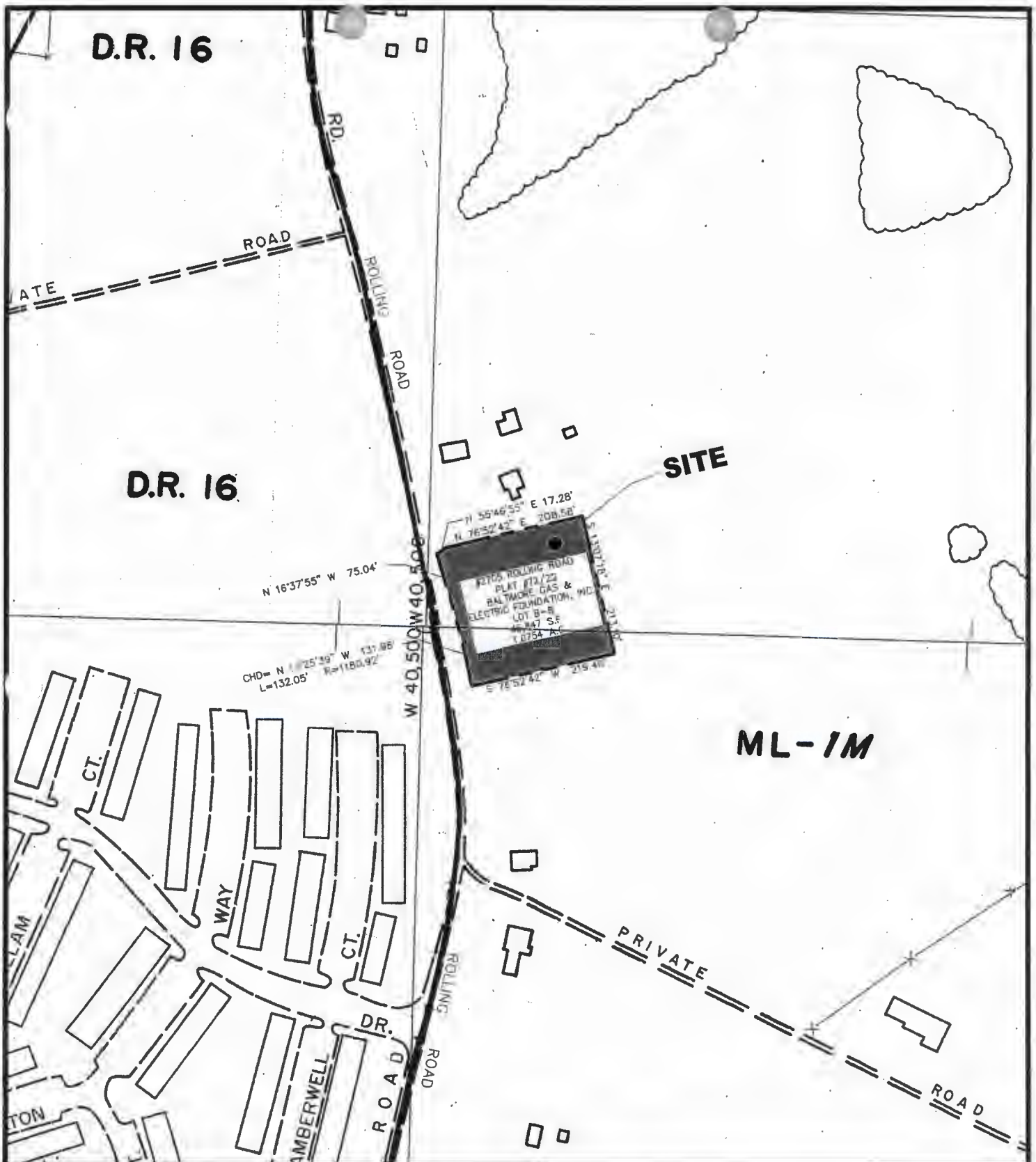
Dustin Matthews

Company

PDM - Zoning

CASE NAME Stemark, Inc.
CASE NUMBER 2010-0027-SPH
DATE 9-28-09

[illegible]



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748

MRAGTA.COM

ZONING MAP

2705 ROLLING ROAD

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=200'

DATE: 07/26/05

DRAWN BY: KC

DESIGN BY: KC

REVIEW BY: BM

JOB NO. : 14409

#0027



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 Account Number - 2300007604

Owner Information

Owner Name: STEMARK INC **Use:** INDUSTRIAL
Principal Residence: NO
Mailing Address: 2309 COOL WOODS CT **Deed Reference:** 1) /22585/ 207
 JARRETTSVILLE MD 21084-1840 2)

Location & Structure Information

Premises Address **Legal Description**
 2705 ROLLING RD 1.075 AC
 2705 ROLLING RD ES
 RBC SOUTH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
87	17	739					B8	1	Plat Ref: 72/ 22

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.07 AC	07

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	215,000	215,000		
Improvements:	0	0		
Total:	215,000	215,000	215,000	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: RUTHERFORD BURGER INVESTMENTS LLC	Date: 09/21/2005	Price: \$600,000
Type: IMPROVED ARMS-LENGTH	Deed1: /22585/ 207	Deed2:
Seller: BALTIMORE GAS & ELECTRIC	Date: 10/28/1999	Price: \$360,901
Type: NOT ARMS-LENGTH	Deed1: /14119/ 75	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

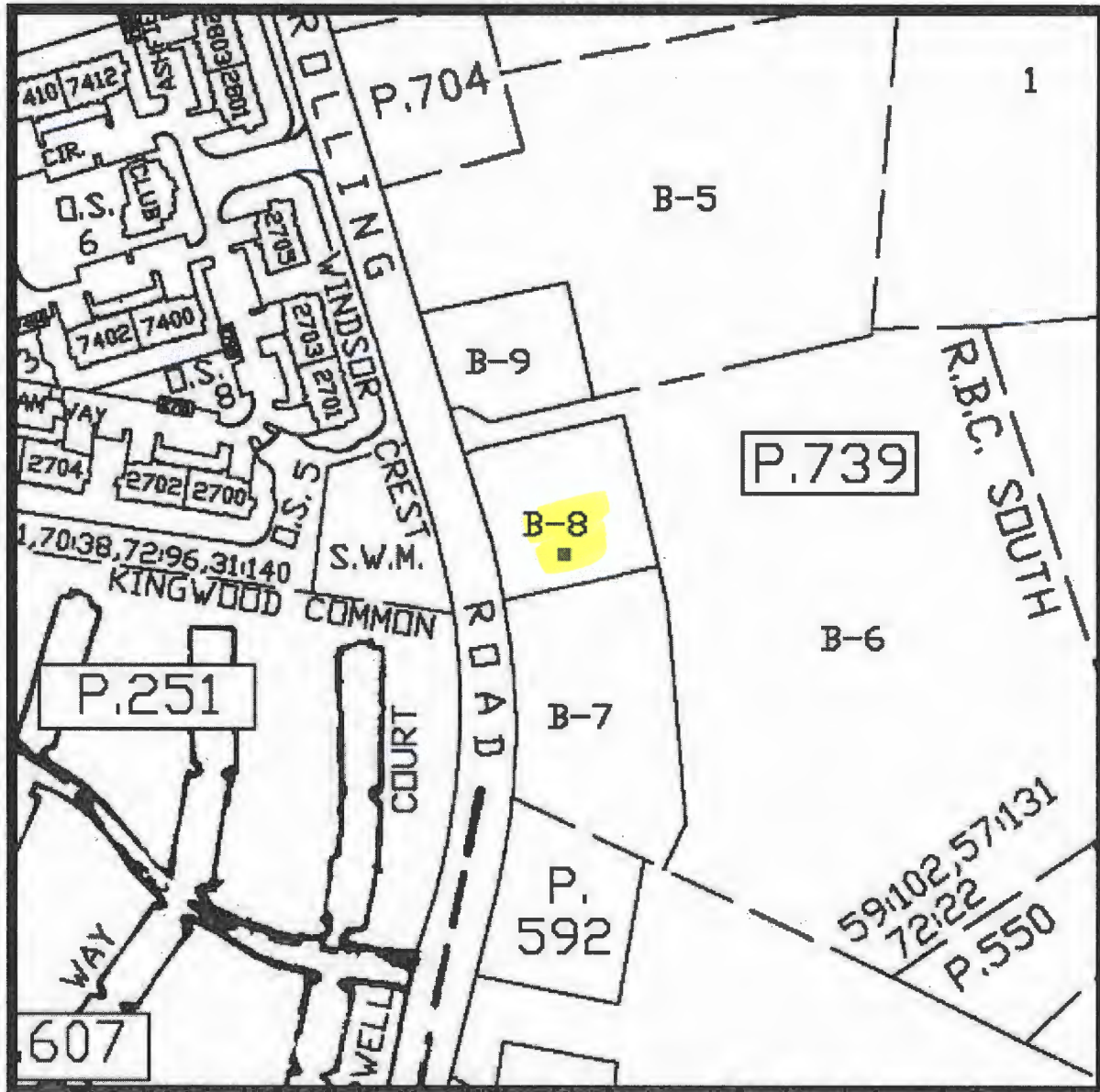
Special Tax Recapture:
 * NONE *



**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
Real Property Data Search**

**Go Back
View Map
New
Search**

District - 02 Account Number - 2300007604



Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html

PETITION OF:

HECTOR O'BERRY
YVONNE O'BERRY

FOR JUDICIAL REVIEW OF THE
DECISION OF THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

IN THE CASE OF:

Rutherford Burger Investments, LLC
By Anthony Julio-Legal Owner
And Stemark, Inc., by Mark Ogrysko-Lessee

*

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*

*

*

*

*

*

IN THE

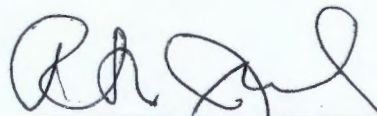
CIRCUIT COURT

FOR BALTIMORE COUNTY

Case No. 03-C-06-13405

ORDER

Upon the Respondent's Motion to Dismiss, and any response thereto, counsel present, arguments heard, it is this 3rd day of August, 2007, ORDERED that the Petitioner's Petition for Judicial Review is hereby DISMISSED WITH PREJUDICE based upon this court's findings and opinion stated on the record.



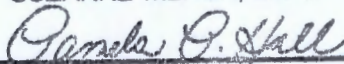
Judge Ruth Jakubowski

Clerk to Notify all Parties

True Copy Test

SUZANNE MENSCH, Clerk

Per



Assistant Clerk

FILED AUG 8 2007

PETITIONER'S

EXHIBIT NO.

2

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY

PETITION OF:
HECTOR O'BERRY & YVONNE O'BERRY
7000 ROCKFIELDS ROAD
WOODLAWN, MARYLAND 21244

CIVIL ACTION
NO. 03-C-06-13405

FOR JUDICIAL REVIEW OF THE OPINION OF
THE COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

IN THE MATTER OF THE APPLICATION
RUTHERFORD BURGER INVESTMENTS, LLC
BY ANTHONY JULIO - LEGAL OWNER
AND STEMARK, INC., BY MARK OGRYSKO -
LESSEE

2nd ELECTION DISTRICT
4th COUNCILMANIC DISTRICT

CASE NO.: 06-075-X

**PROCEEDINGS BEFORE THE ZONING COMMISSIONER
AND THE BOARD OF APPEALS OF BALTIMORE COUNTY**

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now comes the County Board of Appeals of Baltimore County and, in answer to the Petition for Judicial Review directed against it in this case, herewith transmits the record of proceedings in the above-entitled matter, consisting of the original papers on file in the Department of Permits and Development Management and the Board of Appeals of Baltimore County:

IN THE MATTER OF:
RUTHERFORD BURGER INVEST-
MENTS, LLC – ANTONIO JULIO,
Legal Owner and STEMARK, INC.
by MARK OGRYSKO, Lessee
2705 Rolling Road
Baltimore, MD 21244

2ND ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF
* APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 06-075-X

* * * * *

OPINION

This matter is before this Board on an appeal from a decision of the Deputy Zoning Commissioner in which a special exception was granted for a car wash at 2705 Rolling Road in Baltimore County, with certain conditions. Protestants, Hector O'Berry and Yvonne O'Berry, filed a timely appeal of the Deputy Zoning Commissioner's decision. A hearing was held before the Board of Appeals on August 9, 2006. The Petitioner was represented by C. William Clark, Esquire, of Nolan, Plunhoffs, and Williams, Chartered, attorneys. The Protestants were represented by Michael Tanczyn, Esquire. Memos were filed on August 29, 2006, and a public deliberation was held on October 24, 2006.

BACKGROUND

The Petitioner is proposing to build a car wash with six (6) self-service and two (2) automatic bays on vacant property located at 2705 N. Rolling Road, in the Catonsville area, on the edge of the Rutherford Business Park. The property in the business park is zoned MI and IM. The Petitioner requested approval of the special exception under § 253.2.B.2 and the special car wash regulations in § 419.1 of the *Baltimore County Zoning Regulations* (BCZR). In accordance with the rules of the business park, the new car wash building will have the same block, color, roof, etc. as other buildings in the park. The park provides stormwater management facilities for the tenants. The car wash will not service or repair vehicles on the property. It will recycle

jm
10/5/05
Case
1/26/06

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
E/S of Rolling Road, 440 ft. S *
centerline of Ashfield Drive * DEPUTY ZONING COMMISSIONER
2nd Election District *
4th Councilmanic District * OF BALTIMORE COUNTY
(2705 Rolling Road) *
Rutherford Burger Investments, LLC, *
By: Anthony Julio, *Legal Owner* *
and *
Stemark, Inc., By: Mark Ogrysko, *Lessee* *
Petitioners *

CASE NO. 06-075-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Rutherford Burger Investments, LLC, by Anthony Julio and Stemark, Inc., by Mark Ogrysko, the lessee. The Petitioners are requesting ~~special exception for property located at 2705 N. Rolling Road in the Catonsville area of Baltimore~~ County. The special exception is requested pursuant to Sections 253.2.B.2 and 419.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a car wash.

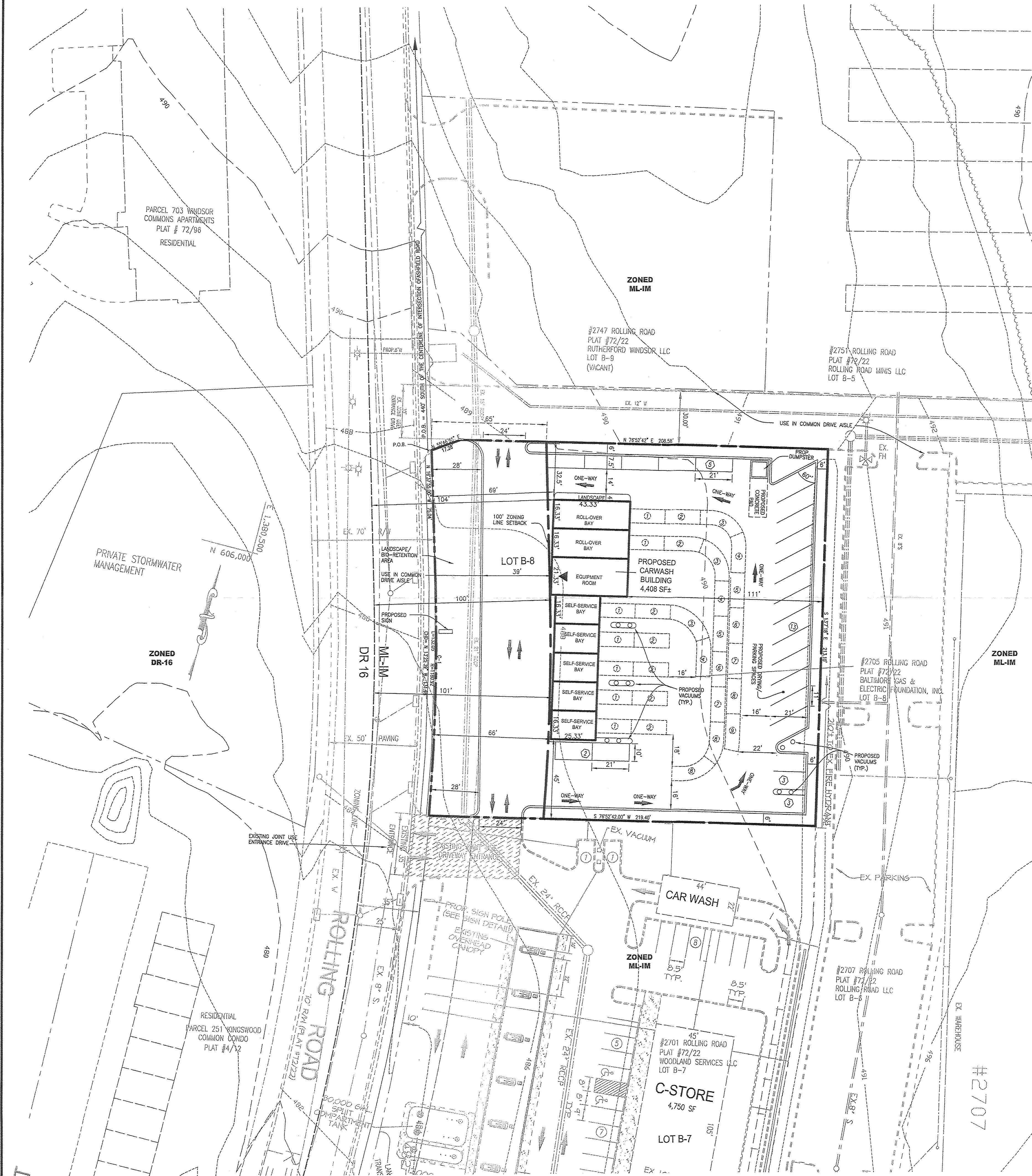
The property was posted with Notice of Hearing on September 19, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 20, 2005 to notify any interested persons of the scheduled hearing date.

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;



OWNER / DESIGN CONSULTANT:

OWNERS: STEMARK, INC.
2309 COOL WOODS COURT
JERRITSVILLE, MD 21084
ATTN: MARK GORYSKO

ENGINEER: MORRIS & RITCHIE ASSOCIATES, INC.
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MD 21286
(410) 821-1690
ATTN: BILL MONK

PREMISES ADDRESS: 2705 N ROLLING RD
WOODLAWN, MD 21244

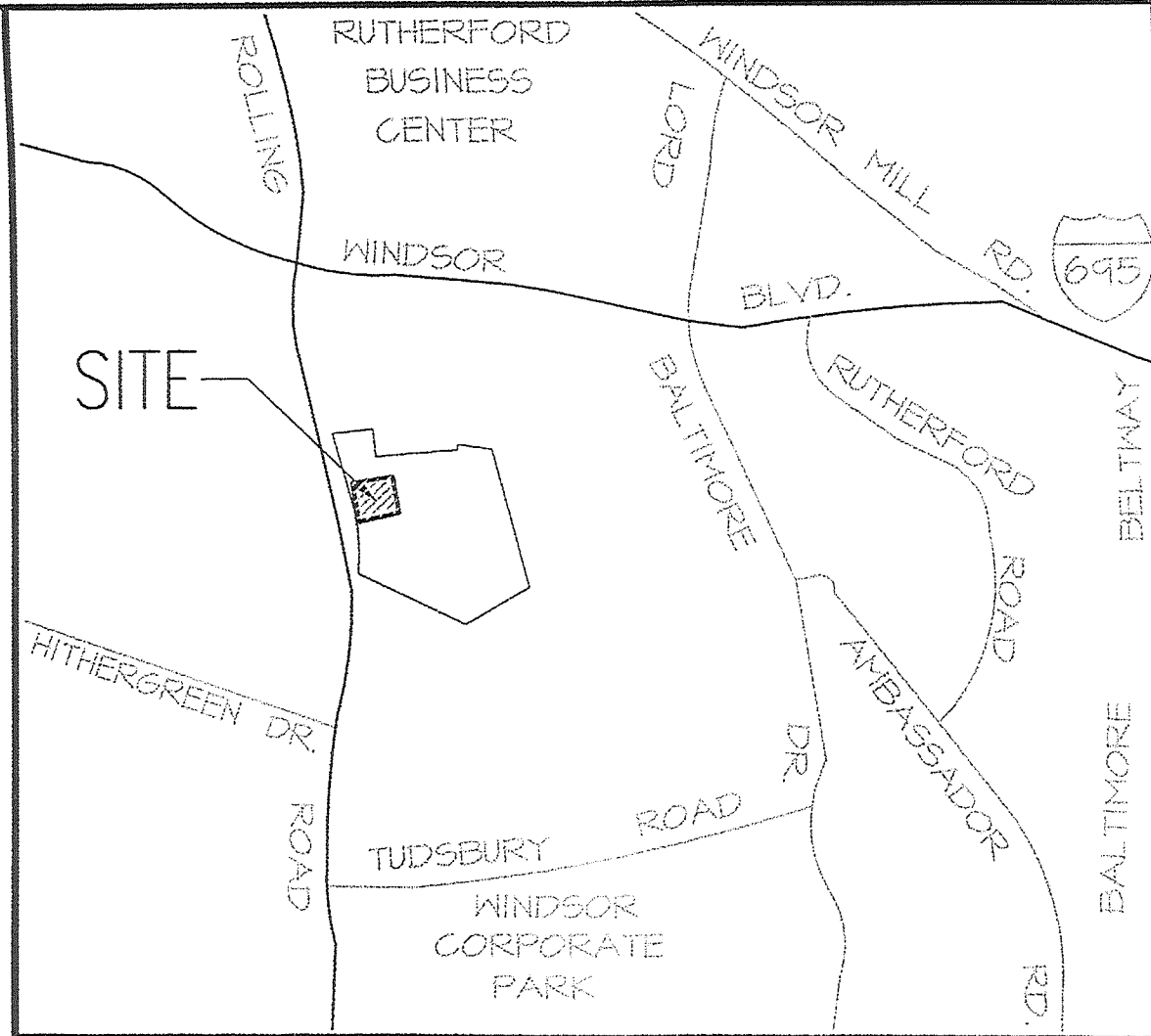
GENERAL NOTES:

- ZONING: (ML-IM)
- SITE AREA : 1.07 AC. - 46,847 S.F. ±
- LOCATION: ADC MAP 33, GRID A-6
- BALTIMORE COUNTY SOILS SURVEY MAPS 39 & 43
- TAX MAP: 87, GRID 17, PARCEL 739 LOT B-8
- ZONING MAPS NW3G & NW4G
- DEED REFERENCES: 13413/60
- PLAT REFERENCES: 72/22
- CENSUS TRACT: 4024.01
- WATERSHED: PATAPSCO
- SUBSEWERSHED: 70
- SEWAGE PLAN DESIGNATION: S-1 Map S-16A
- WATER SUPPLY PLAN DESIGNATION: W-1 Map W-16A
- REGIONAL PLANNING DISTRICT: 319-A
- ELECTION DISTRICT: 2
- COUNCILMANIC DISTRICT: 4
- EXISTING USE: VACANT
- PROPOSED USE: ROLL OVER & SELF SERVICE CAR WASH.
- PROPOSED BUILDING AREA: 4,408 SF. (43.33'x135.67'±)
- FLOOR AREA RATIO (F.A.R.):
MAXIMUM ALLOWED - 2.0 PROPOSED - .10
- THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL
- THE SITE IS NOT WITHIN A MORATORIUM AREA OR IN AN AREA WHERE FAILURE OF BASIC SERVICES MAPS CURRENTLY EXISTS PER SECTION 4A02 (BCZR).
- THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
- THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.
- THERE ARE NO FOREST BUFFERS ON THIS SITE.
- THERE ARE NO KNOWN REGULATED PLANT OR WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
- THERE ARE NO KNOWN HISTORICAL STRUCTURE OR ARCHEOLOGICAL AREAS ASSOCIATED WITH THIS SITE.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS WITHIN 100' OF THIS PROPERTY
- BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING AND FIRE CODE REQUIREMENTS.
- ALL LIGHTING SHALL CONFORM TO IES STANDARDS (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA) MAXIMUM HT. 18' PER SECTION 405.4.C.1.d (BCZR)
- ALL PAVING SHALL BE BITUMINOUS DUST-FREE SURFACE AND PERMANENTLY STRIPED.
- ZONING CASE HISTORY: (SEE NOTE)
- STORM WATER MANAGEMENT IS PROVIDED AS PART OF THE OVERALL RUTHERFORD BUSINESS CENTER SOUTH.
- AS STATED ON APPROVED PLAT PLANS (72/22) WITH BALTIMORE COUNTY, STORMWATER MANAGEMENT FOR ALL LOTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED THROUGH THE USE OF THE EXISTING REGIONAL STORMWATER MANAGEMENT POND.
- WATER QUALITY WILL BE PROVIDED INDIVIDUALLY ON EACH LOT OR IN JOINT FACILITIES TO LOTS B-5 THROUGH B-9.
- NO PREVIOUS COMMERCIAL PERMITS FOR LOT #B-8.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- SIGNAGE:
PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH B.C.Z.R. SECTION 450.
- SETBACKS (TO PROPERTY LINES):
CAR WASH BUILDING

	REQUIRED	PROVIDED
FRONT	35'	66'
SIDE	30'	32.5' & 45'
REAR	30'	111'
- ROLL-OVER CARWASH HOURLY RATED CAPACITY = 14 VEHICLES
- WASHTECH - LASERWASH G5

	150 SECONDS	2:30 MINUTES
BASIC	150 SECONDS	2:30 MINUTES
DELUXE	217 SECONDS	3:47 MINUTES
ULTIMATE	262 SECONDS	4:25 MINUTES

ADD AN ADDITIONAL 45 SECONDS TO EACH TIME FOR CUSTOMER PAYMENT AND DRIVING IN AND OUT.
THIS IS IN LINE WITH THE AUTOMATIC CAR WASH INDUSTRY AVERAGE OF TURNING OVER A CAR EVERY THREE AND ONE-HALF MINUTES OR FOURTEEN CARS PER HOUR WHEN UNDER MAXIMUM VOLUME DEMANDS.



VICINITY MAP
SCALE: 1"=1,000'

SECTION 419:

THE PLAN IS IN CONFORMANCE WITH ALL APPLICABLE CRITERIA AS SET FORTH IN SECTION 419 (BCZR), MORE SPECIFICALLY THE "LOCATION" AND "GENERAL DESIGN" STANDARDS IN SECTIONS 419.4 A & 419.4 B RESPECTIVELY.

SECTION 419.3:
CAR WASH PARKING & STACKING REQUIREMENTS

- PARKING CALCULATIONS:
A. PARKING REQUIRED SPACES
 - CAR WASH DRYING SPACES (2 PER BAY, 7 BAYS) = 14
 - ADDITIONAL SPACES (ROLL OVER CAR WASH, 2 PER BAY) = 4
 - VACUUM SPACE * (5 VACUUMS) = 5
PARKING REQUIRED WITHIN SPECTAL EXCEPTION AREA = 23
B. PARKING PROVIDED WITHIN SPECTAL EXCEPTION AREA = 23
- CAR WASH STACKING:
 - ROLL OVER CARWASH REQUIRED - (9 PER BAY, 2 BAYS) = 18
 - PROVIDED = 18
 - SELF SERVE CAR WASH REQUIRED - (4) FOR FIRST TUNNEL = 4
 - (2) FOR EACH ADDITIONAL TUNNEL (4 TUNNELS) = 8
TOTAL REQUIRED = 12
TOTAL PROVIDED = 12

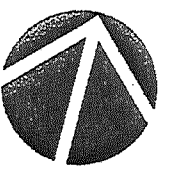
* 5 ADDITIONAL VACUUMS PROVIDED ADJACENT TO STACKING SPACES. FOR SELF SERVICE CARWASH BAYS.

ZONING RELIEF REQUESTED

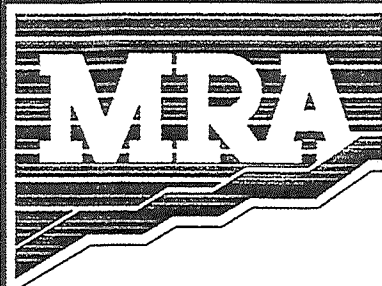
- PURSUANT TO SECTION 502.3 A SPECIAL HEARING IS REQUIRED TO EXTEND THE APPROVAL TO UTILIZE SAID SPECIAL EXCEPTION GRANTED IN CASE NO. 06-075X.

ZONING CASE HISTORY

- CASE NO. 06-075X - SPECIAL EXCEPTION FOR A CAR WASH PURSUANT TO SECTIONS 253.2.B.2 AND 419.1. GRANTED 02/08/06 BY DEPUTY ZONING COMMISSIONER.
- CASE NO. 06-075X - APPEAL TO BOARD OF APPEALS. BOARD UPHELD DECISION, GRANTING APPROVAL ON 11/17/06.
- APPEAL TO CIRCUIT COURT (CIVIL ACTION NO. 03-C-06-13405) DISMISSED 08/03/07 BY COUNTY BOARD OF APPEALS.

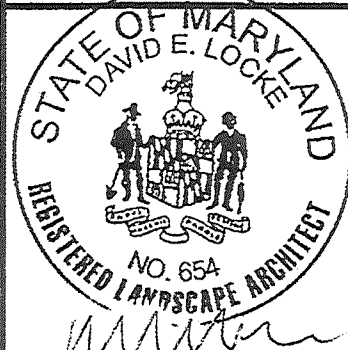


MARYLAND COORDINATE SYSTEM (MCS)



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748

MRAGTA.COM



PLAT TO ACCOMPANY
SPECIAL HEARING APPLICATION

2705 ROLLING ROAD
ROLLING ROAD COMMERCE CENTER LOT B-8

ELECTION DISTRICT 2 BALTIMORE COUNTY MARYLAND COUNCILMANIC DISTRICT 4

DATE	REVISIONS	JOB NO.:
10/19/05	REVISED BUILDING SETBACK & VACUUM LOCATIONS PER SPECIAL EXCEPTION HEARING	14409
07/18/09	REVISIONS FOR SPECIAL HEARING APPLICATION INCLUDING ZONING HISTORY	SCALE: 1" = 30'
		DATE: 08/03/05
		DRAWN BY: KC
		DESIGN BY: KC
		REVIEW BY: BM
		SHEET: 1 OF 1

PETITIONER'S

EXHIBIT NO. 1