

MEMORANDUM

DATE: September 10, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0359-SPHXA – Appeal Period Expired

The appeal period for the above-referenced case expired on September 7, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION & VARIANCE
(6201 Charles Street) *
9th Election District
5th Council District *
Woodbrook Corner, LLC *
 Legal Owner *
Shamim Malik
 Lessee *
Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2018-0359-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Woodbrook Corner, LLC, legal owner, and Shamim Malik, lessee ("Petitioners").

The Petition for Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to amend the site plan approved in Case No. 66-220-X to reflect the changes to the building and site that have occurred over the past 52 years. A Petition for Variance was filed: (1) for a rollover car wash, to permit one drying space in lieu of the required two drying spaces and to permit zero parking spaces in lieu of the required two; and (2) for a rollover car wash, to allow the tunnel entrance to face a residentially zoned property and to allow an 8 ft. landscape buffer in lieu of the required 15 ft. Finally, a Petition for Special Exception was filed to allow the conversion of one garage service bay into a rollover car wash.

Appearing at the public hearing in support of the requests was Shamim Malik, Dean Hoover and Steve Merrill. Timothy M. Kotroco, Esq., represented the Petitioners. Several neighbors attended the hearing to obtain additional information and express opposition to certain aspects of the project. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of

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Date 8/8/18
By Sen

Planning (“DOP”) and the Bureau of Development Plans Review (“DPR”). Neither agency opposed the requests.

The subject property is approximately 0.70 acres in size and is split-zoned BL-AS, BL & DR 3.5. An Exxon fuel service station is operated at the site. The station has gasoline pumps under a canopy and a building with four (4) garage service bays where automotive repairs are performed. Petitioners propose to use one of the service bays (on the northernmost portion of the site, adjacent to Eddie’s grocery store) for a rollover car wash. Such a use is permitted in the BL zone by special exception.

Special Hearing

The petition for special hearing is essentially a “housekeeping” matter rather than a substantive zoning request. Petitioners submitted a site plan dated June 21, 1966 for an Esso Service Center at the subject property. Through the intervening years the layout and configuration of the site have changed significantly, yet those changes have not been depicted on an updated plan filed with Baltimore County. The special hearing request proposes to update and amend the 1966 plan through submission and approval of the site plan in this case, which will accurately reflect the current and proposed improvements at the site. This will benefit both the neighborhood and County review agencies, and the petition will therefore be granted.

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The Schultz standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and

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By Sen

circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Mr. Hoover opined Petitioners satisfied all requirements set forth in BCZR §502.1 and the case law interpreting that provision. This testimony is sufficient to establish Petitioners' *prima facie* case, and I do not believe the concerns raised by the community can overcome the presumption in favor of granting the special exception. Neighbors feared increased traffic and noise that could be generated by the car wash operation. These concerns are reasonable and valid. Even so, I believe the testimony provided by Messrs. Hoover and Merrill successfully addressed these issues, and conditions will be included in the final order to help ensure the car wash does not have a negative impact upon the community. In addition, Mr. Hoover graciously offered to assist neighbors in bringing their concerns regarding traffic safety to the attention of pertinent county and state officials.

Under Maryland law, the Baltimore County Council is presumed to have been aware that car wash operations generate a certain amount of noise and traffic, and no evidence was presented to show the impact at this site would be above and beyond that which would be experienced at other BL-zoned properties in the County. As noted by Maryland's highest court, most uses for which a special exception is required are regarded as "potentially troublesome because of noise, traffic, congestion..." *Montgomery County v. Butler*, 417 Md. 271, 297 (2010). As such the petition will be granted.

Variances

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

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Date 8/8/18

By SLH

- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App 691 (1995).

According to Mr. Merrill (who has owned and/or operated the service station for over 25 years) a gas station has operated at this site for more than sixty years, and the Petitioners must contend with long-existing site improvements. As such the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to operate the rollover car wash. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Noise—especially that associated with the dryer units at the car wash—was one of the primary concerns raised by neighbors. The testimony established that the dryers are the only part of the car wash that generates noise which could arguably be heard off-site, although Mr. Merrill stated the noise at the property boundary would not be too much louder than a conversational tone. Even so, a condition will be included below to require the doors of the car wash facility to be closed any time the dryer unit(s) is operating.

THEREFORE, IT IS ORDERED this 8th day of **August, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to amend the site plan approved in Case No. 66-220-X, as shown on the site plan admitted herein as Petitioners’ Ex. No.1, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to allow the conversion of one garage service bay into a rollover car wash, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) for a rollover car wash to permit one drying space in lieu of the required two drying spaces and to permit zero parking spaces

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Date 8/8/18

By Den

in lieu of the required two; and (2) for a rollover car wash to allow the tunnel entrance to face a residentially zoned property and to allow an 8 ft. landscape buffer in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. All doors in the rollover car wash must be closed at all times when the blowers/dryers are in operation.
3. Petitioners must remove within 45 days of the date hereof all signs at the property for which a permit has not been issued by Baltimore County.
4. No temporary signs shall be placed along property frontages.
5. Protective bollards or similar barriers shall be installed around the relocated propane tank.
6. Petitioners shall provide landscaping and screening at the site as determined in the sole discretion of the Baltimore County landscape architect.
7. Car wash hours of operation shall be 9:00 AM to 9:00 PM on school days, and 7:30 AM to 9:00 PM on non-school days.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 8/8/18
By sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6201 Charles Street which is presently zoned BL-AS, BL & DR 3.5
Deed References: 29721/0209 10 Digit Tax Account # 1600003990
Property Owner(s) Printed Name(s) WOODBROOK CORNER, LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

SEE ATTACHED

3. ☒ 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 below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Shamim Malik

Name- Type or Print

Signature Shamim Malik

6201 Charles Street Baltimore MD
Mailing Address City State

21212 / 410-377-4522 Smalik1201@gmail.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Signature Timothy Kotroco

305 Washington Avenue, Suite 502, Towson, Maryland
Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Woodbrook Corner LLC, By: Steve Merrill

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1 Steve Merrill

Signature #2

2300 Cool Woods Court Jarrettsville MD
Mailing Address City State

21084 / 410-303-6723 Smalik1201@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature 8/8/18

By 8/8/18 Pen
Mailing Address City State

By 8/8/18 Pen
Zip Code Telephone # Email Address

CASE NUMBER 2018-0359-SPHXA Filing Date 6/23/18

Do Not Schedule Dates:

Reviewer RJ

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**ATTACHMENT TO SPECIAL EXCEPTION, VARIANCE
AND SPECIAL HEARING PETITION**

The Petitioner, requests the following zoning relief:

SPECIAL EXCEPTION RELIEF, pursuant to section 230.2 & 419 of the BCZR to allow the conversion of one garage service bay into a rollover car wash; and

VARIANCE RELIEF from Section 419.3.B.1 to permit one drying space in lieu of the required two drying spaces and from Section 419.3.B.3 to permit zero parking spaces in lieu of the required two.

AND from Section 419.4.A.1 to allow car wash stacking spaces to be zero feet from a residentially zoned property in lieu of the required 100 feet and to allow the tunnel entrance to face a residentially zoned property and from Section 419.4.B.3 to allow an 8' landscape buffer in lieu of the required 15' per section 419.4.B.3 of the BCZR.

SPECIAL HEARING RELIEF pursuant to section 500.7 of the BCZR to amend the relief and site plan approved in Case No. 66-220-X to reflect the changes to the building and site plan that have occurred over the past 52 years to what is proposed to be constructed on the property today.

AND For such other and further relief as the nature of this cause may require.

Item #0359

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



May 2, 2018

ZONING PROPERTY DESCRIPTION FOR 6201 N. CHARLES STREET

Beginning at a point on the east side of North Charles Street which is 66 wide at the distance of 47.49 feet and bearing of N 41°06'16" E from the centerline of Stevenson Lane which is 80' wide. thence the following courses and distances:

1. An arc to the left with a radius of 20.00' and arc length of 12.44' subtended by a chord bearing of N 22° 32' 08" W and a chord distance of 12.25'.
2. N 02° 37' 19" W 40.83'.
3. N 05° 58' 25" W 110.06'.
4. N 85° 22' 28" E 88.92'.
5. N 84° 11' 50" E 139.53'.
6. S 25° 32' 34" W 50.19'.
7. S 65° 11' 37" W 21.53'.
8. S 03° 49' 18" E 100.49'.
9. An arc to the left with a radius of 483.09' and arc length of 79.81' subtended by a chord bearing of S 79° 39' 24" W and a chord distance of 79.72'.
10. S 00° 39' 13" E 10.05'.
11. S 87° 41' 33" W 96.71', back to the point of beginning as recorded in deed liber 29721, folio 209, containing 30,440 sf or 0.699 ac. located in the 9th election district and 5th council district.

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation. All of the surveying work reflected in said description complies with the requirements set forth in in Chapter 06.12 of the Minimum Standards of Practice for Professional Land Surveyors.

Stephen J. Hall
Professional Land Surveyor #21642

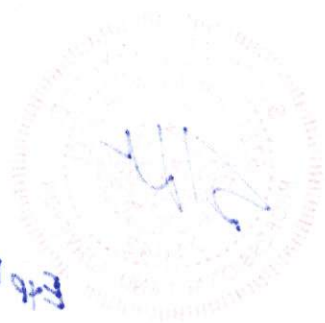


1220-C East Joppa Road, Suite 505, Towson, Maryland 21286 Tel: (410) 821-1690 Fax: (410) 821-1748

Abingdon, MD • Laurel, MD • Towson, MD • Georgetown, DE • Wilmington, DE
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855- 5734 (302) 326-2600
Visit us on the web at www.mragta.com

Item #0359

Feb 11/11/20



TO: PATUXENT PUBLISHING COMPANY
Thursday, July 12, 2018 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2018-0359-SPHXA

6201 Charles Street
E/s Charles Street, 30 ft. N/of centerline of Stevenson Lane
9th Election District – 5th Councilmanic District
Legal Owners: Woodbrook Corner, LLC
Contract Purchaser/Lessee: Shamim Malik

Special Hearing to amend the relief & site plan approved in 66-220-X to reflect the changes to the building and site plan that have occurred over the past 52 years to what is proposed to be constructed on the property today. For such other and further relief as the nature of this cause may require. **Special Exception** to allow the conversion of one garage service bay into a rollover car wash. **Variance** to permit one drying space in lieu of the required 2 drying spaces & to permit 0 parking spaces in lieu of the required 2. To allow car wash stacking spaces to be 0 ft. from a residentially zoned property in lieu of the required 100 ft. & to allow the tunnel entrance to face a residentially zoned property and to allow an 8 ft. landscape buffer in lieu of the required 15 ft.

Hearing: Friday, August 3, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 7, 2018 Issue - Jeffersonian

Please forward billing to:
Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Avenue
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2017-0107-X

5298 Frye Road

E/s Hanover Pike, 2687 ft. at the corner of Not Frye Road

4th Election District – 3rd Councilmanic District

Legal Owners: Glenn & Ruth Elseroad

Contract Purchaser/Lessee: Bruce Wilson, Authorized Rep of SGC Power, LLC

Special Exception relief for a solar facility and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Tuesday, August 28, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Sablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 17, 2018 Issue - Jeffersonian

Please forward billing to:
Jacqueline Morris
9606 Dixon Avenue
Parkville, MD 21234

443-904-7086

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2018-0352-A
9606 Dixon Avenue
W/s Dixon Avenue, north of E. Joppa Road
9th Election District – 3rd Councilmanic District
Legal Owners: Jacqueline Morris

Variance to permit existing stabling of chickens on a property of 10,250 sq. ft. in lieu of the minimum required 1 acre, and to permit an existing detached accessory structure (chicken coop) with a side yard setback of 0 ft. in lieu of the minimum required 2.5 ft.

Hearing: Monday, August 6, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 19, 2018 Issue - Jeffersonian

Please forward billing to:
Church of Christ
7222 Ambassador Road
Woodlawn, MD 21244

410-840-8455

NOTICE OF ZONING HEARING

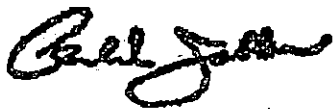
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0356-A

7222 Ambassador Road
SE/s Ambassador Road at the SE corner of Lord Baltimore Drive
2nd Election District – 4th Councilmanic District
Legal Owners: Church of Christ

Variance to permit a 75 sq. ft., 10 ft. high, with less than 50% Electric Message Board (EMB) double faced free standing sign for church use in lieu of the permitted 25 sq. ft., 6 ft. high, with 100% (EMB) double faced freestanding sign.

Hearing: Thursday, August 9, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 19, 2018 Issue - Jeffersonian

Please forward billing to:
Charles Huber
1823 Sunnyside Lane
Baltimore, MD 21221

410-780-7088

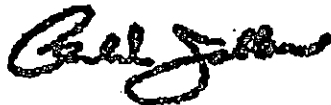
NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2018-0363-A
1745 Hilltop Avenue
SE/s Hilltop Avenue at the corner of Valley Avenue
15th Election District – 7th councilmanic district
Legal Owners: Charles & Jeanne Huber

Variance to permit a proposed dwelling with a side street setback of 25 ft. in lieu of the minimum required 30 ft. (for a double frontage lot).

Hearing: Thursday, August 9, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



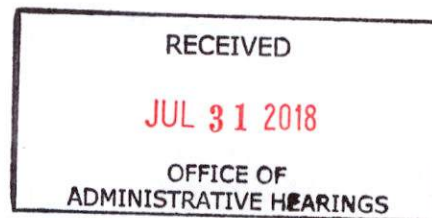
Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Sherry Nuffer

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Monday, July 30, 2018 1:39 PM
To: dhooover@mragta.com; Administrative Hearings
Subject: Re-Certifications For 2018-0359-SPHXA
Attachments: Re-Cert 2018-0359-SPHXA Groups 1 & 2.doc; Re-Cert 1 2018-0359-SPHXA Sign 1.doc; Re-Cert 2 2018-0359-SPHXA Sign 2.doc; Re-Cert 3 2018-0359-SPHXA Sign 3.doc; Re-Cert 4 2018-0359-SPHXA Sign 4.doc

Attached please find certificates for the re-certifications of 6201 Charles Street



CERTIFICATE OF POSTING

2018-0359-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Woodbrook Corner, LLC
Shamin Malik

August 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

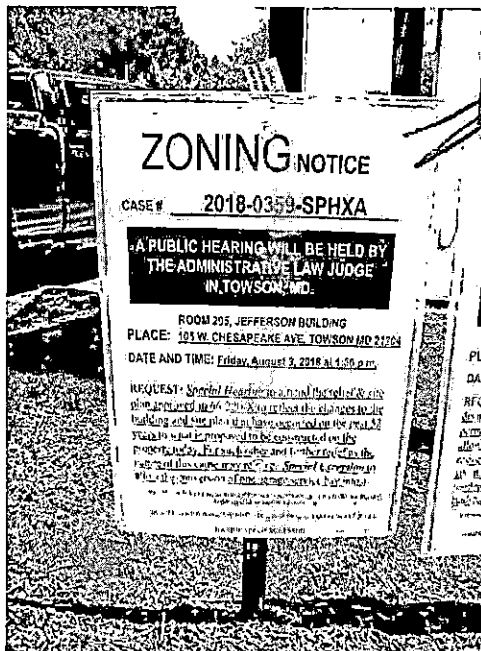
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6201 Charles Street **SIGN 1 Recertification**

July 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

July 29, 2018

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0359-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Woodbrook Corner, LLC

Shamin Malik

August 3, 2018

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

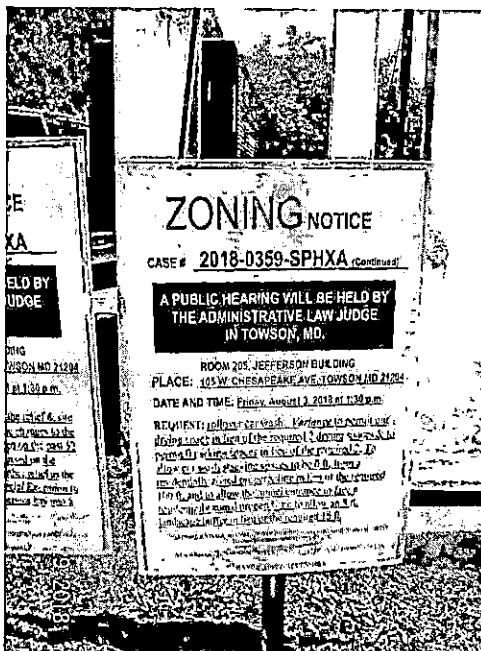
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6201 Charles Street

SIGN 2 Recertification

July 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

July 29, 2018

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0359-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Woodbrook Corner, LLC

Shamin Malik

August 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6201 Charles Street

Groups 1 & 2 Recertification

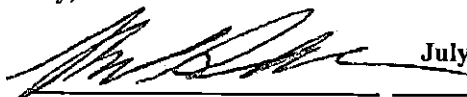
July 13, 2018

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,



July 29, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0359-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____
Woodbrook Corner, LLC
Shamin Malik

August 3, 2018
Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

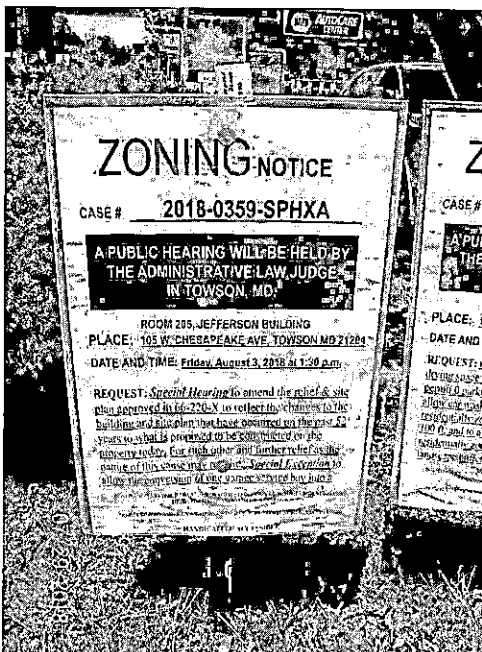
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

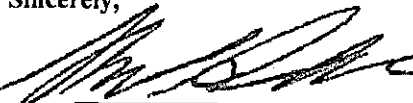
6201 Charles Street **SIGN 3 Recertification**

July 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 29, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0359-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Woodbrook Corner, LLC
Shamin Malik

August 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

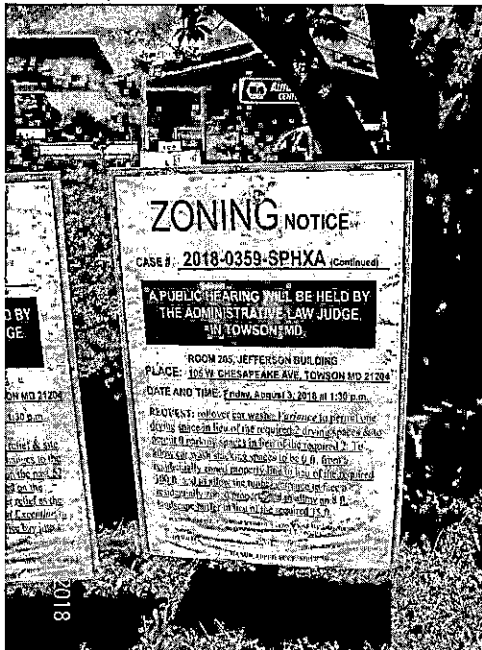
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6201 Charles Street

SIGN 4 Recertification

July 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 29, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

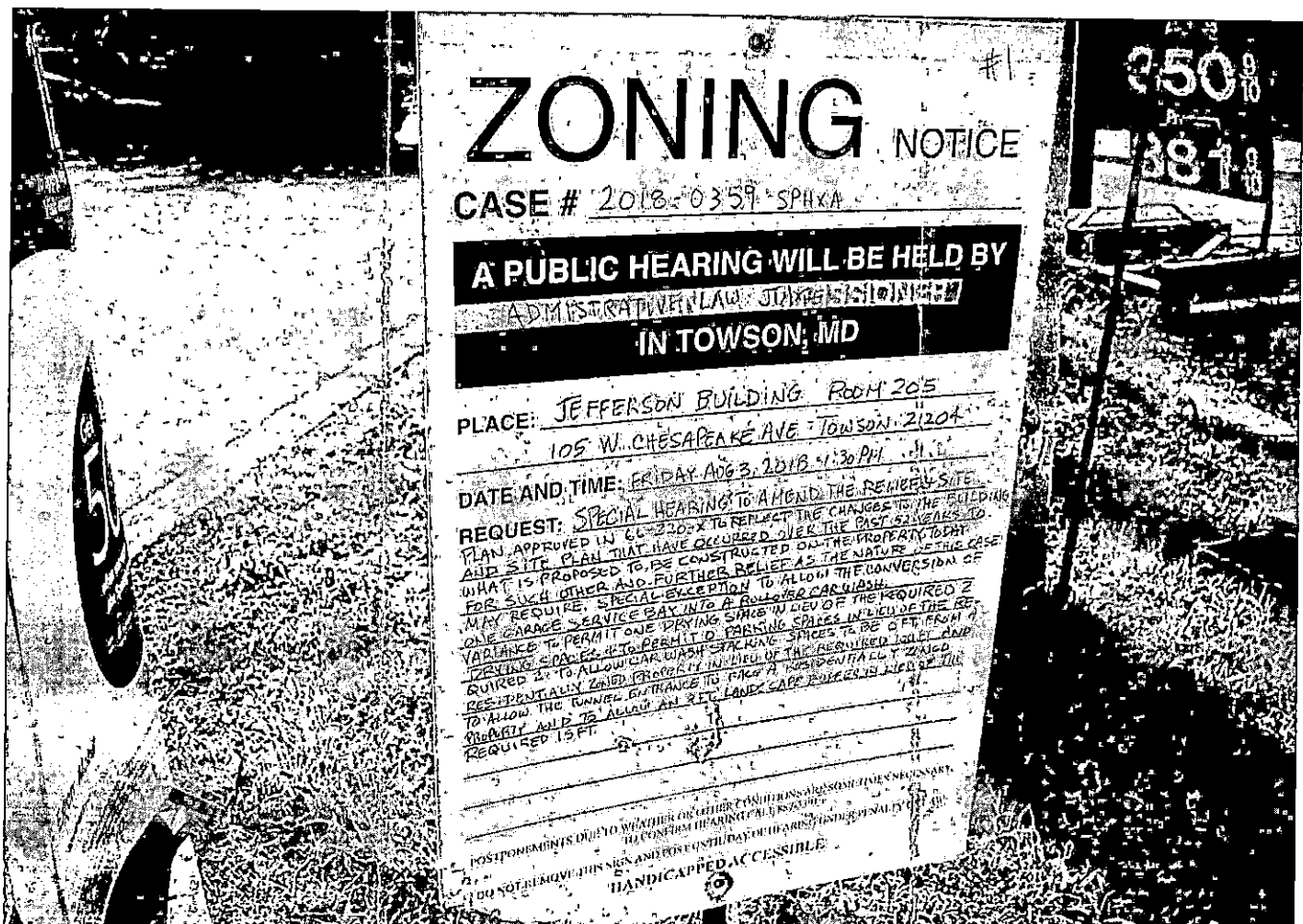
Date: 7-13-18

RE: Case Number: 2018-0359 SPHXA

Petitioner/Developer: Shamim Malik

Date of Hearing/Closing: 8-3-19 1:30 PM

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 6201 N. Charles St.



CERTIFICATE OF POSTING

2018-0359-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Woodbrook Corner, LLC
Shamin Malik

August 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

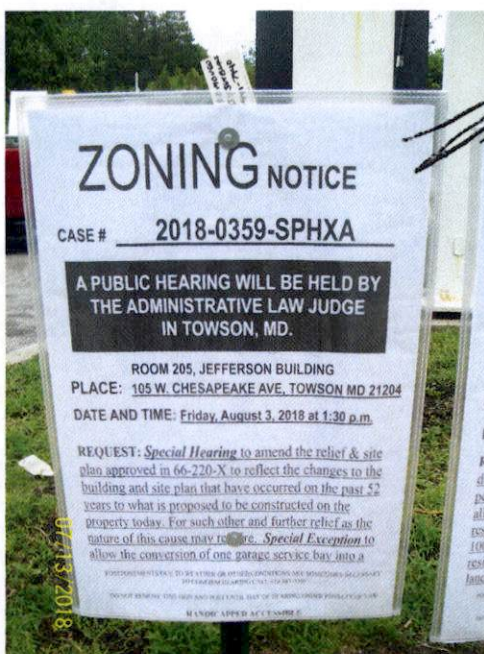
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6201 Charles Street

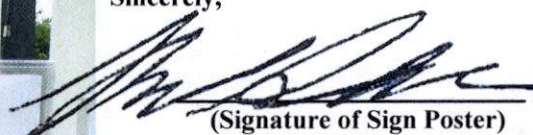
SIGN 1

July 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

July 13, 2018

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0359-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Woodbrook Corner, LLC
Shamin Malik

August 3, 2018

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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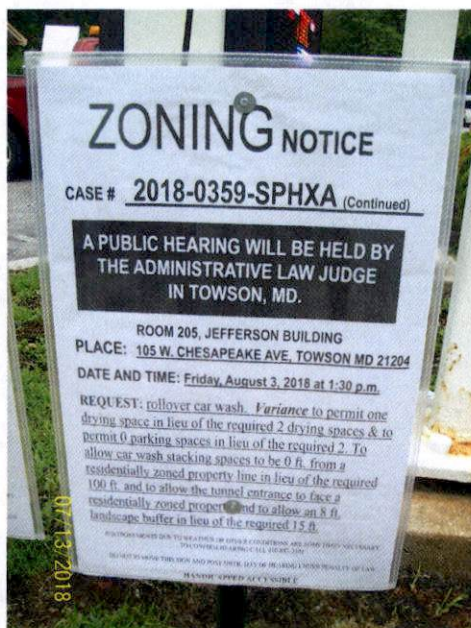
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6201 Charles Street

SIGN 2

July 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 13, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0359-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Woodbrook Corner, LLC
Shamin Malik

August 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

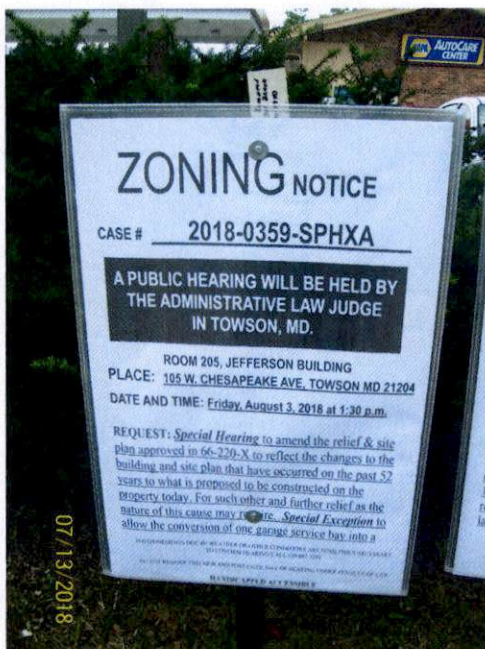
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6201 Charles Street

SIGN 3

July 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster) July 13, 2018
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0359-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Woodbrook Corner, LLC
Shamin Malik

August 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

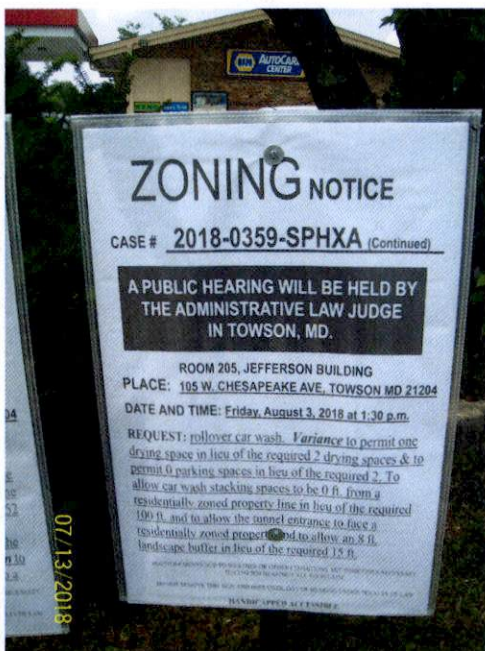
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6201 Charles Street

SIGN 4

July 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 13, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0359-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Woodbrook Corner, LLC
Shamin Malik

August 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6201 Charles Street

SIGNS 1, 2, 3 & 4

July 13, 2018

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,



July 13, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



July 6, 2018
KEVIN KAMENETZ
County Executive

NOTICE OF ZONING HEARING

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

The Administrative Law Judge 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: 2018-0359-SPHXA

6201 Charles Street
E/s Charles Street, 30 ft. N/of centerline of Stevenson Lane
9th Election District – 5th Councilmanic District
Legal Owners: Woodbrook Corner, LLC
Contract Purchaser/Lessee: Shamim Malik

Special Hearing to amend the relief & site plan approved in 66-220-X to reflect the changes to the building and site plan that have occurred over the past 52 years to what is proposed to be constructed on the property today. For such other and further relief as the nature of this cause may require. **Special Exception** to allow the conversion of one garage service bay into a rollover car wash. **Variance** to permit one drying space in lieu of the required 2 drying spaces & to permit 0 parking spaces in lieu of the required 2. To allow car wash stacking spaces to be 0 ft. from a residentially zoned property in lieu of the required 100 ft. & to allow the tunnel entrance to face a residentially zoned property and to allow an 8 ft. landscape buffer in lieu of the required 15 ft.

Hearing: Friday, August 3, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Shamim Malik, 6201 Charles Street, Baltimore 21212
Steve Merrill, 2300 Cool Woods Court, Jarrettsville 21084

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 14, 2018.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 12, 2018 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2018-0359-SPHXA

6201 Charles Street
E/s Charles Street, 30 ft. N/of centerline of Stevenson Lane
9th Election District – 5th Councilmanic District
Legal Owners: Woodbrook Corner, LLC
Contract Purchaser/Lessee: Shamim Malik

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Hearing: Friday, August 3, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING
SPECIAL EXCEPTION AND VARIANCE
6201 Charles Street; E/S Charles Street,
30' N of c/line of Stevenson Lane
9th Election & 5th Councilmanic Districts
Legal Owner(s): Woodbrook Corner, LLC
Contract Purchaser(s): Shamim Malik
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-359-SPHXA

* * * * *

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.

RECEIVED
JUN 28 2018

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of June, 2018, a copy of the foregoing Entry of Appearance was mailed to Timothy M. Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2018-0359-SPHXA
Property Address: 6201 Charles St
Property Description: east side Charles St, 30' north of Stevenson Ln. (ie: northeast corner of intersection)
Legal Owners (Petitioners): Woodbrook Corner, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco
Company/Firm (if applicable): Kotroco & Associates, LLC
Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410-299-2943

Date: 6/22/8

THE

BUSINESS	ACTUAL	TIME	IRG
7/5/2018	6/22/2018	12:25:20	3

150 WALKIN CH

REF ID: A775934 6/22/2018

5-528 ZONTING VERIFICATION

171762

REC'D Tot \$1,200.00

\$1,700.00 CHARGES \$1.00 CA

THE UNIVERSITY OF CHICAGO

[illegible]

Total: \$1200

Rec: _____
From: _____

For zoning hearing - case # 2018-0359-SPHX

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

July 26, 2018

Woodbrook Corner LLC
Steve Merrill
2300 Cool Woods Court
Jarrettsville MD 21084

RE: Case Number: 2018-0359 SPHXA, Address: 6201 Charles Street

Dear Mr. Merrill:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 22, 2018. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Shamim Malik, 6201 Charles Street, Baltimore MD 21212
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204

Date: 6/27/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

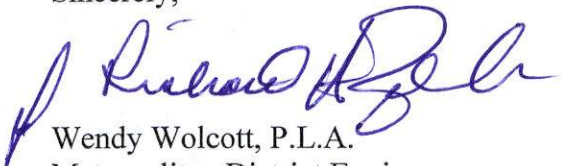
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2018-0359-SPH&A.

*Special Exception, Variance, Special Hearing
Woodbrook Corner, LLC Steve Merrill
6201 Charles Street.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-359

DATE: 8/1/2018



INFORMATION:

Property Address: 6201 Charles Street
Petitioner: Woodbrook Corner, LLC – Steve Merrill
Zoning: BL-AS, BL, DR 3.5
Requested Action: Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petition for zoning relief as listed on the attachment submitted in support of the petition.

A site visit was conducted on 7/5/2018. The subject site lies within a pocket of business zoned commercial properties surrounded by D.R. zoned land and is improved with an existing fuel service station that was established in 1966 pursuant to zoning case 1966-0220-X. The property occupies the northeast corner of the intersection of North Charles Street and Stevenson Lane which at certain times experiences substantial traffic flow.

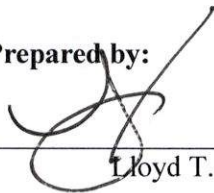
The Department has no objection to granting the petitioned zoning relief conditioned upon the following;

- BCZR § 405.1.C anticipates that the services and operations of fuel service stations will change over time. The Department is aware of the very active commercial enterprises in this block of North Charles Street and concurs that the petitioned special exception and special hearing action is necessary to confirm that the current fuel service station in combination with a roll-over carwash can integrate the new use into the community and can operate within the conditions of BCZR § 502.1.
- Through the hearing process the petitioners must establish to the satisfaction of the Administrative Law Judge that the hours of the carwash operation do not adversely affect the adjacent residential neighborhood.
- The variance relief cited under BCZR §419.4.A.1 applies to a “self-service” carwash. As this is a “roll-over” the Department will defer to the ALJ as to the applicability of the regulation. The Department recognizes the special exception extends to the property line. That notwithstanding, the Department will not support any lessening of the planted buffers as shown on the schematic landscape plan received by this office on 7/18/2018.
- There shall be no temporary signage placed along the property frontages.
- Protective bollards or similar barrier shall be placed around the relocated propane tank pursuant to BCZR 502.1.C.

- The Department supports the narrowing of the most easterly site entrance and recognizes that the new layout will help to prevent customers leaving the site by a left turn across opposing traffic on Stevenson Lane. The Department recommends a traffic sign prohibiting left turns at this exit will reinforce the safety gained thereby better responding to BCZR 502.1. It is observed that impatient drivers will enter and exit the site in a cater-cornered maneuver to avoid the light. The petitioners should explore options to prevent this unsafe condition through speed bumps and narrowing down the two points of ingress and egress at the southwest corner of the site.

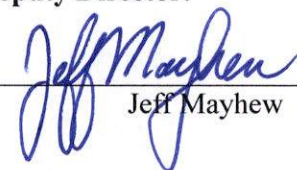
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/JGN/LTM/

c: Laurie Hay

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 8/1/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-359

INFORMATION:

Property Address: 6201 Charles Street
Petitioner: Woodbrook Corner, LLC – Steve Merrill
Zoning: BL-AS, BL, DR 3.5
Requested Action: Special Hearing, Special Exception, Variance

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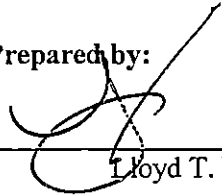
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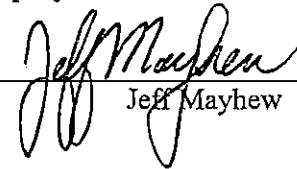
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/JGN/LTM/

c: Laurie Hay

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: *For EFC*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 02, 2018
Item No. 2018-0359-SPHXA

DATE: July 18, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Special Exception or Special Hearing and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0359-SPHXA
Address 6201 Charles Street
(Woodbrook Corner, LLC Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0359-SPHXA
Address 6201 Charles Street
(Woodbrook Corner, LLC Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Case No.: 2018-0359-SPRKA-6201 Charles St.

1:30 PM

Exhibit Sheet

Petitioner/Developer

PW
9-10-18

Protestants

SLN
8-8-18

No. 1	Site plan (redlined)	Aerial photo w/ annotations
No. 2	Site plan - highlighted	
No. 3	Aerial exhibit	
No. 4	Schematic Landscape plan	
No. 5	Photos	
No. 6	Order + site plan No. 1966-220-X	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

DATE _____

2018-359

8-3-2018

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME 2018-0359-SPHXA
CASE NUMBER _____
DATE 8-3-2018

[illegible]

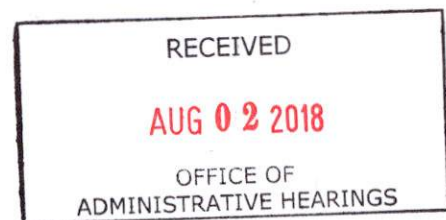
Debra Wiley

From: Andy Saladino <asalsr113@gmail.com>
Sent: Thursday, August 02, 2018 3:38 PM
To: Administrative Hearings
Cc: 'Penny Saladino'; 'Lori Saladino'
Subject: Off ice of Administrative Hearings

Office of Administrative Hearings

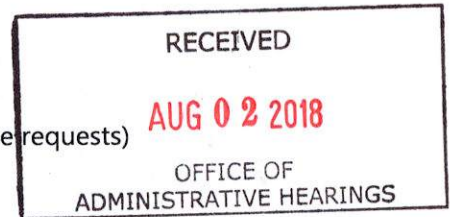
As a longtime resident of Woodbrook Village I believe that the placing of a car wash on the Exxon property at the Charles Street/Stevenson Lane intersection with the main entry on Stevenson Lane would be very problematic for traffic congestion in and around our neighborhood. We already have congestion at our neighborhood entry with the apparent all day parking of a nearby Supermarket staff.

Andrew J. Saladino



Debra Wiley

From: Sarah Chenoweth <sachenoweth@gmail.com>
Sent: Thursday, August 02, 2018 4:22 PM
To: Administrative Hearings
Subject: Case # 2018-0359-SPHXA (Exxon carwash variance requests)



Dear Judge Beverungen:

We are the homeowners at 6131 N Charles St, and neighbors of the Exxon station seeking three zoning variances to accommodate a car wash. We will be appearing at the hearing Friday afternoon, but wanted to provide you some visuals of the area ahead of time, with our commentary, for your reference.

The Exxon station is a good neighbor, and we generally support efforts to add amenities to the neighborhood. However, the existing infrastructure at the intersection (for vehicles, cyclists, and pedestrians) is already inadequate for the existing traffic. While these inadequacies are Baltimore County's responsibility, not the business owner's, the number and nature of the variances sought show that the property isn't suitable for nonconforming use unless the County first makes those improvements, which have been previously brought to the County's attention.

In the absence of those improvements, including a neutral third-party study to evaluate the capability of the intersection to bear the increased traffic without detriment, we must conditionally oppose the granting of variances for any nonconforming use.

The most serious safety and infrastructure problems at the intersection of Charles Street (MD state route 139) and Stevenson Lane include:

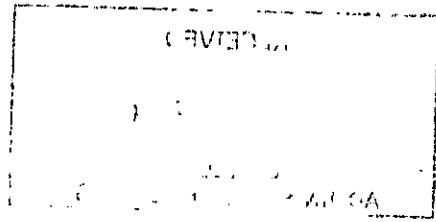
1. Lack of pedestrian signals, curb cuts, and well-marked crosswalk on northbound Charles St crossing Stevenson Lane

There is a high level of pedestrian and bicycle traffic on the northbound side of Charles Street, particularly in the business area between Stevenson Lane and Bellona Avenue. Pedestrian traffic is boosted by the prohibition against buses along this stretch of Charles. However, there are no pedestrian signals, no curb cuts, and minimal crosswalk markings (only parallel lines, partially worn away by traffic, without crosshatches). Vehicles turning onto Stevenson Lane fail to yield way to pedestrians as a general rule. (See photo 1)

2. Lack of sidewalks on southbound Charles St

Because the sidewalk ends at the City/County line one-third of a mile south, any pedestrian traffic must use the northbound sidewalk. The very narrow shoulders on this section of Charles St (less than 2 feet wide) mean that if a jogger headed northbound wants to properly face oncoming traffic, they must run in the street itself, and it's common for them to do so. If traffic is heavy and this is unsafe, it's common for joggers heading both ways to use the northbound sidewalk.

3. Inadequate lane markings and no left turn affordances on southbound Charles St at Stevenson



In any degree of traffic, vehicles exiting the Exxon station onto Charles St turning southbound (left) merge into the left hand lane of southbound Charles St. The lack of left turn arrow allowance on the light means that at most, only one vehicle can turn left per light cycle, and even then only if northbound drivers allow or they are willing to press the yellow light beyond what's safe. (Often, a car turning left must sit through more than one light cycle.) An increase in vehicles using this exit will continue to clog the left turn lane, even if they're proceeding southbound without turning.

4. Vehicles exiting the Exxon on Stevenson Lane drive against traffic due to a concrete median

There is a concrete median on Stevenson Lane, extending approximately 50 yards from the intersection with Charles Street and 5 yards past the Exxon's Stevenson Lane entrance. It prevents vehicles from legally turning left (eastbound) onto Stevenson Lane. However, vehicles commonly ignore this and turn left into opposing traffic, travel approximately 10 yards in the opposing travel lane, then merge into eastbound traffic. (See photo 2)

5. No lane markings on eastbound Stevenson Lane

Eastbound Stevenson Lane is two lanes wide to accommodate traffic turning from Charles St, both northbound and southbound. However, there are no lane or shoulder markings. Vehicles waiting along the median to make a U-turn risk being rear-ended by turning traffic who do not keep to the (unmarked) right lane (See photo 3).

Finally, unrelated to traffic safety, but still an infrastructure concern: Stevenson Lane dead-ends into Charles Street just below grade, and rain and snowmelt pool at the pedestrian crossing. The intersection is not properly graded to direct water to the gutter and down into the two sewer openings (one under the Exxon sign, and the other along the median). Drainage and flooding issues have been common neighborhood-wide since we moved here in 2010, and we've gone through several rounds of remediation efforts. In addition to the increased traffic, we're concerned about the planned handling of grey water from the car wash and how the Exxon's owners plan to avoid further burdening an already overburdened system.

We very much regret having to oppose the proposed enhancements to the neighborhood, but we do genuinely believe the intersection can't support increased traffic into and out of the Exxon station and the property plot itself is inadequate to the proposed renovations. Although the plans do use the existing space cleverly, we believe the need for multiple variances to implement those plans show that county zoning regulations agree.

Thank you for your consideration as you evaluate this case; we greatly appreciate your time.

Sincerely,
Sarah Chenoweth & Denise Paolucci

Photo 1:



Photo 2:

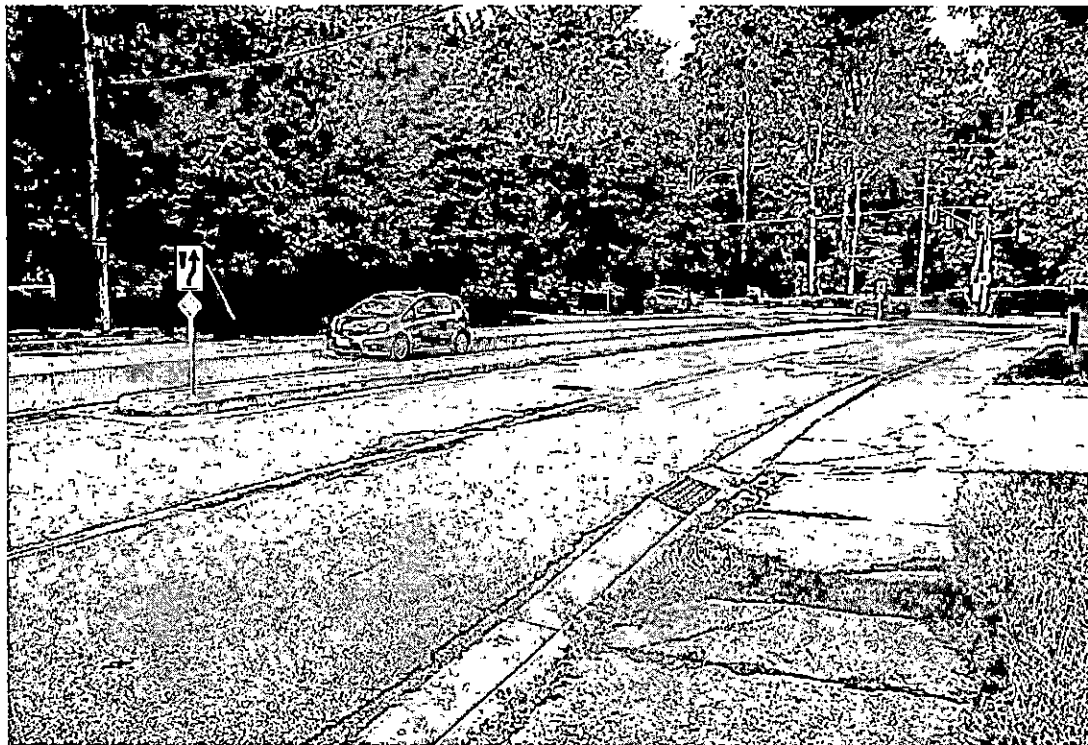
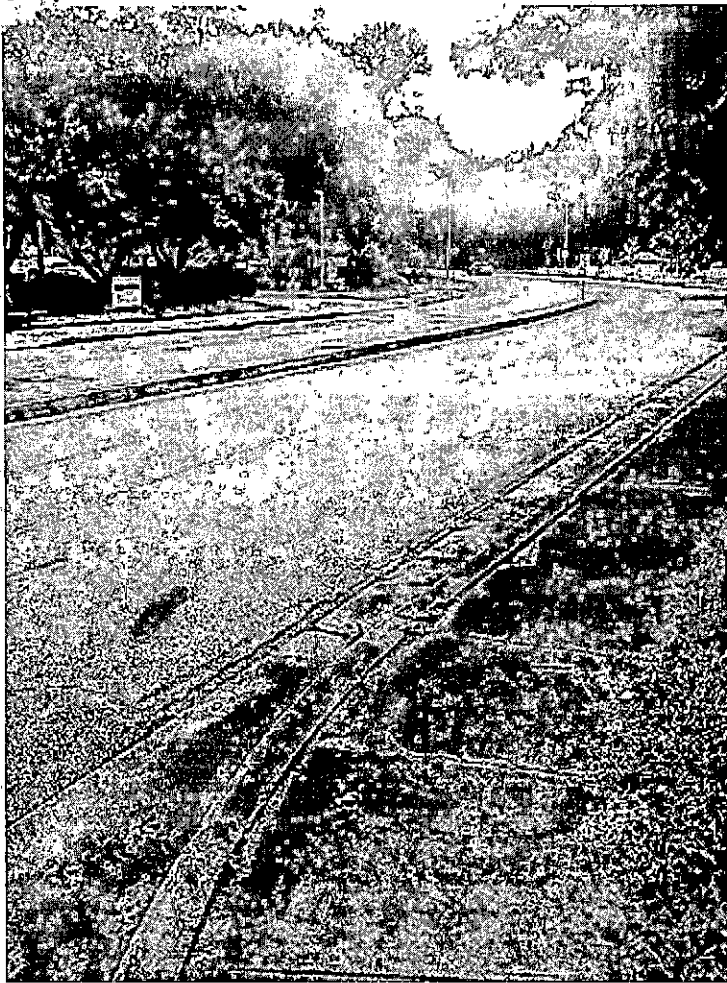


Photo 3:



Debra Wiley

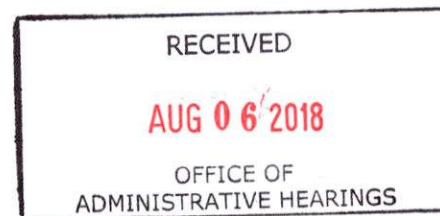
From: Sarah Chenoweth <sachenoweth@gmail.com>
Sent: Monday, August 06, 2018 11:58 AM
To: Administrative Hearings
Subject: Re: Case # 2018-0359-SPHXA (Exxon carwash variance requests)

Dear Judge Beverungen:

Thank you very much for your time and your willingness to listen to community concerns during Friday's hearing for the variances proposed for the Exxon station car wash. Mr Hoover's testimony alleviated many of our concerns, and his generous offer of help with navigating the county processes to remediate the worst of the traffic and safety concerns at the intersection should help with the others.

We do remain concerned about the potential for increased traffic in and out of the property (in the absence of data on what percentage of car wash customers would have already been at the property to get gas vs what percentage primarily using the car wash). However, we don't believe that's enough to continue to oppose the variances, particularly in light of the portions of the plans that will enhance the neighborhood such as the improved landscaping, the removal of the donation bins, and the relocation of the dumpster and vacuum stations. As such, we would like to withdraw our opposition.

Regards,
Sarah Chenoweth and Denise Paolucci
(Homeowners, 6131 N Charles St)



Subject: Re: Meeting with Woodbrook Village

Date: Wednesday, August 1, 2018 at 3:34:11 PM Eastern Daylight Time

From: Timothy M. Kotroco <tkotroco@gmail.com>

To: Ward Classen <ward.classen@gmail.com>, hageary@gmail.com <hageary@gmail.com>, Ruxton-Riderwood-Lake Roland Area Improvement Association <rrlraia@comcast.net>, Woodbrook Village <woodbrookv@gmail.com>, Robert Chafey <Rchafey@mdfinbank.com>

CC: Dean Hoover <dhoover@mragta.com>

To all,

Thank you for taking the time to meet with me and Dean Hoover regarding our request at the Exxon Station. I just wanted to go over the items that we have discussed in our various meetings. Please feel free to correct me or add anything I may have missed.

1. Hours of operation: 9am to 9pm during school days. (To avoid conflicts with the bus stop) 7:30am to 9pm on other non-school days.
2. No car wash personnel or attendants outside on the property.
3. Provide a pedestrian opening in our fencing to allow neighbors to continue to cut through our property to Eddies.
4. Extend the curb line along the Stevenson exit to deter people from cutting across Stevenson. We will also post a "no left turn" sign at that exit.
5. All other signs on the property will be reviewed by zoning to determine which signs are permitted and which ones are not.
6. Landscape plan shall be submitted to Baltimore County for approval.
7. Vacuum machines will be reduced from 4 down to two and will be located near Charles Street farthest away from any residence.

I think this covers the items we discussed. Please feel free to mention any others that I may have missed.

Regards,

Tim K.

Timothy M. Kotroco, Esquire
305 Washington Ave., Suite 502
Towson, Maryland 21204
410-299-2943

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Recipient: Office of administrative hearings

Letter: Greetings,

URGENT: Protect Woodbrook Village and our neighborhoods-
Oppose Woodbrook Exxon car wash!

gathered in less than
48 hours

As of 1pm - 181 signatures - ^{all} not reflected
in this report

not 9
lines from

ticket 30 days

Signatures

Name	Location	Date
Jean Walsh	Baltimore, MD	2018-08-01
R Davishale	Washington, DC	2018-08-01
Greg McClelland	Towson, MD	2018-08-01
Edward Walsh	Washington, DC	2018-08-01
Mary Spurrier	Towson, MD	2018-08-01
Ramona Laue	Cockeysville, MD	2018-08-01
Gary Spurrier	Towson, MD	2018-08-01
James Morris	Towson, MD	2018-08-01
Mary Luken	Towson, MD	2018-08-01
Nancy Bachman	Baltimore, MD	2018-08-01
Webster, Kay and Cliff rescueclub@comcast.net	Belcamp, MD	2018-08-01
Leonard Manz	Towson, MD	2018-08-01
Frances Garbarini	Baltimore, MD	2018-08-01
Jane Kelly	Baltimore, MD	2018-08-01
Douglas and Heather Shors	Towson, MD	2018-08-01
Courtney Fitzgibbon	Baltimore, MD	2018-08-02
Leslie Wysong	Baltimore, MD	2018-08-02
Victor Velazquez	Towson, MD	2018-08-02
Juergen Laue	Baltimore, MD	2018-08-02
Heather Culp	Baltimore, MD	2018-08-02

Name	Location	Date
Stu Haley	Baltimore, MD	2018-08-02
Nora Kotula	Baltimore, MD	2018-08-02
Michael Teret	Baltimore, MD	2018-08-02
Linda Miller	Baltimore, MD	2018-08-02
Katie Horwitz	Baltimore, MD	2018-08-02
Kathleen Donohue	Cockeysville, MD	2018-08-02
Valerie Kutchey	Towson, MD	2018-08-02
Erron Ramsey	Cockeysville, MD	2018-08-02
Craig Smith	Baltimore, MD	2018-08-02
Jacque Harris	Arlington, VA	2018-08-02
Stephen Gilbert	Towson, MD	2018-08-02
Jessica Anon	Baltimore, MD	2018-08-02
Julie Deppe	Baltimore, MD	2018-08-02
Grace Wysong	Baltimore, MD	2018-08-02
Diego Menegatti	US	2018-08-02
sydney booth	Nottingham, MD	2018-08-02
Patrick Wysong	Baltimore, MD	2018-08-02
Misty McGlone	Towson, MD	2018-08-02
Evan McGlone	Towson, MD	2018-08-02
Patrick McGuire	Baltimore, MD	2018-08-02
Jacelyn Norris	Purcellville, VA	2018-08-02
Brad Burgess	Baltimore, MD	2018-08-02

Name	Location	Date
Jacqueline Sovich	Towson, MD	2018-08-02
Brenda Choi	Las Vegas, NV	2018-08-02
Emilie Wible	Baltimore, MD	2018-08-02
Charlton Chafey	Baltimore, MD	2018-08-02
Jill Sullivan	Baltimore, MD	2018-08-02
Bailey Wysong	Baltimore, MD	2018-08-02
Yuan Cai	Baltimore, MD	2018-08-02
elizabeth macdonald	drexel hill, PA	2018-08-02
Robert Oster	Ashburn, VA	2018-08-02
Joe Lacy	Cockeysville, MD	2018-08-02
Emily Chasney	Baltimore, MD	2018-08-02
Christine Ober	Towson, MD	2018-08-02
Jacquelin Weinstock	Baltimore, MD	2018-08-02
Jill Rowe	Baltimore, MD	2018-08-02
Alex Bortvin	Baltimore, MD	2018-08-02
Kathy Catzen	1 Haddon ct Baltimore, MD	2018-08-02
steve weidner	baltimore, MD	2018-08-02
Eugenia Dikovsky	Baltimore, MD	2018-08-02
Charles Mallonee	Baltimore, MD	2018-08-02
George Shepley	Baltimore, MD	2018-08-02
Joanne Davis	Baltimore, MD	2018-08-02
Rebecca Shatzer	Nashville, TN	2018-08-02

Name	Location	Date
Edith Townsend	Baltimore, MD	2018-08-02
Brian Phebus	Baltimore, MD	2018-08-02
Melissa Ambrose	Columbia, MD	2018-08-02
Patricia Macdonald	Baltimore, MD	2018-08-02
Kassina Dwyer	Baltimore, MD	2018-08-02
E Stokes	Washington, MD	2018-08-02
michela caudill	Baltimore, MD	2018-08-02
Colleen Phebus	Baltimore, MD	2018-08-02
Malia Maniyatt	Baltimore, MD	2018-08-02
Lou Mazzulli	Baltimore, MD	2018-08-02
Elaine Ozol	Baltimore, MD	2018-08-02
Madeline Sovich	Towson, MD	2018-08-02
Louisa Murphy	Baltimore, MD	2018-08-02
Peggy West	Austin, TX	2018-08-02
Emma Sovich	Baltimore, MD	2018-08-02
Jane Bennett	Baltimore, MD	2018-08-02
Nicole Furney	Baltimore, MD	2018-08-02
Debts Mitvhell	Baltimore, MD	2018-08-02
Erica Pullins	Baltimore, MD	2018-08-02
DonnaAnn Ward	Baltimore, MD	2018-08-02
Gwynn MacDonald	Baltimore, MD	2018-08-02
Margaret Winters	Towson, MD	2018-08-02

Name	Location	Date
Elzbieta Sheridan	Baltimore, MD	2018-08-02
Lynda Ireland	Baltimore, MD	2018-08-02
Tracy Swindell	Quincy, MD	2018-08-02
Louise Wright	Baltimore, MD	2018-08-02
mary kay mcgovern	Towson, MD	2018-08-02
Linda Henderson	Baltimore, MD	2018-08-02
Nick Sovich	Baltimore, MD	2018-08-02
Joan Gilbert	Woodbrook Village, MD	2018-08-02
Patrick McGee	Lutherville-Timonium, MD	2018-08-02
Jennifer Brown	Bryn Mawr, PA	2018-08-02
Charlotte Cook-Fuller	Lutherville Timonium, MD	2018-08-02
Sarah Bathon	Baltimore, MD	2018-08-02
Darlene Townsend	Towson, MD	2018-08-02
George Poff	Baltimore, MD	2018-08-02
John conahan	Westminster, MD	2018-08-02
Jason Mekosh	Baltimore, MD	2018-08-02
Jared Geary	Baltimore, MD	2018-08-02
Brett Kozloski	Baltimore, MD	2018-08-02
Dianne VanSciver	Baltimore, MD	2018-08-02
Dorothy Mooney	Baltimore, MD	2018-08-02
Jane Sieglein	Baltimore, MD	2018-08-02
Richard Wagner	Towson, MD	2018-08-02

Name	Location	Date
Michael Prenger	Towson, MD	2018-08-02
Shawn Rice	Baltimore, MD	2018-08-02
Kevin Scally	Bowie, MD	2018-08-02
Kahtleen Wieman	Towson, MD	2018-08-02
Andrew Saladino	Lutherville Timonium, MD	2018-08-02
Raymond Lenhard	Baltimore, MD	2018-08-02
Penny Saladino	Towson, MD	2018-08-02
Donna Janssen	Baltimore, MD	2018-08-02
Florence H. (Lori) Saladino	Lutherville Timonium, MD	2018-08-02
Josefa Windle	Cockeysville, MD	2018-08-02
Margaret Lenhard	Baltimore, MD	2018-08-02
Corina Fratila	Baltimore, MD	2018-08-02
Marge Pompa	Silver Spring, MD	2018-08-02
David Neff	Baltimore, MD	2018-08-02
Jeanne Ten Broeck	Baltimore, MD	2018-08-02
Ericka Croft	Baltimore, MD	2018-08-02
Constance Baker	Baltimore, MD	2018-08-02
Patty Pontier	Baltimore, MD	2018-08-02
Eileen Vining	Baltimore, MD	2018-08-02
Fernanda Clifton	Lutherville Timonium, MD	2018-08-02
Susan Seifert	Towson, MD	2018-08-02
Cecily Matthai	Baltimore, MD	2018-08-02

Name	Location	Date
ELLEN WEIS	Towson, MD	2018-08-02
Marta Pola	Baltimore, MD	2018-08-02
Molly Keogh	Baltimore, MD	2018-08-02
J Michael Miller III	Baltimore, MD	2018-08-02
KENNETH PARKS	Baltimore, MD	2018-08-02
HOPE HILL	Baltimore, MD	2018-08-02
Wendy Pantle	Warner, NH	2018-08-02
Irene Ilie	Baltimore, MD	2018-08-02
Cheryl Middleton	Baltimore, MD	2018-08-02
Mary Stryjewski	Baltimore, MD	2018-08-02
Johanna Anderson	Towson, MD	2018-08-02
Robert J Stryjewski	Baltimore, MD	2018-08-02
Frank Wilsey	Baltimore, MD	2018-08-02
Joseph Tassone	Selbyville, MD	2018-08-03
King Wilson K. Barnes,Jr.	Cockeysville, MD	2018-08-03
Robin Klein	Baltimore, MD	2018-08-03
Jeff Valentine	Towson, MD	2018-08-03
Karen Moore	Cockeysville, MD	2018-08-03
Mary Dent	Towson, MD	2018-08-03
Ingrid West	Towson, MD	2018-08-03
Joanne Shafik	Baltimore, MD	2018-08-03
Joan Schoppert	Baltimore, MD	2018-08-03

Name	Location	Date
Monica Mirro	Baltimore, MD	2018-08-03
Tyler Harris	Baltimore, MD	2018-08-03
Sharon Gorenstein	Baltimore, MD	2018-08-03
Harriet Kerr	Baltimore, MD	2018-08-03
Frank Locke	Baltimore, MD	2018-08-03
Alejandra Aguilar	Baltimore, MD	2018-08-03
Joyce Edmondson	Lutherville Timonium, MD	2018-08-03
Julie N	Baltimore, MD	2018-08-03
joyce brown	Lutherville Timonium, MD	2018-08-03
Cat Thoreson	Baltimore, MD	2018-08-03
Simeon Schlossberg	Baltimore, MD	2018-08-03

Comments

Name	Location	Date	Comment
Mary Spurrier	Towson, MD	2018-08-01	Traffic conditions will become more hazardous than they already are. There should not be an entrance to this business from Stevenson Road.
Gary Spurrier	Baltimore, MD	2018-08-01	Stevenson Lane from Bellona Ave to Charles Street is already a mess. Is it one lane or two? No road markings but people treat it like a two lane road. Traffic exits the gas station and back tracks behind the median to take Stevenson to Bellona which is a real hazard. That corner will be a real mess with cars lining up for a wash on a property that can't handle the volume.
Gary Spurrier	Baltimore, MD	2018-08-01	Stevenson Lane is already a mess between Bellona Ave and Charles Street. Is it one lane or two? There are no lane markings, but by the look of traffic, motorists have decided it's double lanes on each side. Vehicles exit the Exxon station backtracking against the median to get on Stevenson Lane towards Bellona, which is a hazard. Stevenson at Charles will become worse with cars lining up for a wash on a property that is not large enough to handle the volume.
Michael Teret	Baltimore, MD	2018-08-02	Woodbrook Exxon does good car service, they're not bad guys. But this is a bad idea. There's plenty of commercial space to the northeast of the intersection, it shouldn't intrude further on residences. Even worse, the traffic would be dangerous. The Exxon could do something else with their unused space - a snowball stand maybe?
Joan Gilbert	Woodbrook Village, MD	2018-08-02	We have lived in Woodbrook Village for the last 18 years. We have witnessed and heard many car accidents at this intersection, which is already stressed w/high traffic, cars not making right hand turn on red from Stevenson onto N. Charles St which creates more tension, and more back up. Many cars are seen going thru Exxon to get onto Stephenson when traffic is busy causing more pressure on intersection. Along with the above, noise from car wash blowers and additional traffic congesting the area will not improve quality or safety. There is a convenient car wash at Belona & York no more than 5 minutes away. Our neighborhood already has several problems from cars parking illegally in our neighborhood, and in Woodbrook Baptist Church parking lot, which has been a problem of abandoned autos, and apparent quick drug sales from parked cars. My feeling is that this wash will only promote more traffic confusion/accidents/congestion, crime, litter, noise, and likely may have a negative effect on home values in ou
Jared Geary	Baltimore, MD	2018-08-02	Their plot of land is too small for a car wash and the variances that they are requesting are extreme. The zoning regulations are there to protect the residential properties around them.
David Neff	Baltimore, MD	2018-08-02	The difficulty of exiting Woodbrook Exxon and its neighboring gas station is already bad enough. The immediate neighbors do not need the additional noise, traffic, and effluents.

Name	Location	Date	Comment
Penny Saladino	Towson, MD	2018-08-02	An entrance to an Exxon Car Wash on Stevenson Lane will create congestion and a serious hazard to residents, visitors, and emergency vehicles who must access the Woodbrook Village Neighborhood. The noise, traffic congestion, and pollution will be intrusive to this residential area, affecting daily life and property values. We strongly oppose a car wash this close to our homes. Sincerely, Penny (Florence P.) Saladino
Florence H. (Lori) Saladino	Lutherville Timonium, MD	2018-08-02	I have lived in Woodbrook Village for many years and have seen the traffic flow significantly increase! It is hard enough to enter and exit our neighborhood at certain times of the day. With this car wash Stevenson Lane and Charles Street will become MORE congested and possibly hazardous! The noise from the machines, fumes from cars, and people waiting in line may likely create traffic jams and possibly accidents, not to mention people who might be driving through our neighborhood waiting to get into and exit Exxon. We have children playing in and around our neighborhood. The cars rushing in and out of the Exxon may cut through our neighborhood at the Triangle and could potentially hurt the children who are playing.

John E. Beverungen

From: Woodbrook Village <woodbrookv@gmail.com>
Sent: Sunday, August 05, 2018 10:56 AM
To: John E. Beverungen
Subject: Thank You from Woodbrook Village Community Association

Honorable Judge Beverungen,

On behalf of the Woodbrook Village Community Association, I would like to thank you for providing us an opportunity to express our concerns and weighing all the testimony given before reaching a decision on the Woodbrook Exxon car wash.

As was expressed during the hearing, our biggest concerns with the approval of this carwash is traffic congestion, the safety of the community, and the noise generated from the blowers.

Thank you,
Hazel Geary



John E. Beverungen

From: Woodbrook Village <woodbrookv@gmail.com>
Sent: Thursday, August 02, 2018 11:20 PM
To: John E. Beverungen
Cc: Ruxton-Riderwood-Lake Roland Area Improvement Association; Timothy M. Kotroco
Subject: Case Number: 2018-0359-SPHXA

Dear Judge Beverungen,

My name is Hazel Geary, I am the President of the Woodbrook Village Association. I have met with Timothy Kotroco, Esq., and Dean Hoover to discuss their client's desire to add a car wash operation at the Woodbrook Exxon Property located on 6201 N. Charles Street (at the Stevenson Lane intersection).

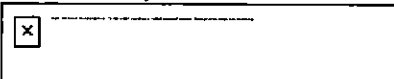
Our neighborhood has taken a position of opposition to this variance request. Many of my neighbors cite different reasons for opposing the addition of the car wash - all of the reasons for opposition can be accessed via the link below. As of 11:11pm tonight we have 135 signatures captured on our online petition and that number is growing in real time.

We will have representatives from our neighborhood in attendance at tomorrow's hearing. Thank you for allowing our community to take part in this discussion and to offer our input.

ONLINE PETITION LINK

https://www.change.org/p/jawalsh-loyola-edu-urgent-protect-woodbrook-village-and-our-neighborhoods-oppose-woodbrook-exxon-car-wash?recruiter=660884234&utm_source=share_for_starters&utm_medium=copyLink

Best,
Hazel Geary



RRIRAIA

THE RUXTON * RIDERWOOD * LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC.

P.O. Box 204 • Riderwood, Maryland 21139 • Phone/Fax 410-494-7757 • office@rrlraia.org • www.rrlraia.org

August 2, 2018

Via Email: jbeverungen@baltimorecountymd.gov

John E. Beverungen, Esq.
Administrative Law Judge
Baltimore County Office
of Administrative Hearings
105 W. Chesapeake Avenue
Towson, MD 21204

RE: Case Number: 2018-0359-SPHXA
Woodbrook Exxon Property
6201 N. Charles Street (at Stevenson Lane)

Dear Judge Beverungen:

Representatives of our Board met with Timothy Kotroco, Esq., and Dean Hoover to discuss their client's desire to add a car wash operation at the subject location. According to Mr. Kotroco, the business is proposing to retrofit the service bay closest to Eddies Supermarket into a roll-over car wash. Mr. Kotroco described this as a closed-door system that will fit entirely within the existing service bay without modifications except to add a small equipment storage room in the place of two existing storage sheds, which will be removed that are located on the side of the station next to Eddies.

During our July 20, 2018, meeting we asked Mr. Kotroco to contact the owners of adjoining Eddies Supermarket and High's. After the meeting we provided contact information for the president of the Woodbrook Village Community Association which is south of the property and outside our Association's boundaries.

Our Board has not taken a position of support or opposition to this variance request. We do, however, request that certain conditions be imposed if these variances are approved.

1. Hours of operation shall be limited to the hours between 9 a.m. and 9 p.m. on school days in order to avoid conflicts with the bus stop. Hours of operation for non-school days may be from 7:30 a.m. to 9 p.m.

2. No car wash personnel will be permitted outside of the property for the purpose of vacuuming, drying, or in any way assisting; this is intended to be a self-service operation.
3. The curb line along the Stevenson Lane exit will be extended to deter people from making a left turn onto Stevenson Lane. In addition, business owner will post a "No Left Turn" sign at that exit.
4. A landscape plan will be submitted to Baltimore County for approval.
5. The number of vacuum machines will be limited to two and will be located near Charles Street (farthest away from any residence).
6. Signage
 - All current signage on the property will be submitted to the Baltimore County Office of Zoning to review for compliance with current zoning regulations. Any signage which is not compliant will be removed.
 - Any proposed "car wash" signage will be submitted to our Association for approval prior to installation.
 - No additional electronic and/or changeable copy signs will be permitted on the property.
7. A pedestrian opening in fencing will be provided in order to allow neighbors to continue to cut through to Eddies.

Thank you for the opportunity to provide input.

Sincerely,



Ward Classen, Esq.
Zoning Committee

Debra Wiley

From: King Barnes <Kingbarnesjr@comcast.net>
Sent: Thursday, August 02, 2018 4:43 PM
To: Administrative Hearings
Cc: Hazel Geary; 'Mary'; Andrew Saladino SR.; Penny Saladino; 'Ray Hale'; 'Lori Saladino'
Subject: Office of Administrative Hearings

Dear Sir:

I am a resident of Woodbrook Village, 4 St. Michel's Way, and wish to oppose a planned car wash that would allow traffic to enter or exit from Stevenson Lane from Woodbrook Exxon for the following reasons:

- 1) a new car wash may create a serious traffic hazard at one of the most busy streets, (Charles Street) and intersection at Stevenson Lane, and
- 2) a new car wash onto Stevenson Lane might create noise harm to neighbors on McKim Avenue and Woodbrook Village residents from installation of large blowers if installed, and an impact study on the environment should first be made!, and
- 3) Many cars currently enter Eddies Food market and a car wash may create an additional traffic challenge to that establishment, particularly when adverse weather (snow and salt on cars) may occur and create an unforeseen hazard to pedestrians using the Woodbrook Gas Station on Charles Street and Stevenson Lane.

Sincerely,

King Barnes
Wilson King Barnes, Jr.
Harlan Barnes Group
443-564-8885
Kingbarnesjr@comcast.net



CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7/18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>7/5</u>	DEPS (if not received, date e-mail sent _____)	<u>No Comment</u>
_____	FIRE DEPARTMENT	_____
<u>8/1</u>	PLANNING (if not received, date e-mail sent _____)	<u>No objection w/conditions</u>
<u>6/27</u>	STATE HIGHWAY ADMINISTRATION	<u>No Objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>8-2</u>	ADJACENT PROPERTY OWNERS <u>Ltrs. (3)</u>	<u>Oppose</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>See Kristens e-mail dated 7-6-18</u>	<u>SSG</u>
SIGN POSTING (1 st)	Date: <u>7/13/18</u>	by <u>Pulson/Black</u>
SIGN POSTING (2 nd)	Date: <u>7/29/18</u>	by <u>SSG Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						
Account Identifier:			District - 09 Account Number - 1600003990						
Owner Information									
Owner Name:		WOODBROOK CORNER LLC				Use:		COMMERCIAL	
						Principal Residence:		NO	
Mailing Address:		2300 COOL WOODS CT JERRETTSVILLE MD 21084-1840				Deed Reference:		/29721/ 00209	
Location & Structure Information									
Premises Address:		6201 CHARLES ST 0-0000				Legal Description:		.6987AC PTLT37&ADJ PT LT 37 & ADJ LND WOODBROOK HIGHLANDS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0079	0006	0116		0000			37	2017	0001/0207
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1969		2146				30,437 SF		20	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		SERVICE STATION							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:		1,065,200		1,065,200					
Improvements		340,600		331,600					
Total:		1,405,800		1,396,800		1,396,800		1,396,800	
Preferential Land:		0						0	
Transfer Information									
Seller: SOUTHSIDE OIL LLC				Date: 07/29/2010		Price: \$1,455,058			
Type: ARMS LENGTH IMPROVED				Deed1: /29721/ 00209		Deed2:			
Seller: HUMBLE OIL AND REFINING COMPANY				Date: 06/23/2010		Price: \$38,328,295			
Type: ARMS LENGTH MULTIPLE				Deed1: /29609/ 00263		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Sherry Nuffer

From: PAI Zoning Fax
Sent: Monday, July 30, 2018 11:11 AM
To: Sherry Nuffer
Subject: FW: Advertisement request
Attachments: 20180706103156512.pdf

2nd set

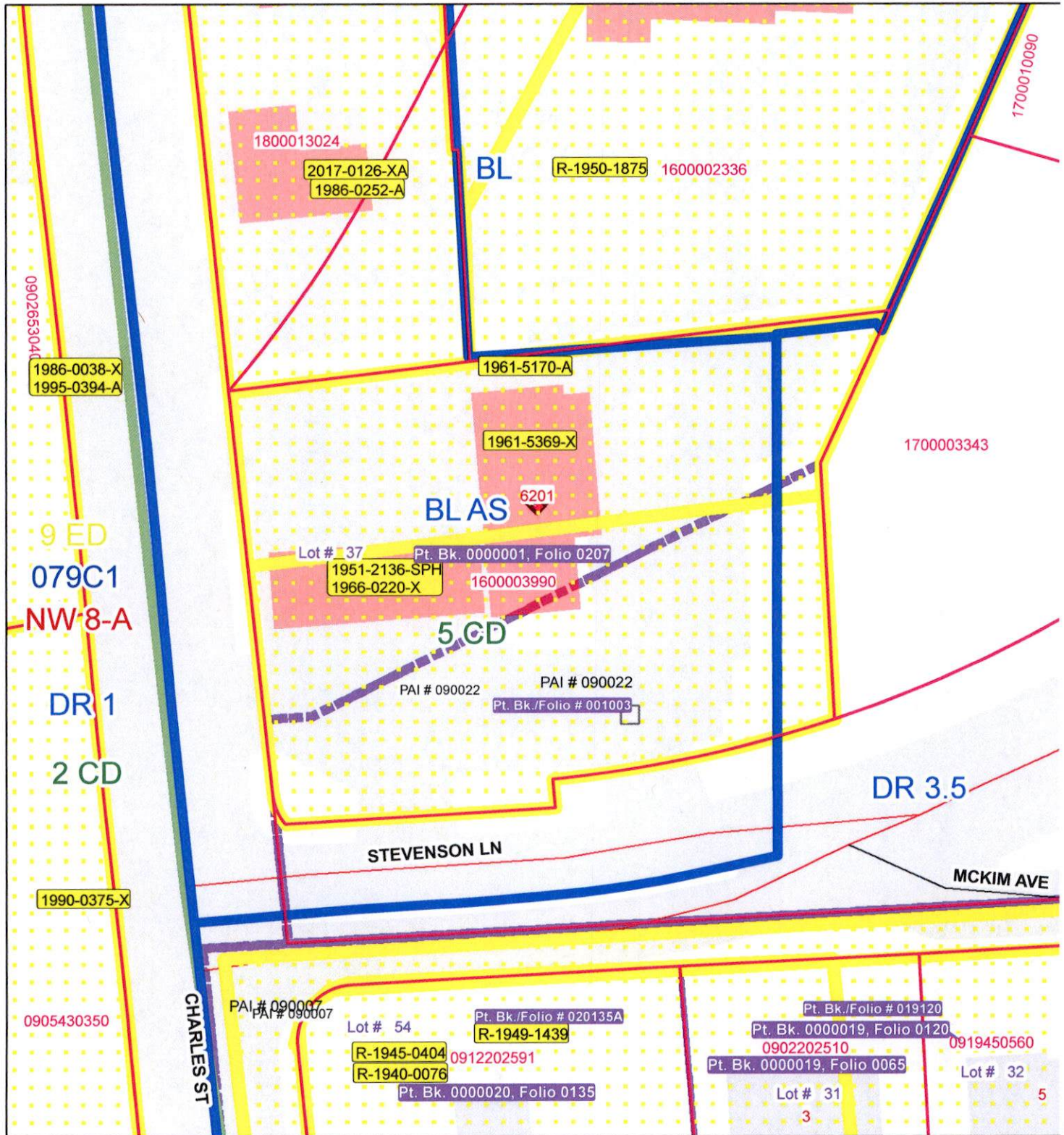
Kristen Lewis
PAI – Zoning Review
410-887-3391

From: PAI Zoning Fax
Sent: Friday, July 06, 2018 10:32 AM
To: Jeffersonian (Business Fax)_ <"fax=/NUM=4103326446/NAME=Jeffersonian/COVER=Default"@fax.baltimorecountymd.gov>
Subject: Advertisement request

Please publish accordingly. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391

6501 Charles Street



Publication Date: 6/22/2018



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet

Item #0359

DR 1

2

9ED

Charles St

6207

6213

BL

6202

079C1

BL AS SITE

6201

5CD

OSE

1600003990

1951-2136-SPH
1966-0220-X
1961-5170-A
R-1950-1875
1961-5369-X

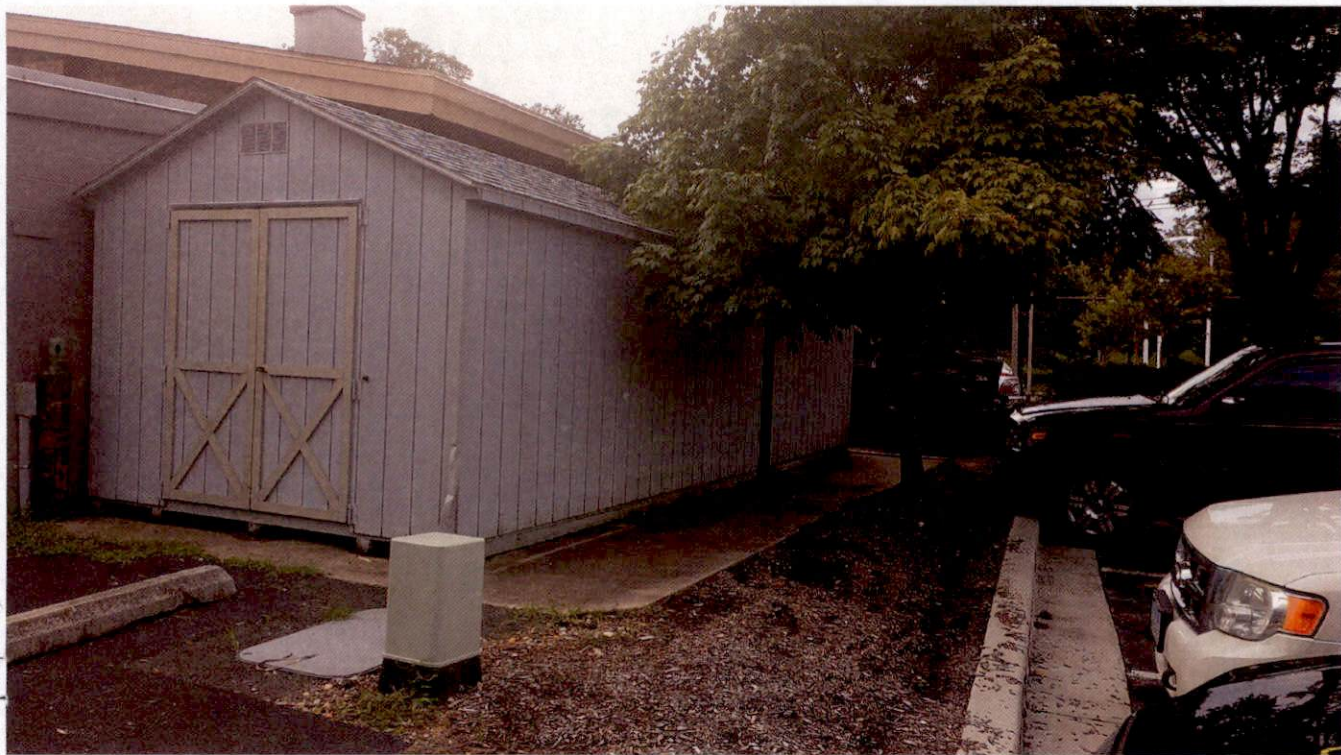
6131

3

5

7

Item #0359



PET. 5



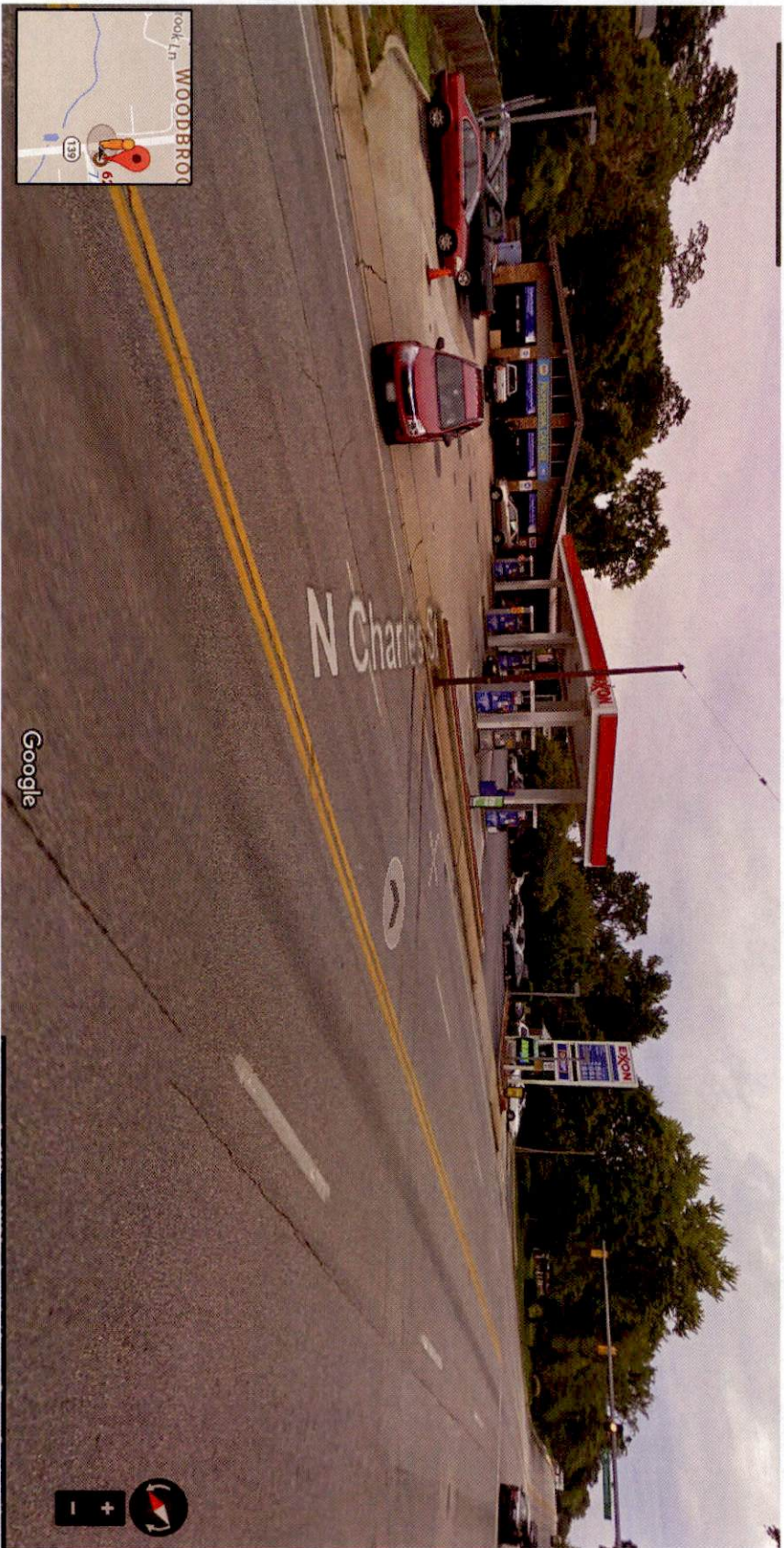
















CERTIFICATE OF PUBLICATION

TOWSON, MD. March 17, 1966

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD. on or about the 17th day of March, 1966, the first publication appearing on the 17th day of March, 1966.

THE JEFFERSONIAN,
L. L. Smith, Jr.,
Manager.

Cost of Advertisement, \$.....

THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Baltimore, MD.

THE HERALD - ARCADE
Columbia, MD.

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 21, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Acting Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 21st day of March, 1966, that is to say the same was inserted in the issues of March 19, 1966.

THE BALTIMORE COUNTMAN

By Paul J. Morgan,
Editor and Manager.

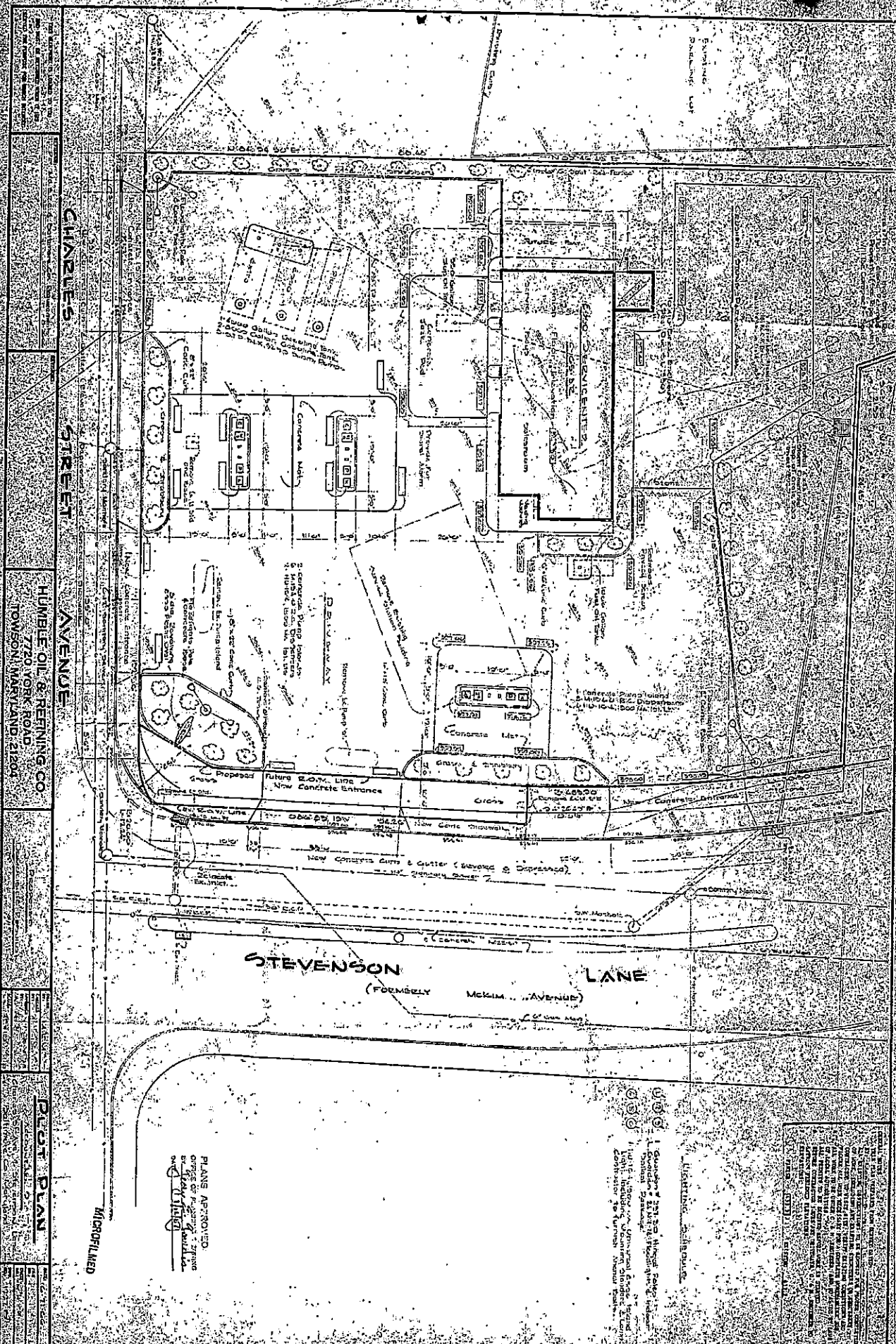
CERTIFICATE OF POSTING

COMING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting March 17, 1966
Posted for Special Election - February 1966
Pollster Kenneth B. & M. L. L.
Location of property 65-220 X of Charles St. & N. Brown Ave.
Location of Sign 65-220 X of Charles St. & N. Brown Ave.
Remarks
Posted by J. P. Rose, Secretary Date of return March 24, 1966

12 sign

BALTIMORE COUNTY, MARYLAND		No. 37610
OFFICE OF FINANCE		DATE 3/17/66
Division of Motor and Public Works		
COUNTY HOUSE		
TOWSON, MARYLAND 21204		
Power, Privilege and Duty Licensing and Testing Towson, Md. 21204		
3-1466 2-2-2 37610-1		
Important: Make checks payable to BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE		



HUMBLE OIL & REFINING CO.
 7720 YORK ROAD
 TOWSON, MARYLAND 21204

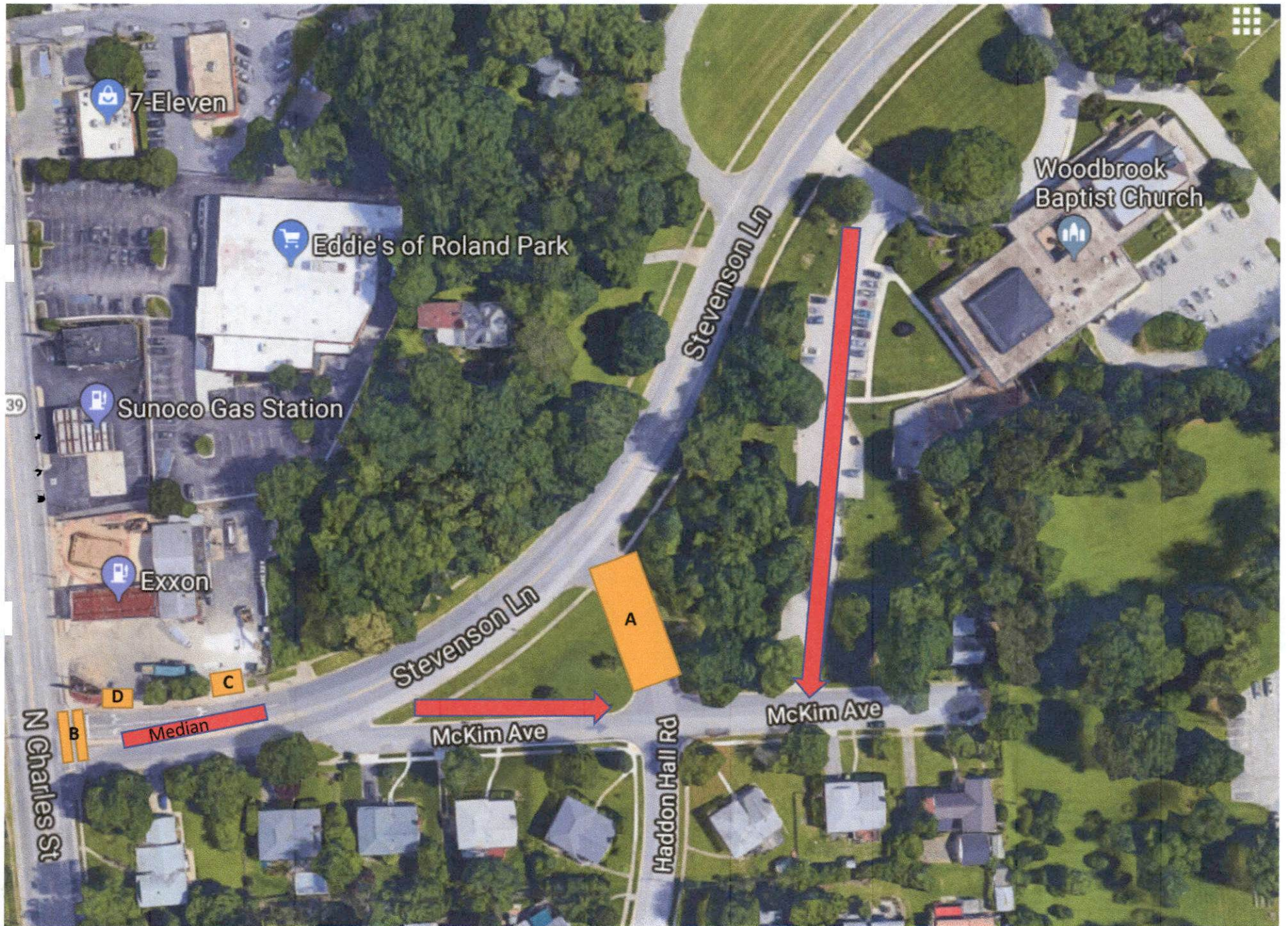
PILOT PLAN

PLANS APPROVED
 BY
 [Signature]

MICROFILMED

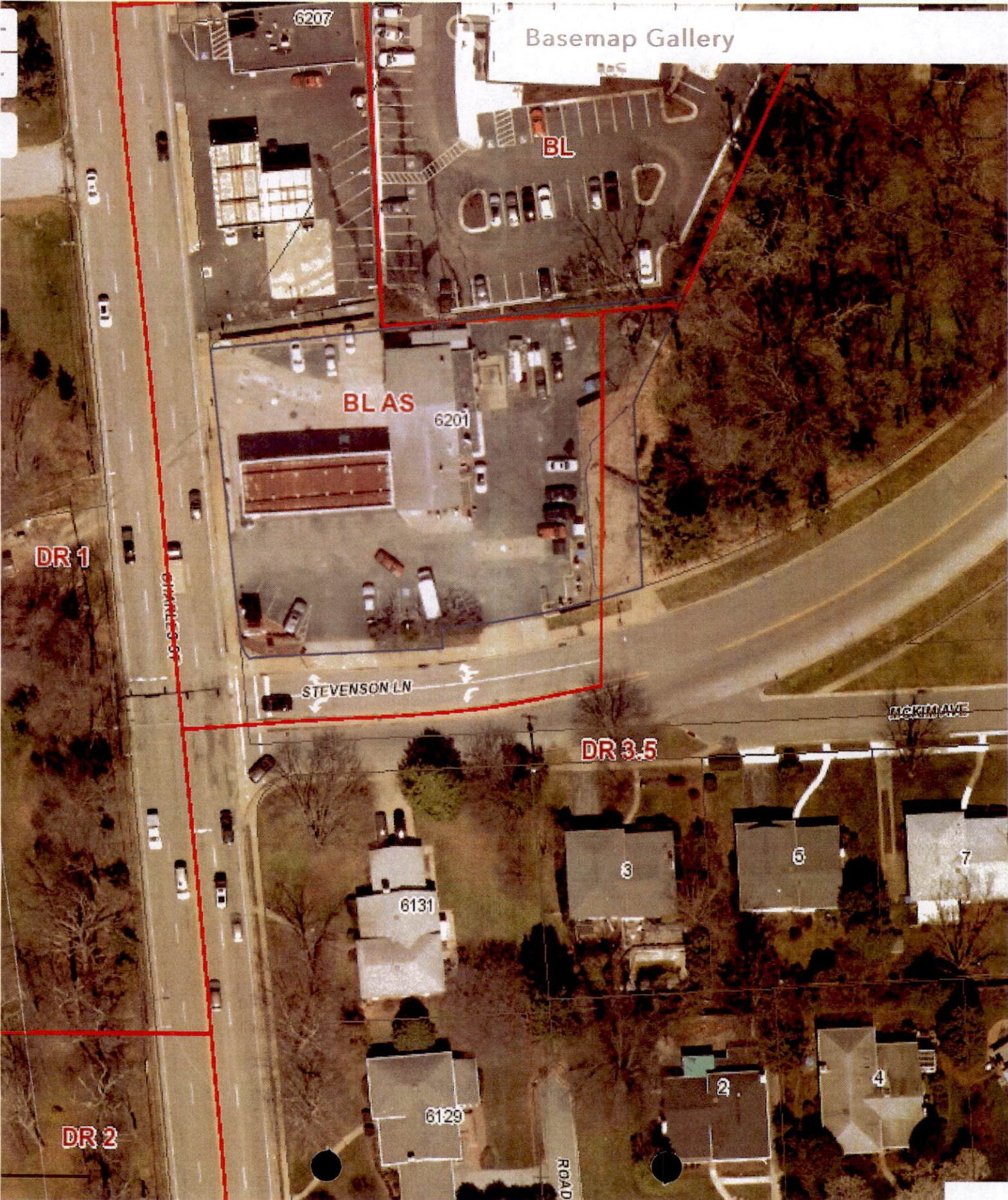
1. General Notes: All work shall be in accordance with the specifications and standards of the American Institute of Steel Construction, Inc. (AISC) and the American Institute of Mechanical Engineers (AIME).
 2. Foundation: All foundations shall be designed and constructed in accordance with the specifications and standards of the American Institute of Steel Construction, Inc. (AISC) and the American Institute of Mechanical Engineers (AIME).
 3. Structural Steel: All structural steel shall be designed and constructed in accordance with the specifications and standards of the American Institute of Steel Construction, Inc. (AISC) and the American Institute of Mechanical Engineers (AIME).
 4. Welding: All welding shall be designed and constructed in accordance with the specifications and standards of the American Institute of Steel Construction, Inc. (AISC) and the American Institute of Mechanical Engineers (AIME).
 5. Painting: All painting shall be designed and constructed in accordance with the specifications and standards of the American Institute of Steel Construction, Inc. (AISC) and the American Institute of Mechanical Engineers (AIME).

NOTES:
 1. The plans show the proposed layout of the facility, including the buildings, parking areas, and other infrastructure.
 2. The plan is subject to change without notice.
 3. The plan is not to be used for any other purpose without the written consent of the architect.





Baltimore County - My Neighborhood



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.44'	20.00'	35°39'06"	N 22° 32' 08" W	12.25'
C2	79.72'	483.09'	9°27'55"	S 79° 39' 24" W	79.81'



BROWN MEMORIAL WOODBROOK
UNITED PRESBYTERIAN CHURCH
TAX ACCOUNT 0902653040
MAP 79 PARCEL 6

ELKCRIDGE FOX HUNTING CLUB
TAX ACCOUNT 0905430350
MAP 79 PARCEL 318

LEGEND

	PR. LEASE LINE AND SPECIAL EXCEPTION AREA
	EX. R/W
	ZONING LINE
	EX. CURB & GUTTER
	EX. EDGE OF PAVING
	EX. SIDEWALK
	EX. SANITARY
	EX. STORM DRAIN
	EX. WATER
	EX. GAS
	EX. UTILITY POLE
	PROP. CURB
	PROP. BUILDING
	PROP. CONCRETE
	LANDSCAPE TRANSITION AREA

ATTACHMENT TO SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING PETITION

THE PETITIONER, REQUESTS THE FOLLOWING ZONING RELIEF:

SPECIAL EXCEPTION RELIEF, PURSUANT TO SECTION 419 TO ALLOW THE CONVERSION OF A GARAGE SERVICE BAY INTO A ROLLOVER CAR WASH; AND

VARIANCE RELIEF FROM SECTION 419.3.B.1 TO PERMIT ONE DRYING SPACE IN LIEU OF THE REQUIRED TWO DRYING SPACES AND FROM SECTION 419.3.B.3 TO PERMIT ZERO PARKING SPACES IN LIEU OF THE REQUIRED TWO.

AND FROM SECTION 419.4.A.1 TO ALLOW CAR WASH STACKING SPACES TO BE ZERO FEET FROM A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 100 FEET AND TO ALLOW THE TUNNEL ENTRANCE TO FACE A RESIDENTIALLY ZONED PROPERTY AND FROM SECTION 419.4.B.3 TO ALLOW AN 8' LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 15'.

SPECIAL HEARINGS RELIEF, TO AMEND THE RELIEF AND SITE PLAN APPROVED IN CASE NO. 66-220-X TO REFLECT THE CHANGES TO THE BUILDING AND SITE PLAN THAT HAVE OCCURRED OVER THE PAST 52 YEARS TO WHAT IS PROPOSED TO BE CONSTRUCTED ON THE PROPERTY TODAY.

AND FOR SUCH OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE.

ZONING PROPERTY DESCRIPTION FOR 6201 N. CHARLES STREET

BEGINNING AT A POINT ON THE EAST SIDE OF NORTH CHARLES STREET WHICH IS 66 WIDE AT THE DISTANCE OF 47.49 FEET AND BEARING OF N 41° 06' 18" E FROM THE CENTERLINE OF STEVENSON LANE WHICH IS 80' WIDE. THENCE THE FOLLOWING COURSES AND DISTANCES:

1. AN ARC TO THE LEFT WITH A RADIUS OF 20.00' AND ARC LENGTH OF 12.44' SUBTENDED BY A CHORD BEARING OF N 22° 32' 08" W AND A CHORD DISTANCE OF 12.25'.
2. N 02° 37' 19" W 40.83'.
3. N 05° 58' 25" W 110.06'.
4. N 85° 22' 28" E 88.92'.
5. N 84° 11' 50" E 139.53'.
6. S 25° 32' 34" W 50.19'.
7. S 65° 11' 37" W 21.53'.
8. S 03° 49' 18" E 100.49'.
9. AN ARC TO THE LEFT WITH A RADIUS OF 483.09' AND ARC LENGTH OF 79.81' SUBTENDED BY A CHORD BEARING OF S 79° 39' 24" W AND A CHORD DISTANCE OF 79.72'.
10. S 00° 39' 13" E 10.05'.
11. S 87° 41' 33" W 96.71', BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER 29721, FOLIO 209, CONTAINING 30,440 SF OR 0.699 AC. LOCATED IN THE 9TH ELECTION DISTRICT AND 5TH COUNCIL DISTRICT.

PLAN

SCALE: 1" = 20'

ZONING HISTORY

CASE NO. 1951-2136-SPH #6201 N. CHARLES STREET - PETITION FOR A SPECIAL EXCEPTION TO DETERMINE WHETHER OR NOT A LAWFUL NONCONFORMING COMMERCIAL OR INDUSTRIAL USE EXISTS FOR THE USE OF THE PROPERTY. GRANTED DECEMBER 8, 1951.

CASE NO. 1966-0220-X #6201 N. CHARLES STREET - PETITION FOR A SPECIAL EXCEPTION TO USE THE SUBJECT PROPERTY FOR A FILLING STATION. GRANTED APRIL 6, 1966.

CASE NO. 1961-5170-A #6215 N. CHARLES STREET - PETITION FOR A VARIANCE TO PERMIT THE HEIGHT OF 30' INSTEAD OF THE REQUIRED 25' FOR A SIGN. GRANTED DECEMBER 16, 1960.

CASE NO. R-1950-1875 #6201 N. CHARLES STREET - PETITION FOR ZONING RE-CLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL. GRANTED JANUARY 16, 1951.

CASE NO. 1961-5369-X #6201 N. CHARLES STREET - PETITION FOR ZONING SPECIAL EXCEPTION FOR TWO ILLUMINATED ADVERTISING STRUCTURES. GRANTED SEPTEMBER 20, 1961.

PARKING TABULATIONS CHART FOR CAR WASH			
(PARKING SPACES REQUIRED BY BC2R SECTION 419.3.)			
USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419.3	PARKING SPACES PROVIDED
1 ROLL-OVER CAR WASH TUNNEL CAR WASH	9/TUNNEL	9	9
2 VACUUMS	1/VACUUM	2	2
1 AIR PUMP	1/AIR PUMP	1	1
TOTAL PARKING		12	12

PARKING TABULATIONS CHART CONVENIENCE STORE & BAYS			
(PARKING SPACES REQUIRED BY BC2R SECTION 419.3.)			
USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419.3	PARKING SPACES PROVIDED
SERVICE BAY	3/BAY	9	9
SERVICE BAY EMPLOYEES	3/SHIFT	3	3
CONVENIENCE STORE (645 Sq.ft.)	3/1000 Sq.ft.	2	2
CONVENIENCE STORE EMPLOYEE	1/SHIFT	1	1
ATM	1/ATM	1	1
TOTAL PARKING		16	16

OWNER / DEVELOPER

WOODBROOK CORNER LLC
2300 COOL WOODS CT.
JARRETTSVILLE, MARYLAND 21084

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21642, EXPIRATION DATE: 01/11/2020.

GENERAL NOTES

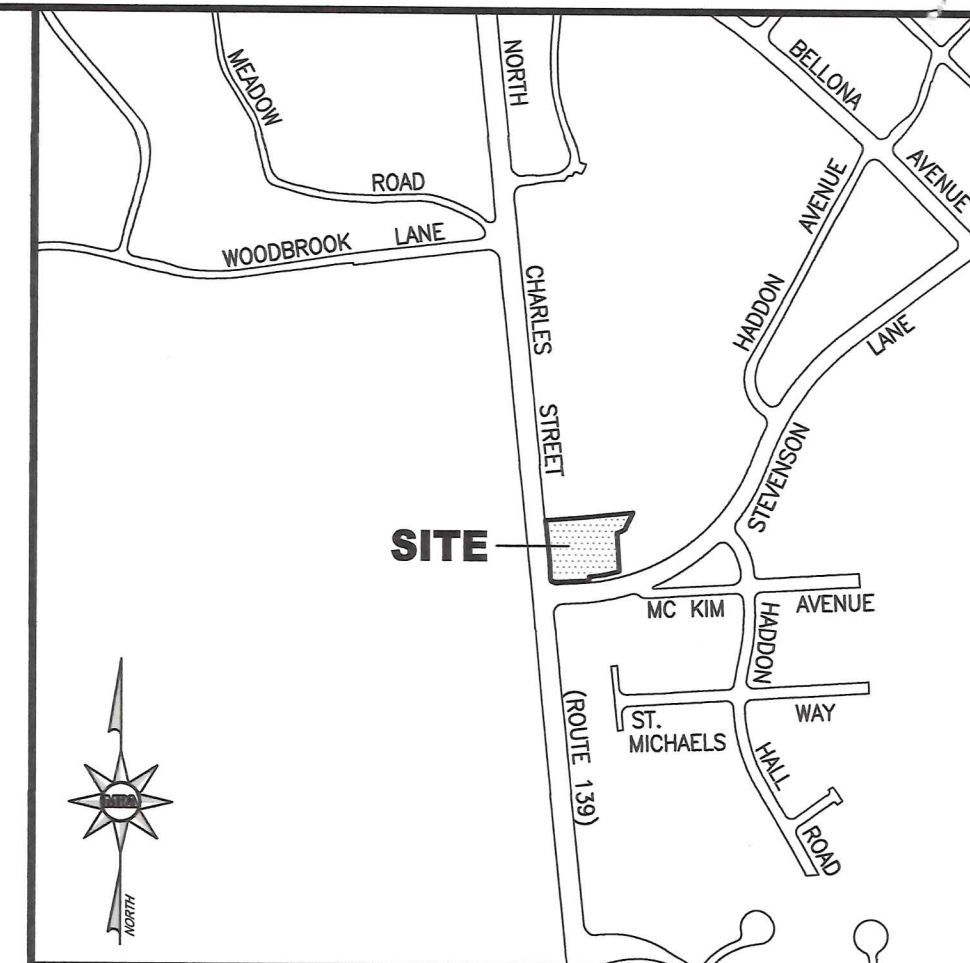
1. PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 6201 N. CHARLES STREET
B. NET SITE AREA: 30,437 S.F.±, 0.70 AC.±
C. SPECIAL EXCEPTION AREA:
D. ELECTION DISTRICT: 9
E. COUNCILMANIC DISTRICT: 5
F. ADJ. MAP: 28K10 & 27A10
G. CENSUS TRACT: 4906.03
H. TAX MAP: 79
I. PARCEL: 116
J. TAX ACCOUNT NO.: 1600003990
K. DEED: 29721/209
L. PLAT: 1/207
2. ZONING: BL-AS (BUSINESS LOCAL AUTOMOTIVE SERVICES)
BL (BUSINESS LOCAL)
DR 3.5 (DENSITY RESIDENTIAL)
3. ZONING MAP & GIS TILE No.: 079C1
4. FLOOR AREA RATIO: PERMITTED = 3.0
PROVIDED = 0.096 (2,910 S.F. / 30,473 S.F.)
EXISTING LAND USE: GAS STATION
PROPOSED LAND USE: GAS STATION AND ROLL OVER CAR WASH
5. BUILDING SETBACKS: (TO PROPERTY LINE)
FRONT 10' REQUIRED 89.89' PROVIDED
SIDE 0' REQUIRED 9.7' PROVIDED
REAR 20' REQUIRED 80.56' PROVIDED
CAR WASH / FRONT & REAR 50' PROVIDED 80.56' PROVIDED
6. PROPOSED BUILDING HEIGHT: CAR WASH = MAXIMUM 33' FROM EXTERIOR FINISHED GRADE TO TOP OF ROOF
7. BL ZONE SETBACKS (SECTION 232):
FROM PROPERTY LINE REQUIRED PROVIDED
*FRONT 19' 89.89'
SIDE (INTERIOR) 0' 9.7'
REAR 20' 80.56'
- FUEL SERVICE SETBACKS (SECTION 405):
FROM ANY STREET RIGHT OF WAY REQUIRED PROVIDED
CONVENIENCE STORE 35' 3'
FUEL PUMP 25' 10'
CANOPY 15' 0'
- *SECTION 303.2 STANDARDS FOR BL, BM AND BR ZONES, THE FRONT YARD DEPTH OF ANY BUILDING HEREAFTER ERECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE.
6201 N. CHARLES STREET = 19' BUILDING SETBACK
8. LANDSCAPE TRANSITION AREAS (LTA):
FROM PROPERTY LINE REQUIRED PROVIDED
N. CHARLES STREET 10' X'
STEVENSON LANE 10' X'
ALONG SIDE YARD (BL-AS ZONE) 6' X'
9. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE
10. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
11. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM PROPERTIES AND PUBLIC STREETS.
12. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
13. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
14. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
15. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100245F)
16. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
17. THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
18. THE TUNNEL EXIT FOR THE FULL-SERVICE AND ROLL-OVER CAR WASH FACILITY ARE GREATER THAN FIFTY FEET (50') FROM THE EXIT DRIVES LEAVING THE SITE.
19. THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY OF THE EQUIPMENT TO BE INSTALLED IN THE FULL SERVICE CAR WASH IS 120 CARS PER HOUR. THE DAILY AVERAGE PEAK PRODUCTION OF THE FULL SERVICE CAR WASH IS 25 CARS PER HOUR.
20. HOURS FOR CAR WASH WILL BE LIMITED TO 7 AM TO 9 PM, SEVEN DAYS A WEEK.
21. ROLLOVER DRYING CARWASH WITH THE BUILDING.

COMMERCIAL BUILDING PERMITS

- B_133808 - INTERIOR IMPROVEMENTS
- B_134328 - PUMP REMOVAL & REPLACE
- B_133820 - UNDERGROUND GAS PIPING & TANK IMPROVEMENTS
- B_143704 - OIL TANK REMOVAL
- B_155938 - PROPANE FRAME MOUNTED TANK DISPENSING STATION INSTALLATION
- B_172087 - FENCE REMOVAL & REPLACE
- B_283815 - GAS TANK REMOVAL & INSTALLATION
- B_308248 - BUILDING ADDITION
- B_422576 - SFD & DEBRIS REMOVAL
- B_480806 - RETAINING WALL W/ FENCE INSTALLATION
- B_531084 - RETAINING WALL W/ FENCE INSTALLATION
- B_554517 - REPLACEMENT OF SPILL BUCKET & FILL LINE
- B_610810 - FENCE INSTALLATION
- B_936317 - TANK REMOVAL & INSTALLATION

REASON FOR SPECIAL EXCEPTION

SPECIAL EXCEPTION TO CONVERT EXISTING SERVICE BAY INTO A ROLLOVER CAR WASH PURSUANT TO SECTION 419. OF THE BALTIMORE COUNTY ZONING REGULATIONS.



NOTE: ZONING HEARING FOR SPECIAL EXCEPTION TO BE HELD AT:
JEFFERSON BUILDING,
ROOM 205
105 WEST CHESAPEAKE AVE
TOWSON, MARYLAND 21204

VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

GPS 673 ELEV. 423.35 DESCRIPTION: CAPPED PIPE	N 625,263.87 E 1,417,389.38
GPS 674 ELEV. 422.52 DESCRIPTION: SPIKE	N 625,459.85 E 1,417,177.37

PETITIONER'S

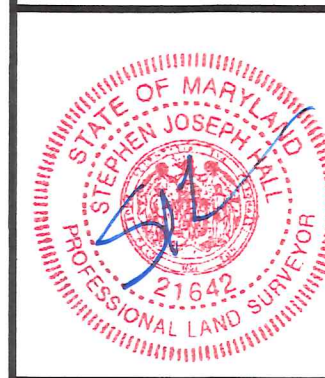
EXHIBIT NO. 1

PDM#:



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM
Copyright 2018 Morris & Ritchie Associates, Inc.



6201 N. CHARLES STREET

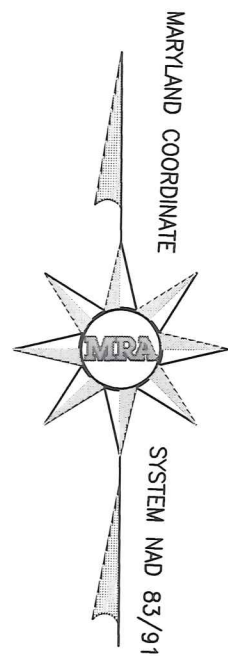
PLAN TO ACCOMPANY SPECIAL EXCEPTION SITE PLAN

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:	19920
8/1/2018	ADDED DRYING STATION, DUMPSTER & SIDEWALK	SCALE:	1" = 20'
		DATE:	6/4/2018
		DRAWN BY:	MAS
		DESIGN BY:	
		REVIEW BY:	
		SHEET:	1 OF 1

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BROWN MEMORIAL WOODBROOK
UNITED PRESBYTERIAN CHURCH
TAX ACCOUNT 0902653040
MAP 79 PARCEL 6

ELKRIDGE FOX HUNTING CLUB
TAX ACCOUNT 0905430350
MAP 79 PARCEL 318

LEGEND

	PR. LEASE LINE AND SPECIAL EXCEPTION AREA
	EX. R/W
	ZONING LINE
	EX. CURB & GUTTER
	EX. EDGE OF PAVING
	EX. SIDEWALK
	EX. SANITARY
	EX. STORM DRAIN
	EX. WATER
	EX. GAS
	EX. UTILITY POLE
	PROP. CURB
	PROP. BUILDING
	PROP. CONCRETE
	LANDSCAPE TRANSITION AREA

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AND FROM SECTION 419.4.A.1 TO ALLOW CAR WASH STACKING SPACES TO BE ZERO FEET FROM A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 100 FEET AND TO ALLOW THE TUNNEL ENTRANCE TO FACE A RESIDENTIALLY ZONED PROPERTY AND FROM SECTION 419.4.B.3 TO ALLOW AN 8' LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 15'.

SPECIAL HEARING RELIEF, TO AMEND THE RELIEF AND SITE PLAN APPROVED IN CASE NO. 66-220-X TO REFLECT THE CHANGES TO THE BUILDING AND SITE PLAN THAT HAVE OCCURRED OVER THE PAST 52 YEARS TO WHAT IS PROPOSED TO BE CONSTRUCTED ON THE PROPERTY TODAY.

AND FOR SUCH OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE.

ZONING PROPERTY DESCRIPTION FOR 6201 N. CHARLES STREET

BEGINNING AT A POINT ON THE EAST SIDE OF NORTH CHARLES STREET WHICH IS 66 WIDE AT THE DISTANCE OF 47.49 FEET AND BEARING OF N 41° 06' 16" E FROM THE CENTERLINE OF STEVENSON LANE WHICH IS 80' WIDE. THENCE THE FOLLOWING COURSES AND DISTANCES:

1. AN ARC TO THE LEFT WITH A RADIUS OF 20.00' AND ARC LENGTH OF 12.44' SUBTENDED BY A CHORD BEARING OF N 22° 32' 08" W AND A CHORD DISTANCE OF 12.25'.
2. N 02° 37' 19" W 40.83'.
3. N 05° 58' 25" W 110.06'.
4. N 85° 22' 28" E 88.92'.
5. N 84° 11' 50" E 139.53'.
6. S 25° 32' 34" W 50.19'.
7. S 65° 11' 37" W 21.53'.
8. S 03° 49' 18" E 100.49'.
9. AN ARC TO THE LEFT WITH A RADIUS OF 483.09' AND ARC LENGTH OF 79.81' SUBTENDED BY A CHORD BEARING OF S 79° 39' 24" W AND A CHORD DISTANCE OF 79.72'.
10. S 00° 39' 13" E 10.05'.
11. S 87° 41' 33" W 96.71', BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER 29721, FOLIO 209, CONTAINING 30,440 SF OR 0.699 AC. LOCATED IN THE 9TH ELECTION DISTRICT AND 5TH COUNCIL DISTRICT.

PLAN

SCALE: 1" = 20'

ZONING HISTORY

CASE NO. 1951-2136-SPH #6201 N. CHARLES STREET - PETITION FOR A SPECIAL EXCEPTION TO DETERMINE WHETHER OR NOT A LAWFUL NONCONFORMING COMMERCIAL OR INDUSTRIAL USE EXISTS FOR THE USE OF THE PROPERTY. GRANTED DECEMBER 8, 1951.

CASE NO. 1956-0220-X #6201 N. CHARLES STREET - PETITION FOR A SPECIAL EXCEPTION TO USE THE SUBJECT PROPERTY FOR A FILLING STATION. GRANTED APRIL 6, 1956.

CASE NO. 1961-5170-A #6215 N. CHARLES STREET - PETITION FOR A VARIANCE TO PERMIT THE HEIGHT OF 30' INSTEAD OF THE REQUIRED 25' FOR A SIGN. GRANTED DECEMBER 16, 1960.

CASE NO. R-1950-1875 #6201 N. CHARLES STREET - PETITION FOR ZONING RE-CLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL. GRANTED JANUARY 16, 1951.

CASE NO. 1961-5369-X #6201 N. CHARLES STREET - PETITION FOR ZONING SPECIAL EXCEPTION FOR TWO ILLUMINATED ADVERTISING STRUCTURES. GRANTED SEPTEMBER 20, 1961.

PARKING TABULATIONS CHART FOR CAR WASH

(PARKING SPACES REQUIRED BY BCZR SECTION 419.3.)

USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419.3	PARKING SPACES PROVIDED
1 ROLL-OVER CAR WASH TUNNEL CAR WASH	9/TUNNEL	9	9
2 VACUUMS	1/VACUUM	2	2
1 AIR PUMP	1/AIR PUMP	1	1
TOTAL PARKING		12	12

REASON FOR SPECIAL EXCEPTION

SPECIAL EXCEPTION TO CONVERT EXISTING SERVICE BAY INTO A ROLLOVER CAR WASH PURSUANT TO SECTION 419. OF THE BALTIMORE COUNTY ZONING REGULATIONS.

PARKING TABULATIONS CHART CONVENIENCE STORE & BAYS

(PARKING SPACES REQUIRED BY BCZR SECTION 419.3.)

USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419.3	PARKING SPACES PROVIDED
SERVICE BAY	3/BAY	9	9
SERVICE BAY EMPLOYEES	3/SHIFT	3	3
CONVENIENCE STORE (645 Sq.ft.)	3/1000 Sq.ft.	2	2
CONVENIENCE STORE EMPLOYEE	1/SHIFT	1	1
ATM	1/ATM	1	1
TOTAL PARKING		16	16

OWNER / DEVELOPER

WOODBROOK CORNER LLC
2300 COOL WOODS CT.
JARRETTSVILLE, MARYLAND 21084

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21642, EXPIRATION DATE: 01/11/2020.

GENERAL NOTES

1. PROPERTY INFORMATION:

A. PROPERTY ADDRESS:	6201 N. CHARLES STREET
B. NET SITE AREA:	30,437 S.F.±, 0.70 AC.±
C. SPECIAL EXCEPTION AREA:	
D. ELECTION DISTRICT:	9
E. COUNCILMANIC DISTRICT:	5
F. ADD MAP:	28K10 & 27A10
G. CENSUS TRACT:	4806.03
H. TAX MAP:	79
I. PARCEL:	118
J. TAX ACCOUNT NO.:	1600003990
K. DEED:	29721/209
L. PLAT:	1/207
2. ZONING: BL-AS (BUSINESS LOCAL AUTOMOTIVE SERVICES)
BL (BUSINESS LOCAL)
DR 3.5 (DENSITY RESIDENTIAL)
3. ZONING MAP & GIS TILE No.: 079C1
4. FLOOR AREA RATIO: PERMITTED = 3.0
PROVIDED = 0.096 (2,910 S.F. / 30,473 S.F.)
5. EXISTING LAND USE: GAS STATION
PROPOSED LAND USE: GAS STATION AND ROLL OVER CAR WASH
6. BUILDING SETBACKS: (TO PROPERTY LINE)

FRONT	REQUIRED 10'	PROVIDED 89.89'
REAR	0'	9.7'
CAR WASH / FRONT & REAR	20'	80.56'
	50'	80.56'
7. BL ZONE SETBACKS (SECTION 232):

FROM PROPERTY LINE	REQUIRED 19'	PROVIDED 89.89'
*FRONT	0'	9.7'
SIDE (INTERIOR)	20'	80.56'
8. FUEL SERVICE SETBACKS (SECTION 405):

FROM ANY STREET RIGHT OF WAY	REQUIRED 35'	PROVIDED 3'
CONVENIENCE STORE	25'	10'
FUEL PUMP	15'	0'
CANOPY		
9. *SECTION 303.2 STANDARDS FOR BL, BM AND BR ZONES, THE FRONT YARD DEPTH OF ANY BUILDING HEREAFTER ERECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE.
10. 6201 N. CHARLES STREET = 19' BUILDING SETBACK
11. LANDSCAPE TRANSITION AREAS (LTA):

FROM PROPERTY LINE	REQUIRED 10'	PROVIDED X'
N. CHARLES STREET	10'	X'
STEVENSON LANE	10'	X'
ALONG SIDE YARD (BL-AS ZONE)	6'	X'
12. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE.
13. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
14. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM PROPERTIES AND PUBLIC STREETS.
15. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
16. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
17. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
18. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100245F)
19. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
20. THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
21. THE TUNNEL EXIT FOR THE FULL-SERVICE AND ROLL-OVER CAR WASH FACILITY ARE GREATER THAN FIFTY FEET (50') FROM THE EXIT DRIVES LEAVING THE SITE.
22. THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY OF THE EQUIPMENT TO BE INSTALLED IN THE FULL SERVICE CAR WASH IS 120 CARS PER HOUR. THE DAILY AVERAGE PEAK PRODUCTION OF THE FULL SERVICE CAR WASH IS 25 CARS PER HOUR.
23. HOURS FOR CAR WASH WILL BE LIMITED TO 7 AM TO 9 PM, SEVEN DAYS A WEEK.
24. ROLLOVER DRYING CARWASH WITH THE BUILDING.

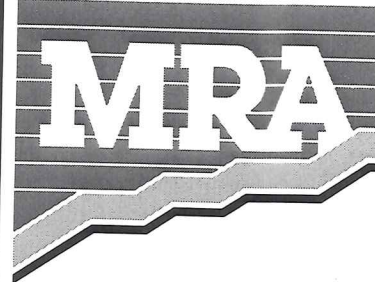
COMMERCIAL BUILDING PERMITS

- B_133608 - INTERIOR IMPROVEMENTS
- B_134328 - PUMP REMOVAL & REPLACE
- B_133620 - UNDERGROUND GAS PIPING & TANK IMPROVEMENTS
- B_143704 - OIL TANK REMOVAL
- B_155938 - PROPANE FRAME MOUNTED TANK DISPENSING STATION INSTALLATION
- B_172067 - FENCE REMOVAL & REPLACE
- B_293915 - GAS TANK REMOVAL & INSTALLATION
- B_308248 - BUILDING ADDITION
- B_422576 - SFD & DEBRIS REMOVAL
- B_490908 - RETAINING WALL W/ FENCE INSTALLATION
- B_531084 - RETAINING WALL W/ FENCE INSTALLATION
- B_554517 - REPLACEMENT OF SPILL BUCKET & FILL LINE
- B_610910 - FENCE INSTALLATION
- B_936317 - TANK REMOVAL & INSTALLATION

PETITIONER'S

EXHIBIT NO. 2

PDM#:



MORRIS & RITCHIE ASSOCIATES, INC.

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6201 N. CHARLES STREET

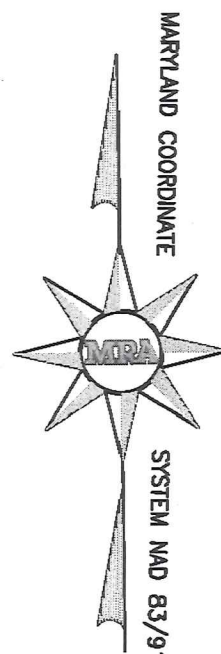
PLAN TO ACCOMPANY SPECIAL EXCEPTION
SITE PLAN

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:	19920
		SCALE:	1" = 20'
		DATE:	6/4/2018
		DRAWN BY:	MAS
		DESIGN BY:	
		REVIEW BY:	
		SHEET:	1 OF 1

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.44'	20.00'	35°39'06"	N 22° 32' 08" W	12.25'
C2	79.81'	483.09'	9°27'55"	S 79° 39' 24" W	79.72'



BROWN MEMORIAL WOODBROOK
UNITED PRESBYTERIAN CHURCH
TAX ACCOUNT 0902653040
MAP 79 PARCEL 6

ELK RIDGE FOX HUNTING CLUB
TAX ACCOUNT 0905430350
MAP 79 PARCEL 318

LEGEND

	PR. LEASE LINE AND SPECIAL EXCEPTION AREA
	EX. R/W
	ZONING LINE
	EX. CURB & GUTTER
	EX. EDGE OF PAVING
	EX. SIDEWALK
	EX. SANITARY
	EX. STORM DRAIN
	EX. WATER
	EX. GAS
	EX. UTILITY POLE
	PROP. CURB
	PROP. BUILDING
	PROP. CONCRETE
	LANDSCAPE TRANSITION AREA

ATTACHMENT TO SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING PETITION

THE PETITIONER, REQUESTS THE FOLLOWING ZONING RELIEF:

SPECIAL EXCEPTION RELIEF, PURSUANT TO SECTION 419 TO ALLOW THE CONVERSION OF A GARAGE SERVICE BAY INTO A ROLL-OVER CAR WASH, AND

VARIANCE RELIEF FROM SECTION 419.3.B.1 TO PERMIT ONE DRYING SPACE IN LIEU OF THE REQUIRED TWO DRYING SPACES AND FROM SECTION 419.3.B.3 TO PERMIT ZERO PARKING SPACES IN LIEU OF THE REQUIRED TWO.

AND FROM SECTION 419.4.A.1 TO ALLOW CAR WASH STACKING SPACES TO BE ZERO FEET FROM A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 100 FEET AND TO ALLOW THE TUNNEL ENTRANCE TO FACE A RESIDENTIALLY ZONED PROPERTY AND FROM SECTION 419.4.B.3 TO ALLOW AN 8' LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 15'.

SPECIAL HEARING RELIEF, TO AMEND THE RELIEF AND SITE PLAN APPROVED IN CASE NO. 66-220-X TO REFLECT THE CHANGES TO THE BUILDING AND SITE PLAN THAT HAVE OCCURRED OVER THE PAST 52 YEARS TO WHAT IS PROPOSED TO BE CONSTRUCTED ON THE PROPERTY TODAY.

AND FOR SUCH OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE.

ZONING PROPERTY DESCRIPTION FOR 6201 N. CHARLES STREET

BEGINNING AT A POINT ON THE EAST SIDE OF NORTH CHARLES STREET WHICH IS 66 WIDE AT THE DISTANCE OF 33 FEET NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET STEVENSON LANE WHICH IS 80' WIDE, THENCE THE FOLLOWING COURSES AND DISTANCES:

1. AN ARC TO THE LEFT WITH A RADIUS OF 20.00' AND ARC LENGTH OF 12.44' SUBTENDED BY A CHORD BEARING OF N 22° 32' 08" W AND A CHORD DISTANCE OF 12.25'.
2. N 02° 37' 19" W 40.83'.
3. N 05° 58' 25" W 110.06'.
4. N 85° 09' 29" E 88.49'.
5. N 83° 58' 54" E 138.69'.
6. S 25° 32' 34" W 50.19'.
7. S 65° 11' 37" W 21.53'.
8. S 04° 28' 47" E 100.49'.
9. AN ARC TO THE LEFT WITH A RADIUS OF 483.09' AND ARC LENGTH OF 79.81' SUBTENDED BY A CHORD BEARING OF S 79° 39' 24" W AND A CHORD DISTANCE OF 79.72'.
10. S 00° 39' 13" E 10.05'.
11. S 87° 41' 33" W 96.71' BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER 28721, FOLIO 208, CONTAINING 0.437 SF OR 0.689 AC. LOCATED IN THE 9TH ELECTION DISTRICT AND 5TH COUNCIL DISTRICT.

PLAN

SCALE: 1" = 20'

ZONING HISTORY

CASE NO. 1961-2136-SPH #6201 N. CHARLES STREET - PETITION FOR A SPECIAL EXCEPTION TO DETERMINE WHETHER OR NOT A LAWFUL NONCONFORMING COMMERCIAL OR INDUSTRIAL USE EXISTS FOR THE USE OF THE PROPERTY. GRANTED DECEMBER 8, 1951.

CASE NO. 1966-0220-X #6201 N. CHARLES STREET - PETITION FOR A SPECIAL EXCEPTION TO USE THE SUBJECT PROPERTY FOR A FILLING STATION. GRANTED APRIL 6, 1966.

CASE NO. 1961-5170-A #6215 N. CHARLES STREET - PETITION FOR A VARIANCE TO PERMIT THE HEIGHT OF 30' INSTEAD OF THE REQUIRED 25' FOR A SIGN. GRANTED DECEMBER 16, 1960.

CASE NO. R-1950-1875 #6201 N. CHARLES STREET - PETITION FOR ZONING RE-CLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL. GRANTED JANUARY 18, 1951.

CASE NO. 1961-5369-Y #6201 N. CHARLES STREET - PETITION FOR ZONING SPECIAL EXCEPTION FOR TWO ILLUMINATED ADVERTISING STRUCTURES. GRANTED SEPTEMBER 20, 1961.

PARKING TABULATIONS CHART FOR CAR WASH

(PARKING SPACES REQUIRED BY BCZR SECTION 419.3.)

USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419.3	PARKING SPACES PROVIDED
1 ROLL-OVER CAR WASH TUNNEL CAR WASH	9/TUNNEL	9	9
2 VACUUMS	1/VACUUM	2	2
1 AIR PUMP	1/AIR PUMP	1	1
TOTAL PARKING		12	12

GENERAL NOTES

1. PROPERTY INFORMATION:

A. PROPERTY ADDRESS:	6201 N. CHARLES STREET
B. NET SITE AREA:	30,437 S.F., 0.70 AC.±
C. SPECIAL EXCEPTION AREA:	9
D. ELECTION DISTRICT:	28K10 & 27A10
E. COUNCILMANIC DISTRICT:	4806.03
F. ADD MAP:	78
G. CENSUS TRACT:	118
H. TAX MAP:	1800003990
I. PARCEL:	29721/209
J. TAX ACCOUNT NO.:	1/207
K. DEED:	
L. PLAT:	
 2. ZONING: BL-AS (BUSINESS LOCAL AUTOMOTIVE SERVICES)
BL (BUSINESS LOCAL)
DR 3.5 (DENSITY RESIDENTIAL)
 3. ZONING MAP & GIS TILE No.: 079C1
 4. FLOOR AREA RATIO: PERMITTED = 3.0
PROVIDED = 0.096 (2,910 S.F. / 30,473 S.F.)
 - EXISTING LAND USE: GAS STATION
 - PROPOSED LAND USE: GAS STATION AND ROLL OVER CAR WASH
 5. BUILDING SETBACKS: (TO PROPERTY LINE)

	REQUIRED	PROVIDED
FRONT	10'	89.89'
REAR	0'	9.7'
CAR WASH / FRONT & REAR	50'	80.56'
 6. PROPOSED BUILDING HEIGHT: CAR WASH = MAXIMUM 33' FROM EXTERIOR FINISHED GRADE TO TOP OF ROOF
 7. BL ZONE SETBACKS (SECTION 232):

	REQUIRED	PROVIDED
FROM PROPERTY LINE	19'	89.89'
FRONT	0'	9.7'
SIDE (INTERIOR)	20'	80.56'
REAR		
 - FUEL SERVICE SETBACKS (SECTION 405):

	REQUIRED	PROVIDED
FROM ANY STREET RIGHT OF WAY	35'	3'
CONVENIENCE STORE	25'	10'
FUEL PUMP	15'	0'
CANOPY		
- *SECTION 303.2 STANDARDS FOR BL, BM AND BR ZONES, THE FRONT YARD DEPTH OF ANY BUILDING HEREAFTER ERRECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE.
- 6201 N. CHARLES STREET = 19' BUILDING SETBACK
8. LANDSCAPE TRANSITION AREAS (LTA):

	REQUIRED	PROVIDED
FROM PROPERTY LINE	10'	X'
N. CHARLES STREET	10'	X'
STEVENSON LANE	6'	X'
ALONG SIDE YARD (BL-AS ZONE)		
 9. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE.
 10. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
 11. ANY FEATURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM PROPERTIES AND PUBLIC STREETS.
 12. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
 13. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
 14. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
 15. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100245F)
 16. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
 17. THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
 18. THE TUNNEL EXIT FOR THE FULL-SERVICE AND ROLL-OVER CAR WASH FACILITY ARE GREATER THAN FIFTY FEET (50') FROM THE EXIT DRIVES LEAVING THE SITE.
 19. THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY OF THE EQUIPMENT TO BE INSTALLED IN THE FULL SERVICE CAR WASH IS 120 CARS PER HOUR, THE DAILY AVERAGE PEAK PRODUCTION OF THE FULL SERVICE CAR WASH IS 25 CARS PER HOUR.
 20. HOURS FOR CAR WASH WILL BE LIMITED TO 7 AM TO 9 PM, SEVEN DAYS A WEEK.
 21. ROLL-OVER DRYING CARWASH WITH THE BUILDING.

COMMERCIAL BUILDING PERMITS

- B 133608 - INTERIOR IMPROVEMENTS
- B 134328 - PUMP REMOVAL & REPLACE
- B 133620 - UNDERGROUND GAS PIPING & TANK IMPROVEMENTS
- B 143704 - OIL TANK REMOVAL
- B 155938 - PROPANE FRAME MOUNTED TANK DISPENSING STATION INSTALLATION
- B 172067 - FENCE REMOVAL & REPLACE
- B 283815 - GAS TANK REMOVAL & INSTALLATION
- B 308248 - BUILDING ADDITION
- B 422576 - SFD & DEBRIS REMOVAL
- B 480806 - RETAINING WALL W/ FENCE INSTALLATION
- B 531084 - RETAINING WALL W/ FENCE INSTALLATION
- B 554517 - REPLACEMENT OF SPILL BUCKET & FILL LINE
- B 610910 - FENCE INSTALLATION
- B 936317 - TANK REMOVAL & INSTALLATION

REASON FOR SPECIAL EXCEPTION

SPECIAL EXCEPTION TO CONVERT EXISTING SERVICE BAY INTO A ROLL-OVER CAR WASH PURSUANT TO SECTION 419. OF THE BALTIMORE COUNTY ZONING REGULATIONS.

PARKING TABULATIONS CHART CONVENIENCE STORE & BAYS

(PARKING SPACES REQUIRED BY BCZR SECTION 419.3.)

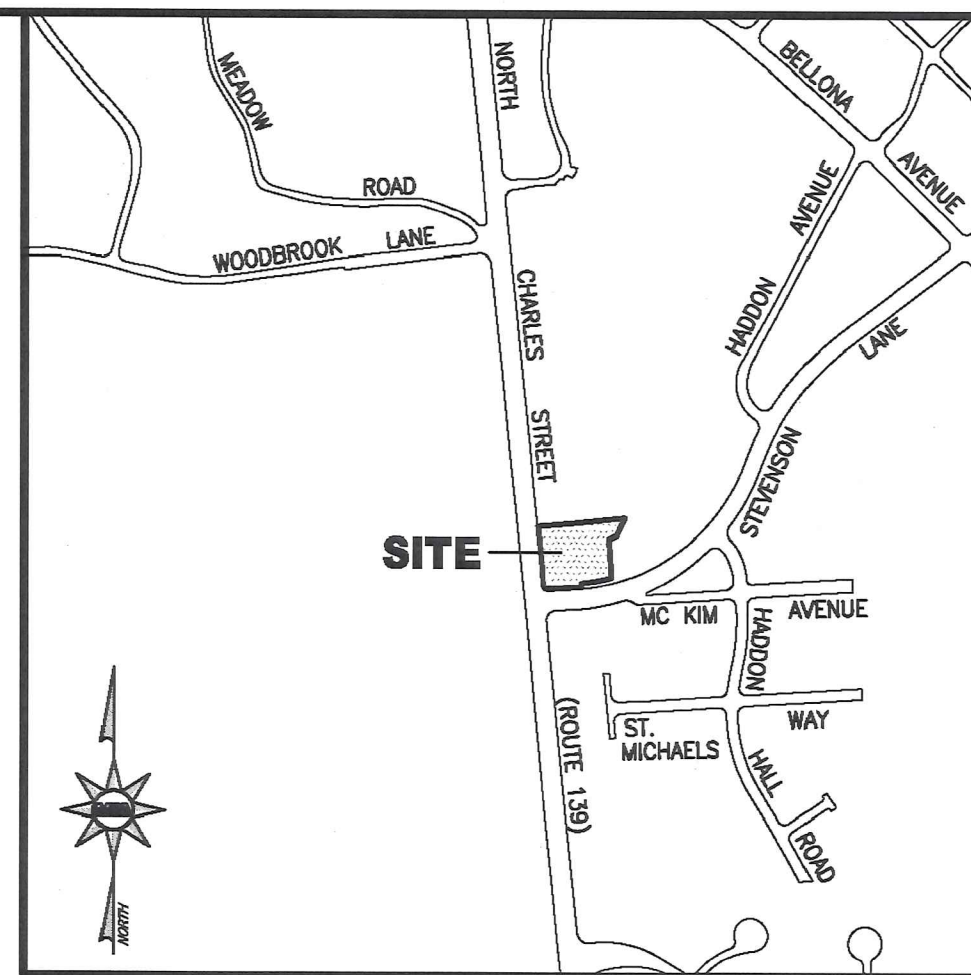
USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419.3	PARKING SPACES PROVIDED
SERVICE BAY	3/BAY	9	9
SERVICE BAY EMPLOYEES	3/SHIFT	3	3
CONVENIENCE STORE (645 Sq.ft.)	3/1000 Sq.ft.	2	2
CONVENIENCE STORE EMPLOYEE	1/SHIFT	1	1
ATM	1/ATM	1	1
TOTAL PARKING		16	16

OWNER / DEVELOPER

WOODBROOK CORNER LLC
2300 COOL WOODS CT.
JARRETTSVILLE, MARYLAND 21084

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21842, EXPIRATION DATE: 01/11/2020.



NOTE: ZONING HEARING FOR SPECIAL EXCEPTION TO BE HELD AT:
JEFFERSON BUILDING,
ROOM 205
105 WEST CHESAPEAKE AVE
TOWSON, MARYLAND 21204

VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

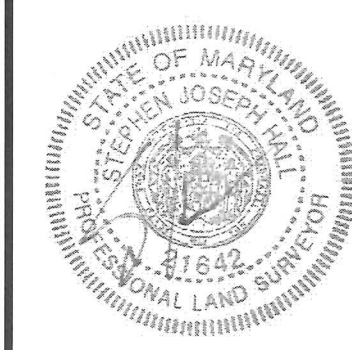
GPS 673 ELEV. 423.35 DESCRIPTION: CAPPED PIPE	N 625,263.87 E 1,417,389.38
GPS 674 ELEV. 422.52 DESCRIPTION: SPIKE	N 625,459.85 E 1,417,177.37

PDM#:



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRA@GIA.COM
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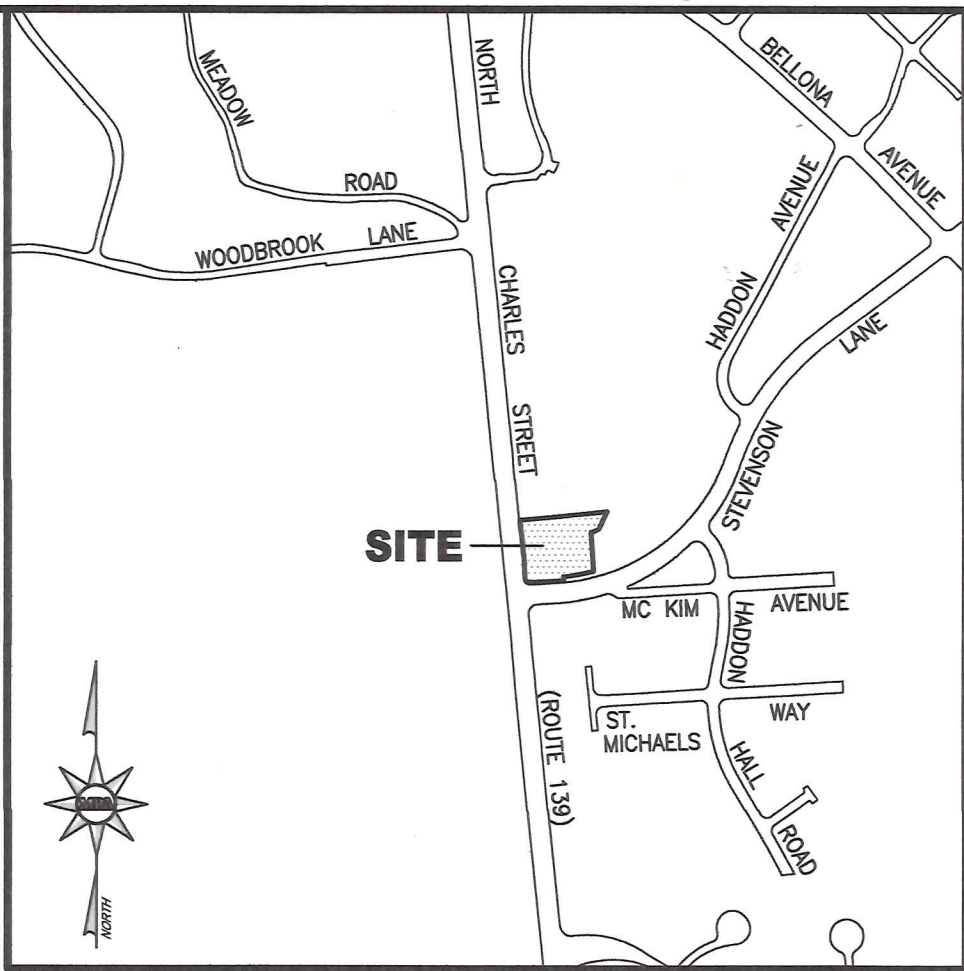
6201 N. CHARLES STREET

PLAN TO ACCOMPANY SPECIAL EXCEPTION
SITE PLAN

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:	19920
		SCALE:	1" = 20'
		DATE:	5/2/2018
		DRAWN BY:	MAS
		DESIGN BY:	
		REVIEW BY:	
		SHEET:	1 OF 1



VICINITY MAP

SCALE : 1" = 500'

BENCHMARKS

GPS 673	N 625,263.87
ELEV. 423.35	E 1,417,399.38
DESCRIPTION: CAPPED PIPE	
GPS 674	N 625,459.85
ELEV. 422.52	E 1,417,177.37
DESCRIPTION: SPIKE	

PETITIONER'S

EXHIBIT NO. 



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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TOWSON, MARYLAND 21286
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MRAGTA.COM

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6201 N. CHARLES STREET

SITE PLAN

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:	19920
		SCALE:	1" = 50'
		DATE:	6/4/2018
		DRAWN BY:	MAS
		DESIGN BY:	
		REVIEW BY:	
		SHEET:	1 OF 1

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.44'	20.00'	35°39'06"	N 22° 32' 08" W	12.25'
C2	79.81'	483.09'	9°27'55"	S 79° 39' 24" W	79.72'



BROWN MEMORIAL WOODBROOK
UNITED PRESBYTERIAN CHURCH
TAX ACCOUNT 0902653040
MAP 79 PARCEL 6

ELK RIDGE FOX HUNTING CLUB
TAX ACCOUNT 0905430350
MAP 79 PARCEL 318



PLAN
SCALE: 1" = 20'

ATTACHMENT TO SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING PETITION

THE PETITIONER, REQUESTS THE FOLLOWING ZONING RELIEF:

SPECIAL EXCEPTION RELIEF, PURSUANT TO SECTION 419 TO ALLOW THE CONVERSION OF A GARAGE SERVICE BAY INTO A ROLL-OVER CAR WASH; AND

VARIANCE RELIEF FROM SECTION 419.3.B.1 TO PERMIT ONE DRYING SPACE IN LIEU OF THE REQUIRED TWO DRYING SPACES AND FROM SECTION 419.3.B.3 TO PERMIT ZERO PARKING SPACES IN LIEU OF THE REQUIRED TWO.

AND FROM SECTION 419.4.A.1 TO ALLOW CAR WASH STACKING SPACES TO BE ZERO FEET FROM A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 100 FEET AND TO ALLOW THE TUNNEL ENTRANCE TO FACE A RESIDENTIALLY ZONED PROPERTY AND FROM SECTION 419.4.B.3 TO ALLOW AN 8' LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 15'.

SPECIAL HEARING RELIEF, TO AMEND THE RELIEF AND SITE PLAN APPROVED IN CASE NO. 66-220-X TO REFLECT THE CHANGES TO THE BUILDING AND SITE PLAN THAT HAVE OCCURRED OVER THE PAST 52 YEARS TO WHAT IS PROPOSED TO BE CONSTRUCTED ON THE PROPERTY TODAY.

AND FOR SUCH OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE.

ZONING HISTORY

CASE NO. 1951-2136-SPH #6201 N. CHARLES STREET - PETITION FOR A SPECIAL EXCEPTION TO DETERMINE WHETHER OR NOT A LAWFUL NONCONFORMING COMMERCIAL OR INDUSTRIAL USE EXISTS FOR THE USE OF THE PROPERTY. GRANTED DECEMBER 8, 1951.

CASE NO. 1966-0220-X #6201 N. CHARLES STREET - PETITION FOR A SPECIAL EXCEPTION TO USE THE SUBJECT PROPERTY FOR A FILLING STATION. GRANTED APRIL 6, 1966.

CASE NO. 1961-5170-A #6215 N. CHARLES STREET - PETITION FOR A VARIANCE TO PERMIT THE HEIGHT OF 30' INSTEAD OF THE REQUIRED 25' FOR A SIGN. GRANTED DECEMBER 16, 1960.

CASE NO. R-1950-1875 #6201 N. CHARLES STREET - PETITION FOR ZONING RE-CLASSIFICATION FROM RESIDENTIAL TO COMMERCIAL. GRANTED JANUARY 16, 1951.

CASE NO. 1961-5369-X #6201 N. CHARLES STREET - PETITION FOR ZONING SPECIAL EXCEPTION FOR TWO ILLUMINATED ADVERTISING STRUCTURES. GRANTED SEPTEMBER 20, 1961.

CASE NO. 2018-0359-SPHX #6201 N. CHARLES STREET - PETITION

ZONING PROPERTY DESCRIPTION FOR 6201 N. CHARLES STREET

BEGINNING AT A POINT ON THE EAST SIDE OF NORTH CHARLES STREET WHICH IS 66' WIDE AT THE DISTANCE OF 33 FEET NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET STEVENSON LANE WHICH IS 80' WIDE, THENCE THE FOLLOWING COURSES AND DISTANCES:

1. AN ARC TO THE LEFT WITH A RADIUS OF 20.00' AND ARC LENGTH OF 12.44' SUBTENDED BY A CHORD BEARING OF N 22° 32' 08" W AND A CHORD DISTANCE OF 12.25'.
2. N 02° 37' 19" W 40.83'.
3. N 05° 58' 25" W 110.06'.
4. N 85° 09' 29" E 88.49'.
5. N 83° 58' 54" E 138.69'.
6. S 25° 32' 34" W 50.19'.
7. S 65° 11' 37" W 21.53'.
8. S 04° 28' 47" E 100.49'.
9. AN ARC TO THE LEFT WITH A RADIUS OF 483.09' AND ARC LENGTH OF 79.81' SUBTENDED BY A CHORD BEARING OF S 79° 39' 24" W AND A CHORD DISTANCE OF 79.72'.
10. S 00° 39' 13" E 10.05'.

11. S 87° 41' 33" W 96.71', BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER 29721, FOLIO 209, CONTAINING 0.437 SF OR 0.699 AC. LOCATED IN THE 9TH ELECTION DISTRICT AND 5TH COUNCIL DISTRICT.

PLANTING UNIT CALCULATIONS

Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Required Planting Units (PU)
Condition K Automotive Uses			
Adjacent to Residential and Commercial (Class C)	1 PU/ 10 LF	150	15
Total Required Planting Units (PU)			15
Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Provided Planting Units (PU)
Major Trees Provided	1 PU/ Tree	4	4
Minor Trees Provided	1 PU/ 2 Trees	3	1.5
Evergreen Trees	1 PU/ 2 Trees	5	2.5
Shrubs	1 PU/ 5 Shrubs	50	10
Total Provided Planting Units (PU)			18

OWNER / DEVELOPER

WOODBROOK CORNER LLC
2300 COOL WOODS CT.
JARRETTSVILLE, MARYLAND 21084

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3787, EXPIRATION DATE: 06/30/2020

GENERAL NOTES

1. PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 6201 N. CHARLES STREET
 - B. NET SITE AREA: 30,437 S.F.±, 0.70 AC.±
 - C. SPECIAL EXCEPTION AREA: BL (BUSINESS LOCAL)
 - D. ELECTION DISTRICT: 9
 - E. COUNCILMANIC DISTRICT: 5
 - F. ADC MAP: 28K10 & 27A10
 - G. CENSUS TRACT: 4906.03
 - H. TAX MAP: 79
 - I. PARCEL: 118
 - J. TAX ACCOUNT NO.: 1800003990
 - K. DEED: 29721/209
 - L. PLAT: 1/207
2. ZONING: BL-AS (BUSINESS LOCAL AUTOMOTIVE SERVICES)
3. ZONING MAP & GIS TILE No.: 079C1
4. FLOOR AREA RATIO: PERMITTED = 3.0
PROVIDED = 0.096 (2,810 S.F. / 30,473 S.F.)
- EXISTING LAND USE: GAS STATION
- PROPOSED LAND USE: GAS STATION AND ROLL OVER CAR WASH
5. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
6. THERE WILL BE NO ADDITIONAL LIGHTING ADDED TO THE SITE.
7. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100245F)
8. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

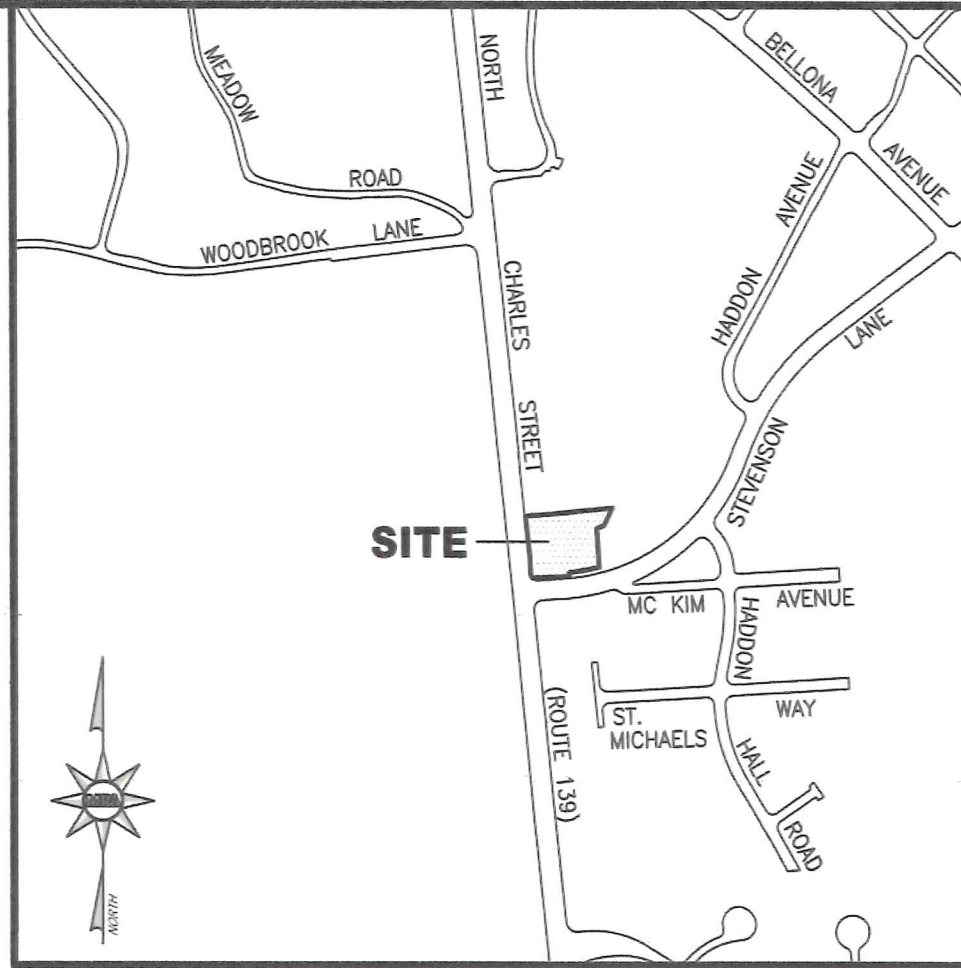
THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

Nicole C. Reedy 06/25/2018 NICOLE C. REEDY
APPLICANT SIGNATURE DATE PRINT NAME

MAILING ADDRESS (IF NOT ALREADY ON PLAN)

PETITIONER'S

EXHIBIT NO. _____



VICINITY MAP

NOTE: ZONING HEARING FOR SPECIAL EXCEPTION TO BE HELD AT:
JETERSON BUILDING,
ROOM 205
105 WEST CHESAPEAKE AVE
TOWSON, MARYLAND 21204

SCALE: 1" = 500'

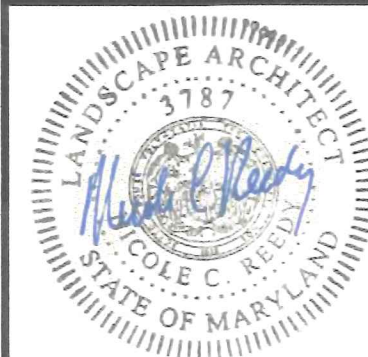
BENCHMARKS

GPS 673 N 625,263.67
ELEV. 423.35 E 1,417,389.38
DESCRIPTION: CAPPED PIPE
GPS 674 N 625,459.85
ELEV. 422.52 E 1,417,177.37
DESCRIPTION: SPIKE

LEGEND

- PR. LEASE LINE AND "SPECIAL" EXCEPTION AREA
- EX. R/W
- ZONING LINE
- EX. CURB & GUTTER
- EX. EDGE OF PAVING
- EX. SIDEWALK
- EX. SANITARY
- EX. STORM DRAIN
- EX. WATER
- EX. GAS
- EX. UTILITY POLE
- PROP. CURB
- PROP. BUILDING
- PROP. CONCRETE
- LANDSCAPE TRANSITION AREA
- PROP. DIRECTIONAL ARROW
- PROP. MAJOR TREE
- PROP. FLOWERING TREE
- PROP. EVERGREEN TREE
- PROP. SHRUB

PDM#:



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRA@GTA.COM
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6201 N. CHARLES STREET

SCHEMATIC LANDSCAPE PLAN

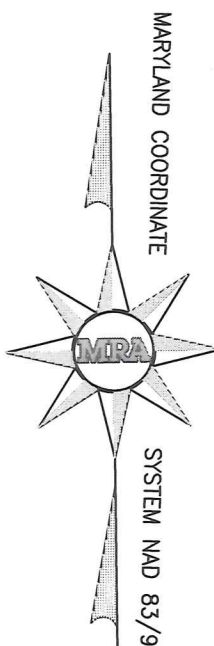
ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:	19920
		SCALE:	1" = 20'
		DATE:	06/25/2018
		DRAWN BY:	MAS
		DESIGN BY:	NCR
		REVIEW BY:	NCR
		SHEET:	1 OF 1

PET.4

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.44'	20.00'	35°39'06"	N 22° 32' 08" W	12.25'
C2	79.72'	483.09'	9°27'55"	S 79° 39' 24" W	79.81'



BROWN MEMORIAL WOODBROOK
UNITED PRESBYTERIAN CHURCH
TAX ACCOUNT 0902653040
MAP 79 PARCEL 6

ELKTRIDGE FOX HUNTING CLUB
TAX ACCOUNT 0905430350
MAP 79 PARCEL 318

LEGEND

	PR. LEASE LINE AND SPECIAL EXCEPTION AREA
	EX. R/W
	ZONING LINE
	EX. CURB & GUTTER
	EX. EDGE OF PAVING
	EX. SIDEWALK
	EX. SANITARY
	EX. STORM DRAIN
	EX. WATER
	EX. GAS
	EX. UTILITY POLE
	PROP. CURB
	PROP. BUILDING
	PROP. CONCRETE
	LANDSCAPE TRANSITION AREA

ATTACHMENT TO SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING PETITION

THE PETITIONER, REQUESTS THE FOLLOWING ZONING RELIEF:

SPECIAL EXCEPTION RELIEF, PURSUANT TO SECTION 419 TO ALLOW THE CONVERSION OF A GARAGE SERVICE BAY INTO A ROLLOVER CAR WASH; AND

VARIANCE RELIEF FROM SECTION 419.3.B.1 TO PERMIT ONE DRYING SPACE IN LIEU OF THE REQUIRED TWO DRYING SPACES AND FROM SECTION 419.3.B.3 TO PERMIT ZERO PARKING SPACES IN LIEU OF THE REQUIRED TWO.

AND FROM SECTION 419.4.1 TO ALLOW CAR WASH STACKING SPACES TO BE ZERO FEET FROM A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 100 FEET AND TO ALLOW THE TUNNEL ENTRANCE TO FACE A RESIDENTIALLY ZONED PROPERTY AND FROM SECTION 419.4.B.3 TO ALLOW AN 8' LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 15'.

SPECIAL HEARING RELIEF, TO AMEND THE RELIEF AND SITE PLAN APPROVED IN CASE NO. 66-220-X TO REFLECT THE CHANGES TO THE BUILDING AND SITE PLAN THAT HAVE OCCURRED OVER THE PAST 52 YEARS TO WHAT IS PROPOSED TO BE CONSTRUCTED ON THE PROPERTY TODAY.

AND FOR SUCH OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE.

ZONING PROPERTY DESCRIPTION FOR 6201 N. CHARLES STREET

BEGINNING AT A POINT ON THE EAST SIDE OF NORTH CHARLES STREET WHICH IS 66 WIDE AT THE DISTANCE OF 47.49 FEET AND BEARING OF N 41° 06' 16" E FROM THE CENTERLINE OF STEVENSON LANE WHICH IS 80' WIDE. THENCE THE FOLLOWING COURSES AND DISTANCES:

1. AN ARC TO THE LEFT WITH A RADIUS OF 20.00' AND ARC LENGTH OF 12.44' SUBTENDED BY A CHORD BEARING OF N 22° 32' 08" W AND A CHORD DISTANCE OF 12.25'.
2. N 02° 37' 19" W 40.83'.
3. N 05° 58' 25" W 110.06'.
4. N 85° 22' 28" E 88.92'.
5. N 84° 11' 50" E 139.53'.
6. S 25° 32' 34" W 50.19'.
7. S 65° 11' 37" W 21.53'.
8. S 03° 49' 18" E 100.49'.
9. AN ARC TO THE LEFT WITH A RADIUS OF 483.09' AND ARC LENGTH OF 79.81' SUBTENDED BY A CHORD BEARING OF S 79° 39' 24" W AND A CHORD DISTANCE OF 79.72'.
10. S 00° 39' 13" E 10.05'.
11. S 87° 41' 33" W 96.71', BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER 29721, FOLIO 209, CONTAINING 30.440 S.F. OR 0.699 AC. LOCATED IN THE 9TH ELECTION DISTRICT AND 5TH COUNCIL DISTRICT.

PLAN

SCALE: 1" = 20'

ZONING HISTORY

CASE NO. 1951-2136-SPH #6201 N. CHARLES STREET - PETITION FOR A SPECIAL EXCEPTION TO DETERMINE WHETHER OR NOT A LAWFUL NONCONFORMING COMMERCIAL OR INDUSTRIAL USE EXISTS FOR THE USE OF THE PROPERTY. GRANTED DECEMBER 8, 1951.

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PARKING TABULATIONS CHART FOR CAR WASH (PARKING SPACES REQUIRED BY BCZR SECTION 419.3.)			
USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419.3	PARKING SPACES PROVIDED
1 ROLL-OVER CAR WASH TUNNEL CAR WASH	9/TUNNEL	9	9
2 VACUUMS	1/VACUUM	2	2
1 AIR PUMP	1/AIR PUMP	1	1
TOTAL PARKING		12	12

PARKING TABULATIONS CHART CONVENIENCE STORE & BAYS (PARKING SPACES REQUIRED BY BCZR SECTION 419.3.)			
USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419.3	PARKING SPACES PROVIDED
SERVICE BAY	3/BAY	9	9
SERVICE BAY EMPLOYEES	3/SHIFT	3	3
CONVENIENCE STORE (645 Sq.ft.)	3/1000 Sq.ft.	2	2
CONVENIENCE STORE EMPLOYEE	1/SHIFT	1	1
ATM	1/ATM	1	1
TOTAL PARKING		16	16

OWNER / DEVELOPER

WOODBROOK CORNER LLC
2300 COOL WOODS CT.
JARRGETTSVILLE, MARYLAND 21084

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21642, EXPIRATION DATE: 01/11/2020.

GENERAL NOTES

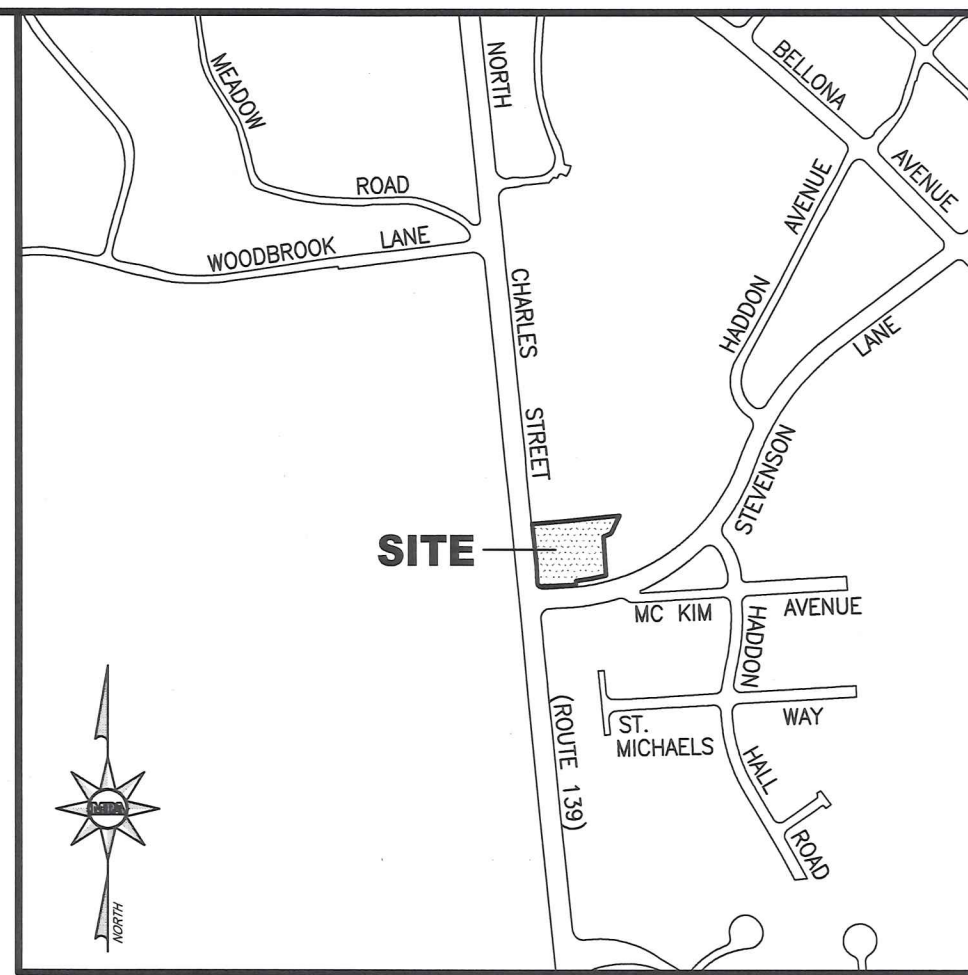
1. PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 6201 N. CHARLES STREET
B. NET SITE AREA: 30,437 S.F. ±, 0.70 AC. ±
C. SPECIAL EXCEPTION AREA:
D. ELECTION DISTRICT: 9
E. COUNCILMANIC DISTRICT: 5
F. ADC MAP: 28X10 & 27A10
G. CENSUS TRACT: 4905.03
H. TAX MAP: 79
I. PARCEL: 116
J. TAX ACCOUNT NO.: 1600003990
K. DEED: 29721/209
L. PLAT: 1/207
2. ZONING: BL-AS (BUSINESS LOCAL AUTOMOTIVE SERVICES)
BL (BUSINESS LOCAL)
DR 3.5 (DENSITY RESIDENTIAL)
3. ZONING MAP & GIS TILE No.: 079C1
4. FLOOR AREA RATIO:
PERMITTED = 3.0
PROVIDED = 0.096 (2,910 S.F. / 30,473 S.F.)
EXISTING LAND USE: GAS STATION
PROPOSED LAND USE: GAS STATION AND ROLL OVER CAR WASH
5. BUILDING SETBACKS: (TO PROPERTY LINE)
FRONT: 10' REQUIRED, 89.89' PROVIDED
SIDE: 0' REQUIRED, 9.7' PROVIDED
REAR: 20' REQUIRED, 80.56' PROVIDED
CAR WASH / FRONT & REAR: 50' REQUIRED, 80.56' PROVIDED
6. PROPOSED BUILDING HEIGHT: CAR WASH = MAXIMUM 33' FROM EXTERIOR FINISHED GRADE TO TOP OF ROOF
7. BL ZONE SETBACKS (SECTION 232):
FROM PROPERTY LINE: 19' REQUIRED, 89.89' PROVIDED
*FRONT: 0' REQUIRED, 9.7' PROVIDED
SIDE (INTERIOR): 20' REQUIRED, 80.56' PROVIDED
REAR: 20' REQUIRED, 80.56' PROVIDED
- FUEL SERVICE SETBACKS (SECTION 405):
FROM ANY STREET RIGHT OF WAY: 35' REQUIRED, 3' PROVIDED
CONVENIENCE STORE: 25' REQUIRED, 10' PROVIDED
FUEL PUMP: 15' REQUIRED, 0' PROVIDED
CANOPY: 15' REQUIRED, 0' PROVIDED
- *SECTION 303.2 STANDARDS FOR BL, BM AND BR ZONES, THE FRONT YARD DEPTH OF ANY BUILDING HEREAFTER ERECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE.
6201 N. CHARLES STREET = 19' BUILDING SETBACK
8. LANDSCAPE TRANSITION AREAS (LTA):
FROM PROPERTY LINE: 10' REQUIRED, X' PROVIDED
N. CHARLES STREET: 10' REQUIRED, X' PROVIDED
STEVENSON LANE: 10' REQUIRED, X' PROVIDED
ALONG SIDE YARD (BL-AS ZONE): 6' REQUIRED, X' PROVIDED
9. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE.
10. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
11. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM PROPERTIES AND PUBLIC STREETS.
12. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
13. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
14. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
15. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100245F)
16. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
17. THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
18. THE TUNNEL EXIT FOR THE FULL-SERVICE AND ROLL-OVER CAR WASH FACILITY ARE GREATER THAN FIFTY FEET (50') FROM THE EXIT DRIVES LEAVING THE SITE.
19. THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY OF THE EQUIPMENT TO BE INSTALLED IN THE FULL SERVICE CAR WASH IS 120 CARS PER HOUR. THE DAILY AVERAGE PEAK PRODUCTION OF THE FULL SERVICE CAR WASH IS 25 CARS PER HOUR.
20. HOURS FOR CAR WASH WILL BE LIMITED TO 7 AM TO 9 PM, SEVEN DAYS A WEEK.
21. ROLLOVER DRYING CARWASH WITH THE BUILDING.

COMMERCIAL BUILDING PERMITS

- B 133608 - INTERIOR IMPROVEMENTS
- B 134328 - PUMP REMOVAL & REPLACE
- B 133620 - UNDERGROUND GAS PIPING & TANK IMPROVEMENTS
- B 143704 - OIL TANK REMOVAL
- B 155938 - PROPANE FRAME MOUNTED TANK DISPENSING STATION INSTALLATION
- B 172067 - FENCE REMOVAL & REPLACE
- B 293815 - GAS TANK REMOVAL & INSTALLATION
- B 308248 - BUILDING ADDITION
- B 422576 - SFD & DEBRIS REMOVAL
- B 490806 - RETAINING WALL W/ FENCE INSTALLATION
- B 531084 - RETAINING WALL W/ FENCE INSTALLATION
- B 554517 - REPLACEMENT OF SPILL BUCKET & FILL LINE
- B 610910 - FENCE INSTALLATION
- B 936317 - TANK REMOVAL & INSTALLATION

REASON FOR SPECIAL EXCEPTION

SPECIAL EXCEPTION TO CONVERT EXISTING SERVICE BAY INTO A ROLLOVER CAR WASH PURSUANT TO SECTION 419. OF THE BALTIMORE COUNTY ZONING REGULATIONS.



VICINITY MAP

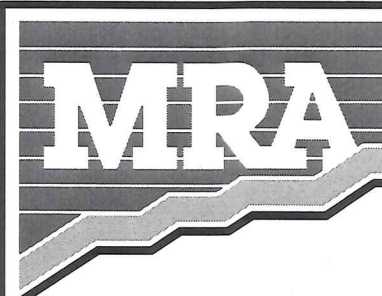
SCALE: 1" = 500'

BENCHMARKS

GPS 673 ELEV. 423.35 DESCRIPTION: CAPPED PIPE	N 625,263.87 E 1,417,389.38
GPS 674 ELEV. 422.52 DESCRIPTION: SPIKE	N 625,459.85 E 1,417,177.37

NOTE: ZONING HEARING FOR SPECIAL EXCEPTION TO BE HELD AT:
JETERSON BUILDING,
ROOM 205
105 WEST CHESAPEAKE AVE
TOWSON, MARYLAND 21204

PDM#:



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRA@MRA.COM
Copyright 2018 Morris & Ritchie Associates, Inc.

6201 N. CHARLES STREET

PLAN TO ACCOMPANY SPECIAL EXCEPTION SITE PLAN

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

DATE	REVISIONS	JOB NO.:	19920
		SCALE:	1" = 20'
		DATE:	6/4/2018
		DRAWN BY:	MAS
		DESIGN BY:	
		REVIEW BY:	
		SHEET:	1 OF 1

2018-0359-SPHXA