



BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B
A B7628
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials MH

8776 Philadelphia Rd SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS ~~8776 Ridge Rd, Rosedale Md 21237~~ ZIP CODE 21237

BUSINESS NAME BMore Clean Car Wash ZONING BL-AS

OWNER'S NAME Phillip Spanellis PHONE NO. 443-373-8772 HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 8776 Philadelphia Rd Baltimore Md 21237

APPLICANT/OWNER'S AGENT Matt Herald PHONE NO. 443 955 1512

SIGN COMPANY NAME Fast Signs PHONE NO. 410 288 9200

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 1472046228

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☐ Permanent ☒ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☒ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 8 feet x 3.66 feet = 62 square feet Height: 16 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

Work Description (including number of signs, special conditions, materials, locations and size):

16' height Freestanding sign 62 sq ft sign
Changeable Copy sign (site plan)

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature _____

Date _____

Print/Type Name _____

☐ Require Planning Signature _____

Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature Larry Huh

Initials gh

Date 8/15/19

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
8/15/2019**Permit Processing Commerical Permit & Development Report**

Page 1 of 1

Property Information

Tax Account Number: 1422046228

Election District: 14

Owner Name(s): FERRARO & SPANELLIS LLC

PDM #: 14-0481

Address: 8776 PHILADELPHIA RD
BALTIMORE, MD 21237Zoning District(s): BL AS
BL

Premise Address: 8776 PHILADELPHIA RD

Elevation Range: 54ft - 60ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues	Initial & Date												
DEPS-Sed. Control	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 2009-0260-XA; 2017-0141-XA; 2002-0150-SPH; R-1957-4275	X		X	X	X	X			X	X	X		



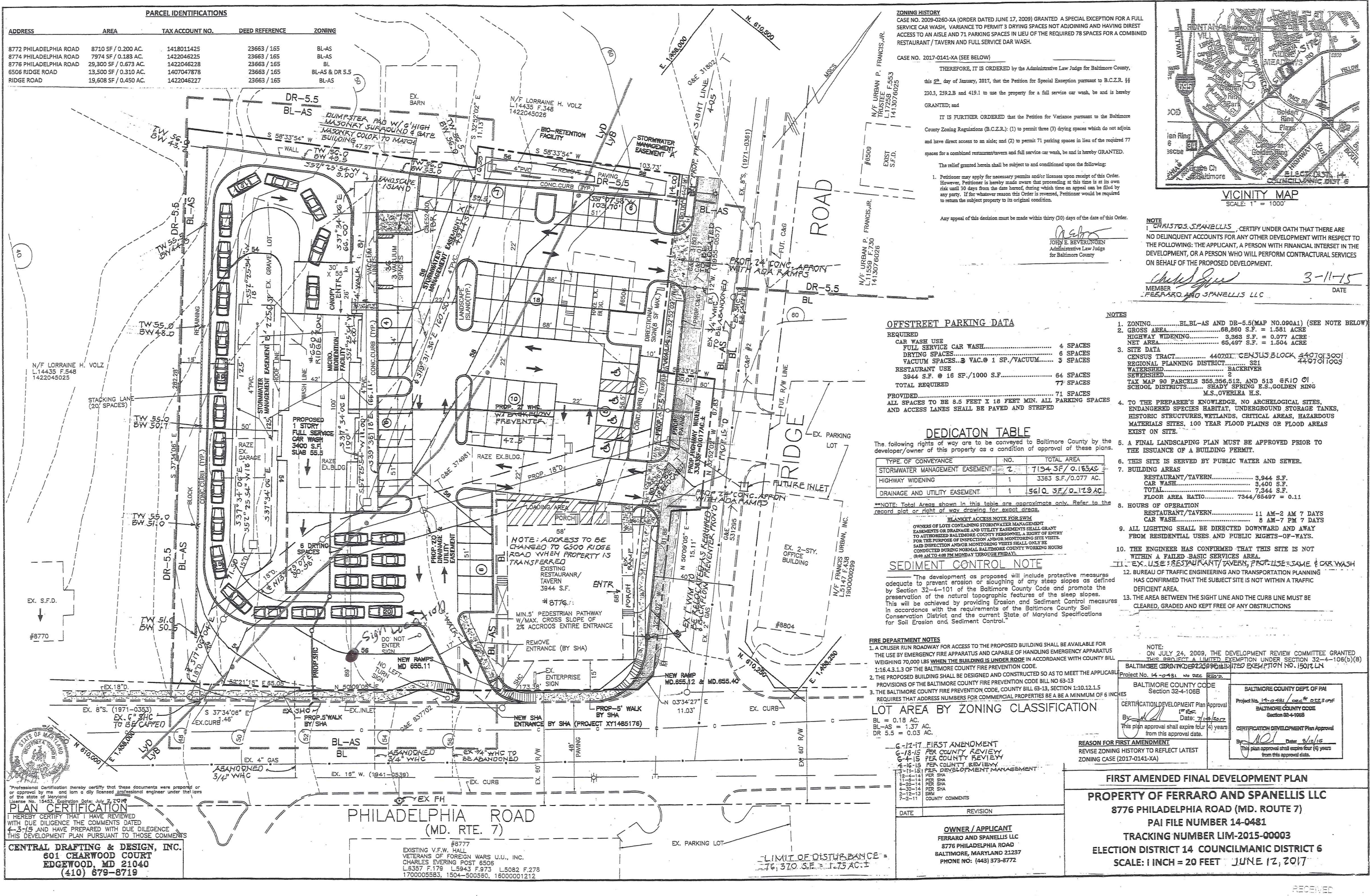
FASTSIGNS
More than fast. More than signs.™

4950 North Point Blvd. Sparrows Point, MD 21219
410-288-9200 544@fastsigns.com

Sign Address:

Bmore Clean Carwash
6502 Ridge Rd.
Baltimore, MD 21237

****NOTE: Drawing is for use by FastSigns NorthPoint & Bmore Clean Carwash ONLY. Drawings should not be used for any other projects or references.****



PARCEL IDENTIFICATIONS

ADDRESS	AREA	TAX ACCOUNT NO.	DEED REFERENCE	ZONING
8772 PHILADELPHIA ROAD	8710 SF / 0.200 AC.	1418011425	23663 / 165	BL-AS
8774 PHILADELPHIA ROAD	7974 SF / 0.183 AC.	1422046225	23663 / 165	BL-AS
8776 PHILADELPHIA ROAD	29,300 SF / 0.673 AC.	1422046228	23663 / 165	BL
6506 RIDGE ROAD	13,500 SF / 0.310 AC.	1407047878	23663 / 165	BL-AS & DR 5.5
RIDGE ROAD	19,608 SF / 0.450 AC.	1422046227	23663 / 165	BL-AS

ZONING HISTORY
CASE NO. 2009-0260-XA (ORDER DATED JUNE 17, 2009) GRANTED A SPECIAL EXCEPTION FOR A FULL SERVICE CAR WASH, VARIANCE TO PERMIT 3 DRYING SPACES NOT ADJOINING AND HAVING DIRECT ACCESS TO AN AISLE AND 71 PARKING SPACES IN LIEU OF THE REQUIRED 78 SPACES FOR A COMBINED RESTAURANT / TAVERN AND FULL SERVICE CAR WASH.

CASE NO. 2017-0141-XA (SEE BELOW)

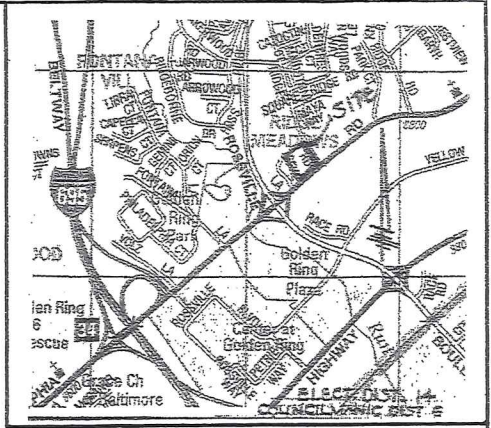
THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 3rd day of January, 2017, that the Petition for Special Exception pursuant to B.C.Z.R. §§ 230.3, 239.2.B and 419.1 to use the property for a full service car wash, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.): (1) to permit three (3) drying spaces which do not adjoin and have direct access to an aisle; and (2) to permit 71 parking spaces in lieu of the required 77 spaces for a combined restaurant/tavern and full service car wash, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 90 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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



VICINITY MAP
SCALE: 1" = 1000'

NOTE
CHRISTOS SPANELLIS, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

Christos Spanellis
MEMBER
FERRARO AND SPANELLIS LLC
3-11-15
DATE

OFFSTREET PARKING DATA

REQUIRED	
CAR WASH USE	
FULL SERVICE CAR WASH.....	4 SPACES
DRYING SPACES.....	6 SPACES
VACUUM SPACES...3 VAC @ 1 SP./VACUUM.....	3 SPACES
RESTAURANT USE	
3944 S.F. @ 16 SP./1000 S.F.....	64 SPACES
TOTAL REQUIRED	77 SPACES
PROVIDED.....	71 SPACES
ALL SPACES TO BE 8.5 FEET X 18 FEET MIN. ALL PARKING SPACES AND ACCESS LANES SHALL BE PAVED AND STRIPED	

DEDICATION TABLE

The following rights of way are to be conveyed to Baltimore County by the developer/owner of this property as a condition of approval of these plans.

TYPE OF CONVEYANCE	NO.	TOTAL AREA
STORMWATER MANAGEMENT EASEMENT	2	7194 S.F. / 0.163 AC
HIGHWAY WIDENING	1	3363 S.F. / 0.077 AC.
DRAINAGE AND UTILITY EASEMENT	1	5610 S.F. / 0.129 AC

**NOTE: Total Areas shown in this table are approximate only. Refer to the record plat or right of way drawing for exact areas.

BLANKET ACCESS NOTE FOR SWM
OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENTS OR DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY TO THE PROPERTY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 AM TO 4:00 PM MONDAY THROUGH FRIDAY).

SEDIMENT CONTROL NOTE

The development as proposed will include protective measures adequate to prevent erosion or sloughing of any steep slopes as defined by Section 32-4-101 of the Baltimore County Code and promote the preservation of the natural topographic features of the steep slopes. This will be achieved by providing Erosion and Sediment Control measures in accordance with the requirements of the Baltimore County Soil Conservation District and the current State of Maryland Specifications for Soil Erosion and Sediment Control.

FIRE DEPARTMENT NOTES

- A CRUISER RUN ROADWAY FOR ACCESS TO THE PROPOSED BUILDING SHALL BE AVAILABLE FOR THE USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 LBS WHEN THE BUILDING IS UNDER ROOF IN ACCORDANCE WITH COUNTY BILL 1:16.4.3.1.3 OF THE BALTIMORE COUNTY FIRE PREVENTION CODE.
- THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO 63-13.
- THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL 63-13, SECTION 1:10.12.1.5 REQUIRES THAT ADDRESS NUMBERS FOR COMMERCIAL PROPERTIES BE A MINIMUM OF 6 INCHES.

LOT AREA BY ZONING CLASSIFICATION

BL = 0.18 AC.
BL-AS = 1.37 AC.
DR 5.5 = 0.03 AC.

- 6-12-17 FIRST AMENDMENT
- 6-18-15 PER COUNTY REVIEW
- 6-4-15 PER COUNTY REVIEW
- 4-16-15 PER COUNTY REVIEW
- 3-11-15 PER DEVELOPMENT MANAGEMENT
- 12-14-14 PER SHA
- 11-23-14 PER SHA
- 10-14-14 PER SHA
- 4-30-14 PER SHA
- 3-12-13 SWM
- 2-11-11 COUNTY COMMENTS

DATE	REVISION
	OWNER / APPLICANT FERRARO AND SPANELLIS LLC 8776 PHILADELPHIA ROAD BALTIMORE, MARYLAND 21237 PHONE NO: (443) 373-8772

NOTES

- ZONING.....BL-AS and DR-5.5 (MAP NO.090A1) (SEE NOTE BELOW)
- GROSS AREA.....68,860 S.F. = 1.561 ACRE
HIGHWAY WIDENING.....3,363 S.F. = 0.077 ACRE
NET AREA.....65,497 S.F. = 1.504 ACRE
- SITE DATA
CENSUS TRACT.....440701 CEN 315 BLOCK 3407013001
REGIONAL PLANNING DISTRICT.....321 4497011003
WATERSHED.....BACKRIVER
SEWERED.....2
TAX MAP 90 PARCELS 355,356,512, AND 513 5K10 01
SCHOOL DISTRICTS.....SHADY SPRING E.S., GOLDEN RING M.S., OVERLEA H.S.
- TO THE PREPAREE'S KNOWLEDGE, NO ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, UNDERGROUND STORAGE TANKS, HISTORIC STRUCTURES, WETLANDS, CRITICAL AREAS, HAZARDOUS MATERIALS SITES, 100 YEAR FLOOD PLAINS OR FLOOD AREAS EXIST ON SITE.
- A FINAL LANDSCAPING PLAN MUST BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
- BUILDING AREAS
RESTAURANT/TAVERN.....3,944 S.F.
CAR WASH.....3,400 S.F.
TOTAL.....7,344 S.F.
FLOOR AREA RATIO.....7344/65497 = 0.11
- HOURS OF OPERATION
RESTAURANT/TAVERN.....11 AM-2 AM 7 DAYS
CAR WASH.....8 AM-7 PM 7 DAYS
- ALL LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM RESIDENTIAL USES, AND PUBLIC RIGHTS-OF-WAYS.
- THE ENGINEER HAS CONFIRMED THAT THIS SITE IS NOT WITHIN A FAILED-BASIC SERVICES AREA.
- EX. USE: RESTAURANT/TAVERN, PROP. USE: SAME & CAR WASH
- BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- THE AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS

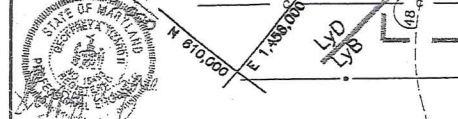
NOTE:
ON JULY 24, 2009, THE DEVELOPMENT REVIEW COMMITTEE GRANTED THIS PROJECT A LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(8) BALTIMORE COUNTY CODE. PROJECT NO. 14-0481 NO DEC REQ'D.

BALTIMORE COUNTY CODE Section 32-4-106B	BALTIMORE COUNTY DEPT. OF PAI Project No. 14-0481 / 0481-023-01F BALTIMORE COUNTY CODE Section 32-4-106B
CERTIFICATION DEVELOPMENT Plan Approval By: <i>[Signature]</i> Date: 7/14/17 This plan approval shall expire four (4) years from this approval date.	CERTIFICATION DEVELOPMENT Plan Approval By: <i>[Signature]</i> Date: 8/1/15 This plan approval shall expire four (4) years from this approval date.

FIRST AMENDED FINAL DEVELOPMENT PLAN
PROPERTY OF FERRARO AND SPANELLIS LLC
8776 PHILADELPHIA ROAD (MD. ROUTE 7)
PAI FILE NUMBER 14-0481
TRACKING NUMBER LIM-2015-00003
ELECTION DISTRICT 14 COUNCILMANIC DISTRICT 6
SCALE: 1 INCH = 20 FEET JUNE 12, 2017

PLAN CERTIFICATION
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE COMMENTS DATED 4-3-15 AND HAVE PREPARED WITH DUE DILIGENCE THIS DEVELOPMENT PLAN PURSUANT TO THOSE COMMENTS.

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



PHILADELPHIA ROAD (MD. RTE. 7)

#8777
EXISTING V.F.W. HALL
VETERANS OF FOREIGN WARS U.U., INC.
CHARLES EVERING POST 6506
L5357 F.179 L5943 F.973 L5082 F.278
1700005583, 1504-500560, 18000001212

LIMIT OF DISTURBANCE = 176,370 S.F. = 4.03 AC.

RECEIVED