

M E M O R A N D U M

DATE: April 5, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0242-XA – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 2, 2021. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

March 29, 2021

Venable LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, MD 21204
Attention: David Karceski

RE: Spirit and Intent
Zoning Case No. 2020-0242-XA
3500, 3504 Washington Boulevard

To Whom It May Concern,

This letter refers to your March 22, 2021 letter to Mr. Jeffrey Perlow, Chief of Zoning.

Based on the new submitted elevation drawings and our phone call discussion this morning, there will not be any changes made to the height, size, or location of the structure. The proposed changes are to the aesthetics of the structure only. Further, the Department of Planning has indicated that they do not have any issues with the proposed changes. As such, the aesthetic changes made to the building's façade(s) do indeed align with the spirit and intent of the case and your request has been GRANTED.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Seidelman", is written over a horizontal line.

Jason Seidelman
Zoning Review

JSS/21-522

JS21-522

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

March 22, 2021

HAND-DELIVERED

Jeffrey Perlow, Acting Supervisor
Zoning Review
Department of Permits, Approvals, and Inspections
111 West Chesapeake Avenue, Room 110
Towson, Maryland 21204

Re: **Spirit and Intent Letter – Zoning Case No. 2020-0242-XA**
3500, 3504 Washington Boulevard
13th Election District, 1st Councilmanic District

Dear Mr. Perlow:

This office represents WLR Holding Company, Inc. the contract lessee for the above-referenced property and Petitioner in Zoning Case No. 2020-242-XA. A copy of the Opinion and Order (the “Order”) issued in the case is attached for your review and convenience. Subsequent to the issuance of the Order on March 3, 2021, Petitioner decided to revise the building elevations accepted into evidence as part of Petitioner’s Exhibit No. 3 (the “PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE”). I am writing this letter to confirm that the intended revisions to the building elevations are within the spirit and intent of the Order issued for my client’s full service car wash.

Brandon Rowe, a Professional Engineer with Bohler, discussed the revised building elevations, entitled “Exterior Elevations” and dated March 4, 2021, a copy of which are also attached to this email, with Josephine Selvakumar. Ms. Selvakumar is the Western Sector Planner for the Planning Department. Mr. Rowe has informed me that the Department of Planning does not object to these revised building elevations, and I have copied Ms. Selvakumar on this letter to you.

Please confirm that the revised building elevations are within the spirit and intent of the Order issued by Administrative Law Judge Mayhew (the “ALJ”) and that another public hearing is not required for my client to construct its car wash building consistent with these building elevations rather than the building elevations presented at the public hearing before ALJ.

Jeffrey Perlow, Acting Supervisor
Zoning Review
Department of Permits, Approvals, and Inspections
March 22, 2021
Page 2

With this letter, I have enclosed a check in the amount of \$150.00 made payable to Baltimore County, Maryland to cover the costs associated with your office's review of this request. Please let me know if I can provide any additional materials or information to your office.

Very truly yours,



David H. Karceski

DHK:cak
Enclosures

cc: Josephine Selvakumar, Department of Planning (w/ Enclosures)
Brandon Rowe, Bohler Engineering (w/ Enclosures)

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(3500 3504 Washington Boulevard)**
13th Election District
1st Council District
Merritt-LB1, LLC
Legal Owner
WLR Holding Company, Inc.
Contract Purchaser/Lessee

Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No: 2020-0242-XA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 3500 3504 Washington Boulevard. The Petitions were filed on behalf of Merritt-LB1, LLC legal owner and WLR Holding Company, Inc., contract purchaser/lessee of the subject property ("Petitioners"). The Special Exception petition seeks relief from §§ 233.3 and 41 of the Baltimore County Zoning Regulations ("BCZR"), to allow a full service car wash in the BM-IM zone. The Petition for Variance seeks relief from BCZR § 419.3 to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel, and to allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. From the BCZR § 450.4 Table of Sign Regulations 5 (Enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1, 2, 3, 4, 5, 6) with a maximum of three (3) signs on any single facade in lieu of the permitted three (3) enterprise signs with no more than two (2) signs on any single facade, to allow directional signs with sign areas/faces between 8.5 and 39 sq. ft. in lieu of the permitted 8 sq. ft. (Sign Nos. 10-16, 18-19, 22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs, and from BCZR §

ORDER RECEIVED FOR FILING

Date

3/3/21

By

D. Mignon

450.4 Table of Sign Regulations 5 (Enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 sq. ft. in lieu of the permitted 75 sq. ft. (Sign No. 7).

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1. Randall Simpson and Scott Dorsey appeared in support of the petitions. David Karceski, Esq. represented the Petitioners. There were no protestants in attendance.

A Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability Development Coordination ("DEPS") and from the Department of Planning ("DOP"). They did not oppose the requested relief, subject to proposed conditions, some of which will be incorporated into the Order.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The subject property is 2.04 acres and is zoned BM, IM. Mr. Karceski explained the requested relief. Chad Bohn, the Acquisitions and Development Manager for the the Petitioner explained the company's operational model, and specifically the manner in which the standard signage design improves traffic safety and efficiency of flow. Based on this testimony I allowed Petitioner to amend paragraph 4 of the Petition to include variance relief for certain signage and to submit a second redlined site plan showing these changes. In addition, Mr. Karceski explained that as a result of DOP's ZAC comments the Petitioner engaged in discussions with the Halethorpe Civic League and has agreed to withdraw its request for variance from BCZR Sec. 450.4 (paragraph 5 of the Petition). These amendments were filed on February 24, 2021. The amended redlined site plan will be admitted as Petitioners' Exhibit 8.

ORDER RECEIVED FOR FILING

Date

By

3/3/21
DMignon

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 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.

Based on the record evidence in this case I find that the special exception request to use this property as a full service car wash should be granted. Specifically, I find that the proposed uses will not have any greater impacts at this location than those inherently associated with the special exception use, and that the relief requested satisfies the requirements of BCZR Sec. 502.1.

VARIANCE

Under BCZR Sec. 307, and Maryland common law, in order to be entitled to variance relief the Petitioners must satisfy a two-step legal analysis, 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 is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The property in this case is unique in that it is irregularly shaped and contains forest buffers and a riverine floodplain. It also has steep topography in places which will require the construction of a retaining wall to keep all structures out of the floodplain. If the variances are not granted the petitioner will experience hardship and practical difficulty because they will not be able to

construct their project as designed. I find that the relief can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, and welfare.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 3rd day of **March, 2021** that the Petition for Special Exception pursuant to BCZR §§ 233.3 and 419, to allow a full service car wash in the BM-IM zone be and are hereby GRANTED;

IT IS FURTHER ORDERED that the Petition for Variance from the BCZR § 419.3 to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel, and to allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. From the BCZR § 450.4 Table of Sign Regulations 5 (Enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1, 2, 3, 4, 5, 6) with a maximum of three (3) signs on any single facade in lieu of the permitted three (3) enterprise signs with no more than two (2) signs on any single façade, to allow directional signs with sign areas/faces between 8.5 and 39 sq. ft. in lieu of the permitted 8 sq. ft. (Sign Nos. 10-13, 15, and 17-20) are hereby GRANTED .

The relief granted herein shall be subject to the following:

- Petitioner 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.
- Prior to issuance of permits, Petitioner must comply with the ZAC comments made by DEPS, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

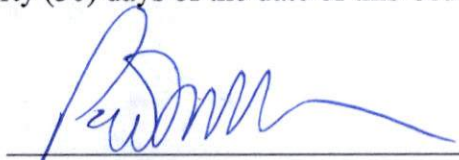
Date

3/3/21

By

[Signature]

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date 3/3/21

By DMignon



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

March 3, 2021

David Karceski, Esquire dhkarceski@venable.com

RE: Petition for Special Exception and Variance
Case No. 2020-0242-XA
Property: 3500 3504 Washington Boulevard

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,
A handwritten signature in cursive script, reading "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: Drew Robinson – carobinson@venable.com
Chad Bohn – cbohn@wlrinvestmentgroup.com
Chris Armstrong – carmstrong@bohlereng.com
Gena Skaggs McNichol – gmcnichol@merrittproperties.com
Valek Zarski – vzarski@bldgin.com



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 3500, 3504 Washington Boulevard

which is presently zoned BM-IM

Deed References: 21419-78, 30091-431

10 Digit Tax Account # 2400009897, 1700003460

Property Owner(s) Printed Name(s) Merritt - LB1 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

2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for A full-service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations ("B.C.Z.R.").

3. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET

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 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:

WLR Holding Company, Inc.

By: Randall S. Simpson, President & CEO

Name- Type or Print

Signature

1313 Orchard Way, Frederick, MD
Mailing Address City State

21703 / 301-668-1440 /
Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature

Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Merritt - LB1 LLC

By: Scott Dorsey, CEO

Name #1 - Type or Print

Name #2 - Type or Print

SEE OTHER PETITION

Signature #1

Signature #2

2066 Lord Baltimore Drive, Baltimore, MD
Mailing Address City State

21244-2501 / 410-298-2600 /
Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature

Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2620-0242-XA Filing Date 9/21/20

Do Not Schedule Dates: _____

Reviewer gh

REV. 10/4/11



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 3500, 3504 Washington Boulevard which is presently zoned BM-IM
Deed References: 21419-78, 30091-431 10 Digit Tax Account # 2400009897, 1700003460
Property Owner(s) Printed Name(s) Merritt - LB1 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

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for A full-service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations ("B.C.Z.R.").

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

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 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:

WLR Holding Company, Inc.

By: Randall S. Simpson, President & CEO

Name- Type or Print

Signature

1313 Orchard Way Frederick MD
Mailing Address City State

21703 301-668-1440
Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Merritt - LB1 LLC

By: Scott Dorsey, CEO

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2066 Lord Baltimore Drive Baltimore MD
Mailing Address City State

21244-2501 410-298-2600
Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2070-0342-XA Filing Date 1/1 Do Not Schedule Dates: _____ Reviewer _____

REV. 10/4/11

MERRITT - LB1 LLC – LEGAL OWNER

PROPERTY: 3500, 3504 WASHINGTON BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

1. Variance from B.C.Z.R. Section 419.3 to allow the required number of stacking spaces for the full-service car wash to be configured in a different pattern than single-file at the entrance to the tunnel.
2. Variance from B.C.Z.R. Section 419.3.B to allow a total of 28 off-street parking spaces in lieu of the required 34 parking spaces.
3. Variance from B.C.Z.R. Section 450.4.Table of Sign Regulations.5 (Enterprise)(a) to allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1, 2, 3, 4, 5, 6) with a maximum of three signs on any single façade in lieu of the permitted 3 enterprise signs with no more than two sign on any single façade.
4. Variance from B.C.Z.R. Section 450.4.Table of Sign Regulations.3 (Directional)(a) to allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (Sign Nos. 10-~~16~~13, ~~18-19~~15, ~~22-26~~17-20) and to allow the company name/logo to exceed 30% of the total sign area for directional signs.
- ~~5. Variance from B.C.Z.R. Section 450.4 Table of Sign Regulations.5 (Enterprise)(b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).~~

MERRITT - LB1 LLC – LEGAL OWNER

PROPERTY: 3500, 3504 WASHINGTON BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

1. Variance from B.C.Z.R. Section 419.3 to allow the required number of stacking spaces for the full-service car wash to be configured in a different pattern than single-file at the entrance to the tunnel.
2. Variance from B.C.Z.R. Section 419.3.B to allow a total of 28 off-street parking spaces in lieu of the required 34 parking spaces.
3. Variance from B.C.Z.R. Section 450.4.Table of Sign Regulations.5 (Enterprise)(a) to allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1, 2, 3, 4, 5, 6) with a maximum of three signs on any single façade in lieu of the permitted 3 enterprise signs with no more than two sign on any single façade.
4. Variance from B.C.Z.R. Section 450.4.Table of Sign Regulations.3 (Directional)(a) to allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (Sign Nos. 10-16, 18-19, 22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs.
5. Variance from B.C.Z.R. Section 450.4 Table of Sign Regulations.5 (Enterprise)(b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

MERRITT - LB1 LLC – LEGAL OWNER

PROPERTY: 3500, 3504 WASHINGTON BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

1. Variance from B.C.Z.R. Section 419.3 to allow the required number of stacking spaces for the full-service car wash to be configured in a different pattern than single-file at the entrance to the tunnel.
2. Variance from B.C.Z.R. Section 419.3.B to allow a total of 28 off-street parking spaces in lieu of the required 34 parking spaces.
3. Variance from B.C.Z.R. Section 450.4.Table of Sign Regulations.5 (Enterprise)(a) to allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1, 2, 3, 4, 5, 6) with a maximum of three signs on any single façade in lieu of the permitted 3 enterprise signs with no more than two sign on any single façade.
4. Variance from B.C.Z.R. Section 450.4.Table of Sign Regulations.3 (Directional)(a) to allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (Sign Nos. 10-16, 18-19, 22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs.
5. Variance from B.C.Z.R. Section 450.4 Table of Sign Regulations.5 (Enterprise)(b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

ZONING DESCRIPTION
TAX MAP 102, GRID 20, PARCELS 89 AND 92
THE LANDS OF
MERRITT-LB1, LLC
LIBER 21419 FOLIO 78 AND LIBER 30091 FOLIO 431
13TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE WESTERNLY RIGHT-OF-WAY LIMITS OF WASHINGTON BOULEVARD (US ROUTE 1) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WHICH IS 30.00 FEET WEST OF THE WASHINGTON BOULEVARD CENTERLINE AND 158.22' SOUTH OF THE TWIN SPRINGS ROAD CENTERLINE, THENCE DEPARTING SAID WESTERNLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN WASHINGTON BOULEVARD (US ROUTE 1) ON THE EAST AND THE LANDS OF MERRITT-LB1 LLC ON THE WEST.

1. SOUTH 17 DEGREES – 39 MINUTES – 36 SECONDS WEST, 218.49 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 62 DEGREES – 28 MINUTES – 39 SECONDS WEST, 456.08 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 30 DEGREES – 10 MINUTES – 37 SECONDS EAST, 40.00 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 60 DEGREES – 03 MINUTES – 12 SECONDS EAST, 44.50 FEET TO A POINT, THENCE;
5. CONTINUING NORTH 65 DEGREES – 33 MINUTES – 12 SECONDS EAST, 88.00 FEET TO A POINT, THENCE;
6. CONTINUING NORTH 75 DEGREES – 17 MINUTES – 46 SECONDS EAST, 140.43 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 65 DEGREES – 26 MINUTES – 20 SECONDS EAST, 107.25 FEET TO A POINT, THENCE;
8. CONTINUING SOUTH 67 DEGREES – 11 MINUTES – 20 SECONDS EAST, 85.74 FEET TO A POINT, THENCE;
9. CONTINUING SOUTH 53 DEGREES – 23 MINUTES – 33 SECONDS WEST, 00.17 FEET TO A POINT, THENCE;
10. CONTINUING SOUTH 06 DEGREES – 57 MINUTES – 23 SECONDS EAST, 24.20 FEET TO A POINT, THENCE;
11. CONTINUING SOUTH 29 DEGREES – 38 MINUTES – 04 SECONDS EAST, 33.91 FEET TO A POINT, THENCE TO THE POINT OF THE BEGINNING

CONTAINING 88,946 SQUARE FEET OR 2.04 ACRES.



ZONING DESCRIPTION
TAX MAP 102, GRID 20, PARCELS 89 AND 92
THE LANDS OF
MERRITT-LB1, LLC
LIBER 21419 FOLIO 78 AND LIBER 30091 FOLIO 431
13TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE WESTERNLY RIGHT-OF-WAY LIMITS OF WASHINGTON BOULEVARD (US ROUTE 1) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WHICH IS 30.00 FEET WEST OF THE WASHINGTON BOULEVARD CENTERLINE AND 158.22' SOUTH OF THE TWIN SPRINGS ROAD CENTERLINE, THENCE DEPARTING SAID WESTERNLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN WASHINGTON BOULEVARD (US ROUTE 1) ON THE EAST AND THE LANDS OF MERRITT-LB1 LLC ON THE WEST.

1. SOUTH 17 DEGREES – 39 MINUTES – 36 SECONDS WEST, 218.49 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 62 DEGREES – 28 MINUTES – 39 SECONDS WEST, 456.08 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 30 DEGREES – 10 MINUTES – 37 SECONDS EAST, 40.00 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 60 DEGREES – 03 MINUTES – 12 SECONDS EAST, 44.50 FEET TO A POINT, THENCE;
5. CONTINUING NORTH 65 DEGREES – 33 MINUTES – 12 SECONDS EAST, 88.00 FEET TO A POINT, THENCE;
6. CONTINUING NORTH 75 DEGREES – 17 MINUTES – 46 SECONDS EAST, 140.43 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 65 DEGREES – 26 MINUTES – 20 SECONDS EAST, 107.25 FEET TO A POINT, THENCE;
8. CONTINUING SOUTH 67 DEGREES – 11 MINUTES – 20 SECONDS EAST, 85.74 FEET TO A POINT, THENCE;
9. CONTINUING SOUTH 53 DEGREES – 23 MINUTES – 33 SECONDS WEST, 00.17 FEET TO A POINT, THENCE;
10. CONTINUING SOUTH 06 DEGREES – 57 MINUTES – 23 SECONDS EAST, 24.20 FEET TO A POINT, THENCE;
11. CONTINUING SOUTH 29 DEGREES – 38 MINUTES – 04 SECONDS EAST, 33.91 FEET TO A POINT, THENCE TO THE POINT OF THE BEGINNING

CONTAINING 88,946 SQUARE FEET OR 2.04 ACRES.



ZONING DESCRIPTION
TAX MAP 102, GRID 20, PARCELS 89 AND 92
THE LANDS OF
MERRITT-LB1, LLC
LIBER 21419 FOLIO 78 AND LIBER 30091 FOLIO 431
13TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE WESTERNLY RIGHT-OF-WAY LIMITS OF WASHINGTON BOULEVARD (US ROUTE 1) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WHICH IS 30.00 FEET WEST OF THE WASHINGTON BOULEVARD CENTERLINE AND 158.22' SOUTH OF THE TWIN SPRINGS ROAD CENTERLINE, THENCE DEPARTING SAID WESTERNLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN WASHINGTON BOULEVARD (US ROUTE 1) ON THE EAST AND THE LANDS OF MERRITT-LB1 LLC ON THE WEST.

1. SOUTH 17 DEGREES – 39 MINUTES – 36 SECONDS WEST, 218.49 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 62 DEGREES – 28 MINUTES – 39 SECONDS WEST, 456.08 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 30 DEGREES – 10 MINUTES – 37 SECONDS EAST, 40.00 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 60 DEGREES – 03 MINUTES – 12 SECONDS EAST, 44.50 FEET TO A POINT, THENCE;
5. CONTINUING NORTH 65 DEGREES – 33 MINUTES – 12 SECONDS EAST, 88.00 FEET TO A POINT, THENCE;
6. CONTINUING NORTH 75 DEGREES – 17 MINUTES – 46 SECONDS EAST, 14.84 FEET TO A POINT, THENCE;
7. CONTINUING NORTH 27 DEGREES – 43 MINUTES – 58 SECONDS EAST, 166.22 FEET TO A POINT, THENCE;
8. CONTINUING NORTH 47 DEGREES – 18 MINUTES – 26 SECONDS EAST, 37.73 FEET TO A POINT, THENCE;
9. CONTINUING NORTH 02 DEGREES – 18 MINUTES – 26 SECONDS EAST, 26.47 FEET TO A POINT, THENCE;
10. CONTINUING SOUTH 42 DEGREES – 21 MINUTES – 51 SECONDS EAST, 65.33 FEET TO A POINT, THENCE;
11. CONTINUING 17.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 03 DEGREES – 00 MINUTES – 33 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES – 52 MINUTES – 08 SECONDS EAST, 17.33 FEET TO A POINT, THENCE;
12. CONTINUING NORTH 87 DEGREES – 41 MINUTES – 34 SECONDS WEST, 26.78 FEET TO A POINT, THENCE;
13. CONTINUING SOUTH 47 DEGREES – 18 MINUTES – 26 SECONDS WEST, 29.72 FEET TO A POINT, THENCE;
14. CONTINUING SOUTH 27 DEGREES – 43 MINUTES – 58 SECONDS WEST, 117.31 FEET TO A POINT, THENCE;
15. CONTINUING NORTH 75 DEGREES – 17 MINUTES – 46 SECONDS EAST, 64.61 FEET TO A POINT, THENCE;
16. CONTINUING SOUTH 65 DEGREES – 26 MINUTES – 20 SECONDS EAST, 107.25 FEET TO A POINT, THENCE;
17. CONTINUING SOUTH 67 DEGREES – 11 MINUTES – 20 SECONDS EAST, 85.74 FEET TO A POINT, THENCE;
18. CONTINUING SOUTH 53 DEGREES – 23 MINUTES – 33 SECONDS WEST, 00.17 FEET TO A POINT, THENCE;



19. CONTINUING SOUTH 06 DEGREES – 57 MINUTES – 23 SECONDS EAST, 24.20 FEET TO A POINT, THENCE;
 20. CONTINUING SOUTH 29 DEGREES – 38 MINUTES – 04 SECONDS EAST, 33.91 FEET TO A POINT, THENCE TO THE POINT OF THE BEGINNING
- CONTAINING 98,028 SQUARE FEET OR 2.25 ACRES.



**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: 2020-0242-XA
Property Address: 3500, 3504 Washington Boulevard
Property Description: See attached description

Legal Owners (Petitioners): Merritt - LB1 LLC
Contract Purchaser/Lessee: WLP Holding Company, Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Lukasevich
Company/Firm (if applicable): Jencble LLP
Address: 210 W. Pennsylvania Ave.
Suite 500
Towson MD 21204
Telephone Number: 410 494 6352



PNC, N.A. Bank 040
Maryland

VENABLE^{LLP}

750 E. Pratt Street Suite 900
Baltimore, Maryland 21202

Operating Account

F 514623

15-3
540

DATE

September 16, 2020

AMOUNT

\$1,000.00

*****ONE THOUSAND AND 00/100

AY
THE
RDER
F

Baltimore County, Maryland
Office of Budget and Finance
400 Washington Avenue, Room 152
Towson, MD 21204-4665

AUTHORIZED SIGNATURE

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE
(TWO SIGNATURES REQUIRED OVER \$25,000)

⑈000514623⑈ ⑆054000030⑆ 5501006999⑈

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT**

No. 200914

Date: 9/21/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	8000	0000		6150					1000.00
Total:									1000.00

Rec From: Venable

For: 2020-0242-XA

3500 & 3504 Washington Blvd

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

Debra Wiley

1-26-21
1:30 pm

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Monday, January 25, 2021 4:52 PM
To: Barbara Lukasevich; CARobinson@Venable.com; DKarceski@Venable.com;
Administrative Hearings
Subject: Recertification's For 2020-0242-XA
Attachments: Re-Cert 1 2020-0242-XA.doc; Re-Cert 2 2020-0242-XA.doc; Re-Cert 3 2020-0242-XA.doc; Re-Cert 4 2020-0242-XA.doc; Re-Cert 5 2020-0242-XA.doc; Re-Cert 6 2020-0242-XA.doc; Re-Cert 2020-0242-XA Groups 1 & 2.doc

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 3500, 3504 Washington Boulevard. Thanks.

CERTIFICATE OF POSTING

2020-0242-XA

RE: Case No.:

Petitioner/Developer:

Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021

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:

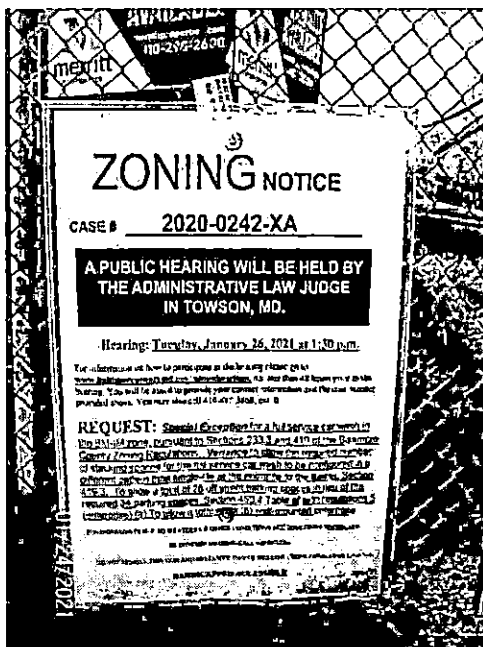
Ladies and Gentlemen:

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:

3500, 3504 Washington Boulevard SIGN 1 Recertification

January 4, 2021

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



Sincerely,

January 24, 2021

(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____
Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021
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:

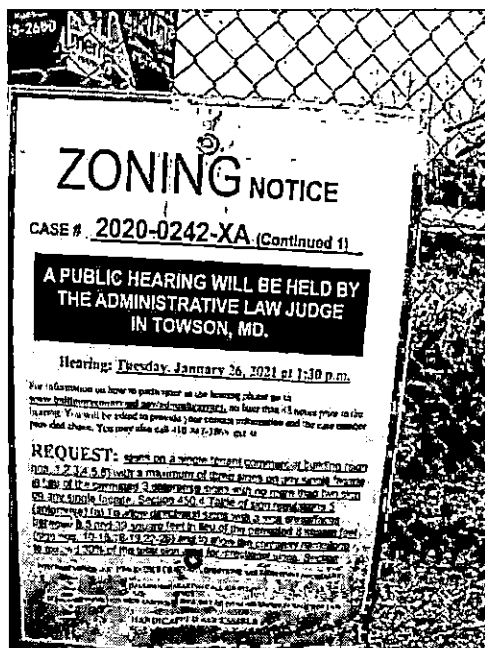
Ladies and Gentlemen:

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: _____

3500, 3504 Washington Boulevard **SIGN 2 Recertification**

January 4, 2021

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



Sincerely,

January 24, 2021

(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt - LB1, LLC
WLR Holding Company, Inc.

January 26, 2021

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:

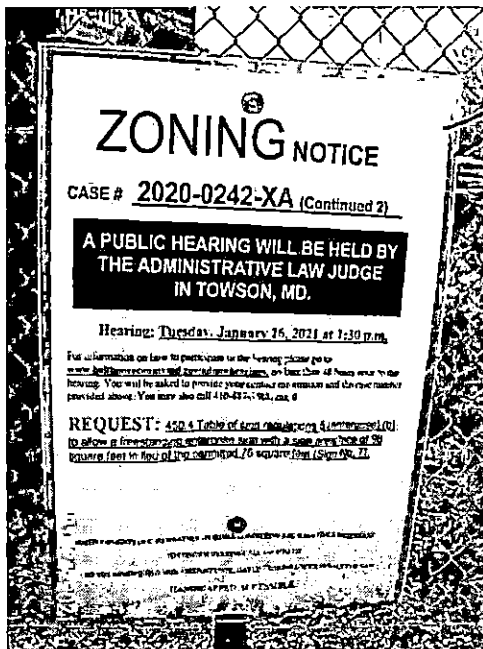
Ladies and Gentlemen:

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: _____

3500, 3504 Washington Boulevard **SIGN 3 Recertification**

January 4, 2021

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



Sincerely,

January 24, 2021

(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt – LB1, LLC

WLR Holding Company, Inc.

January 26, 2021

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:

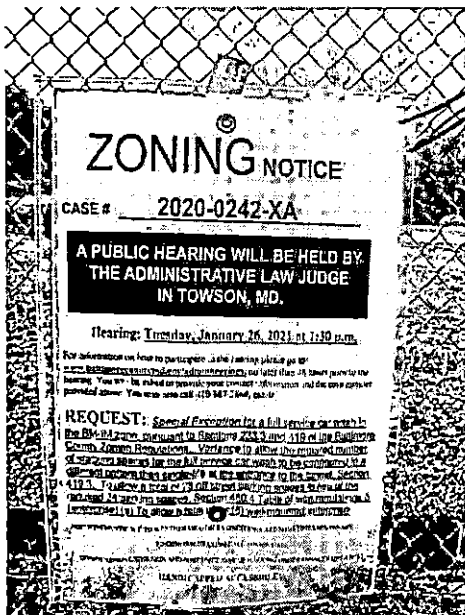
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

3500, 3504 Washington Boulevard SIGN 4 Recertification

January 4, 2021

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

January 24, 2021

(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____
Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021
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:

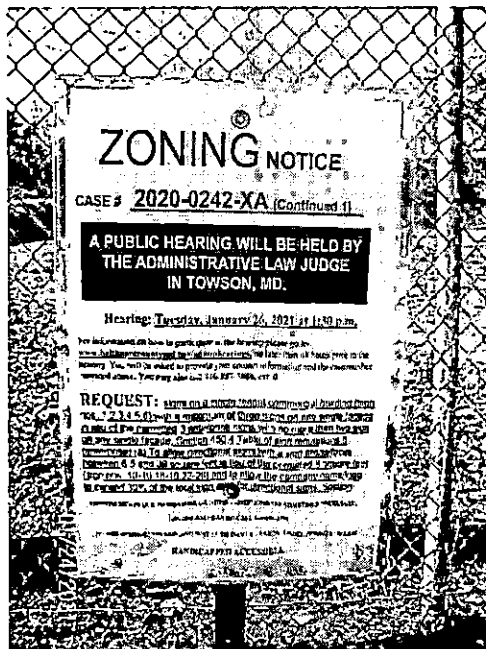
Ladies and Gentlemen:

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: _____

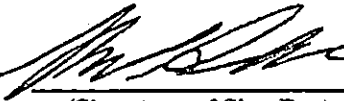
3500, 3504 Washington Boulevard **SIGN 5 Recertification**

January 4, 2021

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



Sincerely,

 January 24, 2021
(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____
Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021
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:

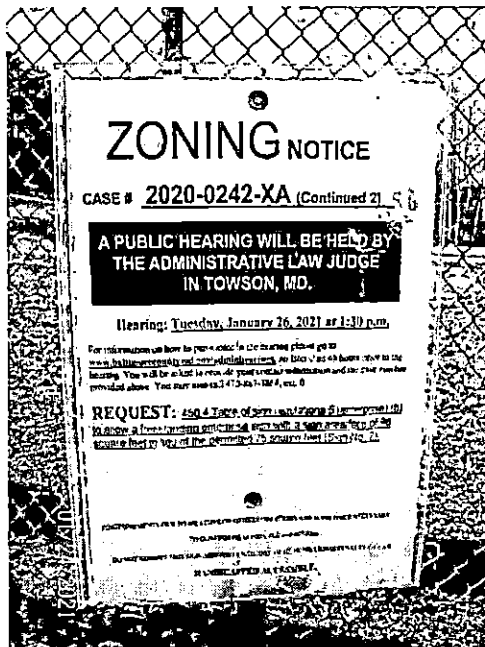
Ladies and Gentlemen:

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: _____

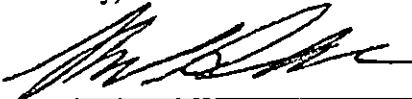
3500, 3504 Washington Boulevard **SIGN 6 Recertification**

January 4, 2021

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



Sincerely,

 January 24, 2021

(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)

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11949036
Case #: 2020-0242-XA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0242-XA

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

1/6/2021



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0242-XA

3500, 3504 Washington Boulevard

West side of Washington Blvd., 158 ft. to the centerline of Twin Springs
13th Election District - 1st Councilmanic District

Legal Owners: Merritt - LBI, LLC

Contract Purchaser/Lessee: WLR Holding Company, Inc.

Special Exception for a full service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations. Variance to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel. Section 419.3. To allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (sign nos. 1,2,3,4,5,6) with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign area/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs. Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 76 square feet (Sign No. 7).

Hearing: Tuesday, January 26, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

ja6

CERTIFICATE OF POSTING

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021

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:

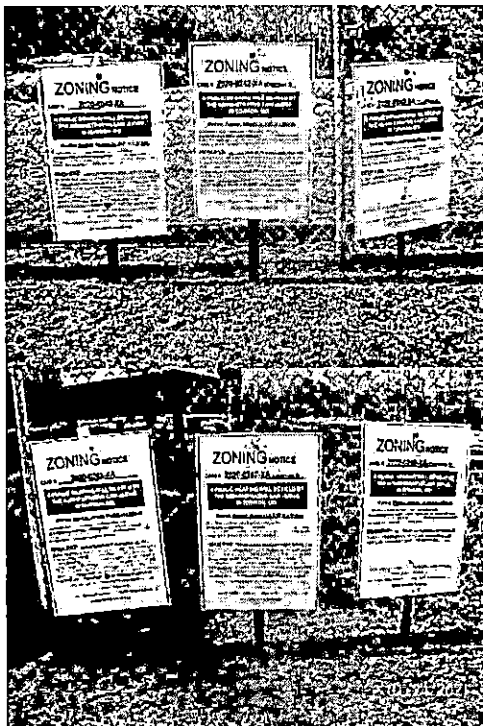
Ladies and Gentlemen:

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: _____

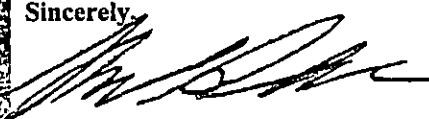
3500, 3504 Washington Boulevard **Groups 1 & 2**
Recertification

January 4, 2021

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



Sincerely,

 January 24, 2021

(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021

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:

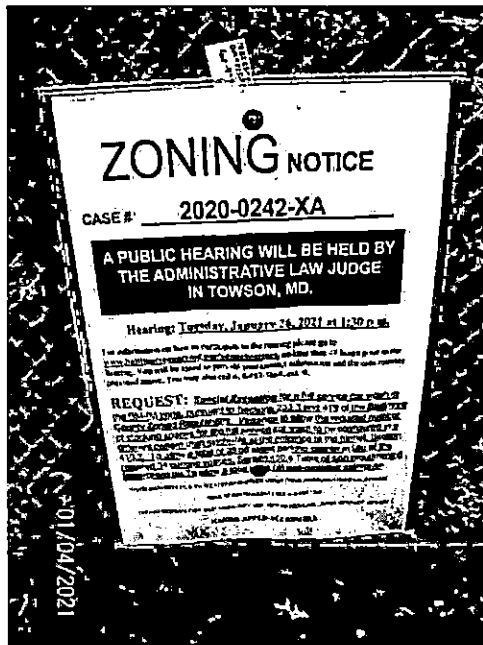
Ladies and Gentlemen:

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: _____

3500, 3504 Washington Boulevard **SIGN 1**

January 4, 2021

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



Sincerely,


(Signature of Sign Poster)

January 4, 2021

(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021

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:

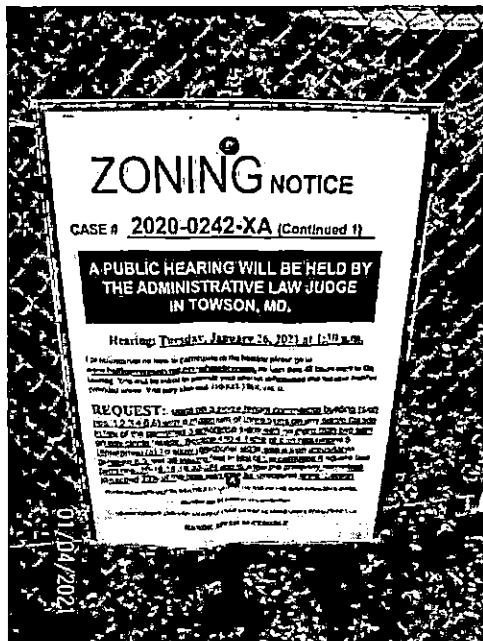
Ladies and Gentlemen:

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: _____

3500, 3504 Washington Boulevard **SIGN 2**

January 4, 2021

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



Sincerely,

January 4, 2021

(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____
Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021
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:

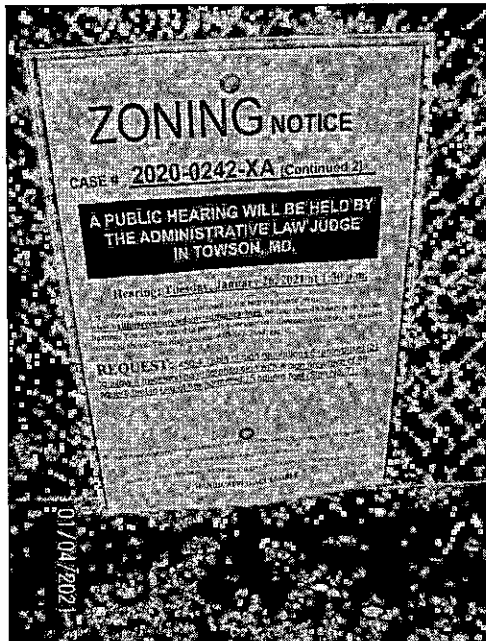
Ladies and Gentlemen:

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: _____

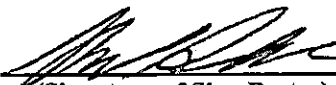
3500, 3504 Washington Boulevard **SIGN 3**

January 4, 2021

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



Sincerely,

 January 4, 2021
(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____
Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021
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:

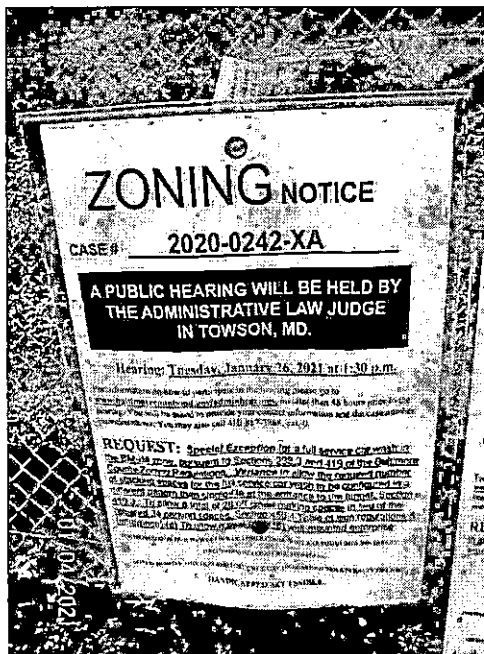
Ladies and Gentlemen:

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: _____

3500, 3504 Washington Boulevard **SIGN 4**

January 4, 2021

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



Sincerely,

January 4, 2021

(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____
Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021
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:

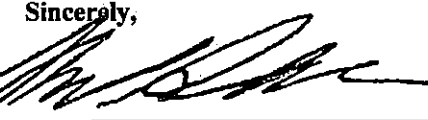
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3500, 3504 Washington Boulevard **SIGN 5**

January 4, 2021

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

Sincerely,

 January 4, 2021

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

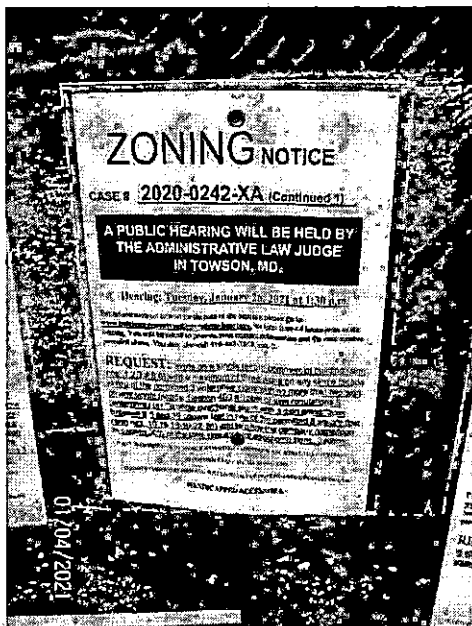
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021

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:

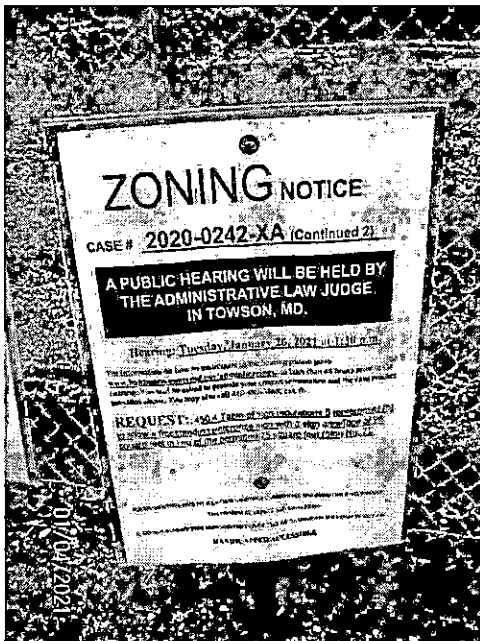
Ladies and Gentlemen:

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:

3500, 3504 Washington Boulevard **SIGN 6**

January 4, 2021

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



Sincerely,

January 4, 2021

(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

2020-0242-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt – LB1, LLC
WLR Holding Company, Inc.

January 26, 2021

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: _____

3500, 3504 Washington Boulevard **Groups 1 & 2**

January 4, 2021

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



Sincerely,

January 4, 2021

(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)

TO: THE DAILY RECORD
Wednesday, January 6, 2021 - Issue

Please forward billing to:

Barb Lukasevich

410-494-6352

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0242-XA

3500, 3504 Washington Boulevard

West side of Washington Blvd., 158 ft. to the centerline of Twin Springs

13th Election District – 1st Councilmanic District

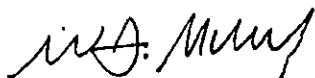
Legal Owners: Merritt - LB1, LLC

Contract Purchaser/Lessee: WLR Holding Company, Inc.

Special Exception for a full service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations. Variance to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel. Section 419.3. To allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (sign nos. 1,2,3,4,5,6) with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs. Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

Hearing: Tuesday, January 26, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

TO: Michael Mallinoff, Director,
Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis
MS 1105

FROM: Thomas Kiefer, Acting Director 
Department of Public Works

DATE: October 30, 2020

SUBJECT: Case No: 2020-0242-XA
3500 & 3504 Washington Boulevard, Halethorpe, Maryland 21227

The subject case is to determine whether or not the Administrative Law Judge should approve a Special Exception, Variance for a full service car wash in the BM IM Zone. Also a variance for stacking spaces, parking relief and sign regulations.

During the review of this property the Department of Public Works has found that there is a riverine flood plain near the property that may impact the proposed development. The "Plan to Accompany Petition for Special Exception and Variance" dated September 17, 2020 provided by Bohler Engineering, shows the proposed construction may be in the riverine flood plain.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property including the access road from Twin Springs Road must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

TK/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
 AND VARIANCE *
 3500 & 3504 Washington Blvd; W/S of * OF ADMINSTRATIVE
 Washington Blvd S 158 ft to c/line Twin Springs. *
 13th Election & 1st Councilmanic Districts * HEARINGS FOR
 Legal Owner(s): Merritt-LB1 LLC
 Contract Purchaser: WLR Holding Company Inc* BALTIMORE COUNTY
 Petitioner(s)
 * 2020-242-XA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of September, 2020, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, dhkarceski@Venable.com, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: September 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0242-XA
Address 3500 & 3504 Washington Blvd.
(Merritt-LB1, LLC Property)

Zoning Advisory Committee Meeting of **September 28, 2020**.

 X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

 X Development of the property must comply with the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

1. The proposed development differs from that for which a forest buffer variance was granted in 2010. Therefore, a new variance to the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains may be required if impacts to water quality and the Forest buffer have increased over the original development layout.
2. This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.

Reviewer: Glenn Shaffer & Steve Ford



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

December 22, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0242-XA

3500, 3504 Washington Boulevard

West side of Washington Blvd., 158 ft. to the centerline of Twin Springs

13th Election District – 1st Councilmanic District

Legal Owners: Merritt - LB1, LLC

Contract Purchaser/Lessee: WLR Holding Company, Inc.

Special Exception for a full service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations. Variance to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel. Section 419.3. To allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (sign nos. 1,2,3,4,5,6) with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs. Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

Hearing: Tuesday, January 26, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Randall Simpson, 1313 Orchard Way, Frederick 21703
Scott Dorsey, 2066 Lord Baltimore Drive, Baltimore 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 6, 2021.

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

Printed on recycled paper containing 30 percent post-consumer material

1-26-21
1:30 pm

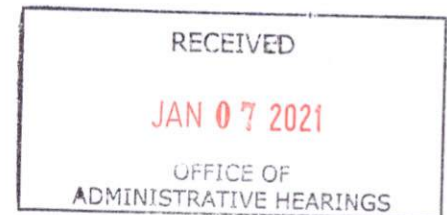
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 1/4/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-242



INFORMATION:

Property Address: 3500, 3504 Washington Blvd
Petitioner: Merritt- LB1 LLC; Scott Dorsey, CEO
Zoning: BM IM
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for:

- 1) Special Exception under BCZR Section 233.3 and Section 419 to use the described property for a full service car wash in the BM-IM zone

The Department of Planning has reviewed a Variance from Section (s):

- 1) Variance from BCZR Section 419.3 to allow the required number of stacking spaces for the full-service car wash to be configured in a different pattern than single-file at the entrance to the tunnel.
- 2) Variance from BCZR Section 419.3 B to allow a total of 28 off-street parking spaces in lieu of the required 34 parking spaces.
- 3) Variance from BCZR Section 450.4 Table of Sign Regulations 5 (Enterprise)(a) to allow a total of six (6) wall- mounted enterprise signs on a single tenant commercial building (Sign Nos. 1,2,3,4,5,6) with a maximum of three signs on any single façade in lieu of the permitted 3 enterprise signs with no more than two sign on any single façade.
- 4) Variance from B.C.Z. R. Section 450.4 Table of Sign Regulations. 3 (Directional) (a) to allow directional signs with a sing areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (Sign Nos. 10-16, 18-19, 22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs.
- 5) Variance from B.C.Z.R. Section 450.4 Table of Sign Regulations. 5 (Enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No.7).

The subject property is part of the Beltway Business Community Development Plan. The property is adjacent to CZMP 2020 Issues #1-025 and #1-026. The property is zoned BM-IM. The property is currently vacant and the applicant is proposing full-service car wash. The site is subject to the Southwest Baltimore County Revitalization Strategy and Western Baltimore County Pedestrian and Bicycle Access Plan.

A site visit was conducted on October 2, 2020.

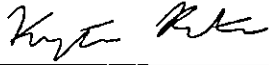
David Karceski, the attorney and the representative for the petitioner worked with the Department of Planning and provided the requested information for the approval of the petition. Therefore the revised plans include:

- 1) The hours of operation to be 7 a.m.-8 p.m.
- 2) A landscape plan to comply with the Landscape Manual requirements for automotive uses and comply with BCZR Section 419. 4. B.3
- 3) Elevations showing the façade treatment. General design standards should comply with BCZR Section 419.4.
- 4) Reduction of proposed total signs by 26. From the initially proposed 74 total signs (including all the free standing, directional and wall mounted signs), per department's request, the petitioner reduced the total number of signs to 48. This includes 1 free standing sign, 6 signs on the building and 41 directional signs.

The Department of Planning has no objections to granting the petitioned zoning relief

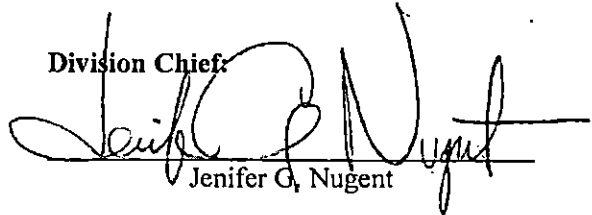
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Josephine Selvakumar, Western Sector Planner
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: September 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0242-XA
Address 3500 & 3504 Washington Blvd.
(Merritt-LB1, LLC Property)

Zoning Advisory Committee Meeting of **September 28, 2020.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

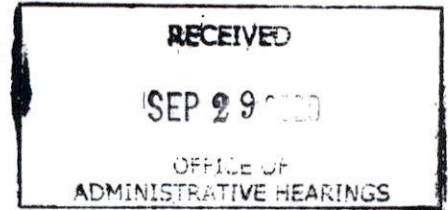
Additional Comments:

1. The proposed development differs from that for which a forest buffer variance was granted in 2010. Therefore, a new variance to the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains may be required if impacts to water quality and the Forest buffer have increased over the original development layout.
2. This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.

Reviewer: Glenn Shaffer & Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: September 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0242-XA
Address 3500 & 3504 Washington Blvd.
(Merritt-LB1, LLC Property)

Zoning Advisory Committee Meeting of **September 28, 2020**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

1. The proposed development differs from that for which a forest buffer variance was granted in 2010. Therefore, a new variance to the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains may be required if impacts to water quality and the Forest buffer have increased over the original development layout.
2. This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.

Reviewer: Glenn Shaffer & Steve Ford

ORDER RECEIVED FOR FILING

Date 3/3/21
By D. Mignon

Petitioner's Exhibits

1. Chris Armstrong CV
2. Special Exception Plan as Filed
3. Redline Special Exception Plan
4. Baltimore County MyNeighborhood Aerials
5. Site Photos and Location Map
6. Preliminary Landscape Plan
7. Other Location Photos
8. 2nd Redlined site plan

93
A-5-2

3/3/21
D.M.

1/26/21
1:30 PM

CASE NO. 2020-

0242-XA

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

9/28

DEPS

(if not received, date e-mail sent _____)

Comment

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

1/4/21
10/30/20

Comment
~~Comment~~

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

1/16/21

SIGN POSTING (1st)

Date:

Sgt Black

by

1/4/21

SIGN POSTING (2nd)

Date:

"

by

1/24/21

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any:

Comments from
People's Counsel

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Chad Bohn	cbohn@wlrinvestmentgroup.com	1-	New York Time	English	U.S.
Chris Armstrong	carmstrong@bohlereng.com	1-	New York Time	English	U.S.
David Karceski	dkarceski@venable.com	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
Gena Skaggs McNichol	gmcnichol@merittproperties.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

2020
0242-XA
1/20-1:30

2020-
0242 XA

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Chad Bohn	cbohn@wlrinvestmentgroup.com	1-	New York Time	English	U.S.
Chris Armstrong	carmstrong@bohlereng.com	1-	New York Time	English	U.S.
✓ David Karceski	dkarceski@venable.com	1-	New York Time	English	U.S.
✓ Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
Gena Skaggs McNichol	gmcnichol@merrittproperties.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Valek Zarski	vzarski@bldginc.com	1-	New York Time	English	U.S.

OK

Donna Mignon

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Tuesday, January 26, 2021 10:32 AM
To: Debra Wiley
Cc: Administrative Hearings
Subject: RE: Exhibits for 2020-0242-XA

CAUTION: This message from CARobinson@venable.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Debbie,

Good morning. Could you please add Valek Zarski to our list of Panelists for today's 1:30 hearing (2020-242-XA)?

Valek Zarski
vzarski@bldginc.com

Thanks,

Drew

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Monday, January 25, 2021 1:33 PM
To: Robinson, Drew <CARobinson@Venable.com>
Subject: Exhibits for 2020-0242-XA

Caution: External Email

Drew,

Picked up the exhibits from the lobby.

Thank you.



Practice social distancing and wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

This electronic mail transmission may contain confidential or privileged information. If

you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Donna Mignon

From: Donna Mignon
Sent: Monday, January 25, 2021 10:08 AM
To: 'Robinson, Drew'
Subject: RE: 2020-0242-XA 3500 3504 Washington Boulevard

Good Morning Drew,
There are no additional comments. Thank you. Have a great day.

-----Original Message-----

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Monday, January 25, 2021 10:03 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: RE: 2020-0242-XA 3500 3504 Washington Boulevard

CAUTION: This message from CARobinson@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna,

Good morning. Could you please pass along any recently received ZAC Comments or correspondence in the file for tomorrow's hearing (if any)? We have the DPW, Planning and DEPS ZAC Comments. Thanks.

Drew

-----Original Message-----

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Tuesday, January 19, 2021 3:33 PM
To: Robinson, Drew <CARobinson@Venable.com>
Cc: Karceski, David H. <DKarceski@Venable.com>
Subject: 2020-0242-XA 3500 3504 Washington Boulevard

Caution: External Email

Good Afternoon,
Please see the attached comments. Thanks. Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

[<http://www.baltimorecountymd.gov/sebin/g/i/signature-covid-mask.gif>][<https://www.baltimorecountymd.gov/news/coronavirus.html>](https://www.baltimorecountymd.gov/news/coronavirus.html)

[<http://www.baltimorecountymd.gov>](http://www.baltimorecountymd.gov)

Connect with Baltimore County

[<http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png>][<https://www.facebook.com/baltcogov>](https://www.facebook.com/baltcogov)

[<http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png>] [<https://twitter.com/BaltCoGov>](https://twitter.com/BaltCoGov)

[<http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png>]

[<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>](http://www.baltimorecountymd.gov/News/BaltimoreCountyNow)

[<http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png>]

[<https://www.youtube.com/user/BaltimoreCounty>](https://www.youtube.com/user/BaltimoreCounty) [<http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png>]

[<https://www.flickr.com/photos/baltimorecounty>](https://www.flickr.com/photos/baltimorecounty) [<http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png>]

[<https://www.linkedin.com/company/baltimore-county-government>](https://www.linkedin.com/company/baltimore-county-government)

www.baltimorecountymd.gov[<http://www.baltimorecountymd.gov>](http://www.baltimorecountymd.gov)

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Donna Mignon

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Monday, January 25, 2021 10:03 AM
To: Donna Mignon
Cc: Administrative Hearings
Subject: RE: 2020-0242-XA 3500 3504 Washington Boulevard

CAUTION: This message from CARobinson@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna,

Good morning. Could you please pass along any recently received ZAC Comments or correspondence in the file for tomorrow's hearing (if any)? We have the DPW, Planning and DEPS ZAC Comments. Thanks.

Drew

-----Original Message-----

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Tuesday, January 19, 2021 3:33 PM
To: Robinson, Drew <CARobinson@Venable.com>
Cc: Karceski, David H. <DKarceski@Venable.com>
Subject: 2020-0242-XA 3500 3504 Washington Boulevard

Caution: External Email

Good Afternoon,
Please see the attached comments. Thanks. Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

[<http://www.baltimorecountymd.gov/sebin/g/i/signature-covid-mask.gif>][<https://www.baltimorecountymd.gov/news/coronavirus.html>](https://www.baltimorecountymd.gov/news/coronavirus.html)

[<http://www.baltimorecountymd.gov>](http://www.baltimorecountymd.gov)

Connect with Baltimore County

[<http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png>][<https://www.facebook.com/baltcogov>](https://www.facebook.com/baltcogov)
[<http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png>] [<https://twitter.com/BaltCoGov>](https://twitter.com/BaltCoGov)

[http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png]
<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>
[http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png]
<https://www.youtube.com/user/BaltimoreCounty> [http://www.baltimorecountymd.gov/sebin/l/y/social-icon-
flickr.png] <https://www.flickr.com/photos/baltimorecounty> [http://www.baltimorecountymd.gov/sebin/t/q/social-
icon-linkedin.png] <https://www.linkedin.com/company/baltimore-county-government>

www.baltimorecountymd.gov<http://www.baltimorecountymd.gov>

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Chad Bohn	cbohn@wlrinvestmentgroup.com	1-	New York Time	English	U.S.
Chris Armstrong	carmstrong@bohlereng.com	1-	New York Time	English	U.S.
David Karceski	dkarceski@venable.com	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
Gena Skaggs McNichol	gmcnichol@merrittproperties.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

Donna Mignon

From: Donna Mignon
Sent: Tuesday, January 19, 2021 2:02 PM
To: 'Robinson, Drew'
Cc: Karceski, David H.
Subject: 2020-0242-XA 3500 3504 Washington Boulevard

Good Afternoon,

As you are aware, a virtual webex hearing has been scheduled for January 26, 2021 at 1:30 p.m. You should have received an invitation in an email that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Peoples Counsel
Sent: Tuesday, January 19, 2021 12:39 PM
To: Paul Mayhew; Maureen E Murphy; Administrative Hearings
Cc: Terry Curtis; Vishnubhai K Desai; Otis Collins; David Karceski, Esquire
Subject: FW: ZAC --- Zoning Case No. 2020-242-XA, 3500-04 Washington Boulevard
Attachments: Washington Blvd #3500-3504 Case #2020-0242-XA.pdf; ZAC Case #2020-0242-XA, 3500 & 3504 Washington Blvd

Dear Judges Mayhew and Murphy,

To be on the safe side, I am forwarding Terry Curtis' e-mail to assure that the file includes the DPW correspondence on the floodplain issues. The Webex hearing is scheduled for January 26 at 1:30 p.m.

The DPW correspondence is dated October 30, 2020. Terry Curtis informs me that he referenced December 18, 2020 as a date he sent the memo along.

I am including copies to David Karceski, attorney for the Petitioner, and Otis Collins, President of the Halethorpe Civic League.

I trust that the floodplain issues will be addressed at the hearing.

Thank everyone for their attention to this matter.

Peter Max Zimmerman, People's Counsel, 410 887-2188

From: Terry Curtis <tcurtis@baltimorecountymd.gov>
Sent: Tuesday, January 19, 2021 9:34 AM
To: Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Cc: Eugene Cauley <ecauley@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>
Subject: ZAC

Good morning Vishnu,

I sent a memo signed by The Acting DPW Director for this above referenced site on 12/18/20. Could you please verify that it has been added to the file? The hearing for this site is Tuesday, January 26, 2021 at 1:30.

Do you know if the flood plain issues have been resolved yet?

Terry Curtis, Jr.
Engineer III
Department of Public Works
111 West Chesapeake Avenue
Room 205
Towson, Maryland 21204
410-887-3117
tcurtis@baltimorecountymd.gov

Exceptional Customer Service

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

TO: Michael Mallinoff, Director,
Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis
MS 1105

FROM: Thomas Kiefer, Acting Director *Tom*
Department of Public Works

DATE: October 30, 2020

SUBJECT: Case No: 2020-0242-XA
3500 & 3504 Washington Boulevard, Halethorpe, Maryland 21227

The subject case is to determine whether or not the Administrative Law Judge should approve a Special Exception, Variance for a full service car wash in the BM IM Zone. Also a variance for stacking spaces, parking relief and sign regulations.

During the review of this property the Department of Public Works has found that there is a riverine flood plain near the property that may impact the proposed development. The "Plan to Accompany Petition for Special Exception and Variance" dated September 17, 2020 provided by Bohler Engineering, shows the proposed construction may be in the riverine flood plain.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property including the access road from Twin Springs Road must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

TK/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council

Donna Mignon

From: Terry Curtis
Sent: Friday, December 18, 2020 3:23 PM
To: Kristen L Lewis
Cc: Peoples Counsel; Jeff Peluso
Subject: ZAC Case #2020-0242-XA, 3500 & 3504 Washington Blvd
Attachments: Washington Blvd #3500-3504 Case #2020-0242-XA.pdf

Good afternoon,

Please find attached are comments to the above referenced project found on the Zoning Advisory Committee Agenda.

If you have any questions please feel free to contact me anytime.

Terry Curtis, Jr.
Engineer III
Department of Public Works
111 West Chesapeake Avenue
Room 205
Towson, Maryland 21204
410-887-3117
tcurtis@baltimorecountymd.gov

Exceptional Customer Service
Safe and Efficient Operations
Reliable Infrastructure

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

TO: Michael Mallinoff, Director,
Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis
MS 1105

FROM: Thomas Kiefer, Acting Director *Tom*
Department of Public Works

DATE: October 30, 2020

SUBJECT: Case No: 2020-0242-XA
3500 & 3504 Washington Boulevard, Halethorpe, Maryland 21227

The subject case is to determine whether or not the Administrative Law Judge should approve a Special Exception, Variance for a full service car wash in the BM IM Zone. Also a variance for stacking spaces, parking relief and sign regulations.

During the review of this property the Department of Public Works has found that there is a riverine flood plain near the property that may impact the proposed development. The "Plan to Accompany Petition for Special Exception and Variance" dated September 17, 2020 provided by Bohler Engineering, shows the proposed construction may be in the riverine flood plain.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property including the access road from Twin Springs Road must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

TK/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council

Debra Wiley

From: Debra Wiley
Sent: Thursday, January 7, 2021 9:18 AM
To: Karen Pilecki
Subject: RE: Reappointed BCFPHN President

Hi Karen,

I will update this information.

Thanks and have a great and safe day !

-----Original Message-----

From: Karen Pilecki <kpilecki@baltimorecountymd.gov>
Sent: Wednesday, January 6, 2021 3:57 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Reappointed BCFPHN President

Debra,

I am writing to inform you that as of January 4, 2021 I am the reappointed president for the Baltimore County Federation of Public Health Nurses. Crystal Wright has resigned.

Please include me in all future correspondents.

Thank you,

Karen Pilecki, RN, BSN, MBA
Office of Quality Improvement
Baltimore County Department of Health
Drumcastle Center 6401 York Road Flr 3
Baltimore, MD 21212
443-377-1950
Pronouns: She, Hers, Her
<https://www.facebook.com/BaltCoHHS>

Healthy people living, working and playing in Baltimore County

Confidentiality Statement: This electronic mail transmission contains confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action based on the contents of this electronic mail transmission is strictly prohibited. If you have received this electronic mail transmission in error, please immediately notify the sender.

ZAC AGENDA

Case Number: 2020-0242-XA **Reviewer:** Gary Hucik
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION, VARIANCE
Legal Owner: Merritt-LB1 LLC
Contract Purchaser: WLR Holding Company Inc

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 13 **Council Dist:** 1

Property Address: 3500 3504 WASHINGTON BLVD

Location: West side of Washington Blvd South 158 feet to the center line of Twin Springs.

Existing Zoning: BM, IM

Area: 2.04 AC

Proposed Zoning:

SPECIAL EXCEPTION:

A full service car wash in the BM-IM zone, pursuant to Section 233.3 and 419 of the Baltimore County Zoning Regulations (BCZR).

VARIANCE:

Section 419.3 To allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel.

Section 419.3 To allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces.

Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (sign nos. 1,2,3,4,5,6) with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade.

Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs.

Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

Attorney: David H. Karceski

Prior Zoning Cases: 1969-0105-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

DEP
DOP

1-26-21
1:30pm

Donna Mignon

From: Kristen L Lewis
Sent: Wednesday, December 23, 2020 10:21 AM
To: Donna Mignon
Subject: FW: Hearing Notice 2020-0242-XA

Good morning,

Below is the hearing notice that I sent to David with the hearing date and time included. Thank you and enjoy your vacation and be safe!!!!

Kristen Lewis
PAI - Zoning Review
410-887-3391

From: Kristen L Lewis
Sent: Tuesday, December 22, 2020 11:02 AM
To: dhkarceski@venable.com
Subject: Hearing Notice 2020-0242-XA

Good morning,

Below is the notice for the case we spoke about this morning. Thank you,

Kristen Lewis-Coles
PAI - Zoning Review
410-887-3391

December 22, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0242-XA

3500, 3504 Washington Boulevard
West side of Washington Blvd., 158 ft. to the centerline of Twin Springs
13th Election District – 1st Councilmanic District
Legal Owners: Merritt - LB1, LLC
Contract Purchaser/Lessee: WLR Holding Company, Inc.

Special Exception for a full service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations. Variance to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel. Section 419.3. To allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building. (sign nos. 1,2,3,4,5,6)

with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs. Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

Hearing: Tuesday, January 26, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Randall Simpson, 1313 Orchard Way, Frederick 21703
Scott Dorsey, 2066 Lord Baltimore Drive, Baltimore 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 6, 2021.

Event Information

Event: Zoning Hearing - Case No: 2020-0242-XA - 3500 , 3504 Washington Boulevard
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/jnstage/g.php?MTID=e999bdb9838b8b703c3dad45fb7770db>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/jnstage/g.php?MTID=e969debc0e73bb0479fda6f0a61a7ab4c>
Date and time: Tuesday, January 26, 2021 1:30 pm
 Eastern Standard Time (New York, GMT-05:00) Start Event
Duration: 1 hour
Description: Zoning Hearing
 Case No: 2020-0242-XA
 3500, 3504 Washington Boulevard
 Legal Owners: Merritt - LBI, LLC
 Contract Purchaser/Lessee: WLR Holding Company, Inc. Send Email
Event number: 180 674 6579
Event password: 1234
Host key: 711703
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy Send Email
Panelist Info:
Panelist password:
Panelist numeric password: 459304
Video Address: 1806746579@baltimorecountymd.webex.com
 You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
 +1-415-655-0001
[Show all global call-in numbers](#)
 Access code: 180 674 6579
Maximum number of registrants: 10000
Destination address after event:
Host Image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

[Manage Registrations](#)
[Delete Event](#)
[Edit Event](#)

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0242-XA - 3500 , 3504
Washington Boulevard
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e85623fd7325035b841da6f81074a5dba>
Start: Tue 1/26/2021 1:30 PM
End: Tue 1/26/2021 2:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 674 6579

Tuesday, January 26, 2021 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e85623fd7325035b841da6f81074>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9018042ca6406816a3a4bd2a49>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1806746579@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 459304

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e722a89df092d4ef2eff14fdccaa6cd38>

Need help? Go to <https://help.webex.com>

with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs. Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

Hearing: Tuesday, January 26, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Randall Simpson, 1313 Orchard Way, Frederick 21703
Scott Dorsey, 2066 Lord Baltimore Drive, Baltimore 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 6, 2021.

Donna Mignon

From: Donna Mignon
Sent: Wednesday, March 3, 2021 12:51 PM
To: Karceski, David H.
Cc: 'Robinson, Drew'; 'cbohn@wlrinvestmentgroup.com'; 'carmstrong@bohlereng.com'; 'gmcnichol@merrittproperties.com'; 'vzarski@bldgin.com'; Debra Wiley; Josephine Selvakumar; County Council (countycouncil@baltimorecountymd.gov); Henry Ayakwah; Jeffery Livingston (jlivingston@baltimorecountymd.gov); Jenifer G. Nugent; Peter Max Zimmerman (pzimmerman@baltimorecountymd.gov); Rebecca Wheatley (rwheatley@baltimorecountymd.gov); Vishnubhai K Desai (vdesai@baltimorecountymd.gov)
Subject: Case No: 2020-0242-XA 3500 3504 Washington Boulevard
Attachments: Order - 2020-0242-XA.pdf

Good Afternoon:

Please find attached the Opinion and Order in regard to the above-referenced matter.

Thank you.
Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



PROJECT TEAM



CARMSTRONG@BOHLERENG.COM

EDUCATION

B.S. Civil Engineering
University of Delaware

PROFESSIONAL LICENSES

Maryland PE #36521

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
Home Builders Association of Maryland
NAIOP
Urban Land Institute - Baltimore

Chris Armstrong, PE

Project Manager

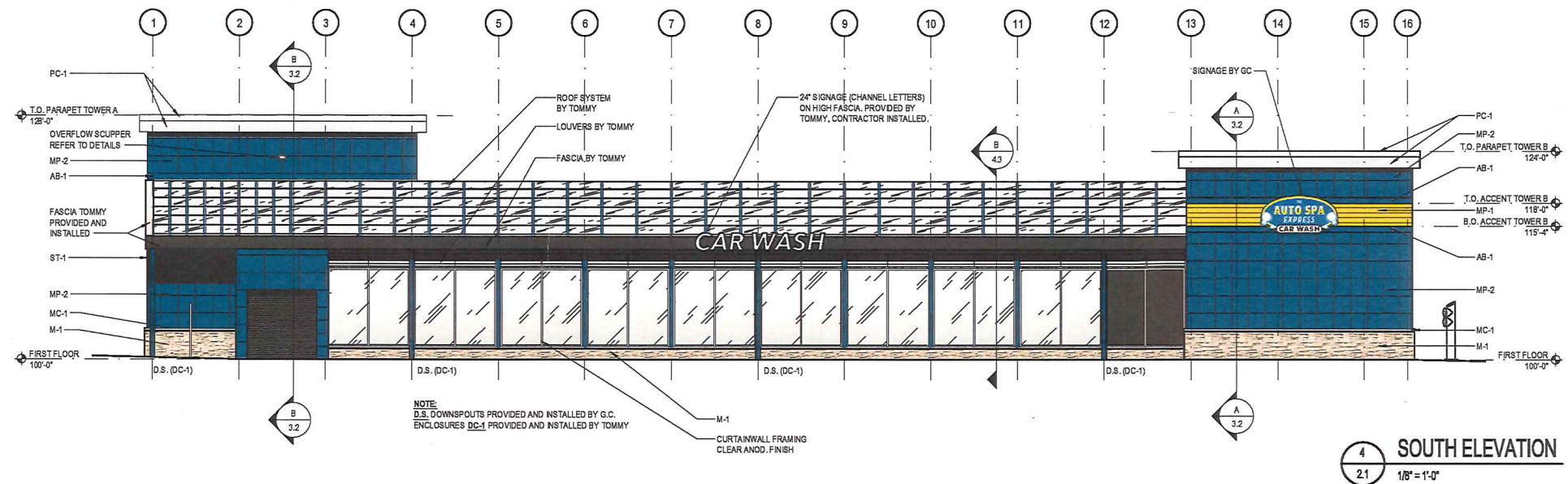
Chris currently serves as a project manager in Bohler's Towson, MD office. With over 13 years of civil engineering design and project management experience, he brings a wealth of knowledge and problem solving abilities to each project.

Chris has expert knowledge in stormwater management, roadway design, commercial site layout, construction inspections, site meetings, cost estimating, plan review and agency coordination, and various other aspects of civil engineering.

SELECT PROJECT EXPERIENCE

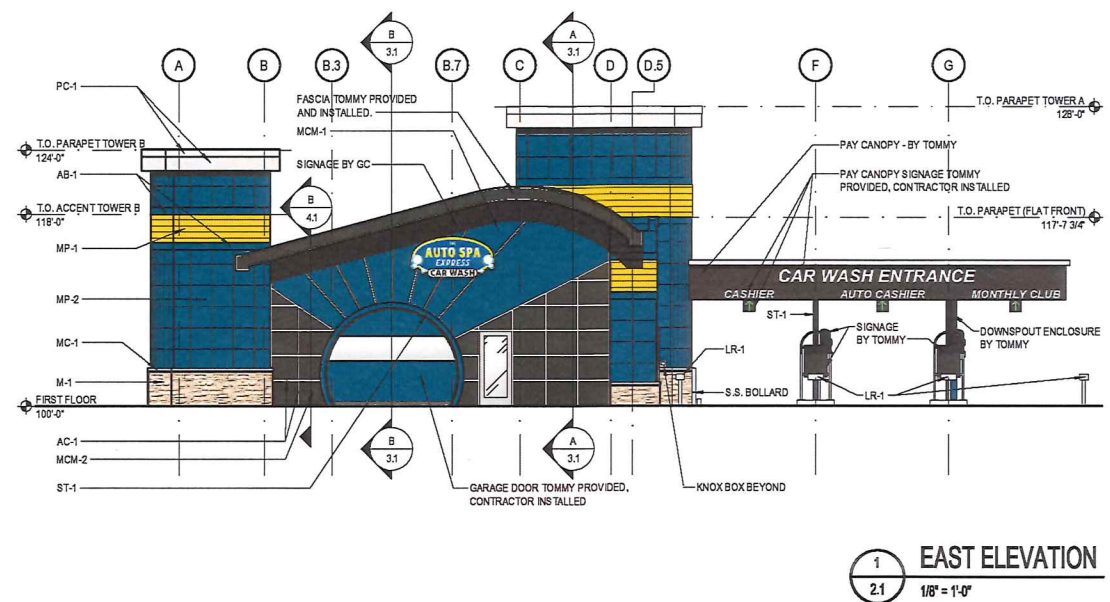
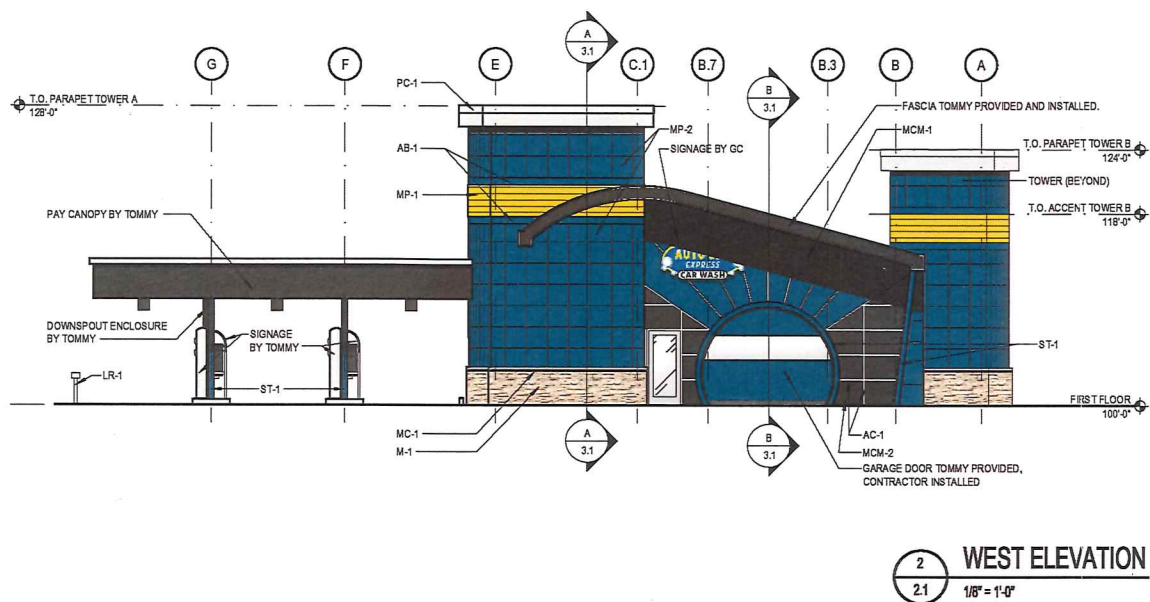
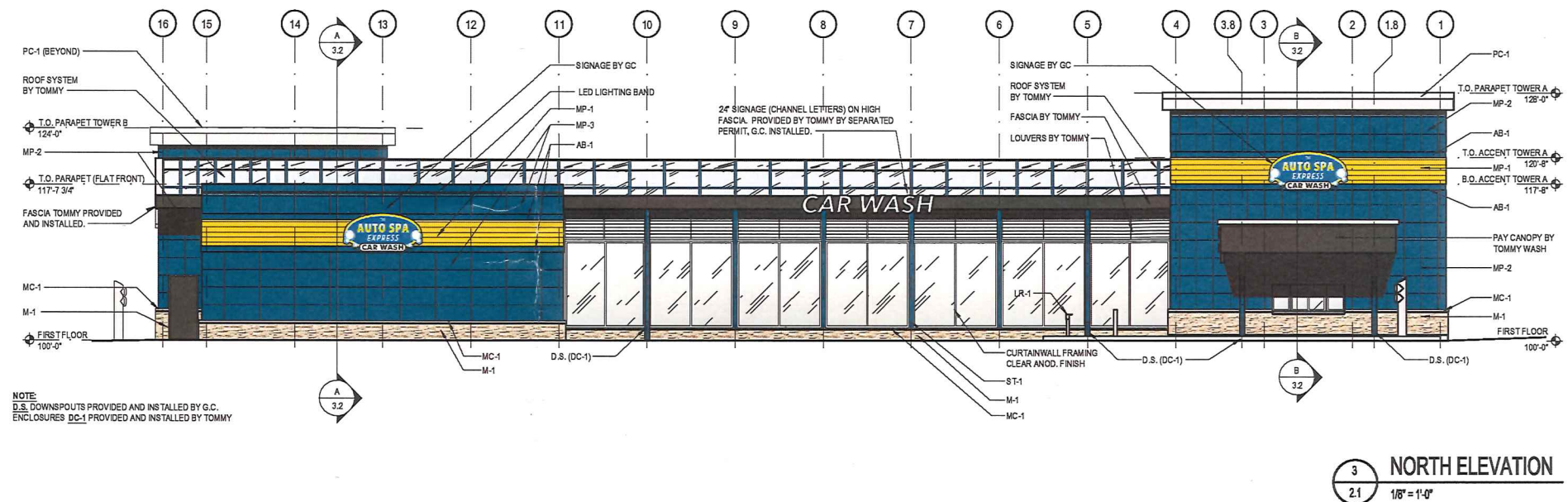
- + Circle East Development, Towson, MD
- + Flats at 703, Towson, MD
- + Goucher College, Froelicher Hall, Towson, MD
- + YMCA, Towson, MD
- + Reisterstown Road Plaza, Baltimore, MD
- + Silver Diner, Frederick, MD
- + CVS, Parkville, MD
- + Oak Crest Village, Parkville, MD
- + CVS, Nottingham, MD
- + Walgreens, Nottingham, MD
- + Brightview Senior Living, Catonsville, MD
- + YMCA, Catonsville, MD
- + Federal Realty, Shoppes II, Nottingham, MD
- + International Grocer, Nottingham, MD
- + Rock Creek, Rosedale, MD

EXTERIOR MATERIALS LEGEND	
	PREFINISHED METAL PANELS
	PREFINISHED METAL COPING
	ALUM. FLAT STOCK (RAL 5010)
	CORRUGATED METAL PANEL
	MCM PANEL (BLACK)
	GLAZING
	STONE VENEER

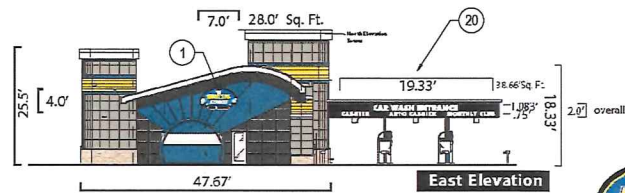


EXTERIOR MATERIALS SPECS				
TAG	MATERIAL	MFR.	DESCRIPTION	COLOR
ST-1	STRUCTURAL STEEL	R.B.I.		RAL 5010
MP-1	PROFIED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	RAL 1018
MP-2	PREFINISHED METAL PANEL	DRI-DESIGN	30"x30" PANEL SIZE	RAL 5010
AB-1	PREFIN. ALUM. ACCENTBANDING	ATAS	ATAS FLAT SHEET	RAL 5010
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX		BRIGHT SILVER METALLIC
M-1	STONE VENEER	BORAL	PRO-FIT LEDGES TONE	SOUTHWEST BLEND
MC-1	PRECAST STONE SILL	ELDORADO	CHISELED EDGE WALL CAP	SMOKE
MP-3	PREFINISHED METAL PANEL	DRI-DESIGN	24"x48" PANEL SIZE	RAL 5010
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	RAL 5010
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	GLAZE GUARD (SERIES F)	EBONY
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES CURTAINWALL	CLEAR ANNOXIDIZED
SF01	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR
SF02				
SF03				
SF04	METAL PANEL INFILL		1" MCM PANEL INFILL	BLACK
SF05				
DC-1	PREFINISHED ALUMINUM		DOWNSPOUT COVER	RAL 5010
LR-1	LICENSE PLATE READER	TOMMY	BOLLARD	STAINLESS STEEL

NOTE: GENERAL CONTRACTOR TO SUPPLY ALL MATERIALS/EQUIPMENT EXCEPT ST-1, DC-1 & LR-1 TO BE SUPPLIED BY TOMMY.



This sign is intended to be installed in accordance with the requirements of Article 606 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign. UL.



Auto Spa Express
1524 Annapolis Rd.
Odenton, MD 21113

Pasadena SIGNS
SINCE 1965

6300 Arundel Cove Ave. Baltimore, Maryland 21226
410-355-5400 fax 410-355-8343 www.pasadenasigns.com

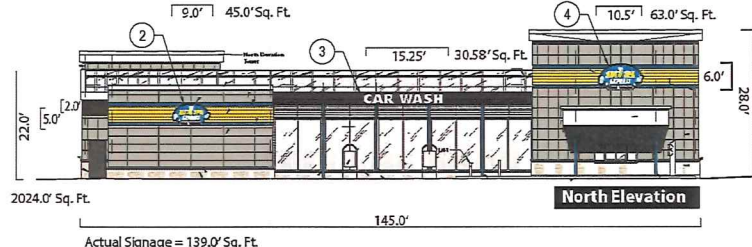
This Original Design is the Property of Pasadena Sign Company Inc. (PSC Inc.) and is Protected by Patent Copyright Laws. Any Construction or Reproduction of a Display Product Under This One Included Sign is Expressly Prohibited. Should Such Construction Occur, PSC Inc. is Due \$1,000.00 As Compensation For The Time And Effort In Creating Such Intellectual Design. All Rights Reserved.

Celebrating 54 Years in Business



Due to the physical limits of the print process, this sample drawing cannot provide an exact match between the vinyl, & paint.

This sign is intended to be installed in accordance with the requirements of Article 606 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign. UL.



Auto Spa Express
3405 Washington Blvd.
Baltimore, MD 21227
Baltimore County

Pasadena SIGNS
SINCE 1965

6300 Arundel Cove Ave. Baltimore, Maryland 21226
410-355-5400 fax 410-355-8343 www.pasadenasigns.com

This Original Design is the Property of Pasadena Sign Company Inc. (PSC Inc.) and is Protected by Patent Copyright Laws. Any Construction or Reproduction of a Display Product Under This One Included Sign is Expressly Prohibited. Should Such Construction Occur, PSC Inc. is Due \$1,000.00 As Compensation For The Time And Effort In Creating Such Intellectual Design. All Rights Reserved.

Celebrating 54 Years in Business



Due to the physical limits of the print process, this sample drawing cannot provide an exact match between the vinyl, & paint.

This sign is intended to be installed in accordance with the requirements of Article 606 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign. UL.



Watchfire Digital Display

Auto Spa Express
3405 Washington Blvd.
Baltimore, MD 21227
Baltimore County

Pasadena SIGNS
SINCE 1965

6300 Arundel Cove Ave. Baltimore, Maryland 21226
410-355-5400 fax 410-355-8343 www.pasadenasigns.com

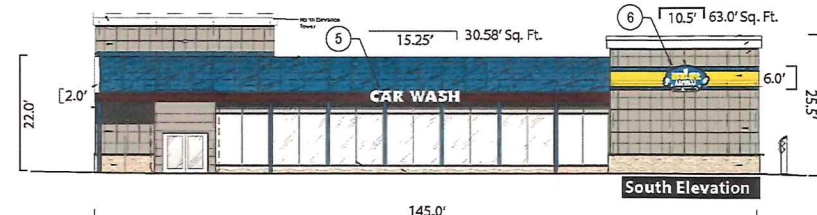
This Original Design is the Property of Pasadena Sign Company Inc. (PSC Inc.) and is Protected by Patent Copyright Laws. Any Construction or Reproduction of a Display Product Under This One Included Sign is Expressly Prohibited. Should Such Construction Occur, PSC Inc. is Due \$1,000.00 As Compensation For The Time And Effort In Creating Such Intellectual Design. All Rights Reserved.

Celebrating 54 Years in Business



Due to the physical limits of the print process, this sample drawing cannot provide an exact match between the vinyl, & paint.

This sign is intended to be installed in accordance with the requirements of Article 606 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign. UL.



Auto Spa Express
3405 Washington Blvd.
Baltimore, MD 21227
Baltimore County

Pasadena SIGNS
SINCE 1965

6300 Arundel Cove Ave. Baltimore, Maryland 21226
410-355-5400 fax 410-355-8343 www.pasadenasigns.com

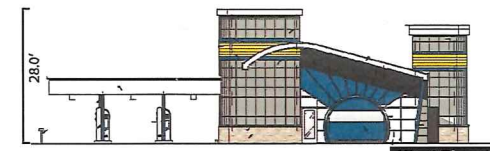
This Original Design is the Property of Pasadena Sign Company Inc. (PSC Inc.) and is Protected by Patent Copyright Laws. Any Construction or Reproduction of a Display Product Under This One Included Sign is Expressly Prohibited. Should Such Construction Occur, PSC Inc. is Due \$1,000.00 As Compensation For The Time And Effort In Creating Such Intellectual Design. All Rights Reserved.

Celebrating 54 Years in Business



Due to the physical limits of the print process, this sample drawing cannot provide an exact match between the vinyl, & paint.

This sign is intended to be installed in accordance with the requirements of Article 606 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign. UL.



Actual Signage = 0.0' Sq. Ft.
No Signage On This Elevation

Pasadena SIGNS
SINCE 1965

6300 Arundel Cove Ave. Baltimore, Maryland 21226
410-355-5400 fax 410-355-8343 www.pasadenasigns.com

This Original Design is the Property of Pasadena Sign Company Inc. (PSC Inc.) and is Protected by Patent Copyright Laws. Any Construction or Reproduction of a Display Product Under This One Included Sign is Expressly Prohibited. Should Such Construction Occur, PSC Inc. is Due \$1,000.00 As Compensation For The Time And Effort In Creating Such Intellectual Design. All Rights Reserved.

Celebrating 54 Years in Business



Due to the physical limits of the print process, this sample drawing cannot provide an exact match between the vinyl, & paint.

This sign is intended to be installed in accordance with the requirements of Article 606 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign. UL.



DESIGN AND DRAWINGS
MARYLAND COORDINATE SYSTEM
HORIZONTAL NAD(83) (1981)
VERTICAL NAVD 88

THESE PLANS ARE FOR
SPECIAL EXCEPTION AND
NOT TO BE UTILIZED FOR
CONSTRUCTION

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, 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. 4859, EXPIRATION DATE: 7/22/20

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	11/03/20	REVISED PER PLANNING COMMENTS	RLB	CWA
2	02/12/21	REVISED PER UPDATED SIGNAGE	CWA	CWA
3	02/24/21	REVISED PER COUNTY COMMENTS	CWA	BRR

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD192088
DRAWN BY: CWA
CHECKED BY: CWA
DATE: 09/17/20
CAD ID: SEP-3

SITE PLAN EXHIBIT

FOR
AUTO SPA EXPRESS

LOCATION OF SITE
3500 AND 3504
WASHINGTON BOULEVARD
HALETHORPE, MD 21227
BALTIMORE COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

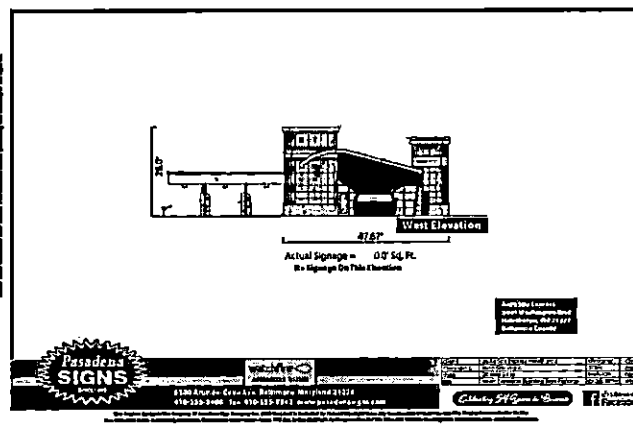
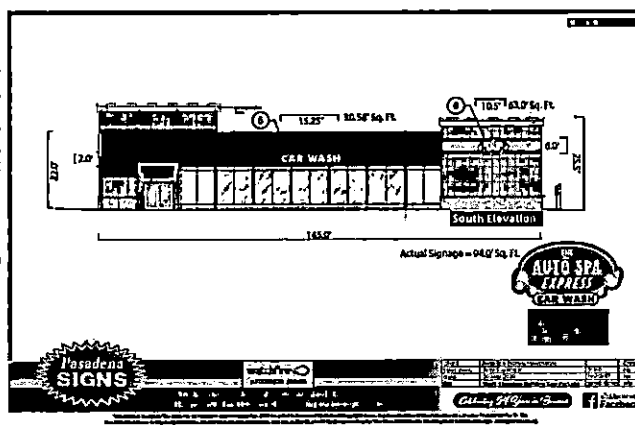
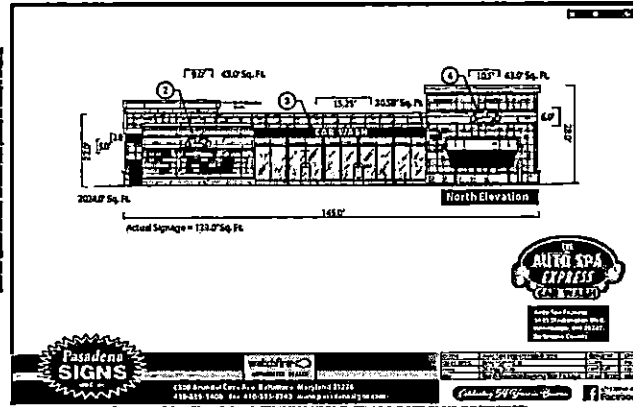
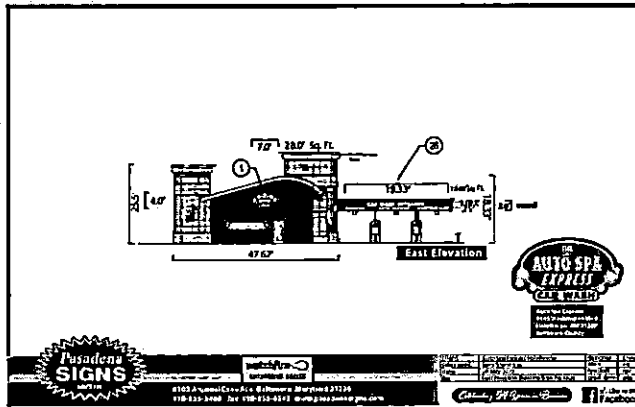
B.R. ROWE

PROFESSIONAL ENGINEER
BALTIMORE, MARYLAND

SHEET TITLE:
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

SHEET NUMBER:
2

REVISION 3 - 02/24/21



BOHLER

SITE OWN AND CONSULTING ENGINEERING

LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT

811

Call Before You Dig

ALWAYS CALL 811

It's Fast, It's Safe, It's the Law

NOT APPROVED FOR CONSTRUCTION

PROJECT: SITE PLAN EXHIBIT FOR AUTO SPA EXPRESS

LOCATION OF SITE: 3405 AND 3404 WASHINGTON BOULEVARD, HALETHORPE, MD 21227, BALTIMORE COUNTY

BOHLER

8100 DUNBAR VALLEY ROAD, SUITE 101
 TOWSON, MARYLAND 21286
 Phone: 410-271-7000
 Fax: 410-271-7997
 MD@BohlerEng.com

C. W. ARMSTRONG

PROFESSIONAL ENGINEER

PROJECT TITLE: PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

SHEET NUMBER: 2

ORIG. DATE: 4/24/20

SEAL AND SIGNATURE OF ENGINEER REQUIRED FOR ALL PROJECTS EXCEPT FOR NON-COMMERCIAL WORKSHEET NOT TO BE UTILIZED FOR CONSTRUCTION

THESE PLANS ARE FOR OFFICE EXPOSITION AND NOT TO BE UTILIZED FOR CONSTRUCTION

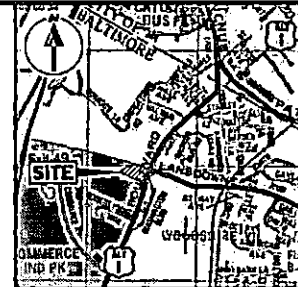
NO GUARANTEE OF ACCURACY OR COMPLETENESS OF INFORMATION IS MADE BY THE ENGINEER OR ARCHITECT FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY STATED ON THESE PLANS.

ID	Wholesale prices			Wholesale prices (US \$)
	tomato (p)	onion (p)	peas (p)	
1	2.86	4.06	3.45	0.99
2	2.86	4.06	3.45	0.99
3	3.30	4.67	3.52	0.99
4	2.21	3.43	3.21	0.99
5	2.70	3.87	3.16	0.99
6	3.30	4.67	3.52	0.99
7	3.30	4.67	3.52	0.99
8	3.30	4.67	3.52	0.99
9	3.30	4.67	3.52	0.99
10	3.30	4.67	3.52	0.99
11	3.30	4.67	3.52	0.99
12	3.30	4.67	3.52	0.99
13	3.30	4.67	3.52	0.99
14	3.30	4.67	3.52	0.99
15	3.30	4.67	3.52	0.99
16	3.30	4.67	3.52	0.99
17	3.30	4.67	3.52	0.99
18	3.30	4.67	3.52	0.99
19	3.30	4.67	3.52	0.99
20	3.30	4.67	3.52	0.99
21	3.30	4.67	3.52	0.99
22	3.30	4.67	3.52	0.99
23	3.30	4.67	3.52	0.99
24	3.30	4.67	3.52	0.99
25	3.30	4.67	3.52	0.99
26	3.30	4.67	3.52	0.99
27	3.30	4.67	3.52	0.99
28	3.30	4.67	3.52	0.99
29	3.30	4.67	3.52	0.99
30	3.30	4.67	3.52	0.99
31	3.30	4.67	3.52	0.99
32	3.30	4.67	3.52	0.99
33	3.30	4.67	3.52	0.99
34	3.30	4.67	3.52	0.99
35	3.30	4.67	3.52	0.99
36	3.30	4.67	3.52	0.99
37	3.30	4.67	3.52	0.99
38	3.30	4.67	3.52	0.99
39	3.30	4.67	3.52	0.99
40	3.30	4.67	3.52	0.99
41	3.30	4.67	3.52	0.99
42	3.30	4.67	3.52	0.99
43	3.30	4.67	3.52	0.99
44	3.30	4.67	3.52	0.99
45	3.30	4.67	3.52	0.99
46	3.30	4.67	3.52	0.99
47	3.30	4.67	3.52	0.99
48	3.30	4.67	3.52	0.99
49	3.30	4.67	3.52	0.99
50	3.30	4.67	3.52	0.99
51	3.30	4.67	3.52	0.99
52	3.30	4.67	3.52	0.99
53	3.30	4.67	3.52	0.99
54	3.30	4.67	3.52	0.99
55	3.30	4.67	3.52	0.99
56	3.30	4.67	3.52	0.99
57	3.30	4.67	3.52	0.99
58	3.30	4.67	3.52	0.99
59	3.30	4.67	3.52	0.99
60	3.30	4.67	3.52	0.99
61	3.30	4.67	3.52	0.99
62	3.30	4.67	3.52	0.99
63	3.30	4.67	3.52	0.99
64	3.30	4.67	3.52	0.99
65	3.30	4.67	3.52	0.99
66	3.30	4.67	3.52	0.99
67	3.30	4.67	3.52	0.99
68	3.30	4.67	3.52	0.99
69	3.30	4.67	3.52	0.99
70	3.30	4.67	3.52	0.99
71	3.30	4.67	3.52	0.99
72	3.30	4.67	3.52	0.99
73	3.30	4.67	3.52	0.99</



LEGEND

	CONCRETE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CURB LINE
	CENTER MARKER
	10-FOOT PLAN
	20-FOOT PLAN
	30-FOOT PLAN
	40-FOOT PLAN
	50-FOOT PLAN
	60-FOOT PLAN
	70-FOOT PLAN
	80-FOOT PLAN
	90-FOOT PLAN
	100-FOOT PLAN
	110-FOOT PLAN
	120-FOOT PLAN
	130-FOOT PLAN
	140-FOOT PLAN
	150-FOOT PLAN
	160-FOOT PLAN
	170-FOOT PLAN
	180-FOOT PLAN
	190-FOOT PLAN
	200-FOOT PLAN
	210-FOOT PLAN
	220-FOOT PLAN
	230-FOOT PLAN
	240-FOOT PLAN
	250-FOOT PLAN
	260-FOOT PLAN
	270-FOOT PLAN
	280-FOOT PLAN
	290-FOOT PLAN
	300-FOOT PLAN
	310-FOOT PLAN
	320-FOOT PLAN
	330-FOOT PLAN
	340-FOOT PLAN
	350-FOOT PLAN
	360-FOOT PLAN
	370-FOOT PLAN
	380-FOOT PLAN
	390-FOOT PLAN
	400-FOOT PLAN
	410-FOOT PLAN
	420-FOOT PLAN
	430-FOOT PLAN
	440-FOOT PLAN
	450-FOOT PLAN
	460-FOOT PLAN
	470-FOOT PLAN
	480-FOOT PLAN
	490-FOOT PLAN
	500-FOOT PLAN
	510-FOOT PLAN
	520-FOOT PLAN
	530-FOOT PLAN
	540-FOOT PLAN
	550-FOOT PLAN
	560-FOOT PLAN
	570-FOOT PLAN
	580-FOOT PLAN
	590-FOOT PLAN
	600-FOOT PLAN
	610-FOOT PLAN
	620-FOOT PLAN
	630-FOOT PLAN
	640-FOOT PLAN
	650-FOOT PLAN
	660-FOOT PLAN
	670-FOOT PLAN
	680-FOOT PLAN
	690-FOOT PLAN
	700-FOOT PLAN
	710-FOOT PLAN
	720-FOOT PLAN
	730-FOOT PLAN
	740-FOOT PLAN
	750-FOOT PLAN
	760-FOOT PLAN
	770-FOOT PLAN
	780-FOOT PLAN
	790-FOOT PLAN
	800-FOOT PLAN
	810-FOOT PLAN
	820-FOOT PLAN
	830-FOOT PLAN
	840-FOOT PLAN
	850-FOOT PLAN
	860-FOOT PLAN
	870-FOOT PLAN
	880-FOOT PLAN
	890-FOOT PLAN
	900-FOOT PLAN
	910-FOOT PLAN
	920-FOOT PLAN
	930-FOOT PLAN
	940-FOOT PLAN
	950-FOOT PLAN
	960-FOOT PLAN
	970-FOOT PLAN
	980-FOOT PLAN
	990-FOOT PLAN
	1000-FOOT PLAN
	1010-FOOT PLAN
	1020-FOOT PLAN
	1030-FOOT PLAN
	1040-FOOT PLAN
	1050-FOOT PLAN
	1060-FOOT PLAN
	1070-FOOT PLAN
	1080-FOOT PLAN
	1090-FOOT PLAN
	1100-FOOT PLAN
	1110-FOOT PLAN
	1120-FOOT PLAN
	1130-FOOT PLAN
	1140-FOOT PLAN
	1150-FOOT PLAN
	1160-FOOT PLAN
	1170-FOOT PLAN
	1180-FOOT PLAN
	1190-FOOT PLAN
	1200-FOOT PLAN
	1210-FOOT PLAN
	1220-FOOT PLAN
	1230-FOOT PLAN
	1240-FOOT PLAN
	1250-FOOT PLAN
	1260-FOOT PLAN
	1270-FOOT PLAN
	1280-FOOT PLAN
	1290-FOOT PLAN
	1300-FOOT PLAN
	1310-FOOT PLAN
	1320-FOOT PLAN
	1330-FOOT PLAN
	1340-FOOT PLAN
	1350-FOOT PLAN
	1360-FOOT PLAN
	1370-FOOT PLAN
	1380-FOOT PLAN
	1390-FOOT PLAN
	1400-FOOT PLAN
	1410-FOOT PLAN
	1420-FOOT PLAN
	1430-FOOT PLAN
	1440-FOOT PLAN
	1450-FOOT PLAN
	1460-FOOT PLAN
	1470-FOOT PLAN
	1480-FOOT PLAN
	1490-FOOT PLAN
	1500-FOOT PLAN
	1510-FOOT PLAN
	1520-FOOT PLAN
	1530-FOOT PLAN
	1540-FOOT PLAN
	1550-FOOT PLAN
	1560-FOOT PLAN
	1570-FOOT PLAN
	1580-FOOT PLAN
	1590-FOOT PLAN
	1600-FOOT PLAN
	1610-FOOT PLAN
	1620-FOOT PLAN
	1630-FOOT PLAN
	1640-FOOT PLAN
	1650-FOOT PLAN
	1660-FOOT PLAN
	1670-FOOT PLAN



BOHLER //

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

[illegible]

ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No. 2	REVISED
DRAWING NO.	1.00
CUSTOMER BY:	CAA
DATE:	08/11/03
CAPI BY:	SCB

**SITE PLAN
EXHIBIT**

FOR

AUTO SPA

EXPRESS

LOCATION OF SITE

2002 AND 2004
WASHINGTON BOULEVARD
HALETHORPE, MD 21222
CALIFORNIA COUNTY

BOHLER //

224 COLUMBIAN VALLEY ROAD, SUITE 201
TOWSON, MARYLAND 21204
Phone: (410) 825-3200
Fax: (410) 825-3207

C. W. ARMSTRONG



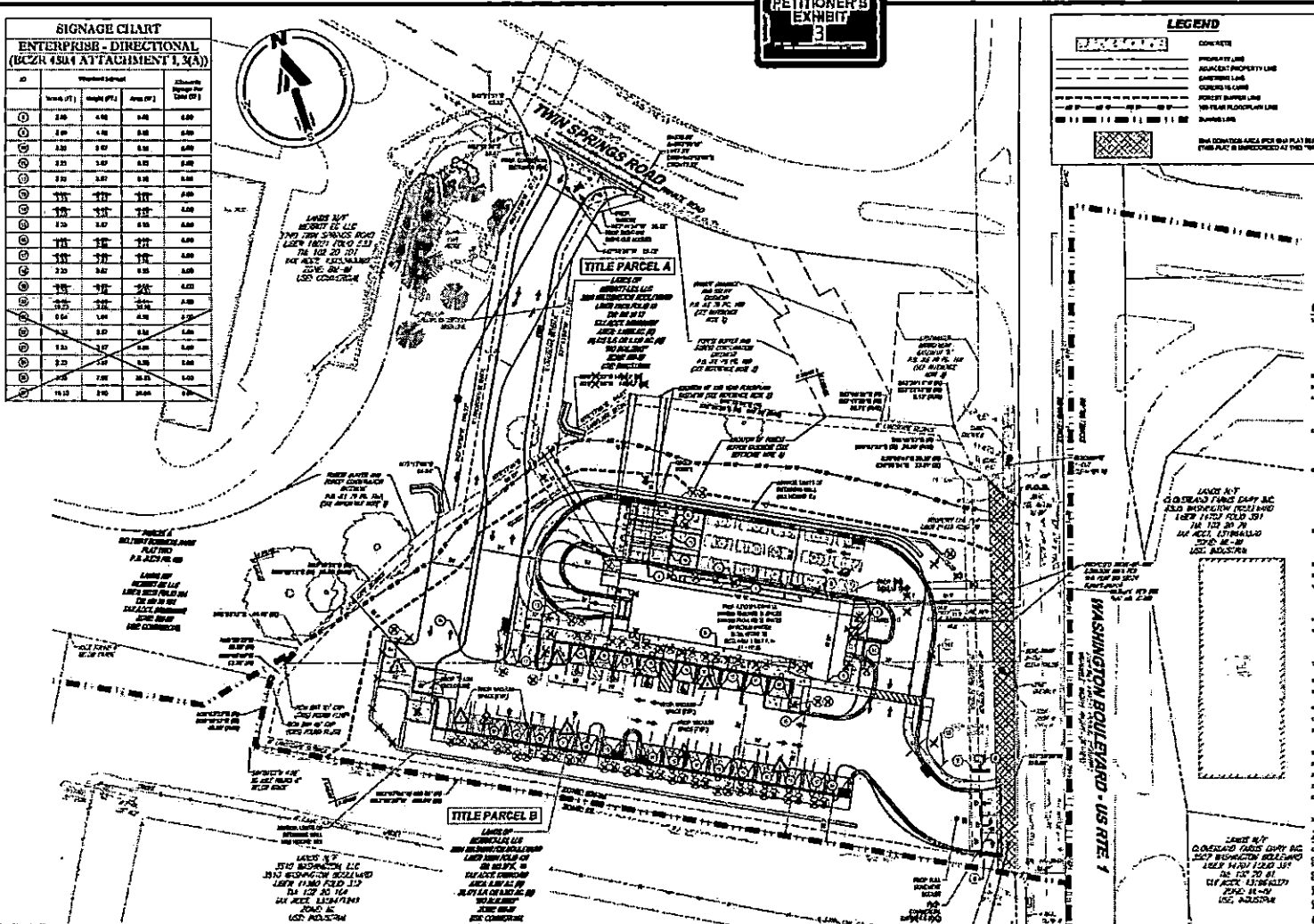
DEPT. OF JUSTICE

**PLAN TO
ACCOMPANY
PETITION FOR**

**SPECIAL EXCEPTION
AND VARIANCE.**
QUEST NUMBER: **1**

ORG DATE - 4/24/20

Page 10 of 10



IS	Proposed Budget			Total Proposed	Change From FY 2011
	SPWA (7.7)	Wagah (7.7)	Seas (7.7)		
①	7.80	4.40	85.00	97.20	95.50
②	8.85	8.80	49.40		
③	99.70	7.40	15.50		
④	49.70	4.80	43.80		
TOTAL			154.80	162.90	166.80
⑤	14.20	2.80	85.00		
⑥	18.80	8.80	25.00		
TOTAL			82.70	105.80	104.40

ESTIMATIONS BASED ON THESE DATA DETERMINED BY THE OBSERVATIONS AND REFINED TO THE SAN JOAQUIN COUNTY STATION WERE 3 IN 4 FROM A PUBLISHED ESTIMATION OF 124.75 FEET AND TO THE SAN JOAQUIN COUNTY STATION OF 124.75 FEET AND TO THE SAN JOAQUIN COUNTY STATION OF 124.75 FEET.

SPECIAL EXCEPTION FOR A FULL SERVICE CAR RENTAL ON THE DAY OF DEPARTURE TO EXCEED 295.2 AND 6.00 OF THE RAILROAD SECURITY ACTING EMPLOYEES

[illegible]

150.4 ATTACHMENT 1, 5(D))

Model #	HTJ	Storage Height Per Code (ft.)	Support Ends Per Code (ft.)	NOTES
XO 04		25.00	75.00	INTERCOMBUSTIBLE CODE 04 TYP AREA = 600-8 F. 17 N GROUP OF STUDY DATA ANALYSIS See 1990-1991

1 THE PLANT OF BUREAU ONE ON JANUARY 1967, THE PLANT WAS FOUND TO BE IN A STATE OF DISREPAIR AND WAS
2 LATER REPAIRED BY THE PLANT OPERATOR. THE PLANT WAS FOUND TO BE IN A STATE OF DISREPAIR AND WAS
3 LATER REPAIRED BY THE PLANT OPERATOR. THE PLANT WAS FOUND TO BE IN A STATE OF DISREPAIR AND WAS
4 LATER REPAIRED BY THE PLANT OPERATOR. THE PLANT WAS FOUND TO BE IN A STATE OF DISREPAIR AND WAS
5 LATER REPAIRED BY THE PLANT OPERATOR. THE PLANT WAS FOUND TO BE IN A STATE OF DISREPAIR AND WAS
6 LATER REPAIRED BY THE PLANT OPERATOR. THE PLANT WAS FOUND TO BE IN A STATE OF DISREPAIR AND WAS
7 LATER REPAIRED BY THE PLANT OPERATOR. THE PLANT WAS FOUND TO BE IN A STATE OF DISREPAIR AND WAS
8 LATER REPAIRED BY THE PLANT OPERATOR. THE PLANT WAS FOUND TO BE IN A STATE OF DISREPAIR AND WAS
9 LATER REPAIRED BY THE PLANT OPERATOR. THE PLANT WAS FOUND TO BE IN A STATE OF DISREPAIR AND WAS
10 LATER REPAIRED BY THE PLANT OPERATOR. THE PLANT WAS FOUND TO BE IN A STATE OF DISREPAIR AND WAS

OUR INVESTMENT GROUP
IS DISCREETLY
FINANCING, AND IN FY
AT THE CHASE BANC
PHONE: 800-444-4771
E: CIO@CHASEINVESTMENTGROUP.COM

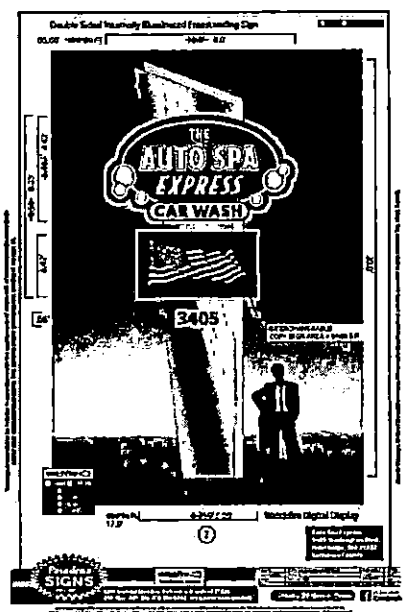
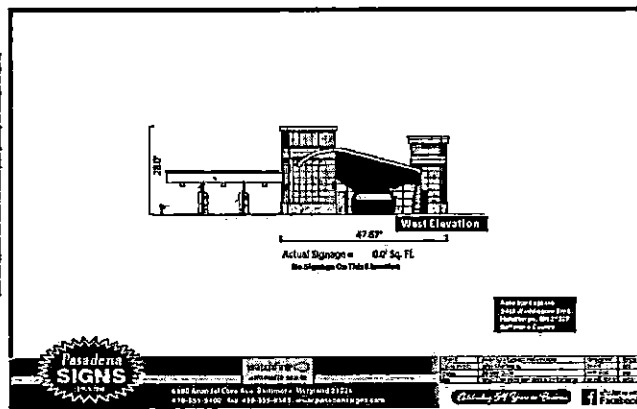
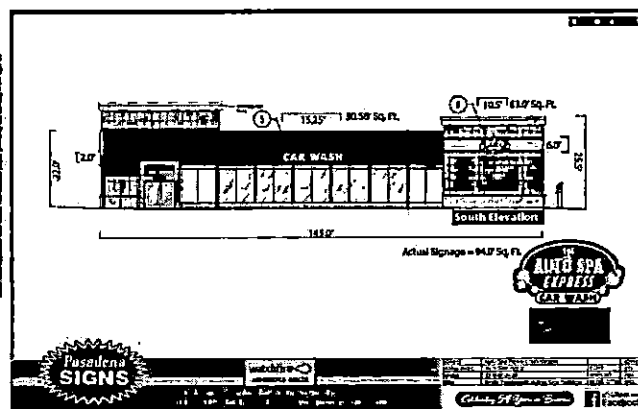
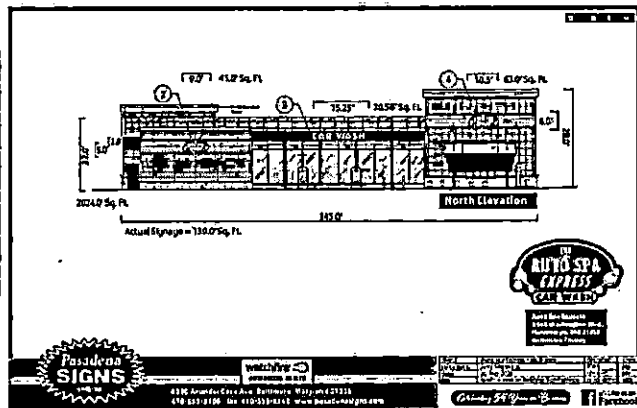
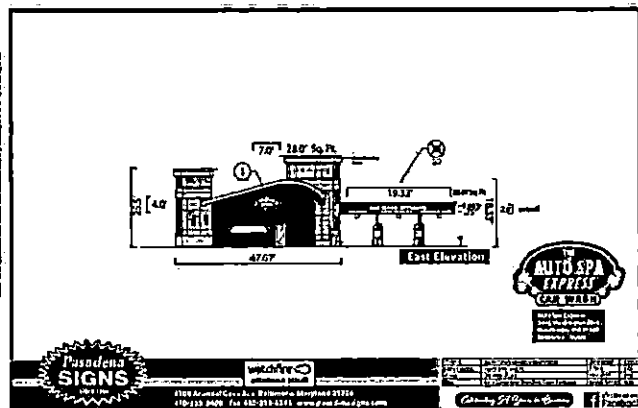
REALTAMORE, INC. 21.744-2221

TIME	REQUIREMENTS	Indicate Date	Special SPACES REQUIRED FOR ACTIVITY
------	--------------	---------------	---

CARWASH	1 SPACE FOR VEHICLE UNIT + 1 SPACE FOR CAR WASH TUNNEL + ADDITIONAL SPACES	11 SPACE IS 26 VEHICLE UNIT + 11 SPACES IS 1 CAR WASH TUNNEL + 1 SPACE IS 26 + 11 = 37 SPACES	11 SPACES
TOTAL VEHICLE PROVIDED		26 VEHICLE SPACES 11 CAR WASH TUNNEL 11 SPACE 37 SPACE REQUIREMENT	

THESE PLANS ARE FOR SPECIAL, KEEPER AND NOT TO BE USED FOR CONSTRUCTION.

Page 10 of 10



BOHLER
 SITE DESIGN AND CONSTRUCTION
 PROGRAM MANAGER
 PROJECT MANAGER
 INSURANCE DESIGN
 TRANSPORTATION DESIGN

REVISIONS			
REV	DATE	COMMENT	BY
1	01/01/11	REVISED	BOHLER

811
 Before you dig, call 811
 ALWAYS CALL 811
 It's fast. It's free. It's the way.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 111111
 DRAWN BY: C.W. ARNOLD
 CHECKED BY: C.W. ARNOLD
 DATE: 01/01/11

SITE PLAN EXHIBIT

FOR
AUTO SPA EXPRESS

LOCATION OF SITE
 1111 AND 1111
 WASHINGTON ROAD AND 1111
 BALTIMORE, MD 21202
 BALTIMORE COUNTY

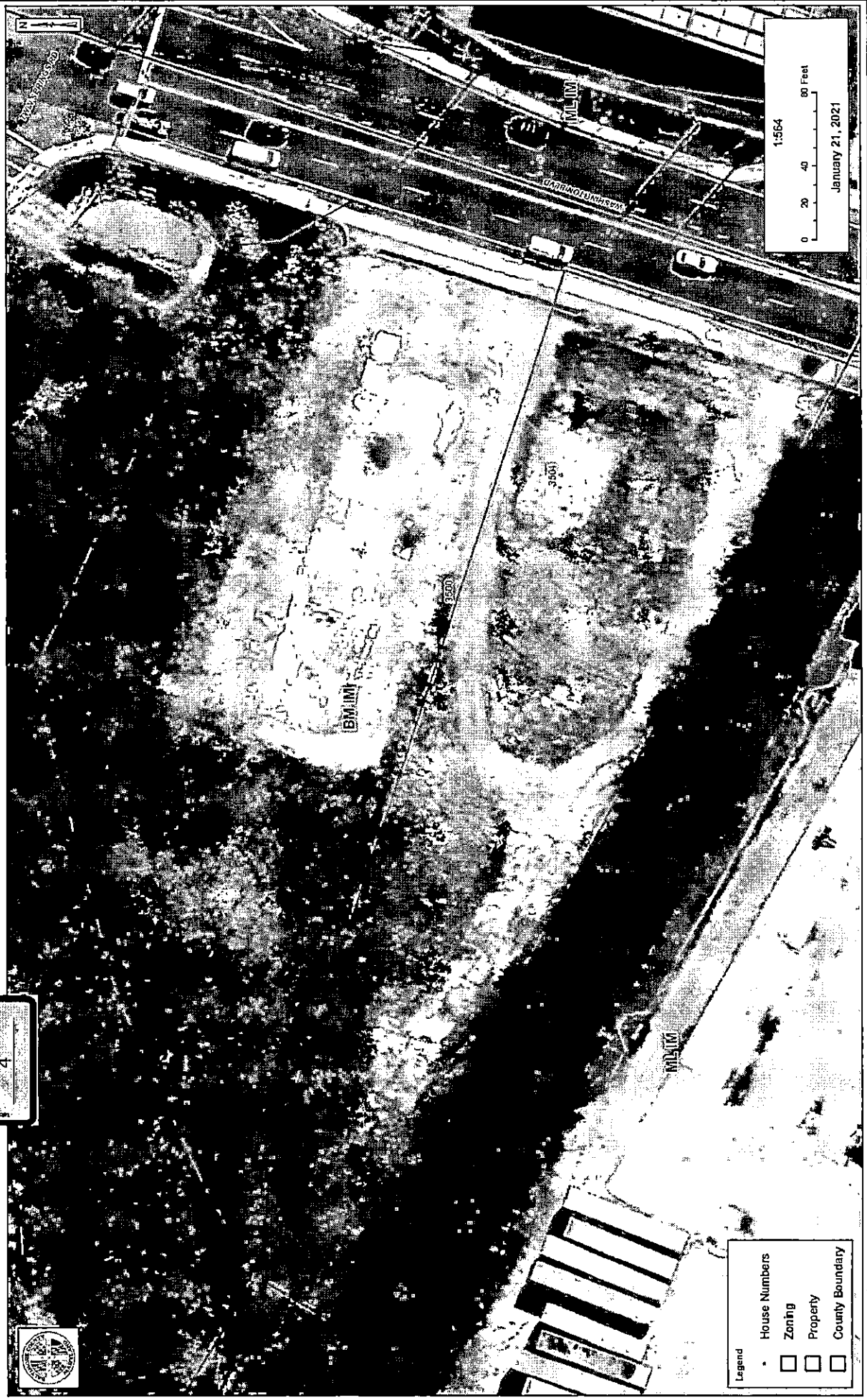
BOHLER
 811 GALLERY WALKWAY, SUITE 811
 BALTIMORE, MD 21202
 Phone: 410-521-1111
 Fax: 410-521-1111
 Email: info@bohler.com

C. W. ARNOLD
 PROJECT MANAGER
 1111 AND 1111
 WASHINGTON ROAD AND 1111
 BALTIMORE, MD 21202
 BALTIMORE COUNTY

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

PETITIONER'S
EXHIBIT
4

Aerial



Aerial (Wide)



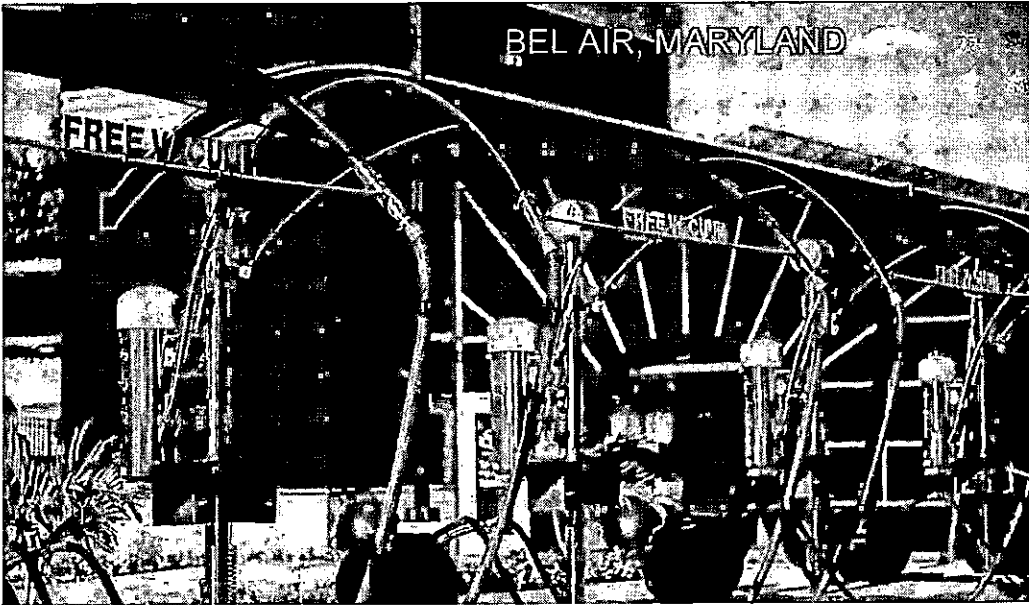
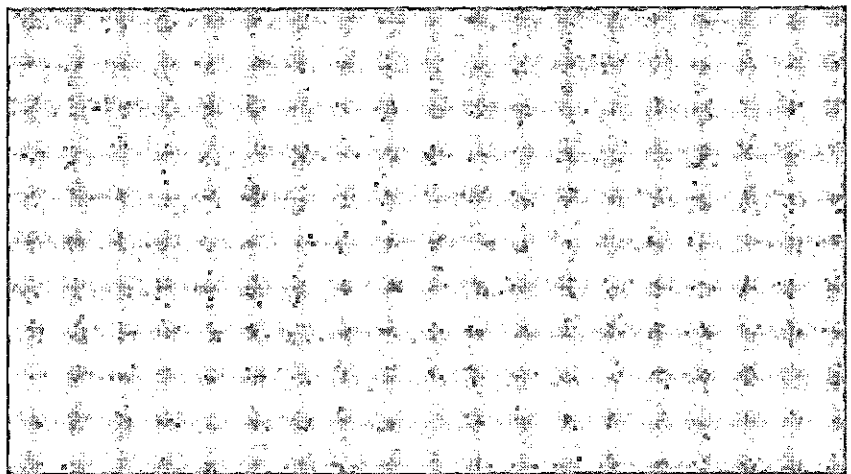
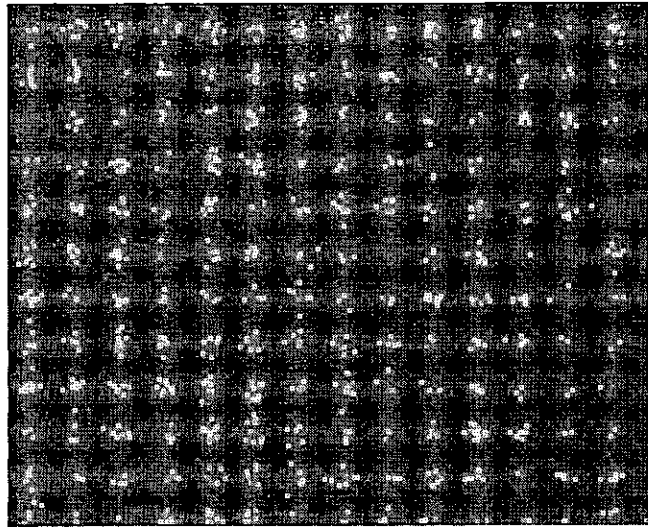
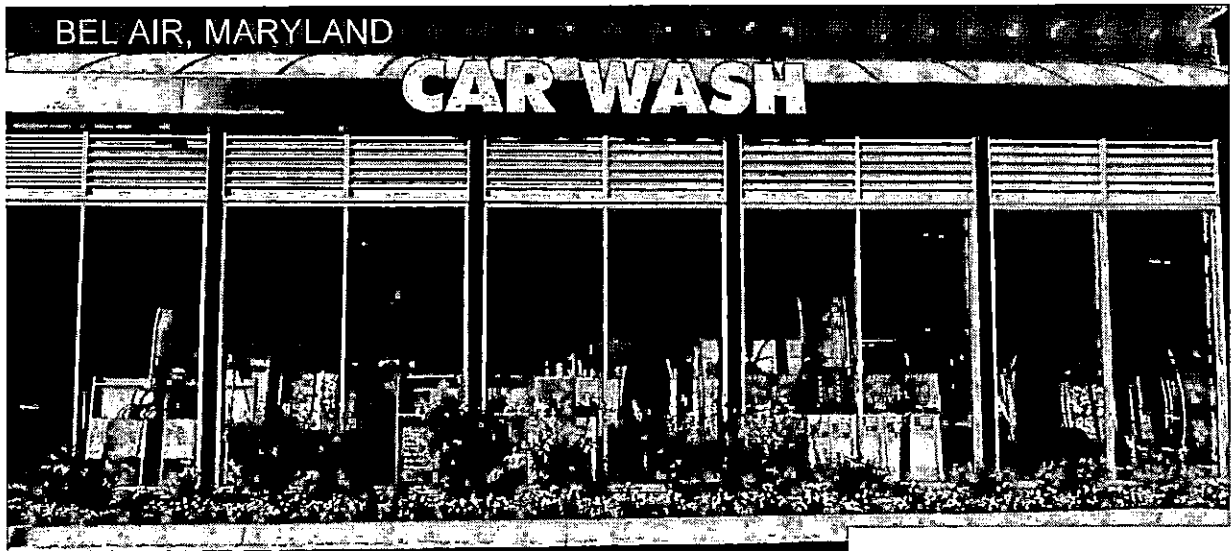
Aerial (Widest)

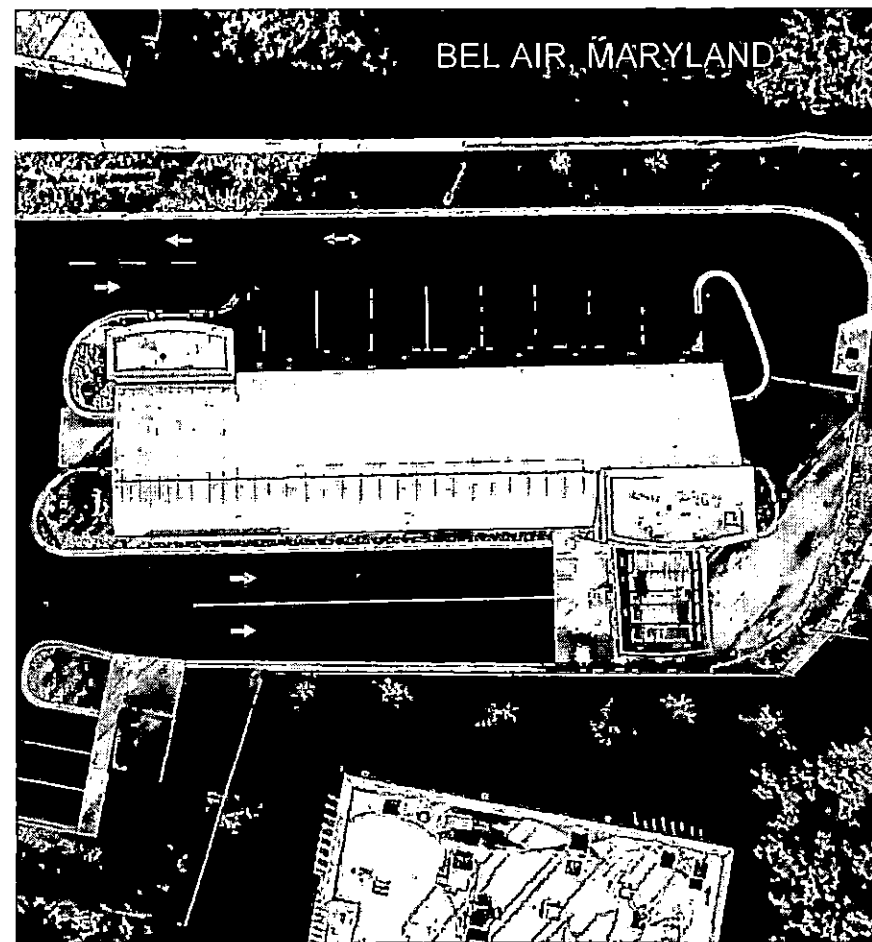
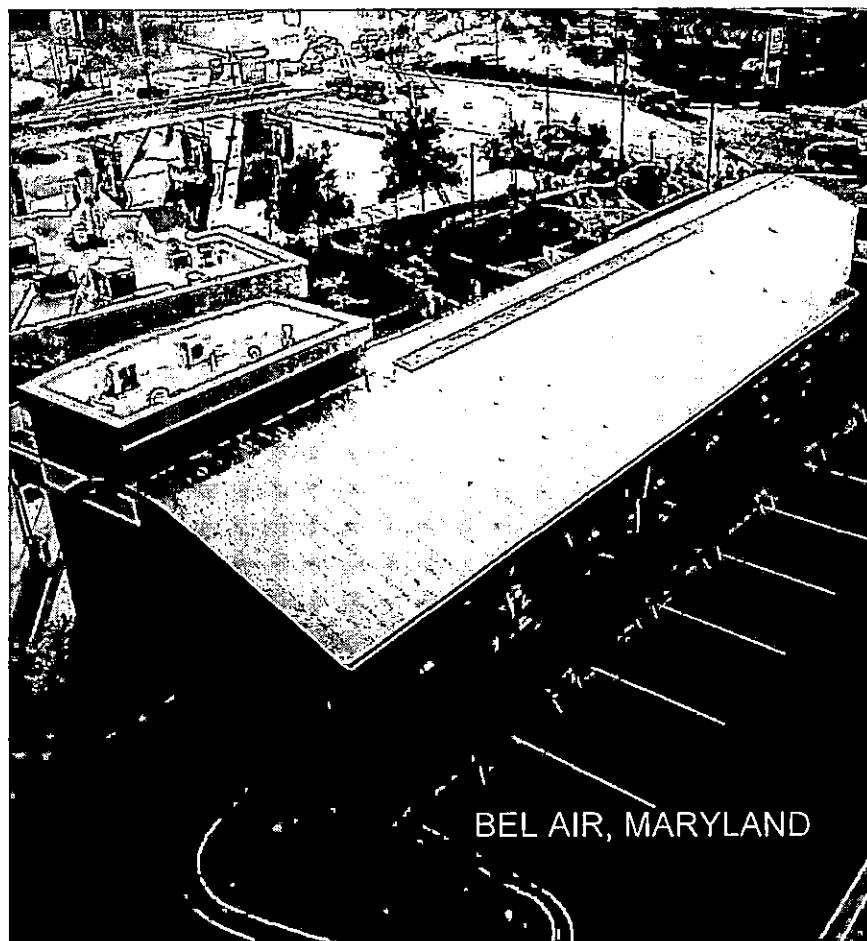


BEL AIR, MARYLAND

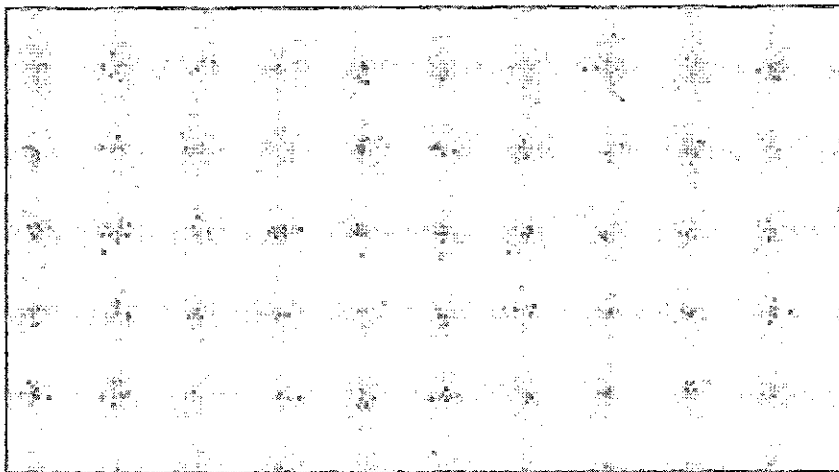
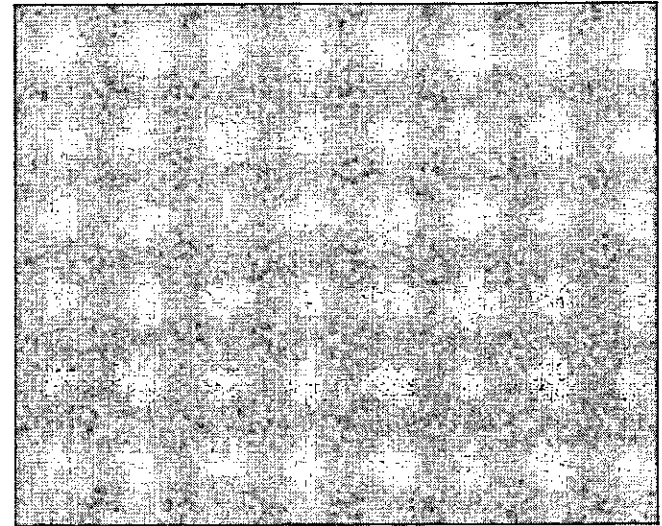
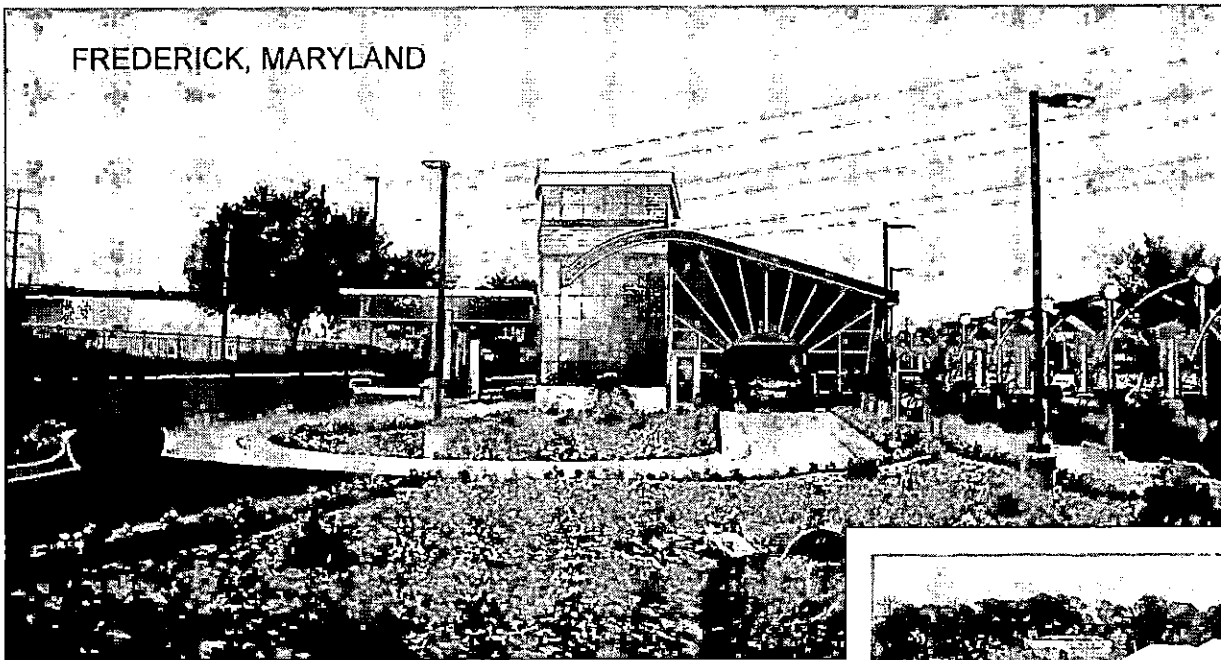
PETITIONER'S
EXHIBIT
7







FREDERICK, MARYLAND



BEL AIR, MARYLAND

Petitioner's Exhibits

Case No. 2020-0242-XA

Please put
Exhibits in
this file

2020-0242-XA
Thank you

Petitioner's Exhibits

1. Chris Armstrong CV
2. Special Exception Plan as Filed
3. Redline Special Exception Plan
4. Baltimore County MyNeighborhood Aerials
5. Site Photos and Location Map
6. Preliminary Landscape Plan
7. Other Location Photos



90000 SERIES • 30% P.C.W.
www.kleer-fax.com

PROJECT TEAM



Chris Armstrong, PE

Project Manager

Chris currently serves as a project manager in Bohler's Towson, MD office. With over 13 years of civil engineering design and project management experience, he brings a wealth of knowledge and problem solving abilities to each project.

Chris has expert knowledge in stormwater management, roadway design, commercial site layout, construction inspections, site meetings, cost estimating, plan review and agency coordination, and various other aspects of civil engineering.

**CARMSTRONG@BOHLERENG.
COM**

EDUCATION

B.S. Civil Engineering
University of Delaware

PROFESSIONAL LICENSES

Maryland PE #36521

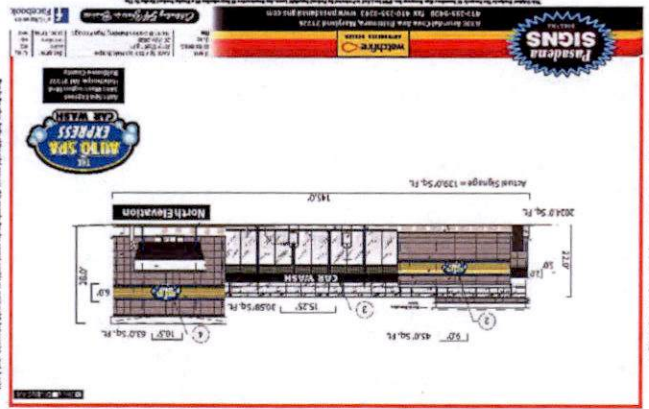
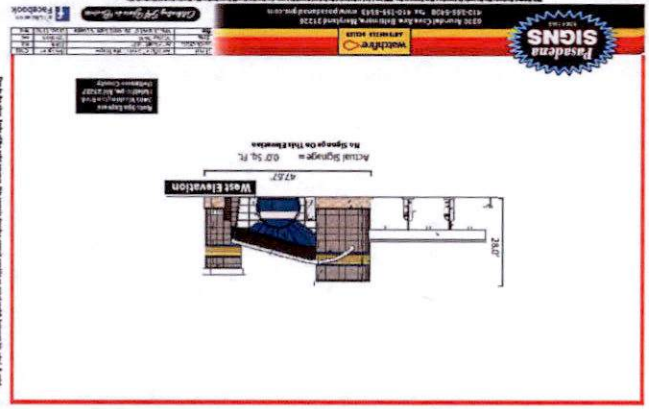
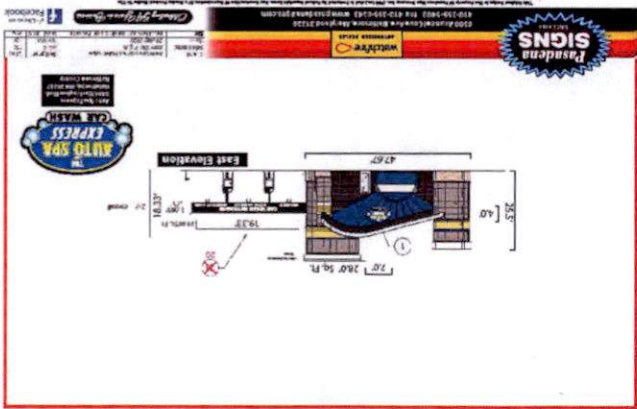
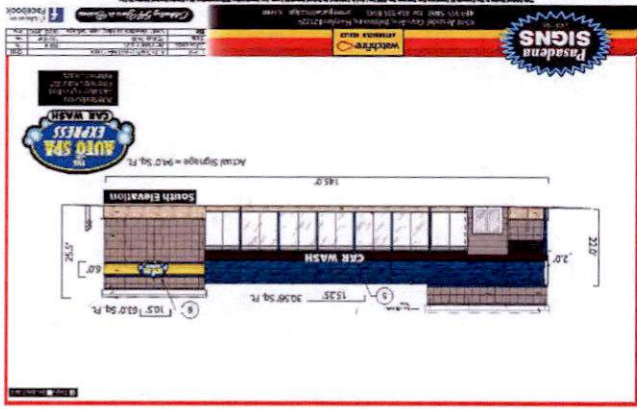
PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
Home Builders Association of Maryland
NAIOP
Urban Land Institute - Baltimore

SELECT PROJECT EXPERIENCE

- + Circle East Development, Towson, MD
- + Flats at 703, Towson, MD
- + Goucher College, Froelicher Hall, Towson, MD
- + YMCA, Towson, MD
- + Reisterstown Road Plaza, Baltimore, MD
- + Silver Diner, Frederick, MD
- + CVS, Parkville, MD
- + Oak Crest Village, Parkville, MD
- + CVS, Nottingham, MD
- + Walgreens, Nottingham, MD
- + Brightview Senior Living, Catonsville, MD
- + YMCA, Catonsville, MD
- + Federal Realty, Shoppes II, Nottingham, MD
- + International Grocer, Nottingham, MD
- + Rock Creek, Rosedale, MD



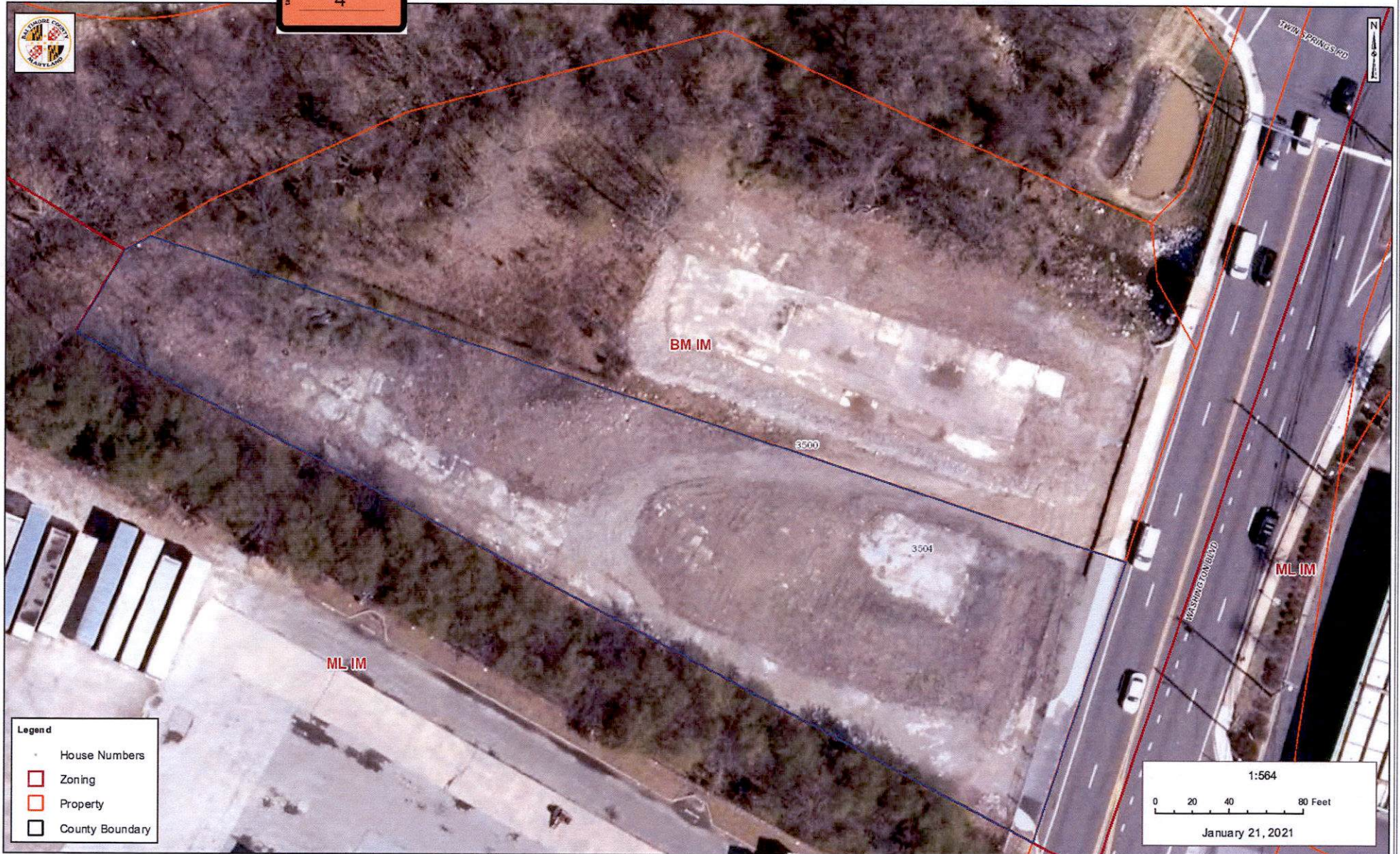




90000 SERIES
30% P.C.W.

PETITIONER'S
EXHIBIT
4

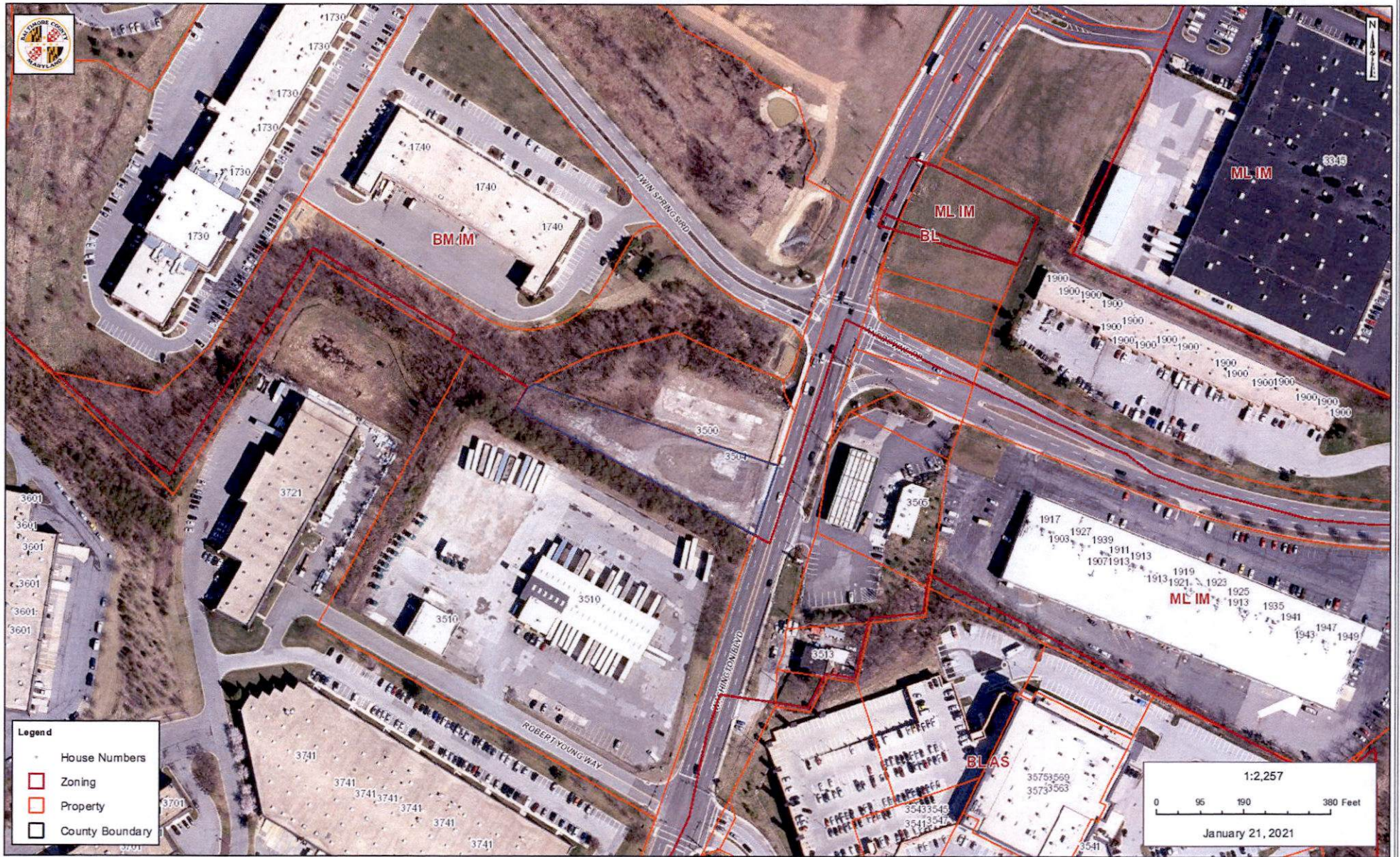
Aerial



- Legend
- House Numbers
 - Zoning
 - Property
 - County Boundary

1:564
0 20 40 80 Feet
January 21, 2021

Aerial (Wide)



Aerial (Widest)





90000 SERIES • 30% P.C.W.
www.kleer-fax.com

BEL AIR, MARYLAND

PETITIONER'S
EXHIBIT
7



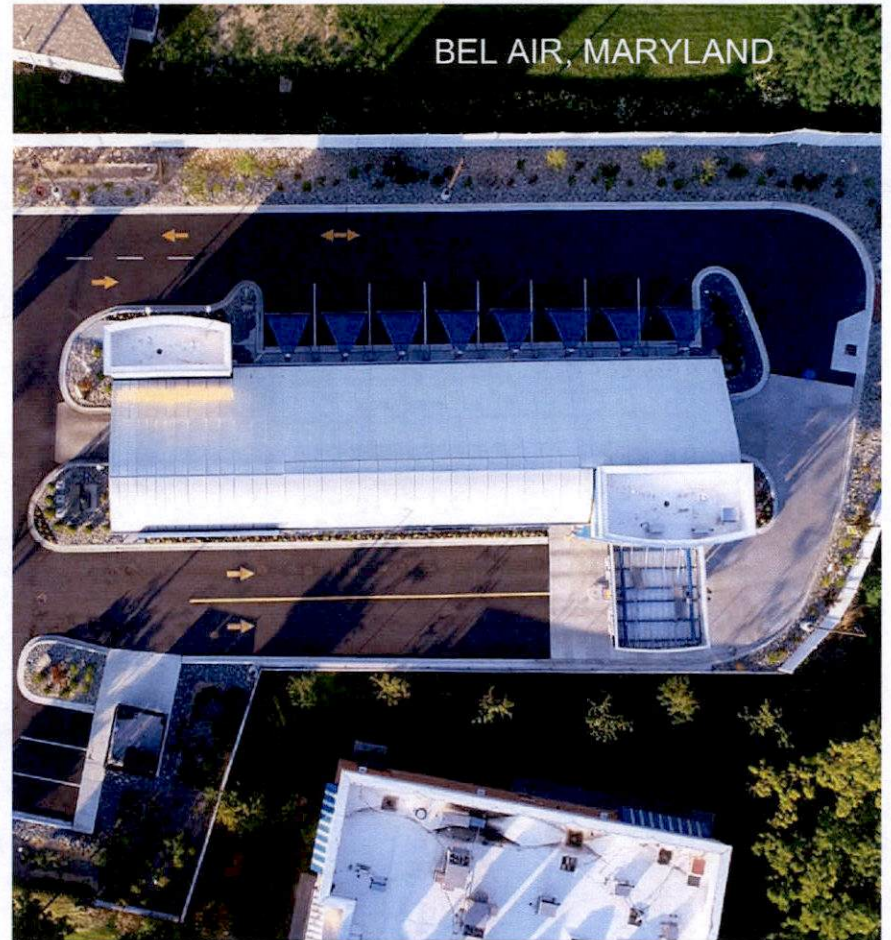
BEL AIR, MARYLAND

CAR WASH

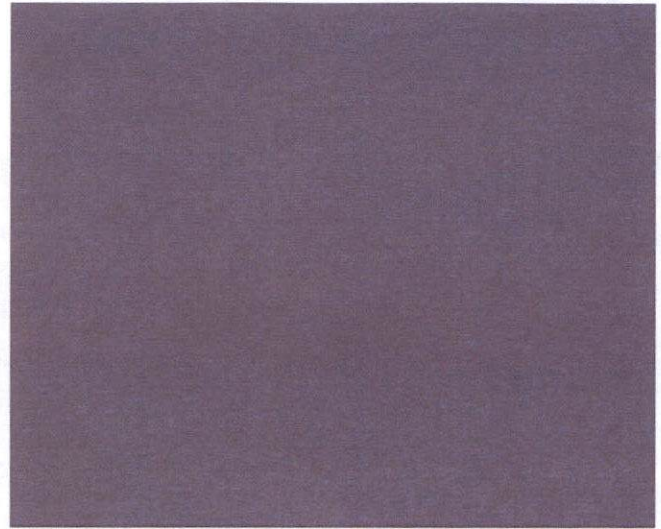
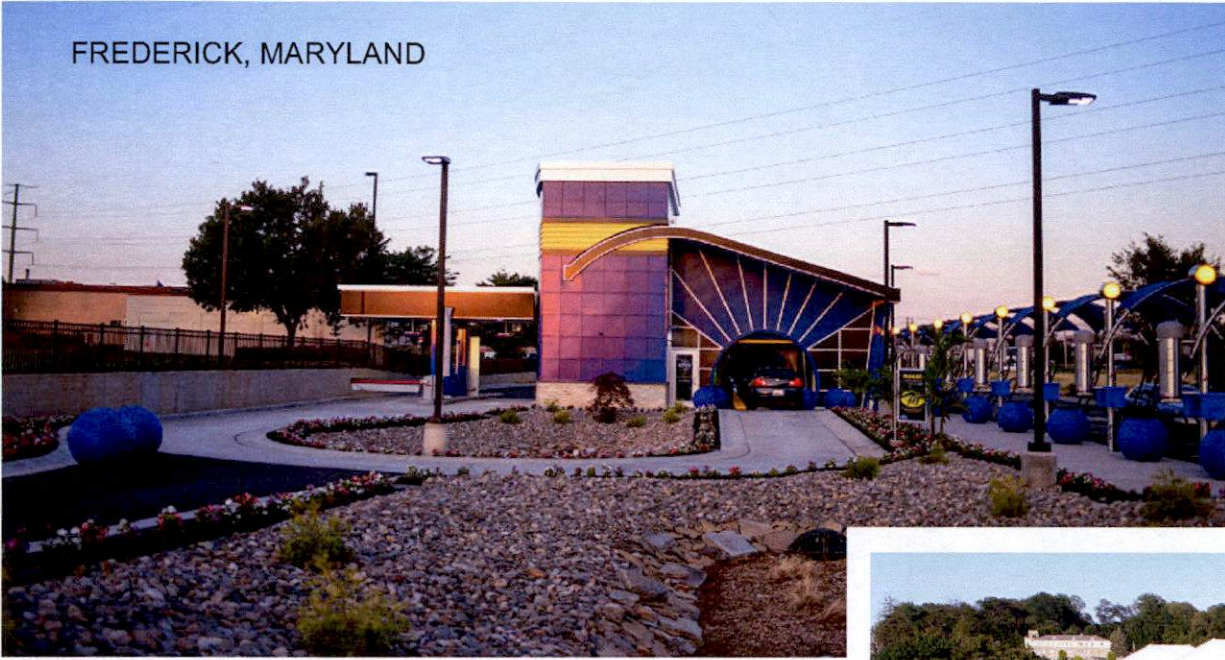


BEL AIR, MARYLAND

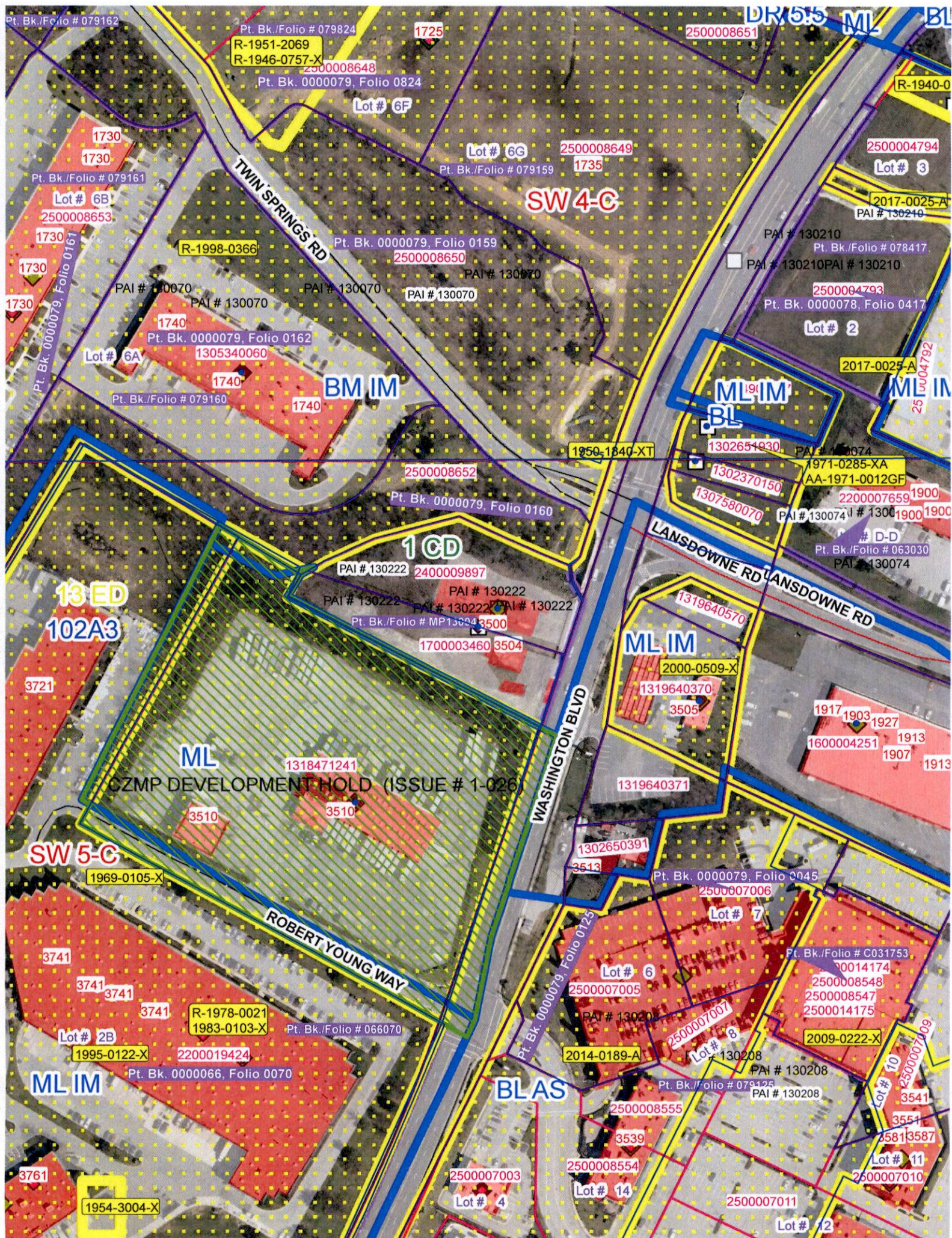


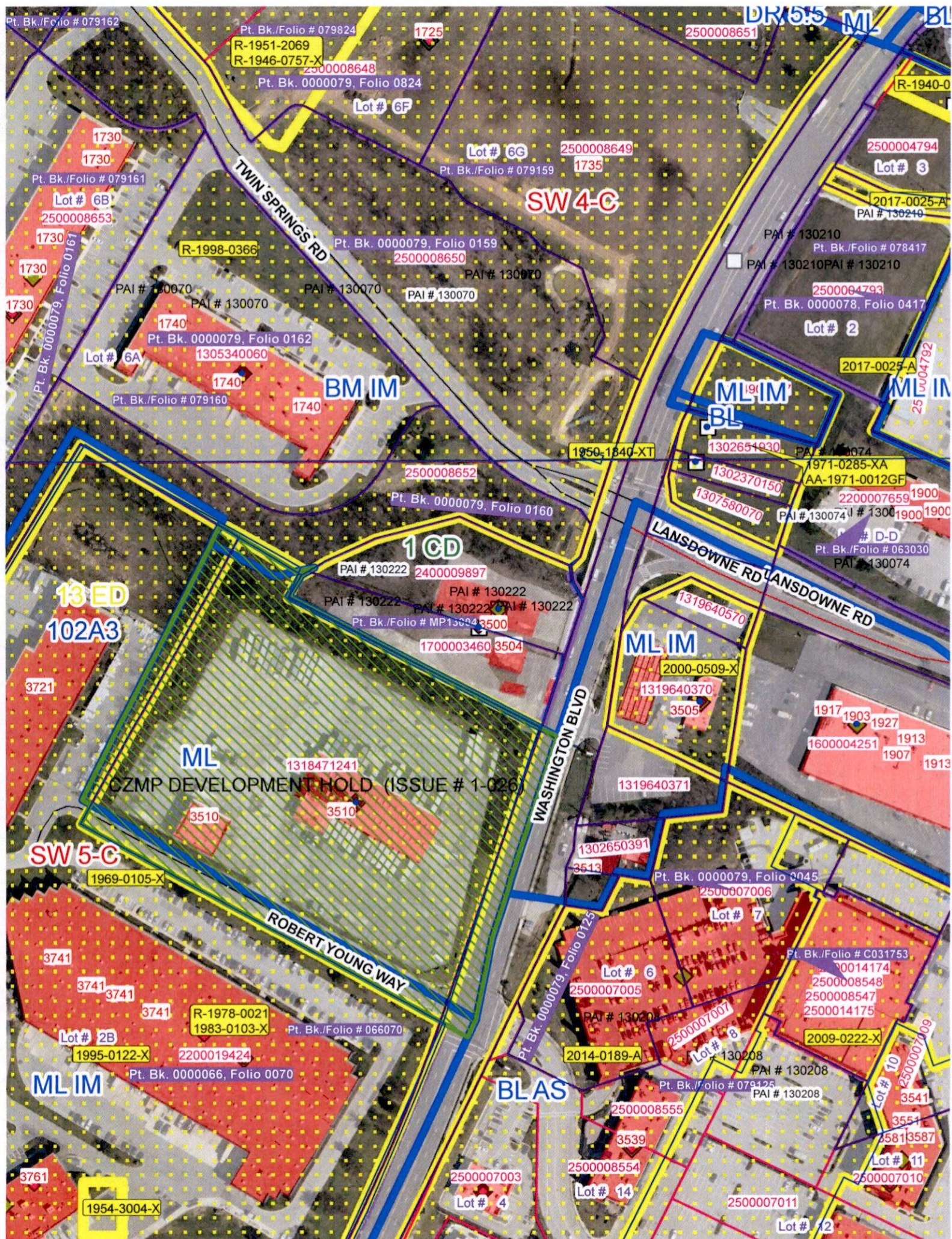


FREDERICK, MARYLAND



BEL AIR, MARYLAND





Baltimore County - My Neighborhood

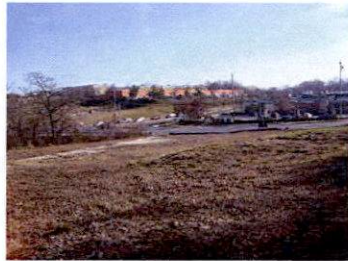


2526-0242-XA

PETITIONER'S
EXHIBIT
5



TWIN SPRINGS ROAD



#1



#2



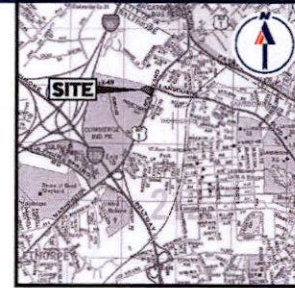
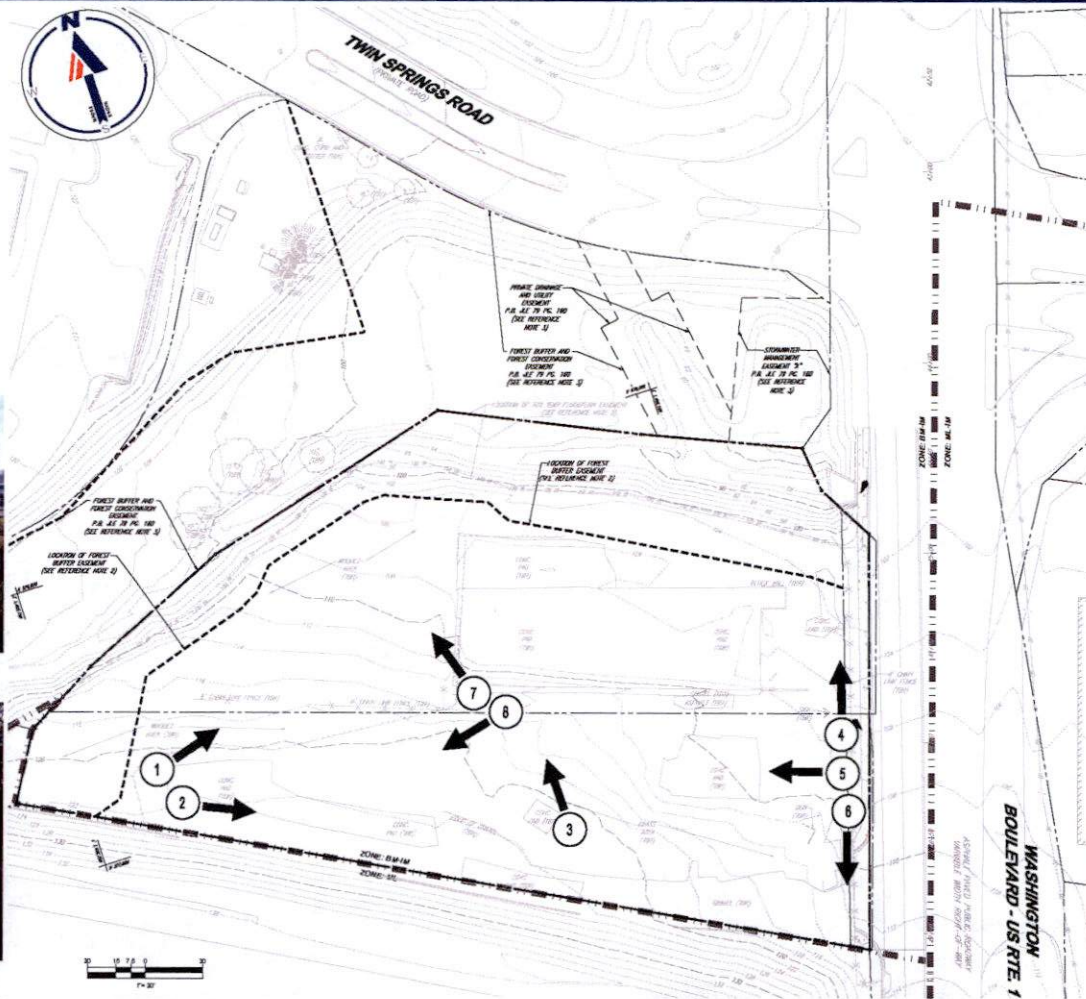
#3



#4



#5



LOCATION MAP
COPYRIGHT 2002 THE MAP PEOPLE
PERMIT NO. 20000168
SCALE 1"=200'



#6



#7



#8

BOHLER
SITE CIVIL AND CONSTRUCTION ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRAILING

REVISIONS		
REV	DATE	COMMENT

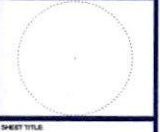
811
Before you dig, call 811.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT
PURPOSES ONLY

PROJECT No. MD100000
DRAWN BY: C/A
CHECKED BY: C/A
DATE: 01/20/01
CALC: C/A

PROJECT:
EXHIBIT
FOR
MERRITT - DANIELS
PROPERTY
LOCATION OF SITE
360 AND 364
WASHINGTON BOULEVARD
HALETHORPE, MD 21227
BALTIMORE COUNTY

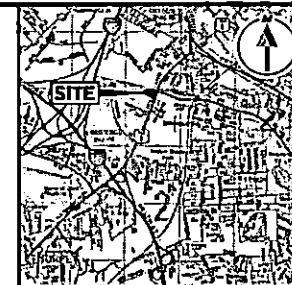
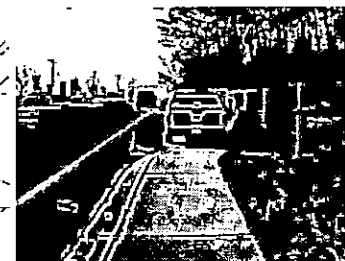
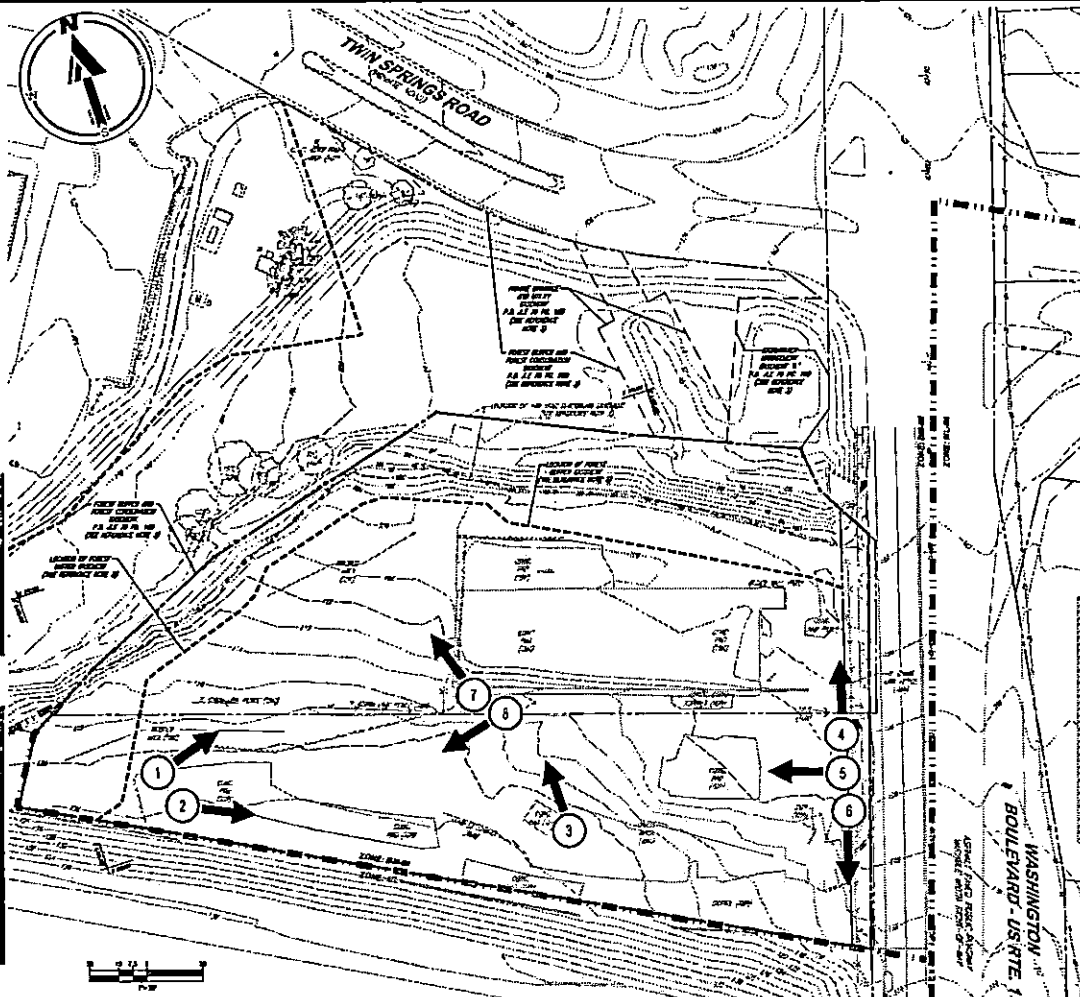
BOHLER
811 DULANY VALLEY ROAD, SUITE 101
TOWSON, MARYLAND 21286
Phone: (410) 821-7800
Fax: (410) 821-7807
MD@BohlerEng.com



SHEET TITLE
**PHOTO
LOCATION MAP**

SHEET NUMBER
1

ORIG. DATE - 01/20/01



LOCATION MAP
COPYRIGHT 2002 THE MAP PEOPLE
PERMIT NO. 2002YLS-6
SCALE 1" = 200'

BOHLER

LAND SURVEYING
PROGRAM MANAGING
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES

REVIEWS

[illegible]

ALWAYS CALL 811
It's Fast, It's Free, It's One Call

FOR CONCEPT
PURPOSES ONLY

PROJECT No.	MD1822
CLASHED BY	C
CHIEF OF	C
DATE	1/1/1971
CAD LBL	EXP

EXHIBIT

FOR
MERRITT - DANIELS
PROPERTY
LOCATION OF SITE
3500 AND 3504
WASHINGTON BOULEVARD
HALETHORPE, MD 21227
BALTIMORE COUNTY

BOHLER //

891 DRAKESTY VALLEY ROAD, SUITE 8
TOWSON, MARYLAND 21204
Phone: (410) 831-7800
Fax: (410) 831-7887
MDP SoonerEng.com



**PHOTO
LOCATION MAP**

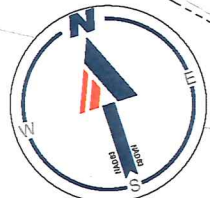
SPLIT NUMBER
1

ORD. DATE - 01/23/21

DOI: 10.1002/for

[illegible]

SIGNAGE CHART				
ENTERPRISE - DIRECTIONAL (BCZR 450.4 ATTACHMENT 1, 3(A))				
ID	Proposed Signage	Width (FT.)	Height (FT.)	Area (SF.)
1	2.00	4.00	8.00	8.00
2	2.00	4.00	8.00	8.00
3	2.33	3.67	8.55	8.00
4	2.33	3.67	8.55	8.00
5	2.33	3.67	8.55	8.00
6	2.33	3.67	8.55	8.00
7	2.00	3.25	6.50	8.00
8	2.33	3.67	8.55	8.00
9	0.46	0.96	0.44	8.00
10	2.33	3.67	8.55	8.00
11	2.33	3.67	8.55	8.00
12	2.33	3.67	8.55	8.00
13	2.33	3.67	8.55	8.00
14	2.33	3.67	8.55	8.00
15	2.33	3.67	8.55	8.00
16	2.33	3.67	8.55	8.00
17	2.33	3.67	8.55	8.00
18	2.33	3.67	8.55	8.00
19	2.33	3.67	8.55	8.00
20	2.33	3.67	8.55	8.00
21	2.33	3.67	8.55	8.00
22	2.33	3.67	8.55	8.00
23	2.33	3.67	8.55	8.00
24	2.33	3.67	8.55	8.00
25	2.33	3.67	8.55	8.00
26	2.33	3.67	8.55	8.00
27	2.33	3.67	8.55	8.00
28	2.33	3.67	8.55	8.00
29	2.33	3.67	8.55	8.00
30	2.33	3.67	8.55	8.00
31	2.33	3.67	8.55	8.00
32	2.33	3.67	8.55	8.00
33	2.33	3.67	8.55	8.00
34	2.33	3.67	8.55	8.00
35	2.33	3.67	8.55	8.00
36	2.33	3.67	8.55	8.00
37	2.33	3.67	8.55	8.00
38	2.33	3.67	8.55	8.00
39	2.33	3.67	8.55	8.00
40	2.33	3.67	8.55	8.00
41	2.33	3.67	8.55	8.00
42	2.33	3.67	8.55	8.00
43	2.33	3.67	8.55	8.00
44	2.33	3.67	8.55	8.00
45	2.33	3.67	8.55	8.00
46	2.33	3.67	8.55	8.00
47	2.33	3.67	8.55	8.00
48	2.33	3.67	8.55	8.00
49	2.33	3.67	8.55	8.00
50	2.33	3.67	8.55	8.00
51	2.33	3.67	8.55	8.00
52	2.33	3.67	8.55	8.00
53	2.33	3.67	8.55	8.00
54	2.33	3.67	8.55	8.00
55	2.33	3.67	8.55	8.00
56	2.33	3.67	8.55	8.00
57	2.33	3.67	8.55	8.00
58	2.33	3.67	8.55	8.00
59	2.33	3.67	8.55	8.00
60	2.33	3.67	8.55	8.00
61	2.33	3.67	8.55	8.00
62	2.33	3.67	8.55	8.00
63	2.33	3.67	8.55	8.00
64	2.33	3.67	8.55	8.00
65	2.33	3.67	8.55	8.00
66	2.33	3.67	8.55	8.00
67	2.33	3.67	8.55	8.00
68	2.33	3.67	8.55	8.00
69	2.33	3.67	8.55	8.00
70	2.33	3.67	8.55	8.00
71	2.33	3.67	8.55	8.00
72	2.33	3.67	8.55	8.00
73	2.33	3.67	8.55	8.00
74	2.33	3.67	8.55	8.00
75	2.33	3.67	8.55	8.00
76	2.33	3.67	8.55	8.00
77	2.33	3.67	8.55	8.00
78	2.33	3.67	8.55	8.00
79	2.33	3.67	8.55	8.00
80	2.33	3.67	8.55	8.00
81	2.33	3.67	8.55	8.00
82	2.33	3.67	8.55	8.00
83	2.33	3.67	8.55	8.00
84	2.33	3.67	8.55	8.00
85	2.33	3.67	8.55	8.00
86	2.33	3.67	8.55	8.00
87	2.33	3.67	8.55	8.00
88	2.33	3.67	8.55	8.00
89	2.33	3.67	8.55	8.00
90	2.33	3.67	8.55	8.00
91	2.33	3.67	8.55	8.00
92	2.33	3.67	8.55	8.00
93	2.33	3.67	8.55	8.00
94	2.33	3.67	8.55	8.00
95	2.33	3.67	8.55	8.00
96	2.33	3.67	8.55	8.00
97	2.33	3.67	8.55	8.00
98	2.33	3.67	8.55	8.00
99	2.33	3.67	8.55	8.00
100	2.33	3.67	8.55	8.00



SIGNAGE CHART				
ENTERPRISE - WALL-MOUNTED (BCZR 450.4 ATTACHMENT 1, 5(A))				
ID	Proposed Signage	Width (FT.)	Height (FT.)	Area (SF.)
1	7.00	4.00	28.00	47.67
2	9.00	5.00	45.00	95.34
3	15.25	2.00	30.50	
4	10.50	6.00	63.00	
TOTAL			138.50	145.00
5	15.25	2.00	30.50	
6	10.50	6.00	63.00	
TOTAL			93.50	145.00

BENCHMARKS

ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE BALTIMORE COUNTY STATION HALE 2 RM 4 WITH A PUBLISHED ELEVATION OF 124.72 FEET AND TO THE BALTIMORE COUNTY STATION 1581 WITH A PUBLISHED ELEVATION OF 121.27 FEET.

REASON FOR SPECIAL EXCEPTION

SPECIAL EXCEPTION FOR A FULL SERVICE CAR WASH IN THE BM-IM ZONE, PURSUANT TO SECTIONS 233.3 AND 419 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).

SIGNAGE CHART				
ENTERPRISE - FREESTANDING (BCZR 450.4 ATTACHMENT 1, 5(B))				
ID	Signage	Sign Height (FT.)	Sign Area (SF.)	Notes
1	8'	6.33'	66.66'	INTERCHANGEABLE COPY SIGN AREA = 17.00 S.F. (27% OF TOTAL SIGN AREA) 50% PERMITTED

VARIANCE REQUESTS

- VARIANCE FROM B.C.Z.R. SECTION 419.3 TO ALLOW THE REQUIRED NUMBER OF STACKING SPACES FOR THE FULL-SERVICE CAR WASH TO BE CONFIGURED IN A DIFFERENT PATTERN THAN SINGLE FILE AT THE ENTRANCE TO THE TUNNEL.
- VARIANCE FROM B.C.Z.R. SECTION 419.3 TO ALLOW A TOTAL OF 28 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 34 PARKING SPACES.
- VARIANCE FROM B.C.Z.R. SECTION 450.4 TABLE OF SIGN REGULATIONS 5 (ENTERPRISE) TO ALLOW A TOTAL OF SIX (6) WALL-MOUNTED ENTERPRISE SIGNS ON A SINGLE TENANT COMMERCIAL BUILDING (SIGN NOS. 1, 2, 3, 4, 5, 6) WITH A MAXIMUM OF THREE SIGNS ON ANY SINGLE FACADE IN LIEU OF THE PERMITTED 3 ENTERPRISE SIGNS WITH NO MORE THAN TWO SIGNS ON ANY SINGLE FACADE.
- VARIANCE FROM B.C.Z.R. SECTION 450.4 TABLE OF SIGN REGULATIONS 3 (DIRECTIONAL) TO ALLOW DIRECTIONAL SIGNS WITH A SIGN AREA/FACADE BETWEEN 6.5 AND 39 SQUARE FEET IN LIEU OF THE PERMITTED 8 SQUARE FEET (SIGN NOS. 10-13, 15, 17-20) AND TO ALLOW THE COMPANY NAME/LOGO TO EXCEED 50% OF THE TOTAL SIGN AREA FOR DIRECTIONAL SIGNS.
- VARIANCE FROM B.C.Z.R. SECTION 450.4 TABLE OF SIGN REGULATIONS 5 (ENTERPRISE) TO ALLOW A FREESTANDING ENTERPRISE SIGN WITH A SIGN AREA/FACADE OF 96 SQUARE FEET IN LIEU OF THE PERMITTED 75 SQUARE FEET (SIGN NO. 7).

REFERENCE NOTES

- THIS PLAN IS BASED ON AN ALTIMSPLS LAND TITLE SURVEY PREPARED BY BOHLER ENTITLED "ALTIMSPLS LAND TITLE SURVEY; MERRITT-LLC, LLC, 3504 WASHINGTON BOULEVARD, ELECTION DISTRICT NO. 13, BALTIMORE COUNTY, MARYLAND; FILE NO. SD180086; DATED 02/28/20.
- THE ENVIRONMENTAL BUFFERS SHOWN ON THIS PLAN ARE BASED ON AN APPROVED LIMITED EXEMPTION DEVELOPMENT PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP INC. ENTITLED "LIMITED EXEMPTION DEVELOPMENT PLAN; MERRITT-LLC, 3504 WASHINGTON BOULEVARD, BALTIMORE, MARYLAND 21227; DATED 04/01/2013.
- THE EASEMENTS SHOWN ON PARCEL A, BELTWAY BUSINESS PARK MAY NOT EXIST PER NOTES AS SHOWN ON PLAT BOOK 79 PAGE 160.
- STORMWATER MANAGEMENT (SWM): THIS SITE IS A RE-DEVELOPMENT PROJECT WHICH THE IMPERVIOUS SURFACE UNDER PROPOSED DEVELOPMENT WILL BE REDUCED BY OVER 20% AND APPROVED BY A LETTER DATED JULY 4, 2010. AN ADMINISTRATIVE WAIVER WAS GRANTED ON APRIL 30, 2010 BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FOR THIS PROJECT'S STORMWATER MANAGEMENT TO BE GOVERNED BY THE STORMWATER MANAGEMENT ORDINANCE IN EFFECT AS OF MAY 4, 2009 AND CONTAINED IN THE BALTIMORE COUNTY CODE, ARTICLE 33.01, SECTION 4, STORMWATER MANAGEMENT.
- FOREST BUFFER: A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS ON APRIL 20, 2010. THIS VARIANCE REDUCED THE FOREST BUFFER BY 0.6 ACRES IN ORDER TO ALLOW RE-DEVELOPMENT OF AN EXISTING COMMERCIAL PROPERTY. CONDITIONS WERE PLACED ON THE VARIANCE TO REDUCE WATER QUALITY IMPACTS INCLUDING ON-SITE BUFFER PLANTING, REDUCTION OF IMPERVIOUS SURFACE AREA, AND INSTALLING PERMANENT PROTECTION SIGNAGE.
- A VARIANCE TO THE FOREST CONSERVATION LAW WAS APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON JUNE 28, 2015 TO ALLOW A ROAD WITHIN THE FOREST CONSERVATION EASEMENT ON THE BELTWAY BUSINESS PARK PROPERTY. CONDITIONS WERE PLACED ON THIS APPROVAL INCLUDING MITIGATION FOR THE IMPACTED EASEMENT AREA.
- AN ALTERNATIVE ANALYSIS WAS PERFORMED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON JUNE 28, 2015 FOR THE ACCESS ROAD IN THE FOREST BUFFER EASEMENT. CONDITIONS WERE PLACED ON THE APPROVAL TO REDUCE WATER QUALITY IMPACTS INCLUDING OFF-SITE MITIGATION.
- MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) AUTHORIZATION TO PROCEED NUMBER 210150606015-NF-0119, WAS APPROVED ON JUNE 3, 2015 FOR THE INSTALLATION OF A 42" DIAMETER CULVERT PIPE TO PROVIDE ACCESS TO THE PROPERTY.

DEVELOPER

WLR INVESTMENT GROUP
1313 ORCHARD WAY
FREDERICK, MD 21703
ATTN: CHAD BOHN
PHONE: 301-868-0221
EMAIL: CBOHN@WLRINVESTMENTGROUP.COM

OWNER

MERRITT-LLC
C/O MERRITT PROPERTIES LLC
2086 LORO BALTIMORE DRIVE
BALTIMORE, MD 21244-2501

DESIGN AND DRAWINGS
MARYLAND COORDINATE SYSTEM
HORIZONTAL NAD(83)1981
VERTICAL NAVD 88

THESE PLANS ARE FOR
SPECIAL EXCEPTION AND
NOT TO BE UTILIZED FOR
CONSTRUCTION

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, 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. 49095, EXPIRATION DATE: 7/3/2025.

PARKING TABULATION CHART

USE	REQUIREMENT	PARKING RATE	PARKING SPACES REQUIRED
CAR WASH	1 SPACE PER VACUUM UNIT + (6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES)	(1) SPACE X 24 VACUUM UNITS + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (2+4+4+4) 34 SPACES	34 SPACES
TOTAL PARKING PROVIDED			24 VACUUM SPACES (14X19) 4 STD. SPACES (9X16) 25 TOTAL (VARIANCE REQUESTED)

(PARKING SPACES REQUIRED PER SECTION 419)

USE: REQUIREMENT: PARKING RATE: PARKING SPACES REQUIRED:

CAR WASH: 1 SPACE PER VACUUM UNIT + (6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES): (1) SPACE X 24 VACUUM UNITS + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (2+4+4+4) 34 SPACES: 34 SPACES

TOTAL PARKING PROVIDED: 24 VACUUM SPACES (14X19) 4 STD. SPACES (9X16) 25 TOTAL (VARIANCE REQUESTED)

USE: REQUIREMENT: PARKING RATE: PARKING SPACES REQUIRED:

CAR WASH: 1 SPACE PER VACUUM UNIT + (6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES): (1) SPACE X 24 VACUUM UNITS + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (2+4+4+4) 34 SPACES: 34 SPACES

TOTAL PARKING PROVIDED: 24 VACUUM SPACES (14X19) 4 STD. SPACES (9X16) 25 TOTAL (VARIANCE REQUESTED)

USE: REQUIREMENT: PARKING RATE: PARKING SPACES REQUIRED:

CAR WASH: 1 SPACE PER VACUUM UNIT + (6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES): (1) SPACE X 24 VACUUM UNITS + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (2+4+4+4) 34 SPACES: 34 SPACES

TOTAL PARKING PROVIDED: 24 VACUUM SPACES (14X19) 4 STD. SPACES (9X16) 25 TOTAL (VARIANCE REQUESTED)

USE: REQUIREMENT: PARKING RATE: PARKING SPACES REQUIRED:

CAR WASH: 1 SPACE PER VACUUM UNIT + (6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES): (1) SPACE X 24 VACUUM UNITS + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (2+4+4+4) 34 SPACES: 34 SPACES

TOTAL PARKING PROVIDED: 24 VACUUM SPACES (14X19) 4 STD. SPACES (9X16) 25 TOTAL (VARIANCE REQUESTED)

USE: REQUIREMENT: PARKING RATE: PARKING SPACES REQUIRED:

CAR WASH: 1 SPACE PER VACUUM UNIT + (6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES): (1) SPACE X 24 VACUUM UNITS + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (2+4+4+4) 34 SPACES: 34 SPACES

TOTAL PARKING PROVIDED: 24 VACUUM SPACES (14X19) 4 STD. SPACES (9X16) 25 TOTAL (VARIANCE REQUESTED)

USE: REQUIREMENT: PARKING RATE: PARKING SPACES REQUIRED:

CAR WASH: 1 SPACE PER VACUUM UNIT + (6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES): (1) SPACE X 24 VACUUM UNITS + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (2+4+4+4) 34 SPACES: 34 SPACES

TOTAL PARKING PROVIDED: 24 VACUUM SPACES (14X19) 4 STD. SPACES (9X16) 25 TOTAL (VARIANCE REQUESTED)



LOCATION MAP

COPYRIGHT © THE MAP PEOPLE
PERMIT NO. 2002153-6
SCALE: 1" = 100'

GENERAL NOTES

- PROPERTY INFORMATION
A. PROPERTY ADDRESS: 3504 AND 3504 WASHINGTON BOULEVARD
B. TOTAL SITE AREA: 88.865 S.F. OR 2.04 ACRES
C. ELECTION DISTRICT: 13
D. COUNCILMAN'S DISTRICT: 4304
E. CENSUS TRACT: 0701
F. TAX MAP: 0008.0002
G. TAX ACCOUNT NOS.: 1700004402, 240000897
H. TAX MAP: 0008.0002
- ZONING: BM-IM (BUSINESS MAJOR)
- ZONING MAP REFERENCE: 1043
- FLOOR AREA RATIO: PERMITTED = 4.0 MAX. PROVIDED = 0.05 (5.100 S.F. / 68,946 S.F.)
- EXISTING LAND USE: VACANT
PROPOSED LAND USE: FULL-SERVICE CAR WASH
- BUILDING SETBACKS: (TO PROPERTY LINE)
FRONT: 15' (TO FRONT PROPERTY LINE)
SIDE (NORTH): 5'
SIDE (SOUTH): 5'
REAR: 5'
LANDSCAPE SETBACKS: (TO PROPERTY LINE)
FRONT: 10'
SIDE (NORTH): 5'
SIDE (SOUTH): 5'
REAR: 5'
- HEIGHT REQUIREMENTS: NOT TO EXCEED 42' OR THE APPLICATION OF THE HEIGHT TEST REGULATIONS FOR THE BUSINESS ZONES.
- PROPOSED BUILDING HEIGHT: 28'-4"
- THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- SCREEN AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THIS SITE IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% CHANCE FLOOD) PER FEMA MAP NO. 340010051, DATED SEPTEMBER 28, 2009. THE ENVIRONMENTAL BUFFERS SHOWN ON THIS PLAN ARE BASED ON AN APPROVED LIMITED EXEMPTION DEVELOPMENT PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP INC. ENTITLED "LIMITED EXEMPTION DEVELOPMENT PLAN; MERRITT-LLC, 3504 WASHINGTON BOULEVARD, BALTIMORE, MARYLAND 21227; DATED 04/01/2013.
- THIS SITE IS NOT LOCATED IN A FAULTED BASIC SERVICE AREA.
- PER THE PHASE I ENVIRONMENTAL SITE REPORT, AEC PROJECT NO. 09-0211 COMPLETED BY ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC ON MARCH 11, 2009, THE SITE MAINTAINS A SEPTIC SYSTEM. THE LOCATION OF THIS SYSTEM ON THE SITE COULD NOT BE DETERMINED DUE TO THE AMOUNT OF DEBRIS AND SNOW COVER PRESENT DURING THE SITE INSPECTION. THE SYSTEM WILL BE ABANDONED IN COMPLIANCE WITH LOCAL AND STATE REGULATIONS.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- RESTROOM FACILITIES AND WATER SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.4 OR A VARIANCE WILL BE REQUESTED.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
- STACKING SPACES (PER BCZR SECTION 419.3)
SPACES REQUIRED: 18 SPACES PER FULL SERVICE CAR WASH TUNNEL
SPACES PROVIDED: 21 SPACES
- NONE OF THE LOT LINES ARE SHARED WITH A RESIDENTIALLY ZONED PROPERTY.
- NO PART OF THE FULL-SERVICE CAR WASH IS WITHIN 100 FEET OF A RESIDENTIALLY ZONED PROPERTY.
- THE TUNNEL EXIT OF THE FULL-SERVICE CAR WASH IS NOT WITHIN 50' OF THE NEAREST EXIT DRIVE.
- NO SIDES OF THE FULL-SERVICE CAR WASH BUILDING ARE FACING A RESIDENTIALLY ZONED PROPERTY.
- REQUIRED LANDSCAPE TRANSITION AREAS ARE PROVIDED AROUND THE PERIMETER OF THE SITE AND WILL BE PLANTED AND SCREENED IN ACCORDANCE WITH THE LANDSCAPE MANUAL REQUIREMENTS FOR AUTOMOTIVE USES.
- NO FIRE HYDRANTS WERE OBSERVED IN THE VICINITY OF THE SITE.

ZONING HISTORY

- CASE NO. 1989-0105-X: SPECIAL EXCEPTION FOR A TRUCKING FACILITY WAS GRANTED.
- CASE NO. REF-2015-48: THE REASON FOR THE 1ST DEVELOPMENT REFINEMENT IS TO ACCESS DRIVE CONNECTION TO TWIN SPRING LANE, REFINEMENT IN PROGRESS AS OF 1/17/16.
- CASE NO. DR-2016-126: THE REQUEST IS FOR A DEVELOPMENT REFINEMENT FOR AN ACCESS DRIVE CONNECTION TO TWIN SPRING LANE, COMPLETED 10/16/16.
- CASE NO. LHM-2015-3-C: NEW 20,000 SF OFFICE BLDG. EXISTING WAREHOUSE & GARAGE TO BE RAZED. APPROVED 04/16/15.
- CASE NO. LHM-2013-4: NEW 20,000 SF OFFICE BLDG. EXISTING WAREHOUSE & GARAGE TO BE RAZED. APPROVED 02/04/13.

COMMERCIAL PERMIT HISTORY

- B0035-48 - RAZE THREE BLDGS: 1) GARAGE 4,000 SF; 2) SHED 1,500 S.F.; 3) OFFICE 1,500 S.F. WILL BE TORN DOWN, SLAB TO REMAIN. DEBRIS MUST BE HAULED TO APPROVED SANITARY LANDFILL IN ACCORDANCE WITH APPLICABLE COUNTY SITE REGULATIONS. SEWER CAPSULED IN 2010. ISSUED 03/23/13.
- B81641 - GRADING AND PAVING OF 76,500SF FOR FUTURE OFFICE. ISSUED 03/22/16.



REVISIONS



#1



#2



#3



#4



#5



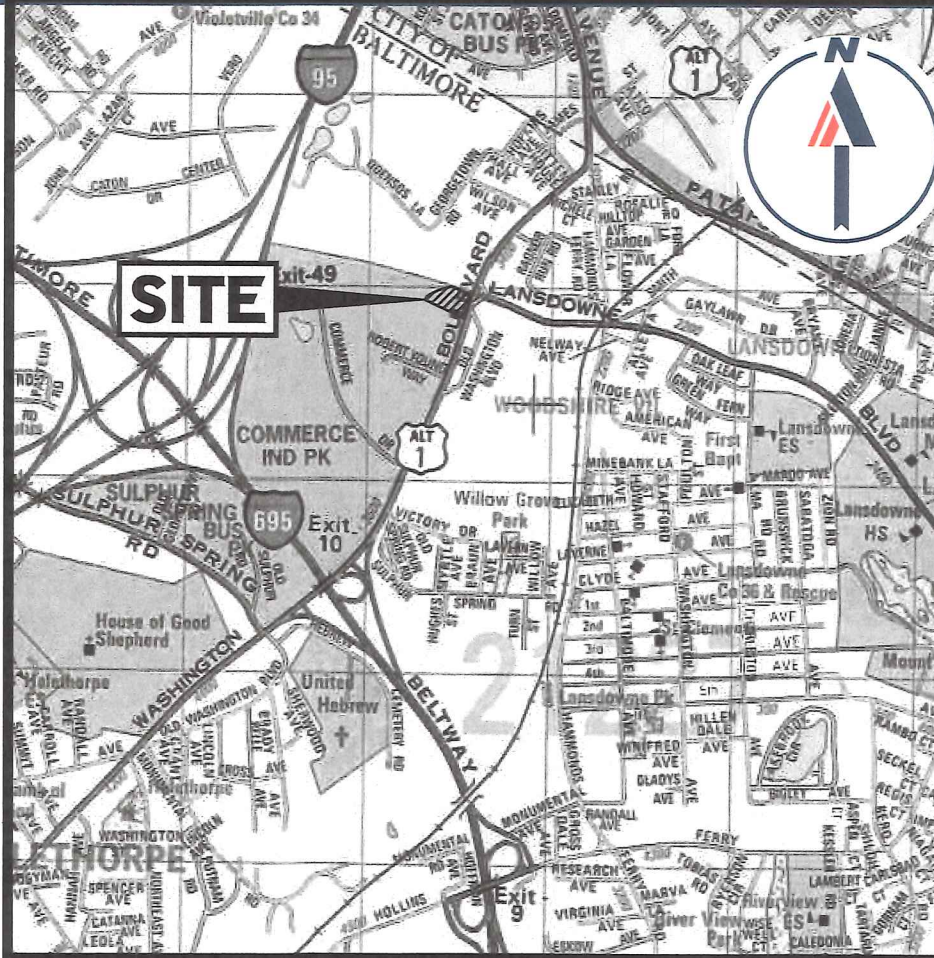
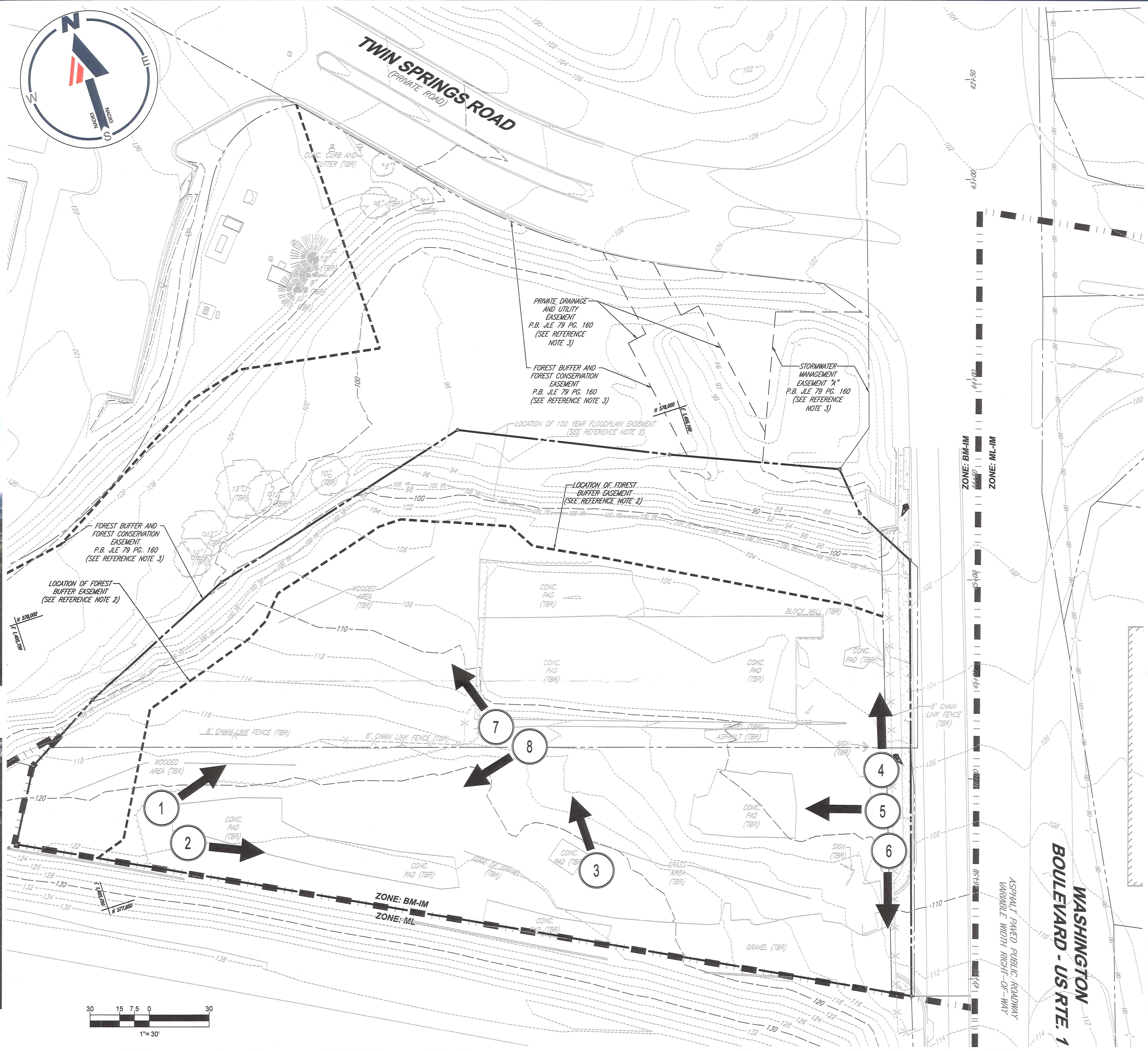
#6



#7



#8



LOCATION MAP
COPYRIGHT ADG THE MAP PEOPLE
PERMIT USE NO. 20002153-6
SCALE: 1" = 2000'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

DESIGN SERVICES

PERMITTING SERVICES

TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF BOHLER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER & ASSOCIATES, INC.

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811

Know what's below.
Call before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:

DRAWN BY:

CHECKED BY:

DATE:

CAD I.D.:

MD192088

CJB

CHVA

01/20/21

EXA-0

PROJECT:

EXHIBIT

FOR

MERRITT - DANIELS PROPERTY

LOCATION OF SITE

3500 AND 3504
WASHINGTON BOULEVARD
HALETHORPE, MD 21227
BALTIMORE COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

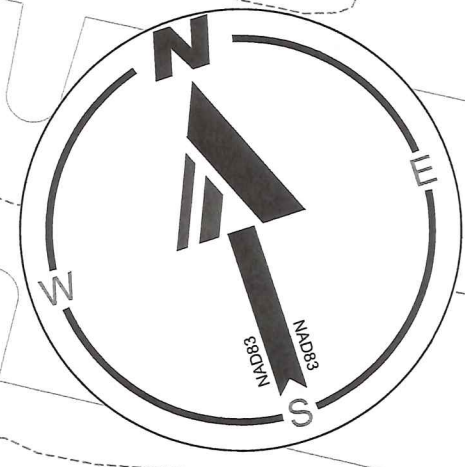
SHEET TITLE:

PHOTO LOCATION MAP

SHEET NUMBER:

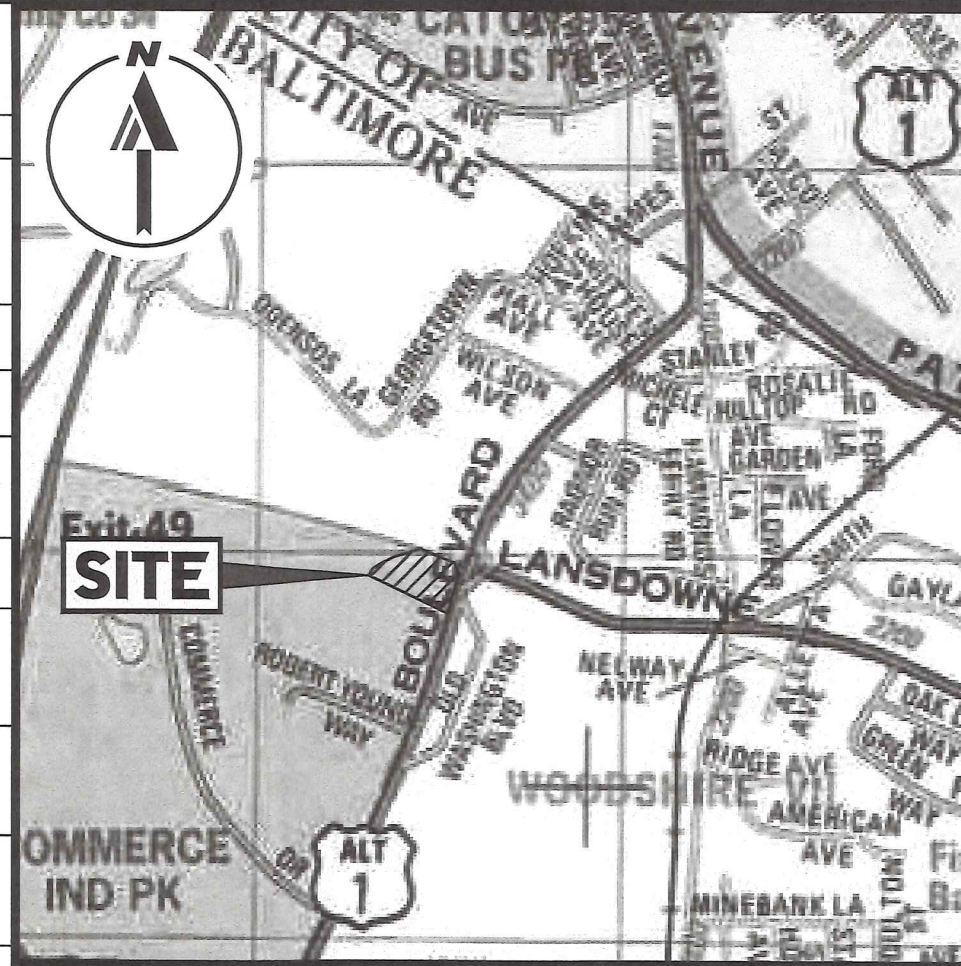
1

ORG. DATE - 01/20/21



BALTIMORE COUNTY COMPLIANCE CHARTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED	REQUIRED P.U.
CONDITION A: STREET FRONTAGE AND STREETScape	1. ADJACENT ROADWAY	WASHINGTON BLVD. (A-1) 257 L.F. - 35 L.F. (ENTRANCE) = 222 L.F. REQUIRED: 222/40 = 5.5 PU	5.5
	1 PLANTING UNIT (PU) PER 40 L.F. OF ADJACENT ROADWAY	INTERIOR ROADWAY (I-1): 153 L.F. REQUIRED: 153/20 = 7.7 PU	7.7
CONDITION B: PARKING LOTS	1 PLANTING UNIT (PU) PER 20 L.F. OF INTERIOR ROADWAY	INTERIOR ROADWAY (I-2): 300 L.F. REQUIRED: 300/20 = 15 PU	15
	2. INTERIOR LANDSCAPING	OVERALL PARKING LOT GREEN AREA CALCULATIONS: 36,785 S.F. REQUIRED: 36,785 X 0.07 = 2,575 S.F. (7%) PROPOSED: 3,500 S.F. (9.5%)	N/A
CONDITION C: DUMPSTERS AND GROUND-MOUNTED HVAC	RESERVE 7% OF THE PARKING LOT AREA FOR INTERIOR LANDSCAPING. PLANT AT:	TOTAL PARKING SPACES: 28 REQUIRED: 28/12 = 2.3 PU	2.3
	1 PLANTING UNIT (PU) PER 12 PARKING SPACES	DUMPSTER PAD PERIMETER: 40 L.F. REQUIRED: 40/15 = 2.7 PU	2.7
CONDITION D: SLOPES, EMBANKMENTS, AND RETAINING WALLS	1. DUMPSTER PAD SCREENING	NORTH WALL: 199 L.F. REQUIRED: 199/15 = 13.3 PU	13.3
	1 PLANTING UNIT (PU) PER 15 L.F. OF SIDES AND REAR OF DUMPSTER PAD PERIMETER	SOUTH WALL: 231 L.F. REQUIRED: 231/15 = 15.4 PU	15.4
CONDITION E: FUEL SERVICE STATIONS AND CAR WASHES	1. SLOPES 2:1 OR GREATER, EXCEEDING 5 FEET IN HEIGHT FROM TOE TO TOP OF SLOPE; SLOPES 3:1 OR GREATER, EXCEEDING 10 FEET IN HEIGHT, AND RETAINING WALLS EXCEEDING 5 FEET IN HEIGHT SHALL GENERATE THE FOLLOWING LANDSCAPE REQUIREMENTS:	PERIMETER (K-1): 193 L.F. - 154 L.F. (EXISTING FOREST) = 39 L.F. REQUIRED 39/10 = 3.9 PU	3.9
	1 PLANTING UNIT (PU) PER 15 L.F. MEASURED AT THE TOE OF THE SLOPE OR BASE OF WALL	PERIMETER (K-2): 268 L.F. (WASHINGTON BLVD.) - 36 L.F. (ENTRANCE) = 232 L.F. REQUIRED: 232/10 = 23.2 PU	23.2
CONDITION F: PERIMETER SCREENING	1 PLANTING UNIT (PU) PER 10 L.F. ALONG PERIMETER OF GAS STATION	PERIMETER (K-3): 456 L.F. - 465 L.F. (EXISTING FOREST) = 0 REQUIRED: 0/15 = 0 PU	0
		PERIMETER (K-4): 313 L.F. - 313 L.F. (EXISTING FOREST) = 0 REQUIRED: 0/15 = 0 PU	0
TOTAL			89.0



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602155-6
SCALE: 1" = 100'

BALTIMORE COUNTY PLANTING UNIT SUMMARY

PLANT TYPE	QUANTITY PROVIDED	PLANTING UNITS
EXISTING TREE (1 TREE = 1 PU)		
MAJOR DECIDUOUS TREE (1 TREE = 1 PU)	39	39
MINOR DECIDUOUS TREES (2 TREES = 1 PU)	18	9
EVERGREEN TREE (2 TREES = 1 PU)	12	6
SHRUBS (5 SHRUBS = 1 PU)	206	41.2
PLANTING UNITS PROVIDED	95.2	
PLANTING UNITS REQUIRED	89	

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/03/20	REVISED PER PLANNING COMMENTS	RLB
			CWA



ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD192088
DRAWN BY: CJB
CHECKED BY: CWA
DATE: 09/17/20
CAD I.D.: LSP-1

PROJECT:

SITE PLAN EXHIBIT

FOR

AUTO SPA EXPRESS

LOCATION OF SITE

3500 AND 3504
WASHINGTON BOULEVARD
HALETHORPE, MD 21227
BALTIMORE COUNTY

BOHLER//

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS

REGISTERED LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 3697

SHEET TITLE:

SCHEMATIC LANDSCAPE PLAN

SHEET NUMBER:

1

REVISION 1 - 11/03/20

GENERAL NOTES

- ZONING: BM-IM (BUSINESS MAJOR)
- ZONING MAP REFERENCE: 102A3
- FLOOR AREA RATIO: PERMITTED = 4.0 MAX. PROVIDED = 0.06 (5,100 S.F. / 88,946 S.F.)
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: CAR WASH
- THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
- SCREEN AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THIS SITE IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% CHANCE FLOOD) PER FEMA MAP NO. 34941C0238E, DATED SEPTEMBER 29, 2011. THE ENVIRONMENTAL BUFFERS SHOWN ON THIS PLAN ARE BASED ON AN APPROVED LIMITED EXEMPTION DEVELOPMENT PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP INC. ENTITLED "LIMITED EXEMPTION DEVELOPMENT PLAN: MERRITT - DANIELS PROPERTY, 3500 WASHINGTON BOULEVARD, BALTIMORE, MARYLAND 21227", DATED 04/01/2013.
- THIS SITE IS NOT LOCATED IN FAILED BASIC SERVICE AREAS.

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
SHADE TREES					
FXAB	8	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2-3" CAL. / 12-14'	B+B
OBC	5	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2-3" CAL. / 12-14'	B+B
QPH	17	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL. / 12-14'	B+B
QR	9	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL. / 12-14'	B+B
SUBTOTAL: 39					
ORNAMENTAL TREES					
AC	12	AMELANCHIER CANADENSIS	MULTI STEM SHADBLOW SERVICEBERRY	1 1/2-2" CAL. / 8-10'	B+B
CC	3	CERIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL. / 8-10'	B+B
LI	3	LAGERSTROEMIA INDICA	COMMON CRAPENMYRTLE	1 1/2-2" CAL. / 8-10'	B+B
SUBTOTAL: 18					

EVERGREEN TREES					
IXN	6	ILEX X 'NELLIE R. STEVEN'	NELLIE R. STEVENS' HOLLY	6-8' HT.	B+B
PS	6	PINUS STROBUS	EASTERN WHITE PINE	6-7' HT.	B+B
SUBTOTAL: 12					
DECIDUOUS SHRUBS					
IV	42	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPICE	24-30" HT. & SPREAD	#5 CAN
RCW	45	ROSA 'CAREFREE WONDER'	CAREFREE WONDER ROSE	24" HT. & SPREAD	3 GAL.
SUBTOTAL: 87					
EVERGREEN SHRUBS					
JDP	67	JUNIPERUS DAURICA 'PARSON'	PARSON JUNIPER	18-18" SPRD.	#3 CAN
VR	62	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4" HT. & SPREAD	B+B
SUBTOTAL: 119					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

ZONING HISTORY

CASE NO. 1969-0105-X: SPECIAL EXCEPTION FOR A TRUCKING FACILITY WAS GRANTED. DATE ILLEGIBLE

ISSUE N/A-009: REQUEST TO RECLASSIFY ZONING FROM ML TO BM-IM. GRANTED ON AUGUST 30, 2012.

DEVELOPER

WLR INVESTMENT GROUP
1313 ORCHARD WAY
FREDERICK, MD 21703
ATTN: CHAD BOHN
PHONE: 301-668-0021
EMAIL: CBOHN@WLRINVESTMENTGROUP.COM

OWNER

MERRITT - LB1 LLC
C/O MERRITT PROPERTIES LLC
2065 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244-2501

DRC # - 040720A

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.

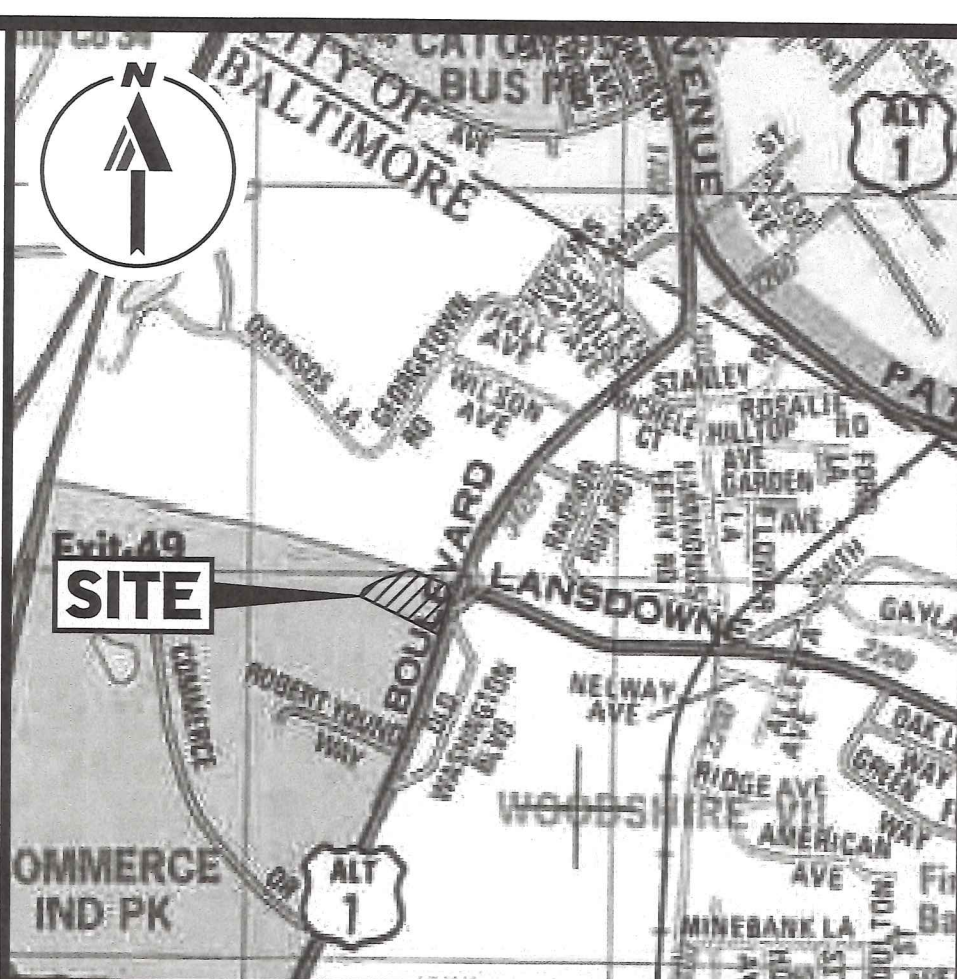
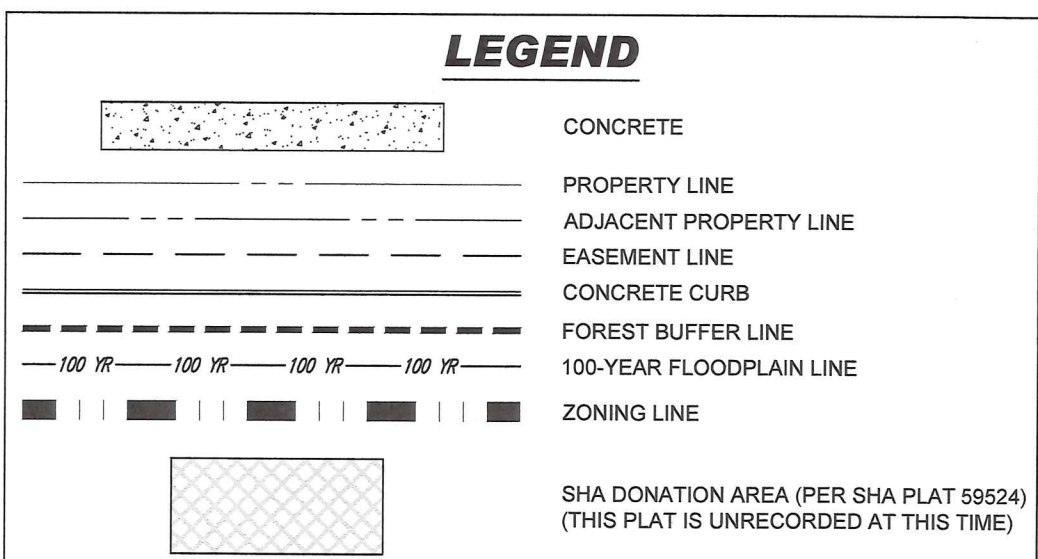
APPLICANT SIGNATURE DATE PRINT NAME

MAILING ADDRESS (IF NOT ALREADY ON PLAN)

DESIGN AND DRAWINGS
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD83(1981)
VERTICAL NAVD 88

THESE PLANS ARE FOR
SPECIAL EXCEPTION AND
NOT TO BE UTILIZED FOR
CONSTRUCTION

PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/20



BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

FOR INFORMATION, VISIT OUR WEBSITE AT WWW.BOHLENER.COM AND VISIT OUR OFFICES IN ALBANY, NEW YORK, AND WASHINGTON, DISTRICT OF COLUMBIA. WE ARE CURRENTLY ACCEPTING APPLICATIONS FOR POSITIONS IN ALL OF OUR OFFICES.

REVISIONS

[illegible]

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MD192088
DRAWN BY:	CJB
CHECKED BY:	CWA
DATE:	09/17/20
CAD I.D.:	SEP-0

PROJECT:

**SITE PLAN
EXHIBIT**

— FOR —

AUTO SPA
EXPRESS

LOCATION OF SITE

3500 AND 3504
WASHINGTON BOULEVARD
HALETHORPE, MD 21227
BALTIMORE COUNTY

BOHLER //

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

C. W. ARMSTRONG



SHEET TITLE:

**PLAN TO
ACCOMPANY
PETITION FOR
SPECIAL EXCEPTION
AND VARIANCE**

SHEET NUMBER

1

ORG. DATE - 4/24/20

BENCHMARKS

ELEVATIONS ARE BASED ON NAVD88 DATUM
DETERMINED BY GPS OBSERVATIONS AND TIED IN
TO THE BALTIMORE COUNTY STATION HALE 2 RM 4
WITH A PUBLISHED ELEVATION OF 134.79 FEET
AND TO THE BALTIMORE COUNTY STATION 1581
WITH A PUBLISHED ELEVATION OF 121.27 FEET.

REASON FOR SPECIAL EXCEPTION

SPECIAL EXCEPTION FOR A FULL SERVICE CAR WASH IN THE BM-IM ZONE, PURSUANT TO SECTIONS 233.3 AND 419 OF THE BALTIMORE COUNTY ZONING REGULATIONS (CZR).

SIGNAGE CHART							
ENTERPRISE - FREESTANDING (BCZR 450.4 ATTACHMENT 1, 5(B))							
ID	Signage			Sign Height (FT.)	Allowable Signage Height Per Code (SF.)	Allowable Signage Area Per Code (SF.)	NOTES
	Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)				
7	10'	9.58'	95.8'	20.00	25.00	75.00	INTERCHANGEABLE COPY SIGN AREA = 21.38 S.F. (22% OF TOTAL SIGN AREA IS REQUIRED)

VARIANCE REQUESTS

1. VARIANCE FROM B.C.Z.R. SECTION 419.3 TO ALLOW THE REQUIRED NUMBER OF STACKING SPACES FOR THE FULL SERVICE CAR WASH TO BE CONFIGURED IN A DIFFERENT PATTERN THAN SINGLE-FILE PARKING TO ACCOMMODATE THE TRUCK TRAILER.
2. VARIANCE FROM B.C.Z.R. SECTION 419.3.B TO ALLOW A TOTAL OF 28 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 54 PARKING SPACES.
3. VARIANCE FROM B.C.Z.R. SECTION 419.3.C OF SIGN REGULATIONS 3 (ENTRANCE/A) TO ALLOW A TOTAL OF SIX (6) WALL-MOUNTED ENTERPRISE SIGNS ON A SINGLE TENANT COMMERCIAL BUILDING TO EXCEED THE MAXIMUM ALLOWED NUMBER OF SIGN AREAS.
4. VARIANCE FROM B.C.Z.R. SECTION 419.3.D OF SIGN REGULATIONS 3 (ENTRANCE/B) TO ALLOW THE PERMITTED 3 SIGN-MOUNTED ENTERPRISE SIGNS WITH NO MORE THAN TWO SIGN ON ANY SINGLE FACADE.
5. VARIANCE FROM B.C.Z.R. SECTION 450.4 TABLE OF SIGN REGULATIONS 3 (DIRECTIONAL/A) TO ALLOW THE PERMITTED 8 SQUARE FEET (SIGN NOS. 10-16, 18-19, 22-26) AND TO ALLOW THE COMPANY TO EXCEED THE SPECIFIED 30% OF THE SIGN AREA.
6. VARIANCE FROM B.C.Z.R. SECTION 450.4 TABLE OF SIGN REGULATIONS 3 (ENTRANCE/B) TO ALLOW THE PERMITTED 7 SQUARE FEET (SIGN NOS. 10-16, 18-19, 22-26) AND TO ALLOW THE COMPANY TO EXCEED THE SPECIFIED 30% OF THE SIGN AREA.
7. VARIANCE FROM B.C.Z.R. SECTION 450.4 TABLE OF SIGN REGULATIONS 3 (ENTRANCE/B) TO ALLOW THE PERMITTED 75 SQUARE FEET (SIGN NOS. 10-16, 18-19, 22-26) AND TO ALLOW THE COMPANY TO EXCEED THE SPECIFIED 30% OF THE SIGN AREA.

REFERENCE NOTES

1. THIS PLAN IS BASED ON AN ALTHAMPS LAND TITLE SURVEY PREPARED BY BOHLER ENTITLED "ALTHAMPS LAND TITLE SURVEY; MERRITT-BR1, LL3, 3504 WASHINGTON BOULEVARD; ELECTION DISTRICT NO. 13; BALTIMORE COUNTY, MARYLAND;" FILE NO. SD192086; DATED 02/25/2020.
2. THE ENVIRONMENTAL BUFFERS SHOWN ON THIS PLAN ARE BASED ON AN APPROVED LIMITED EXEMPTION DEVELOPMENT PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP INC. ENTITLED "LIMITED EXEMPTION DEVELOPMENT PLAN; MERRITT - DANIELS PROPERTY; 3500 WASHINGTON BOULEVARD, BALTIMORE COUNTY, MARYLAND;" FILE NO. SD192086, DATED 02/25/2020.
3. THE EASEMENTS SHOWN ON PARCEL A, BELTWAY BUSINESS PARK MAY NOT EXIST PER NOTES AS SHOWN ON PLAT BOOK 79 PAGE 160.
4. STORM WATER MANAGEMENT (SWM). THIS SITE IS A RE-DEVELOPMENT PROJECT WHICH THE IMPERVIOUS SURFACE UNDER PROPOSED DEVELOPMENT WILL BE REDUCED BY OVER 20% AND APPROVED BY A LETTER DATED JULY 8, 2010. AN ADMINISTRATIVE WAIVER WAS GRANTED ON APRIL 30, 2010 BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FOR THIS PROJECT. THE WAIVER STATED THAT THE PROJECT WOULD PROVIDE A 20% REDUCTION IN IMPERVIOUS SURFACE IN EFFECT AS OF MAY 4, 2009 AND CONTAINED IN THE BALTIMORE COUNTY CODE, ARTICLE 33 TITLE 4, STORMWATER MANAGEMENT.
5. FOREST BUFFER: A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT ON APRIL 30, 2010. THE VARIANCE GRANTED WAS FOR THE FOREST BUFFER EASEMENT, NUMBER 2101-800668-01-NST-0118, TO PROVIDE A 20% REDUCTION IN IMPERVIOUS SURFACE REDUCED THE FOREST BUFFER BY 0.6 ACRES IN ORDER TO ALLOW RE-DEVELOPMENT OF AN EXISTING COMMERCIAL PROPERTY. CONDITIONS WERE PLACED ON THE VARIANCE GRANTING THAT THE PROJECT PROVIDE A 20% REDUCTION IN IMPERVIOUS SURFACE INCLUDING ON-SITE BUFFER PLANTING, REDUCTION OF IMPERVIOUS SURFACE AREA, AND INSTALLING PERMANENT PROTECTION SIGNAGE.
6. A VARIANCE TO THE FOREST CONSERVATION LAW WAS APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENT PROTECTION AND SUSTAINABILITY ON JUNE 28, 2015 TO ALLOW A ROAD WITHIN THE FOREST CONSERVATION EASEMENT ON THE BELTWAY BUSINESS PARK PROJECT. THE VARIANCE GRANTED WAS FOR THE FOREST BUFFER EASEMENT, NUMBER 2101-800668-01-NST-0118, TO PROVIDE A 20% REDUCTION IN IMPERVIOUS SURFACE REDUCED THE FOREST BUFFER BY 0.6 ACRES IN ORDER TO ALLOW RE-DEVELOPMENT OF AN EXISTING COMMERCIAL PROPERTY. CONDITIONS WERE PLACED ON THE VARIANCE GRANTING THAT THE PROJECT PROVIDE A 20% REDUCTION IN IMPERVIOUS SURFACE INCLUDING ON-SITE BUFFER PLANTING, REDUCTION OF IMPERVIOUS SURFACE AREA, AND INSTALLING PERMANENT PROTECTION SIGNAGE.
7. AN ALTERNATIVES ANALYSIS WAS PERFORMED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON JUNE 28, 2015 FOR THE ACCESS ROAD IN THE FOREST BUFFER EASEMENT. CONDITIONS WERE PLACED ON THE VARIANCE GRANTING THAT THE PROJECT PROVIDE A 20% REDUCTION IN IMPERVIOUS SURFACE INCLUDING ON-SITE BUFFER PLANTING, REDUCTION OF IMPERVIOUS SURFACE AREA, AND INSTALLING PERMANENT PROTECTION SIGNAGE.
8. MARYLAND DEPARTMENT OF THE ENVIRONMENT AUTHORIZED THE PROJECT TO PROCEED TO PROJECT NUMBER 2101-800668-01-NST-0118, WAS APPROVED ON JUNE 8, 2015 FOR THE INSTALLATION OF A 72" DIAMETER CURVE PIPE TO PROVIDE ACCESS TO THE PROJECT.

ZONING HISTORY

- CASE NO. 1969-0105-K. SPECIAL EXCEPTION FOR A TRUCKING FACILITY WAS GRANTED.
- CASE NO. REF-2015-65. THE REASON FOR THE 1ST DEVELOPMENT REFINEMENT IS TO ACCESS DRIVE CONNECTION TO TWIN SPRING LAKE. REFINEMENT IN PROGRESS AS OF 11/13/16.
- CASE NO. DRC-2015-126. THE REQUEST IS FOR A DEVELOPMENT REFINEMENT FOR AN ACCESS DRIVE CONNECTION TO TWIN SPRING LAKE. COMPLETED 10/19/16.
- CASE NO. LIM-2013-C. NEW 20,000 SF OFFICE BLDG. EXISTING WAREHOUSE & GARAGE TO BE RAZED. APPROVED 04/15/13.
- CASE NO. LIM-2013-4. NEW 20,000 SF OFFICE BLDG. EXISTING WAREHOUSE & GARAGE TO BE RAZED.

COMMERCIAL PERMIT HISTORY

B903548 - RAZE THREE BLDGS: 1) GARAGE 4,000 SF; 2) SHED 1,500 S.F. 3) OFFICE 1,500 S.F., WILL BE TORN DOWN, SLAB TO REMAIN. DEBRIS MUST BE HAULED TO APPROVED SANITARY LANDFILL IN ACCORDANCE WITH APPLICABLE COUNTY SITE REGULATIONS. SEWER CAPPED IN 2010. ISSUED 09/23/13.

PARKING TABULATION CHART (PARKING SPACES REQUIRED PER SECTION 419)			
USE	REQUIREMENT	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419
CAR WASH	1 SPACE PER VACUUM UNIT + 6 SPACES PER CAR WASH TUNNEL + 4 ADDITIONAL SPACES	(1 SPACE X 24 VACUUM UNITS) + (6 SPACES X 1 CAR WASH TUNNEL) + 4 SPACES (24 + 6 + 4) = 34 SPACES	34 SPACES
TOTAL PARKING PROVIDED			24 VACUUM SPACES (14X18) 4 STD. SPACES (9'X18) 28 TOTAL (VARIANCE REQUESTED)

THESE PLANS ARE FOR
SPECIAL EXCEPTION AND
NOT TO BE UTILIZED FOR
CONSTRUCTION

PROFESSIONAL CERTIFICATION
I, CHRISTOPHER W. ARMSTRONG, HEREBY CERTIFY
THESE DOCUMENTS WERE PREPARED OR APPROVED
AND THAT I AM A DULY LICENSED PROFESSIONAL ENG
UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 36521, EXPIRATION DATE: 6/7/22

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. UL



Due to the physical limits of the print process, this sample drawing cannot provide an exact match between ink, vinyl, & paint.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. UL-



**Pasadena
SIGNS**
SINCE 1965



watchfire
AUTHORIZED DEALER

6300 Arundel Cove Ave., Baltimore, Maryland 21226
410-355-5400 fax 410-355-8343 www.pasadenasigns.com

client	Auto Spa Express Halethorpe	designer	Chris
sales exec.	Jerry Sterling Jr.	scale	msc
date	20 May 2020	revision	rev
file	North Ellevation Building Sign Package	prod. time	hrs

Baltimore County

C1222

Celebrating 54 Years in Business

f Like us on Facebook

Due to the phys. limits of the print process, this example drawing cannot provide an exact match between ink, vinyl, & paint.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code



Due to the physics, limits of the print process, this sample drawing cannot provide an exact match between ink, vinyl, & paint.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code

28.0'

47.67'

West Elevation

Actual Signage = 0.0' Sq. Ft.
No Signage On This Elevation

Auto Spa Express
3405 Washington Blvd.
Halethorpe, Md 21227
Baltimore County

Client	Auto Spa Express Halethorpe	designer	Chris
sales exec.	Jerry Sterling Jr.	scale	1/8"
date	20 May 2020	revision	rev
file	West Elevation Building Sign Package	prod. time	WVS

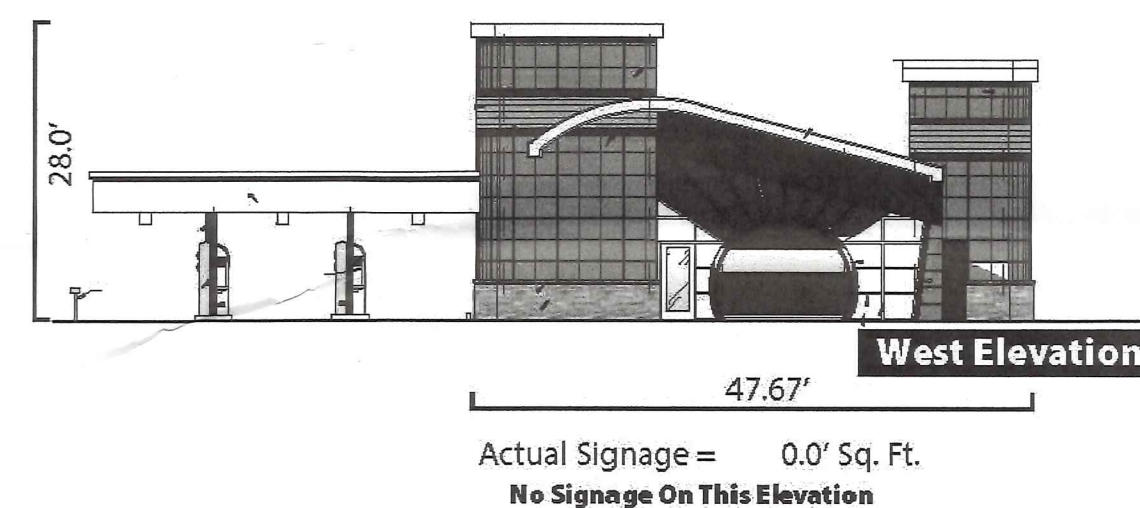
Pasadena SIGNS
SINCE 1965

watchfire
AUTHORIZED DEALER

6300 Arundel Cove Ave. Baltimore, Maryland 21226
410-355-5400 fax 410-355-8343 www.pasadenasigns.com

Celebrating 54 Years in Business

f Like us on Facebook



with Le

TEN
AUTO ST
EXPRES

trans

←

Benefit
ft Arrow
nce

DOUBLE SIDED INTERNALLY ILLUMINATED FREESTANDING SIGN

95.8" SQ FT | 10.0'

9.58' | 5.167' | 3.42' | .66' | 20'0"

THE AUTO SPA EXPRESS CAR WASH

3405

INTERCHANGEABLE COPY SIGN AREA = 21.35 S.F.

Watchfire®

- Single ☒ Double
- 8mm
- 10mm
- 12mm
- 16mm

22.0' Sq Ft | 6.250' | Watchfire Digital Display

(7)

Pasadena SIGNS
6300 Arundel Corporate Center, Baltimore, Maryland 21226
410-355-5400 fax 410-355-8343 www.pasadenadesigns.com

Client:	Auto Spa Express	designed by:	CPS
Sales Rep:	John F. Brown	drawn by:	JFB
Date:	10/1/00	Project Name:	Auto Spa Express

Auto Spa Express
3405 Washington Blvd.
Halethorpe, Md 21227
Baltimore County

Celebrating 54 Years in Business

Like us on Facebook

Downloaded from <http://ajphaphapublications.sagepub.com/> at National Archive Publishing Co on May 12, 2015

BOHLER™

REVISIONS

[illegible]

Know what's **below.**
Call before you dig.
 ALWAYS CALL 811
 fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MD192088
DRAWN BY:	CJB
CHECKED BY:	CWA
DATE:	09/17/20
CAD I.D.:	SEP-0

PROJECT:

**SITE PLAN
EXHIBIT**

R —

AUTO SPA
EXPRESS

LOCATION OF SITE

3500 AND 3504
WASHINGTON BOULEVARD
HALETHORPE, MD 21227
BALTIMORE COUNTY

BOHLER//

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

C. W. ARMSTRONG



SHEET TITLE:

**PLAN TO
ACCOMPANY
PETITION FOR
SPECIAL
EXCEPTION**

•

ORG. DATE - 4/24/20

DESIGN AND DRAWINGS
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD/83(1991)
VERTICAL NAVD 88

THESE PLANS ARE FOR
SPECIAL EXCEPTION AND
NOT TO BE UTILIZED FOR
CONSTRUCTION

PROFESSIONAL CERTIFICATION
I, CHRISTOPHER W. ARMSTRONG, 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,