



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

November 7, 2024

David Karceski, Esquire – dkarceski@venable.com
Adam Rosenblatt, Esquire – amrosenblatt@venable.com
Venable, LLP
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Petitions for Special Exception & Variance
Case No. 2024-0169-XA
Property: 5717 Baltimore National Pike

Dear Messrs. Karceski and Rosenblatt:

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 black ink, appearing to be "DJB", is written over a circular stamp or seal.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB;dlm
Enclosure

c. Chris Rivera chris@cantoncarwash.com
Mickey Cornelius mcornelius@trafficgroup.com
Myers, Curtis N. cnmyers@venable.com
Tom DeBacco tom@cantoncarwash.com

IN RE: PETITIONS FOR SPECIAL EXCEPTION	*	BEFORE THE
AND VARIANCE		
(5717 Baltimore National Pike)	*	THE OFFICE
1st Election District		
1st Council District	*	ADMINISTRATIVE HEARINGS
A & Realty, LLP		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
5717 BNP, LLC		
<i>Contract Purchaser/Lessee</i>	*	
 Petitioners	 *	 Case No: 2024-0169-XA
 * * * * * *		 * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Exception and Variances filed on behalf of A & I Realty, LLP, owner, and 5717 BNP, LLC., contract lessee, (“Petitioners”) for the property known as 5717 Baltimore National Pike, Catonsville, Baltimore County, Maryland (“the Property”). The Petition for Special Exception was filed pursuant to Baltimore County Zoning Regulations (“BCZR”) §§ 230.3 and 233.3 to permit a full-service car wash and variance relief was requested as follows:

1. To allow a landscape transition area width in the side and rear yards to be a minimum of 0 ft. abutting non-residentially zoned land in lieu of the required 6 ft. BCZR § 419.4.B.3;
2. To allow a tunnel exit of a car wash to face an adjacent residential zone (RO zone). BCZR § 419.4.B;
3. To allow the company name/logo to exceed 30 percent of the total sign area; to allow a total of 5 freestanding enterprise signs with sign areas/faces of 18, 18, 18, 75 and 100 sq. ft. (Sign Nos. 12A-C, 3, 4, respectively) in lieu of the 2 freestanding signs permitted, with a single sign permitted for each road frontage. BCZR § 450.4.4 (Table of Sign Regulations); and
4. To allow freestanding signs on a single premises to be installed as close as 8 ft. apart, each one with an area larger than the 8 sq. ft. (between Sign Nos. 12A - 12C and Nos. 3-4). BCZR § 450.5.B.4a.

A public hearing was conducted on October 21, 2024, using the virtual platform WebEx in lieu of an in-person hearing. The Petitions were properly advertised and posted. Petitioners were represented by Chris Rivera on behalf of 5717 BNP, LLC and Tom DiBacco on behalf of A & Realty, LLP. Michael Coughlin (civil engineer) and Mickey Cornelius (traffic engineer) appeared in support of the Petition as expert witnesses. David Karceski, Esq. and Adam M. Rosenblatt, Esq. of Venable, LLP represented the Petitioners. There were no interested citizens or protestants at the hearing.

The following exhibits were submitted by Petitioners and admitted into the record: (1) Site Plan; (2) Redline Site Plan; (3) Building Elevations; (4) Photographs A-K; (5) M. Coughlin CV; (6) Aerial photo with locations; (7) CZMP final map; (8) CRD map; (9) Illustrative plan; (10) Schematic Landscape Plan. The following Zoning Advisory Committee (“ZAC”) comments were received from county agencies and admitted into the record: (1) Department of Planning (“DOP”) comment, first revision, and second revision; (2) and Department of Environmental Protection and Sustainability (“DEPS”); and (3) Development Plans Review (“DPR”). ZAC comments included substantive comments which will be addressed in this Opinion & Order. The State Highway Administration (“SHA”) also submitted a comment indicating objections to the proposed relief. County Exhibit 4.

Findings of Facts

Mr. Karceski and Mr. Rosenblatt proceeded by modified proffer with a statement of facts supporting the requested relief. The Property is located in the Catonsville Commercial Revitalization Area and is composed of four lots over approximately 1.26 acres of land area. The Property has an extensive zoning history from past redevelopment and is currently improved by a

motor vehicle sales dealership. The site is surrounded by retail, service including food service establishments, hotels, schools, and other uses along a highly trafficked Route 40 commercial corridor. *See* Petitioners' Exhibit 1 & 2. Residential uses are located south of the site on secondary and tertiary roads away from US Route 40. *Id.* The Property is split-zoned BM-CCC/OR-1/RO – a portion of which was the subject of rezoning in the most recent round of CZMP (Issue: 1-013, HN 148). *See* Petitioner's Exhibit 7. The Property is irregularly shaped, taking the rough form of an angular hourglass shape, with significant frontage along US Route 40. *See* Petitioners' Exhibit 2.

Chris Rivera, Chief Operating Officer of Canton Car Wash, described the operation, mechanics, staffing, circulation, and overall performance of the proposed full-service car wash. The car wash will have a General Manager on site and will provide both full-service and self-service facilities for interior and exterior cleaning with hours of operation between 8:00 a.m. to 7:00 p.m. (summer) or 8:00 a.m. to 6:00 p.m. (winter). Patrons will access the site from Route 40 and be directed towards a drive aisle with "order boards" to select cleaning services. Vehicles will then proceed through the drive aisle for cleaning. The car wash has a capacity to serve 150 vehicles per hour using "loop technology" with cleaning services taking 4-15 minutes per vehicle depending on the level of cleaning service requested. The facility will have approximately 15 employees on site at any given time and will also have a "café" for patrons and staff. *See* Petitioners' Exhibits 3, 4, 6 & 9.

The existing buildings used for the current automotive dealership are intended to be repurposed for the proposed car wash. Mr. Rivera stated that he believed on-site surface parking was more than sufficient for the vehicle spaces needed and that other Canton Car Wash locations offering the same services and number of parking spaces have not had any problems with

customers, staff, and visitor parking. *See* Petitioners' Exhibit 9. Mr. Rivera further stated that the water used for cleaning vehicle was recycled through an internal capture and collection system which is then filtered and reused for various applications. Further Mr. Rivera stated that Canton Car Wash uses biodegradable materials for cleaning products for environmental and employee safety. Lastly, Canton Car Wash is intended for standard passenger vehicles and the facilities have a height limit of 7'2" with two "escape lanes" for vehicles that may want to exit the car wash lane without receiving cleaning services. *See* Petitioners' Exhibit 2a.

Mr. Coughlin testified regarding the project's satisfaction of the BCZR §502.1 factors. Mr. Coughlin further testified to the unique and irregular configuration of lots comprising the Property and the practical difficulty in complying with the landscape transition area ("LTA") requirements on the eastern boundary of the property with the adjacent fast-food establishment (0 ft. proposed) and the difficulty that would be imposed upon the adjacent property owner to the southwest if that LTA were strictly applied, effectively cutting off access to that neighboring commercial business. *See* Petitioners' Exhibit 2a.

Mr. Coughlin further testified to the large and irregular nature of the property as constituting practical difficulty in complying with sign regulations. As the property is large and fronts on three public streets, Mr. Coughlin stated that additional signage was necessary to properly direct patrons to avoid confusion and assist in site navigation. *See* Petitioners' Exhibit 2b. The "order boards" are a unique but now ubiquitous aspect of current car wash facilities that did not exist when the Table of Sign Regulations was codified, and therefore those signs are now necessary as a principal component of the business, spaced on the lot as indicated on the Site Plan. *Id.* Mr. Coughlin testified that the signage proposed will have no negative impact on the surrounding community.

Finally, Mr. Cornelius testified as to traffic impacts. Mr. Cornelius stated that the proposed use would have minimal impacts on traffic but a full traffic impact study had not been completed at this time. Mr. Cornelius stated that nearby intersections operated at acceptable levels of service and the site is not located in a deficient traffic shed. Because of the site's design, it was Mr. Cornelius's expert opinion that there was a very low risk of traffic queuing onto public roads, particularly US Route 40. The site will have three access points – Route 40, Ingleside Avenue, and Kent Avenue. The primary access point will be Route 40 with Ingleside Avenue available as an emergency exit and for employee access the site for parking but with no access for patrons to access the car wash drive aisle. Kent Avenue will also serve in this secondary capacity.

Planning's ZAC comments evolved from objection to the proposed special exception and variances to the LTAs as proposed (0 ft.) to approval of the Petition and accompanying redlined Site Plan after modifications to satisfy Planning's concerns. Planning did not indicate objection to the requested variances for signage.

SPECIAL EXCEPTION

Petitioners request to use the premises as a full-service car wash listed as a special exception in this BM-CCC/OR-1/RO split-zoned property pursuant to BCZR §§230.3 & 233.3. 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. "A special exception is

presumed to be in the interest of the general welfare, and therefore a special exception enjoys a presumption of validity. *Id.* at 285 (citing *Schultz*, 291 Md. at 11, 432 A.2d at 1325 (1981)). “A special exception...is merely deemed *prima facie* compatible in a given zone. The special exception requires a case-by-case evaluation by an administrative zoning body or officer according to legislatively-defined standards. That case-by-case evaluation is what enables special exception uses to achieve some flexibility in an otherwise semi-rigid comprehensive legislative zoning scheme.” *People's Couns. for Baltimore Cnty. v. Loyola Coll. in Maryland*, 406 Md. 54, 71–72, 956 A.2d 166, 176 (2008). In Baltimore County, Petitioners are further required to satisfy the special exception factors pursuant to BCZR § 502.1. OAH is required to make affirmative findings in regard to these special exception factors as well as the prevailing common law with respect to special exceptions.

Upon review and consideration of all the evidence submitted with the Petition and adduced at the hearing, I find that the Petition satisfies the *Schultz* standard and the BCZR § 502.1 special exception factors. Petitioners have met their burden of proof and persuasion to satisfy their *prima facie* case that the proposed special exception will have no adverse impacts at this particular location that would be above and beyond those impacts inherently associated with the special exception use. Moreover, I find that there are no facts of circumstances in the record to indicate that the proposed use will be detrimental to the health, safety or general welfare, will create congestion in roads, streets or alleys therein, will create a potential hazard from fire, panic or other danger, will overcrowd land and cause undue concentration of population, will interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements, will interfere with adequate light and air, will be inconsistent with the purposes of the property's zoning classification nor in any other way

inconsistent with the spirit and intent of these Zoning Regulations, will be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations, or will be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains.

VARIANCES

Petitioners are requesting the following variance relief:

1. To allow a landscape transition area width in the side and rear yards to be a minimum of 0 ft. abutting non-residentially zoned land in lieu of the required 6 ft. BCZR § 419.4.B.3;
2. To allow a tunnel exit of a car wash to face an adjacent residential zone (RO zone). BCZR § 419.4.B;
3. To allow the company name/logo to exceed 30 percent of the total sign area; to allow a total of 5 freestanding enterprise signs with sign areas/faces of 18, 18, 18, 75 and 100 sq. ft. (Sign Nos. 12A-C, 3, 4, respectively) in lieu of the 2 freestanding signs permitted, with a single sign permitted for each road frontage. BCZR § 450.4.4 (Table of Sign Regulations); and
4. To allow freestanding signs on a single premises to be installed as close as 8 ft. apart, each one with an area larger than the 8 sq. ft. (between Sign Nos. 12A - 12C and Nos. 3-4). BCZR § 450.5.B.4a.

Pursuant to BCZR § 307.1, "...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the BCZR would result in practical difficulty or unreasonable hardship...Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare..." A variance request involves a two-step process, summarized as follows:

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

- (2) peculiarity must necessitate variance relief; and
If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

I find that the Property is unique because of its irregular hourglass shape and location adjacent to existing commercial development along a heavily trafficked commercial corridor with property frontage along three public streets. This condition creates a practical difficulty in complying with transition area landscaping requirements, tunnel exit requirements, and signage regulations. Moreover, the significant distance between commercial uses and the adjacent DR zone mitigates potential impacts from the use. For these reasons, I find that special circumstances or conditions exist that are peculiar to this property and strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty.

Further, there is no credible evidence in this record to indicate that the proposed variances would have any adverse impacts on the health, safety, or general welfare of adjacent property owners or others in the community. The proposed LTA lies adjacent to existing commercial properties and the signage variances are minimal in light of the significant size of the property, size the signage, frontage on Route 40, and purposes of the directional signage and order boards. For these reasons, I find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare.

THEREFORE, IT IS ORDERED this 7th day of **November 2024**, by this Administrative Law Judge, that the Petition for Special Exception filed pursuant to BCZR §§ 230.3 and 233.3 to permit a full-service car wash be and is hereby **GRANTED**; and

IT IS FURTHER, ORDERED that, pursuant to BCZR, § 502.3, the Special Exception is valid for a period of five (5) years from the date of this Order; and

IT IS FURTHER ORDERED, that a Petition for Variance filed from BCZR § 419.4.B.3 to allow a landscape transition area width in the side and rear yards to be a minimum of 0 ft. abutting non-residentially zoned land in lieu of the required 6 ft., and from BCZR § 419.4.B to allow a tunnel exit of a car wash to face an adjacent residential zone (RO zone) be and are hereby **GRANTED**, and;

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR § 450.4.4 table of Sign Regulations to allow: (1) the company name/logo to exceed 30 percent of the total sign area; (2) a total of 5 freestanding enterprise signs with sign areas/faces of 18, 18, 18, 75 and 100 sq. ft. (Sign Nos. 12A-C, 3, 4, respectively) in lieu of the 2 freestanding signs permitted, with a single sign permitted for each road frontage be and are hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR § 450.5.B.4a to allow freestanding signs on a single premises to be installed as close as 8 ft. apart, each one with an area larger than the 8 sq. ft. (between Sign Nos. 12A - 12C and Nos. 3-4) be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition;
2. Petitioner shall make best efforts to coordinate with the Baltimore County Landscape Architect to consider the feasibility of providing a landscape transition area or other means to mitigate potential impacts from traffic and operations on the site to adjacent residential properties and residential zones;
3. Petitioner shall comply with any traffic study requirements imposed by SHA; and
4. Petitioner shall submit all architecture and floor plans, signage, and lighting to the County for review and approval prior to issuance of permits.

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

A handwritten signature in black ink, consisting of a stylized 'D' and 'B' intertwined.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm

July 16, 2024

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request for the Special Exception, Variance Case number referenced below. SHA is very concerned about the queuing at the site and impacts at Kent Rd. **Therefore SHA does not support the special exception zoning at this site for a carwash.** Should Baltimore County continue with the approval of the Special Exception, then SHA will require a Traffic Impact Study (TIS) for review towards approval. The results of the review may require roadway improvements on US 40 and the surrounding roadway network. Therefore, based upon SHA's review, this office request that the Baltimore County Zoning Advisory Committee not approve Case No.2024-0169-XA..

Should you have any questions regarding this matter, please contact Ms. Teresa Eller at 410-229-2424.

Sincerely,

Teresa Eller, for

Ms. Claudine Myers
Acting Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties



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 5717 Baltimore National Pike which is presently zoned BM-CCC, OR1, RO
Deed References: 40542/448, 33750/489 10 Digit Tax Account # 0102851893, 0103231880
Property Owner(s) Printed Name(s) SEE ATTACHED SHEET

(SELECT THE HEARING(S) BY MARKING X 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. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHED SHEET

3. X 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:

SEE ATTACHED SHEET

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner (CONTRACT PURCHASER)

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):

SEE ATTACHED SHEET

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address City State

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 2024-0169-XA Filing Date 7/8/2024

Do Not Schedule Dates: _____

Reviewer MJK

5717 BALTIMORE NATIONAL PIKE

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

6. Petition for Special Exception for a full-service car wash, pursuant to Section 233.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.").

5717 BALTIMORE NATIONAL PIKE

ATTACHMENT TO PETITION FOR VARIANCE

1. Petition for Variance to allow a landscape transition area width in the side and rear yards to be a minimum of 0 feet abutting non-residentially zoned land in lieu of the required 6 feet, pursuant to Section 419.4.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R").
2. Variance to allow a tunnel exit of a car wash to face an adjacent residential zone (RO Zone) if necessary, pursuant to Section 419.4.B.1 of the B.C.Z.R.
3. Variance to allow the company name / logo to exceed 30 percent of the total sign area, pursuant to Section 450.4.Table of Sign Regulations.3(a) of the B.C.Z.R.
4. Variance to allow a total of 5 freestanding enterprise signs with sign areas / faces of 18, 18, 18, 75 and 100 square feet (Sign Nos. 12A-C, 3, 4, respectively) in lieu of the 2 freestanding signs permitted, with a single sign permitted for each road frontage, pursuant to Section 450.4.Table of Sign Regulations.5(b) of the B.C.Z.R.
5. Variance to allow freestanding signs on a single premises to be installed as close as 8 feet apart, each one with an area larger than 8 square feet (between Sign Nos. 12A – 12C and Nos. 3-4), pursuant to Section 450.5.B.4.a of the B.C.Z.R.

5717 BALTIMORE NATIONAL PIKE

Tax Account No.: 0102851893

Deed Ref. No.: 40542/448

**ATTACHMENT TO PETITION FOR VARIANCE
AND SPECIAL EXCEPTION**

Legal Owner:

5717 Baltimore National Pike

A&I Realty, LLLP


By: Jacob M. Antwerpen, General Partner
c/o Antwerpen Automotive Group
6440 Baltimore National Pike
Catonsville Maryland 21228
Attn: Stanford Hess
shess@antwerpenauto.com
(443)636-2300

5717 BALTIMORE NATIONAL PIKE

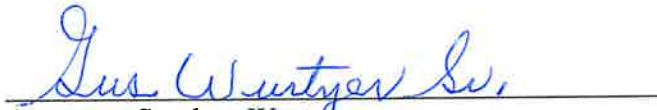
Tax Account No.: 0103231880

Deed Ref. No.: 33750/489

**ATTACHMENT TO PETITION FOR VARIANCE
AND SPECIAL EXCEPTION**

Legal Owner:

5717 Baltimore National Pike


Augustus Stephen Wurtzer


Ruth M. Wurtzer

(50% Ownership)
4016 Old Columbia Pike
Ellicott City, Maryland 21043
(410)465-4649
r.wurtzer@verizon.net

By: Mary W. Oulliber,
Trustee of the Walter L. and Mary W. Oulliber Family Trust

(50% Ownership)
3178 Spruce Road
Woodland Park, Colorado 80863
(719)686-1020
steveoulliber@yahoo.com

5717 BALTIMORE NATIONAL PIKE

Tax Account No.: 0103231880

Deed Ref. No.: 33750/489

**ATTACHMENT TO PETITION FOR VARIANCE
AND SPECIAL EXCEPTION**

Legal Owner:

5717 Baltimore National Pike

Augustus Stephen Wurtzer

Ruth M. Wurtzer

(50% Ownership)
4016 Old Columbia Pike
Ellicott City, Maryland 21043
(410)465-4649
r.wurtzer@verizon.net


By: Mary W. Oulliber,
Trustee of the Walter L. and Mary W. Oulliber Family Trust

(50% Ownership)
3178 Spruce Road
Woodland Park, Colorado 80863
(719)686-1020
steveoulliber@yahoo.com

5717 BALTIMORE NATIONAL PIKE

**ATTACHMENT TO PETITION FOR VARIANCE
AND SPECIAL EXCEPTION**

Contract Purchaser:

5717 BNP, LLC



By: Thomas DeBacco, President

1301 South Haven Street

Baltimore MD, 21224

Tom@cantoncarwash.com

(908)528-0009

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 26, 2024

ZONING AREA DESCRIPTION FOR 5717 BALTIMORE NATIONAL PIKE

Beginning at a point on the southerly side of Baltimore National Pike (US Route 40) which is 150' wide at the point of intersection with the nearest improved intersection street, Kent Avenue, which is 44' wide.

From the intersection of the baselines of Baltimore National Pike and Kent Avenue, S 53°29'53" E 93.37' to the Point of Beginning.

Thence, the following courses and distances:

- 1) S 32°24'32" W 22.50',
- 2) An arc of radius 139.36' and length 45.55', concave westerly, subtended by a chord N 01°46'28" E 45.35',
- 3) S 11°33'10" W 27.25',
- 4) N 78°18'50" W 10.00',
- 5) S 11°33'10" W 50.00',
- 6) S 78°26'50" E 120.00',
- 7) N 11°33'10" E 83.45',
- 8) S 46°51'50" E 130.14',
- 9) N 72°36'23" E 126.58',
- 10) N 04°50'56" W 201.45',
- 11) S 81°11'10" W 137.33',
- 12) S 73°03'49" W 165.75', to the point of beginning.

Containing 58,265 square feet or 1.34 acres of land, more or less, being located in the 1st Election District and 1st Councilmanic District of Baltimore County, Maryland.

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation.

1220-B East Joppa Road, Suite 400K, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Purcellville, VA ♦ Raleigh, NC ♦ Orlando, FL
(410) 515-9000 (443) 490-7201 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 994-4047 (984) 200-2103 (407) 317-6288

2024-0169-XA



Revised

CASE NO. 2024-169-XA
24-0871 MJL

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 5717 Baltimore National Pike which is presently zoned BM-CCC, OR1, RO
Deed References: 40542/448, 33750/489 10 Digit Tax Account # 0102851893, 0103231880
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(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

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

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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:

SEE ATTACHED SHEET

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner (CONTRACT PURCHASER)

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):

SEE ATTACHED SHEET

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

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 2024-0169-XA Filing Date 9/11/2024

Do Not Schedule Dates:

Reviewer

* Revised Petition

REV. 10/4/11

5717 BALTIMORE NATIONAL PIKE

ATTACHMENT TO PETITION FOR VARIANCE

1. Petition for Variance to allow a landscape transition area width in the side and rear yards to be a minimum of 0 feet abutting non-residentially zoned land in lieu of the required 6 feet, pursuant to Section 419.4.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R").
2. Variance to allow a tunnel exit of a car wash to face an adjacent residential zone (RO Zone) if necessary, pursuant to Section 419.4.B.1 of the B.C.Z.R.
3. Variance to allow the company name / logo to exceed 30 percent of the total sign area, pursuant to Section 450.4. Table of Sign Regulations.3(a) of the B.C.Z.R.
4. Variance to allow a total of 5 freestanding enterprise signs with sign areas / faces of 18, 18, 18, 75 and 100 square feet (Sign Nos. 12A-C, 3, 4, respectively) in lieu of the 2 freestanding signs permitted, with a single sign permitted for each road frontage, pursuant to Section 450.4. Table of Sign Regulations.5(b) of the B.C.Z.R.
5. Variance to allow freestanding signs on a single premises to be installed as close as 8 feet apart, each one with an area larger than 8 square feet (between Sign Nos. 12A – 12C and Nos. 3-4), pursuant to Section 450.5.B.4.a of the B.C.Z.R.

Revised 9/11/2024

5717 BALTIMORE NATIONAL PIKE

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

6. Petition for Special Exception for a full-service car wash, pursuant to Section 230.3 and 233.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.").

Revised 9/11/2024

5717 BALTIMORE NATIONAL PIKE

Tax Account No.: 0103231880

Deed Ref. No.: 33750/489

**ATTACHMENT TO PETITION FOR VARIANCE
AND SPECIAL EXCEPTION**

Legal Owner:

5717 Baltimore National Pike


Augustus Stephen Wurtzer


Ruth M. Wurtzer

(50% Ownership)
4016 Old Columbia Pike
Ellicott City, Maryland 21043
(410)465-4649
r.wurtzer@verizon.net

By: Mary W. Oulliber,
Trustee of the Walter L. and Mary W. Oulliber Family Trust

(50% Ownership)
3178 Spruce Road
Woodland Park, Colorado 80863
(719)686-1020
steveoulliber@yahoo.com

Revised 9/11/2024

5717 BALTIMORE NATIONAL PIKE

Tax Account No.: 0103231880

Deed Ref. No.: 33750/489

**ATTACHMENT TO PETITION FOR VARIANCE
AND SPECIAL EXCEPTION**

Legal Owner:

5717 Baltimore National Pike

Augustus Stephen Wurtzer

Ruth M. Wurtzer

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4016 Old Columbia Pike
Ellicott City, Maryland 21043
(410)465-4649
r.wurtzer@verizon.net


By: Mary W. Oulliber,
Trustee of the Walter L. and Mary W. Oulliber Family Trust

(50% Ownership)
3178 Spruce Road
Woodland Park, Colorado 80863
(719)686-1020
steveoulliber@yahoo.com

Revised 9/11/2024

5717 BALTIMORE NATIONAL PIKE

Tax Account No.: 0102851893

Deed Ref. No.: 40542/448

**ATTACHMENT TO PETITION FOR VARIANCE
AND SPECIAL EXCEPTION**

Legal Owner:

5717 Baltimore National Pike

A&I Realty, LLLP


By: Jacob M. Antwerpen, General Partner
c/o Antwerpen Automotive Group
6440 Baltimore National Pike
Catonsville Maryland 21228
Attn: Stanford Hess
shess@antwerpenauto.com
(443)636-2300

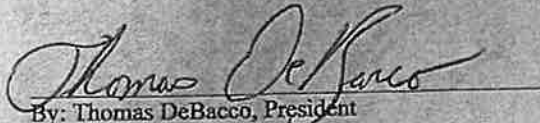
Revised 9/11/2024

5717 BALTIMORE NATIONAL PIKE

ATTACHMENT TO PETITION FOR VARIANCE
AND SPECIAL EXCEPTION

Contract Purchaser:

5717 BNP, LLC



By: Thomas DeBacco, President
1301 South Haven Street
Baltimore MD, 21224
Tom@cantoncarwash.com
(908)528-0009

Revised 9/11/2024



September 10, 2024

**ZONING AREA DESCRIPTION
for 5717 BALTIMORE NATIONAL PIKE**

Beginning at a point on the southerly side of Baltimore National Pike (US Route 40) which is 150' wide at the point of intersection with the nearest improved intersection street, Kent Avenue, which is 44' wide.

From the intersection of the baselines of Baltimore National Pike and Kent Avenue, S 53°29'53" E 93.37' to the Point of Beginning.

Thence, the following courses and distances:

- 1) S 32°24'32" W 22.50',
- 2) An arc of radius 139.36' and length 45.55', concave westerly, subtended by a chord S 01°46'28" W 45.35',
- 3) S 11°33'10" W 27.25',
- 4) N 78°18'50" W 10.00',
- 5) S 11°33'10" W 50.00',
- 6) S 78°26'50" E 120.00',
- 7) N 11°33'10" E 83.45',
- 8) S 46°51'50" E 400.50',
- 9) N 81°48'45" E 79.18',
- 10) N 08°11'15" W 163.64',
- 11) N 82°05'26" E 234.44',
- 12) N 03°14'44" W 30.70',
- 13) N 03°16'29" W 6.09',
- 14) S 82°05'26" W 362.53',
- 15) N 04°50'56" W 231.93',
- 16) S 81°11'10" W 137.33',
- 17) S 73°03'49" W 165.75', to the point of beginning.

Containing 101,409 square feet or 2.33 acres of land, more or less, being located in the 1st Election District and 1st Councilmanic District of Baltimore County, Maryland.

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation.



1220-B East Joppa Road, Suite 400K, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748

www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ Newark, DE ♦ Purcellville, VA ♦ Raleigh, NC ♦ Wilmington, NC ♦ Orlando, FL
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2024-0169-XA

Revised 9/11/2024

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

No. 234603

Date: 9/11/2024

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 250

Total: \$ 250

Rec From: Venable LLP

For: Revised Zoning Petition
Zoning Case No. 2024-169-XA
5717 Balto. Nat. Pike

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

mark

Revised 9/11/2024

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

No. 233401

Date: 7/8/2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		0150					\$1,000

Total: \$1,000

Rec From: Venable, LLP

For: Special Exception or Variance

5717 Balto. Nat. Pike

2024-0169-XA

CASHIER'S
VALIDATION

MMK

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: 2024-0169-XA
Property Address: 5717 Baltimore National Pike
Legal Owners (Petitioners): A & I Realty, LLC
Contract Purchaser/Lessee: BNP Car Wash, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): David H. Karcecki
Address: Venable LLP
210 W. Pennsylvania Ave. Suite 500
Towson MD 21204
Telephone Number: 410 494 6285

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0102851893

Owner Information

Owner Name: A&I REALTY LLLP

Use: COMMERCIAL

Principal Residence:NO

Mailing Address: C/O S HESS

Deed Reference: /40542/ 00448

6440 BALTIMORE NATIONAL PIKE

CATONSVILLE MD 21228-

Location & Structure Information

Premises Address: KENT AVE

Legal Description: PT LT 1-2-3-4-5

CATONSVILLE 21228-

SE COR BALTO-NATL

CATONSVILLE HEIGHTS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0095 0020 0227 30000.04 0000 2 1 2024 Plat Ref: 0006/ 0178

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1983 1,661 SF 13,560 SF 06

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements

OFFICE BUILDING/ C3

Value Information

Base Value

Value

Phase-in Assessments

As of

As of

As of

01/01/2024

07/01/2023

07/01/2024

Land: 387,300 387,300

Improvements 112,800 110,500

Total: 500,100 497,800 500,100 497,800

Preferential Land: 0 0

Transfer Information

Seller: 5719 BALTIMORE NATIONAL PIKE LLC

Date: 08/07/2018

Price: \$500,000

Type: ARMS LENGTH IMPROVED

Deed1: /40542/ 00448

Deed2:

Seller: NEALE ROBERT R,JR NEALE RUSSELL W

Date: 06/05/2006

Price: \$500,000

Type: ARMS LENGTH IMPROVED

Deed1: /23945/ 00676

Deed2:

Seller: BUTLER & NEALE INC

Date: 12/28/2004

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /21190/ 00359

Deed2:

Exemption Information

Partial Exempt Assessments:Class

07/01/2023

07/01/2024

County: 000 0.00

State: 000 0.00

Municipal: 000 0.000.00 0.000.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0169-XA

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0103231880

Owner Information

Owner Name: OULLIBER WALTER L OULLIBER MARY W TRUSTEES

Use: COMMERCIAL

WURTZER AUGUSTUS STEPHEN ET AL

Principal Residence:NO

Mailing Address: C/O ANTWERPEN MOTORCARS LTD

Deed Reference: /33750/ 00489

12420 AUTO DRIVE

CLARKSVILLE MD 21029-

Location & Structure Information

Premises Address: 5717 BALTO NATL PIKE

Legal Description: 1.28 AC SES

BALTIMORE 21228-1701

6717 BALTO NATL PIKE

415 SW OF INGLESIDE AV

Map: 0095

Grid: 0020

Parcel: 0263

Neighborhood: 30000.04

Subdivision: 0000

Section:

Block:

Lot:

Assessment Year: 2024

Plat No:

0095

0020

0263

30000.04

0000

2024

Town: None

Primary Structure Built: 1965

Above Grade Living Area: 16,566 SF

Finished Basement Area:

Property Land Area: 1.2800 AC

County Use: 22

Stories: 1

BasementType: COMPLETE AUTOMOBILE DEALERSHIP /

ExteriorQuality: C4

Full/Half Bath:

Garage:

Last Notice of Major Improvements:

Value Information

Base Value

Value

Phase-in Assessments

As of

As of

As of

01/01/2024

07/01/2023

07/01/2024

Land:

512,000

512,000

Improvements

1,524,900

1,492,400

Total:

2,036,900

2,004,400

2,036,900

2,004,400

Preferential Land:

0

0

Transfer Information

Seller: OULLIBER WALTER L OULLIBER MARY W

Date: 06/07/2013

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /33750/ 00489

Deed2:

Seller: WURTZER MARY KIRWAN

Date: 09/20/2007

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /26193/ 00100

Deed2:

Seller: CHRYSLER MOTORS CORP

Date: 09/18/2007

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /04390/ 00548

Deed2:

Exemption Information

Partial Exempt Assessments:Class

07/01/2023

07/01/2024

County:

000

0.00

State:

000

0.00

Municipal:

000

0.00

0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

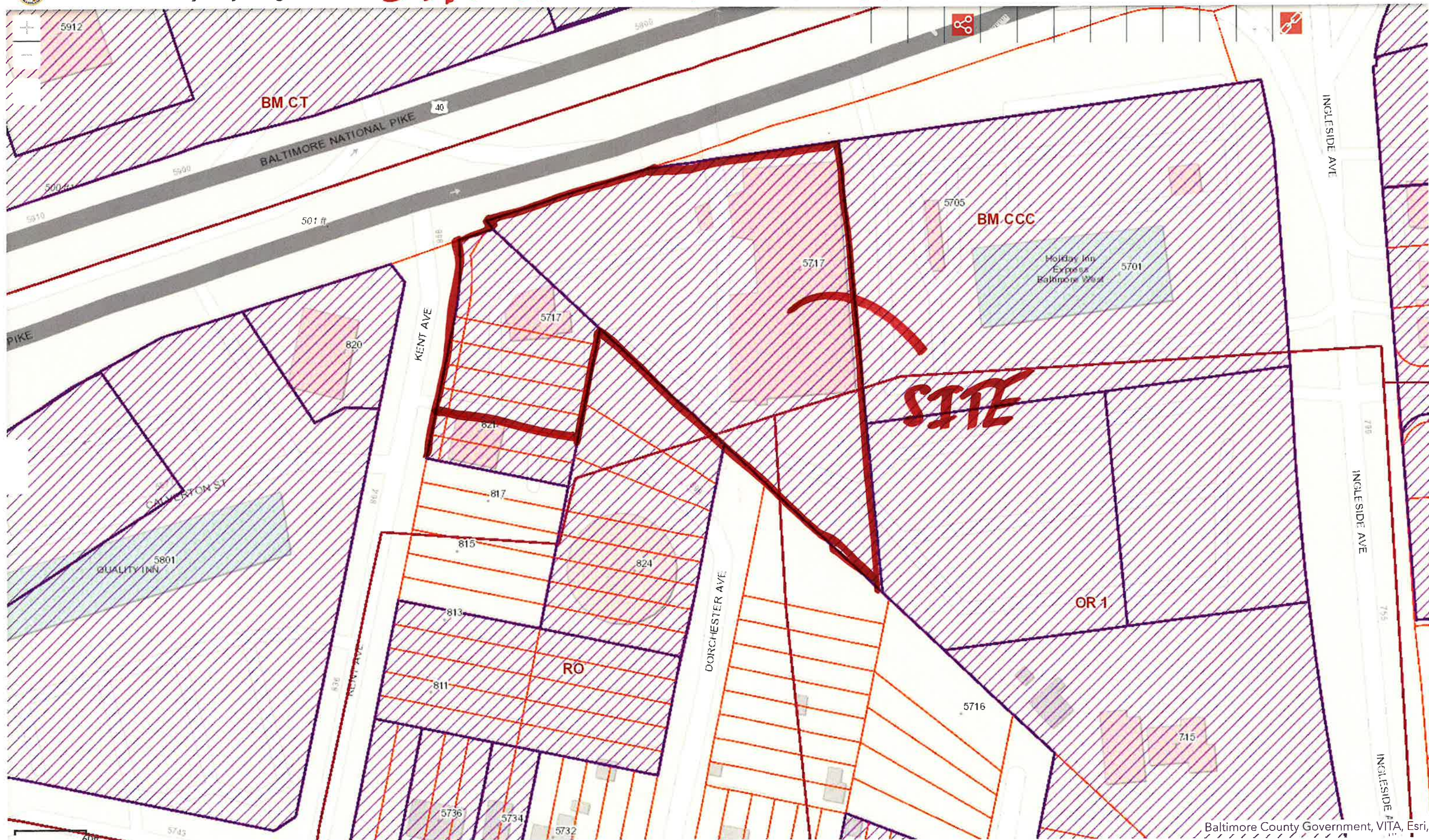
Homeowners' Tax Credit Application Status: No Application

Date:

2024-0169-XA



5717 BALT. NATIONAL PIKE



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: September 16, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0169-XA
Address: 5717 BALTIMORE NATIONAL PIKE
Legal Owner: A & I Realty, LLLP

Zoning Advisory Committee Meeting of September 20, 2024.

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

Reviewer: Earl D Wrenn

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: July 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0169-XA
Address: 5717 BALTIMORE NATIONAL PIKE
Legal Owner: A & I Realty, LLLP

Zoning Advisory Committee Meeting of July 19, 2024.

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

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: September 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0169-XA

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

DPR: No comment.

DPW-T: No exception taken.

Landscaping: If Special Exception and / or Zoning Relief is granted a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 10/15/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0169-XA (Revised)

INFORMATION:

Property Address: 5717 Baltimore National Pike
Petitioner: A&I Realty, LLLP/Jacob M. Antwerpen
Zoning: BM-CCC, OR1, RO
Requested Action: Special Exception

The Department of Planning has reviewed the petition for the following:

Special Exception -

1. Petition for Special Exception for a full-service car wash, pursuant to Section 233.3 of the Baltimore County Zoning Regulations (BCZR)

Variance(s)-

1. Petition for Variance to allow a landscape transition area width in the side and rear yards to be a minimum of 0 feet abutting non residentially zoned land in lieu of the required 6 feet, pursuant to Section 419.4.B.3 of the Baltimore County Zoning Regulations (BCZR)
2. Variance to allow a tunnel exit of a car wash to face an adjacent residential zone (RO Zone) if necessary, pursuant to Section 419.4.B.1 of the BCZR.
3. Variance to allow the company name/logo to exceed 30 percent of the total sign area, pursuant to Section 450.4 Table of Sign Regulations.3(a) of the BCZR.
4. Variance to allow a total of 5 freestanding enterprise signs with sign areas/faces of 18, 18, 18, 75 and 100 square feet (Sign Nos. 12A-C, 3, 4, respectively) in lieu of the 2 freestanding signs permitted, with a single sign permitted for each road frontage, pursuant to Section 450.4.Table of Sign Regulations.5(b) of the BCZR.
5. Variance to allow freestanding signs on a single premises to be installed as close as 8 feet apart, each one with an area larger than 8 square feet (between Sign Nos. 12A-12C and Nos. 3-4) pursuant to Section 450.5.B.4.a of the BCZR.

The proposed site is a 1.86-acre property located in the Catonsville Commercial Revitalization Area (Baltimore National Pike) surrounded by retail, restaurant and residential uses. The proposed site has multiple previous zoning case history and is not in any historic district.

The proposed site is the subject of a 2024 Comprehensive Zoning Map Process (CZMP) zoning request, issue number 1-013. The request is to change two combined acres of RO and OR 1 zoned property into BM CCC. The Department of Planning's recommendation to the Planning Board was to keep the current zoning of the property. The County Council ultimately recommended that the applicants Zoning change request of BM CCC be approved. With the approval, the applicant applied for a special exception for a carwash use. The petitioner has submitted with this request a revised site plan that proposes expanding circulation and relocating parking areas. With the submittal of the updated plans, many of Planning's concerns have been addressed.

The revised plans provide smoother transition and clearly indicates circulation flow. Adequate stacking and parking has also been provided. There will be a four lane pay station that ultimately forms a single line. As indicated by the petitioners, there will be electronic gates that will be programmed not to open until the person that has previously paid has passed through and entered the queue. This will allow the cars to form a single file line in the correct order so their services are correctly rendered when it is their turn to be washed.

The site is located on the portion of Baltimore National Pike that is in close proximity to I-695 and is heavily traveled and congested. According to CZMP comments submitted by DPW&T, the zoning change requested is located near a traffic deficient shed on the current Baltimore County Basic Service Map and further capacity issues may result. Although the property is located in a Commercial Revitalization District (Baltimore National Pike), and therefore exempt from the provisions outlined in 4A02.4 for Basic Services Mapping Standards, there will be an impending significant increase in traffic flow and congestions. Planning still recommends that a Traffic Impact Study be conducted and the results are to the satisfaction of DPW&T as well as the Administrative Law Judge.

The Department of Planning has no objection to the requested signage relief. The proposed signage and their locations help achieve branding visibility and clear building indication. The signage design and location does not hinder or impeded the health, safety and well-being of vehicular or pedestrian traffic.

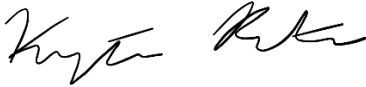
Planning still has concerns with the requested 0-foot landscape transition area in the side and rear as there is no buffer present to mitigate impacts on to the lesser intense use (residential dwellings). The petitioners have provided a preliminary plan showing proposed landscaping. There appears to be some landscaping proposed near these areas but Planning feels that the determination of adequacy should be confirmed by the Baltimore County Landscape Architect. The Department of Planning recommends the petitioner coordinate with the Baltimore County Landscape Architect to study the feasibility of providing a landscape transition area that satisfies the Baltimore County Landscape Architect and any additional landscaping requirements to the fullest extent possible.

Planning is not opposed to the granting of the request Zoning Action requests as stated above conditioned upon the following:

- The petitioner coordinates with the Baltimore County Landscape Architect to consider the feasibility of providing a landscape transition area instead of the proposed 0-feet.
- If deemed necessary by the ALJ, the applicant does a Traffic Impact Study and the results are found adequate by the Department of Public Works & Transportation and the Administrative Law Judge.
- Submit all architecture, signage and lighting to the County for review and approval prior to issuance of permits.
- Any additional relief requirements deemed necessary by the AJL.

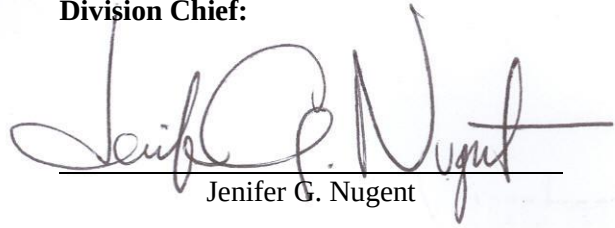
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

David H. Karceski, Esquire
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 7/24/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0169-XA

INFORMATION:

Property Address: 5717 Baltimore National Pike
Petitioner: A&I Realty, LLLP, c/o Jacob M. Antwerpen
Zoning: BM-CCC, OR1, RO
Requested Action: Special Exception

The Department of Planning has reviewed the petition for the following:

Special Exception -

1. For a full-service car wash, pursuant to Section 233.3 of the Baltimore County Zoning Regulations (BCZR);

Variance -

1. To allow a landscape transition area width in the side and rear yards to be a minimum of 0 feet abutting non residentially zoned land in lieu of the required 6 feet, pursuant to Section 419.4.B.3 of the Baltimore County Zoning Regulations (BCZR);
2. To allow a tunnel exit of a car wash to face an adjacent residential zone (RO Zone) if necessary, pursuant to Section 419.4.B.1 of the BCZR;
3. To allow the company name/logo to exceed 30 percent of the total sign area, pursuant to Section 450.4 Table of Sign Regulations.3(a) of the BCZR;
4. To allow a total of 5 freestanding enterprise signs with sign areas/faces of 18, 18, 18, 75 and 100 square feet (Sign Nos. 12A-C, 3, 4, respectively) in lieu of the 2 freestanding signs permitted, with a single sign permitted for each road frontage, pursuant to Section 450.4.Table of Sign Regulations.5(b) of the BCZR; and
5. To allow freestanding signs on a single premises to be installed as close as 8 feet apart, each one with an area larger than 8 square feet (between Sign Nos. 12A-12C and Nos. 3-4) pursuant to Section 450.5.B.4.a of the BCZR.

The proposed site is a 1.86-acre property located in the Catonsville Commercial Revitalization Area (Baltimore National Pike) surrounded by retail, restaurant, and residential uses. The proposed site has multiple previous zoning case history and is not in any historic district.

The applicant is proposing a car wash use on the site. It is understood that the plan submitted with this petition is a preliminary plan that is being filed to have an approved plan on record with the County. The

petitioner wishes to amend and alter these plans by expanding circulation and relocating parking areas pending Comprehensive Zoning Map Process (CZMP) approval.

The proposed site is the subject of a 2024 Comprehensive Zoning Map Process (CZMP) zoning request, Issue 1-013. The request is to change 2 combined acres of RO and OR 1 zoned property into BM CCC. This would allow the applicant to apply for a Special Exception for a proposed car wash use. The Department of Planning's recommendation to the Planning Board was to maintain the current zoning of the property. The Planning Board recommended to the County Council that the applicants zoning change request of BM CCC be approved.

The site is located on a portion of Baltimore National Pike that is in close proximity to I-695 and is heavily traveled and congested. According to CZMP comments submitted by the Department of Public Works and Transportation (DPWT), the zoning change requested is located near a traffic deficient shed on the current Baltimore County Basic Service Map and further capacity issues may result. Although the property is located in a Commercial Revitalization District (Baltimore National Pike), and therefore exempt from the provisions outlined in 4A02.4 for Basic Services Mapping Standards, there will be an impending significant increase in traffic flow and congestions. Planning recommends that a Traffic Impact Study be conducted and results are to the satisfaction of DPWT and the Administrative Law Judge.

The Department of Planning has no objection to the requested signage relief. The proposed signage and their locations help achieve branding visibility and clear building indication and circulation flow for users accessing the site. The signage design and location do not hinder or impeded the health, safety and well-being of vehicular or pedestrian traffic.

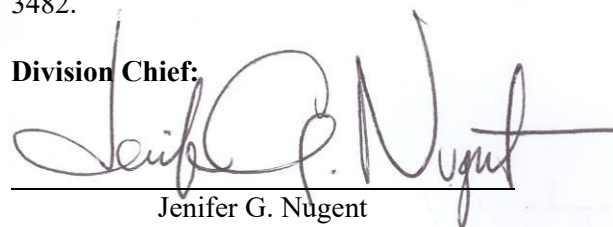
Planning does not support the request for a 0-foot landscape transition area in the side and rear yards, as there is no buffer present to mitigate impacts on to the lesser intense use (residential dwellings). The Department of Planning recommends the petitioner coordinate with the Baltimore County Landscape Architect to study the feasibility of providing a landscape transition area that satisfies the Baltimore County Landscape Architect and any additional landscaping requirements to the fullest extent possible.

At this time, Planning is does not support the request Special Exception and Variance requests for use of the site as a car was due to multiple concerns:

- The limited size and configuration of the site restricts safe and efficient vehicular movement.
- The expected rise in traffic volume and congestion presents significant challenges in an existing area of impacted traffic.
- The proposal for a 0-foot landscape transition area along the sides and rear fails to offer an adequate buffer, thereby insufficiently protecting the adjacent residential areas from potential impacts.
- The site is an active CZMP issue and is pending final decision by the County Council.

For further information concerning the matters stated herein, please contact Brett Williams at 410-887-3482.

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: David H. Karceski, Esquire
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2024-0169-XA

RE: Case No.: _____

Petitioner/Developer: _____

A & 1 Realty, LLLP
5717 BNP, LLC

September 5, 2024

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: Jeff Perlow:

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:

5717 Baltimore National Pike *SIGN 1A & 1B*

August 15, 2024

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

 August 15, 2024

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

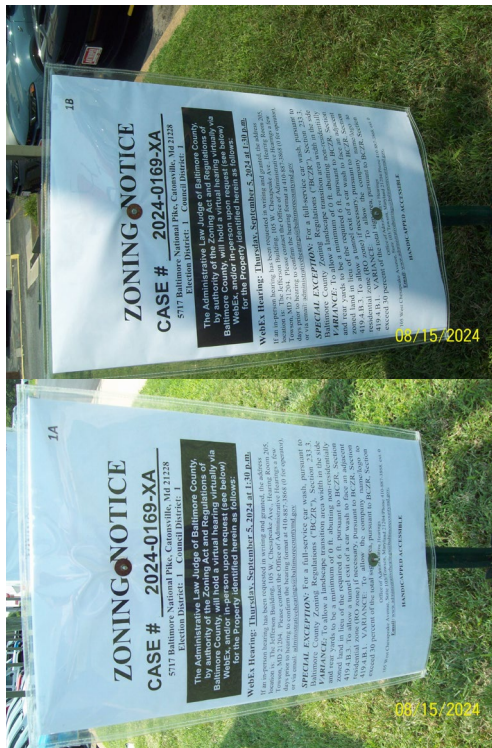
(Address)

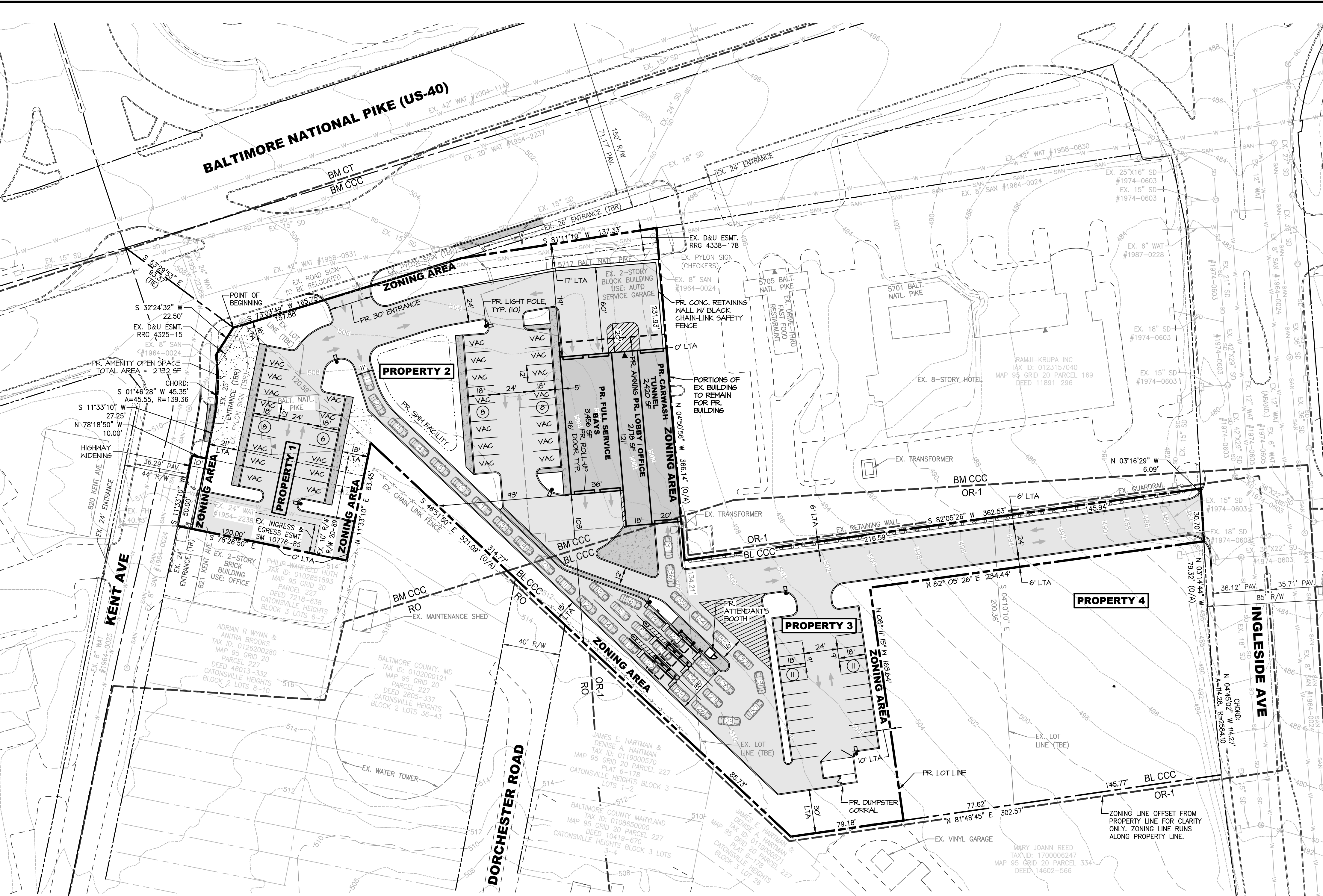
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





ZONING HISTORY

CASE NO. R-1958-4392-X - PETITION THAT THE ZONING STATUS OF THE ABOVE DESCRIBED PROPERTY BE RECLASSIFIED, PURSUANT TO THE ZONING LAW OF BALTIMORE COUNTY FROM AN R-6 ZONE TO A B-L ZONE, AND FOR A SPECIAL EXEMPTION UNDER SAID ZONING LAW AND ZONING REGULATIONS OF BALTIMORE COUNTY TO USE THE ABOVE DESCRIBED PROPERTY FOR FILLING STATION. PETITION WITHDRAWN BY COUNSEL FOR PETITIONER ON FEBRUARY 13, 1959. PETITION WAS RESUBMITTED AND LATER DENIED ON APRIL 9, 1958.

CASE NO. R-1959-4842-X - PETITION FOR RECLASSIFICATION FROM AN "R-6" ZONE TO A "B-L" ZONE AND FOR A SPECIAL EXEMPTION TO USE THE PROPERTY DESCRIBED THEREIN FOR A GASOLINE SERVICE STATION. DENIED JUNE 26, 1959.

CASE NO. R-1964-0121 - PETITION FOR A VARIANCE TO SECTION 238.1 OF BALTIMORE COUNTY ZONING REGULATIONS WHEREBY THE FRONT BUILDING LINE MAY NOT BE LESS THAN 15 FEET FROM THE FRONT PROPERTY LINE RATHER THAN 50 FEET PROVIDED IN SUCH SECTION. PETITION FOR A VARIANCE TO SECTION 38.1 OF BALTIMORE COUNTY ZONING REGULATIONS WHEREBY THE SIDE YARDS MAY BE 0 FEET RATHER THAN 30 FEET PROVIDED IN SUCH SECTION. FINALLY, AS TO PARCEL "C" IN ADDITION TO A USE PERMIT FOR USE OF A PORTION OF PARCEL "C" FOR PURPOSES OF BUSINESS OR INDUSTRIAL PARKING IN SIZING ZONES UNDER THE PROVISIONS OF SECTION 409.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND AN EXCEPTION TO SECTION 409.4 REQUIREMENTS SO THAT THE PETITIONER MAY PARK TRUCKS AWAITING TO BE SOLD BY PETITIONER ON PARCEL "C" AS WELL AS PERMITTING PASSENGER VEHICLES AWAITING TO BE SOLD TO BE PARKED ON SAID AREA. THESE PETITIONS AND PERMITS WERE GRANTED ON JULY 1, 1964 WITH EXCEPTIONS.

CASE NO. 1965-0300-A - PETITION FOR A VARIANCE TO PERMIT A FRONT YARD SETBACK FOR A COMMERCIAL STRUCTURE OF 10 TO 14 FEET INSTEAD OF THE REQUIRED 50 FT; AN TO PERMIT A SIDE YARD OF ZERO FEET INSTEAD OF THE REQUIRED 30 FT; AND TO PERMIT A STORAGE AND DISPLAY OF VEHICLES MORE THAN 15 FEET IN FRONT OF THE REQUIRED BUILDING LINE, A MAXIMUM OF 42 FEET IN FRONT OF SUCH BUILDING LINE. GRANTED APRIL 29, 1965.

CASE NO. 1966-0202-A - PETITION FOR A VARIANCE TO PERMIT A FRONT YARD OF 10' FROM THE FRONT BUILDING LINE AND 25' FROM CENTER LINE OF ROAD INSTEAD OF THE REQUIRED 25' AND 50' RESPECTIVELY AND TO PERMIT A SIDE YARD SETBACK OF 0' INSTEAD OF THE REQUIRED 30. APPROVED MARCH 21, 1966.

CASE NO. 1966-0045-A - PETITION FOR VARIANCES WHICH PERMITS A TOTAL AREA FOR SIGN OF 263.5 SQ.FT INSTEAD OF THE REQUIRED 100 SQ.FT. AND A SIGN HEIGHT OF 22'7" INSTEAD OF THE REQUIRED 25 FT SUBJECT TO APPROVAL OF THE SITE PLAN. GRANTED AUGUST 17, 1965.

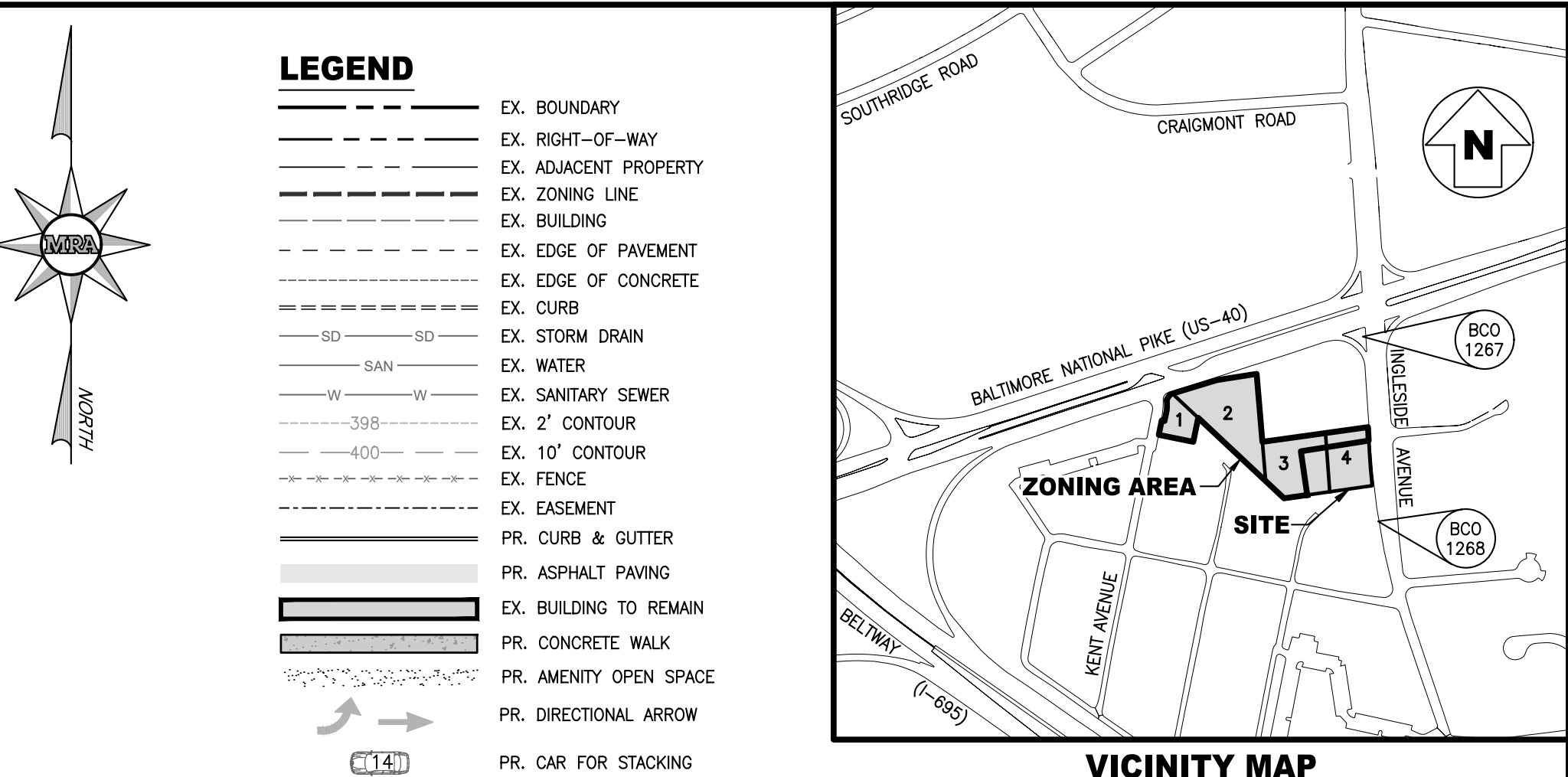
CASE NO. 1971-0278-A - PETITION FOR A VARIANCE TO PERMIT A SIDE YARD SETBACK OF 0' INSTEAD OF THE REQUIRED 30' FEET; AND TO PERMIT 27 PARKING SPACES INSTEAD OF THE REQUIRED 42 SPACES. APPROVED JUNE 11, 1971.

CASE NO. 1976-0122-X - PETITION FOR A ONE STORY AMUSEMENT ARCADE. DENIED DUE TO COMMUNITY OPPOSITION ON DECEMBER 8, 1975. COMMUNITY WITHHELD THE OPPOSITION AND A NEW PETITION WAS FILED FOR SPECIAL EXEMPTION 502.1 AND GRANTED ON JULY 8, 1976 WITH RESTRICTIONS.

CASE NO. 1983-0078-XA - PETITION FOR VARIANCE TO PERMIT A REAR YARD SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 30 FEET. GRANTED 18 OCTOBER 1982 WITH RESTRICTIONS. THIS PETITION WAS AMENDED AND GRANTED ON NOVEMBER 8 1982 TO CLARIFY RESTRICTION 4. PETITION FOR SPECIAL EXCEPTION FOR AN ARCADE IN COMBINATION WITH A RESTAURANT IN ACCORDANCE WITH THE SITE PLAN IS GRANTED JUNE 9, 1982 WITH RESTRICTIONS.

GENERAL NOTE

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



GENERAL NOTES

- SITE INFORMATION APPLIES TO BOTH PARCELS:
 - ELECTION DISTRICT: 1
 - COUNCILMANIC DISTRICT: 1
 - ADC MAP: 7992, 7992
 - CENSUS TRACT: 400201
 - TAX MAP/GRID: 0095 0020
 - WATERSHED: GWYNNS FALLS
 - COMMERCIAL REVITALIZATION DISTRICT: BALTIMORE NATIONAL PIKE
 - ZONING MAP/GIS TILE NO.: 095A3
- PROPERTY INFORMATION:
 - PROPERTY ADDRESS: KENT AVENUE
 - NET ACREAGE: 0.31 AC, 13,562 S.F.
 - GROSS ACREAGE: 0.40 AC, 17,356 S.F.
 - TAX ACCOUNT NO.: 0102851893
 - PARCEL: 0227
 - DEED: JLE 40542/448
 - ZONING: BM-CCC
 - FLOOR AREA RATIO: MAXIMUM PERMITTED = 4.0
- EXISTING LAND USE: COMMERCIAL - USED CAR DEALERSHIP (PROPERTY 1), AUTO DEALERSHIP/SERVICE CENTER (PROPERTY 2)
- LANDSCAPE TRANSITION AREAS (LTAS)

REQUIRED	PROVIDED
ALONG BALTIMORE NATIONAL PIKE (PUBLIC)	10'
ALONG KENT AVE (PUBLIC)	10'
ALONG SIDE YARD (COMMERCIAL ZONE)	6'
ALONG REAR YARD (COMMERCIAL ZONE)	6'
ALONG SIDE YARD (RESIDENTIAL ZONE)	15'
ALONG REAR YARD (RESIDENTIAL ZONE)	15'
- STACKING (PER 419.3.A.2 BCZR SECTION)

REQUIRED	PROVIDED
FULL SERVICE CAR WASH	19
- HEIGHT REQUIREMENTS

ALLOWABLE	PROPOSED
**40' FOOT MAX OR HEIGHT TENT	36'

**SECTION 231.1 HEIGHT REGULATIONS AND LIMITATIONS.
B. THE HEIGHT LIMITATION OF A BUILDING SHALL BE DETERMINED AS FOLLOWS: THE "BASIC HEIGHT" OF THE FRONT OR REAR WALL OF A BUILDING ALONG A STREET, ALLEY OR OTHER PUBLIC WAY IS DETERMINED BY A "BASE LINE PLANE" EXTENDING UPWARD AT A 45-DEGREE ANGLE FROM A "BASE LINE" AT THE AVERAGE ELEVATION ON THE PROPERTY LINE ON THE OPPOSITE SIDE OF THE RIGHT-OF-WAY, TOWARD A VERTICAL PLANE ON THE BUILDING LINE. REGARDLESS OF THE RIGHT-OF-WAY WIDTH THE "BASIC HEIGHT" SHALL NOT EXCEED 100 FEET, EXCEPT AS PERMITTED HEREINAFTER AS AVERAGED HEIGHT, NOR SHALL IT BE REQUIRED TO BE LESS THAN 40 FEET.
D. NO PART OF ANY BUILDING WALL ADJACENT TO A SIDE OR REAR LOT LINE THAT DOES NOT ADJOIN A STREET OR OTHER PUBLIC WAY SHALL EXCEED A HEIGHT OF 40 FEET ABOVE THE AVERAGE GROUND LEVEL. SUCH WALL SHALL EXCEED THAT HEIGHT, PROVIDED THAT NO PORTION OF THE BUILDING WOULD PROJECT ABOVE A PLANE SLOPING INWARD AND UPWARD FROM THE LOT LINE AT THE RATE OF ONE-FOOT HORIZONTALLY FOR EACH FIVE FEET OF VERTICAL DISTANCE ABOVE SAID AVERAGE GROUND LEVEL.
8. AMENITY OPEN SPACE REQUIREMENTS FOR CAR WASH PARCEL IN CCC OVERLAY = 8,054 SF X 0.20 = 1,611 SF AMENITY OPEN SPACE REQUIRED 2,732 SF AMENITY OPEN SPACE PROVIDED

SHEET INDEX

SHEET #	TITLE
01	SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION & VARIANCE PETITION
02	SIGNAGE PLAN
03	BUILDING ELEVATION - NORTH
04	BUILDING ELEVATION - WEST
05	BUILDING ELEVATION - SOUTH
06	BUILDING ELEVATION - EAST

OWNER (P. 0263)
WALTER L. OULIBER & MARY W. OULIBER, TRUSTEES
5717 BALTIMORE NATIONAL PIKE
BALTIMORE, MD 21228

OWNER (P. 0227)
A&I REALTY, LLLP
6440 BALTIMORE NATIONAL PIKE
BALTIMORE, MD 21228

OWNER (P. 0333)
AUGUSTUS S. WURTZER SR. & RUTH M. WURTZER
12420 AUTO DRIVE
CLARKSVILLE, MD 21029

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2026.

DATUM

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (2011)
VERTICAL NAVD 85
PHONE: (908) 528-0009
EMAIL: TOM@CANTONCARWASH.COM

DEVELOPER

5717 BNP, LLC
1301 SOUTH HAVEN STREET
BALTIMORE, MARYLAND 21224
ATTN: THOMAS DEBACCO, PRESIDENT
PHONE: (908) 528-0009
EMAIL: TOM@CANTONCARWASH.COM

COMMERCIAL PERMIT HISTORY

5717 BALTIMORE NATIONAL PIKE
PERMIT # B844933
CONSTRUCTION OF AN ILLUMINATED F/S SIGN 8.32'X12.20'X25H.
PERMIT # B847437
REFACE ILLUMINATED DIRECTIONAL WALL SIGNS, 60'X 3.27', 1.43'X3.56' AND 1.43'X4.43'. NOT VISIBLE FROM PUBLIC ROADWAY.
PERMIT # B77875
INSTALLATION OF ONE NON-ILLUMINATED WALL SIGN ON SIDE ELEVATION OF CANOPY, 1.833'X15.041'. MAXIMUM OF THREE SIGNS PER BUILDING.
PERMIT # B847435
CONSTRUCTION OF ILLUMINATED WALL SIGN 1.25'X12' AND 3.16'X12'.
PERMIT # B825730
INT ALTS TO DEMO AND CONSTRUCT MTL STUD/ DRYWALL PARTITIONS, CEILING TILE, GRID 648SF.
PERMIT # B844567
CONSTRUCT TOWER ON FRONT OF EXISTING CAR DEALERSHIP SHOWROOM, 16'X18'8". WAVE DATA SHEETS - YAP.
PERMIT # B84937
ILLUMINATED WALL SIGN ON PARAPET WALL. 1.50'X12.33'.
PERMIT # B356145
INTERIOR WALL, REPLACE EXISTING SPRAY W/ NEW BOOTH, RETROFIT EXISTING ROOM FOR PAINT STORAGE/MIX PER ENGINEERED LIST LISTED BOOTH.

CONSOLIDATION NOTE

PROPERTIES 1, 2, AND A PORTION OF 3 & 4 (PARCELS 0227, 0263, & 0333) WILL BE CONSOLIDATED AND THE 5717 BALTIMORE NATIONAL PIKE ADDRESS IS TO BE RETAINED. THE REMAINDER WILL BE CONSOLIDATED INTO A SEPARATE PARCEL.

PARKING TABULATIONS CHART (PARKING SPACES REQUIRED BY BCZR SECTION 419.3)		
USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419.3
FULL-SERVICE CAR WASH	6/TUNNEL	6
FULL-SERVICE CAR WASH (ADDITIONAL SPACES)	4	4
VACUUMS	1/VACUUM	30
TOTAL PARKING REQUIRED		40
TOTAL PARKING PROVIDED		52

SECTION 419.4 - DESIGN STANDARDS

SECTION 419.4 - LOCATION, SETBACK AND GENERAL DESIGN STANDARD

- LOCATION STANDARDS.
 - ROLL-OVER AND FULL-SERVICE CAR WASH BUILDINGS SHALL BE SET BACK AT LEAST 50 FEET FROM THE LOT LINE OF ANY RESIDENTIALLY ZONED PROPERTY. EXCEPT FOR THE LANDSCAPE BUFFERS, NO PART OF A SELF-SERVICE CAR WASH SHALL BE WITHIN 100 FEET OF A RESIDENTIALLY ZONED PROPERTY.
EXISTING BUILDING BEING RENOVATED AS A FULL SERVICE CAR WASH IS SET BACK 103' FROM THE RO ZONE.
 - THE TUNNEL EXIT OF CAR WASH FACILITIES SHALL BE SET BACK AT LEAST 50 FEET FROM THE NEAREST EXIT DRIVE. THE TUNNEL EXIT OF THE CAR WASH IS LOCATED 190' FROM THE NEAREST EXIT DRIVE.
- GENERAL DESIGN.
 - NO TUNNEL ENTRANCE OR EXIT OF A CAR WASH OPERATION SHALL FACE AN ADJACENT RESIDENTIALLY ZONED PROPERTY NOT INCLUDING THOSE ACROSS A STREET.
THE EXIT OF THE CAR WASH TUNNEL FACES NORTH TOWARDS BALTIMORE NATIONAL PIKE. THE EXIT OF THE FULL SERVICE BAYS FACE SOUTHERLY.
 - THE REAR AND SIDES OF BUILDINGS FACING RESIDENTIALLY ZONED PROPERTIES SHALL BE FINISHED WITH MATERIALS THAT IN TEXTURE AND COLOR RESEMBLE THE FRONT OF THE BUILDING. THE TYPE OF FACADE TREATMENT SHALL BE INDICATED ON THE SITE PLAN AND SHALL BE SUBJECT TO REVIEW BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING, WHO SHALL PROVIDE WRITTEN COMMENTS TO THE APPROVAL AUTHORITY.
THE FACADE MATERIALS COMPRISE OF CORTEN STEEL, PANEL CLADDING AND BLACK CORRUGATED METAL CLADDING. REFER TO THE BUILDING ELEVATION FOR ADDITIONAL DETAIL.
 - EXCEPT FOR THE REQUIRED ACCESS DRIVES, A LANDSCAPED TRANSITION AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ALL CAR WASH OPERATIONS. SUCH AREA SHALL HAVE A MINIMUM WIDTH OF TEN FEET WHERE THE CAR WASH FRONTS A PUBLIC RIGHT-OF-WAY AND SIX FEET IN ALL SIDE AND REAR YARDS ABUTTING NON-RESIDENTIALLY ZONED LAND. CAR WASH OPERATIONS LOCATED WITHIN 50 FEET OF ANY RESIDENTIALLY ZONED PROPERTY (OTHER THAN A RESIDENTIAL ZONE LINE IN A PUBLIC RIGHT-OF-WAY) SHALL PROVIDE A BUFFER THAT MEASURES NO LESS THAN 15 FEET FROM THAT PROPERTY LINE. LANDSCAPE TRANSITION AREAS ARE PROVIDED.
REFER TO THE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - THE LANDSCAPE TRANSITION AREA SHALL BE PLANTED AND SCREENED IN ACCORDANCE WITH THE LANDSCAPE MANUAL REQUIREMENTS FOR AUTOMOTIVE USES.
SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, OR THE APPROPRIATE MODIFICATION OF STANDARDS WILL BE REQUIRED.
 - TO INCREASE COMPATIBILITY WITH SURROUNDING BUILDINGS OR TO ENHANCE THE ATTRACTIVENESS OF THE SITE, THE ZONING COMMISSIONER MAY REQUIRE CHANGES IN BUILDING OR SITE PLAN DESIGN OR HOURS OF OPERATION FOR CAR WASHES FOR WHICH A SPECIAL EXCEPTION IS REQUIRED.
REFER TO SITE PLAN, SIGNAGE, BUILDING ELEVATIONS AND NOTE 10 WITHIN THE GENERAL NOTES.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
Copyright 2024 Morris & Ritchie Associates, Inc.

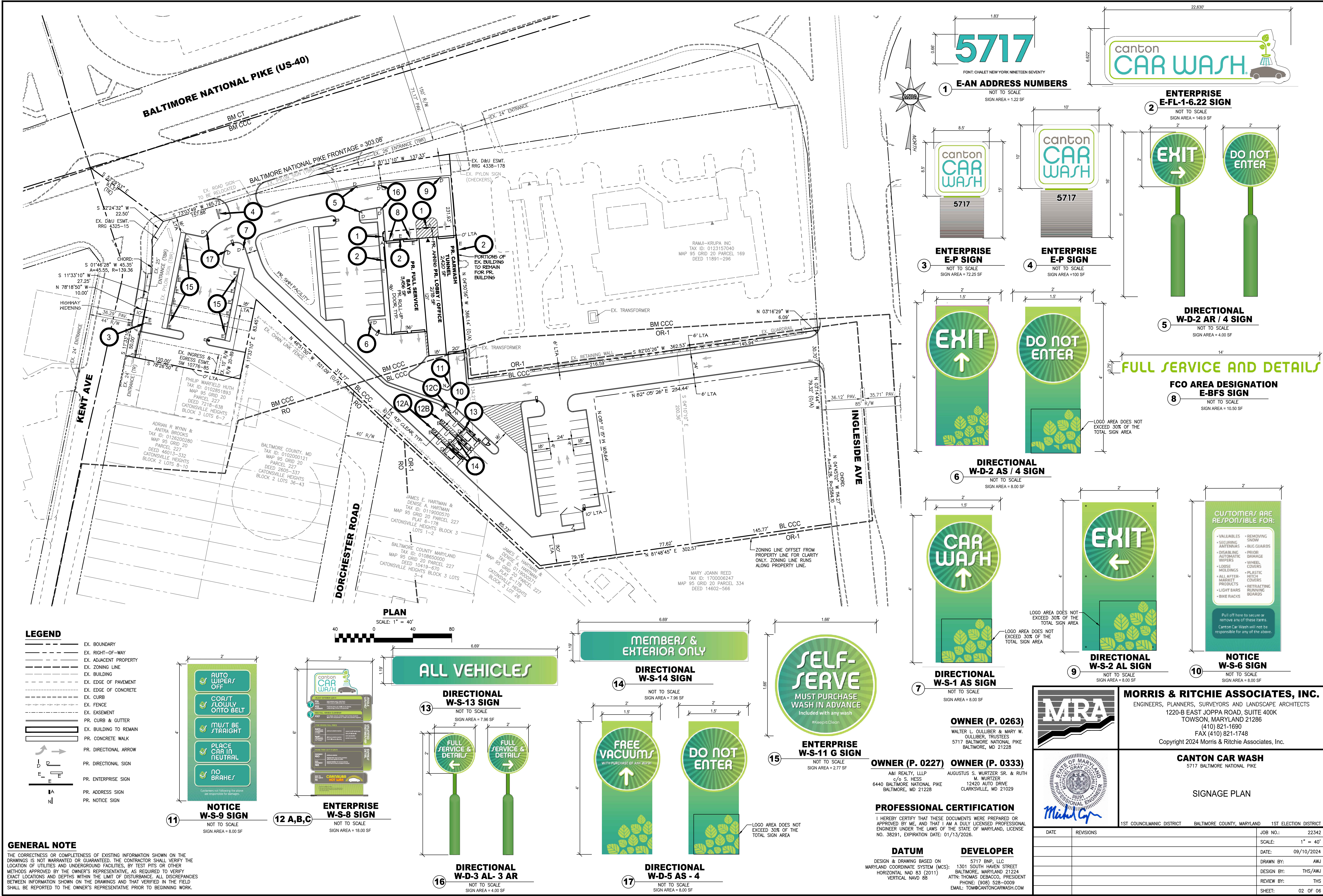
CANTON CAR WASH

5717 BALTIMORE NATIONAL PIKE

SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION & VARIANCE PETITION

1ST COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND 1ST ELECTION DISTRICT

DATE	REVISIONS	JOB NO.:
		22342
		SCALE: 1" = 40'
		DATE: 09/10/2024
		DRAWN BY: ANJ
		DESIGN BY: THS/ANJ
		REVIEW BY: THS
		SHEET: 01 OF 06



- LEGEND**
- EX. BOUNDARY
 - EX. RIGHT-OF-WAY
 - EX. ADJACENT PROPERTY
 - EX. ZONING LINE
 - EX. BUILDING
 - EX. EDGE OF PAVEMENT
 - EX. EDGE OF CONCRETE
 - EX. CURB
 - EX. FENCE
 - EX. EASEMENT
 - PR. CURB & GUTTER
 - EX. BUILDING TO REMAIN
 - PR. CONCRETE WALK
 - PR. DIRECTIONAL ARROW
 - PR. DIRECTIONAL SIGN
 - PR. ENTERPRISE SIGN
 - PR. ADDRESS SIGN
 - PR. NOTICE SIGN

GENERAL NOTE

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MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-B EAST JOPPA ROAD, SUITE 400K TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748 Copyright 2024 Morris & Ritchie Associates, Inc.		
CANTON CAR WASH 5717 BALTIMORE NATIONAL PIKE		
SIGNAGE PLAN		
DATE	REVISIONS	JOB NO.: 22342
		SCALE: 1" = 40'
		DATE: 09/10/2024
		DRAWN BY: ANJ
		DESIGN BY: THS/ANJ
		REVIEW BY: THS
		SHEET: 02 OF 06

OWNER (P. 0263)

WALTER L. OULLIBER & MARY W. OULLIBER, TRUSTEES
5717 BALTIMORE NATIONAL PIKE
BALTIMORE, MD 21228

OWNER (P. 0227)

A&I REALTY, LLLP
c/o S. HESS
6440 BALTIMORE NATIONAL PIKE
BALTIMORE, MD 21228

OWNER (P. 0333)

AUGUSTUS S. WURTZLER SR. & RUTH M. WURTZLER
12430 AUTO DRIVE
CLARKSVILLE, MD 21029

PROFESSIONAL CERTIFICATION

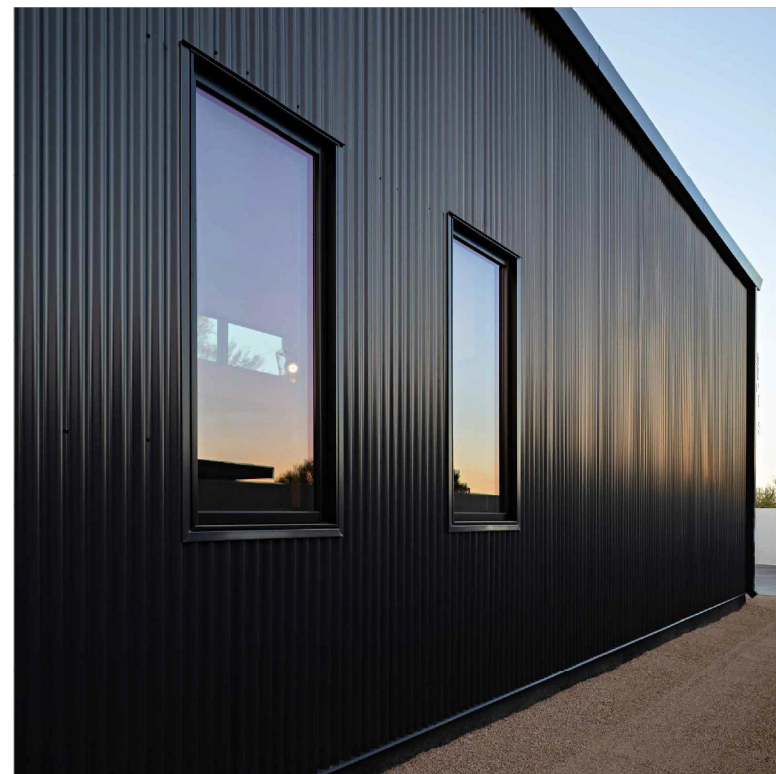
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2026.

DATUM

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (2011)
VERTICAL NAVD 83

DEVELOPER

5717 BNP, LLC
1301 SOUTH HAVEN STREET
BALTIMORE, MARYLAND 21224
ATTN: THOMAS DEBACCO, PRESIDENT
PHONE: (908) 528-0009
EMAIL: TOM@CANTONCARWASH.COM



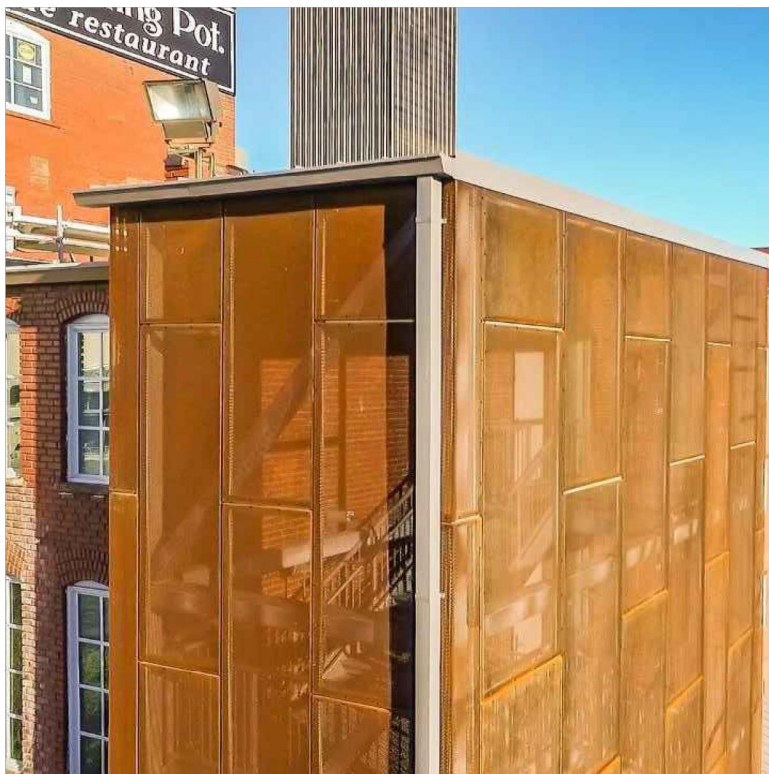
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STL PANEL CLADDING - CORTEN



PERFORATED CORRUGATED MTL - BLACK



PERFORATED CORRUGATED MTL - CORTEN



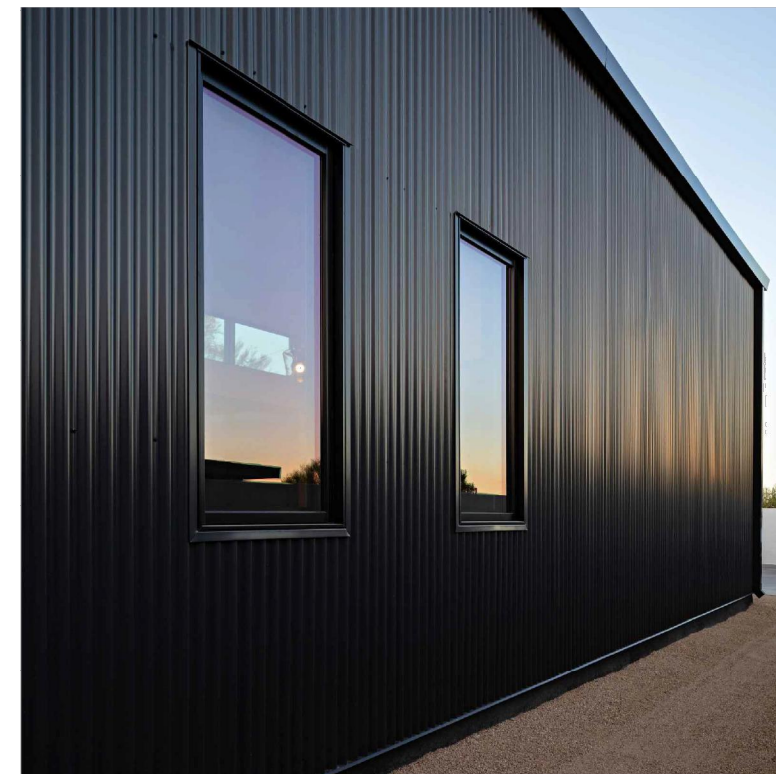
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NOT TO SCALE ON 11X17

PROJECT TITLE

CANTON CAR WASH CATONSVILLE - 5717 BALTIMORE NATIONAL PIKE
CONCEPT ELEVATION - NORTH
08.30.2024

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
1100 CATHEDRAL STREET, BALTIMORE, MD 21201
TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM





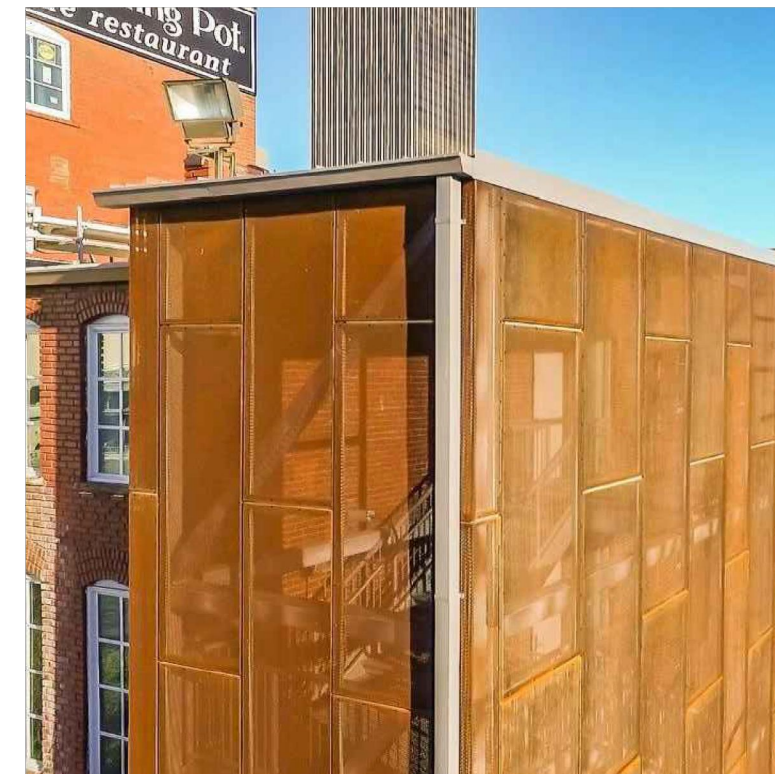
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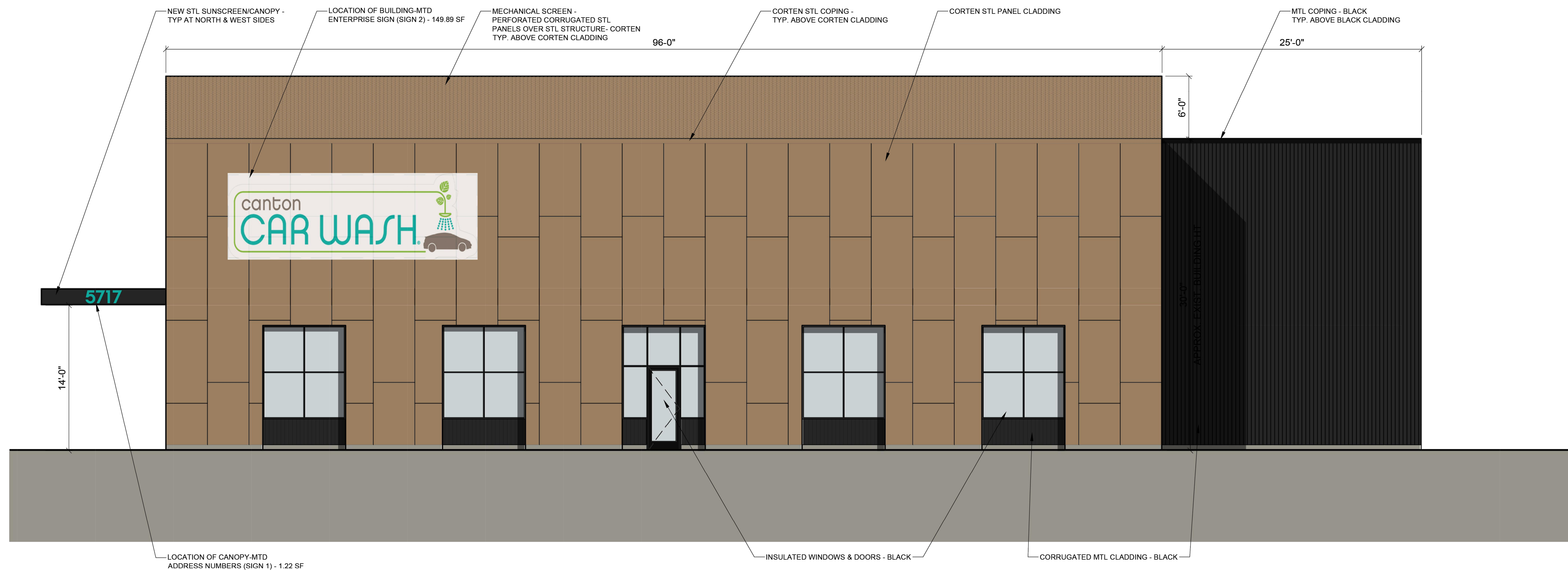
STL PANEL CLADDING - CORTEN



PERFORATED CORRUGATED MTL - BLACK



PERFORATED CORRUGATED MTL - CORTEN



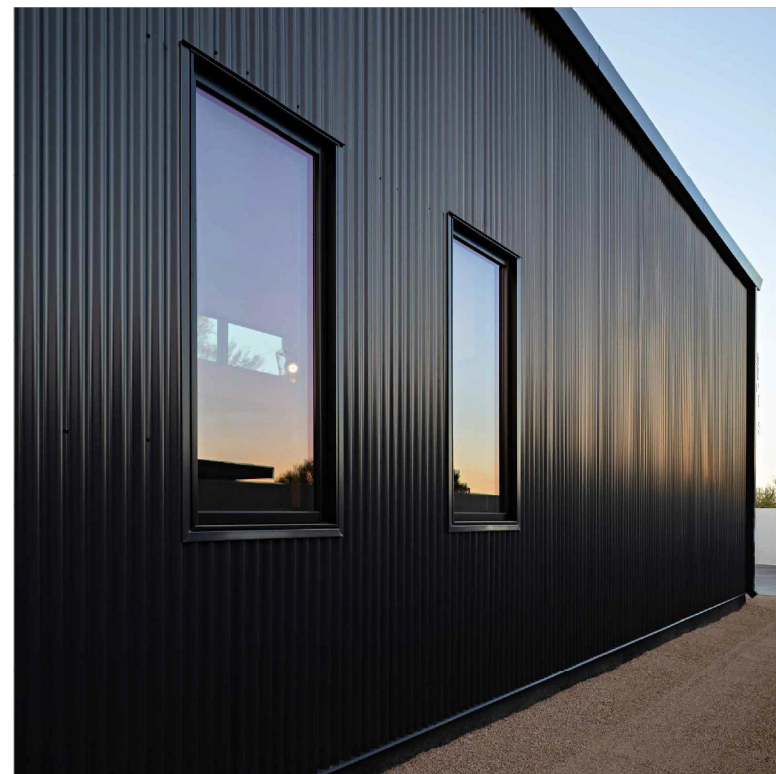
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NOT TO SCALE ON 11X17

PROJECT TITLE

CANTON CAR WASH CATONSVILLE - 5717 BALTIMORE NATIONAL PIKE
CONCEPT ELEVATION - WEST

08.30.2024

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
1100 CATHEDRAL STREET, BALTIMORE, MD 21201
TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM



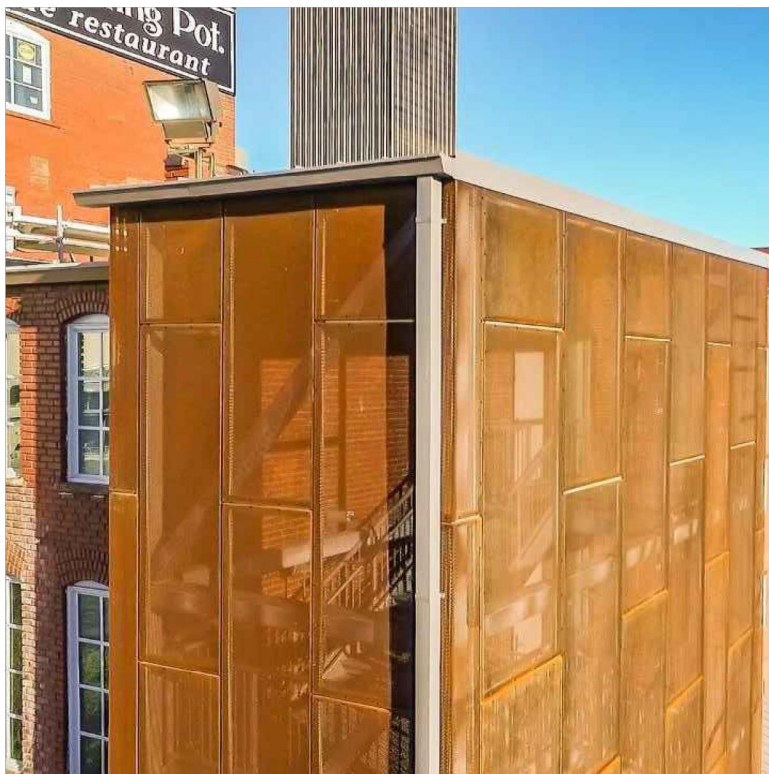
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STL PANEL CLADDING - CORTEN



PERFORATED CORRUGATED MTL - BLACK



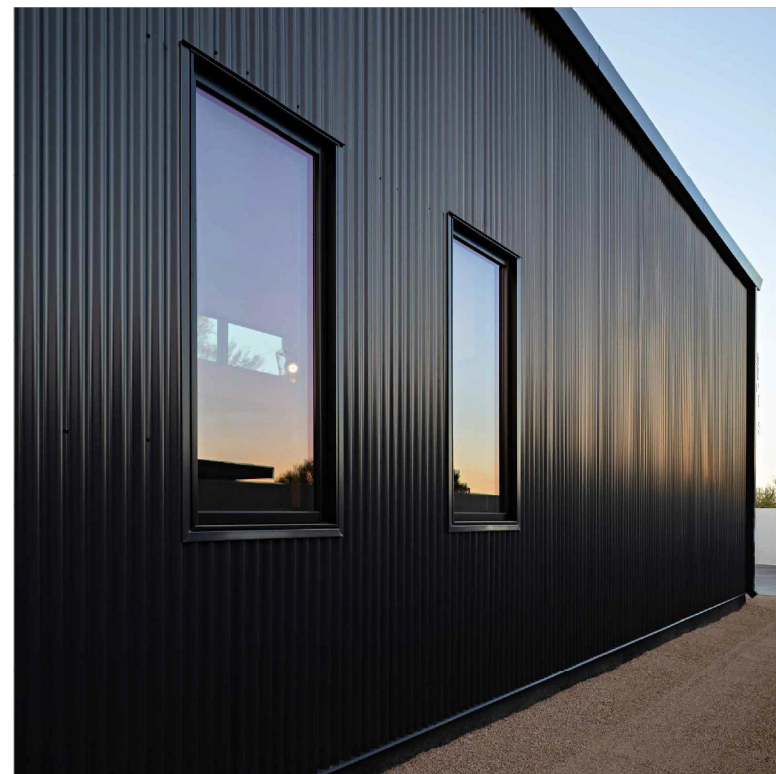
PERFORATED CORRUGATED MTL - CORTEN



SCALE : 3/16"=1'-0"
NOT TO SCALE ON 11X17

PROJECT TITLE
CANTON CAR WASH CATONSVILLE - 5717 BALTIMORE NATIONAL PIKE
CONCEPT ELEVATION - SOUTH
08.30.2024

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
1100 CATHEDRAL STREET, BALTIMORE, MD 21201
TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM



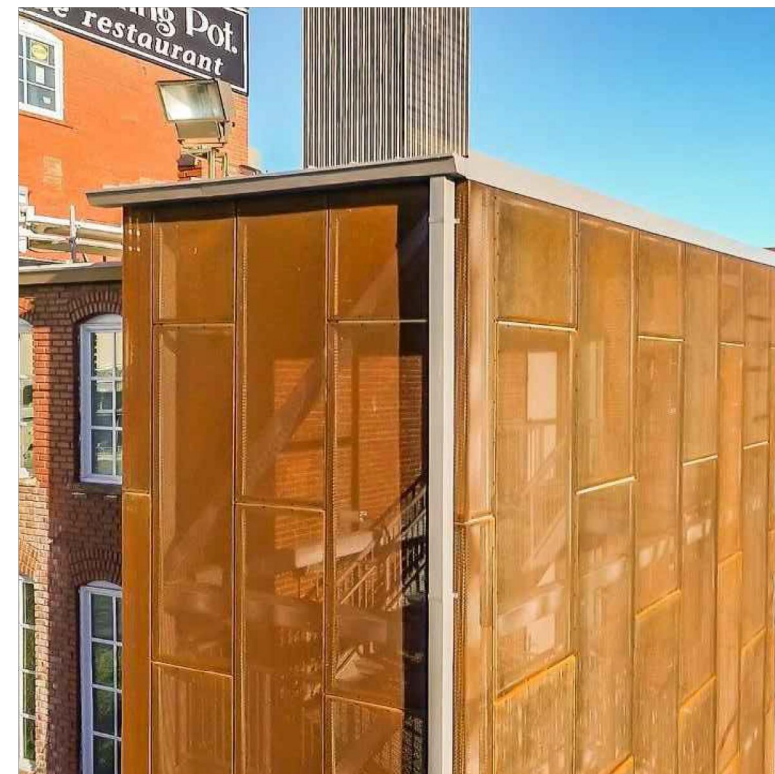
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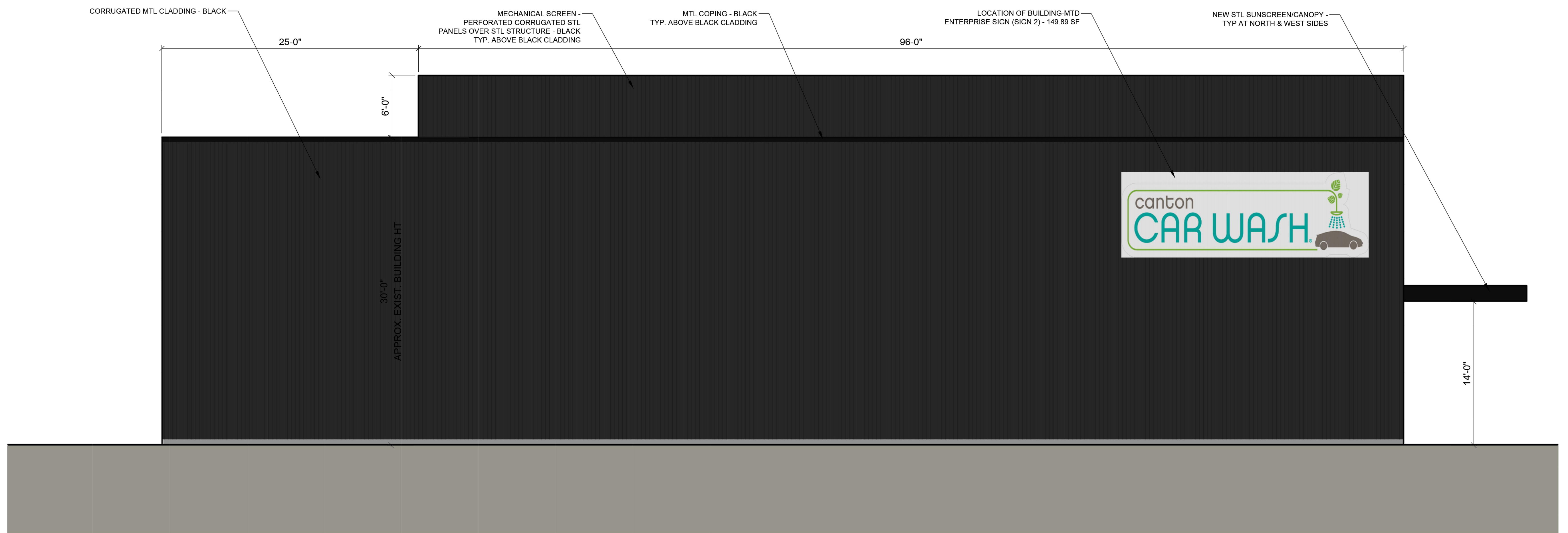
STL PANEL CLADDING - CORTEN



PERFORATED CORRUGATED MTL - BLACK



PERFORATED CORRUGATED MTL - CORTEN



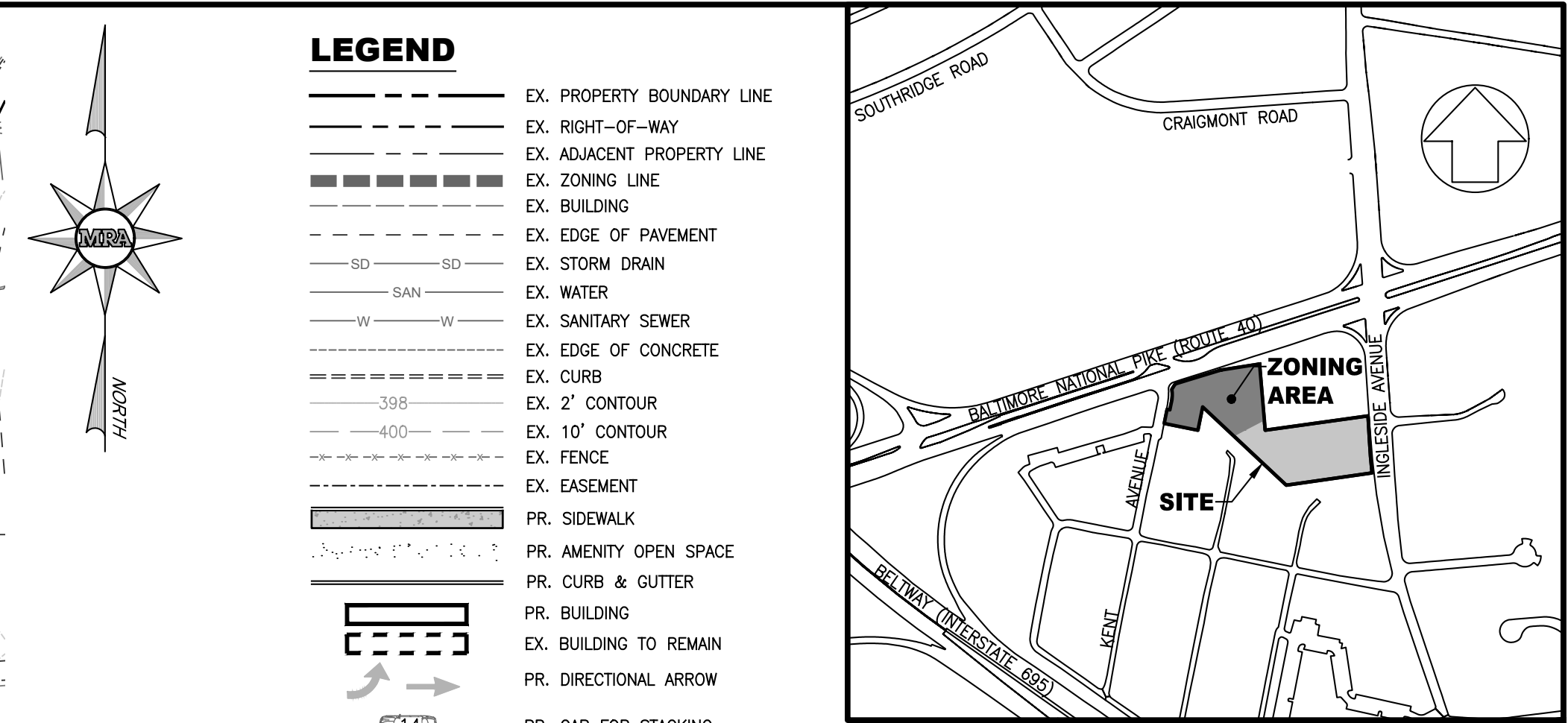
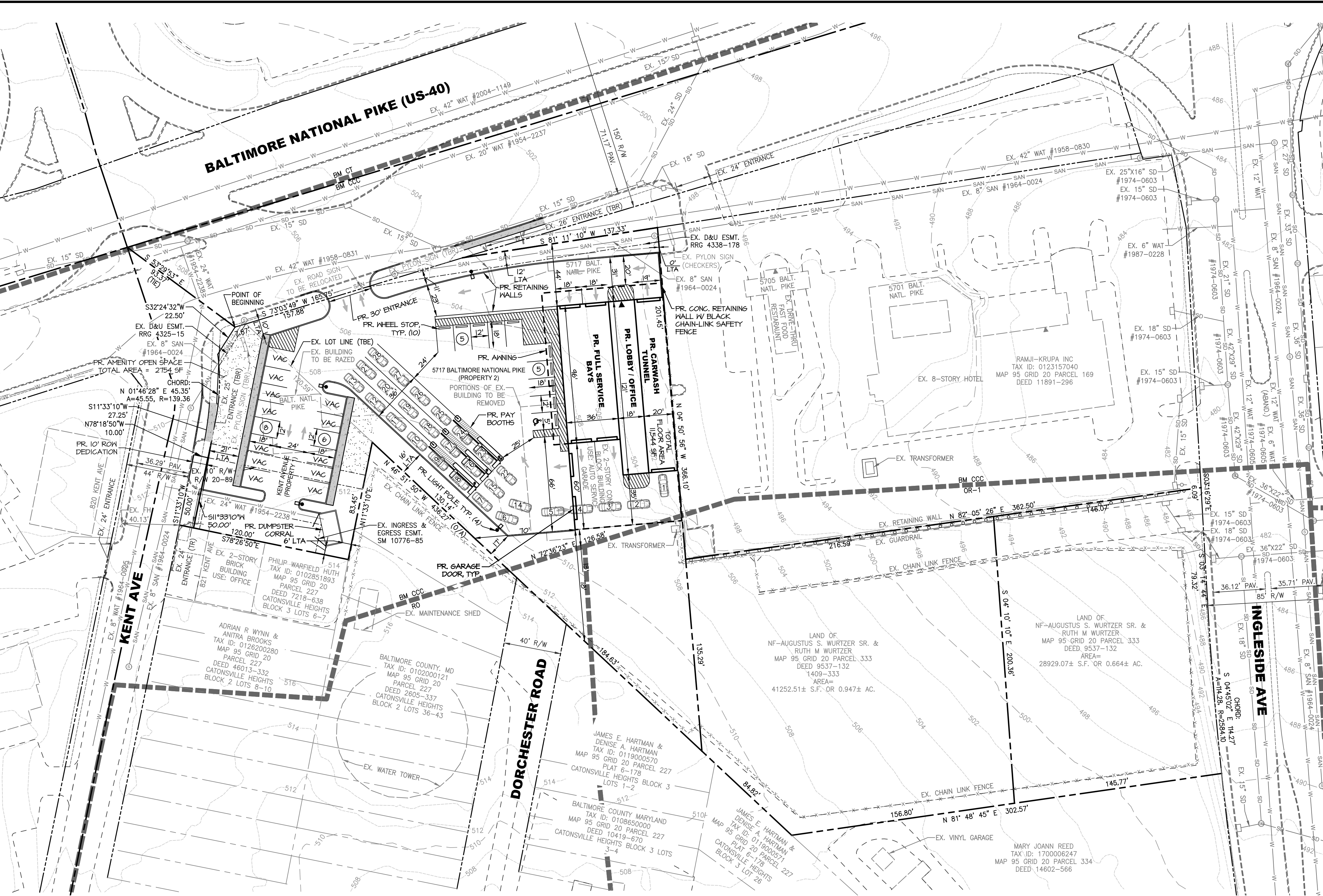
SCALE : 3/16"=1'-0"
NOT TO SCALE ON 11X17

PROJECT TITLE

CANTON CAR WASH CATONSVILLE - 5717 BALTIMORE NATIONAL PIKE
CONCEPT ELEVATION - EAST

08.30.2024

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
1100 CATHEDRAL STREET, BALTIMORE, MD 21201
TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM



- ### GENERAL NOTES
- SITE INFORMATION (APPLIES TO BOTH PARCELS):
 - ELECTION DISTRICT: 1
 - COUNCILMANIC DISTRICT: 17982, 79A2
 - ADC MAP: 4007.01
 - CENSUS TRACT: 0095 / 0020
 - TAX MAP/GRID: GYNNIS FALLS
 - WATERSHED: BALTIMORE NATIONAL PIKE
 - COMMERCIAL REVITALIZATION DISTRICT: 095A3
 - ZONING MAP/GIS TILE NO.: 095A3
 - PARCEL INFORMATION:

PARCEL 0222

 - PROPERTY ADDRESS: KENT AVENUE
 - NET ACREAGE: 0.311 AC, 13,562 S.F.
 - GROSS ACREAGE: 0.398 AC, 17,356 S.F.
 - TAX ACCOUNT NO.: 0102051893
 - PARCEL: 0227
 - DEED: JLE 40542/448
 - ZONING: BMCCC
 - FLOOR AREA RATIO: MAXIMUM PERMITTED = 4.0 PROVIDED = 0

PARCEL 0263

 - PROPERTY ADDRESS: 5717 BALTIMORE NATIONAL PIKE
 - NET ACREAGE: 1.26 AC, 54,879 S.F.
 - GROSS ACREAGE: 1.86 AC, 80,829 S.F.
 - TAX ACCOUNT NO.: 0103231880
 - PARCEL: 0263
 - DEED: JLE 33750/489
 - ZONING: BMCCC, RO, OR-1
 - FLOOR AREA RATIO: MAXIMUM PERMITTED = 4.0, PROVIDED = 11,544 / 80,829 = 0.142
 - EXISTING LAND USE: COMMERCIAL - USED CAR DEALERSHIP (PROPERTY 1), AUTO DEALERSHIP/SERVICE CENTER (PROPERTY 2)
PROPOSED LAND USE: COMMERCIAL - FULL SERVICE CAR WASH
 - BMCCC ZONE SETBACKS

REQUIRED	PROVIDED (EXISTING BUILDING TO REMAIN)
FRONT YARD BUILDING SETBACK	15'
SIDE YARD BUILDING SETBACK	NONE
REAR YARD BUILDING SETBACK	NONE

*SECTION 303.2 STANDARDS FOR BL, BM AND BR ZONES, THE DEPTH OF THE FRONT YARD OF ANY BUILDING HEREAFTER ERRECTED SHALL BE NOT LESS THAN THE AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100 FEET ON EACH SIDE.
820 KENT AVENUE = 28' BUILDING SETBACK | 5705 BALTIMORE NATIONAL PIKE = 41' SETBACK | 28+41 = 90/2 = 35' REQUIRED SETBACK
 - LANDSCAPE TRANSITION AREAS (LTAS)

REQUIRED	PROVIDED
ALONG BALTIMORE NATIONAL PIKE (PUBLIC)	10'
ALONG KENT AVE (PUBLIC)	10'
ALONG REAR YARD (COMMERCIAL ZONE)	6'
ALONG SIDE YARD (COMMERCIAL ZONE)	6'
 - STACKING FOR CAR WASH SHALL COMPLY WITH 419.3.A.2 BCZR SECTION.

REQUIRED	PROVIDED
FULL SERVICE CAR WASH	19
	28
 - HEIGHT REQUIREMENTS

ALLOWABLE	PROPOSED
**40' FOOT MAX OR HEIGHT TENT	36'

**SECTION 231.1 HEIGHT REGULATIONS AND LIMITATIONS,
B. THE HEIGHT LIMITATION OF A BUILDING SHALL BE DETERMINED AS FOLLOWS: THE "BASIC HEIGHT" OF THE FRONT OR REAR WALL OF A BUILDING ALONG A STREET, ALLEY OR OTHER PUBLIC WAY IS DETERMINED BY A "BASE LINE PLANE" EXTENDING UPWARD AT A 45-DEGREE ANGLE FROM A "BASE LINE" AT THE AVERAGE ELEVATION ON THE PROPERTY LINE ON THE OPPOSITE SIDE OF THE RIGHT-OF-WAY, TOWARD A VERTICAL PLANE (THE "MEASURE PLANE") ON THE BUILDING LINE, REGARDLESS OF THE RIGHT-OF-WAY WIDTH THE "BASIC HEIGHT" SHALL NOT EXCEED 100 FEET, EXCEPT AS PERMITTED HEREINAFTER AS "AVERAGED HEIGHT," NOR SHALL IT BE REQUIRED TO BE LESS THAN 40 FEET.
D. NO PART OF ANY BUILDING WALL ADJACENT TO A SIDE OR REAR LOT LINE THAT DOES NOT ADJOIN A STREET OR OTHER PUBLIC WAY SHALL EXCEED A HEIGHT OF 40 FEET ABOVE THE AVERAGE GROUND LEVEL ALONG SUCH WALL, EXCEPT THAT ANY PART OF SUCH WALL MAY EXCEED THAT HEIGHT, PROVIDED THAT NO PORTION OF THE BUILDING WOULD PROJECT ABOVE A PLANE SLOPING INWARD AND UPWARD FROM THE LOT LINE AT THE RATE OF ONE FOOT HORIZONTALLY FOR EACH FIVE FEET OF VERTICAL DISTANCE ABOVE SAID AVERAGE GROUND LEVEL.
 - AMENITY OPEN SPACE REQUIREMENTS FOR PARCELS ZONED BM-CCC (0227 & 0263) = 11,544 SF X 0.20 = 2,308 SF AMENITY OPEN SPACE REQUIRED
2,754 SF AMENITY OPEN SPACE PROVIDED
 - THE ZONING AREA AS SHOWN IS 58,265 S.F. / 1.34 AC.
 - THE EXISTING BUILDING WILL MEET APPLICABLE BUILDING AND FIRE CODE.
 - THE MANUFACTURER'S RATED HOURLY PRODUCTION CAPACITY OF THE EQUIPMENT TO BE INSTALLED IN THE FULL SERVICE CAR WASH IS 150 CARS PER HOUR, ON AVERAGE THE PRODUCTION WILL BE 60 CARS PER HOUR.
 - HOURS FOR CAR WASH WILL BE LIMITED TO 8 AM TO 7 PM IN SUMMER AND 8 AM TO 6 PM IN WINTER.
 - THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
 - THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2400103886).
 - THERE ARE NO STREAMS OR WITHIN 50 FEET OF THE SITE.
 - PER THE 2024 BASIC SERVICE MAPS, THE SITE IS NOT LOCATED WITHIN IN A FAILED BASIC WATER OR TRANSPORTATION SERVICE AREA. THE SITE IS LOCATED IN AN SEWER SERVICE AREA OF CONCERN.
 - THE SITE IS LOCATED WITHIN A COMMERCIAL REVITALIZATION DISTRICT (BALTIMORE NATIONAL PIKE) AND IS THEREFORE EXEMPT FROM THE PROVISION BCZR 4402.4, PER BCZR 4402.4 BASIC SERVICES MAPPING STANDARDS E. GENERAL EXCEPTIONS TO BASIC SERVICE MAPPING STANDARDS, I, TO ANY DEVELOPMENT LOCATED IN A COMMERCIAL REVITALIZATION DISTRICT.
 - THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
 - THERE ARE NO HISTORIC BUILDINGS ON SITE.
 - THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
 - ANY FUTURE USE TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
 - SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED. REFER TO SHEET 2 FOR SIGNAGE LAYOUT AND DETAILS.

ZONING HISTORY

CASE NO. R-1958-4392-X - PETITION THAT THE ZONING STATUS OF THE ABOVE DESCRIBED PROPERTY BE RECLASSIFIED, PURSUANT TO THE ZONING LAW OF BALTIMORE COUNTY FROM AN R-6 ZONE TO A B-L ZONE; AND FOR A SPECIAL EXEMPTION UNDER SAID ZONING LAW AND ZONING REGULATIONS OF BALTIMORE COUNTY TO USE THE ABOVE DESCRIBED PROPERTY FOR FILLING STATION. PETITION WITHDRAW BY COUNSEL FOR PETITIONER ON FEBRUARY 13, 1959. PETITION WAS RESUBMITTED AND LATER DENIED ON APRIL 9, 1958.

CASE NO. R-1959-4842-X - PETITION FOR RECLASSIFICATION FROM AN "R-6" ZONE TO A "B-L" ZONE AND FOR A SPECIAL EXEMPTION TO USE THE PROPERTY DESCRIBED THEREIN FOR A GASOLINE SERVICE STATION. DENIED JUNE 26, 1959.

CASE NO. R-1964-0121 - PETITION FOR A VARIANCE TO SECTION 238.1 OF BALTIMORE COUNTY ZONING REGULATIONS WHEREBY THE FRONT BUILDING LINE MAY NOT BE LESS THAN 15 FEET FROM THE FRONT PROPERTY LINE RATHER THAN 50 FEET PROVIDED IN SUCH SECTION. PETITION FOR A VARIANCE TO SECTION 38.1 OF BALTIMORE COUNTY ZONING REGULATIONS WHEREBY THE SIDE YARDS MAY BE 0 FEET RATHER THAN 30 FEET PROVIDED IN SUCH SECTION. FINALLY, AS TO PARCEL "C" IN ADDITION TO A USE PERMIT FOR USE OF A PORTION OF PARCEL "C" FOR PURPOSES OF BUSINESS OR INDUSTRIAL PARKING IN RESIDENCE ZONES UNDER THE PROVISIONS OF SECTION 409.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND AN EXCEPTION TO SECTION 409.4 REQUIREMENTS SO THAT THE PETITIONER MAY PARK TRUCKS AWAITING TO BE SOLD BY PETITIONER ON PARCEL "C" AS WELL AS PERMITTING PASSENGER VEHICLES AWAITING TO BE SOLD TO BE PARKED ON SAID AREA. THESE PETITIONS AND PERMITS WERE GRANTED ON JULY 1, 1964 WITH EXCEPTIONS.

CASE NO. 1965-0300-A - PETITION FOR A VARIANCE TO PERMIT A FRONT YARD SETBACK FOR A COMMERCIAL STRUCTURE OF 11 TO 14 FEET INSTEAD OF THE REQUIRED 50 FT; AN TO PERMIT A SIDE YARD OF ZERO FEET INSTEAD OF THE REQUIRED 30 FT; AND TO PERMIT A STORAGE AND DISPLAY OF VEHICLES MORE THAN 15 FEET IN FRONT OF THE REQUIRED BUILDING LANE, A MAXIMUM OF 42 FEET IN FRONT OF SUCH BUILDING LINE. GRANTED APRIL 29, 1965.

CASE NO. 1966-0202-A - PETITION FOR A VARIANCE TO PERMIT A FRONT YARD OF 10' FROM THE FRONT BUILDING LINE AND 25' FROM CENTER LINE OF ROAD INSTEAD OF THE REQUIRED 25' AND 50' RESPECTIVELY AND TO PERMIT A SIDE YARD SETBACK OF 0' INSTEAD OF THE REQUIRED 30. APPROVED MARCH 21, 1966.

CASE NO. 1966-0045-A - PETITION FOR VARIANCES WHICH PERMITS A TOTAL AREA FOR SIGN OF 263.5 SQ.FT INSTEAD OF THE REQUIRED 100 SQ.FT. AND A SIGN HEIGHT OF 22'7" INSTEAD OF THE REQUIRED 25 FT SUBJECT TO APPROVAL OF THE SITE PLAN. GRANTED AUGUST 17, 1965.

CASE NO. 1971-0276-A - PETITION FOR A VARIANCE TO PERMIT A SIDE YARD SETBACK OF 0' INSTEAD OF THE REQUIRED 30' FEET; AND TO PERMIT 27 PARKING SPACES INSTEAD OF THE REQUIRED 42 SPACES. APPROVED JUNE 11, 1971.

CASE NO. 1976-0122-X - PETITION FOR A ONE STORY AMUSEMENT ARCADE. DENIED DUE TO COMMUNITY OPPOSITION ON DECEMBER 8, 1975. COMMUNITY WITHDREW THE OPPOSITION AND A NEW PETITION WAS FILED FOR SPECIAL EXEMPTION 502.1 AND GRANTED ON JULY 8, 1976 WITH RESTRICTIONS.

CASE NO. 1983-0078-XA - PETITION FOR VARIANCE TO PERMIT A REAR YARD SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 30 FEET. GRANTED 18 OCTOBER 1982 WITH RESTRICTIONS. THIS PETITION WAS AMENDED AND GRANTED ON NOVEMBER 8 1982 TO CLARIFY RESTRICTION 4. PETITION FOR SPECIAL EXCEPTION FOR AN ARCADE IN COMBINATION WITH A RESTAURANT IN ACCORDANCE WITH THE SITE PLAN IS GRANTED JUNE 9, 1982 WITH RESTRICTIONS.

GENERAL NOTE

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

PLAN



SECTION 419.4 - DESIGN STANDARDS

SECTION 419.4 - LOCATION, SETBACK AND GENERAL DESIGN STANDARD

- LOCATION STANDARDS.
 - ROLL-OVER AND FULL-SERVICE CAR WASH BUILDINGS SHALL BE SET BACK AT LEAST 50 FEET FROM THE LOT LINE OF ANY RESIDENTIALLY ZONED PROPERTY. EXCEPT FOR THE LANDSCAPE BUFFERS, NO PART OF A SELF-SERVICE CAR WASH SHALL BE WITHIN 100 FEET OF A RESIDENTIALLY ZONED PROPERTY.
EXISTING BUILDING BEING RENOVATED AS A FULL SERVICE CAR WASH IS SET BACK 78' FROM THE RO ZONE.
 - THE TUNNEL EXIT OF CAR WASH FACILITIES SHALL BE SET BACK AT LEAST 50 FEET FROM THE NEAREST EXIT DRIVE. THE TUNNEL EXIT OF THE CAR WASH IS LOCATED 190' FROM THE NEAREST EXIT DRIVE.
- GENERAL DESIGN.
 - NO TUNNEL ENTRANCE OR EXIT OF A CAR WASH OPERATION SHALL FACE AN ADJACENT RESIDENTIALLY ZONED PROPERTY NOT INCLUDING THOSE ACROSS A STREET.
THE EXIT OF THE CAR WASH TUNNEL FACES NORTH TOWARDS BALTIMORE NATIONAL PIKE. THE EXIT OF THE BUILDING FACES WEST TOWARDS KENT AVENUE.
 - THE REAR AND SIDES OF BUILDINGS FACING RESIDENTIALLY ZONED PROPERTIES SHALL BE FINISHED WITH MATERIALS THAT IN TEXTURE AND COLOR RESEMBLE THE FRONT OF THE BUILDING. THE TYPE OF FACADE TREATMENT SHALL BE INDICATED ON THE SITE PLAN AND SHALL BE SUBJECT TO REVIEW BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING, WHO SHALL PROVIDE WRITTEN COMMENTS TO THE APPROVAL AUTHORITY.
THE FACADE MATERIALS COMPRISE OF CORTEN STEEL, PANEL CLADDING AND BLACK CORRUGATED METAL CLADDING. REFER TO THE BUILDING ELEVATIONS FOR ADDITIONAL DETAIL.
 - EXCEPT FOR THE REQUIRED ACCESS DRIVES, A LANDSCAPED TRANSITION AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ALL CAR WASH OPERATIONS. SUCH AREA SHALL HAVE A MINIMUM WIDTH OF TEN FEET WHERE THE CAR WASH FRONTS A PUBLIC RIGHT-OF-WAY AND SIX FEET IN ALL SIDE AND REAR YARDS ABUTTING NON-RESIDENTIALLY ZONED LAND. CAR WASH OPERATIONS LOCATED WITHIN 50 FEET OF ANY RESIDENTIALLY ZONED PROPERTY (OTHER THAN A RESIDENTIAL ZONE LINE IN A PUBLIC RIGHT-OF-WAY) SHALL PROVIDE A BUFFER THAT MEASURES NO LESS THAN 15 FEET FROM THAT PROPERTY LINE. LANDSCAPE TRANSITION AREAS ARE PROVIDED.
REFER TO THE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - THE LANDSCAPE TRANSITION AREA SHALL BE PLANTED AND SCREENED IN ACCORDANCE WITH THE LANDSCAPE MANUAL REQUIREMENTS FOR AUTOMOTIVE USES.
SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, OR THE APPROPRIATE MODIFICATION OF STANDARDS WILL BE REQUESTED.
 - TO INCREASE COMPATIBILITY WITH SURROUNDING BUILDINGS OR TO ENHANCE THE ATTRACTIVENESS OF THE SITE, THE ZONING COMMISSIONER MAY REQUIRE CHANGES IN BUILDING OR SITE PLAN DESIGN OR HOURS OF OPERATION FOR CAR WASHES FOR WHICH A SPECIAL EXCEPTION IS REQUIRED.
REFER TO SITE PLAN, SIGNAGE, BUILDING ELEVATIONS AND NOTE 10 WITHIN THE GENERAL NOTES.

COMMERCIAL PERMIT HISTORY

5717 BALTIMORE NATIONAL PIKE
PERMIT # B844933
CONSTRUCTION OF AN ILLUMINATED F/S SIGN 8.32'X12.20'X25H.
PERMIT # B847437
REFACE ILLUMINATED DIRECTIONAL WALL SIGNS. 60'X 3.27', 1.43'X3.56' AND 1.43'X4.43'. NOT VISIBLE FROM PUBLIC ROADWAY.
PERMIT # B77875
INSTALLATION OF ONE NON-ILLUMINATED WALL SIGN ON SIDE ELEVATION OF CANOPY. 1.833'X15.041'. MAXIMUM OF THREE SIGNS PER BUILDING.
PERMIT # B847435
CONSTRUCTION OF ILLUMINATED WALL SIGN 1.25'X12' AND 3.16'X12'.
PERMIT # B825730
INT ALTS TO DEMO AND CONSTRUCT MTL STUD/ DRYWALL PARTITIONS, CEILING TILE, / GRID 648SF.
PERMIT # B844567
CONSTRUCT TOWER ON FRONT OF EXISTING CAR DEALERSHIP SHOWROOM. 16'X18'8". WAVE DATA SHEETS - YAP.
PERMIT # B844937
ILLUMINATED WALL SIGN ON PARAPET WALL. 1.50'X12.33'.
PERMIT # B356145
INTERIOR WALL, REPLACE EXISTING SPRAY W/ NEW BOOTH, RETROFIT EXISTING ROOM FOR PAINT STORAGE/MIX PRE ENGINEERED ETL LISTED BOOTH.

CONSOLIDATION NOTE

THE TWO PARCELS 0227 AND 0263 WILL BE CONSOLIDATED AND THE 5717 BALTIMORE NATIONAL PIKE ADDRESS IS TO BE RETAINED.

PARKING TABULATIONS CHART (PARKING SPACES REQUIRED BY BCZR SECTION 419.3)			
USE	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 419.3	
FULL-SERVICE CAR WASH	6/TUNNEL	6	
FULL-SERVICE CAR WASH (ADDITIONAL SPACES)	4	4	
VACUUMS	1/VACUUM	14	
TOTAL PARKING REQUIRED		24	
TOTAL PARKING PROVIDED		24	

SHEET #	TITLE
01	SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION & VARIANCE PETITION
02	SIGNAGE PLAN
03	BUILDING ELEVATION - NORTH
04	BUILDING ELEVATION - WEST
05	BUILDING ELEVATION - SOUTH
06	BUILDING ELEVATION - EAST

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2026.

DATUM

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (2011) VERTICAL NAVD 88

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OWNER (P. 0263)

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BALTIMORE, MD 21228

MORRIS & RITCHIE ASSOCIATES, INC.

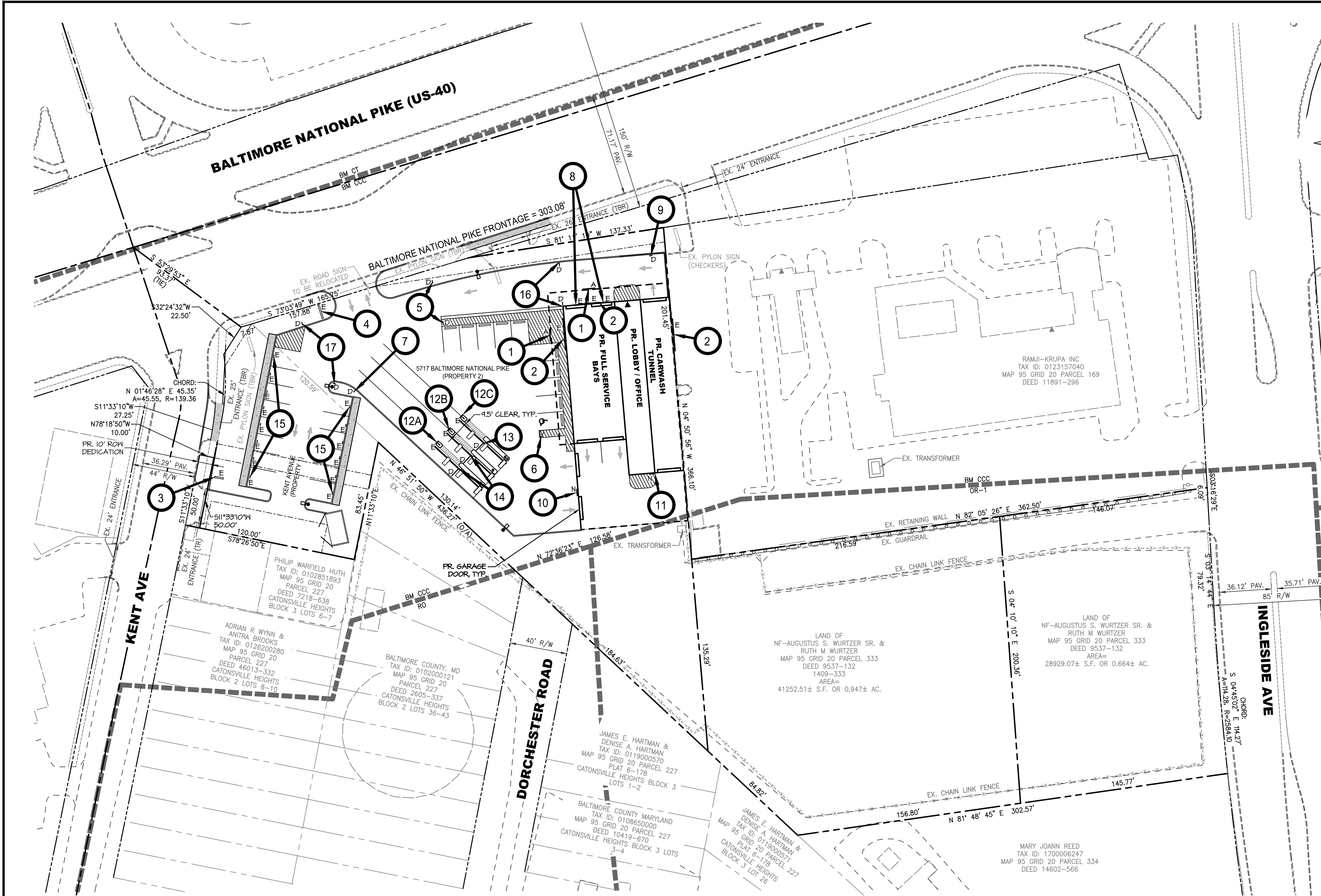
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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TOWSON, MARYLAND 21286
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CANTON CAR WASH

5717 BALTIMORE NATIONAL PIKE

SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION & VARIANCE PETITION

1ST COUNCILMANIC DISTRICT			BALTIMORE COUNTY, MARYLAND			1ST ELECTION DISTRICT		
DATE	REVISIONS		DATE	REVISIONS		JOB NO.:	22342	
						SCALE:	1" = 40'	
						DATE:	06/19/2024	
						DRAWN BY:	MMW/ANJ	
						DESIGN BY:	THIS	
						REVIEW BY:	THIS	
						SHEET:	01 OF 06	

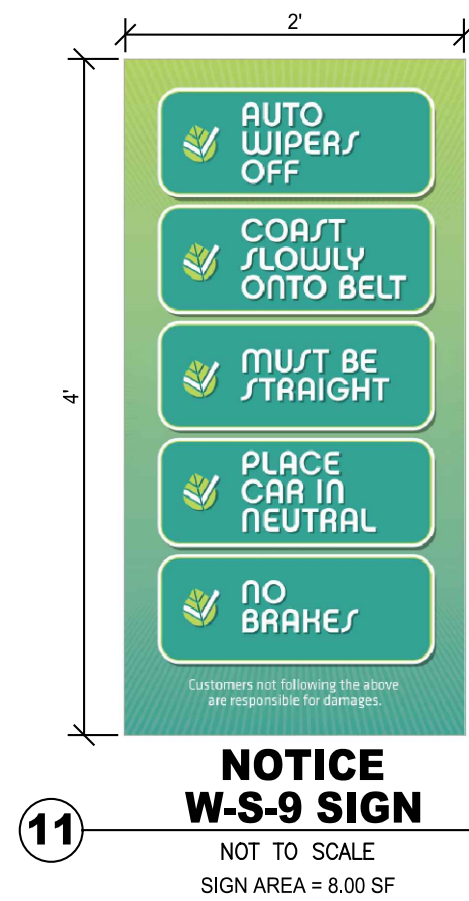


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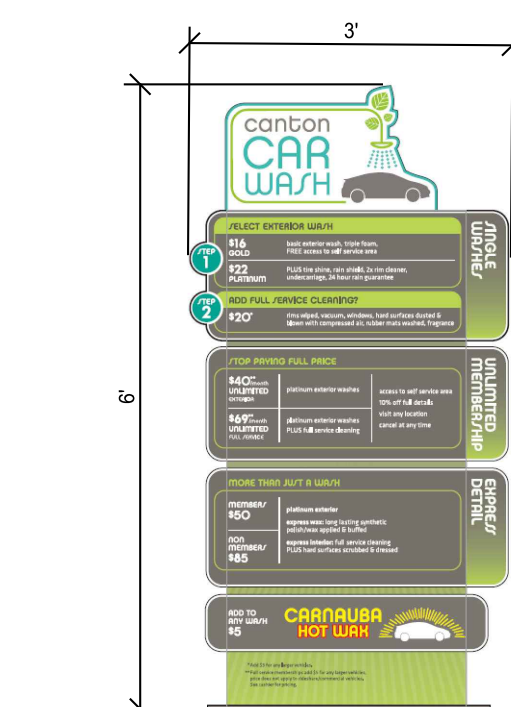
- EX. PROPERTY BOUNDARY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. ZONING LINE
- EX. BUILDING
- EX. EDGE OF PAVEMENT
- EX. EDGE OF CONCRETE
- EX. CURB
- EX. FENCE
- EX. EASEMENT
- PR. SIDEWALK
- PR. CURB & GUTTER
- PR. BUILDING
- EX. BUILDING TO REMAIN
- PR. DIRECTIONAL ARROW
- PR. CAR FOR STACKING
- PR. DIRECTIONAL SIGN
- PR. ENTERPRISE SIGN
- PR. ADDRESS SIGN
- PR. NOTICE SIGN

GENERAL NOTE

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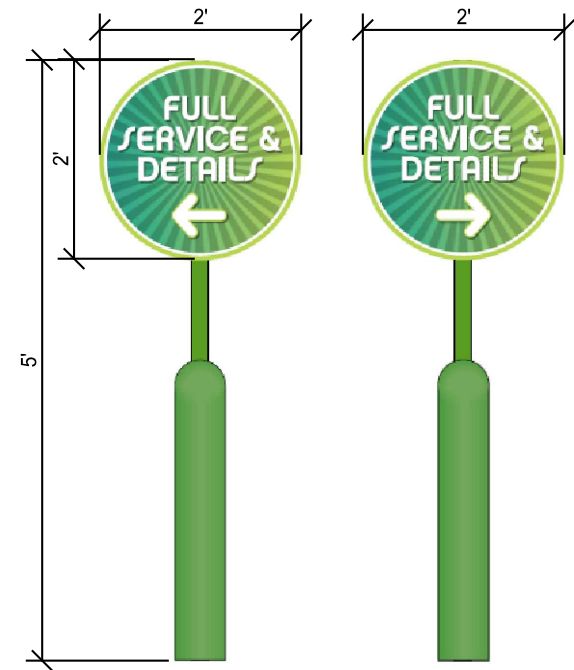
11 NOTICE W-S-9 SIGN
NOT TO SCALE
SIGN AREA = 8.00 SF



12 A,B,C ENTERPRISE W-S-8 SIGN
NOT TO SCALE
SIGN AREA = 18.00 SF



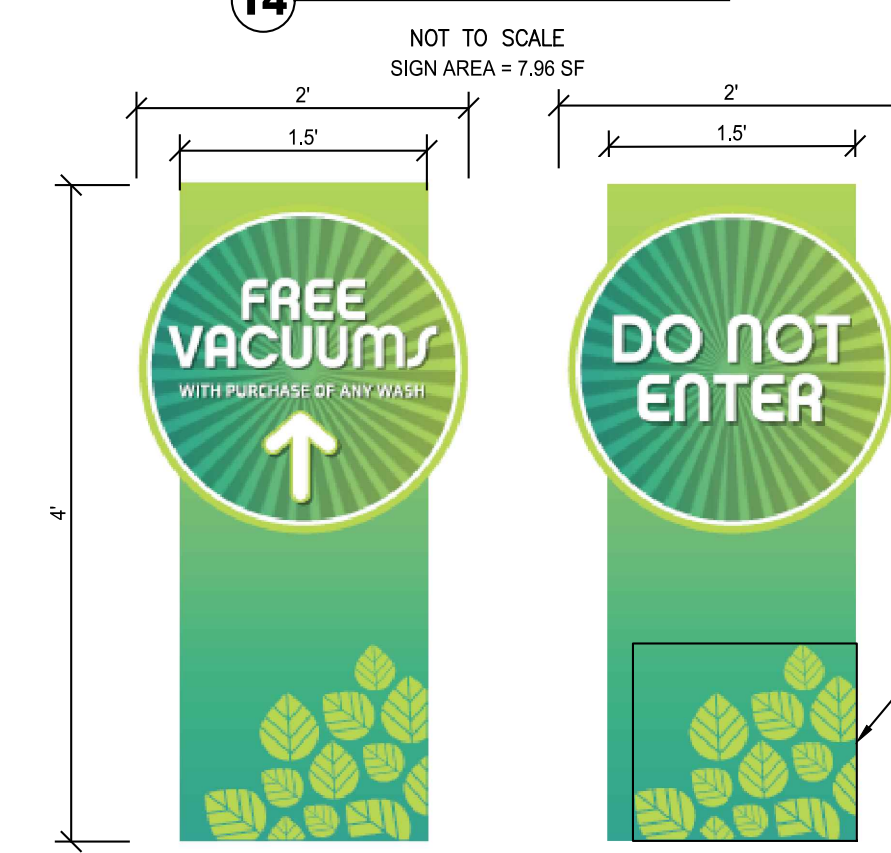
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SIGN AREA = 7.96 SF



16 DIRECTIONAL W-D-3 AL-3 AR
NOT TO SCALE
SIGN AREA = 4.00 SF



14 DIRECTIONAL W-S-14 SIGN
NOT TO SCALE
SIGN AREA = 7.96 SF



17 DIRECTIONAL W-D-5 AS-4
NOT TO SCALE
SIGN AREA = 8.00 SF



15 ENTERPRISE W-S-11 G SIGN
NOT TO SCALE
SIGN AREA = 2.77 SF

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2026.

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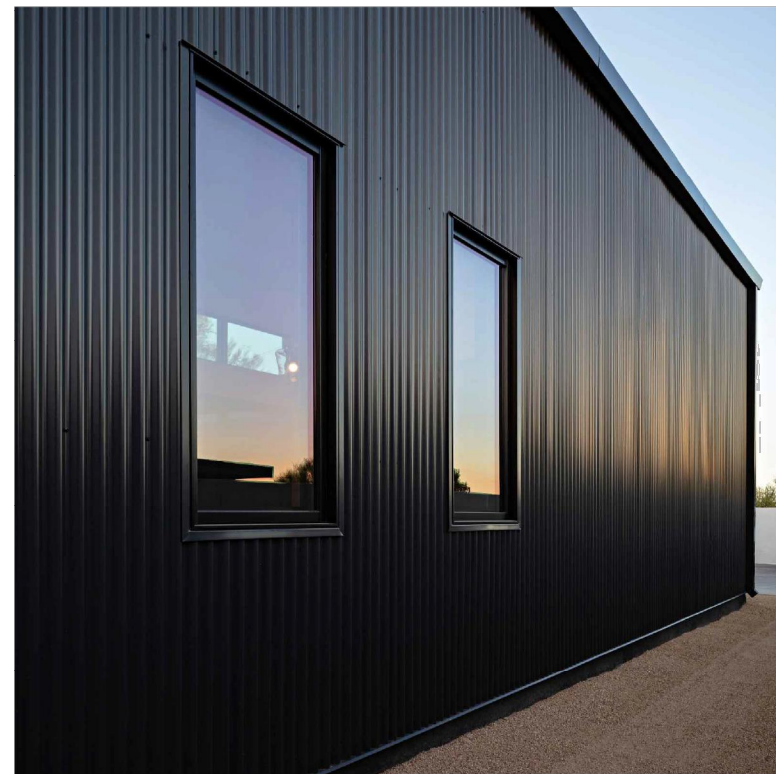
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CANTON CAR WASH

5717 BALTIMORE NATIONAL PIKE

SIGNAGE PLAN

DATE	REVISIONS	JOB NO.:
		22342
		SCALE: 1" = 40'
		DATE: 06/19/2024
		DRAWN BY: MMW/ANJ
		DESIGN BY: THS
		REVIEW BY: THIS
		SHEET: 02 OF 06



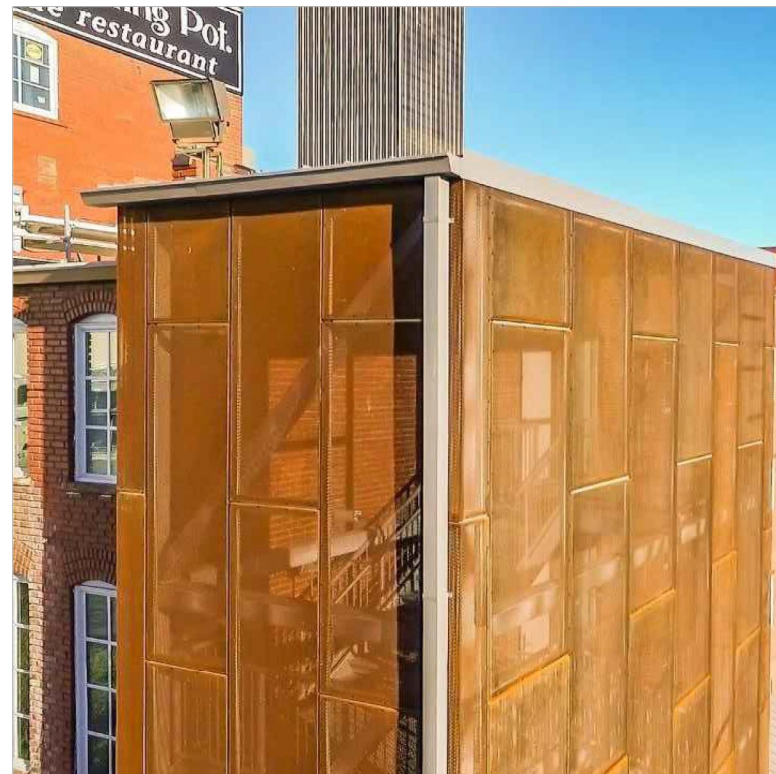
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STL PANEL CLADDING - CORTEN



PERFORATED CORRUGATED MTL - BLACK



PERFORATED CORRUGATED MTL - CORTEN



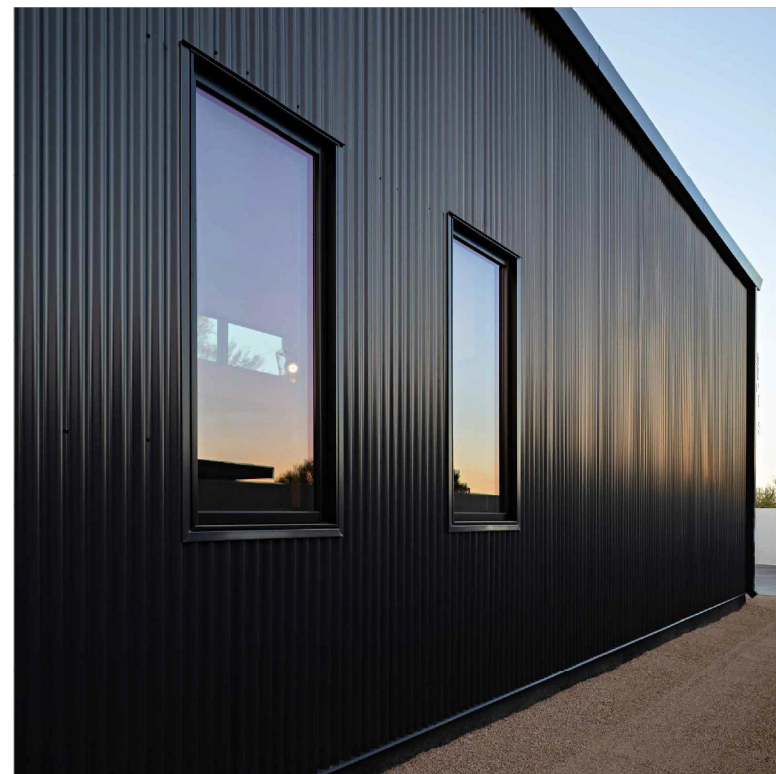
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PROJECT TITLE

CANTON CAR WASH CATONSVILLE - 5717 BALTIMORE NATIONAL PIKE
CONCEPT ELEVATION - NORTH
06.04.2024

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
1100 CATHEDRAL STREET, BALTIMORE, MD 21201
TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM





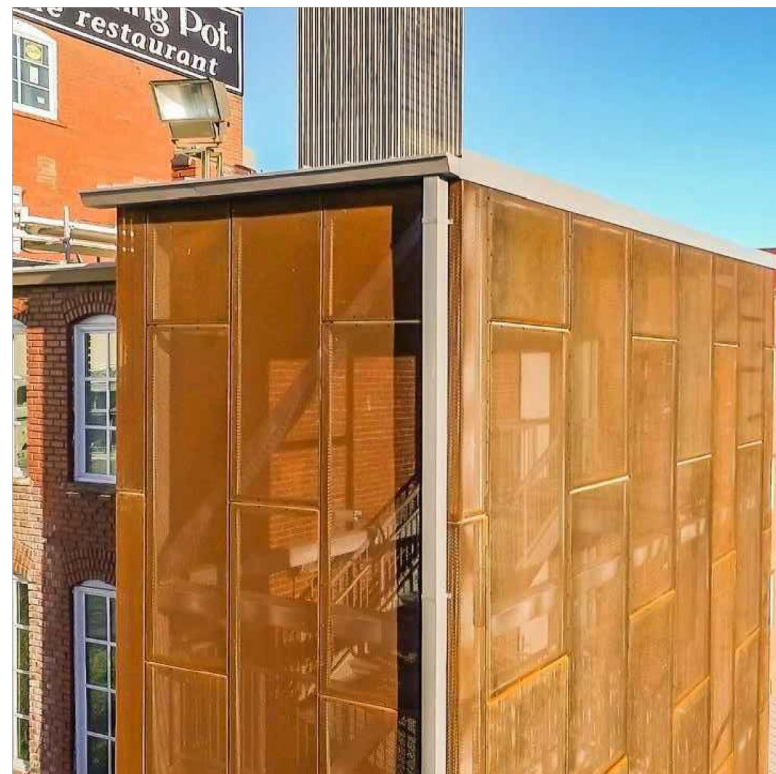
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STL PANEL CLADDING - CORTEN



PERFORATED CORRUGATED MTL - BLACK



PERFORATED CORRUGATED MTL - CORTEN



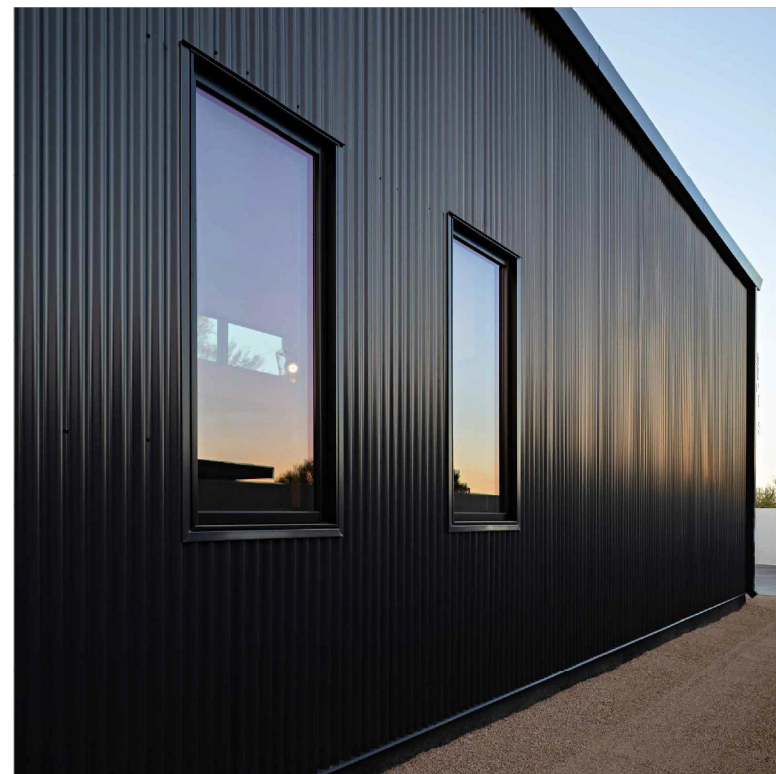
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PROJECT TITLE

CANTON CAR WASH CATONSVILLE - 5717 BALTIMORE NATIONAL PIKE
CONCEPT ELEVATION - WEST

06.04.2024

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
1100 CATHEDRAL STREET, BALTIMORE, MD 21201
TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM



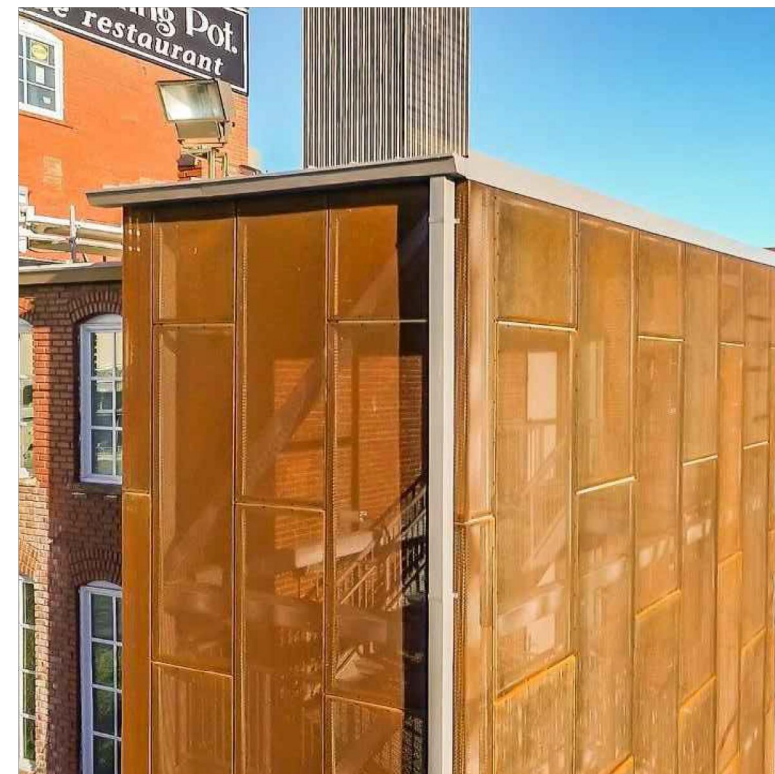
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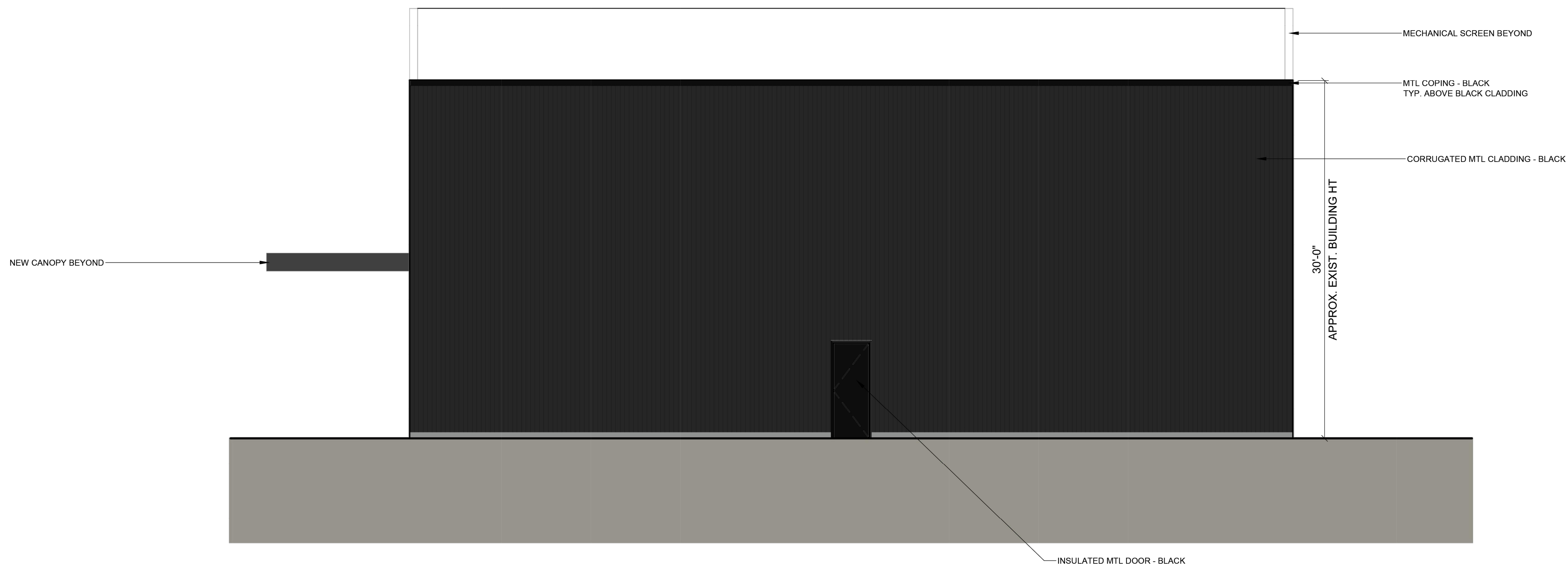
STL PANEL CLADDING - CORTEN



PERFORATED CORRUGATED MTL - BLACK



PERFORATED CORRUGATED MTL - CORTEN



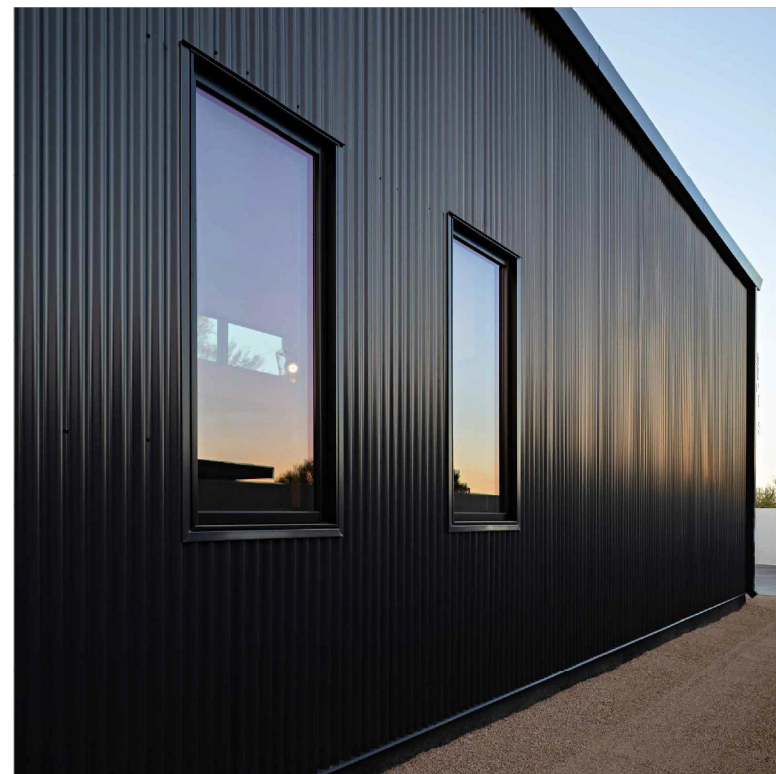
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NOT TO SCALE ON 11X17

PROJECT TITLE

CANTON CAR WASH CATONSVILLE - 5717 BALTIMORE NATIONAL PIKE
CONCEPT ELEVATION - SOUTH

06.04.2024

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
1100 CATHEDRAL STREET, BALTIMORE, MD 21201
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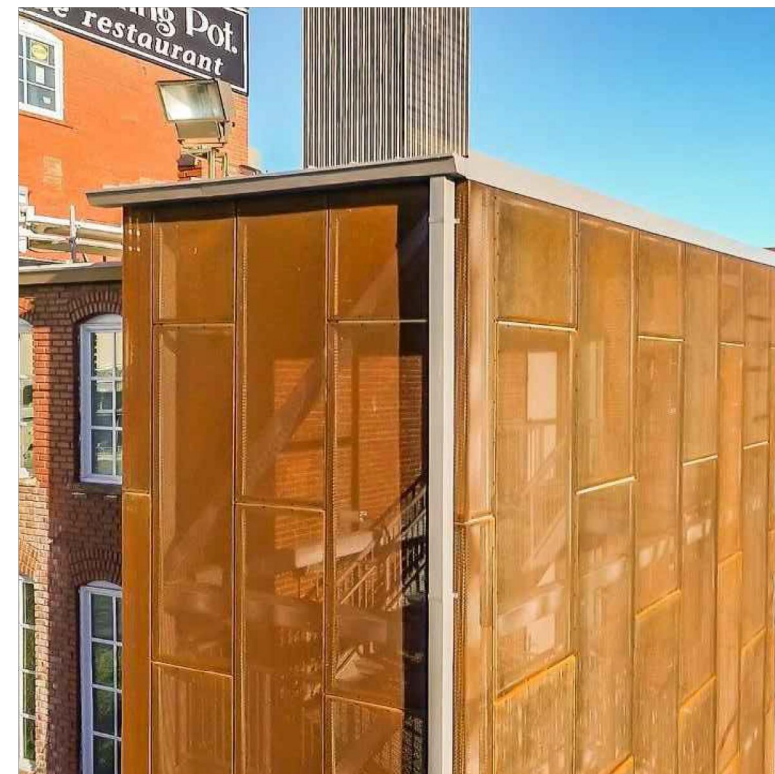
CORRUGATED MTL CLADDING - BLACK



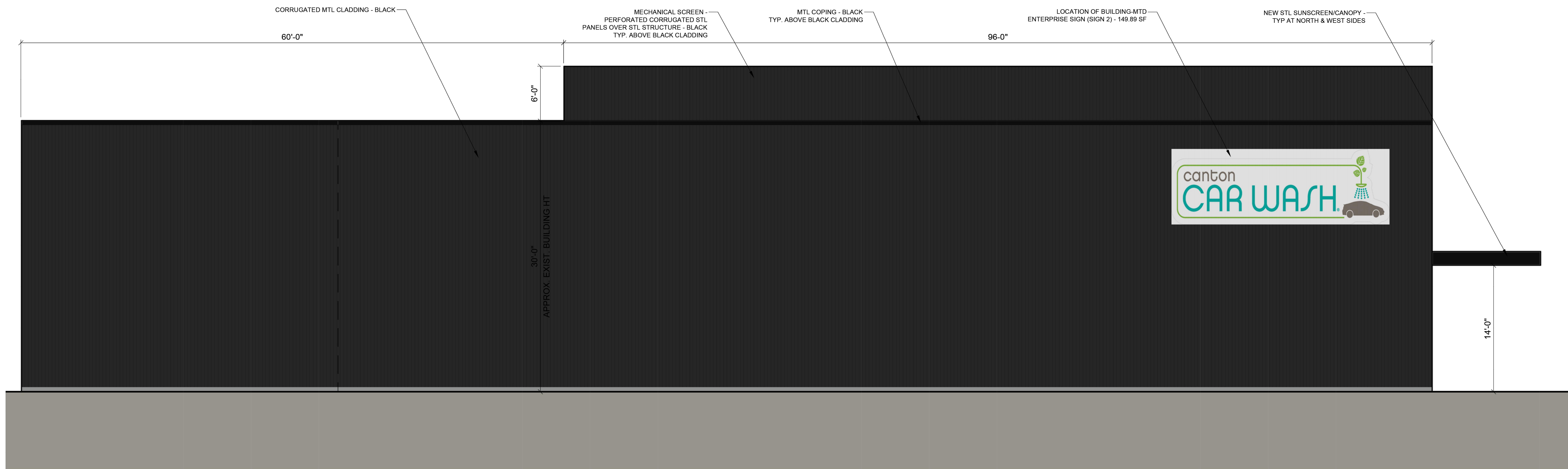
STL PANEL CLADDING - CORTEN



PERFORATED CORRUGATED MTL - BLACK



PERFORATED CORRUGATED MTL - CORTEN



SCALE : 3/16"=1'-0"
NOT TO SCALE ON 11X17

PROJECT TITLE

CANTON CAR WASH CATONSVILLE - 5717 BALTIMORE NATIONAL PIKE
CONCEPT ELEVATION - EAST

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