

IN RE: PETITIONS FOR SPECIAL	*	BEFORE THE
EXCEPTION AND VARIANCE	*	OFFICE OF
(10620 Reisterstown Road)	*	ADMINISTRATIVE HEARINGS
4 th Election District	*	
4 th Council District	*	FOR BALTIMORE COUNTY
CEC Tollgate, LLC,	*	
<i>Legal Owner</i>	*	
Petitioner	*	Case No. 2018-0096-XA

* * * * *

OPINION AND ORDER

By Opinion and Order, dated November 30, 2017, Administrative Law Judge John E. Beverungen granted with conditions Petitions for Special Exception and Variance for the development and use of the subject property as a full-service car wash and permitted the entrance and/or exit of a car wash to face an adjacent residentially-zoned property in lieu of the otherwise applicable general design standard for a car wash operation.

In accordance with Section 502.3 of the Baltimore County Zoning Regulations (“BCZR”), by letter, dated August 13, 2020, Jason T. Vettori, Esq. has requested an extension of the special exception approval for a period of two years, or until November 30, 2022. It is to be noted that a one-year extension, or until November 30, 2020, was previously granted by letter, dated August 13, 2020, by ALJ John E. Beverungen.

Counsel has indicated that a special exception for a car wash requires construction for its utilization, and that while negotiations to utilize the property for a car wash have proceeded in good faith since the November 30, 2017 Opinion and Order, the COVID-19 pandemic has complicated matters causing the legal owner/Petitioner practical difficulty or hardship.

NOW, THEREFORE, IT IS ORDERED this 21st day of **August, 2020**, pursuant to Baltimore County Zoning Regulations (“BCZR”) Section 502.3, that the expiration of the period of time for utilization of the Special Exception, be and hereby is extended for a two (2) year period, or until November 30, 2022.

Signed
PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw