

1012 ✓ MAP #12 ✓ 2/18/57 4063-X IN THE MATTER OF

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

LEWIS E. STENGEL

For a Special Exception

To The Zoning Commissioner of Baltimore County

Lewis E. Stengel
Legal Owner
Contract
Purchaser

herby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 577 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or be created thereon) hereinafter described for

An automobile service station

Beginning at a point on the eastern right of way of Merritt Boulevard, which point is 30 feet, more or less, from the intersection of the projection of the southern right of way line of Westfield Road and the projection of the eastern right of way line of Merritt Boulevard, and running thence S89°30'W 50 feet along said eastern right of way line of Merritt Boulevard; thence S70°30'W 100 feet; thence S70°30'W 150 feet; thence S90°17'W 117 feet to a point in the aforementioned southern right of way line of Westfield Road; thence southwesterly along said right of way, on a chord of an arc of 500 feet radius, S85°30'W 130 feet; thence S26°30'W 10 feet to point of beginning.

2/28/57
10 AM
Contract Purchaser
(1224) (1-21-57)
Lewis E. Stengel
25 W. HANNAH AVE
BALTIMORE, MD.
Legal Owner

Department of Public Works BUREAU OF LAND DEVELOPMENT Inter-Office Correspondence

From: CHIEF, B. L. DIVISION
To: CHIEF, B. L. DIVISION
Subject: Zoning Petition #1063-X
Merritt Boulevard and Westfield Road
District 12

This office has the following comments on the referenced application:

- This property is on a proposed right turn widening acceleration lane from Trappe Road and Wise Avenue. This is indicated on the attached plans #6 and #5. Due to its location on a turning lane, it will be given no access from Merritt Boulevard.
- Westfield Road does not exist and has not been approved for location by Baltimore County Planning Commission. There has been a tentative study made of this area but no plat is recorded to indicate the existence of Westfield Road.
- Merritt Boulevard is still in the final approval and right of way phase of processing. Bureau of Engineering can give no tentative date for contract.
- If Westfield Road is located as indicated on the plat submitted for zoning, it is probable that it will be a one-way street east only with no access from the southbound lane of Merritt Boulevard. The question of location of Westfield Road is subject to a study of the entire commercial tract. This will be the subject of comment from the Office of Planning.
- Detailed plans for the entire commercial area should be submitted for approval prior to approval for zoning exception.

George R. Lewis
CHIEF - PERMIT SECTION

CC: Mr. Stirling (Planning)

ORDERED BY the Zoning Commissioner of Baltimore County this 28th day of January, 1957, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 27th day of February, 1957, at 10 o'clock A.M.

Upon hearing on the above petition for a special permit to use the property described therein as a Gasoline Service Station and it appearing that the safety, health and the general welfare of the community not being disadvantageously affected, the said special exception should be granted, therefore:

It is this 16th day of December, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception be and the same is hereby granted, subject, however, to the submission of a plan for the development of said property by the Office of Planning and the Bureau of Land Development.

It is this 21st day of November, 1958, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception granted on December 16, 1957 is hereby extended to expire on December 16, 1959.

William H. Adams
Zoning Commissioner
of Baltimore County

William H. Adams
Zoning Commissioner
of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning
To: William H. Adams, Zoning Commissioner
Subject: Zoning Petition #1063-X

Special Exception for Gasoline Service Station. Beginning at Southeastern corner of the right of way limits of Merritt Boulevard and Westfield Road. Approximately 2 acre. 12th District. Hearing, February 22, 1957.

This Gasoline Service Station proposal cannot at present be approved for access at the building permit stage, due to uncertainties about Westfield Road which can be corrected with the help of the Petitioner. We thus urge that you delay your decision until the Petitioner and County departments have arrived at a firm plan for Westfield Road.

Access for the Filling Station to Merritt Boulevard is impossible, due to limited access provisions. Westfield Road, as shown on the plat, has no status; it is only a paper street in an abandoned plan for a residential subdivision. The area of the former residential subdivision has been redesignated to Commercial Zoning and both the proposed Filling Station and Westfield Road, as shown, lie within this area.

If Westfield Road is built as indicated, present thinking as to reordering of traffic movement at the Trappe Road, Wise Avenue, Merritt Boulevard intersection will require Westfield Road to be a one-way street east-bound, but access to it for the proposed Gasoline Service Station may be possible. However, the question whether this proposed street will ever be a reality is bound up with the whole design of the larger tract of land of which the subject tract is a subdivided part. In addition, the access needs and traffic flow of the rest of the commercial area must be considered in relation to the Filling Station. It is necessary that the Petitioner present the design of the whole commercial area as a subdivision before access to the Filling Station can be worked out and approved.

ONG:gh

\$25.00

RECEIVED of Lewis E. Stengel, petitioner, the sum of Two (\$25.00) dollars to cover cost of advertising the property situate on the Southeast corner of Merritt Boulevard and Westfield Road, Twelfth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

td

February 21, 1957

\$25.00

RECEIVED of Lewis E. Stengel, petitioner, the sum of Twenty-five (\$25.00) dollars, being cost of petition for Special Exception, advertising and posting property on the Southeast corner of Merritt Boulevard and Westfield Road, Twelfth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, February 27, 1957
at 10:00 A. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

61628-814-3
61628-814-3

OFFICE OF THE BALTIMORE COUNTIAN THE COMMUNITY NEWS Baltimore, Md. THE HERALD-ARGUS Catonville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

February 14, 1957.
THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 3 successive weeks before the 14th day of February, 1957, that is to say the same was inserted in the issue of

February 8 and 15, 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12
Date of Posting 2-12-57
Posted for: Special Exception for a Gasoline Service Station
Petitioner: Lewis E. Stengel
Location of property: Southeast corner of Merritt Blvd and Westfield Rd.
Location of Signs: Southeast corner of Merritt Blvd and Westfield Rd.
Remarks:
Posted by: George R. Lewis
Date of return: 2-12-57

