

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 17, 1994

Michael Lynch
Secretary/Treasurer
R&L Enterprises, Incorporated
9430 Baltimore National Pike
Ellicott City, MD 21042

RE: 7707 Westfield Road
Building Permit #B-208409
12th Election District

Dear Mr. Lynch:

Your letter to Arnold Jablon, Director of ZADM, dated September 28, 1994 has been referred to me for reply. Zoning case #68-94-X was a special exception granted for a car wash. The setbacks of the existing car wash building differ with those shown on the hearing plan for the proposed car wash. Your request is to build a 12-foot by 15-foot addition onto the existing building (an expansion of 8.3%).

Based on a review of the current and hearing site plans, your request that the proposed office addition be approved within the spirit and intent of case #68-94-X will be granted.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Very truly yours,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", written in a cursive style.

John J. Sullivan, Jr.
Planner II

JJS:scj

cc: zoning case #68-94-A



PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Walter Stengel, Sr. and his wife, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to _____ zone for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Walter Stengel, Sr. Petitioner's Attorney
 Penelope B. Stengel, Petitioner's Attorney
 John P. Stengel, Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1967, at 11:00 o'clock



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 17, 1967
 FROM: George C. Cavrelli, Director of Planning
 SUBJECT: Petition #68-94-X, South side of Westfield Road 140 feet East of Merritt Boulevard. Petition for a Special Exception for a Car Wash. Lewis E. Stengel - Petitioner

The planning staff of the Office of Planning and Zoning will offer no comment with regard to the establishment of a car wash at the subject location. We note, however, that the site plan submitted by the petitioner does not comply with the requirements of Subsection 419.1 of the Zoning Regulations and is not approvable under Subsection 419.3. Among other deficiencies, the capacity of the car wash is not indicated and there do not appear to be enough on-site vehicle waiting spaces. Also, a fence with landscaping, as well as the plant screening, will be required along the southerly property line.



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 12th Date of Posting: Oct. 11, 1967
 Posted for: Hearing Monday, Oct. 22, 1967, at 11:00 A.M.
 Petitioner: Lewis E. Stengel
 Location of property: S/Westfield Road 140 E. of Merritt Blvd.
 Location of Signs: 1 Sign at Westfield Rd. 140 E. of Merritt Blvd. 1 Sign at Merritt Blvd. at corner of property from Merritt Blvd.
 Remarks: Daniel V. Rose
 Posted by: Daniel V. Rose Date of return: Oct. 17, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of _____, 1967.

John G. Rose, Zoning Commissioner
 Petitioner: Lewis E. Stengel
 Petitioner's Attorney: Co. John Stengel
 Reviewed by: Daniel V. Rose, Chairman of Advisory Comm.

ORDER RECEIVED FOR FILING DATE 11/19/67 J.C. HARRIS

LARRY E. STENGEL, 575 WESTFIELD RD., 140 E. OF MERRITT BLVD., BALTIMORE, MD. 21204

X-4689

MAY FILED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the petitioner has complied with all requirements of Sect. 502.1 of the Balto. Co. Zoning Regulations, also there must be strict compliance with Section 419 of said Regulations and in particular Sec. 419.3: Sec. 419.3. The site plan must be approved by the Traffic Engineer of Baltimore County, the Department of Public Works, and the Office of Planning and Zoning of Baltimore County.

A Special Exception for a Car Wash should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1967, that the herein described property or area should be and the same is hereby reclassified from _____ to _____ and the same is hereby granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

William G. Ulrich, Jr.
 Registered Land Surveyor
 18 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

PURPOSE OF ZONING ONLY
 SPECIAL EXCEPTION FOR A CAR WASH

Beginning for the same on the south side of Westfield Road at the distance of 140.00 feet more or less easterly from the intersection of the south side of Westfield Road with the east side of Merritt Boulevard running thence and binding on the south side of Westfield Road by a line curving southeasterly toward the left having a radius of 880.00 feet a distance of 69.03 feet thence binding on a line connecting the south side of Westfield Road to the west side of Weldon Road south 42 degrees 26 minutes east 26.75 feet to the west side of Weldon Road thence binding on the west side of Weldon Road the two following courses and distances viz: south zero degree 26 minutes 50 seconds east 60.04 feet and by a line curving southerly toward the left having a radius of 320 feet a distance of 89.36 feet thence leaving Weldon Road and running south 73 degrees 33 minutes 10 seconds west 173.68 feet thence running north 16 degrees 27 minutes west 69.00 feet to land leased by Lewis E. Stengel et al to Shell Oil Company running thence and binding on said land north 73 degrees 33 minutes 10 seconds east 80.00 feet and north 3 degrees 54 minutes 40 seconds east 137.93 feet to the place of beginning.

3271
 BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE TOWSON, MARYLAND 21204

INVOICE No. 49612 DATE: Oct. 9, 1967

TO: Walter Stengel, 463 Parkside Drive, Baltimore, Md. 21206

QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT	COST
1	Petition for Special Exception for Lewis Stengel #68-94-X	50.00	
1	Advertising and posting of property for Lewis Stengel #68-94-X	50.00	
1	Advertising and posting of property for Lewis Stengel #68-94-X	50.00	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE TOWSON, MARYLAND 21204

INVOICE No. 49664 DATE: Nov. 3, 1967

TO: Walter Stengel, 463 Parkside Drive, Baltimore, Md. 21206

QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT	COST
1	Advertising and posting of property for Lewis Stengel #68-94-X	54.77	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

October 2, 1967
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204

G. John Searle, Esq.,
 3 E. Lexington Street
 Baltimore, Maryland 21202

SUBJECT: Special Exception for Lewis E. Stengel located S/W of Westfield Road, East of Merritt Blvd., 12th District (Item 5, September 26, 1967)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING:
 Water - Existing 10" water in both Westfield and Weldon Roads
 Sewer - Existing 10" sanitary sewer in Westfield Road

HEALTH DEPARTMENT: Since public water and sewer are available to this site, this office has no comment.

STATE ROADS COMMISSION: Since there are no state roads involved, this office has no comment.

BUREAU OF TRAFFIC ENGINEERING: The plan as shown appears to be satisfactory, provided the owner of the proposed site has legal access to the area marked.

ZONING ADMINISTRATION DIVISION: If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans before they are submitted to the Office of Planning and Zoning. The Director and/or the appropriate members of the requested zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:
 Project Planning Division
 Bureau of Fire Prevention
 Building Engineer
 Board of Education
 Industrial Development

Very truly yours,
 JAMES E. DYER, Principal Zoning Technician

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 12th, 1967

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 10th day of October, 1967, the first publication appearing on the 12th day of October, 1967.

THE JEFFERSONIAN,
 Manager

Cost of Advertisement, \$ _____

PERMISSION FOR A SPECIAL EXCEPTION
 ZONING: Public for Special Exception for a Car Wash.
 LOCATION: South side of Westfield Road 148.00 feet East of Merritt Boulevard.
 DATE & TIME: MONDAY, OCTOBER 26, 1967 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Resolutions of Baltimore County, will hold a public hearing on the Petition for Special Exception for a Car Wash.

All that parcel of land in the Twelfth District of Baltimore County.

Beginning for the same on the south side of Westfield Road at the distance of 148.00 feet more or less easterly from the intersection of the south side of Westfield Road with the east side of Merritt Boulevard, thence and bounding on the south side of Westfield Road to a line curving southeasterly toward the left having a radius of 148.00 feet and distance of 103 feet thence bounding on a line connecting the south side of Westfield Road to the west side of Weldon Road south 26 degrees 26 minutes east 26.25 feet, to the west side of Weldon Road thence bounding on the west side of Weldon Road the two following courses and distances vizi south zero degrees 24 minutes 26 seconds east 68.04 feet and by a line curving southerly toward the left having a radius of 207 feet a distance of 20.26 feet thence leaving Weldon Road and running south 73 degrees 33 minutes 19 seconds east 172.68 feet thence running north 16 degrees 27 minutes west 69.02 feet to land owned by Lewis E. Stengel et al to Shell Oil Company running thence and bounding on said land north 72 degrees 32 minutes 50 seconds east 86.00 feet and north 5 degrees 54 minutes 43 seconds east 172.26 feet to the place of beginning.

Being the property of Lewis E. Stengel, as shown on plat plan filed with the Zoning Department.
 Hearing Dates: Monday, October 26, 1967 at 11:00 A.M., Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
 JOHN G. BONE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., October 11, 19 67

THIS IS TO CERTIFY, that the annexed advertisement of "Lewis E. Stengel" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 10th day of October 19 67; that is to say, the same was inserted in the issues of 10-11-67

Stromberg Publications, Inc.
 Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

