

74-218-2 74-218-6 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George H. Langenfelder, Legal Owner, of the property situated 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 re-classified, pursuant to the Zoning Law of Baltimore County, from ML zone to an BR zone; for the following reasons:

Error in the Zoning Classification of ML placed on the property by the Zoning Map, which error is more fully described in the Memorandum filed herewith and for changes in circumstance and in the neighborhood since adoption of the Zoning Map, which change is more fully described in the Memorandum filed herewith.

See attached description

Under the Special Exception, under the Zoning Law and the Zoning Regulations of Baltimore County, the herein described property shall be used for the following purposes:

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

I, or we, agree to pay expenses of above re-classification 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.

By George H. Langenfelder, President, Legal Owners

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By George H. Langenfelder, President, Legal Owners

CSK, III/LK
9/25/73

PETITION FOR RECLASSIFICATION : BEFORE THE
FROM ML TO BR ZONE (Property : ZONING COMMISSIONER
located on Northwest side of :
Pulaski Highway near the : FOR BALTIMORE COUNTY
Baltimore County Beltway in :
the Fifteenth Election District :
:

MEMORANDUM

The existing ML classification as established by the Baltimore County Zoning Map on the land for which reclassification is requested, is erroneous for the following reasons, among others:

1. Subject tract, fronting on Pulaski Highway and in close proximity to the Baltimore County Beltway is well serviced by area roads and enjoys excellent access. Reclassification, as proposed, would not place an undue burden on any such area roadways.

2. A use identical to that for which the reclassification is requested is currently in existence on the tract of land adjacent to subject tract to the northeast.

3. A number of tracts of land fronting on Pulaski Highway and in close proximity to subject tract are currently zoned BR.

4. The tract of land is susceptible to BR use but is not suitable by reason of location, topography and economics within the ML classification.

Changes which have occurred in the area since adoption of the Zoning Map are as follows:

1. The tract is bounded on the southwest by the proposed Patapsco Freeway. Rights-of-way have been acquired by the State Highway Administration and construction of such Freeway is imminent.

ROYSTON, MUELLER,
THOMAS & MCLEAN
100 W. PENNA. AVE.
TOWSON, MD. 21204
223-1800

2. Rights-of-way have been acquired by the State Highway Administration for the relocation of Golden Ring Road, which road will serve as a northeastern boundary of the property for which reclassification is requested.

3. The imminent construction of these two major area roads will result in the six plus acres of land owned by your Petitioners being bounded on three sides by major roads. Such location is not appropriate for ML development, but is well suited to the requested BR development.

4. The interposition of the Patapsco Freeway and relocation of Golden Ring Road will isolate the tract and buffer surrounding land uses from the use proposed for the subject tract.

5. Since adoption of the Map, the Baltimore County Beltway has been improved and extended to the southeast, thus providing even better access to the site.

For the above reasons, your Petitioners request that the change to BR be granted inasmuch as such zoning classification represents the most appropriate and best use to which the subject tract can be put.

W. Lee Thomas
Attorney for Petitioners

-2-

JAMES S. SPANER & ASSOCIATES
PROFESSIONAL ENGINEER & LAND SURVEYOR
8017 YORK ROAD - TOWSON, MD. 21204

W.O.L. Property of C. J. Langenfelder & Son, Inc. SHEET 1 OF 1
DATE 9-15-73 Northwest Side of Pulaski Highway FILE

Beginning for the same at a point on the northwest side of Pulaski Highway (150 feet wide) opposite Center Line Station 119 + 05 as shown on State Roads Commission of Maryland Plat No. 31254, where it is intersected by the east-west side of Patapsco Freeway (300 feet wide), and running thence thence on said east-west side of Patapsco Freeway as shown on S.R.C. Plat No. 31253, 31254 and 31255, (1) North 119° 34' 25" East 110.78 feet to a point of curvature opposite Patapsco Freeway Center Line Station 79 + 61.16(2) thence by a line curving to the left with a radius of 5879.58 feet the distance of 792.24 feet and a chord bearing North 109° 40' 39" East 792.24 feet to intersect the last or North 76° East 67.7 feet line of the parcel of land which by a deed dated April 27, 1962 and recorded among the Land Records of Baltimore County in Liber J.L.R. No. 3995 folio 623 was conveyed by Minnie A. Bohlen, et al to C. J. Langenfelder & Son, Inc. thence thence on a part of said last line (3) North 73° 23' 15" East 312.63 feet to intersect the west-west line of the line of delineated Golden Ring Road at the distance of 43.37 feet measured reversely along said last line of said conveyance from a stone heretofore set at the beginning of said conveyance, thence thence on said west-west line of said line, (4) South 00° 22' 19" East 44.09 feet, (5) South 78° 31' 57" East 103.47 feet, (6) South 31° 52' 57" East 51.62 feet, (7) South 129° 50' 12" East 16.89 feet, (8) South 17° 17' 59.3" East 120.51 feet and (9) South 22° 31' 04" East 139.17 feet to intersect the aforementioned northwest side of Pulaski Highway opposite Center Line Station 125 + 00, thence thence on said northwest side of Pulaski Highway by a line curving to the right with a radius of 25389.79 feet the distance of 691.36 feet and a chord bearing South 50° 15' 02" West 697.34 feet to the place of beginning.

Containing 6.583 acres of land more or less.

Subject to the slope easements shown on S.R.C. Plat No. 31273.

Subject also to the right of way granted to Consolidated Gas, Electric, Light and Power Co. by the following three deeds:
1. From Frederick J. Bohlen and wife, 7-15-1930, L.M.L.V. 856 f. 257.
2. From Frederick J. Bohlen and wife, 2-10-1951, G.L.N. 1921 f. 444.
3. From John G. Bohlen and wife, 4-11-1951, G.L.N. 1933 f. 584.

Being parts of the three following deeds:
1. State Roads Commission of Maryland to Frederick J. Bohlen and wife dated 2-28-1936 and recorded in G.W.L.R. No. 972 folio 287.
2. George H. Langenfelder, et al, to George H. Langenfelder dated 6-25-1946 and recorded in R.V.L. No. 1159 folio 424.
3. Minnie A. Bohlen, et al, to C. J. Langenfelder & Son, Inc. dated 4-27-1962 and recorded in W.J.R. No. 3985 folio 623.



Wm. C. Spitzer

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

100 W. PENNA. AVE.
TOWSON, MARYLAND 21204
223-1800

November 26, 1973

W. Lee Thomas, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Reclassification Petition
High Zoning Cycle - Item 6
George H. Langenfelder &
C. J. Langenfelder & Son, Inc., -
Petitioners

Dear Mr. Thomas:

I am in receipt of additional or revised comments from the enclosed zoning advisory committee member(s) with regard to your petition. Please read and add these comments to those previously sent to you. Should revised site plans be required as a result of these comments, please endeavor to have them filed prior to the hearing.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD
(Enclosure(s))

Maryland Department of Transportation
State Highway Administration

October 10, 1973

Mr. S. Eric Di Nenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Baltimore County
Sixth Zoning Cycle, Oct. 1973
Property Owner: George H. Langenfelder & C. J. Langenfelder & Son, Inc.
Location: N. W. / S. Pulaski Highway, RTS 40 1300 ft. S. 2 from Golden Ring Road
Existing Zoning: M. L.
Proposed Zoning: B. R.
No. of Acres: 6.583 Acres
District: 15 th

ATTENTION: Mr. John J. Dillon

Dear Mr. Di Nenna:

The entire frontage of the subject site must be improved with curbing and paving. A standard left turn storage lane must be constructed at the median crossover. The plan must be revised prior to the hearing.

The entrances will be subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic count for this section of Pulaski Highway is 30,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering "Access Permits"
By: J. Meyers

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 6
6th Zoning Cycle

W. Lee Thomas, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this _____ day of _____ 1973

W. Lee Thomas
Zoning Commissioner

Petitioner: George H. Langenfelder & C. J. Langenfelder & Son, Inc.
Petitioner's Attorney: W. Lee Thomas
By: James S. Spaner & Associates
8017 York Road, Towson, MD. 21204

Chairman,
Zoning Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of March, 1974, that the herein described property or area should be and the same is hereby reclassified from a M.L. Zone to a B.R. Zone, effective on and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, 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 197 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 and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 19, 1973

COUNTY OFFICE BLDG.
131 W. Chesapeake Ave.
Towson, Maryland 21204

ALDRMAN
BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF
TRAFFIC PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

M. Lee Thomas, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
6th Zoning Cycle
Item 6
George H. Langenfelder &
C. J. Langenfelder & Son, Inc. -
Petitioners

Dear Mr. Thomas:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northwest side of Pulaski Highway, 1300 feet south of Golden Ring Road, in the 15th District of Baltimore County.

This property is presently zoned Manufacturing, Light and is requesting a Reclassification to Business Roadside. The present use of the property is that of a contractor's storage yard, which houses much of the machinery, trucks, tractors, etc., owned by the petitioner.

The offices of the petitioner are directly across Pulaski Highway from the subject property. Petitioner proposes to develop this property with a new and used car sales office.

M. Lee Thomas, Esq.
Re: 6th Zoning Cycle
Item 6
November 19, 1973

The plan in general is correct in indicating the proposed Potapoco Freeway. However, particular attention should be paid to the comments of the State Highway Administration and the Department of Traffic Engineering. Furthermore, the petitioner is advised that a variance may be required from Section 238.4, which states "Storage and display of materials, vehicles and equipment are permitted in the front yard but not more than 15 feet in front of the required front building line."

Since Pulaski Highway is a dual lane road the setback, the setback for the front building line is 50 feet from the property line, this would mean that display of vehicles would not be permitted closer than 35 feet from the property line. Secondly, a revised site plan that indicates the parking spaces and the specific type of screen fence around it - parking area, and disabled motor vehicles should be noted.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, November 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well

M. Lee Thomas, Esq.
Re: 6th Zoning Cycle
Item 6
November 19, 1973

in advance of the date and time.

Very truly yours,
John J. Dillon, Jr., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosure

cc: James S. Spamer & Associates
8017 York Road
Towson, Maryland 21204

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

October 18, 1973

Bureau of Engineering
ELLISWORTH N. DYER, P.E. CHIEF

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #6 (October 1973-April 1974 - Cycle VI)
Property Owner: George H. Langenfelder & C. J. Langenfelder & Son, Inc.
N/S Pulaski Hwy., 1300' S/S from Golden Ring Rd.
Existing Zoning: M.L.
Proposed Zoning: B.R.
No. of Acres: 6.5853 Acres District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Pulaski Highway (Route 40 East) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Potapoco Freeway and Relocated Golden Ring Road are part of planned future major facility construction.

Storm Drains

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #6 (October 1973-April 1974 - Cycle VI)
Property Owner: George H. Langenfelder & C. J. Langenfelder & Son, Inc.
Page 2
October 18, 1973

Sanitary Sewer and Water

Public sanitary sewer and water are available to serve this property.

Very truly yours,

Ellisworth N. Dyer, P.E.
Chief, Bureau of Engineering

END:FAM:CDM:as

1-W Key Sheet
12 SE 23, 24
13 SE 23, 24 Pos. Sheets
15 SE 23, 24 Topo

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. DIRECTOR
Wm. T. MELZER DEPUTY TRAFFIC ENGINEER

October 25, 1973

Mr. S. Eric DiNenna
County Office Building
Towson, Maryland 21204

Re: Item 6 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: C.J. Langenfelder and Son, Inc.
Northwest side of Pulaski Highway, 1300 feet south of Golden Ring Road
B.R.
District 15

Dear Mr. DiNenna:

The subject petition can be expected to increase in trip density from 650 to 3000 trips per day. This in itself would not create a major problem to Pulaski Highway. However, with the increased volumes anticipated when the Golden Ring Mall Shopping Center, now under construction, is opened, it is anticipated that access to and from this site will be difficult.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

Baltimore County Fire Department

J Austin Deitz
Chief



Towson, Maryland 21204
873-7510

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: George M. Langenfelder & C. J. Langenfelder & Sons, Inc.
Location: NW/S Pulaski Hwy, 1300 ft. SE from Golden Ring Rd.

Item No. 6
Zoning Agenda Tuesday, October 2, 1973

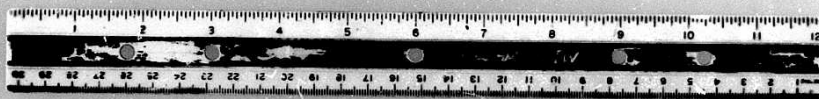
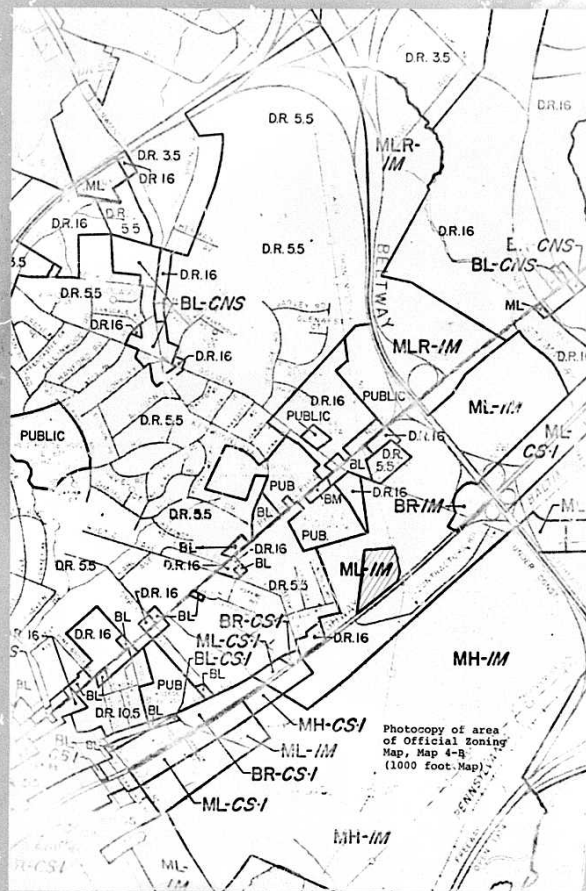
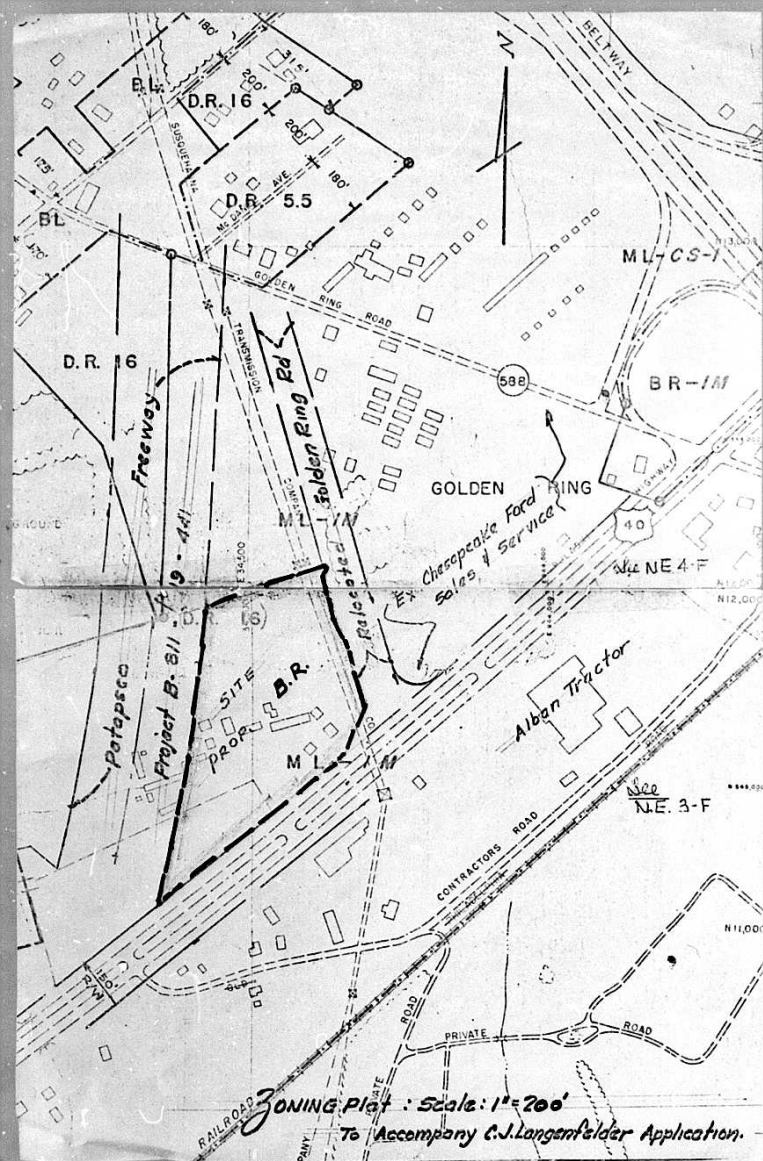
Gentlemen:

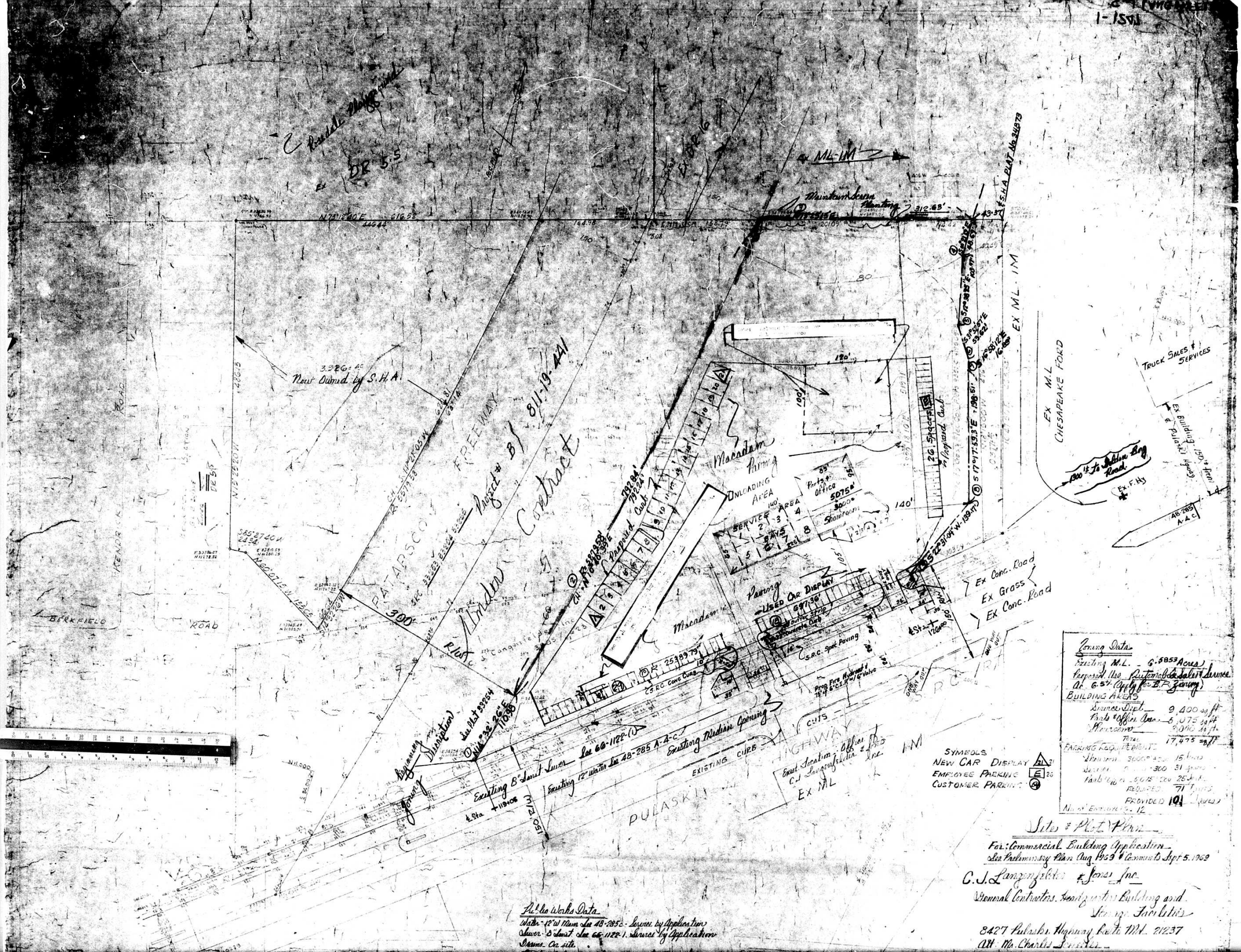
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

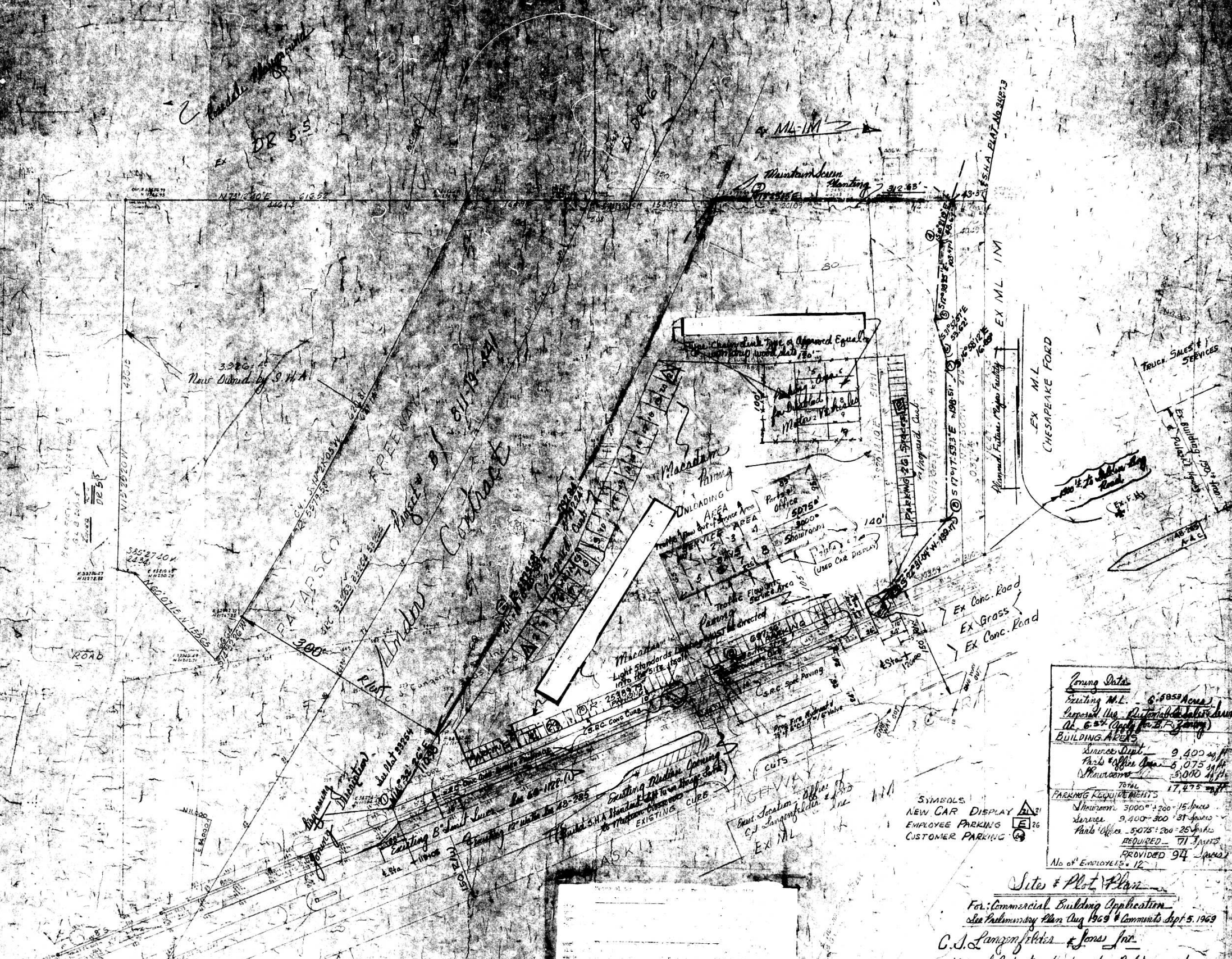
- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works, & existing hydrant
- () 2. A second means of vehicle access is required for the site. shown.
- () 3. The vehicle dead-end condition shown at
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H. DiNenna Kelly
Spec Inspection Division
Noted and Approved: Deputy Chief
Fire Prevention Bureau

mis
4/16/73







Summary Data

Existing M.L. - 6.6853 Acres
 Proposed Use - Automobile Sales Service
 At 6.5% (Apply for B.F. zoning)

BUILDING AREAS

Service Dept.	9,400 sq ft
Parts Office Area	5,075 sq ft
Showrooms	5,000 sq ft
TOTAL	17,475 sq ft

PARKING REQUIREMENTS

Showroom	3000' x 200' = 15 spaces
Service	9,400' x 300' = 31 spaces
Parts Office	5,075' x 200' = 25 spaces
REQUIRED	71 SPACES
PROVIDED	94 SPACES

No. of Employees - 12

SYMBOLS:
 NEW CAR DISPLAY
 EMPLOYEE PARKING
 CUSTOMER PARKING

Site & Plot Plan
 For Commercial Building Application
 See Preliminary Plan Aug 1969 & Comments Sept 5, 1969
C.S. Langenfelder & Sons Inc.
 General Contractors, Headquarters Building and
 Storage Facilities
 8427 Pulaski Highway, Suite M.L. 21237
 Attn: Mr. Charles Schaefer

Public Works Data
 Date - 12/11/69
 Source - 12/11/69, 12/11/69, 12/11/69
 Source - 12/11/69, 12/11/69, 12/11/69