TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

£ 242

County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the numing status of the herein described property be re-classified, pursuant

County, to use the herein d' stribed property, for A Service Garage, in a P.J. 2000.

Property is to be posted and adve: issed as prescribed by Zoning Regu I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising porting, etc., upon filing of this petition, and further agree to and are to be bound by the soning

Address ShO2 Belair Road Baltimore, Maryland 21236 Protestant's Attorney

197 %, that the subject matter or this periods to experience a quired by the Zoning Law of Baltimore County, in two newspapers of general dreutsjoes in throughout Baltimore County, that property be posted, and that the public bearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21th . 1978 ... at 10:000'-lock A. M.

Batarak

10.00 F.W. 1/24/18 RE: PETITION FOR SPECIAL EXCEPTION NW/S of Belair Rd., 400' NE of Dunfield Rd., 11th District

REFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

JOSEPH G. WESTERMAN, et ux, : Case No. 79-18-X

ORDER TO ENTER APPEARANCE

Mr . Commissione

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, 1 hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any praliminary or fine. Order in connection therewith.

Peter May Emmunas Peter Max Zimmerman Deputy People's Counse

De was dumment John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 491-2188

I HEREBY CERTIFY that on this 14th day of July, 1978, a copy of the aforegoing Order was mailed to Mr. and Mrs. Joseph G. Westerman, 8402 Belair Road, Baltimore, Maryland 21236, Peritioners.

> - Warner II John W. Hessian, III



S. ERIC DINENNA ZONING COMMISSIONER George J. Martinak Deputy Zoning Commis

August 15, 1978

Mr. & Mrs. Joseph G. Westerman 8402 Belair Road Baltimore, Maryland 21236

> RE: Petition for Special Exception NW/S of Belair Road, 400 NE of Dunfield Road - 11th Flection District
> Joseph G. Westerman, effux -Petitioners NO. 79-18-X (Tree No. 242

Dear Mr. & Mrs Westerman

I have this cate passed my Order in the above referenced matter, in accordance with the attached.

GIM:nr Attachment

> cc: John W. Hessian, III, Esquire People's Counsel

EVANS, HAGAN & HOLDEFER, INC. 9013 RELAIR BOAD / BALTIMORE MD 21236 (301) 648-1501 Hay 8, 1978

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION IN A BL ZONE FOR A SERVICE GARAGE.

11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the Northwesternmost side of Belgir Road (60 feet wide) at a point distant 400 feet more or less, measured Northeasterly on said Northwesternmost side of Beleir Road from a point formed by the intersection of the said Northwestermost side of Belsir Road and the centerline of Dunfield Road, thence leaving said place of beginning and said Northwesternmost a de of Belair Road and running the " "ollowing courses and distances, viz. (1) North 39 degrees 11 minutes Fest 160 feet, thence (2) North 50 degrees 49 minutes East 280 feet and thence (3) South 39 degrees 11 minutes East 160 feet to the Northwesternmost side of Belair Road thence running and Dinding thereon (4) South 50 degrees 49 minutes West 280 feet to the place of beginning.

Containing 1.03 acres of land, more or less. THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED

Qui Maiste

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

July 11, 1978

TO S. Eric DiNenna, Zoning Commissioner Leslie H. Granf, Director of Planning

TTEM 242
Petition #79-18-X. Petition for Special Exception
Totaltwers side of Betain Roos; 400 feet Northerst of Dunfield Rd.
Petitioner - Loseph G. and Frances A. Westerman

11th District

ORDER RECEIVED FOR FILING

-HEARING: Monday, July 24, 1978 (10:00 A.M.)

The proposed use would not be inappropriate here. If granted, access should be limited as requested by the State Highway Administration's representative on the Zoning Advisory Correlitive. Future, setelli, of landscaping should be substituted to the Division of Current Propriating and Development for their review and accords.

LHG:JGH:rv

Maryland Department of Transportation State (ighway Administration

Harry R. Hughes Bernard M. Evans

July 21, 1976

Mr. Cherles Mestermen 5210 Kenwood Avenue Baltimore, Maryland 21237

Dear Mr. Hesterman:

In regards to our conversation on July 21, 1978, this is to verify that the practing and installation of a feed of the process of the second of a feed of the feed of the point approximately 350 feet, plus or minus morth, will begin the week of July 24, 1978.

We hope that this action will correct the unter run off problem that you and your neighbors are experiencing.

Many B. Ewers Bory B. Ewers Highway Maintenance Supervisor

666:m1

BALTIMORE COUNT ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION CON

Mr. & Mrs. Joseph G. Westerman 8402 Belair Road Baltimore, Maryland 21236 Item No. 242 BALTIMORE COUNTY OFFICE OF PLANNING & CONING County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204 Your Petition has been received and accepted for filing this 16th day of May 677978.

P.O. Box 717 / 300 West Preston Street, Buildingre, Maryland 21203

1013 Belair Road Maryland 21236

Chairman, 7-ning Plans Advisory Committee

Pursuant to the advertisement at appearing that by recent of A County Zueing Regulations	e posting of preparity, and public proseducements of ferrings burden been made.	haring in the state (Canada Canada Canada
77740.		CONTRACT OF SECTION	
	Carried State of Stat		
	<u> </u>		
J			
Special Exception for a	operica partico		e granted.
THE OCCUPANT OF STREET	ng Communicationer of Bullimore C	· · · · · · · · · · · · · · · · · · ·	
Million 6 5 Antonio Contactor Contac	STEED TO SEE STEED THE SECOND	d Special Encoption	
	PED, from and after the d	AD SERVED AND ADDRESS.	SEA THE SECTION OF THE PERSON
to a approval of a site pl		A A	100000000000000000000000000000000000000
ment of Public Works, the	diameter carried adopted purpose	to Designation of T	raffic Es
gineering, and the Office	Deliver The Co	1/1/10	County
am Zoning, to include lan	decaping ap	7	10
Pursual by the Division of C	Current Planning and Deve at, pesting of property and put	eligement. His hearing on the she	re pullion
and it appearing that by reason o	Table Public	cetheoch	3
book 13 . S.O.	, mystak		
- 1736 - 1736 - 1736			
			- 21-0
Andreas equations	economic and	2 3407	
the above re-classification should	NOT BE HAD, and/or the S	ocial Exception should	NOT BE
TA GRANTED	Commissioner of Baltimers Con	Supplied At the South	nol .
IT IS ORDERED by the Zoni	int Commissioner of Baltimore	County this	oo
-damagna and contract of the c	that the above re-clas-tifest	PART MAY SHALL SO WAS AND	is hereby
DENIED and that the above does	crited property or area be and t		
to results 4		he Special Exception for	COMMON TO
•	be .	and the same is here!	y DENTED
DETERMINE			
offinity soor of Saltimers County	OR gestion Transfer	ommissioner of Builtimo	- Counts

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COURTY OFFICE SLDG. 111 W. Chemapeake Ave. Tousen, Maryland 21204

Bureau of Engineering Department of Traffic Engineering Bureau of Fire Prevention Project Planning Building Departm

Board of Education Zonine Administrati Industrial Development

Inle 13, 1978

Mr. & Mrs. Joseph G. Westerman 8402 Belair Road Baltimore, Maryland 21236

RE: Special Exception Item No. 242 Petitioner - Westerman

Dear Mr. & Mrs. Westerms

The Zoning Plans 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 of intended to indicate the appropriateness of the soning action requested, but to assure that all parties are raised eware of plins or problems with regard to the development plans that may have a bearing on this cases. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested coming.

The subject property is currently zoned B. L. and is improved with a retail sales outlet and individual dwelling. Bucause of your proposal to convert the existing building to a service garage, this Special Exception is required.

Revised plans reflecting the comments of the State Highway Administration and the Department of Traffic Engineering <u>must</u> be submitted prior to the scheduled hearing date. In addition you're advised to pay particular attention to those comments of the Depart-ment of Permits and Licenses.

Mr. & Mrs. Westerman Page 2 July 13, 1978

This petition is accepted for filing on the date of the envisees filing certificate. Notice of the hearing date and time, which be held not less than 30 nor more than 90 days after the date on a filing certificate, will be forwarded to you in the near future.

NATA SCHOOLARI

Evans, Hagan & Holdefer, Inc. 8013 Belair Road Baltimore, Maryland 21236

May 22, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commoderi

Re: Z.A.C. Meeting, May 16, 1978
Item: 242
Property Owner: Joseph G. & Frances
A. Westerman
Location: WM/S Belair Road (Rte. 1)
400' MR Dunfield Road
Existing S.L.
Propose Zoning: S.L.
for a service garage
Acres: 1.03 Acres: 1.03 District: 11th

Dear Mr. DiNenna:

The plan indicates two points of access from Belair Road. We see no need for the northerly point of access. In addition, stopping sight distance is less than desirable at this location. This entrance should be closed with a persanent barricade. Age northern the stopping sight distance about the persanent barricade. Age northern the stopping with the part by whome to a minima width of 25' and must be pared with part by widened to a minima width of 25' and must be pared with minima with of 25' and must be pared with minima with one of the pared with the par

The plan must be revised prior to a hearing date being assigned.

CL:JEM:dj

Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits

John E. Hevers

P.O. Box 717 / 300 West Preston Street, Baltimers, Maryland 21201

July 12, 1978

Them 4242 (1977-1978 New 2442 (1977-1970)
Property Commer: Joseph G. & Frances A. Bestarman
N/80 Belair Md. 600° N/E Dumfield Md.
Existing Soning: B.L.
Proposed Soning: B.B.
Berean 1.00 District 11th

This site is a portion of an overall larger tract of land, Subdivision of property in Baltimore County is subject to Baltimore County Subdivision Empletions,

metair most (E.S. 1) is a State Most; therefore, all improvements, intersections, extremess and decimes requirements as they affect the road ones under the jurisdiction of the imprised State Mighesy Absinistration. As wellify construction within the Smite Smot right-ot-way will be subject to the standards, specifications and approval of the State is addition to those of Bulliaros County.

Development of this peoperty through stripping, grading and stabilization could result in a scalinait pollution problem, demanding private and public holdings downstress of the property. A grading parmit is, therefore, necessary for all grading, including the stripping of top soil.

ltmm 8242 (1977-1978)
Property Owner: Joseph G. & Frances A. Westerman
Property Owner: Joseph G. & Frances A. Westerman
Property 12, 1978

Storm Drains: (Cont*d) The Petitioner must provide measurey drainage facilities (temporary or parament) to prevent creating any missances or demages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, but to improper grading or improper installation of dealange facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Clear M. M. Dior Comeo
ELIMONTH M. DIVER, P.E. Chief, Bureau of Engineering

N-SW Key Sheet 32 ME 23 Pos. Sheet ME 8 F Topo 71 Tax Map



July 7, 1978

Mr. Eric S. DiNenno, Zoning Committee Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item #242, Zoning Advisory Committee Meeting, May 16, 1978, are as follows:

Property Owner: Joseph G and France: A. Westerman Location: NW/S beloir Road 400' NE Dunfield Road Existing Zoning: 8. L. Proposed Zoning: Special Exception for a service garage Acres: 1.03 District: 11th

This office has reviewed the subject petition and offers the following comments. These as are not intended to indicate the appropriateness of the zoning in question, but are to asset oil parties are made aware of piece or problems with regard to development plans that may bearing on this petition.

This office concurs with the comments of the State Highway Ade

DONALD J. ROOP, M.D., M.P.H. DEPLITY STATE AND COUNTY HEALTH OFFICES

July 5, 1978

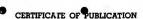
Comments on Item \$202, Soming Advisory Committee Hesting of May 16, 1976, are as follows:

John Axene Thomas E. Devlin, hirector

- SMC - May 16, 1978 Joseph G. & Frances A. Westerman NM/S Belair Rd. JOO' NE Dunfield Rd.

The special exception for a service garage should have little effect on the trip density. The northermost entrance should be eliminated due to sight distance problems north on Belair Road. The parking spaces and driveway should be paved and the driveway widened to at least 24.

Stepho Elde



.... 19.78 THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Trapon, Baltimore County, Md., oppositionach me one time amountments before the appearing on the 6th day of July

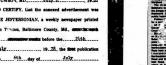
5000ms

Cost of Advertisement, \$...

19...78.

BALTIMORE COUNTY, MARYLAND

1897 2FJE 26





Essex Times ☐ Suburban Times Fast was inserted in the issues of July 6, 1978





Attention: H. Commoderi, Chairman

rty Omer: Joseph G. & Frances A. Westerman

Location: HW/S Belair Rd. 400' ME Dunfield Rd. Zoning Agenda Meeting of 05/16/78

Fursuant to your request, the reforenced property has been surveyed by this Bursen 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 reformose property are required and shall be located at intervals or 300 feet along an approved road in accordance with Ratinorm County Standards as published by the Department of Public Vorks.
- () 2. A second means of wehirle access is required for the site.
- () 3. The vehicle dead and condition shown at ____ ACCOUNTS the maximum allowed by the Pire Department.
- () 4. The mite shall by made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations
- (x) 5. The buildings and exerctance existing or proposed on the site shall comply with all applicable requirements of the Bational Pire Pro-tection Association Standard No. 101 "Life Safety Code", 1976 Exition prior to occupancy.
- () 6. Site plane are approved as drawn.
- The Fire Provention Bureau has no comments, at this time.

Hoted and Leorge M Wegand Maming Group
Special Inspection Division





TOWSON, MD. 21204 July 6

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Joseph G.

- ☐ Catonsville Times ☐ Dundalk Times
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Time. West

1978

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 7th day of July 19.78, that is to say, the same

STROMBERG PUBLICATIONS, INC.



- Possite shall be required.

- Wood frame walls are not permitted within 3'0" of a property line. Contact Building Spartment if distance is between 3'0" and 6'0" of property line.

- χ J. Comment: Please be aware of Setion 417.0 of the Baltimore County Building Code.

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and Petition number added to Denied Granted by ZC, BA, CC, CA Revised Plans: Reviewed by:

Previous case: Map INE ST

BOARD OF EDUCATION OF BALTIMORE COUNTY

OWSON, MARYLAND - 21204

Date: May 18, 1978

Mr. S. Aric DiNenna Zoning Coumissioner Baltimore County Office Building Towson, Jaryland 21204

Z.A.C. Meeting of: May 16, 1978

RE: Item No: 242
Property Omer: Joheph G. & Frances A. Westerman
Location: NN/S Belair Rd. 400' NE Dunfield Rd.
Present Zoning: S.L.
Proposed Zoning: Special Exception for a service garage

District: 11th

No bearing on student population.

Very truly yours,

White Read W. Nick Petrovich,

ALVIN LOPECK MRS. MILTON R. SMITH. JR. RICHARD W. TRACEY, D.V.M.

79-18X

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNT

District M. Special Ed Capitalian Parties for Special Ed Capitalian Parties of Special Ed Capitalian Parties of Special Education of property of Special Education of Special Edu	Date of Posting 7-2-28
Posted for Special Exception	for ser. ourage
Politicor groups of Belan	RA. 400' NE H
Dunfield Road	
Location of Signe Facount of Prop	uz
Posted by G. Francisco	Date of return: 7-7-75

BALTIMORE COUNTY OFFICE OF PLANSING AND ZONING

County	Office Bui	lding Avenue
Towson,	Maryland	21204

Your Petition has been received * this \$ day of 1978. Filing Fee \$ 570 . Received / Check

Reviewed by CF

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

