

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
E/S Stenersen Lane, 914' S *
of centerline of Cockeysville Road * DEPUTY ZONING COMMISSIONER
8th Election District *
3rd Councilmanic District * OF BALTIMORE COUNTY
(21 Stenersen Lane) *
* CASE NO. 00-132-X
Michel Warehousing Corporation *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Michel Warehousing Corporation and the Lessee, Will Care Auto. The special exception request is for a service garage in accordance with Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Exception.

Appearing at the hearing on behalf of the request were William Kable, President of Will Care Auto, Bill Monk, Land Planner and Zoning Consultant and Howard Alderman, Attorney at Law representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property which is the subject of this special exception request consists of 1.2 acres, more or less, and is zoned ML-IM. The subject property is part and parcel of a larger 11-acre tract of land which is also owned by Michel Warehousing Corporation. The Petitioner herein operates an automobile detailing business from the subject building which comprises approximately 4,128 sq. ft. and contains 6 automobile service bays along with a small office. The Petitioner is requesting the special exception to approve the existing use of the property, as well as to approve a 4-bay addition on the western side of the existing building.

The Petitioner has been negotiating for the purchase of the subject property from the current owner. At the present time, he leases the subject property. The Petitioner intends to purchase the

OFFICE RECEIVED FOR FILING

DATE

11/16/99

J.P. [Signature]

subject property first then proceed with the construction of the additional 4 bays on the west end of the building. Therefore, given the time involved to arrange for financing, construction and settlement on the purchase of the property, the Petitioner has requested an extension over and above the normal 2-year period within which to utilize his special exception request. The Petitioner is requesting that he be permitted 5 years within which to use the special exception.

It is clear the Baltimore County Zoning Regulations (B.C.Z.R.) permits the use proposed in an ML-IM zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone.

Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

The testimony and evidence offered at the hearing demonstrated that the subject property has been used for several decades as a service garage use. The Petitioner provides automobile detailing at this time within the subject building, however, intends to expand his business into the body and

fender, mechanical, as well as performing stereo installation within the building. Therefore, the service garage use requested is not limited to automobile detailing only.

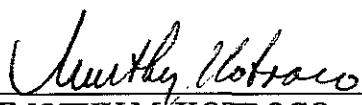
In addition to satisfying the 502.1 requirements, the Petitioner also demonstrated that the service garage use he operates serves primarily the industrial uses and related activities in the surrounding Hunt Valley industrial area. Therefore, he has in fact satisfied Section 253.2.B of the Baltimore County Zoning Regulations.

Therefore, pursuant to the advertising, posting of the property, and public hearing held, and for the reasons given above, the relief requested in the special exception shall be granted.

THEREFORE, IT IS ORDERED this 16th day of November, 1999, by this Deputy Zoning Commissioner, that the Petitioner's Special Exception Request for a service garage as ordered, be and is hereby APPROVED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition

IT IS FURTHER ORDERED that the Petitioner shall have five (5) years from the date of this Order within which to utilize this special exception.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 16, 1999

Howard Alderman, Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 00-132-X
Property: 21 Stenersen Lane

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Michel Warehousing Corporation
c/o Mr. Don Michel
P. O. Box 902
Abingdon, Maryland 21009-0902

Will Care Auto
c/o Mr. William E. Kable
21 Stenersen Lane
Cockeysville, Maryland 21030

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue
Towson, Maryland 21204



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 21 STENGERSEN LANE

which is presently zoned ML-1M

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) 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 for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A SERVICE GARAGE (PER SECTION 253.2.B.3 BCZR)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

WILL CARE AUTO
Name - Type or Print
WILLIAM E. KABLE - PRESIDENT
Signature
William E. Kable 410 771-9111
Address 21 STENGERSEN LANE Telephone No.
COCKEYSVILLE MD 21030
City State Zip Code

Attorney For Petitioner:

HOWARD A. ADZEMAN
Name - Type or Print
Howard A. Adzeman
Signature
CLEIN & GANN
Company
225 W. CHESAPEAKE AVE 410 321-0600
Address Telephone No.
TOWSON MD 21204
City State Zip Code

Legal Owner(s):

MICHEL
Name - Type or Print
MICHAEL WARDENBURY CORP
Signature
MICHEL
Name - Type or Print
DON MICHAEL - OWNER
Signature
P.O. Box 902 410-994-1200
Address Telephone No.
ABINGDON MD 21009-0902
City State Zip Code

Representative to be Contacted:

WILLIAM MONK INC
Name
222 BUSLEY AVE 410 494-8931
Address Telephone No.
TOWSON MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By SOOT Date 9-27-99

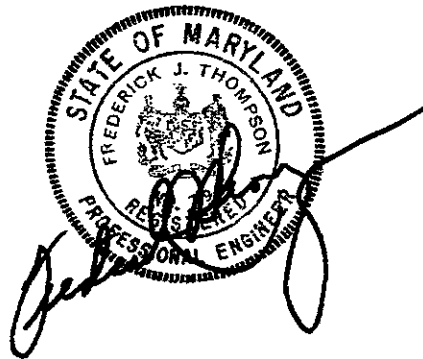
Case No. 00-132-X

REC 09/15/98

**ZONING DESCRIPTION
21 STENERSEN LANE
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the east side of Stenersen Lane (50 feet wide), a distance of 914.00 feet, more or less, south of the center line of Cockeysville Road (60 feet wide), and running thence the following courses and distances; (1) North 72 degrees 00 minutes 51 seconds East, 276.89 feet, thence (2) South 08 degrees 25 minutes 23 seconds East, 211.50 feet, thence (3) South 66 degrees 34 minutes 48 seconds West, 197.88 feet, thence (4) North 36 degrees 34 minutes 05 seconds West, 130.17 feet, thence (5) North 36 degrees 43 minutes 58 seconds East, 31.32 feet, thence (6) North 36 degrees 34 minutes 05 seconds West, 90.55 feet to the point of beginning.

Containing 1.20 acres of land, more or less.



00-132-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

5077 No. 072113

DATE 9.27.99 ACCOUNT R001-G150
AMOUNT \$ 300.00

RECEIVED FROM: WILCANE PROFESSIONAL LLC
FOR: SPEC-EXCEPTIONAL \$300
TOTAL \$300

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

00-1332-X

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

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DATE 9.27.99 ACCOUNT R001-G150
AMOUNT \$ 300.00

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FOR: SPEC-EXCEPTIONAL \$300
TOTAL \$300

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

00-1332-X

CASHIER'S VALIDATION

PAID RECEIPT

ADDRESS ACTUAL TIME
10/21/1999 10/20/1999 15:17:17
REG 0501 CASHIER JRG JMR DRAWER 1
DEPT 5 528 ZONING VERIFICATION 0414
Receipt # 122845
CR NO. 072193

Receipt Tot 300.00
300.00 OK
Baltimore County, Maryland

NOTICE OF ZONING HEARING

The Zoning Commission of Baltimore County, Maryland, has authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 90-132-X
21 Stenersen Lane
E/S Stenersen Lane, 814 1/2
S of Cockeysville Road
8th Election District
3rd Occidental District
Legal Owner(s): Michael
Warehousing Corporation
Lessee: Willcare Auto

Special Exception: A serv-

ice garage.
Hearing: Monday, November 15, 1989 at 10:00 a.m.
In Room - 407 County
Courts Bldg., 401 Bosley
Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 867-4386.
(2) For information con-
cerning the file and/or
Hearing, Contact the Zoning
Review Office at (410) 867-
3399.

JTU 10/7/90 Oct 26 C340342

CERTIFICATE OF PUBLICATION

_____,
TOWSON, MD., 10/28, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on 10/26, 1999.

THE JEFFERSONIAN,

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 00-132-X
PETITIONER/DEVELOPER:
[Willcare Auto]
DATE OF Hearing
[Nov. 15, 1999]

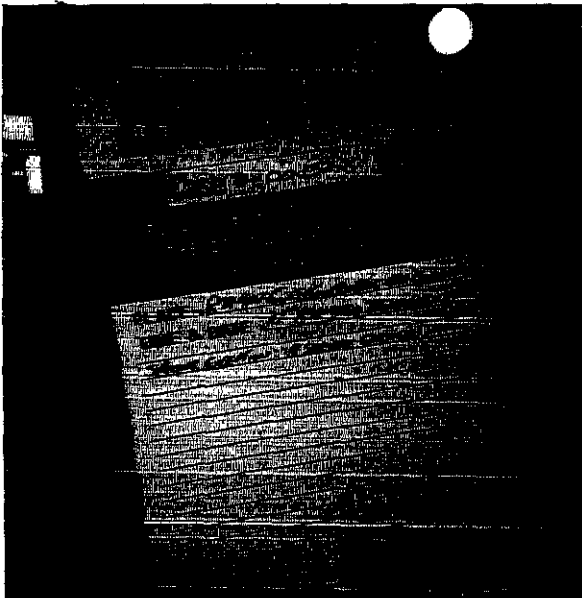
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
21 Stenersen Lane Baltimore, Maryland 21030__

The sign(s) were posted on__ 10-29-99 __
[Month, Day, Year]



Sincerely,

Thomas P. Ogle 10/29/99
[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ [410]-687-8405 ____
[Telephone Number]

RE: PETITION FOR SPECIAL EXCEPTION
21 Stenersen Lane
8th Election District, 3rd Councilmanic

Legal Owner: Michel Warehousing Corp.
Contract Purchaser: Willcare Auto
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-132-X

* * * * *

ENTRY OF APPEARANCE

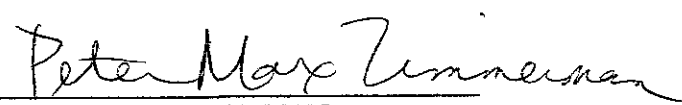
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
October 26, 1999 Issue - Jeffersonian

Please forward billing to:

William Monk, Inc.
222 Bosley Avenue
Towson, MD 21204

410-494-8931

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-132-X
21 Stenersen Lane
E/S Stenersen Lane, 914'+/- S of c/l Cockeysville Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): Michael Warehousing Corporation
Lessee: Willcare Auto

SPECIAL EXCEPTION: A service garage.

HEARING: MONDAY, NOVEMBER 15, 1999 AT 10:00 A.M. IN ROOM 407 COUNTY COURTS
BUILDING, 401 BOSLEY AVENUE



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 22, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-132-X

21 Stenersen Lane

E/S Stenersen Lane, 914'+/- S of c/l Cockeysville Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Michael Warehousing Corporation

Lessee: Willcare Auto

SPECIAL EXCEPTION: A service garage.

HEARING: MONDAY, NOVEMBER 15, 1999 AT 10:00 A.M. IN ROOM 407 COUNTY COURTS
BUILDING, 401 BOSLEY AVENUE

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Michel Warehousing Corporation
William Monk, Inc.
Howard Alderman, Esq/
WillCare Auto

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 31, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 12, 1999

Mr. Howard Alderman
Levin & Gann
305 W. Chesapeake Avenue
Towson, MD 21204

Dear Mr. Alderman:

RE: 00-132-X , 21 Steversen Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 29, 1999

RECEIVED JAN 6 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: MICHEL WAREHOUSEING CORP. & DON MICHEL - 132
EXXON CORPORATION - 138
ERIN GAMSE - 145
PATRICIA BERK & JOSEPH L. BERK - 146
NORMAN BEINHARDT - 153

Location: DISTRIBUTION MEETING OF OCTOBER 25, 1999

Item No.: 102, 138, 145, 146, & 153

Dear Ms. Stephens:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F



RECEIVED
DEC 8 1999
Romney

RECEIVED
DEC - 7 1999
SEN. J. B. ROCKWELL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 4, 1999

FROM: *[Signature]* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 1, 1999
Item Nos. 130, 131, 132, 133, 134,
135, 136, 137, 138, 140, 141, 142,
144, 145, 146, 148, 149, 150, 152,
153, and 154

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

Jim
11/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: November 3, 1999

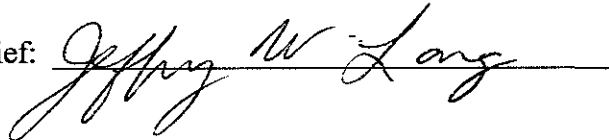
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 132

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.25.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 132 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

K.A. Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

WILLIAM MONK, INC.**ENGINEERS • PLANNERS**

COURTHOUSE COMMONS, SUITE B-6
222 BOSLEY AVENUE, TOWSON, MD 21204-4302
410-494-8931 • FAX 410-494-9903

TO:

FDM

LETTER OF TRANSMITTAL

Date	9/24/99	Our Job No.
Attention	JOHN ALEXANDER	
Re:	21 STENGERSEN LANE	

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | |
|---------------------------------|---|---|--|
| ☐ Prints | ☐ Disk | ☐ Specifications | ☐ Shop drawings |
| ☐ Plans | ☐ Copy of letter | ☐ Change order | ☐ Other |

QTY.	DESCRIPTION	ACTION
3	SPECIAL EXCEPTION APPLICATION FORMS	
12	SIDE PLANS	
1	ZONING MAP	
3	ZONING DESCRIPTIONS	
1	5300 sq APPLICATION FORMS	
	DROP - OFF LETTER	

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|---------------------------------------|--|---|
| ☐ For approval | ☐ As requested | ☐ Prints returned after loan to us |
| ☐ For your use | ☒ For review and comment | ☐ Per _____ |
| ☐ For bids due | | ☐ Other _____ |

REMARKS:

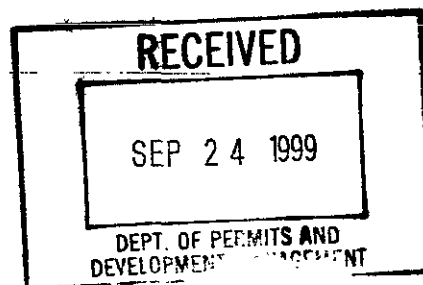
00-132-X

COPY TO:

SIGNED:

W. P. Monk

If enclosures are not as noted, please notify us at once.



WILLIAM MONK, INC.

ENGINEERS • PLANNERS

SEPTEMBER 23, 1999

PDM

1ST FLOOR

111 W. CHESAPEAKE AVE
TOWSON, MD 21204

TRF: 21 STENVERSON LANE
'WIL CARE AUTO'
BALTIMORE CO. MD

'DROP OFF' SPECIAL EXCEPTION APPLICATION

ATTACHED PLEASE FIND THE APPLICATION FORMS, PLATS
& EXHIBITS TO ACCOMPANY OUR SUBMITAL.

THIS APPLICATION IS THE RESULT OF A VIOLATION
FILED AND SO NOTED IN CASE # 99-4591.

THIS PLAN HAS BEEN REVIEWED BY
JOHN ALEXANDER.

COPY, AWC,

Bill Monk

00-132-X

BILL KABLE,

SATURDAY 11/13/99

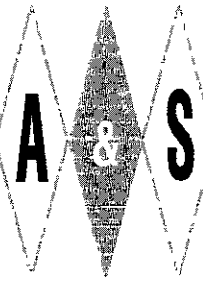
DEAR BILL,

FROM 1973 THRU 1995 THE BUILDING WHICH YOU ARE LEASING FROM MICHEL WAREHOUSING CORP AT 21 STENBERG LANE WAS USED BY OUR COMPANY AS AN EQUIPMENT MAINTENANCE FACILITY FOR THE SERVICING AND REPAIR OF MATERIAL HANDLING EQUIPMENT, COMPANY AUTO'S, TRACTORS, TRAILERS, FORK LIFTS, PALLET JACKS AND SIMILAR EQUIPMENT. SOME CONTRACT MAINTENANCE WAS ALSO PERFORMED FOR CUSTOMERS IN THE HUNT VALLEY AREA SUCH AS MCCORMICK & CO AND OTHERS.

THE BUILDING ACROSS THE STREET AT 16 STENBERG LANE WAS IN THE EARLY 1960'S USED AS AN EQUIPMENT MAINTENANCE FACILITY BY BALTIMORE COUNTY BEFORE THEY (THE COUNTY) MOVED IT TO CHURCH LANE. THE BUILDING WHICH I LEASED FROM JIM STENBERG WAS AT THE TIME 11,000 $\pm$ SQ. FT. ITS NOW ABOUT 153,600 SQ. FT. BUT THE ORIGINAL PART OF THE BUILDING WAS 11,000 SQ. FT. WHICH I LEASED IN 1968 OR 69 I AM NOT POSITIVE OF THE YEAR, IN SHORT EQUIPMENT MAINTENANCE HAS BEEN GOING ON AT YOUR LOCATION FOR ALMOST FORTY YEARS.

DON MICHEL

Lot 3



410-584-7878
1-800-227-6782

A & S TRUCKING SERVICE, INC.

P.O. BOX 572

HUNT VALLEY, MD. 21030

November 12, 1999

Howard Alderman
305 Weast Chesapeake Avenue
Towson, MD 21204

Dear Sir:

Please be advised that Willcare Detailing has performed routine fleet cleaning for A & S Trucking Service, Inc. since moving to Stenersen Lane, in November 1996. We have established and maintain an excellent working relationship with Bill Cable and look forward to continuing that working relationship.

Willcare has performed various cleaning services on all of our business autos, as well as our other heavy-duty equipment. In addition, several of our employees have used his services. Willcare Detailing provides an invaluable service to our company, enabling us to maintain a good, clean image to our customers.

If I can be of any further assistance, please contact me at (410) 584-7878.

Sincerely,

Douglas W. Schmidt
Vice President

Ref Ex 4

P&G Ex 5A

Procter & Gamble

P.O. Box 599 Cincinnati, OH 45201

03/26/99

COPY

059564 (VENDOR #)

WILLCARE PROFESSIONAL INC

21 STENERSEN LN

COCKEYSVILLE MD 21030

Please note REMIT address change

Dear Procter & Gamble Supplier:

As a prime contractor to the Federal Government and in accordance with Public Laws 95-507 and 103-355, P&G and its subsidiaries (see list at bottom of page) must ensure that our suppliers are properly classified as to size of business (small/large) and ownership (woman and/or minority-owned). Also, the IRS requires us to report certain payments on Form 1099 for income tax purposes.

Please complete the following questions, sign at bottom of page, and return to Procter & Gamble.

Print your name and address below exactly as it appears on your Social Security card (Form OA-702) or Employer Identification Application card (Form SS-4). For sole proprietors having both a SSN and an EIN, please furnish your SSN rather than the EIN. If reporting an EIN, please list any Subsidiaries/Locations that also use the same EIN.

Name: William Eugene Kable III
Address: 6 DUBANE Ct.
Address: LUTHERVILLE MD. 21093
SSN: 21 - 00 - 000000 OR EIN: 52 - 2010683

List Parent Company or Affiliates

Willcare Inc.
21 Stenersen Ln.
Cockeysville Md. 21030

1. COMPANY OWNERSHIP: (Circle ethnic background of person with 51% business ownership, if a minority.)

B - African American H - Hispanic N - Native American (Indian, Hawaiian, Eskimo, Aleut)
P - Asian Pacific American I - Asian Indian American

Is your business certified by a Minority Business Purchasing Council or by a State or Local Government Agency?

 Certified (attach copy) Elected not certified X Not certified

2. NUMBER OF EMPLOYEES: 500 or less more than 500

3. WOMAN-OWNED: is at least 51% of the business owned by a woman/women? YES NO

4. ORGANIZATION TYPE:

 Sole Proprietor/Consultant Partnership/LLP/LLC Nonprofit
 Government Agency X Corporation/Incorporated Medical or Legal Corp

5. DESCRIBE PRODUCT/SERVICE: Automotive Reconditioning

CERTIFICATION: I Certify, under penalties of perjury, the above to be true and correct.

William E Kable III
Signature

4/5/99
Date

410 771 9111
Phone # (Optional)

Please fax to 513-983-8798

If no fax is available, mail to: Vendor Maintenance TE-05 Box 50
PO Box 599
Cincinnati, OH 45201

Other Procter & Gamble companies that you may conduct business with:
Dover Wipes, Folger Coffee, Millstone Coffee, Noxell, Olay, P&G Pharmaceuticals (formerly Norwich), Sundor, and Tambrands.

NUOGH
CORPORATION11050 York Road • Hunt Valley, MD 21030-2098
Telephone (410) 785-730011050 York Road • Hunt Valley, MD 21030-2098
Telephone (410) 785-7300

Cosmetics

Ref Ex 5B

PURCHASE ORDER NO.

HV15142

DATE

07/30/98

PAGE 1 OF 1

THIS P.O. NO. MUST APPEAR ON ALL INVOICES, SHIPPING PAPERS,
PACKAGES, PACKING LISTS, B/L'S & CORRESPONDENCE.

INVOICE IN TRIPLICATE

SUPPLIER

WILLCARE PROFESSIONAL, INC.
#21 STENERSEN LANE
COCKEYSVILLE, MD
21030

BILL TO

PROCTER & GAMBLE COSMETICS
ATTN: ACCOUNTS PAYABLE MS# 93
11050 YORK RD.
HUNT VALLEY, MD 21030-2098

COPY

SHIP TO (INCLUDE P&G BUSINESS CONTACT & MS #)

P&G COSMETICS

ATTN: (BUSINESS CONTACT, MS# BELOW)

YORK ROAD DOCK

11050 YORK ROAD

HUNT VALLEY, MD 21030

IMPORTANT: The fulfillment of this order or any part of it obligates the Seller to abide by the P&G Cosmetics Terms & Conditions-Rev. 12/96, and instructions attached to this order. Additional or substitute terms will not become part of this contract unless expressly accepted by Buyer in writing. Seller acceptance is limited to the terms of this order, and no contract will be formed except on these terms. All rights, obligations, and liabilities of equipment guarantees for this purchase order will pass from purchaser to owner after receipt of the equipment by P&G Cosmetics.

DATE TO ARRIVE		SEE BELOW		BUSINESS CONTACT		MARY HUNT/CHUCK KRATZ		MAILSTOP#		43A			
TERMS		SHIP VIA		F.O.B.		FREIGHT		ACCT. TO BE CHARGED					
NET 30		N/A		N/A		☐ PREPAY & ADD ☐ PREPAID ☐ COLLECT		30296-870					
ITEM	QUANTITY	UNIT OF MEASURE	PART NO.	DESCRIPTION				UNIT PRICE	NET VALUE				
				THIS MASTER ORDER IS TO COVER THE COST OF AUTO DETAILING FOR 2 FORD EXPLORER VANS AS FOLLOWS:									
	1	104 EA		WEEKLY CAR WASH INCLUDING EXTERIOR WINDOWS AND TIRE DRESSING 52 WEEKS X 2 VEHICLES X \$25 PER WASH = \$2600									
	2	4 EA		YEARLY FULL INTERIOR AND EXTERIOR DETAIL TO INCLUDE CUSTOM WASH, REMOVE SALT, BUGS, GRIME, AND TAR, CLEAN DOOR AND TRUCK JAMBS,									
				POLISH AND BUFF TO REMOVE LIGHT OXIDATION AND SCRATCHES, CARMUHA HAND WAX, CLEAN AND DETAIL WHEELS AND WHEEL WELLS, COMPLETE SHAMPOOING OF									
				CARPETS AND UPHOLSTERY, CLEAN AND VACUUM TRUNK, DETAIL DASH AND INSTRUMENT PANEL, INTERIOR VINYL DRESSING/LEATHER CONDITIONING, CLEAN									
				WINDOWS INSIDE AND OUT. PRICING IS FIRM FOR THE PERIOD OF THIS AGREEMENT. INVOICING SHALL BE WEEKLY AND EACH									
				INVOICE SHOULD REFERENCE THIS MASTER PURCHASE ORDER NUMBER. BUYER HAS THE RIGHT TO CANCEL THE UNFILLED									
				PORTION OF THIS ORDER UPON GIVING SELLER AT LEAST FIVE DAYS WRITTEN NOTICE. IF BUYER ELECTS TO CANCEL THIS ORDER, BUYER SHALL HAVE THE									
				OPTION TO TAKE ANY GOODS, WORK, OR OTHER ITEMS INCLUDED IN THIS ORDER, UPON SUCH TERMS AS BUYER AND SELLER AGREE. Total:									
☐ CONFIRMATION OF FACSIMILE / TELEPHONE OR VERBAL RELEASE - DO NOT DUPLICATE				☒ ORIGINAL PURCHASE ORDER				NAME OF PERSON ACCEPTING ORDER				DATE	

PLEASE NOTE:

ALL SHIPPING CONTAINERS SHALL BE CLEARLY MARKED WITH THE FOLLOWING INFORMATION: (A) QUANTITY, (B) DESCRIPTION OF CONTENTS, (C) CODE NUMBER, (D) BUYER'S PURCHASE ORDER NUMBER, (E) BUSINESS CONTACT AND MAILSTOP. DELIVERY MUST BE MADE PROMPTLY BEFORE 3 PM ON ANY DAY(S) MONDAY THRU FRIDAY EXCEPT LEGAL HOLIDAYS.

BY:
AS, BUYER

JENNIFER A. CLINE

(410) 785-8649

TELEPHONE #

SIGNATURE

(410) 785-4349

FAX #

TERMS AND CONDITIONS ON BACK

PURC - 01 (REV 1/97)

SUPPLIER

SER #

15674



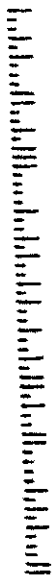
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

YVEA T MD 212 11/26/99

Handwritten signature

Mr. C. Richard Moore
420 Virginia Avenue
Bel Air, Maryland 21014

21204/4423

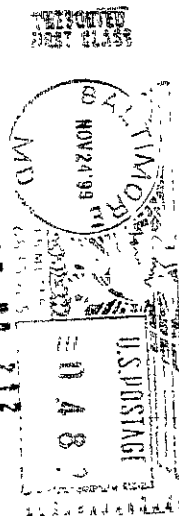


ATTEMPTED, NOT



#80-136-SHXFA

11-24-99 BALTIMORE MD 212





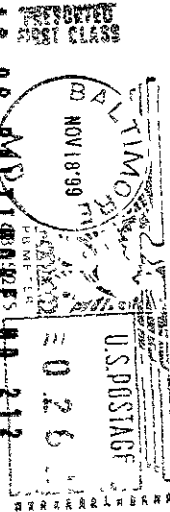
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

#109-1



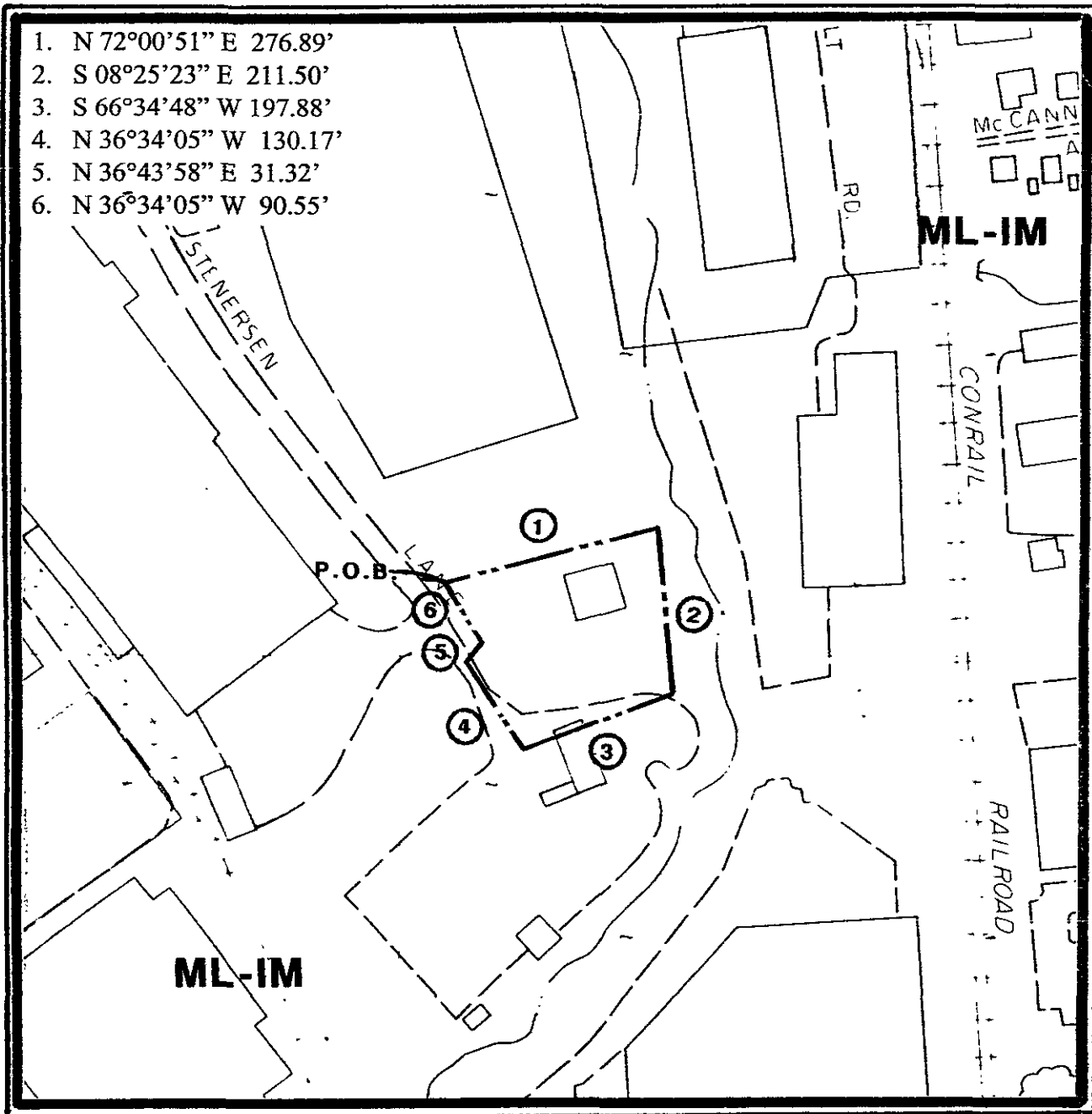
**NOT DELIVERABLE
AS ADDRESSED,
UNABLE TO FORWARD**

11-18-99 BALTIMORE MD 212



Michel Warehousing Corporation
c/o Mr. Don Michel
P. O. Box 902
Abingdon, Maryland 21009-0902

1. N 72°00'51" E 276.89'
2. S 08°25'23" E 211.50'
3. S 66°34'48" W 197.88'
4. N 36°34'05" W 130.17'
5. N 36°43'58" E 31.32'
6. N 36°34'05" W 90.55'



ZONING MAP

00-132-X

WILLIAM MONK, INC.
 SITE PLANNING • ENGINEERING
 ZONING • DEVELOPMENT SERVICES
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE B-6
 TOWSON, MD 21204
 410-494-8931; fax 410-494-9903

21 STENERSSEN LANE
BALTIMORE COUNTY, MARYLAND

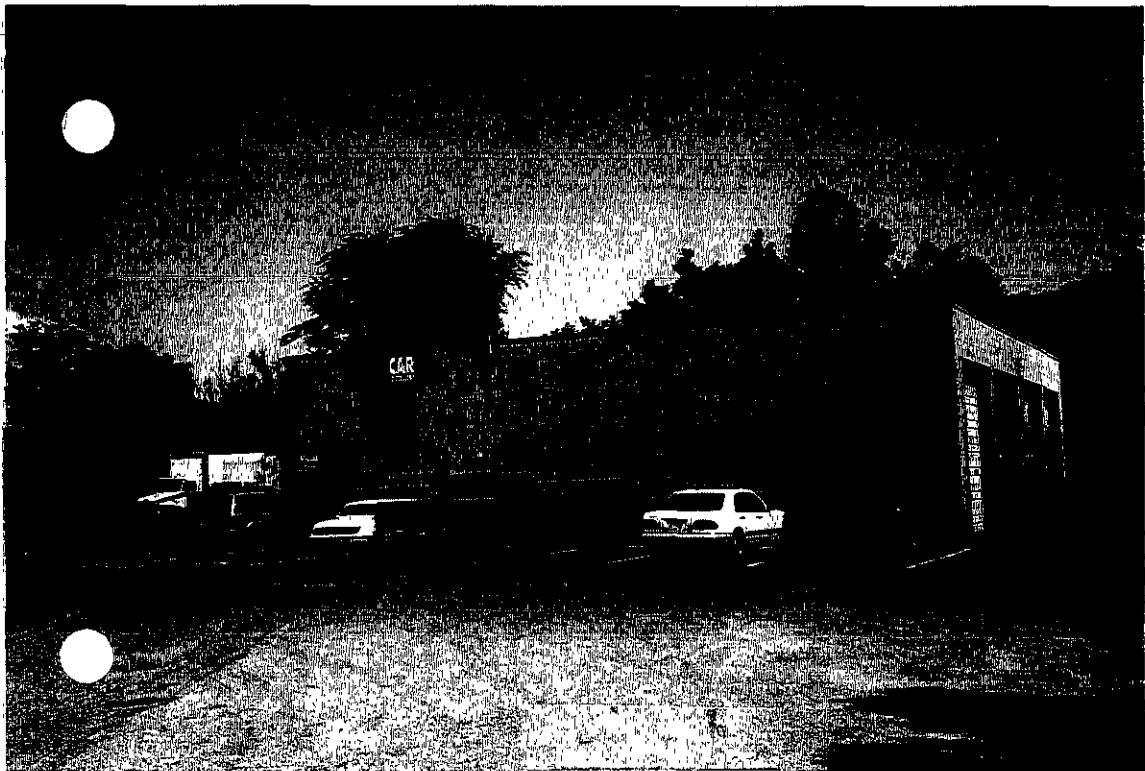
MAP #
N.W. 17-B

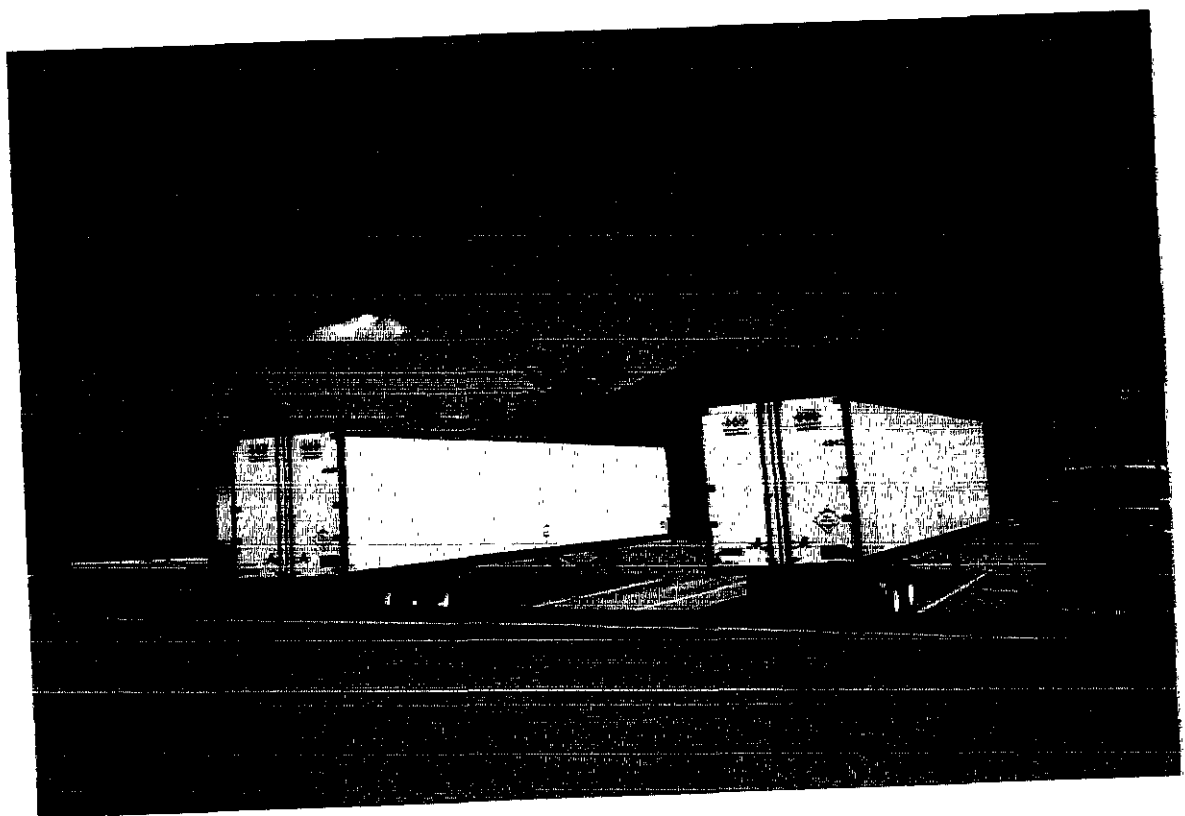
SCALE
1"=200'±

FILE #
99-076

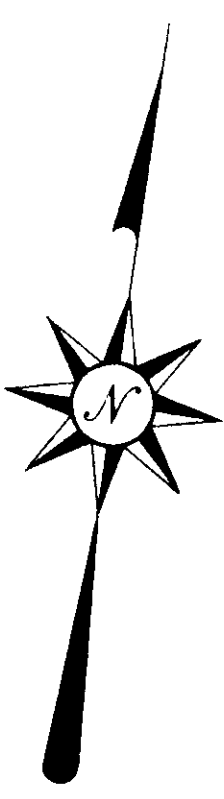
00-132-X











LOT 30
42 SUBDIVISION PLAN OF LOTS 30, 40, & 50,
COCKEYSVILLE ROAD INDUSTRIAL PARK,
BALTIMORE COUNTY, MARYLAND
DEED EHK JF. 7014/747

LOT 40
42 SUBDIVISION PLAN OF LOTS 30, 40, & 50,
COCKEYSVILLE ROAD INDUSTRIAL PARK,
BALTIMORE COUNTY, MARYLAND
DEED 10941/196

LOT 50
42 SUBDIVISION PLAN OF LOTS 30, 40, & 50,
COCKEYSVILLE ROAD INDUSTRIAL PARK,
BALTIMORE COUNTY, MARYLAND
BOARD OF EDUCATION OF
BALTIMORE COUNTY
DEED 6929/276

LAND OF
DONALD H. MATTHEWS
DEED HMG 4421/69
EXPLOSIVE ENGINEERING F11

21 STENERSEN LANE
SPECIAL EXCEPTION
AREA

COCKEYSVILLE
FUTURE 60' WIDE RIGHT-OF-WAY
PLAT #47-101

ROAD

INDUSTRIAL ZONE
WILSON INDUSTRIAL
WAREHOUSING

P.O.B.
PARCEL 1

LOT 1
42 SUBDIVISION PLAN LOTS 1 & 2,
COCKEYSVILLE ROAD INDUSTRIAL PARK,
BALTIMORE COUNTY, MARYLAND
DEED EHK JF. 7460/516

A=112.96'
R=355.00'
Δ=18°13'53"
B=N 27°27'08" W
C=112.48'
T=56.96'

ZONED ML-1M

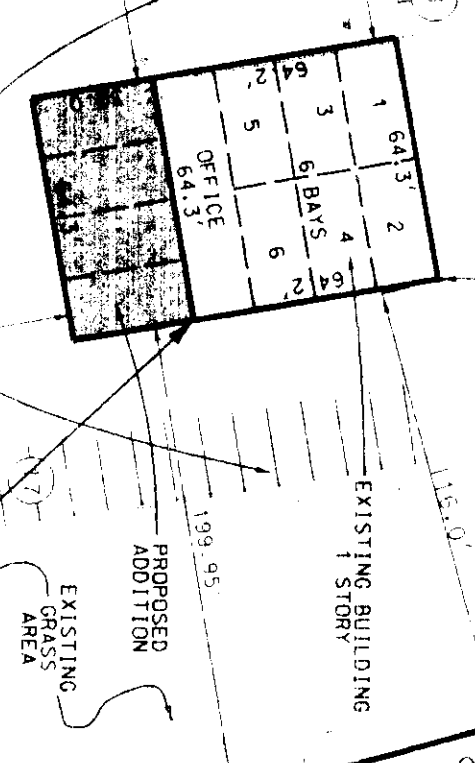
STENERSEN LANE
50' WIDE RIGHT-OF-WAY

#19 STENERSEN LANE
150,000 sq ft
BRICK & CONCRETE
WAREHOUSE

#17 STENERSEN LANE
63,000 sq ft
BRICK & CONCRETE
WAREHOUSE

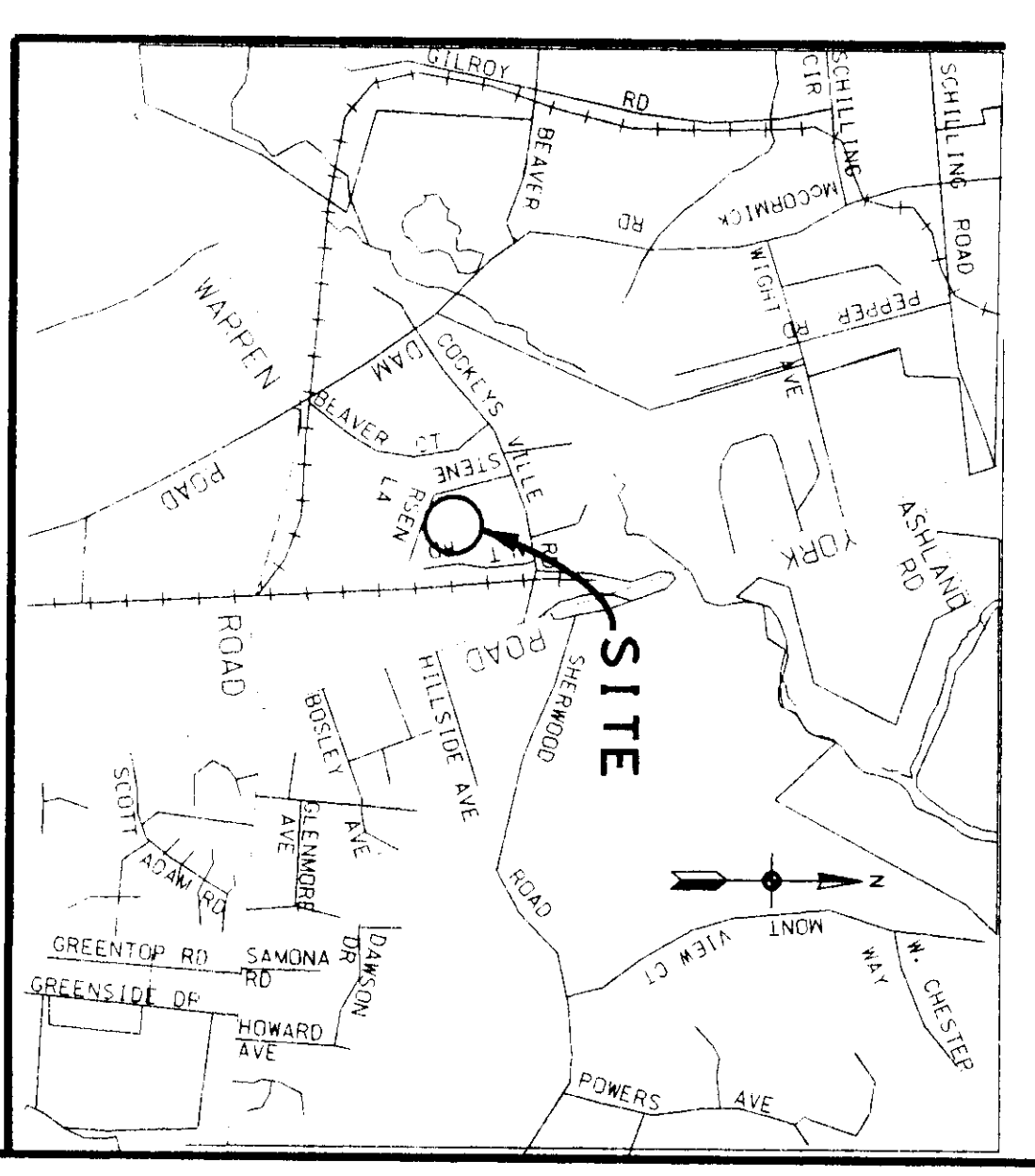
#21 STENERSEN LANE
1 STOR. BLDG. 30,000 sq ft
SERVICE GARAGE

LOT 10
42 SUBDIVISION OF AND ADDITION TO
COCKEYSVILLE ROAD INDUSTRIAL PARK,
BALTIMORE COUNTY, MARYLAND
DEED EHK JF. 7064/215



ZONED ML-1M

LOCATION MAP
SCALE 1" = 2000'



- NOTES:
1. ZONING: ML-1U (MANUFACTURING, LIGHT INDUSTRIAL) - BALTIMORE COUNTY, MARYLAND
 2. LOT AREA: 1.00 ACRES (43,560 SQ. FT.) - 100,000 SQ. FT. (2.30 ACRES)
 3. EXISTING USE: SERVICE GARAGE
 4. PROPOSED USE: SERVICE GARAGE
 5. BUILDING SETBACKS: REQUIRED - PROVIDED INTERIOR SIDE - 30' NEAR - 42.7'
 6. BUILDING AREA: 128,000 SQ. FT. PROPOSED - 128,000 SQ. FT. (2.96 ACRES)
 7. PARKING: 13 X SPACES / 1000 SQ. FT. REQUIRED - 13 X SPACES - 22.4' X 25 SPACES PROVIDED - 25 SPACES + 10 BAYS = 35 SPACES
 8. UTILITY: PUBLIC WATER - PUBLIC
 9. VARIANCE: NONE
 10. SPECIAL EXCEPTION: TO PERMIT A SERVICE GARAGE IN A ML-1U DISTRICT
 11. (SECTION 253.2.B.3)
 12. COUNCILMANIC DISTRICT: 300
 13. CENSUS TRACT: 4084
 14. WATERFLOOD: "N" - "N" ZONE
 15. SUBDIVISION: 34
 16. DEED REFERENCE: 703/427
 17. PROPERTY ACCOUNT NUMBER: 160005322
 18. TAX MAP 51.010 - PARCEL 516
 19. FLOOR AREA: 128,000 SQ. FT. PROPOSED: 0.12
 20. HEIGHT OF BUILDING: 25' +/-
 21. MASS TRANSIT ADJUSTMENT: N/A
 22. TO THE BEST OF OUR KNOWLEDGE, NO CRITICAL AREAS EXIST ON SITE.
 23. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS MATERIALS EXIST ON SITE.
 24. OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM ALL ADJACENT PROPERTIES.
 25. STONES: ALL STONES SHALL BE IN CONFORMANCE WITH SECTION 460 B22R.
 26. PREVIOUS ZONING HEARINGS: NONE
 27. PREVIOUS ZONING HEARINGS: NONE
 28. OWNER: WAREHOUSING CORPORATION
 29. THE PROPERTY OWNER & APPLICANT ACKNOWLEDGES ENGAGEMENT ACROSS THE PROPERTY LINE BY THE ADJACENT BUILDING AS NOTED.

William Monk, Inc.
ENGINEERS - PLANNERS

Coutchouan Commons
222 South Main Street
Towson, Maryland 21204
Phone: 410-484-8831 Fax: 410-484-0803

PLAN TO ACCOMPANY
SPECIAL EXCEPTION APPLICATION
00-132-X
21 STENERSEN LANE
BALTIMORE COUNTY, MARYLAND

REVISIONS		DRAWN BY:		DESIGNED BY:		SCALE:	
8/20/99		JLP		WPM		1" = 50'	
DATE:		8/20/99		JOB NO.:		SHEET NO.:	
				88-076		1 OF 1	

00-132-X