

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sun Oil Company, legal owner, 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 Variance from Section 232.3 Rear Yard Setback request 16 feet instead of required 20 feet where rear line abuts residential zone (R6).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (1) create hardship or practical difficulty.

- We may more adequately service the needs of the motoring public.
- To enhance the appearance of our location through modernization.
- To afford the dealer a more profitable return.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

Contract purchaser SUN OIL COMPANY Legal Owner
Address 1910 Russell Street
Baltimore, Maryland 21230

Petitioner's Attorney Protestant's Attorney
Address 1910 Russell Street
Baltimore, Maryland 21230

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of May, 1967, at 1:30 o'clock.

Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts:

the above Variance should be had; and it further appearing that by reason of:

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of June, 1967, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show practical difficulty or unreasonable hardship:

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of June, 1967, that the above Variance be and the same is hereby DENIED.

DEPUTY Harold R. Hurd
Zoning Commissioner of Baltimore County

MICROFILMED

RE: PETITION FOR VARIANCE
from Section 232.3 of the
Zoning Regulations
SW corner Dundalk Avenue
and Oak Avenue,
12th District
Sun Oil Company,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-204-A

OPINION

The petitioner in this case, the Sun Oil Company, seeks a variance from Section 232.3 of the Baltimore County Zoning Regulations to allow a building setback from the rear property line of 16 feet instead of the required 20 feet. This variance is sought in connection with the improvement of an existing Sun Oil station at the southwest corner of Dundalk Avenue and Oak Avenue, in the Twelfth Election District of Baltimore County.

The testimony indicated that the Sun Oil Company wishes to modernize and improve the existing station, and add one bay on the north side of the existing building. In order to make this addition it is necessary that they have a variance from the rear property line. The alternative to the variance requested would be the complete razing of the existing station, moving the entire building forward, or placing the new one bay addition from five to six feet forward of the existing building which would result in an unsightly building and an extremely difficult traffic pattern within the station.

The Board finds that there would be a practical difficulty and an unreasonable hardship on the petitioner to require him to do this, and that the granting of the variance is in harmony with the spirit and intent of the regulations.

For the reasons given above, the variance is granted to permit a 16 foot setback instead of the required 20 feet.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 24th day of January, 1968 by the County Board of Appeals, ORDERED that the variance petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle 8 of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

Walter A. Reiter, Jr.

John A. Miller

Resubmission - after a decision and a decision is rendered, the applicant may re-submit the application for a variance to the Board of Appeals at any time after the decision is rendered. The Board of Appeals may, at its discretion, accept the re-submission and hold a new hearing on the application. The Board of Appeals may also, at its discretion, reject the re-submission and the applicant may not re-submit the application for a variance to the Board of Appeals for a period of one year from the date of the decision.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 5, 1967

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. Gavellis
Director

James G. Rose
Zoning Commissioner

Sun Oil Company
1910 Russell Street
Baltimore, Maryland 21230

Subject: Rear Yard Setback Variance
to Section 232.3 for Sun Oil
Company, located NW corner
Dundalk Avenue & Oak Avenue
12th District
(Item 7, March 21, 1967)

Gentlemen:

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's Hearing.

Very truly yours,

JAMES E. DYER,
Principal Zoning Technician

JED/jdr

July 5, 1967

Baltimore County
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Subject: S/W Corner of Dundalk and Oak

Gentlemen:

Please appeal Case No. 67-204-A which is applicable to the subject location. Enclosed please find our check in the amount of \$40.00 for the appealing fee of same.

Very truly yours,

SUN OIL COMPANY

David R. Horn
Land Representative

DRH/ja

Encl.

Order dated
8/14/67

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 21, 1967

FROM: George E. Gavellis, Director

SUBJECT: Petition # 67-204-A. Variance to permit a rear yard of 16 feet instead of the required 20 feet. Southwest corner of Dundalk and Oak Avenues. Being the property of Sun Oil Company.

12th District

HEARING: Monday, May 1, 1967 (11:00 A.M.)

If the subject petition should be granted we request that it be made subject to our approval of the site plan, including the recorded provision of appropriate screening against adjacent residential zoning.

TELEPHONE 823-3000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 45529 DATE: May 5, 1967	
TO: Sun Oil Company 1910 Russell Street Baltimore, Md. 21230		BILLED		Zoning Dept. of Balto. Co.	
DEPOSIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$46.70	
QUANTITY		DETAILS: ADVERTISING AND POSTING		COST	
Advertising and posting of property #67-204-A		PAID TO BALTIMORE COUNTY		\$46.70	
5-57		5-57		5-57	
5-57		5-57		5-57	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12th Date of Posting 4-12-67
Posted for James G. Rose, May 1-67 9:11 AM
Petitioner Sun Oil Co.
Location of property SW corner of Dundalk Ave. & Oak Ave.
Location of Signs On three plots at the SW corner of Dundalk Ave. & Oak Ave.
Remarks: See above plot at the SW corner of Dundalk Ave. & Oak Ave.
Posted by Robert B. Bell Date of return 4-20-67
Signature

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

467-204-A

District: 12th
 Posted for: Sun Oil Company
 Petitioner: Sun Oil Company
 Location of property: 12th and Oak Avenues
 Location of Sign: On West side of drive in to Sun Station at 5th and 12th. Sign to be placed on the West side of drive in to Sun Station at 5th and 12th.
 Remarks: See sketch of location of sign.
 Posted by: M. H. Hines, Jr. Date of return: July 22, 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

21 day of MAR, 1967.

[Signature]
JOHN G. ROSE
Zoning Commissioner

Petitioner: Sun Oil Co.
 Petitioner's Attorney: _____

Reviewed by: *[Signature]*
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44369

DATE: April 10, 1967

To: Sun Oil Company
2900 Russell Street
Baltimore, Md. 21204

FILED
Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-422	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
Petition for Variance 67-204-A	1	25.00	25.00
		25.00	25.00
		25.00	25.00

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

No. 44255

DATE: 7/19/67

To: Sun Oil Company
1910 Russell Street
Baltimore, Maryland 21206

FILED
Office of Planning & Zoning
100 County Office Bldg.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-422	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
Cost of appeal - Sun Oil Co., No. 67-204-A	1	25.00	25.00
		25.00	25.00
		25.00	25.00

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

No. 49252

DATE: 3/14/68

To: William H. Rosencrutz, Jr.
5 Center Place
Dundalk, Md. 21222

FILED
Board of Appeals
(Zoning)

REPORT TO ACCOUNT NO. 01-712	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
Cost of copy of Opinion SW corner Dundalk Ave. & Oak Ave. 12th District Sun Oil Company, Petitioner - File No. 67-204-A	1	1.00	1.00
		1.00	1.00
		1.00	1.00

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

PETITION FOR A VARIANCE

ZONING Petition for Variance for a Rear Yard.

LOCATION: Southwest corner of Dundalk and Oak Avenues.

DATE & TIME: MONDAY, MAY 1, 1967 at 10:00 A.M.
 PUBLIC HEARING Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, to the authority of the Planning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard of 18 feet instead of the required 20 feet.

The Zoning Regulation to be accepted as follows:

Section 22.2 (b) - For commercial buildings, none required except that where the rear lot line, shown on a record device, there shall be a rear yard not less than 20 feet deep.

All that parcel of land in the Twelfth District of Baltimore County situate on the southwest corner of Dundalk Avenue (12th) and Oak Avenue (40' wide) and beginning for the same at the intersection of the westerly right-of-way line of Oak Avenue and the westerly right-of-way line of Dundalk Avenue thence (1) running and bounding on said right-of-way line of Dundalk Avenue in a southeasterly direction a distance of 172.64' to a point; thence (2) parallel to the westerly side of Dundalk Avenue in a northwesterly direction a distance of 52.84' to a point; thence (3) parallel to the southerly side of Oak Avenue in a northeasterly direction a distance of 56' to a point; thence (4) in a northeasterly direction a distance of 82.18' to a point on the southerly side of Oak Avenue thence (5) running and bounding on said southerly side of Oak Avenue in a northeasterly direction, a distance of 94.12' to a point and place of beginning.

Being the property of Sun Oil Company, as shown on plat filed with the Zoning Department.

Hearing held Monday, May 1, 1967 at 10:00 A.M.
 Public Hearing Room 108 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By ORDER OF
 JOHN G. ROSE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD., April 12, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "Sun Oil Co."

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 11th day of April 1967; that is to say, the same was inserted in the issues of 4-12-67

Stromberg Publications, Inc.
 Publisher.

By: Mrs. Palmer Brice
[Signature]

PETITION FOR A VARIANCE

10th DISTRICT

ZONING Petition for Variance for a Rear Yard.

LOCATION: Southwest corner of Dundalk and Oak Avenues.

DATE & TIME: Monday, May 7, 1967

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

The Zoning Commissioner of Baltimore County, to the authority of the Planning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard of 18 feet instead of the required 20 feet.

The Zoning Regulation to be accepted as follows:

Section 22.2 (b) - For commercial buildings, none required except that where the rear lot line, shown on a record device, there shall be a rear yard not less than 20 feet deep.

All that parcel of land in the Tenth District of Baltimore County situate on the southwest corner of Dundalk Avenue (10th) and Oak Avenue (40' wide) and beginning for the same at the intersection of the westerly right-of-way line of Oak Avenue and the westerly right-of-way line of Dundalk Avenue thence (1) running and bounding on said right-of-way line of Dundalk Avenue in a southeasterly direction a distance of 172.64' to a point; thence (2) parallel to the westerly side of Dundalk Avenue in a northwesterly direction a distance of 52.84' to a point; thence (3) parallel to the southerly side of Oak Avenue in a northeasterly direction a distance of 56' to a point; thence (4) in a northeasterly direction a distance of 82.18' to a point on the southerly side of Oak Avenue thence (5) running and bounding on said southerly side of Oak Avenue in a northeasterly direction, a distance of 94.12' to a point and place of beginning.

Being the property of Sun Oil Company, as shown on plat filed with the Zoning Department.

Hearing held Monday, May 7, 1967 at 10:00 A.M.
 Public Hearing Room 108 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
 JOHN G. ROSE
 Zoning Commissioner of Baltimore County

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 13, 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 a week for 1 successive weeks before the 1st day of April 1967; that is to say, the same was inserted in the issues of 4-1-67

appearing on the 13th day of April 1967.

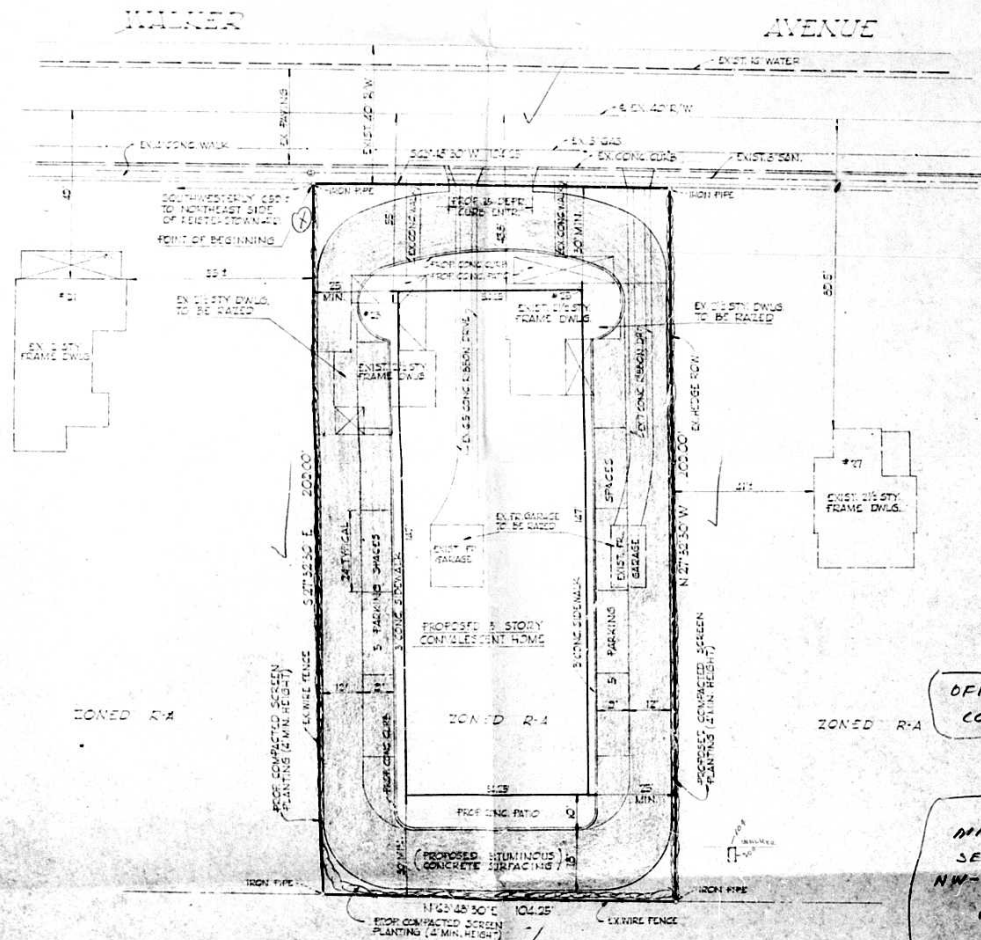
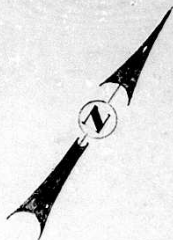
THE JEFFERSONIAN

[Signature]
 Manager.

Cost of Advertisement, \$ _____

GENERAL NOTES

1. GROSS AREA OF TRACT - 0.1522 AC. (10,500 SQ. FT.)
2. PRESENT ZONING - R-1A
3. PRESENT USE - RES. DETACH.
4. PROPOSED ZONING - R-1A WITH SPECIAL USE EXCEPTION
5. PROPOSED USE - CONVALESCENT HOME
6. PARKING DATA:
 - A. 150.00 SQ. YD. CONVALESCENT HOME
 - B. NO. OF SPACES - 200.00 (10' x 10' SIDE) 10
 - C. NO. OF SPACES - PROVIDED - 10
7. PAVING - BITUMINOUS CONCRETE
8. SCREEN - 10' HIGH - 10' WIDE (4 MIN. HEIGHT)
9. LIGHTING - NONE PROPOSED



OFFICE COPY

MAP #3
SEC 2-C
NW-8-2
"X"

ZONED PUBLIC
MARYLAND STATE POLICE BARRACKS
ATHLETIC FIELD



MURDUM & JESCHKE
CONSULTING ENGINEERS
AND LAND SURVEYORS
5615 BOWLING GREEN AVENUE
BALTIMORE 28, MARYLAND

SITE PLAN TO ACCOMPANY
APPLICATION FOR
SPECIAL USE EXCEPTION
CONTRACT PURCHASER
HARLAN DOPKIN
NCS 23 AND 25 WALKER AVENUE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
APRIL 10, 1967

REFERENCE DRAWINGS
OFF. BAY ADDITION 27' x 31'
EXTERIOR CONCRETE 4' x 31'

2. PREPARED BY: Harlan Dopkin	DATE: 10/20/66	NO. 10-222
3. PREPARED FOR: Harlan Dopkin	DATE: 10/20/66	NO. 10-222
4. PROJECT: Proposed 3-Story Convalescent Home	DATE: 10/20/66	NO. 10-222
5. LOCATION: Walker Ave. & Dundalk Ave.	DATE: 10/20/66	NO. 10-222
6. DRAWN BY: Dundalk, Md.	DATE: 10/20/66	NO. 10-222

