

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sunnybrook Center, 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 (1) that the zoning status of the herein described property be redistricted, pursuant to the Zoning Law of Baltimore County, from undistricted to a PRINT district; for the following reasons:

See attached description

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

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

I, or we, agree to pay expenses of above redistricting and/or Special Exception advertisement, 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.

Sunnybrook Center
Contract purchaser
Address: 6600 York Road, Baltimore, Maryland 21212
Petitioner's Attorney
Address: _____
Protestant's Attorney
Address: _____

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

Zoning Commissioner of Baltimore County

over:

3-2-67

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ day(s) _____ before the _____ day of _____, 1967, the first publication appearing on the _____ day of _____, 1967.

THE JEFFERSONIAN

L. Frank Strickland
Manager

Cost of Advertisement, \$ _____

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

Subject: Special Exception and redistricting for an Automotive Service Station from undistricted to C.R. District, for Sunnybrook Center, located north of the center line of Jarrettsville Pike 10th District (Item 7, September 19, 1967)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water and sewer not available.
Road - Sunnybrook Road is to be developed on a 60' R/W.

BUREAU OF TRAFFIC ENGINEERING: The plan appears to meet all requirements as to Hill 10 as to Traffic Engineering.

HEALTH DEPARTMENT: Prior to approval of a building application, percolation tests must be conducted to determine the suitability of the soil for underground sewage disposal.

STATE HIGHWAY COMMISSION: Jarrettsville Pike is not a divided highway and is not planned to be improved as a divided highway; therefore, angled entrances will not function well. It is recommended that the plan be revised to indicate entrances at right angles to Jarrettsville Pike. Entrances are subject to State Road approval and permit.

ZONING ADMINISTRATION DIVISION: The plan appears to meet requirements as set forth in Hill 10 for automotive service stations.

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

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to 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.

The following members had no comment to offer:

Project Planning Division
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

John A. Rose, Principal
Zoning Technician

cc: Carlisle Brown-Hughes, Jr. (Eng.); C. Richard Moore-Hughes, Jr. (Eng.); William Greenwalt (Health Dept.); John Moore-Hughes, Jr. (Health Commission)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 10th
Posted for: Posting of Petition, Oct. 25, 1967, at 1:00 P.M.
Petitioner: Sunnybrook Center
Location of property: E/S of Sunnybrook Rd. & Jarrettsville Pike
Location of signs: 2 Post. North Side of Jarrettsville Pike approx. 100' from Jarrettsville Pike
Remarks: Subdivision
Posted by: Michael N. Hume
Date of return: Oct. 12, 1967

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

To: The Sunnybrook Center
6600 York Road
Baltimore, Md. 21212
Attn: Frederick W. Hume

REPORT TO ACCOUNT NO. 05-622
QUANTITY: 79
RETURN THIS PORTION WITH YOUR RECEIPT.

Advertising and posting of property 6600-62

79

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

All that piece or parcel of land situate, lying or being in the Tenth Election District, Baltimore County, State of Maryland and described as follows, to-wit:

BEING for the same at a point near the east side of Sunnybrook Road, a line of beginning being measured South 89° 14' 10" East 150.77 feet and North 89° 14' 10" East 30.00 feet from the beginning of the parcel of land which by a deed dated November 29, 1965 and recorded among the Land Records of Baltimore County in Liber 9,774 No. 4552 falls 114 was conveyed by Thomas W. Hume and wife to Sidney Silver, and running thence parallel to and 30.00 feet easterly, measured at a right angle from the first line of said conveyance and approximately 30 feet east of the center of Sunnybrook Road, (1) South 89° 14' 10" East 30.00 feet to intersect a line drawn parallel to and 10.00 feet northerly, measured at a right angle, from the second line of the abovefield conveyance, thence along said line no drawn and approximately 10 feet northerly of the center of Jarrettsville Pike, (2) North 89° 14' 10" East 30.00 feet to intersect a line drawn at right angles to the first line herein described through the place of beginning, thence running said line no drawn and binding thereon, (3) South 89° 14' 10" East 150.77 feet to the place of beginning.

Containing 27,000 square feet of land.

Being a part of the parcel of land which by a deed dated November 29, 1965 and recorded among the Land Records of Baltimore County in Liber 9,774 No. 4552 falls 114 was conveyed by Thomas W. Hume and wife to Sidney Silver.

opposite the center line of Sunnybrook Road at the distance of 30.00 feet northerly from the center line intersection of Sunnybrook Road and Jarrettsville Pike,

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Sunnybrook Center
c/o Frederick W. Hume
6600 York Road
Baltimore, Maryland 21212

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

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

John A. Rose
Zoning Commissioner

Petitioner: Sunnybrook Center, c/o Frederick W. Hume

Petitioner's Attorney

Reviewed by: James S. Hume
Chairman of Advisory Com.

THE BALTIMORE COUNTEAN THE COMMUNITY NEWS Baltimore, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY that the annexed advertisement of _____ was inserted in THE BALTIMORE COUNTEAN, a group of _____ news weekly newspapers published in Baltimore County, Maryland, once a week for _____ day(s) _____, 1967, that is to say _____.

THE BALTIMORE COUNTEAN

Paul J. Morgan
Editor/Manager

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 13, 1967

FROM: George E. Gavrelli, Director of Planning

SUBJECT: Petition #68-90-RX. East side of Sunnybrook Road 387.85 Feet North of Intersection of Sunnybrook Road & Jarrettsville Pike. Petition from Undistricted to C.R. District. Petition for Special Exception for Automotive Service Station. Sunnybrook Center - Petitioners

10th District

Wednesday, October 25, 1967 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- The request for application of a C.R. District is in accord with the recommendations of the Planning Board made on September 13, 1967, in the Board's approval of recommended zoning maps showing the boundaries of proposed districts. The County Council will hold a public hearing on the districting proposals on November 8, 1967.
- The site plan submitted by the petitioner is not in complete accord with Section 405 of the Zoning Regulation. Although a "grass plot" is shown, the landscaping indicated on the plan is within the public right of way and thus cannot be considered as part of the landscaping required under Subparagraph 405.4.B.2. Further, one result of placing the landscaping entirely outside the lot lines is that the entrances, when measured "at the right of way line" (as required under Sub-subparagraph 405.4.A.3.b), exceed the maximum permitted width - whereas landscaping within a curbed area inside the property lines could result in proper dimensions while maintaining the same effective width shown on the petitioner's plan. Details as to lighting are not shown. "Are signs to be placed in the road right of way?"
- We note that there must be a reasonable probability of public need for the station proposed. Three other service stations are already located at Jacksonville, about 1.5 miles away.

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

No. 49603

DATE: October 2, 1967

FILED

Seal Dept. of Balto. Co.

To: The Sunnybrook Center
6600 York Road
Baltimore, Md. 21212

REPORT TO ACCOUNT NO. 05-622
QUANTITY: 79
RETURN THIS PORTION WITH YOUR RECEIPT.

Advertising and posting of property 6600-62

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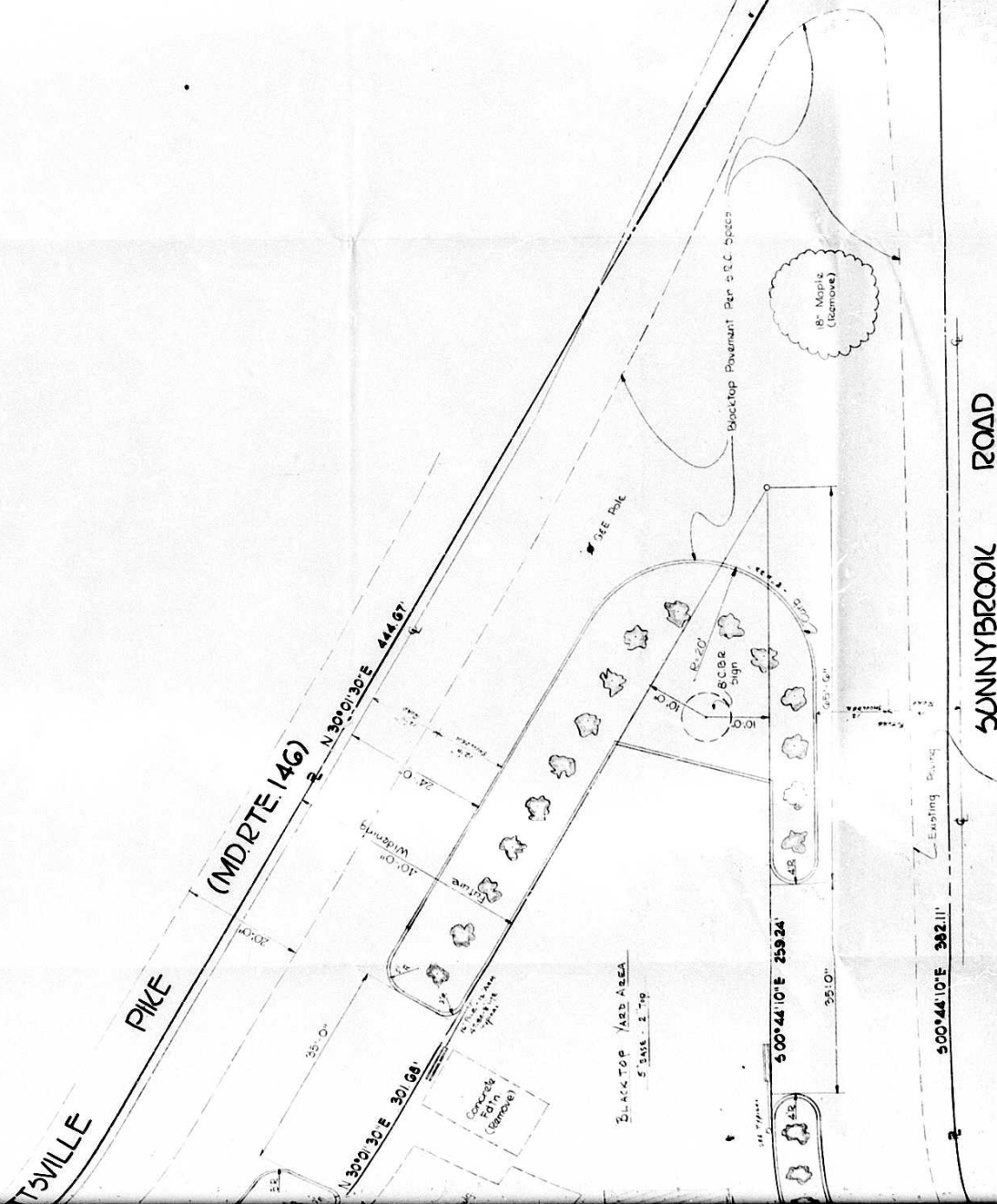
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

NOTES:
LANDSCAPING

LOT AREA AFTER WIDENING = 20,000 SQ FT
5% LANDSCAPING = 1000 SQ FT
LANDSCAPING SHOWN = 5240 SQ FT
LANDSCAPING CAN BE PROVIDED INSIDE LOT LINES IF REQUIRED.
(LOCATION DOES NOT IMPACT THIS ROAD)

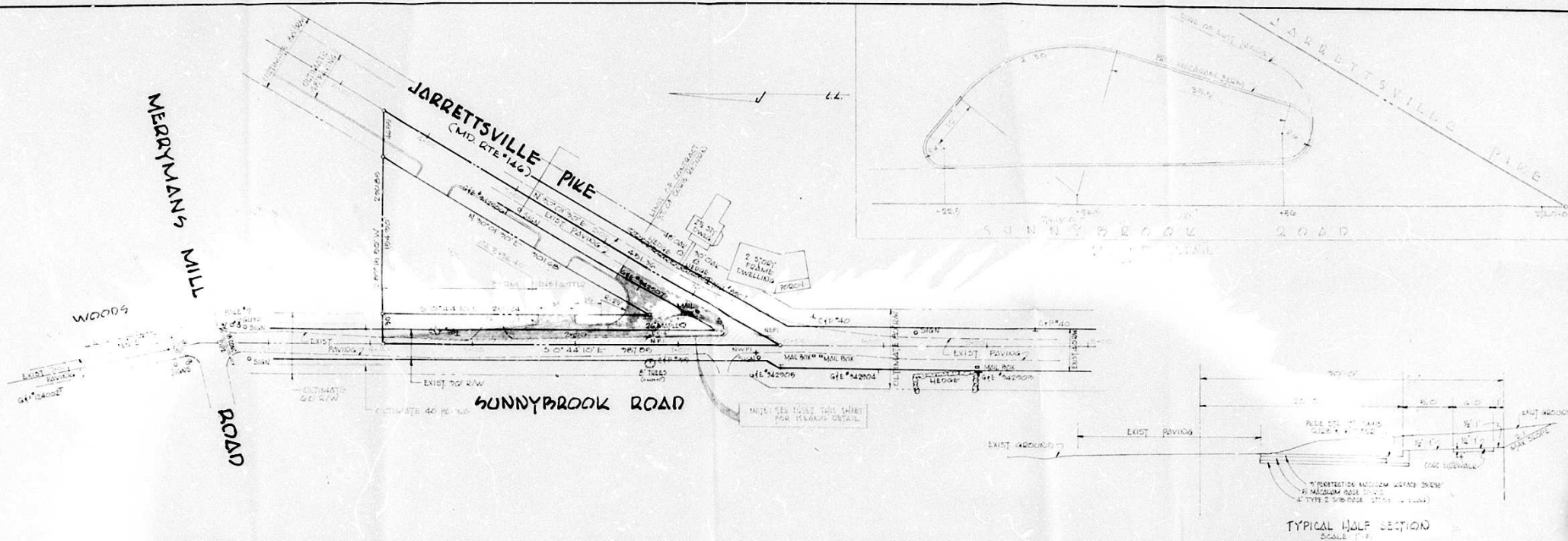
ZONING

PARCEL "B-L"
ADJOINING "B-L" ENTIRE REAR LINE
10TH ELECTION DISTRICT

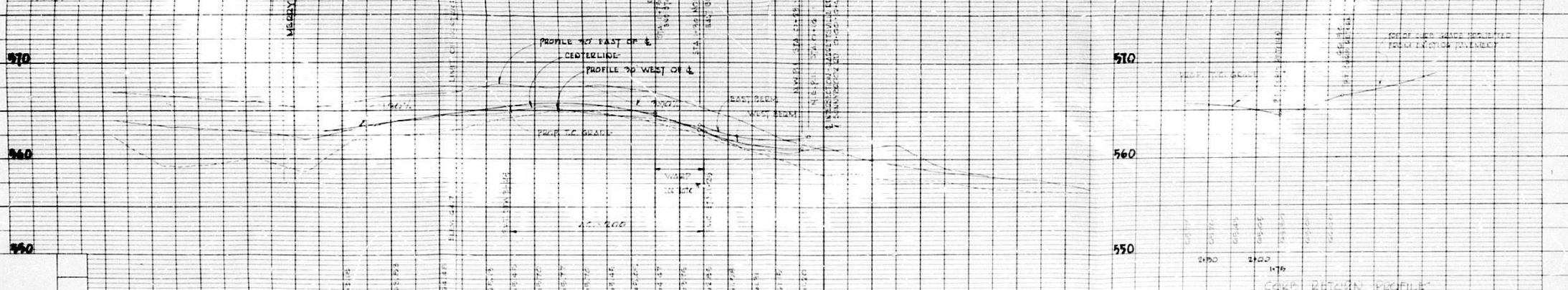
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CROCKETT ASSOCIATES
ENGINEERS - SURVEYORS
5516 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218
Tel: (410) 736-6774

A-21-67



NOTE: The Sunnybrook Road, etc. 175 to 500 feet, the proposed paving surface will be composed of concrete. The proposed bridge layout, etc. 175 to 500 feet, at this street, the water table level will be indicated on the ground surface. The water table level is shown on the curb water line. The water table level is shown on the curb water line. The water table level is shown on the curb water line.

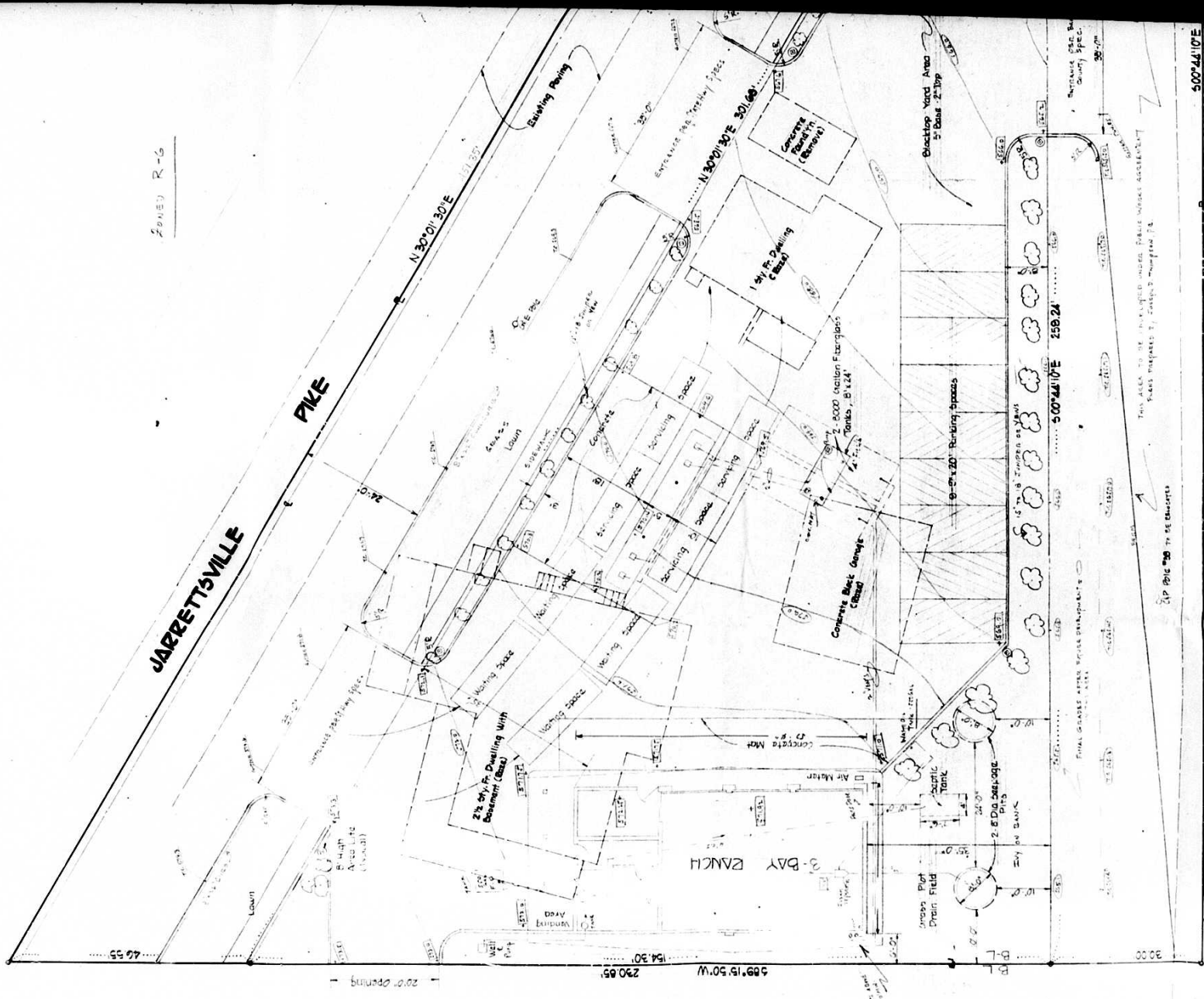


DESIGNED	JOSEPH G. THOMPSON	CHECKED	DATE	APPROVED	DATE	BY	DATE	REVISION	BY	DATE	NEW REFERENCE NUMBERS	KEY	POSITION	SCALE	SUBDIVISION	DATE COMPLETED	P.W. & S.W. NO.	CONTRACT NO.	JOB ORDER NO.	SHEET NO.	DISTRICT NO.
DESIGNED	JOSEPH G. THOMPSON	CHECKED	DATE	APPROVED	DATE	BY	DATE	REVISION	BY	DATE	NEW REFERENCE NUMBERS	KEY	POSITION	SCALE	SUBDIVISION	DATE COMPLETED	P.W. & S.W. NO.	CONTRACT NO.	JOB ORDER NO.	SHEET NO.	DISTRICT NO.

ZONED R-6

JARRETSVILLE

PIKE



1522 JARRETSVILLE ROAD

ZONED R-6

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~by reason of~~ the petitioner has complied with the requirements of Sections 259.2-A; 405.2-B-3 and 405.3 for redistricting to a C. R. District

the above Re-districting should be had; and it further appearing that by reason of meeting the requirements of the aforesaid Sections

a Special Exception for an Automotive Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of October, 1967, that the herein described property or area should be and the same is hereby re-districted; from undistricted to a C. R. station district and ~~for~~ a Special Exception for an Automotive Service station should be and the same is granted, from and after the date of this order, subject to approval of site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

[Signature]
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 above Re-districting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, that the above re-districting 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 _____; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 10/30/67

BY J.C. HARRIS

ADMINISTRATIVE ASSISTANT