

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Clifton J. and Alice L. Debow, 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 C-2 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 an Automotive 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 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.

Commercial Development Co. (Inc.), Inc. Clifton J. and Alice L. Debow
By: J. M. Daiger, Contract purchaser J. Vernon Hall, (PA), Legal Owner
Address: 120 Wallace Street, Bel Air, Maryland 21014
E. C. Woodward, Petitioner's Attorney Protestants' Attorney

Address: Powers Avenue, Cockeysville, Maryland 21030
ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of April, 1968, 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 15th day of May, 1968, at 1:00 o'clock

Clifton J. Debow
Alice L. Debow
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Clifton J. and Alice L. Debow, 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 405.4 3a To Permit (1) access driveways (2) driveways on Harford Road and (3) on Sunshine Avenue instead of the required (3) 10' curb tangent length at the corner of both Harford Road and Sunshine Avenue instead of the required 20'. 405.4 B5 To Permit (1) 16' Free Standing Luminary Light instead of the required 8' light and To Permit (1) 12' Twin Luminary Lights on the Pump Island instead of the required 10' lights.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) (4) access driveways are needed to permit egress and ingress and to relieve congestion around pump islands and to eliminate the possible traffic hazard from cars entering and leaving station.

10' curb tangents are needed because of the required State Roads 30' radius at the intersection so as to permit a proper turning area for cars approaching and leaving the service station premises and necessary for longer approach area because of the road grade of Sunshine Avenue and Harford Road and the extended rear line of property. 16' high light is required to give better disbursement of lighting in this area; and due to this being a rural area this lighting would be beneficial to traffic in general at this intersection.

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.

Commercial Development Co. (Inc.), Inc. Clifton J. and Alice L. Debow
By: J. M. Daiger, Contract purchaser J. Vernon Hall, (PA), Legal Owner
Address: 120 Wallace Street, Bel Air, Maryland 21014
E. C. Woodward, Petitioner's Attorney Protestants' Attorney

Address: Powers Avenue, Cockeysville, Maryland 21030
ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day

of April, 1968, 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 15th day of May, 1968, at 1:00 o'clock

Clifton J. Debow
Alice L. Debow
Zoning Commissioner of Baltimore County.

William G. Ulrich, Jr.
Registered Land Surveyor

18 FULLERTON HEIGHTS AVE BALTIMORE, MD 21236

For the purpose of zoning only

Beginning for the same at a point where the center line of Sunshine Avenue is intersected by the southeast side of Harford Road running thence and binding on the center line of Sunshine Avenue the following courses and distances viz: 1st 12 degrees 19 minutes east 119.20 feet and south 43 degrees 05 minutes east 63.56 feet thence leaving Sunshine Avenue for a line of division now made north 47 degrees 52 minutes east 134.90 feet, running thence north 40 degrees 13 minutes west 178.10 feet to the southeast side of Harford Road running thence and binding on the southeast side of Harford Road south 49 degrees 47 minutes west 142.37 feet to the place of beginning.

Containing 0.58 acres of land more or less.

Description of Easement Area for Access

Beginning for the same at a point on the southeast side of Harford Road distant north 49 degrees 47 minutes east 142.37 feet from the center of Sunshine Avenue running thence and binding on the southeast side of Harford Road the two following courses and distances viz: north 49 degrees 47 minutes east 12.53 feet and north 47 degrees 53 minutes east 22.38 feet thence leaving the side of Harford Road and running south 40 degrees 13 minutes east 30.71 feet thence south 5 degrees 13 minutes 30 seconds east 61.02 feet to intersect the north 40 degrees 13 minutes west 178.10 feet line of the above described zoning parcel running thence and binding on said line north 40 degrees 13 minutes west 80.00 feet to the place of beginning.

Containing 0.04 of an acre of land more or less.



William G. Ulrich, Jr.

SPECIAL POWER OF ATTORNEY

By this instrument, issued in quadruplicate, We, Clifton J. Debow and Alice L. Debow, invest J. Vernon Hall, with Special Power of Attorney to sign my name, and to take in my name and stead, any action necessary to the processing, with Baltimore County, Maryland, or the State of Maryland, of any zoning special exception and/or special or usual permits for the establishment and operation of an automobile service station on lands owned by us at the northeasterly intersection of Harford Road and Sunshine Avenue, Fork, Maryland.

Date 2-14-68
Clifton J. Debow (SEAL)
Alice L. Debow (SEAL)

State of Maryland, County of Princess Anne; Sct:

Subscribed and sworn this 14 day of February, 1968.

My commission expires:

11-22-68

PETITION FOR REDISTRICTING, SPECIAL EXCEPTION AND VARIANCES

11th DISTRICT

ZONING: From Undistricted to C.R. District
Petition for Special Exception for an Automotive Service Station.
Petition for Variances for Access Driveways, Curb Tangent Length, Free Standing Luminary Light and Twin Luminary Lights.

LOCATION: Southeast corner of Harford Road and Sunshine Avenue.

DATE & TIME: WEDNESDAY, MAY 15, 1968 at 1:00 P.M.

PUBLIC HEARING: Room 107, County Office Building, 111 W. Chapsapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present District: Undistricted
Proposed District: C.R.
Petition for Variances from the Zoning Regulations of Baltimore County to permit (4) access driveways (2) driveways on Harford Road and (2) on Sunshine Avenue instead of the required (3); and to permit a 10 foot curb tangent length at the corner of both Harford Road and Sunshine Avenue instead of the required 20 feet; and to permit (1) 16 foot Free Standing Luminary Light instead of the required 8 foot light; and to permit (1) 12 foot Twin Luminary Lights on the Pump Island instead of the required 10 foot lights.

The Zoning Regulations to be excepted as follows:

Section 405.4 3(a) - Access and Street Improvements - No such use shall be permitted more than 6 feet (2) access driveways on any street frontage nor a total of more than three (3) access driveways. The curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site shall be not less than 20 feet.

Section 405.5 B(5) - Lighting. No free-standing luminary more than eight (8) feet in height shall exceed a height greater than one-eight its distance to the nearest boundary of a residential zone or lot line of unzoned public property.

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Clifton J. Debow and Alice L. Debow as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 15, 1968 at 1:00 P.M.
Public Hearing Room 107, County Office Building, 111 W. Chapsapeake Avenue, Towson, Md.

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



INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland 21204

Date: April 15, 1968

TO: Mr. John G. Rose
FROM: Eugene J. Clifford
SUBJECT: Item 135 - Zoning Advisory Committee - April 2, 1968
Proposed Service Station - Harford Road and Sunshine Avenue

Review of the subject site plan dated April 4, 1968 results in the following comments:

The petitioner is requesting a variance to Section 405.4-3a to permit 4 access driveways instead of the required 3 driveways, and to permit a 10' curb tangent length at the corner of both Harford Road and Sunshine Avenue instead of the required 20'.

This Bureau can not recommend two access driveways to Sunshine Avenue unless the 20' curb tangent length requirement is met.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

EJC:CRM:nr

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

E. C. Woodward, Esq.,
Powers Avenue
Cockeysville, Maryland 21030

SUBJECT: Redistricting from an unistricted zone to a C-R District and Special Exception for an Automotive Service Station, for Clifton J. DeBow, located SE/corner Harford Road & Sunshine Avenue
11th District
(Item 136, April 2, 1968)

Dear Sirs

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

BUREAU OF ENGINEERING:
Road - Sunshine Avenue is to be developed as a minimum 49' road on a 70' R/W.
Utilities - Public utilities are not available to this site.

HEALTH DEPARTMENT:
The proposed water supply and sewage disposal systems must be indicated on revised plans. Prior to approval of a building application, soil tests must be conducted to determine the suitability of the soil for underground sewage disposal.

STATE ROADS COMMISSION:
The entrances must be of curb return type with a minimum of 5' radius curb returns.
The R/V line must be curbed with 8" x 22" concrete curb. The entrances will be subject
to State Roads approval and permit.

ZONING ADMINISTRATION DIVISION:
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 Traffic Engineer
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

WED:sjd
cc: Carlyle Brown-Bur. of Engr.; William Greenwalt-Health Dept.; John Meyers-State Roads Comm.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

1950 73 Eastern Ave.
 1951 25
 1952

THIS IS TO CERTIFY, that the annexed advertisement
of *THE EASTERN BEACON*, a weekly news-
paper published in Baltimore County, Maryland, once a week
successive weeks before the
15th day of _____ 1954, that is to say,
_____ 1954, was inserted in the issue of _____ 1954.

Stromberg Publications, Inc.
Publisher

13y

CERTIFICATE OF PUBLICATION

TOWSON, MD. Apr. 19, 1868

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 week, for the purpose of giving notice of the sale of the above described property, on the 25th day of May 1868, successive weeks before the 15th day of May 1868, the first publication appearing on the 25th day of April 1868.

THE JEFFERSONIAN,

Cost of Advertisement \$

[illegible]

