PETITION & R ZONING REDIS. T CTING AND/OR SPECIAL EXCEPTION
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  Cliften J. and  After L. DeBow
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 re-districted, pursuant
hereby petition (1) that the atomic status of the nerent near-trong property see reastriction property in the status of the Zening Law of Baltimore County, from undistricted to a district, for the following reasons:
G-R district; for the following reasons:  CR D  MAP  NE-16-1  P X A
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 re-districting and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the roning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.
Commercial Development Co. (B), inc. Clifton J. and Alice L. De Bow

By: January Jack Dy Contract purchase ent 120 Wallace Street Address Fork, Maryland 21051 Bel Air, Maryland 21014 879-2014 E. C. Woodward, Petitioner's Attorney Address Powers Avenue
Cockeysville, Maryland 21030 ....... 196\_ 3, 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 ioner of Battimere County in Room 106 County Office Building in Towson, Baltimore County of the 15th 198.8 A .1:00 o'clock

## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

Excur we. 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.

County and which is described in the description and paid stanced metric and make a pair nervol, hereby retuine for a Variance from Section 100, 11 per Persett (1) access driveways (2) Let 100 be on instruct Road and (2) on Summittee Avenue Instead of the required (3), b851, 38 very let 100 be 1

of the Zoning Regulations of Baltimore County, to the Zoning Law of Saltimore County; for the following reasons: indicate hardship or practical difficulty (6) access drivesays are needed to permit egrous and ingress and to relieve conjection arcual pump islands and to elicinate the possible traffic hazard from care entering and leaving station.

101 curb tangents are needed because of the required State Honds 301 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 Hond and the extended rear line of property. You give to summine evenue an interest note and the extended Feer 1100 of Property. 165 high light a 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.

SE/cor.

DEBOW Harfor

#68-262-RXA Sunshine Ave. 11th

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ZONTHG .

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 Balimore County adopted pursuant to the Zoning Law For Balimore County.

merotial Development Co. (B), Inc. Clifton L. and Alice L. De Bow By: Ornort Hall (PA) Legal Owner \_120 Wallace Street\_ Address Fork, Maryland 21051 Bel Air, Maryland 2 (014 879-2014 E. C. Woodward, Petitioner's Attorney Protestant's Attorney Address Powers Avenue
Cockeysville, Maryland 21030 ORDERED By The Zoning Commissioner of Baltimore County, this 2nd

of ABC 11.

106. 3 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 Coumissioner of Baltimore County in Room 106, County Office Bulldoff in Towson, Baltimore

County, on the 15th

196<sup>8</sup> , at 1:00 o'clock

## William G. Ulrich. Ir.

18 FULLERTON HEIGHTS AVE. BALTIMORE, MD 21236

For the purpose of soning only

Beginning for the same at a point where the center line of Sunshine avenue is feet to the southeast side of Harford Road running thence and binding on the souther side of Harford Road south 49 degrees 47 minutes west 142.37 feet to the place of

Containing 0.58 acres of land more or less

Description of Pasement Area for Access

Beginning for the same at a point on the southeast side of Warford Road Sirva courses and distances vis: north h9 degrees h7 minutes eggs 12 63 feet and north line parts 10 degrees 11 minutes west 80.00 feet to the place of perioding

-2 -



Allen & Ubul So

#68-262 P.CA

CR-DIST MAP

DATE

VARIANCE

Shine Avenue - 11th District Clifton DeBow, Petitionar NO. 68-262-RXA

HE-IL-I The Petitioners have requested the subject property be changed Undistricted to a CR District. The Petitioner has rest the require-of Section 259, 2A and has further complied with Section 405, 2B. RXA

In order to comply with the Baltimore County Zoning Regulations for a Special Exception, it was necessary to comply with fection 405.3.

This the Petitioner has done.

Variances were also requested to Section 405.4A3a, Section 405.4 3a and Section 405.4 B5 of the Zoning Regulations.

The Petitioners have requested that the following petitioned for

Section 405.4 3a to be deleted in part to permit a 10'

## SPECIAL POWER OF ATTORNEY

By this instrument, issued in quadruplicate, We, Clifton J. DeBow and Alice L. DeRow, 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

Clifton J. DeBow Alice I. Dellow \_, County of Paralla ; Set

Subscribed and sworn this 14 day of February, 1968.

My commission expires:

11-27-67

PETITION FOR REDISTRICTING, SPECIAL EXCEPTION AND VARIANCES

11sh DISTORY

From Undistricted to C.R. District Patition for Special Exception for an Automotive Dervice State Patition for Variances for Access Def . ys, Curb langest Leagth, Freet Standing Luminary Light and Twin Luminary Lights.

LOCATION:

WEDNESDAY, MAY 15, 1968 et 1:00 P.M. PUBLIC HEADING . Room 167, County Office Building, 111 % Chesspeak Avenue, Towsen, Haryland.

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

Present Districts Undistricted
Proposed Districts, Cak.
Protection of Partition for Variances From the Zoning Regulations of
Baltimore County to pareit (%) access driveways
C2) driveways on Harford Bood and (2) on Sumshine
Avenue instead of the required (3); and to pareit
a 10 foot corb tangent length at the corner of
both Harford Road and Sumshine Avenue instead of the
required 20 feets and to pareit (1) 15 foot Freat
Standing Luminary Light instead of the required 8 foot
light and the Pamp 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  $\hat{a}$  two (2) access driveways on any street fractage nor a total of more than three (3) access driveways. The curb tempont length between any access driveway and any corner at a struct intersection or any other access driveway on the site of the structure of the

Section 405,5 8(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 boundsy of a residential zone or lot line of unconed public property.

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

- APR 17 '68 da 13 INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERIN Baltimore County, Maruland

Date\_\_\_Agril 15, 1968

by TO: Mr. John G. FROM: Eugene J. Clifford

SUBJECT: Item 136 - 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 netitioner is requesting a variance to Section 405,4-3a to pormit 4 access driveways instead of the required 3 driveways, and to permit 4 a 10° curb tangent length at the corner of both Harford Road and Sunshine Avenue Instead of the required 20°.

EJC: CRM: nr

PETITION FOR REDISTRICTING, : SPECIAL EXCEPTION, and BEFORE THE

ZONING COMMISSIONER

SE/corner Harford Road and Sun-BALTIMORE COUNTY

Section 405.4A3a - to permit (4) access driveways, (2) driveways on Harford Road and (2) on Sunshine Avenue instead of the required (3).

ourb tangent length at the corner of both Harford Road and Sunshine Avenue instead of the required 20. (The tangent Variance for the entrance on Sunshine Avenue

The other requested Variances should be granted because strict comphance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship superintener. The Variances requested would grant relief without substantisticular to the public health, safety and general weigrac of the locality involved and should be granted under Section 405.10A of the Doning Regulations.

For the aforegoing reasons, 17 IS ORDERED by the Zening Commissioner of Baltimore County this 2.00 / day of May, 1988, that the herein described property or area should be and the same is hereby redistricted from Undustricted to a CR District, a Special Exception for an automotive service station should be and the same is granted and the Variance to Section 405, 43 to permit as 10 tangent distance on Hardrace As the intersection of Sinshine Avenue and the Variance to Section 405, 485 to permit one 15 free standing luminary light instead of the required sight and to permit one 12 twin luminary lights on the pump island instead of the required 10 lights should be and the same is granted, from and after the date of this Order, subject to approval of the site plan by the State Roade commission, Bureau of Public Services and the Office of Planning and Zoning.

SALTIMORE COUNTY OFFICE OF PLANNING AND ZOMING COUNTY OFFICE BUILDING TOWSCH, MARYLAND 21204

Bedistricting from on undistricted zone to a C-B bistrict and Special Excaption for an Automotive Service Station, Service Station J. DeBows, leaching Avenue Station Avenue 11b Bistrict (Item 136, April 2, 1968)

Bear Stra The Zoning Advisory Cummittee has reviewed the subject patition and has the owing communis to offer:

<u>Bureau of Engineering:</u>

Road - Sunshine Avenue is to be developed as a winimum bg' road on a 70' R/U.

Road - Public utilities are not aveilable to this site.

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

STATE MOADS COMMISSION:
The entrances must be of curb return type with a minimum of 5' radius curb returns.
The ly' line must be curbed with 0' x 22' concrete curb. The entrances will be subject to state holds approved and permit.

ZORISO ADMINISTRATION DIVISION:
If the petition is granted, ne 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 no: intended to indicate the appropriateness of the zoning section requested, but to assure that all parties are made many of plans or realises that may have a bearing on this case. The Director and/or the Boputy Director the Office of Planning and Zoning will subset recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's harring.

The following members had no comment to offers

Project Planning Division Bureau of Traffic Engineer Bureau of Fire Prevention Bullding Engineer Beard of Education Endustrial Development

JANES E. OVER, Zoning Supervisor

Emild as Carlyle Brown-tur. of Engr.; William Greenwalt-Health Dept.; John Hoyers-State Roads Comm.

BALTIMORE COUNTY, MARYLAND

TO Mr. John G. Rose, Zoning Commissioner Date May 3, 1968

FROM George E. Gayrelis, Director of Planning

NUIDECT Petition 66:-262-RXA. Redistricting from Undistrict to C.R. District. Special Exception for an Autonotive Service Station. Variance to permit (4) access driveways (2) on theford Road and (2) on Sunhine Avenue instead of the required (3); and to permit a 10 foot cuts tangent length at the corner of both Harford Road and Sumhline Avenue instead of the required 20 feet; and to permit (1) fo foot Free Standing Luminary Light - subsed of the required 30 feet) and to permit (1) 12 foot fivin Luminary Light on the Pump Island instead of the required 10 foot lights. Southeast corner of Harford Road and Sumhine Ave. Being the property of Citifon Debow.

11th District

Wednesday, May 15, 1968 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make with respect to pertinent planning factors:

- The Planning Board recommended that the commercial node at Fock be designated as a C.R. District. Final decision on the districting here is expected from the County Council prior to the date of this hearing.
- The essence of a C.R. District is to provide for commercial services in rural areas including automotive services. We think that this area is appropriate for the special exception requested. However, the petitioner should meet the proofs required by the regulations.
- The planning staff is concerned with respect to the relationship of this property with the adjoining tract to the north along Harford Read. The plan suggest he prospect for a common entrance, but the grading limits that possibility in the future. The planning staff w-uld want to explore this problem throughly nating that the entrance here is not part of the basic tract for the proposed service station.
- Although we concur with the notion of having four (4) entrances on two (2) major streets for this service station, we concur also with the comments by the Bureau of Traffic Engineering with respect to correlations with the trangent standards of the regulations. Similarly, we think that the petitions hould demonstrate conclusively that the lighting standards as required by the regulations will not work. We have seen no plan indicating an effort to comply with the standards. Hence, what are the conditions of practical difficulty or unreasonable handship here?

BALTIMORE COUNTY OFFICE OF PLANNING AND ONING E. C. Mooderd, Esq., Pomora Avenue Codksysville, Maryland 21030 County Office Building Ill W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing this day of \_\_Aaril Petitioner Clifton J. Deller Petitioner's Attorney E. C. Mooderd, Esq. Reviewed by AMN 2 Market Chairman of Advisory Committee

	BALTIMORE COUNTY, MARYIMND		ND	No. 54350	
	Division of	OF FINANCE Collection and Receipts DURT HOUSE , MARYLAND 21204	BULLED DATE HE	y 13, 196	
R	C. Woodward, Esq. mers Ave. chaysville, Nd. 21030	Zonling D	apt. of Balto. (o.		
DEBORIT TO	ACCOUNT NO 01-622			TOTAL AMOU	
UANTITY		RETURN THIS PORTS	ON WITH YOUR REMITTANCE DRITION FOR YOUR RECORDS	\$101.19	
27 19	A.mritiging and posting of proper #68-262-82A	y for Clifton DeBow		101.10	
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BALTIMORE COUNTY, MARYIMAD No. 54314 OFFICE OF FINANCE DATE Agril 22. 1968 Devision of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204 Potition for Veriance, Recistricting & Special Exception for Clifton J. IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

	•	)
8 Sym	CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY	#68-262-8X
	Townen, Maryland	
Posted for Hector Petitioner Chiffs	Date of Por	ting 92226 68 B.M.
Location of property:	SELCOR A Hoylet Cd & Hurali	a Orda
Location of Signs 8 Horford No	Hold for Swale on 1	South Seems
Posted by Mars	Suggesture Date of return	114 37 65

OF

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TELEPHONE

OF PUBLICATION

CERTIFICATE

OFFICE -



