

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 513-5 - Height - Request 251 instead of required 251.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

being below grade on Loch Raven Boulevard, a physically divided highway, our sign is not visible to the oncoming traffic for adequate sight distance.

In addition, we are rebuilding our facilities at this location which will greatly enhance this area. The new sign will conform with our improvements and improve the aesthetics.

See attach 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
David S. Horn for Sun Oil Company
Legal Owner
Address 1910 Russell Street
Baltimore, Maryland 21230 (PC 2-9642)

Petitioner's Attorney
Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

January 1969, 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 26th day of February, 1969, at 10:00 o'clock A.M.

JUN 21 1969 PM

(over)

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rowe, Zoning Commissioner Date February 14, 1969

FROM: George E. Gavett, Director of Planning

SUBJECT: Petition 69-180-A, Variance to permit a sign height of 35 feet instead of the required 25 feet. Northwest corner of Loch Raven Boulevard and Taylor Avenue. Sun Oil Company, Petitioners.

9th District

HEARING: Wednesday, February 26, 1969 (10:00 A.M.)

The Planning staff is not aware of any condition of practical hardship or unreasonable difficulty which would justify the variance for sign height.

GEG:ams

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 29, 1969

COUNTY OFFICE BUILDING
111 N. Chesapeake Avenue
Towson, Maryland 21204

Mr. Oliver L. Myers
KANGAROO

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STAFF BOARD OF PLANNING

BUREAU OF PRELIMINARY

HEALTH DEPARTMENT

PLANNING DIVISION

RECORDS DIVISION

STREET DEVELOPMENT

Mr. David R. Horn
Sun Oil Company
1910 Russell Street
Baltimore, Maryland 21230

RE: Type of Hearing: Petition for Height Variance
Location: NW Cor. Loch Raven Blvd. & Taylor Avenue
District: 9th
Petitioner: Sun Oil Company
Committee Meeting: January 21, 1969
Item 161

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The property is presently improved with an existing 3-bay Sun Oil Company Station. At the present time it is undergoing rebuilding to a Service Center. Immediately to the north of the site exists the Loch Raven Shopping Center; to the south the Annapolis drive-in restaurant complex; to the east the Pleasant Plains Shopping Center with an American Oil Company station; and to the west a miniature golf course and a Texaco Service Station. The entire frontage along Loch Raven Blvd. and Taylor Avenue is curbed with concrete curb and gutter.

BUREAU OF ENGINEERING

Highways: Access to this site is from Loch Raven Boulevard and Taylor Avenue. No additional improvements are required at this time and no additional widening is required.

Storm Drainage: There are no apparent storm drain problems existing. Water and Sewer: Water and sewer are existing for this site.

BUREAU OF TRAFFIC ENGINEERING (See Page #2)

PETITION FOR VARIANCE

9th DISTRICT

ADDRESS: Petition for Variance for a sign height.

LOCATION: Northwest corner of Loch Raven Boulevard and Taylor Avenue.

DATE & TIME: WEDNESDAY, FEBRUARY 26, 1969 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 N. Chesapeake 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.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a sign height of 35 feet instead of the required 25 feet.

The Zoning Regulation to be accepted as follows:

Section 413.5 - (d) - Sign Height - 25 feet.

All other parts of land in the Ninth District of Baltimore County

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

Hearing date: Wednesday, February 26, 1969 at 10:00 A.M.
Public hearing: Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JAMES E. HARRIS
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Loch Raven & Taylor Ave.
Baltimore Co., Maryland

Description for area around sign

Starting at a point on the northerly right-of-way line of Loch Raven Blvd., point being the end of a chord connecting Loch Raven Blvd. and Taylor Ave., chord being 365° 16' 08" E, 79.24' thence 865° 16' 08" W 28.5' on said chord to a point of beginning, thence (1) at 90° in a northerly direction 16 feet to a point, thence (2) at 90° in a westerly direction 16 feet to a point, thence (3) at 90° in a southerly direction 16 feet to a point, thence (4) at 90° in a southerly direction and perpendicular to the chord 16 feet to a point and place of beginning.

TELEPHONE 862-3000 EXT. 367		INVOICE		No. 60816	
BALTIMORE COUNTY, MARYLAND					
OFFICE OF FINANCE					
Division of Collection and Receipts					
COURT HOUSE					
TOWSON, MARYLAND 21204					
DATE Feb. 3, 1969					
TO: Sun Oil Company 1910 Russell Street Baltimore, Md. 21230					
Zoning Dept. of Baltimore Co.					
REPORT TO ACCOUNT NO. 60-422		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT DUE	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
312 4	Petition for Variance 69-180-A	312 4	Petition for Variance 69-180-A	312 4	Petition for Variance 69-180-A
2500 MC		2500 MC		2500 MC	
				75.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND					
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

TELEPHONE 862-3000 EXT. 367		INVOICE		No. 60868	
BALTIMORE COUNTY, MARYLAND					
OFFICE OF FINANCE					
Division of Collection and Receipts					
COURT HOUSE					
TOWSON, MARYLAND 21204					
DATE Feb. 27, 1969					
TO: Sun Oil Company 1910 Russell Street Baltimore, Md. 21230					
Zoning Dept. of Baltimore County					
REPORT TO ACCOUNT NO. 60-422		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT DUE	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
312 27	Advertising and posting of property 69-180-A	312 27	Advertising and posting of property 69-180-A	312 27	Advertising and posting of property 69-180-A
4250 MC		4250 MC		4250 MC	
				40.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND					
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

PETITION FOR VARIANCE
IN DISTRICT

ZONING: Petition for Variance for a Sign Height.
LOCATION: Northwest corner of Loch Raven Boulevard and Taylor Avenue.
DATE & TIME: Wednesday, February 26, 1969 at 10:00 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake 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.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a sign height of 25 feet instead of the required 22 feet.

The Zoning Regulation to be excepted is as follows:
Section 413.5 - (d) - Sign Height - 22 feet.

All that parcel of land in the Ninth District of Baltimore County, starting at a point on the northerly right-of-way line of Loch Raven Blvd. point being the end of a chord connecting Loch Raven Blvd. and Taylor Ave. chord being 16' 08" W 28.5° N 16' 08" E 78.24° then (1) a point, thence (2) at 90° in a northerly direction 16 feet to a point, thence (3) at 90° in a westerly direction and parallel to the chord 16 feet to a point, thence (4) at 90° in a southerly direction and perpendicular to the chord 16 feet to a point and place of beginning.

Being the property of Sun Oil Company, as shown on plat plan filed with the Zoning Department. Hearing Date: Wednesday, February 26, 1969 at 10:00 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County.
Feb. 4.

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEB 6 1969, 19.

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 one time consecutive weeks before the 26th day of February, 1969, the same publication appearing on the 6th day of February, 1969.

THE JEFFERSONIAN

L. Frank Strickland
Manager.

Cost of Advertisement, \$.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-180-A

District: 9th Date of Posting: Feb. 7-69

Posted for: *Neumy, W.D. Feb. 26, 1969 C. 10:00 A.M.*

Petitioner: *Sun Oil Co.*

Location of property: *N.W./C.E. of Loch Raven Blvd. & Taylor Ave.*

Location of Signs: *On South side of road at intersection of Loch Raven Blvd.*

Remarks:

Posted by: *David H. Kern* Signature Date of return: *Feb. 18-69*

ORIGINAL

OFFICE OF



TOWSON, MD. 21204 February 10, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 10th day of Feb., 1969, that is to say, the same was inserted in the issue of February 6, 1969.

STROMBERG PUBLICATIONS, Inc.

By: *Ruth Morgan*

PETITION FOR VARIANCE

ZONING: Petition for Variance for a Sign Height.
LOCATION: Northwest corner of Loch Raven Boulevard and Taylor Avenue.
DATE & TIME: Wednesday, February 26, 1969 at 10:00 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake 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.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a sign height of 35 feet instead of the required 25 feet.

The Zoning Regulation to be excepted is as follows:
Section 413.5 - (d) - Sign Height - 25 feet.

All that parcel of land in the Ninth District of Baltimore County starting at a point on the northerly right-of-way line of Loch Raven Blvd. point being the end of a chord connecting Loch Raven Blvd. and Taylor Ave. chord being 16' 08" W 28.5° N 16' 08" E 78.24° then (1) a point, thence (2) at 90 degrees 16 feet to a point, thence (3) at 90 degrees in a southerly direction and parallel to the chord 16 feet to a point, thence (4) at 90 degrees in a southerly direction and perpendicular to the chord 16 feet to a point and place of beginning.

Being the property of Sun Oil Company, as shown on plat plan filed with the Zoning Department. Hearing Date: Wednesday, February 26, 1969 at 10:00 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
JOHN G. ROSE
Zoning Commissioner of Baltimore County.
Feb. 4.

Mr. David H. Kern
Sun Oil Company
1910 Russell Street
Baltimore, Md.
21206

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

21st day of January, 1969.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner: *Sun Oil Company*

Petitioner's Attorney

Reviewed by *Charles L. Myers*
Chairman of Advisory Committee

T A Y L O R A V E N U E



