

PETITION FOR SPECIAL HEARING

70-172 ASPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rita Montone, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve expanded site for service station

See attached description

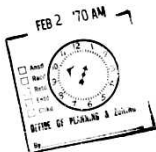
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Sun Oil Company  
Contract Purchaser  
Address: 1910 Russell Street  
Baltimore, Md. 21230

Rita Montone  
Legal Owner  
Address: 2318 Putty Hill Rd.  
Baltimore, Md. 21234

Protestant's Attorney  
Address: 202 Loyola Federal Bldg.  
Baltimore, Md. 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of February, 1970, 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 9th day of March, 1970, at 2:00 o'clock P.M.



Edward D. Hardesty  
Zoning Commissioner of Baltimore County

(over)

2:00 P  
3/11/70  
Lear

70-172-ASP  
RITA MONTONE  
PUTTY HILL RD. 118.01' W OF  
OLD HARFORD ROAD  
BALTIMORE COUNTY  
70-172-ASP  
RITA MONTONE  
PUTTY HILL RD. 118.01' W OF  
OLD HARFORD ROAD  
BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, RITA MONTONE, 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, Subparagraph B-5 to permit light standards 14 feet high rather than the permitted 8 foot height.

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

To conform with existing service station

See attached description

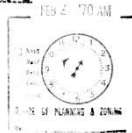
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Rita Montone  
Legal Owner  
Address: 2318 Putty Hill Road  
Baltimore, Maryland, 21234

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Edward D. Hardesty  
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
115 E. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21286

OLIVER L. MYERS  
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

January 6, 1970

Fred E. Waldrop, Esq.,  
202 Loyola Federal Building  
Towson, Maryland 21204

RE: Type of Hearing: Special Hearing (expanded site for service station)  
Location: N.W. Cor. of Putty Hill Rd. & Old Harford Rd.  
Petitioners: Rita Montone  
Committee Meeting of December 30, 1969  
9th District  
Item 120

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 subject property is presently improved by a 1 1/2 story brick dwelling with the property to the west improved with a dwelling. The property to the north is improved with a service garage. The property to the east is an existing Sunoco two bay service station. The property to the south is improved with the Baltimore County Police and Fire Department - Parkville District. Putty Hill Road and Old Harford Road in this location are improved as far as concrete curb and gutter are concerned.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

HEALTH DEPARTMENT:

There is public water and sewer available to this site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Fred E. Waldrop, Esq.,  
202 Loyola Federal Building  
Towson, Maryland 21204  
Item 120 Page 2

January 6, 1970

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

BUILDING ENGINEERS' OFFICE:

Petitioner to comply with Baltimore County Building Code #409.5.

ZONING ADMINISTRATION DIVISION:

The petitioner indicates a request for a Variance for the light standards to be 14 ft. high instead of the required 8 ft. The petition does not indicate this Variance; therefore, this office is withholding a hearing date until such time as the petitioner revised his petition in conformance with the site plan.

Very truly yours,

Oliver L. Myers  
OLIVER L. MYERS, Chairman

OLM:JD  
Enc.

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 8 6828, TOWSON, MD. 21286

Description of Property of Sun Oil Company  
for Site Expansion Hearing. December 4, 1969

Beginning for the same at a point on the north side of Putty Hill Road said point being North 66° 55' 12" West 118.01 feet from the point of intersection of the center lines of Putty Hill Road, 70 feet wide, and Old Harford Road, 60 feet wide, running thence binding on the said north side of Putty Hill Road the two following courses, viz: first by a line curving to the left having a radius of 435.00 feet and an arc of 12.50 feet, said curve being subtended by a chord bearing of South 87° 28' 43" West 12.50 feet, and second South 86° 37' 31" West 52.50 feet, thence leaving the said north side of Putty Hill Road and running the three following courses, viz: first North 3° 22' 13" West 172.50 feet, second South 79° 04' 09" East 67.08 feet, and third South 3° 22' 13" East 156.11 feet to the place of beginning.

Containing 0.243 acres of land more or less.



ORDER RECEIVED FOR FILING  
DATE 7/9/70  
BY [Signature]

RE: PETITION FOR VARIANCE AND SPECIAL HEARING  
N/S of Putty Hill Road, 118.01' W of Old Harford Road - 9th District  
Rita Montone - Petitioner  
NO. 70-172-ASP (Item No. 120)

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County this 10th day of April, 1970, that the third paragraph of the Order, dated April 7, 1970, passed in this matter should be and the same is hereby amended to read as follows:

"Pertaining to the further Petition wherein a Variance from Section 405.1b.5, to permit lighting standards fourteen (14) feet high rather than the permitted eight (8) feet height, it appears that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty and unreasonable hardship."

[Signature]  
Deputy Zoning Commissioner of Baltimore County

RE: Petition for Variance for a Light Standard Height  
Petition for Special Hearing for Expansion of Service Station  
N/S Putty Hill Road, 118.01' W of Old Harford Road - 9th District  
Rita Montone, Petitioner

Before  
Deputy Zoning Commissioner  
of  
Baltimore County  
NO. 70-172-ASP

The Petitioner seeks an expansion of a gas station zoned EL and located in a C.N.S. district and also seeks a Variance from Section 405 by paragraph B-5 to permit light standards of fourteen (14) feet rather than the permitted eight (8) feet height.

Pursuant to the advertising, posting of property, and public hearing on the above Petition and it appearing that by reason of the following findings of facts, that the property in question is zoned EL and located within a C.N.S. district and by reason that the health, safety, and general welfare of the locality involved would not be adversely affected, the site expansion should be granted.

Pertaining to the further Petition wherein a Variance from Section B-405 B-410 by paragraph B-5 to permit lighting standards fourteen (14) feet high rather than the permitted eight (8) feet height, it appears that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty and unreasonable hardship.

For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of April, 1970, that the site expansion should be GRANTED, and it is further ORDERED that the above stated variance should be GRANTED, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

[Signature]  
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 4/10/70  
BY [Signature]  
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: February 27, 1970

FROM: George E. Gavelly, Director of Planning

SUBJECT: Petition #70-172-ASP. North side of Putty Hill Road 118.01 feet West of Old Harford Road. Petition for Variance to permit light standards of 14 feet high instead of the permitted 8 foot height. Petition for Special Hearing for expansion site for a service station.  
Rita Montone - Petitioner

9th District

HEARING: Monday, March 9, 1970 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for expansion of a conforming service station together with a variance for light height. The voice of approval of the request for expansion of the site and activities of the present service station to an adjoining 65 foot parcel immediately to the west. We note that the proposed expansion on this parcel is limited essentially to some modification of existing pump islands together with parking and an additional entrance. Screening and fencing is proposed in accordance with requirements of the service station regulations.

We see no reason to grant the variance on light height. The dwelling on the adjoining tract is used residentially; lower lighting could do the job as well.

44-4-70



**PETITION FOR VARIANCE AND SPECIAL HEARING**  
**2d DISTRICT**

**SENDING** Petition for Variance for a Legal Standard Height.  
 Petition for Special Hearing for Extension of Permitted Side Location North side of Puffy Hill Road 118.21 feet West of Old Maryland Road.  
**DATE & TIME:** Monday, March 9, 1970 at 2:00 P.M.  
**PUBLIC HEARING:** Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board and upon application of Baltimore County, will hold a Public Hearing for Variance from the Zoning Regulations of Baltimore County to permit sign standards 16 feet high instead of the permitted 8 feet high.  
 Petition for Special Hearing Under Section 104.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve expanded site for service station.

The Zoning Regulations to be accepted as follows:  
 Section 104.2 - Lighting - No freestanding signatory more than eight feet in height above ground level and no sign extending a height greater than one-eighth the distance to the nearest boundary of unimproved property.  
 All that parcel of land in the 12th District of Baltimore County, containing 0.236 acre of land more or less.  
 Being the property of Rita Neuman, as shown on plat plan filed in the Zoning Department, Shading Date: Monday, March 9, 1970 at 2:00 P.M.  
 Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 By order of  
**EDWARD D. HARDSBY,**  
 Zoning Commissioner of Baltimore County.  
 Feb. 13.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. February 19, 1970.

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 \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1970 the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1970.

THE JEFFERSONIAN,  
 \_\_\_\_\_  
 Manager.

Cost of Advertisement, \$ \_\_\_\_\_

**Fred E. Whidrop, Esquire**  
**328 Loyola Federal Building**  
**Towson, Maryland 21286**

**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

\_\_\_\_\_ day of February, 1970

*[Signature]*  
 Zoning Commissioner

Petitioner: Rita Neuman

Petitioner's Attorney: Fred E. Whidrop

Reviewed by: Oliver L. Myers  
 Chairman of Advisory Committee

TELEPHONE  
 823-7000  
 EX. 387

**INVOICE**  
**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**

Division of Collection and Receipts  
 COURT HOUSE  
 TOWSON, MARYLAND 21204

No. 69288  
 DATE Feb. 16, 1970

To:  
**Fred E. Whidrop, Esq.**  
**328 Loyola Federal Building**  
**Towson, Md. 21286**

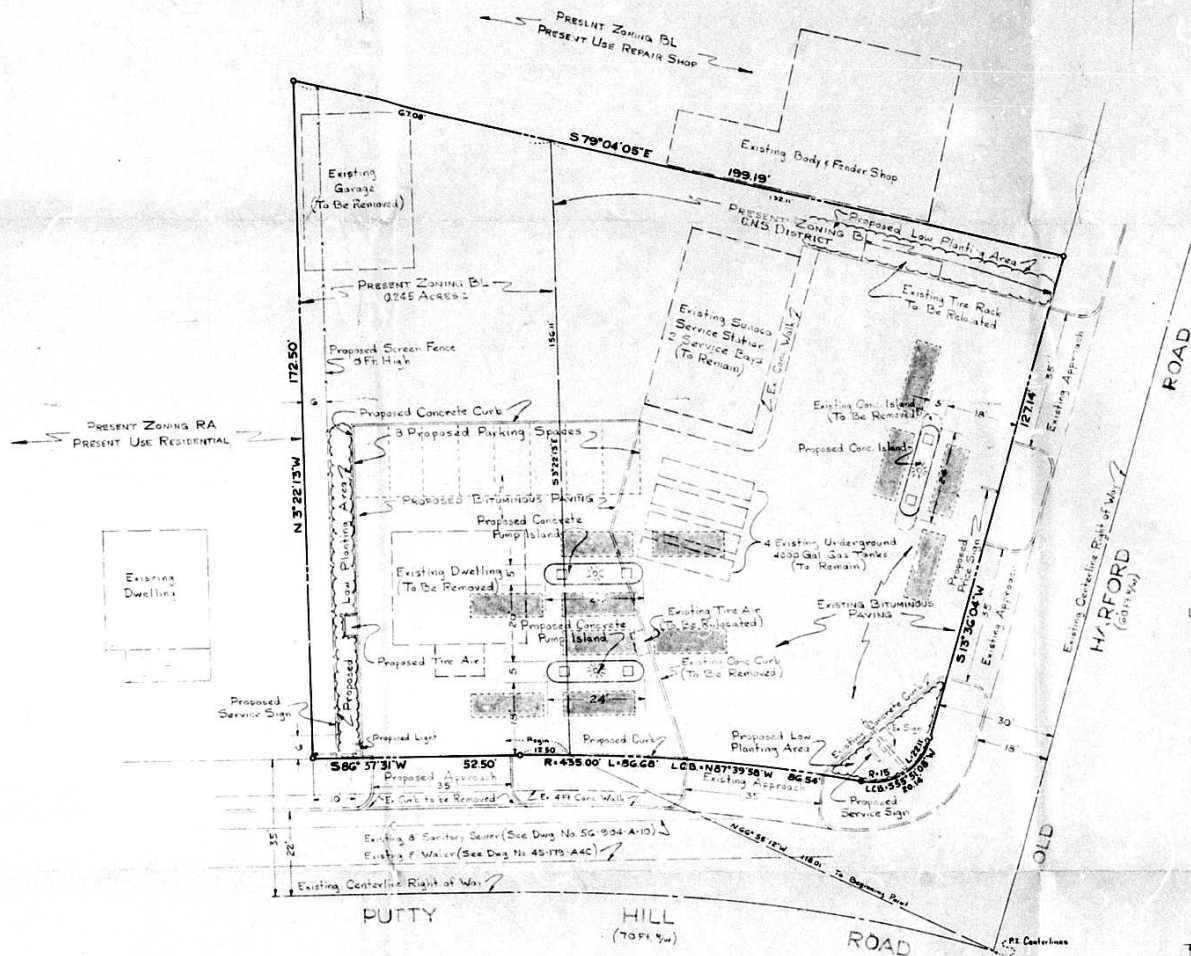
TOTAL AMOUNT  
**\$25.00**

REPORT TO ACCOUNT NO. 69-288 RETURN THIS PORTION WITH YOUR REMITTANCE  
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

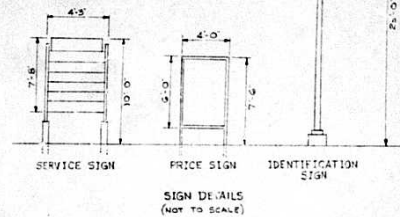
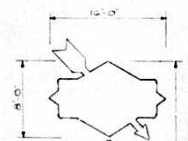
QUANTITY  
 17  
 250.00

Petition for Special Hearing and Variance for Sign Standard  
 69-288-17

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



Landscaping:  
 Area Entire Site = 26585 Sq Ft.  
 Required Landscaping @ 5% of Entire Site = 1329 Sq Ft.  
 Proposed Landscaping = 1340 Sq Ft.  
 (Refer to Section 405.4 B-2)



**LEGEND**  
 □ Denotes Gas Pump - One Nozzle  
 60°/30° Denotes Shielded Light Rays Indicate Direction of Illumination. Lights To Be 1000 Watt Mercury Vapor 14 Ft High Car Spaces @ Pump Island Shown Thus:



Parking & Storage Breakdown to Comply With Section 405.4 Subparagraphs A-4 & A-5 of the Baltimore County Zoning Regulations (1969 Edition) As Follows:

Parking Spaces Required @ 3 Per Bay - 6 Spaces  
 Parking Spaces Proposed - 8 Spaces  
 Three Dispenser Islands With 2 Single Dispenser Pumps Each Capable of Servicing Six Cars at Any One Time.  
 Spaces Proposed @ Dispenser Islands - 6 Spaces  
 Spaces Proposed For Vehicle Reservoir Capacity - 6 Spaces.

Proposed Ancillary Uses: Section 405.4C

1. Vehicle Repair Services
2. Sales From Vending Machines
3. Tire Sales And Installation
4. Sales of Small Auto Parts & Accessories.
5. Minor Accessory Uses

Variance Requested To Section 405.3 Subparagraph B-5 To Permit Light Standards 14 Feet High Rather Than The Permitted 8 Foot Height. Said Light Standards Vary in Distance From The Residential Zone Boundary The Minimum Distance Being 10 Feet.

GEORGE WILLIAM STEPHENS, JR.  
 AND ASSOCIATES, INC.  
 ENGINEERS  
 305 ALLEGHENY AVE.  
 TOWSON 4, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION  
 FOR  
 SITE EXPANSION HEARING  
 PROPERTY OF

**THE SUN OIL COMPANY**  
 N.W. CORNER OLD HARFORD ROAD & PUTTY HILL ROAD  
 BALTO. CO., MD. ELECT. DIST. No. 9  
 SCALE: 1"=20'  
 DECEMBER 4, 1969

