

# 71-217-A 91-27 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 413.5.2.D. to permit a sign height of 35' instead of the required 25'. Section 405.4.4-5-7. To permit light standards 18 feet high instead of the permitted 5 feet.

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 esthetically with the expansion of the site.
- The subject location is below the normal grade of Putty Hill Road.
- Existing sign badly in need of repairs, parts to repair same are no longer obtainable.

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  
David R. Horn, District Land Manager  
Address: 1910 Russell Street  
Baltimore, Maryland 21230

Fred E. Waldrop, Esq.,  
Petitioner's Attorney  
Address: 202 Loyola Federal Building, Towson, Maryland 21204

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day

of January, 1971, 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 24th day of February, 1971, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION OF ZONING VARIANCE, OLD HARFORD ROAD AND PUTTY HILL ROAD, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the West side of Old Harford Road and the North side of Putty Hill Road thence binding on the fillat return of said roads a curve to the right with a radius of 15 feet and a length of 22.11 feet to the North side of Putty Hill Road thence along the North side of Putty Hill Road with a curve to the left with a radius of 435 feet and a length of 86.68 feet to a point thence continuing on the North side of Putty Hill Road 37' 31" West 5.50 feet to a point thence leaving the North side of Putty Hill Road and binding the two following courses and distances, VIZ: (1) North 3° 22' 13" West 172.50 feet. (2) S 79° 04' 05" East 199.19 feet to the West side of Old Harford Road thence binding on the West side of Old Harford Road 5 13' 36" 04" West 127.14 feet to the place of the beginning.

CONTAINING 0.60 acres more or less.

12 - IC - 70

January 20, 1971

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

RE: Type of Hearings Sign Variance  
Location: NW Cor. Int. of Harford Rd.,  
and Putty Hill Avenue  
Petitioner: Sun Oil Company  
Committee Meeting of January 5, 1971  
9th District  
Item 87

Dear Sir:

The following is addendum to our Zoning Advisory Committee comments of January 19, 1971 under the above referenced subject:

## PROJECT PLANNING DIVISION:

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

Very truly yours,  
Oliver L. Myers, Chairman

OLM:JD

71-217-A

91-27

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 January, 1971

Signature of Zoning Commissioner

Petitioner: Sun Oil Company

Petitioner's Attorney: Fred E. Waldrop

Reviewed by: Oliver L. Myers, Chairman of the Advisory Committee

TELEPHONE 494-2422

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Revenue Division  
COURT HOUSE  
TOWSON, MARYLAND 21204

DATE: Feb. 1, 1971

INVOICE NO. 78306

TO: Sun Oil Company  
1910 Russell Street  
Baltimore, Md. 21230

FROM: Zoning Dept. of Baltimore County

DEBIT TO ACCOUNT NO. 01-622

QUANTITY: 25.00

UNIT PRICE: \$1.00

TOTAL AMOUNT: \$25.00

ITEM: Petition for Variance  
871-217-A  
217

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 19, 1971

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

RE: Type of Hearings Sign Variance  
Locations: NW Cor. Int. of Harford Rd.  
and Putty Hill Ave.  
Petitioner: Sun Oil Company  
Committee Meeting of January 5, 1971  
9th District  
Item 87

Dear Sir:

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 being improved with a reconstructed Sun Oil service station. The property to the north is improved with a service garage, the property to the west improved with a residence. The property to the south with a firm and police station. The properties to the east a 7-11 store and two service stations. Old Harford Road and Putty Hill Road in this location are improved insofar as concrete curb and gutter are concerned.

## BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

No public highway improvements or utilities are involved.

Both public water supply and sanitary sewerage are available and presently serve this property.

Fred E. Waldrop, Esq.,  
Item 87  
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January 19, 1971

## BUREAU OF ENGINEERING: (Continued)

The on site sewerage, including any required interceptor, must conform to the requirements of the Baltimore County Plumbing Code.

This office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with the subject item.

## BOARD OF EDUCATION:

No hearing on student population.

## FIRE DEPARTMENT:

This office has no comment on the proposed site.

## DEPARTMENT OF TRAFFIC ENGINEERING:

The subject sign variance should have no major effect on traffic.

## HEALTH DEPARTMENT:

Since this petition is for a sign, no health hazards are anticipated.

## BUILDINGS ENGINEER'S OFFICE:

See Section 409.10, and petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted.

## ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office prior to the hearing indicating the following:

The new location for the service sign and the price sign will not meet our requirements per B111 40. A 6 ft. setback will be required for these signs, as well as any other subsequent signs that would be submitted on the site plan. These must be dimensioned.

Fred E. Waldrop, Esq.,  
Item 87  
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January 19, 1971

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,  
Oliver L. Myers, Chairman

OLM:JD  
Enc.

TELEPHONE 494-2422

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Revenue Division  
COURT HOUSE  
TOWSON, MARYLAND 21204

DATE: Mar. 3, 1971

INVOICE NO. 78376

TO: Sun Oil Company  
1910 Russell Street  
Baltimore, Md. 21230

FROM: Zoning Dept. of Baltimore County

DEBIT TO ACCOUNT NO. 01-622

QUANTITY: 52.75

UNIT PRICE: \$0.45

TOTAL AMOUNT: \$23.75

ITEM: Advertising and posting of property  
871-217-A

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

05-10-71





SIGNS  
WE SCALD

GENERAL NOTES

- [illegible]

# ELECTRICAL

GENERAL NOTE: CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING NEW PANEL BOARDS THAT WILL HANDLE ALL EXISTING CIRCUITS BEING RE-Wired (Bldg, SIGN ETC) AND ALL NEW CIRCUITS (PUMPS, YARD LIGHTS, ETC). THIS WILL BE A FIELD CONDITION.

LANDSCAPING:

LANDSCAPING:  
AREA ENTIRE SITE, 26,500 SF  
REQUIRED LANDSCAPING @ \$2.130 SF

PARENT ZONING BL

PRESENT ZONING B1

## REFERENCE DRAWINGS

6-5241A  
4-214 1,2  
3-586 101  
5T587  
AS67-5 1  
S151 AS40 (10)

ANCIENT-ART USES

- VEHICLE REPAIR SERVICE
- SALES FROM VENDING MACHINES
- TIMES SALES AND INSTALLATION
- SALES SMALL AND PARTS ACCESS.
- MINOR ACCESSORY USE
- CARRY OVER TRADE IN
- CARRY OVER SALES & REPAIR

[illegible]

**SUN LO COMPANY**  
MIDDLE ATLANTIC REGION  
ENGINEERING DEPARTMENT  
WAYNE, PENNA.  
200 NEW LANCASTER AVE.

PARTY WILL CALL OLD HANOVER BUS EAST MORE CO.  
DATE 11-85  
BY 19 JUNE 76  
CHECKED GCM  
REVIEW BY L.P.

PLANT STATION  
SERVICE STATION

CHARGE SIGN TO ROAD PER DIST.  
L.P.  
SUNCO TRUCKS TO WAREHOUSE  
L.P.

SALE 11-85  
DATE 19 JUNE 76  
CHECKED GCM  
REVIEW BY L.P.

SC-42-A-BX  
MAIL ROOM

NO. OF VEHICLES

J. Elleryfeld



05-1



