

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, SUN OIL COMPANY OF PENNSYLVANIA, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, 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 Car Wash

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification 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 of Baltimore County.

Contract purchaser

SUNMARK INDUSTRIES, A DIVISION OF
SUN OIL COMPANY OF PENNSYLVANIA
Address: 5900 Princess Garden Parkway
Lanham, Maryland 20801

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the subject matter in 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 _____ day of _____, 1977, at _____ o'clock.

-P.-M.

Eric Dineen
Zoning Commissioner of Baltimore County

10/17/77



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 9-1-77
Posted for: Planning, Zone, Sept. 22, 1977, 9:00 A.M.
Petitioner: Summark Industries, A Div. of Sun Oil Co.
Location of property: W/S of Old Harford Road, 177 NE of Putty Hill Rd.
Location of Sign: Along Road, 177 NE of Putty Hill Rd., at the Station
Remarks: See Plan, and map of property.
Posted by: Mark H. Lee Date of return: 9-8-77

BALTIMORE COUNTY, MARYLAND
OFFICE OF THE COMPTROLLER & TREASURER
MISCELLANEOUS CASH RECEIPT

No. 51892

DATE: Aug. 16, 1977 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: Woodcroft Sunoco Old Harford Rd. and Putty Hill Ave., Baltimore, Md. 21224
FOR: Petition for Special Exception for Summark Ind. Div. of Sun Oil Co.
#75-70-X

50.00

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Old Harford Road, 177 NE of Putty Hill Road - 9th Election District
Summark Industries, A Division of Sun Oil Company - Petitioner
NO. 75-70-X (Item No. 15)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for a car wash to be located on the west side of Old Harford Road, 177 feet northeast of Putty Hill Road, in the Ninth Election District of Baltimore County.

The subject property, zoned B.L., is improved with a full service station. Adjacent properties to the north and west are zoned B.L. and D.R. 1b, the former containing a service garage. The property in question was the subject of two prior zoning hearings, one being a Special Exception for an automotive service station and the other a Variance for sign height.

Testimony on behalf of the Petitioner indicated that he has operated the service station for two years. The Petitioner also stated that the car wash would involve a closed system, with reclamation and reuse of water, and that all drainage would be controlled.

The Zoning Plans Advisory Committee comments include a letter submitted by the Department of Traffic Engineering stating that there are no major traffic problems anticipated as a result of the proposal and a letter from the Bureau of Environmental Services stating that metropolitan water and sewer are available.

Nearby residents, in protest, indicated fear of additional traffic and traffic back up, and drainage problems emanating from the proposed installation. In addition, letters received the day of and subsequent to the hearing, indicated apprehension concerning the use of sewer and water facilities.

possible drainage problems, hazardous intersections, and the possible effect of the car wash upon police and fire services.

Adverse testimony concerning drainage, sewage, water capacity, and traffic was not supported by evidence and cannot be construed as a fair and reasonable presumption of fact. Moreover, plans submitted by the Petitioner indicated that the car stacking capability of the property preclude any substantial traffic problems - a conclusion which is supported by the aforementioned letter from Traffic Engineering.

Without reviewing the evidence further in detail, but based upon all of the evidence at the hearing, in the opinion of the Deputy Zoning Commissioner, that as the Petitioner has met the requirement of Section 902.1 of the Baltimore County Zoning Regulations, the Special Exception for a car wash should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of November, 1977, that the requested Special Exception for a car wash should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, the Department of Traffic Engineering, the Health Department, the Fire Department, and the Office of Planning and Zoning.

Eric Dineen
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: _____ Date: _____
FROM: _____
SUBJECT: _____

November 7, 1977

Mr. Robert Isak
Summark Industries
Sun Oil Company
5900 Princess Garden Parkway
Lanham, Maryland 20801

RE: Petition for Special Exception
W/S of Old Harford Road, 177 NE of Putty Hill Road - 9th Election District
Summark Industries, A Division of Sun Oil Company - Petitioner
NO. 75-70-X (Item No. 15)

Dear Mr. Isak:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Eric Dineen
Deputy Zoning Commissioner

GIM/ms

Attachments

cc: M. A. Barbara Smith, President
Greater Oakleigh Improvement Association
8424 Jones Ridge Road
Baltimore, Maryland 21234

Mr. James Carter, President
Parkville-Fullerton Police
Community Relations Council
Putty Hill Avenue & Old Harford Road
Baltimore, Maryland 21234

Mr. Robert Isak
Page 2
November 7, 1977

cc: Mr. David L. Helm, President
Woodcraft Civic Association, Inc.
Baltimore, Maryland 21234

John W. Hession, III, Esquire
People's Counsel

Mr. Clarence A. Cox
2525 Eastern Boulevard
Baltimore, Maryland 21226

Mr. Edward Gittings
Woodcraft Sunoco
4002 Old Harford Road
Baltimore, Maryland 21234



John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

August 9, 1977

Mr. Eric S. DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Item 15 - ZAC - July 19, 1977
Property Owner: Sun Oil Co. of Pennsylvania
Location: W/S Old Harford Rd. 177' NE Putty Hill Rd.
Existing Zoning: R.L.-C.N.S.
Proposed Zoning: Special Exception for a car wash.
Acres: 0.61
District:

Dear Mr. DiMenna:

No major traffic problems are anticipated by the requested special exception for a car wash.

Sincerely,

Michael S. Flanigan
Michael S. Flanigan
Associate Traffic Engineering

HEP/116

July 28, 1977

Mr. S. Eric DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on Item #15, Zoning Advisory Committee Meeting, July 19, 1977, are as follows:

Property Owner: Sun Oil Co. of Pennsylvania
Location: W/S Old Harford Rd. 177' NE Putty Hill Rd.
Existing Zoning: R.L.-C.N.S.
Proposed Zoning: Special Exception for a car wash
Acres: 0.61
District: 9th

Metropolitan water and sewer are available.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD/KS/rhs

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nicholas Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Sun Oil Co. of Pennsylvania

Location: W/S Old Harford Rd. 177' NE Putty Hill Rd.
Item No. 15 Zoning Agenda July 19, 1977

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments here marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle stand-off condition shown at _____
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code, prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing on proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life-Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *Paul H. Heinicke* Planning Group
Special Inspection Division

Noted and Approved: *George M. Wagnor* Deputy Chief
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 13, 1977

Mr. S. Eric DiMenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: July 19, 1977

RE: Item No. 15
Property Owner: Sun Oil Co. of Pennsylvania
Location: W/S Old Harford Rd. 177' NE Putty Hill Rd.
Present Zoning: R.L.-C.N.S.
Proposed Zoning: Special Exception for a car wash.

District:
No. Acres: 0.61

Dear Mr. DiMenna:

No hearing on student population

Very truly yours,

Wick Petrowski
Wick Petrowski,
Field Representative

NBP/bp

Summark Industries, A Division of
Sun Oil Company of Pennsylvania
5900 Princess Charles Parkway
Lanham, Maryland 20691

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: **Mr. Charles A. Logan**
Reg. Prof. Eng'r. &
Land Surveyors #900
Baltimore, Maryland

Item #15
This Petition has been received and accepted for filing
this 17th day of July 1977

Reviewed by *Nicholas B. Commodari*
Planning & Zoning
Associate III

S. Eric DiMenna
Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 8 day of
July 1977 Item #

Petitioner: *Summark Industries* Submitted by *Wick Petrowski*
Petitioner's Attorney: _____ Reviewed by *Wick Petrowski*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 1, 1977

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about the 1st day of September, 1977, the 1st publication appearing on the 1st day of September, 1977.

THE JEFFERSONIAN
L. Leach Smith
Manager

Cost of Advertisement, \$ _____

July 19, 1977

Mr. S. Eric DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on Item # 15 Zoning Advisory Committee Meeting, July 19, 1977 are follows:

Property Owner: Sun Oil Company of Pennsylvania
Location: W/S Old Harford Road 177' NE Putty Hill Road
Existing Zoning: R.L.-C.N.S.
Proposed Zoning: Special Exception for a car wash

Acres: 0.61
District:

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wind frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 15' of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____

Very truly yours,

Charles S. Barnham
Charles S. Barnham
Plans Review Chief
CSD-171

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON MD 21204 September 1 1977

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Summark Ind., was inserted in the following

- | | |
|--|--|
| ☐ Catonsville Times | ☒ Towson Times |
| ☐ Dandridge Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the 8th day of September, 1977, that is to say, the same was inserted in the issues of September 1, 1977

STROMBERG PUBLICATIONS, INC.

BY *Esther Dinger*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 1, 1977 RECEIPT NO. 57271

AMOUNT \$50.50

RECEIVED FROM: *Woodcraft's Dance Old Harford and Putty Hill*
FOR: *Advertising and posting of property for Summark Industries - #78-70-X*

5050 NOV 2 5050 NOV 2

VALIDATION OR SIGNATURE OF CASHIER



