PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

L or weSUN OIL COMPANY OF PENNSYLVANIAgal 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: 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 for Baltimore

Vetil Mohor for

SUNMARY INDUSTRIES. A DIVISION OF SUN OIL COMPANY OF PENNSYLVANIA Address 5900 Princess Garden Pkwy. Lanham, Maryland 70801

Petitioner's Attorney

IVED FOR FILLING

20

DATE

ORDERED By The Zoning Commissioner of Baltimore County, this . 19th day E July 197 g., that the subject matter or this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Paltimore County in Room 106, County Office Building in Towson, Baltimore 22nd day of September 197 of at 2±000 clock

Fair the Henra

JB 19 77 PM

-P. ...M

DAI

#78-70 X

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting 9-1-27 Destrict December Theorem Light 22 1972 G 211 St. Prettioner Securinal of Sulvation of Law & Man Cal. Co. Location of property N/S of Clel Honford 127 H.E. J. Garly Will Rd.

Tocation of Signe Islagin Doubld Night in Front of Treston Nos Station Lie However Bud Frong all Norther Date of return 8-8-22 Posted by Mul 14) Les

BALTIMORE COUNTY, MARYLAND

No. _ 51892 OFFICE OF FIRE CE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

Aug 16, 1977 ACCOUNT 01-662

Moderoft Suncoo Old Harford Rd. and Putty Hill Ave., Baltimore, Mr. 21234 Petition for Speciality of Sun Oil Co.

8137000 10 50.00 MSC VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR SPECIAL EXCEPTION W/S of Old Harford Road, 177' NE of Putty Hill Road - 9th Election District Sunmark Industries, A Division of Sun Oil Company - Petitioner NO. 78-70-X (Item No. 15)

SEFORE THE DEPUTY ZONING COMMISSIONER OF

: BALTIMORE COUNTY

m m m

Thir 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. 16, 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 Engineerics stating that there are no ajor traffic problems anticipated as a result of the proposal and a letter orom the Bureau of Environmental Services stating that metropolitan water

Nearby residents, in protest, indicated fear of additional traffic and raffic back up, and drainage problems eminating from the proposed installaaddition, 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 502.1 of the Baltimore County Zoning Regulations, the Special Exception for a car wash should be

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____ 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 Warks, the Department of Traffic Engineering, the Health Department, the Fire Department, and the Office of Planning and Zoning.

BALTIMORE COUNTY, MARTLAND

INTER-OFFICE CORRESPONDENCE

The state of the state of

~ ~

Mr. Robert Ibak November 7 1977

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

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

Mr. Glarence A. Cox 2929 Eastern Boulevard Baltimore, Maryland 21220

Mr. Edward Gittings Woodcroft Sunoco Woodcroft Sunoco 8002 Old Harford Road Baltimore, Maryland 21234

S ERIC DINENNA

November 7, 1977

Mr. Robert Ibak Sunmark 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 W/S of Old Harford Road, 177° NE of Putty Hill Road - 9th Election District Sunmark Industries, A Division of Sun Oil Company - Petitioner NO. 78-70-X (Item No. 15)

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

GIM/m

Attachments

cc: M's, Barbara Smith, President Greater Oakleigh Improvement Association 8524 Kings Ridge Road Baltimore, Maryland 21234

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

July 8, 1977

Legal Description for Zoning Purposes:

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition an
it appearing that by reason of
it appearing that by reason of
CONTRACTOR OF THE PROPERTY OF
production of the second secon
the above Reclassification should be had, and it further appearing that by reason of.
Value 1980 1980 1980 1980 1980 1980 1980 1980
a Special Exception for a
IT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of
the same is hereby reclassified, from a zone to a
rone, and or a Special Exception for a should be and the same
granted, from and after the date of this order.
Zoning Commissioner of Baltimore County
Pursuant to the advertisement, posting of property and public hearing on the above petit
and it appearing that by reason of.
The second secon
the above re-classification should NOT BE HAD and or the Special Exception should NOT
GRANTED
IT IS GRDERED by the Zoning Commissioner of Baltimore County, this
of197 that the above re-classification be and the same is fier
DENIED and that the above described property or area be and the same is hereby continued as
to remain zone, and or the Special Exception for
be and the same is hereby DENI
Zoning Commissioner of Baltimore Count
Zoning Commission of Daniel Commission

Sunmark Industries Sun Oil Company Page 2 Item Number 15 September 9, 1977

station, while the latter was a Variance for the height of free-standing signs.

neight of tree-standing Bigus.

Particular attention should be afforded to the comments made by the office of Project and Development Planning, Bureau of Engineering and the Health Department. The site plan indicates an existing service station and a proposed car wash with the minimum number of parking spaces required. It supposes that the site is not a space of the state of the

Revised plans should be submitted prior to the scheduled hearing, satisfying the aforenectioned comments. An attempt should be need to redesign the parking and stacking layout to provide a sor workable solution to the needs of the proposed tarwash. If this cannot be done, an attendant should be on hand to direct trait if needed.

This petition is accepted for filing on the date of the enclosed fl'ing certificate. Notice of the hearing date oak time, which will be held not be a compared to the same of the compared to the filing certificate, will be forwarded to you in the near future.

RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE ZONING COMMISSIONER W/S of Old Horford Rd. 177' NE of Putly Hill Rd., 9th District: OF BALTIMORE COUNTY

SUNMARK INDUSTRIES, A DIVISION: Cose No. 78-70-X
O' SUN OIL CO. OF PENNA.,

1111111

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursont to the authority contained in Section 324.1 of the Boltimore County Chorter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now on hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith,

Charles E. Kountz, Jr.

Chorles E. Kountz, Jr.

Deputy People's Counsel

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 2nd day of September, 1977, a copy of the oforegoing Order was mailed to Summark Industries, A Division of Sun Oil Company of Penna., 5900 Princes: Garden Parkway, Lanham, Maryland 20801, Petitioners.

John W. Hessian, III



Sunmark Industries Sun Oil Company Page 2 Item Number 15 September 9, 1977

Very truly yours,

A. M. 1 4 ... 1 - 100

NICHOLAS B. COMMODARI Chairman Zoning Flans Advisory Committee

M'S. DIANA ITTER Planning & Zoning Associate III

NBC:D1:rf

ee: Mr. Charles A. Logan Reg. Prof. Eng'r. & Land Surveyors #808 Baltimore, Maryland BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

icholas. B...

Livernan

MUNICIPAL DE ENGINE PROPERTOR

STATE POATS COMMISSION

REPLAT OF
EAST FREVENTION

HEALTH, INDRAFTING ST.

PROJET PLANSING

MULTING IN PRACTICAL

POARTON EDICATION

#5555 ADMINISTRATIO

INDESTRAT

Sunsark Industries, A Division of Sun Gil Company of Fennsylvania 5900 Princess Garden Parksey Lanham, Maryland 20801

September 9, 1977

RE: Special Exception Petition Item Jumbe: 15 Petitioner - Sunmark Industries Sun Gil Company

Gentlemen:

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

These comments are not intended to indicate the appropriateness of the roning action remested, but or problems with post one rone are and earlier of plants or problems with post of the rone and the rone of the

Bide of Old Marford Road, 177' mortheast of putty Bill Boad, in the 9th Fletting District is cartestly Boild Boad, in the 9th Fletting District is cartestly Rould Bide (Basiness Lozali, Adjacent properties to the improved with a service garage and a single family dwelling, respectively.

This Special Exception hearing is necessitated by the proposal to add a car wach to an estating recycle stateon. Precipital zonin hearings on the recycle property were 1978-XA and 71-217A; the firmer billing is Special Exception for an automotive service.



THORNTON M. MOURING, P.E. DIRECTOR

August 16, 1977

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

Re: Item #15 [1977-1978]
Property Omner: Sun Oil Company of Pennsylvania
W/S Old Harford Mi. 177' N/E Putty H'll Mi
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a car wash.
Across: 0.61

Dear Mr. DiNenna:

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:

Comments were supplied in connection with the Zening Advisory Committee review of this property for Item #120 (1969-1970). Those comments are referred to for your con-

sideration. The construction or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. viil be the full responsibility of the Petitioner.

The Petitioner must provide necessary drawings facilities (temporary or permanent) to prevent creating any muisances or dawages to adjacent properties, especially by the concentration of surface vaters. Correction of any probles which may result, the to improper grading or improper installation of drawings facilities, would be the full responsibility of the Petitions.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Elleworth D. Live / Le Mw-

END: EAM: FWR: 86

N-NE Key Sheet 34 NE 14 Pos. Sheet NE 9 D Tcpo 71 Tax Map

cc: W. Munch



August 31, 1977

Mr. Eric S. DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

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

Property Owner: Sun Oll Company of Pennsylvania Location: W/S Old Harford Road 177' NE Putty Hill Road Existing Zaning: B. L. -C. N. S. Proposed Zaning: Special Exception for a car wash Acres: 0.61 District

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing an this settion.

The site plan should be revised to show the following:

Details as to the number of cars being processed, per the manufactures rated hourly production capacity of the equipment to be installed, should be submitted prior to the hearing in accordance with Section 419 of the Zoning Regulations.

Very truly yours,

John LWinkleye

Project and Development Planning



August 9, 1977

Mr. Eric S. DiNenna Zoning Commissioner lat Floor, County Office Building Towson, Maryland 21204

Pe: Item 15 - ZAC - July 19, 1977 Property Owner: Sun Oil Co. of Pennsylvania Location: M/S Oil Marford Rd. 177' MK Putty Hill Rd. Existing Zoning: B.L.-C.M.S. Proposed Zoning: Special Exception for a car wash. Acres: 0.61

No major traffic problems are anticipated by the requested special

Sincerely, Thechall Hange Michael S. Flanigan
Associate Traffic Engineering

MSF/11f



DONALD J. ROOP, M.D., M.P.H.

July 28, 1977

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

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

> Sun Oil Co. of Pennsylvania W/S Old Harford Rd. 177' NE Putty Hill Rd. B.L.-C.N.S. Existing Zoning: Special Exception for a car wash Proposed Zoning: Acres: District: 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 claimation of waste oil in accordance with Water Resources Administration requirements.

Thomas H. Devlin, Director HUREAU OF ENVIRONMENTAL SERVICES

Item 415

THD/KS/fth@



Office of Planning and Zoning Bultimore County Office Building Torson, Maryland 2000,

Attention: Nicholas Commodari Chairman Zoning Advisory Committ

Re: Property O.mer: Sen Oil Co. of Pennsylvania Location: W/S Old Harford R. 117' NE Putty Hill Rd.

Zoning Agenda July 19, 1977

BALTIMORE COUNTY, MARYLAND

OUNT_ 01-662

MOUNT \$50.50 Voodcroft Sunoco Old Harford and Putty Hill

50.50 MSC

Advertising and posting of property for Sumark

VALIDATION OR SIGNATURE OF CARRIE

19319: NOV 2

Nov. 1, 1977

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

() 1. Pire hydrants for the referenced property are groupired and shall be located at intervals of fort along an approved read in accordance with Baltimore County Standards as published by the Department of Public Soyke.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at___

ECUPDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures categories or segminary or operations.

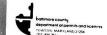
(x) 5. The buildings and structures categories or the lational First Protection Association Standard No. 101 "Life Safety Code", 1970

Rittion prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Reviewer: Annual Motor Room Reviewer Reviewer Reviewer Reviewer Reviewer Reviewer Reviewer Revertisin Deres



July 12, 1977

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Townon, Maryland 21204

Acres: District:

Comments on item 5 15 Zoning Advisory Committee Meeting, July 19, 1977 are - follows:

Property Owner: Sun Oil Company of Penngylvania Location: W.S Old Harford Road 177' M/E Putty Hill Road Existing Zoning: B.L. - C.N.S.

Proposed Zoning: Special Exception for a car wash

The items checked below are applicable:

 $(\overline{\chi})$ A. Structure shall conform to Daltimore County bailding Code (8.0.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

 $(\overline{\underline{\chi}})$ 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.

(x) 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. Wood fram walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

(__) G. Requested setback variance conflicts with the Baltimore County Building Code. See Section ______

Very ruly yours. Charles & Sumbons

Charles E. Burnham Plans Review Chief CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 13, 1977

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

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

RE: Item No: 15 Iten No: 15 Property Owner: Sun Dil Co. of Pennsylvania Location: N/S old Herford Rd. 177' NE Putty Hill Rd. Prosent Zoning: B.L.-C.N.S. Proposed Zoning: Special Exception for a car wash.

District: No. Acres: 0.61

Dear Mr. DiNenna

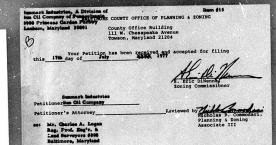
MNP/bp

No bearing on student population

Very truly yours U luck tetrack W. Nick Petrovich, Field Representative

OSEPH N. MEGORNA. PROPERTY OF BORENT Y. DUBEL BUFFEREENDER

MES MILTON R SMITH JR.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this___ Tucy 1977 Item #

Submitted by 118 + Kalle-Petitioner 7 iA Reviewed by Nic. Z Petitioner's Attorney -* This is not to be interpreted as acceptance of the Petition for







TOWSON, MD, 21204

September 1

THIS IS TO CERTIFY, that the annexed advertisement of PETHION FOR SPECIAL EXEMPTION - Sunmaker Ind., Div. of Sun 01100 ming.

☐ Catonsville Times Dundalk Times

3 Towson Times ☐ Arbutus Times

☐ Community Times ☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 8th day of September 19 77, that is to say, the same was inserted in the issues of September 1, 1977

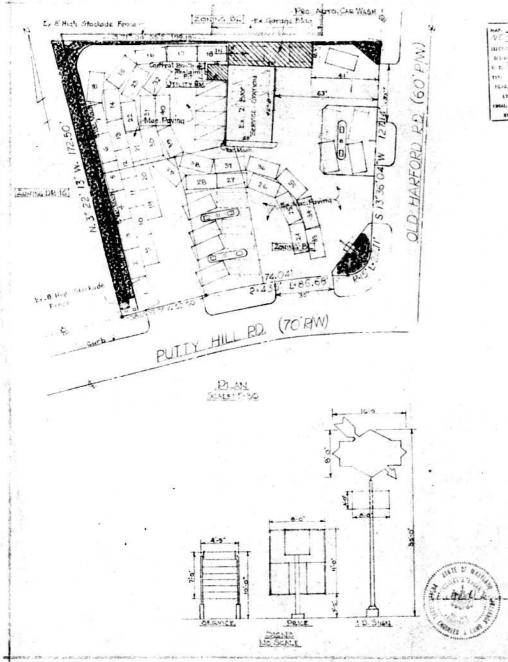
> STROMBERG PUBLICATIONS, INC. By Sitty Benger















1 - 2000

NOTES

EXILTING ZONING BL- CNS LXISTING USE SERVICE STATION (4928-XA) PROPOSED USE SERVICE STATION & CAR WASH ANGILLARY USES AND ADDITIONAL SITE AREA REQUIRED VEHICLE REPAIR SERVICES SALE OF CIGARETTES, SOFT DRINKS ETC. FROM VENDING MACHINES TIRE SALES AND INSTALLATION SALE OF SMALL AUTO PARTS AND ACCESSORIES MINOR ACCESSORY USES, RESTROOMS ETC. LAWN MOWER SALES AND REPAIR CHRISTMAS TREE SALES

SITE AREA: TOTAL BAYS AND SERVICE SPACES 8 x 1500 = 12,000 sq. ft. MIN. AREA REQUIRED 15,000 sq. ft TOTAL SITE AREA 26,588 sq.ff. LANDSCAPE, 5% OF TOTAL AREA = 1329 sq.ft. APEA PROVIDED = 2570 sq.ft. PARKING SPACES THREE FOR EACH BAY . 6 SPACES

STACKING SPACES FOR CAR WASH . 40 SPACES IND.

PROPOSED AUTOMATIC CAR WASH TAT-

SUN OIL CO. SERVICE STATION 8602 OLD HARFORD RO. BALTO. MO. 21234

EDWARD L GITTINGS, JR. LEASER 1609 CYNTHIA CT, JARRETTSVILLE, MO. 21084 CHARLES A. LOGAN

REG PROF. ENGR & L.S. 808 BALTIMORE, MO.

JUNE 20,1977 SCALL AS IND. SHEET LOFI

