

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 RC-5 zone to an BL zone, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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: _____ Legal Owner(s): _____
(Type or Print Name) _____ Sparks State Bank
Signature _____ (Type or Print Name)
Address _____ Charles E. Ensor, Sr., President
City and State _____ (Type or Print Name)
Signature _____
Attorney for Petitioner: _____
John B. Howard, Esquire _____ 14804 York Road _____ 771-4200
(Type or Print Name) _____ Address _____ Phone No.
Signature _____ Sparks, Maryland 21152
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard _____
Name 210 Allegheny Avenue
City and State _____
Towson, Maryland 21204
Address _____
Attorney's Telephone No. _____ 820-4111 _____
Address _____ Phone No.

BAD FORM 1

Description to Accompany Petition for Zoning Reclassification
0.99 Acres More or Less Parcel, South Side of Mount Carmel Road
East of Baltimore-Harrisburg Expressway
7th Election District, Baltimore County, Maryland.

Beginning for the same at a point in or near the centerline of Mount Carmel Road and distant 1220 feet more or less measured in an easterly direction on said centerline from its intersection with the centerline of the Baltimore-Harrisburg Expressway thence leaving said point of beginning and running in or near the centerline of Mount Carmel Road (1) North 85 degrees 33 minutes 29 seconds East 217 feet thence leaving said centerline of Mount Carmel Road and running the four following courses and distances, viz: (2) South 06 degrees 05 minutes 01 seconds West 205.00 feet, thence (3) North 88 degrees 02 minutes 50 seconds West 133.71 feet, thence (4) North 68 degrees 02 minutes 50 seconds West 100.29 feet, and thence (5) North 12 degrees 18 minutes 11 seconds East 184.00 feet to the point of beginning.

Containing 0.99 acres of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 25, 1987

Our Job No. 85071A (3D:145071A)

Page 1 of 1



CR 88-80

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37762
7/16/87 01-615-000
Amount \$ 100.00
P.L. H.D.T.
Reclass / out of cycle Sparks St. Bank
B 8143*****1000043 8166F
Signature of Treasurer or Collector

BALTIMORE COUNTY, MARYLAND RECEIVED
JUL 17 1987
INTER-OFFICE CORRESPONDENCE

TO: Malcolm F. Spicer, Jr., County Attorney Date: July 17, 1987
FROM: Norman E. Gerber, AICP, Director Office of Planning and Zoning
SUBJECT: Sparks State Bank: Zoning Reclassification Petition; Request for exemption from cyclical procedures
Betty Put in New File 7/17/87
Coul

Attached please find the subject resolution adopted by the Planning Board at its meeting on July 16, 1987. Please prepare the necessary material for the County Council's consideration.

Norman E. Gerber, AICP
Director

NEG/JGH/ef

Attachment

cc: The Hon. Dennis F. Rasmussen, County Executive
B. Melvin Cole, Administrative Officer
The Hon. Norman W. Lauenstein, Chairman, Baltimore County Council
Members, Baltimore County Council
Thomas Toporovich, County Council Secretary-Administrator
William T. Hackett, Chairman, Board of Appeals
Phyllis Cole Friedman, People's Counsel
James E. Dyer, Zoning Supervisor
W. Carl Richards, Zoning Coordinator
James G. Hoswell, Planner

Also Related
to Item 7
Cycle V
R-87-457

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Office of Zoning Commissioner
TO: Altni Bettye du Bois Date: October 28, 1987
Kathi Weidenhammer
FROM: County Board of Appeals
SUBJECT: Zoning Case No. CR-88-80

We are forwarding to your office the attached materials relative to an out-of-cycle request which had been filed with this office by the Petitioner in this case, Sparks State Bank. Since this matter was never placed on the County Council agenda and therefore not approved for out-of-cycle exemption by the Council, we will not docket this case as part of the record of the Board of Appeals. The Board is scheduled to hear Case No. CR-87-457, Sparks State Bank, on November 10 as part of the Cycle V reclass petitions.

Attachment

CR-88-80

Out of Cycle
Case
Filed 7/16/87

S/S Mt. Carmel Rd., approximately
1,220' E of the Centerline of I-83
Existing Zoning: R.C. 5
7th Election District
3rd Councilmanic District
.99 Acres
Proposed Zoning: B.L.
Petitioner: Sparks State Bank

To be approved by Planning Board
County Council

ENVIRONMENTAL IMPACT STATEMENT

TO ACCOMPANY REZONING PETITION

FOR SPARKS STATE BANK

Prepared by:

Judith Platt

Environmental Planner

Draft-McCune-Walker, Inc.

July 15, 1987

Environmental Impact Statement
for Sparks State Bank

Proposed Action

The action proposed is the rezoning of a one acre RC-5 lot to BR to permit the construction and operation of a retail branch bank. The proposed building envelope is 2,000 square feet. Please see the site plan documentation attached for a more detailed description of the proposed construction.

Existing Environmental Features

The site is located approximately 200 feet east of the I-83 exit ramp on Route 137 in Hereford, Maryland. The property drains into Piney Creek which flows along I-83 to Gunpowder Falls. There are no wetlands, streams or bodies of water on the site. The proposed disturbed area is mapped in Manor (M82), a well drained, slightly eroded soil and Glenelg (G82), a well drained and moderately eroded soil.

The site currently exists as an open meadow dominated by goldenrod, fescue, and multiflora rose. A hedgerow of sassafras, maple and cherry less than twenty feet high defines the south and west boundaries. An Exxon Service Station neighbors the site on the west, a cultivated agricultural field exists to the south and a single-family residential property adjoins the site on the east. Route 137, Mount Carmel Road bounds the site on the north. A shopping center exists to the west on the north side of Mount Carmel Road.

Environmental Impact and Alternatives

The probable and unavoidable environmental impacts of this action are insignificant. Proposed mitigation of adverse impacts is described below.

Erosion and Sediment

Current erosion potential will be reduced after the construction proposed. Since the proposed disturbed area is small, exceptional measures will be taken to monitor and maintain sediment control measures during construction. Existing shrubs and trees will be preserved and supplemented with additional plantings to enhance soil stabilizations after construction.

Stormwater

The increase in pollutant loadings and stormwater volume with less than one acre of impervious area in commercial use will be minimal. Stormwater will be managed off-site to maximize infiltration opportunities. If detention is required to supplement infiltration, it will be designed to diffuse stormwater release for ground water recharge.

Aesthetics

The building is designed to conform aesthetically with the rural character of the surrounding RC-5 landscape. The traditional Colonial Williamsburg facade will be visible from Route 137. The bank's drive-through teller windows will be located in the rear of the structure largely hidden from view. Landscaping will be provided to enhance the visual character of the site.

Air Quality

The proposed development will not result in a substantial increase in sound, dust, odor, gases, light or heat. The background levels of air pollutants currently generated by the nearby interstate and access road are significantly higher than those potentially resulting from this project. Use of landscape buffering will mitigate the minor sound contribution created.

Long Range Impacts

This proposal will not result in any significant adverse long range impacts on environmental resources in the area. The project will result in positive long range impacts with the establishment of large trees and the stabilization of erodible soils.

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

July 16, 1987

County Board of Appeals
of Baltimore County
2nd Floor
Old Court House
Towson, Maryland 21204

Re: Petition for Reclassification
south side of Mount Carmel Road
east of Baltimore Harrisburg Expressway,
.99 acres
Sparks State Bank, Petitioner
Petition filed "out of cycle" under Section 2-58.1(i)

Dear Board Members:

As you may be aware, there is currently pending before you a petition and open plat filed in Case No. R-87-457 to reclassify the above referenced property from RC-5 to BL. It is respectfully requested that this petition, documented site plan and accompanying materials for rezoning the same parcel from RC-5 to BL be accepted for filing and scheduled for early hearing upon certification by the County Council pursuant to Section 2-58.1(i) of the Baltimore County Code.

By way of background, Sparks Bank, an independent state bank was first established in 1917 in the Town of Sparks along the Gunpowder River and beside the North Central Railroad where it operated for 36 years until the railroad closed and business shifted to the York Road Corridor. Sparks Bank then purchased land in 1953 at the corner of Quaker Bottom and York Roads for their main office location. In addition, Sparks Bank had added three additional locations in the past seven years at Jacksonville, Maryland Line and Kingville.

The population of the Hereford area is, as I am sure you are aware, growing very rapidly. Sparks Bank has made a diligent search for an appropriate location in this area but unfortunately without success. Thus, Sparks Bank has filed this petition and accompanying

JAMES D. C. DOWNES
(1908-1979)
TELEPHONE
(301) 823-4111
TELECOPIER
(301) 823-0147

County Board of Appeals
of Baltimore County
July 16, 1987
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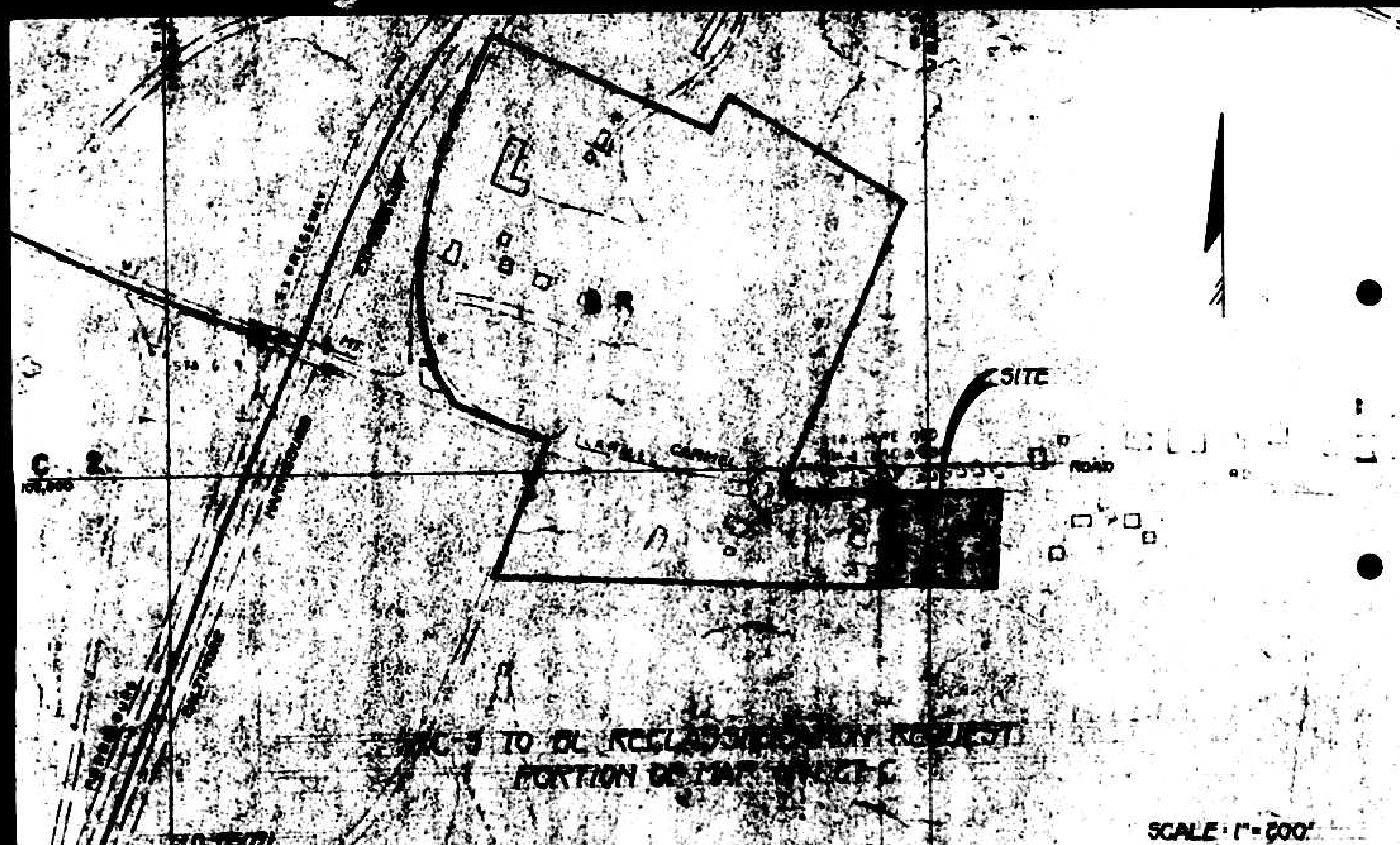
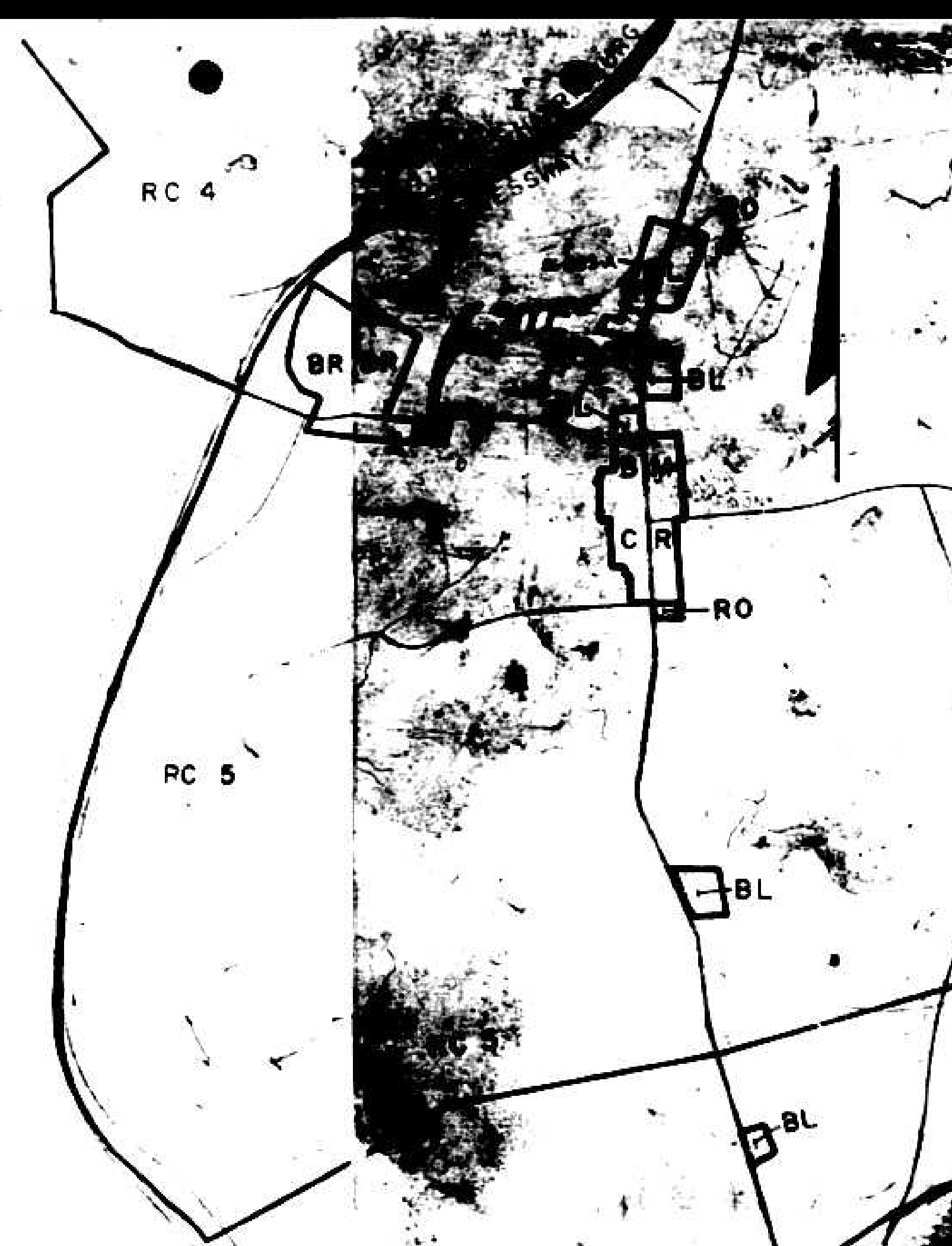
documented site plan to rezone the subject parcel to BL to allow for the location of a branch bank in compliance with that plan.

The nearly one acre parcel is in close proximity to the Mount Carmel Road interchange for the Harrisburg Expressway and is contiguous to BR zone land to its west and north. It is respectfully submitted that had a careful study and analysis been made as a part of the 1984 comprehensive map process with respect to the foreseeable commercial support requirements for northern Baltimore County, it would have been determined that: (i) the subject commercial area at the Mount Carmel Road interchange was and had been for sometime, fully utilized, and (ii) a modest expansion of commercial zone consistent with sound land use and planning principals, should have occurred and encompassed the subject property.

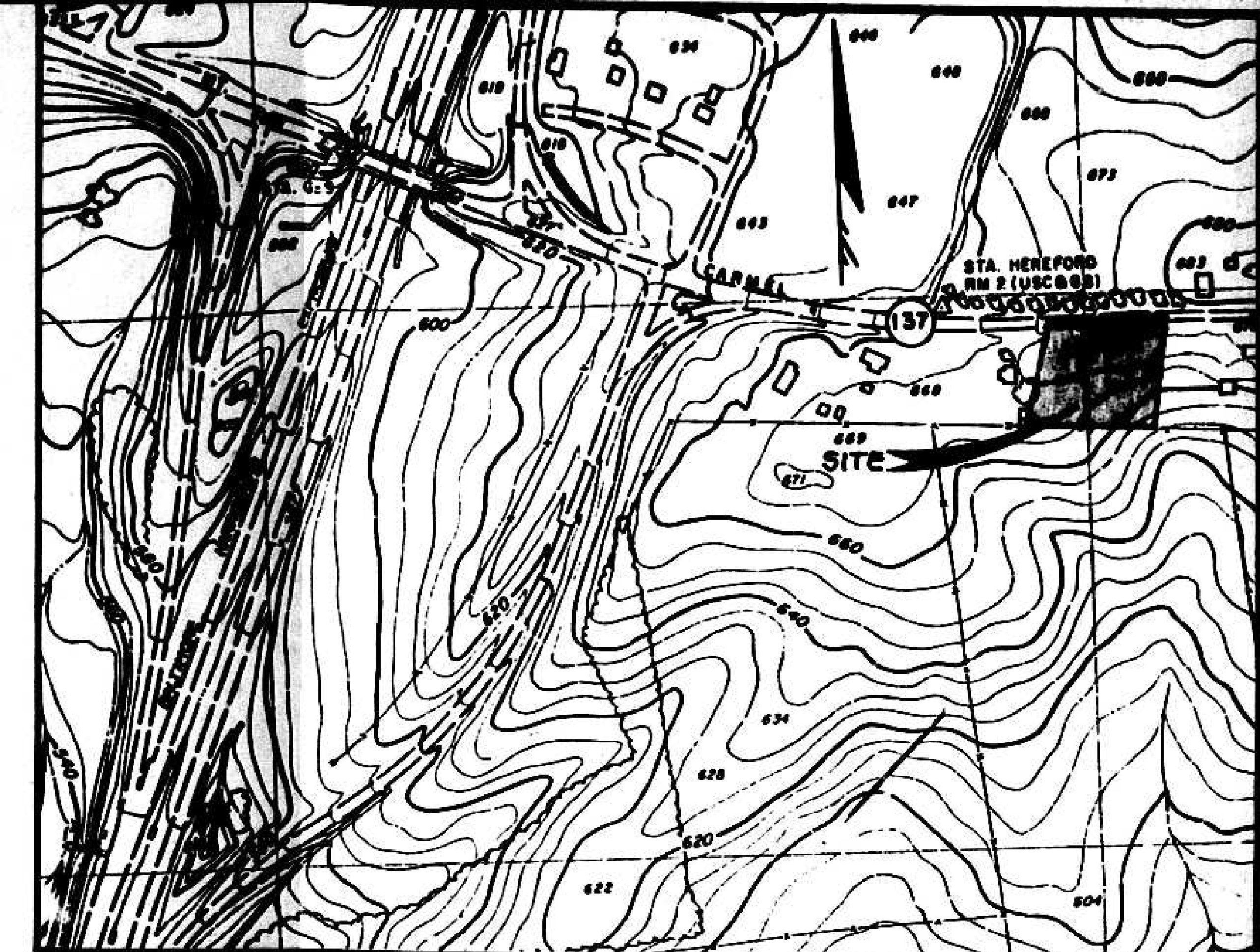
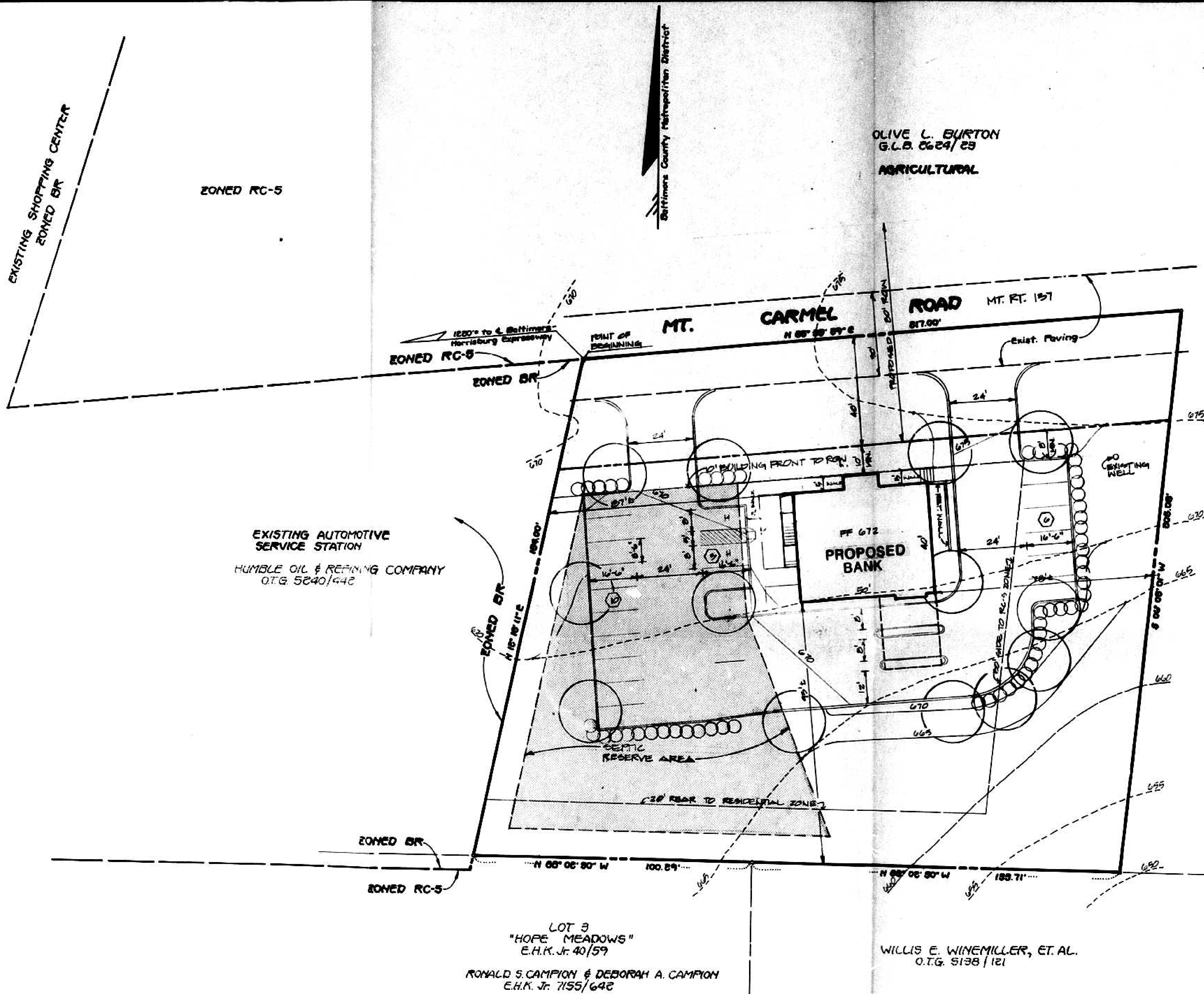
It is respectfully submitted that the County Council committed error in not allowing for the modest expansion of a commercial zone to encompass the subject parcel and to allow for the location of a Sparks Bank branch in a rapidly growing area of Baltimore County.

Yours truly,
Robert A. Hoffman
Robert A. Hoffman

RAH:bw



PORTION OF 1000 SCALE ZONING MAPS 2E-9E
TO ACCOMPANY RECLASSIFICATION REQUEST
RC-5 to BL



VICINITY MAP - Scale: 1" = 200'

ZONED RC-5
 JOSIAH L. & DOROTHY I. NAYLOR
 E.H.K. Jr. 7103/57

EXISTING AUTOMOTIVE
 SERVICE STATION
 HUMBLE OIL & REFINING COMPANY
 O.T.G. 5240/442

LOT 3
 "HOPE MEADOWS"
 E.H.K. Jr. 40/59
 RONALD S. CAMPION & DEBORAH A. CAMPION
 E.H.K. Jr. 7155/642

WILLIS E. WINEMILLER, ET. AL.
 O.T.G. 5138/121

Notes for Documented Site Plan

- Existing Zoning: RC-5
- Site Area: 0.99 Acres
- Requested Zoning: BL
- Existing Use - Site is undeveloped.
- Proposed Principal Use - a retail branch bank; no other principal use is requested by this petition.
- Floor Areas - The building envelope footprint shall contain approximately 2,000 square feet with a similar basement area for storage and employee use plus two drive-through lanes.
- Parking Calculations

Area	Sq. Footage	Standard	Parking Required
1st Floor	2,000 S.F.	1/300 S.F.	6.67
Basement	2,000 S.F.	1/300 S.F.	4.00
Total Required Parking:			11 spaces
Parking Provided:			19 spaces

- Architectural Style, Exterior Materials
 The proposed branch bank building will be Colonial Williamsburg in character as conceptually shown on the architectural plans accompanying this petition. With the exception of architectural trim, columns, and fenestration, all facades shall be brick. There shall be no painted block masonry exterior facades. Details are subject to modification as final plans are refined.
- Maximum Number of Employees
 The number of banking employees will not exceed eight.
- Hours of Operation
 Retail banking hours shall be typical of a branch bank operation. Opening hours shall not exceed 9:00 a.m. to 4:00 p.m. on weekdays, 9:00 a.m. to 9:00 p.m. on Fridays, and 9:00 a.m. to 2:00 p.m. on Saturdays.
- There are no existing structures to be retained; the site is undeveloped.

- Signage: Signs for the proposed bank will be limited to:
 - Name and address of occupant, not to exceed one square foot (Section 413.1a DCER).
 - Directional or informational signs not exceeding 15 or 25 square feet in area and involving no advertising aspect (Sections 413.1c and 413.1d DCER).
 - Name of the bank affixed parallel to the front wall of the building, internally lighted and not exceeding an area of 40 square feet (Section 413.2a DCER).
- Development of the site is not expected to result in a substantial increase in sound and other vibrations, or dust, odor, gases, light and heat emanations. See accompanying environmental report.
- All parking areas shall be improved in accordance with screening, surface, lighting and setback standards in Section 409.2c(1), (2), (3) and (4) and also in accordance with Zoning Policy BN-11.

- There are no streams, bodies of water or wetlands on the site.
- The site is undeveloped and essentially is an open meadow. A hedge row defines its southern boundary. Screening and landscaping are shown conceptually and are illustrative of proposed site development character. Landscaping shall comply with the provisions of the adopted Landscape Manual.
- The site has an existing well and will be served by an on-site disposal system. Stormwater management will be handled off-site.
- Existing topography is based on Baltimore County 200 scale photogrammetry and is therefore subject to revision and refinement based on subsequent field-run data.
- Major changes in grade are illustrated conceptually by the proposed contour lines. They are subject to refinement as final site plans and architecture are developed.
- This site is the subject of a petition for reclassification from RC-5 to BL. The request is listed as Sparks State Bank, Cycle 5, Item Number 7.

LEGEND

○ ○ ○ ○ ○ PROPOSED EVERGREEN SCREEN

○ PROPOSED DECIDUOUS TREE

PRINTED
 JUL 16 1987
 DAFT-McCUNE-WALKER, INC.

DOCUMENTED PLAN
 TO ACCOMPANY PETITION
 FOR ZONING RECLASSIFICATION

DAFT · McCUNE · WALKER · INC.
 LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS
 TOWSON, MD 21204
 TELEPHONE 301-296-3333

SPARKS STATE BANK

3rd Councilmanic District
 7th Election District Baltimore County, Md.

DATE: 7-15-87 REVISIONS: DOCUMENTED PLAN

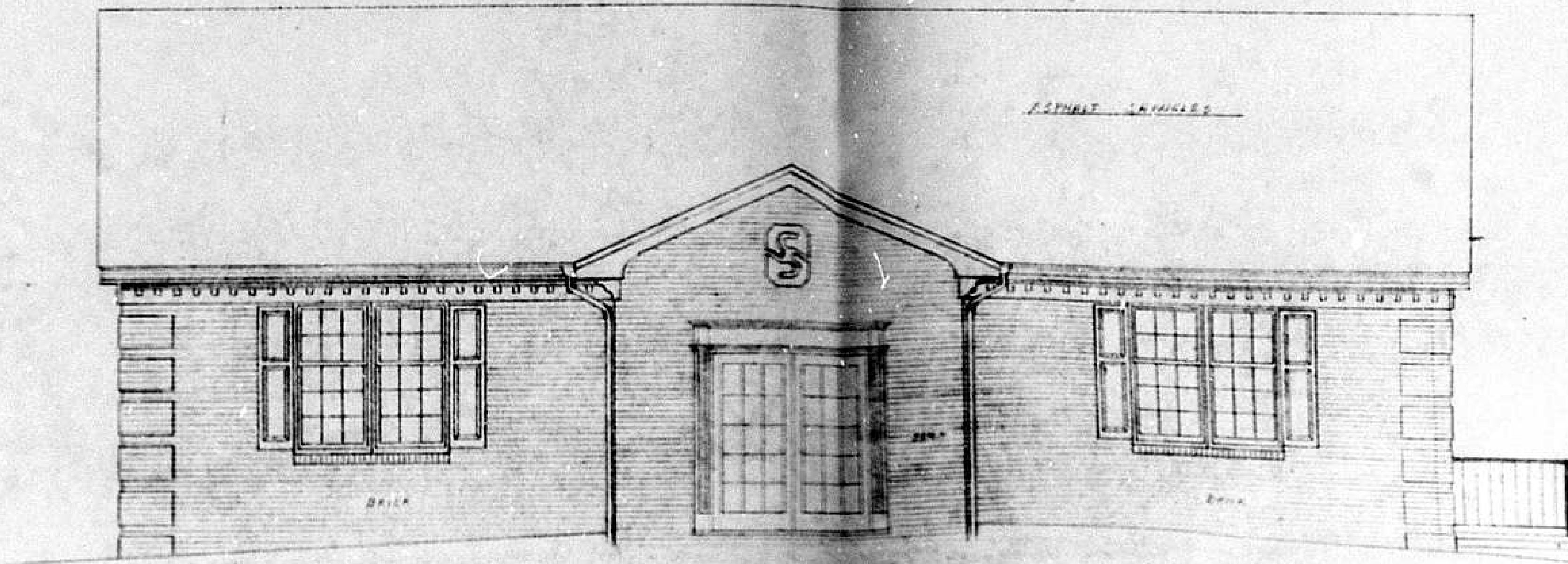
SCALE: 1" = 20'

JOB ORDER NO. 65071 A

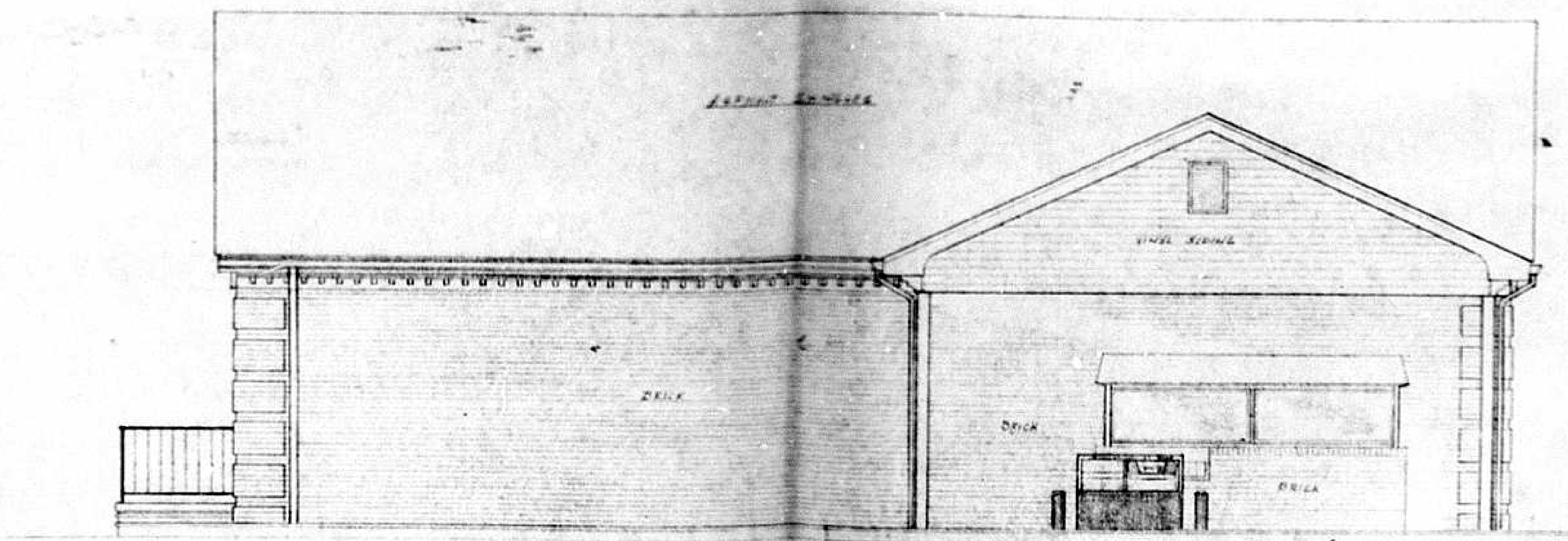
ISSUE DATE FEB. 25, 1987

Set No.

Job No.



FRONT ELEVATION



REAR ELEVATION

SPARKS TATE BANK
PROPOSED NEW BUILDING
MT. CARMEL ROAD, HERRING, MISSOURI

SCALE 1/4" = 1'-0"
DATE July 11, 1957
DRAWN BY G.A.H.
SHEET NO. 1 OF 3
DRAWING NUMBER


LAWSON ENTERPRISES, INC.
Malow Building/214 Mt. Carmel Rd.
Parkton, Md. 21120/329-6535-357-5378

CR 88-80