

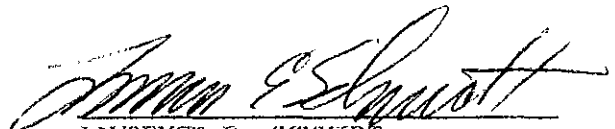
IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & VARIANCE - * ZONING COMMISSIONER
NE/Corner Timonium Road and * OF BALTIMORE COUNTY
Deerco Road * Case No. 97-305-SPHXA
(100 West Timonium Road)
8th Election District
3rd Councilmanic District
The Sun Company, Inc. *
Petitioner *

* * * * *

ORDER OF DISMISSAL

WHEREAS, this matter was scheduled for a public hearing to be held on March 4, 1997. By letter dated February 18, 1997, Counsel for the Petitioner advised this Office that the Petitioner was reconsidering its decision to move forward with this project and requested a postponement of this case to a later date. Pursuant to the written request from Counsel for the Petitioner for a withdrawal of the above-captioned matter,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of January, 1998 that the Petitions for Special Hearing, Special Exception and Variance in the above-captioned matter be and are hereby DISMISSED WITHOUT PREJUDICE.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: David K. Gildea, Esquire, Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 400, Towson, Md. 21204

Messrs. R. J. Tiburzio and Andrew N. Munter, The Sun Company, Inc.
Twin Oaks Terminal, 4041 Market Street, Aston, Pa. 19014

People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 1/12/98
By [Signature]

NW
13 A

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
100 W. Timonium Road (Sunoco Svc.Station),
NEC Timonium Road and Deereco Road
8th Election District, 3rd Councilmanic

The Sun Company, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-305-SPHXA

* * * * *

ENTRY OF APPEARANCE

97-305-SPHXA

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 100 West Timonium Road

97-305-SPHXA

which is presently zoned

ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendment to the previously approved plans in Case Nos. 71-168 and 71-228.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

David K. Gildea, Esquire

Whiteford, Taylor & Preston

(Type or Print Name)

Signature

210 W. Pennsylvania Ave., 4th Fl.

Address

Phone No.

Towson, MD 21204

410-832-2000

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

The Sun Company, Inc.

(Type or Print Name)

By

Signature

(Type or Print Name)

Signature

Twin Oaks Terminal, Retail Engineering

4041 Market Street 1-800-777-6444

Address

Phone No. Ext. 6560

Aston, Pennsylvania 19014

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

David K. Gildea, Esquire

Whiteford, Taylor & Preston

Name 210 W. Pennsylvania Ave., 4th Fl.

Towson, MD 21204

410-832-2000

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date Next Two Months

ALL OTHER

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING

Date

By

305



Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 100 West Timonium Road

97-305-SPHKA

which is presently zoned

ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Fuel service station with convenience store and minor vehicle repair ancillary uses and use-in-combination carry-out restaurant.

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

I, or we, agree to pay expenses of above 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 County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

David K. Gildea, Esquire

Whiteford, Taylor & Preston

(Type or Print Name)

Signature

210 W. Pennsylvania Avenue
400 Court Towers

Address

Phone No.

Towson, MD 21204

410-832-2000

City

State

Zipcode

Legal Owner(s):

The Sun Company, Inc.

(Type or Print Name)

By

Signature

R.J. TIBURZIO

(Type or Print Name)

Signature

Andrew V. Munter (Munter)
PROJ. ENGR.

Twin Oaks Terminal, Retail Engineering
4041 Market Street 1-800-777-6444

Address

Phone No. Ext.: 6560

Aston, Pennsylvania 19014

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

David K. Gildea, Esquire
Whiteford, Taylor & Preston

210 W. Pennsylvania Ave., 400 Court Towers
Towson, MD 21204 410-832-2000

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

1 HR

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

1/23/97

ORDER RECEIVED FOR FILING

Date

By





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

100 West Timonium Road

97-305-SPHXA

which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 for a Variance from Section(s)

See Attached.

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

To be presented at the hearing.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

David K. Gildea, Esquire

Whiteford, Taylor & Preston

(Type or Print Name)

Signature

210 W. Pennsylvania Avenue
400 Court Towers

Address

Towson, MD 21787 Phone No. 410-832-2000

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

The Sun Company, Inc.

(Type or Print Name)

By:

Signature

R.J. Tiburzio

(Type or Print Name)

Signature

Twin Oaks Terminal, Retail Engineering
4041 Market Street 1-800-777-6444

Address

Phone No. Ext.: 6560

Aston, Pennsylvania 19014

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

David K. Gildea, Esquire
Whiteford, Taylor & Preston

Name

210 W. Pennsylvania Ave., 400 Court Towers

Address

Towson, MD 21204 410-832-2000

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

1/23/97

ORDER RECEIVED FOR FILING

Date

By



ATTACHMENT FOR PETITION FOR VARIANCE

97-305-SPA1XA

See the Zoning Commissioner for Baltimore County for the property located at 100 W. Dominion Road which is presently zoned ML-IM.

1. Section 409.8 to allow parking to be located 5.79' from a public r/w in lieu of the required 10';
2. Section 405.4 A.1 to allow a service station with convenience store and minor vehicle repair ancillary uses on an individual site with an area of 21,562 s.f. in lieu of the required 25,472 s.f.
3. Section 405.4 A.2.a to allow canopy setbacks of 11.6' and 9.7' from a public r/w in lieu of the required 15'; and fuel pump setbacks of 21.1' and 22.1' from a public r/w in lieu of the required 25';
4. Section 405.4 A.2.b to allow landscape transition areas of 2.1' and 3.1' from a public r/w in lieu of the required 10'; and 0' from non-residential zoned property in lieu of the required 6';
5. Section 405.4 A.3.c to allow a total of 0 fuel stacking spaces in lieu of the required 12 fuel stacking spaces;
6. Section 413.6 B to allow one free standing i.d. sign 21.00' in height with a surface area of 67.40 s.f. in lieu of the maximum 6' height and 25 s.f. surface area allowed; and one free standing price sign 15.33' in height in lieu of the maximum 6' allowed.

ORDER RECEIVED FOR FILING
Date 11/2/08
By [Signature]

97-305-SPHX.A

7. Section 409.4 A&C to allow driveways 8' and 7.4' in lieu of the required 20' minimum width; and an aisle width of 15.5' behind 90° (degree) parking in lieu of the required 22' minimum width.

8. Sections 238 and 255 to allow a rear yard set-back of 2.95' in lieu of the required 30' and a side yard set-back of 10.5' in lieu of the 12' variance granted in case #71-228A.

9. Section 409.4B to permit parking spaces without direct access to an aisle.

94937

ORDER RECEIVED FOR FILING
Date 1/12/98
By [Signature]

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-305-SPHXA

(Item 305)
100 W. Timonium Road -
Sunoco Service Station
NEC Timonium Road
and Deereco Road
8th Election District
3rd Councilmanic
Legal Owner(s):
The Sun Company, Inc.

Special Hearing: to approve an amendment to the previously approved plans in case nos. 71-168 and 71-228.
Special Exception: for fuel service station with convenience store and minor vehicle repair ancillary uses and use-in-combination carry-out restaurant. **Variance:** to allow parking to be located 5.79' from a public right of way in lieu of the required 10 feet; to allow a service station with convenience store and minor vehicle repair ancillary uses, and a carry out restaurant use in common on an individual site with an area of 21,562 sq. ft. in lieu of the required 25,472 sq. ft.; to allow canopy setbacks of 11.6 ft. and 9.7 ft. from a public right of way in lieu of the required 15 ft.; and fuel pump setbacks of 21.1 ft. and 22.1 ft. from a public right of way in lieu of the required 25 ft.; to allow landscape transition areas of 2.1 ft and 3.1 ft. from a public right of way in lieu of the required 10 ft; and zero ft. from non-residential zoned property in lieu of the

required 6 ft.; to allow a total of zero fuel stacking spaces in lieu of the required 12 fuel stacking spaces; to allow one free standing i.d. sign 21.00 ft. in height with a surface area of 67.40 sq. ft. in lieu of the maximum 6 ft. height and 25 sq. ft. surface area allowed; and one free standing price sign 15.33 ft in lieu of the maximum 6 ft. allowed; to allow driveways 8 ft. and 7.4 ft. in lieu of the required 20 ft. minimum width; and an aisle width of 15.5 ft. behind 90 degree parking in lieu of the required 22 ft. minimum width; to allow a rear yard setback of 2.95 ft. in lieu of the required 30 ft. and a side yard setback of 10.5 ft. in lieu of 12 ft. variance granted in case #71-228-A; and to permit parking spaces without direct access to an aisle.

Hearing: Tuesday, March 4, 1997 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Feb 6, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 6, 1997

THE JEFFERSONIAN,

A. Henricksen

LEGAL AD. - TOWSON

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

No.

#305

011090

BY JLL.

DATE

1/23/97

ACCOUNT

R0016150

AMOUNT \$

650.00

RECEIVED
FROM:

W T & P

FOR:

Commercial SPHKA filing

RECEIVED BY

7650.00

12/23/97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

RICHARD J. TRUELOVE P.E., INC.

CIVIL ENGINEER

28 EAST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21286

(410) 494-4914

FAX (410) 823-3827

97-305-SPHX A

ZONING DESCRIPTION 100 WEST TIMONIUM ROAD

Beginning for the same at a point where the northerly right of way line of Timonium Road intersects the easterly right of way line of Greenspring Drive, (as shown on Baltimore County R/W Plat 68-065-1A), running thence and binding on the east side of Greenspring Drive as shown on said plat the two following courses and distances viz: N 76 degrees 55 minutes 03 seconds W 40.71 feet and N 23 degrees 05 minutes 08 seconds W 138.10 feet; thence leaving the right of way of Greenspring Drive at a right angle N 66 degrees 54 minutes 52 seconds E 141.54 to intersect the west side of a right of way 10' wide; thence along the west side of said right of way S 22 degrees 41 minutes 18 seconds E 145.70 feet to intersect the north side of Timonium Road as shown on the firstly mentioned right of way plat running thence and binding on the north side of Timonium Road S 58 degrees 14 minutes 28 seconds W 108.91 feet to the point of beginning.

Containing 21,562 square feet, or 0.495 acres of land, more or less.

Being that land contained in a deed recorded in the land records of Baltimore County in Liber 6655 at Folio 227. Located in the Eighth Election District, and Third Councilmanic District, of Baltimore County, Maryland. Also known as 100 West Timonium Road.

January 21, 1997
letters\960014DES



Richard J. Truelove 1/22/97
Richard John Truelove P.E.

CERTIFICATE OF POSTING

RE: Case No.: 97-305-SPHXA

Petitioner/Developer: The Sun

Company / David Gildea, Esq.

Date of Hearing/Closing: March 4, 1997
at 2:00pm

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 100 W. Timonium

Rd, NEC Timonium Rd and Deereco Rd.

The sign(s) were posted on

2/15/97
(Month, Day, Year)

Sincerely,

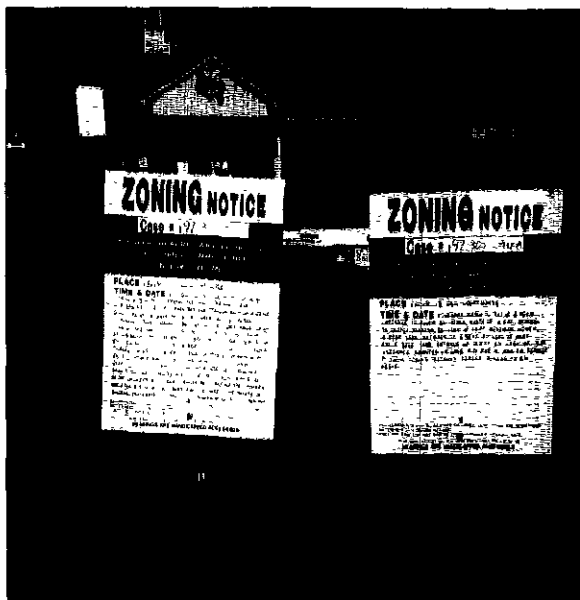
Sue W. McKee
(Signature of Sign Poster and Date)

SUE W. MCKEE
(Printed Name)

6 Topwood Ct.
(Address)

Baltimore, MD 21204
(City, State, Zip Code)

(410) 668-8576
(Telephone Number)



Case #
97-305-SPHXA



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 305

Petitioner: The Sun Co.

Location: 100 W. Timonium Mall

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David K. Golden c/o Whiteford, Taylor & Preston

ADDRESS: 201 W. Penn. Ave

Towson, MD 21204

PHONE NUMBER: (410) 832-2000

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE**Case No.:** _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____**DATE AND TIME:** _____

REQUEST: *Sign Poster Leave out section #5 on all variances
and don't # each request just use semi-colons
to separate otherwise copy attached wordings
verbatim for each of the 3 hearings types*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
February 6, 1997 Issue - Jeffersonian

Please forward billing to:
David K. Gildea, Esq.
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 400 Court Towers
Towson, MD 21204
832-2000

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-305-SPHXA (Item 305)
100 W. Timonium Road - Sunoco Service Station
NEC Timonium Road and Deereco Road
8th Election District - 3rd Councilmanic
Legal Owner(s): The Sun Company, Inc.

Special Hearing to approve an amendment to the previously approved plans in case nos. 71-168 and 71-228.
Special Exception for fuel service station with convenience store and minor vehicle repair ancillary uses and use-in-combination carry-out restaurant.

Variance to allow parking to be located 5.79' from a public right of way in lieu of the required 10 feet; to allow a service station with convenience store and minor vehicle repair ancillary uses, and a carry out restaurant use in common on an individual site with an area of 21,562 sq. ft. in lieu of the required 25,472 sq. ft.; to allow canopy setbacks of 11.6 ft. and 9.7 ft. from a public right of way in lieu of the required 15 ft.; and fuel pump setbacks of 21.1 ft. and 22.1 ft. from a public right of way in lieu of the required 25 ft.; to allow landscape transition areas of 2.1 ft. and 3.1 ft. from a public right of way in lieu of the required 10 ft; and zero ft. from non-residential zoned property in lieu of the required 6 ft.; to allow a total of zero fuel stacking spaces in lieu of the required 12 fuel stacking spaces; to allow one free standing i.d. sign 21.00 ft. in height with a surface area of 67.40 sq. ft. in lieu of the maximum 6 ft. height and 25 sq. ft. surface area allowed; and one free standing price sign 15.33 ft. in lieu of the maximum 6 ft. allowed; to allow driveways 8 ft. and 7.4 ft. in lieu of the required 20 ft. minimum width; and an aisle width of 15.5 ft. behind 90 degree parking in lieu of the required 22 ft. minimum width; to allow a rear yard setback of 2.95 ft. in lieu of the required 30 ft. and a side yard setback of 10.5 ft. in lieu of 12 ft. variance granted in case #71-228-A; and to permit parking spaces without direct access to an aisle.

HEARING: TUESDAY, MARCH 4, 1997 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 31, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-305-SPHXA (Item 305)
100 W. Timonium Road -Sunoco Service Station
NEC Timonium Road and Deereco Road
8th Election District - 3rd Councilmanic
Legal Owner(s): The Sun Company, Inc.

Special Hearing to approve an amendment to the previously approved plans in case nos. 71-168 and 71-228.
Special Exception for fuel service station with convenience store and minor vehicle repair ancillary uses and use-in-combination carry-out restaurant.

Variance to allow parking to be located 5.79' from a public right of way in lieu of the required 10 feet; to allow a service station with convenience store and minor vehicle repair ancillary uses , and a carry out restaurant use in common on an individual site with an area of 21,562 sq. ft. in lieu of the required 25,472 sq. ft.; to allow canopy setbacks of 11.6 ft. and 9.7 ft. from a public right of way in lieu of the required 15 ft.; and fuel pump setbacks of 21.1 ft. and 22.1 ft. from a public right of way in lieu of the required 25 ft.; to allow landscape transition areas of 2.1 ft. and 3.1 ft. from a public right of way in lieu of the required 10 ft; and zero ft. from non-residential zoned property in lieu of the required 6 ft.; to allow a total of zero fuel stacking spaces in lieu of the required 12 fuel stacking spaces; to allow one free standing i.d. sign 21.00 ft. in height with a surface area of 67.40 sq. ft. in lieu of the maximum 6 ft. height and 25 sq. ft. surface area allowed; and one free standing price sign 15.33 ft. in lieu of the maximum 6 ft. allowed; to allow driveways 8 ft. and 7.4 ft. in lieu of the required 20 ft. minimum width; and an aisle width of 15.5 ft. behind 90 degree parking in lieu of the required 22 ft. minimum width; to allow a rear yard setback of 2.95 ft. in lieu of the required 30 ft. and a side yard setback of 10.5 ft. in lieu of 12 ft. variance granted in case #71-228-A; and to permit parking spaces without direct access to an aisle.

HEARING: TUESDAY, MARCH 4, 1997 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: The Sun Company, Inc.
David K. Gildea, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY 2/17/97.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28, 1997

NOTICE OF POSTPONEMENT

CASE NUMBER: 97-305-SPHXA
PETITIONER(S): The Sun Company
LOCATION: 100 W. Timonium Road

The above matter, previously assigned to be hearing on March 4, 1997 has been postponed at the request of David K. Gildea, Esq.

Notification of the new hearing date will be forwarded shortly.

Please be advised that if the property has been posted with the March 3rd date, the sign should be changed to reflect the postponement.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: David K. Gildea, Esq.

AJ:ggs





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28, 1997

David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
400 Court Towers
Towson, MD 21204

RE: Item No.: 305
Case No.: 97-305-SPHXA
Petitioner: The Sun Company, Inc.

Dear Mr. Gildea:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 23, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: February 11, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 100 W Timonium Road

INFORMATION:

Item Number: 305
Petitioner: Sun Oil Company
Property Size: .
Zoning: ML-IM
Requested Action:
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff met with the applicant's attorney and engineer to discuss this project prior to the filing of the subject petition. At that time, this office stressed the importance of providing additional landscaping to improve the appearance of the site. Therefore, we recommend that approval of this request should be conditioned upon the submission of a detailed landscaped plan to be reviewed and approved by the Office of Planning and Baltimore County Landscape Architect.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kerns

AFK/JL:rdn



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 1.31.97
Item No. 305 (JLL)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Feb 4, 97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb 3rd, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 298 307
299
300
301
302
304
305

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/06/97

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: THE SUN COMPANY, INC.

Location: NEC TIMONIUM RD. AND DEERCO RD. (100 WEST TIMONIUM RD.
SUNOCO SERVICE STATION)

Item No.: 305 Zoning Agenda: SPECIAL EXCEPTION/SPECIAL HEARING
VARIANCE

Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 18, 1997

FROM: [^] *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for February 10, 1997
 Item Nos. 298, 299, 303, (305), 307 & 310

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

PETITION PROBLEMS

#299 --- JCM

1. No zoning indicated on petition form.

#300 --- RT

1. Name of person signing for legal owner is illegible.

#302 --- MJK

1. No legal owner information at all on the petition form. (See memo in the file.)

#304 --- MJK

1. No attorney signature on petition form.

#305 --- JLL

1. Plat says legal owner is "Catherine D. Peak"; petition form says legal owner is "The Sun Company, Inc." -- Which is correct??
2. Need title and authorization of person signing for legal owner. (See memo in the file.)

#306 --- JCM

1. Need name and title of person signing for legal owner.
2. Need address for legal owner.
3. Need telephone number for legal owner.

#307 --- CAM

1. Petition form not properly notarized.

#308 --- JRF

1. No attorney signature on petition form.

#309 --- JRF

1. Petition says zoning is "M.L."; folder says zoning is "M.L.-I.M." -- Which is correct??
2. No telephone number for legal owner on petition form.
3. No area noted on folder, just "Lot 30 40 50" -- What is correct acreage??
4. Folder not marked "floodplain".

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: January 23, 1997

TO: Hearing Officer

FROM: John L. Lewis
Planner II
Zoning Review, PDM

SUBJECT: Item #305
100 W. Timonium Road

No title available for representative of Sun Company (asked for, but could not get), per attorney.

JLL:scj

Re 97-305

Noting

James Peak

2109 Greenspring Dr.

Tim.

21093



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

APRIL 3, 1997

David K. Gildea, Esq.
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204-4515

Re: CASE NUMBER: 97-305-SPHXA (Item 305)
100 W. Timonium Road - Sunoco Service Station
NEC Timonium Road and Deereco Road
8th Election District - 3rd Councilmanic
Legal Owner(s): The Sun Company, Inc.

Dear Mr. Gildea:

Pursuant to your letter of February 18, 1997, The Sun Company was in the process of deciding whether or not to go forward in the above matter.

At your earliest convenience, please advised if you wish to have this matter rescheduled or if you will be withdrawing same.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gwendolyn Guess Stephens", is written over a horizontal line.

Gwendolyn Guess Stephens



98-93

**WHITEFORD, TAYLOR & PRESTON
L.L.P.**

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20046-5405
TELEPHONE 202 659-6800
FAX 202 451-0573

40 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

DAVID K. GILDEA
DIRECT NUMBER
410 832-2066
dkgildea@wtplaw.com

1517 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

1/8/98
g

January 6, 1998

Ms. Sophia Jennings
Office of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

**Re: 100 West Timonium Road
Case No.: 97-305-SPHXA
The Sun Company
Our File No.: 02196/00002**

Dear Ms. Jennings:

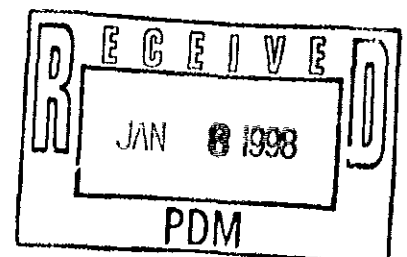
The Sun Company, Inc., by and through its attorneys, Whiteford, Taylor & Preston L.L.P., hereby withdraw its previously filed Petition in the above referenced matter.

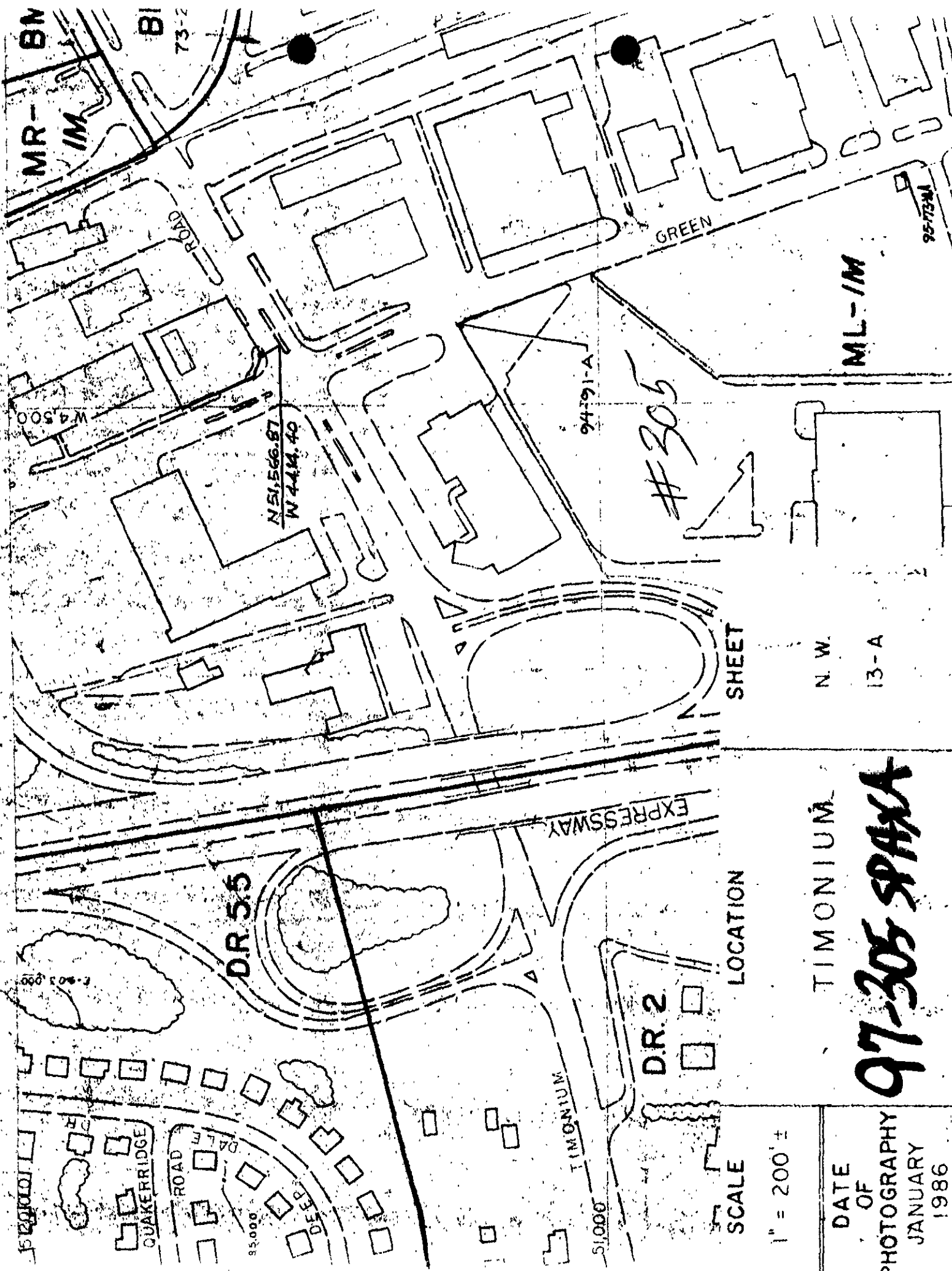
Should you have any questions or comments, please contact me.

Very truly yours,

David K. Gildea
David K. Gildea

DKG:bhb
CC: Mr. Ed O'Leary
125194





N. W.
13-A

SHEET

TIMONIUM

97-305 SPAXA

LOCATION

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 317-8700
FAX 410 752-7092

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5105
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FAX 202 331-0573

40 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5712
FAX 703 836-0265

DAVID K. GILDEA
DIRECT NUMBER
410 832-2066
dkgildea.wtp@mcimail.com

February 18, 1997

Via Hand Delivery

Commissioner Lawrence Schmidt
Baltimore County Zoning Commission
400 Washington Avenue
Towson, Maryland 21204

Re: Case No. 97-305-SPHXA (Item 305)
100 W. Timonium Road-Sunoco Service Station

Dear Zoning Commissioner Schmidt:

The Sun Company, Inc., by and through its attorneys David K. Gildea and Whiteford, Taylor & Preston, LLP, hereby respectfully requests a postponement of the above referenced matter. The Sun Company, Inc. is reconsidering its decision to go forward with the requests for the special hearing, special exception and variances for the proposed additions to the site. The postponement will not unduly prejudice any parties.

Should you have any questions or comments, please contact me.

Very truly yours,

David K. Gildea
David K. Gildea

DKG:rrs

cc: Mr. Andrew Munter, The Sun Company, Inc.
Richard Truelove, P.E.
Nicholas Commadari
Gwen Stephens

99759

