

IN RE: PETITION FOR VARIANCE

E/S Back River Neck Road, 100' NW of
the c/l Williams Avenue
(143 Back River Neck Road)
15th Election District
5th Councilmanic District

Sun Oil Company, n/k/a The Sun Company
Petitioner

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 00-348-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, The Sun Company, by Edward O'Leary, Chief Engineer, through their attorney, Anthony J. DiPaula, Esquire. The Petitioner requests variance relief from Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) from Section 450.4.5(b) to permit a service station with two (2) freestanding signs with areas of 113.2 sq.ft. and 26.9 sq.ft., in lieu of the permitted one sign of 75 sq.ft.; 2) from Section 450.4.5(e) to permit three (3) canopy signs, two with 171 sq.ft. each, and one of 90 sq.ft., in lieu of the permitted six (6) signs of 25 sq.ft. each; and, 3) from Section 450.4.5(a) to permit three (3) wall-mounted signs of 69.5 sq.ft. total on one façade in lieu of the permitted two (2) signs of 132 sq.ft. total; and an amendment to the previously approved plan for signs in prior Case No. 2442. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were Gardner Reynolds, on behalf of The Sun Company; Bud Emig and Ray McKeeman, representatives of Compu Engineering; Thomas J. Hoff, Landscape Architect; and, Anthony J. DiPaula, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.46 acres, more or less, split zoned B.L.-A.S. & B.L., located on the northeast side of

ORDER RECEIVED FOR FILING

Date

By

Back River Neck Road, between Frenchs Avenue and Williams Avenue in Essex. The property is improved with a Sunoco Gasoline Service station which has existed on the property since 1953. The Petitioners are in the process of updating the overall appearance of the facility and propose a new sign package for the site. Testimony indicated that the sign package proposed is consistent with other Sunoco stations and, in fact, this Zoning Commissioner has recently considered other cases for other Sunoco service stations where the new sign package is being installed.

As set forth in the Petition, there are actually three variances being requested. The first and third variances are needed to correct existing conditions on the property. That is, the two freestanding signs (Variance #1) and the three wall-mounted signs (Variance #3) have existed on the site for some time. The second variance is to allow new signs to be installed on the canopy. The proposed canopy signage features what is referred to as "horizon graphics", which is the artistic term for the design of the signs themselves. Because the graphics are considered part of the sign area when calculating the square footage, the requested variance is necessary in order to install the new canopy signs.

Based upon the testimony and evidence presented, I am persuaded to grant the requested variance relief. As noted above, the first and third variance requests are necessary in order to legitimize conditions which have existed on the property for many years. The second variance is to allow the installation of Sunoco's new sign package for its canopies. In my view, the relief requested will not result in any detriment to the surrounding locale, and meets the spirit and intent of the zoning regulations. I find that the standard for variance relief set out in Section 307 of the B.C.Z.R. has been satisfied in this case. Moreover, there was no opposition from surrounding property owners and no adverse Zoning Advisory Committee (ZAC) comments. However, the Office of Planning comment dated March 21, 2000, recommended that certain restrictions be imposed on the grant of any relief to improve aesthetic conditions on the property (see copy attached). I agree with the second and third recommendations; however, I will not require that a landscape plan be submitted for review and approval by the County's Landscape Architect, Mr. Avery Harden. The unusual configuration of the property and the fact that there is a

MTA bus stop along the front of this property limits the area for possible landscaping. Moreover, there does already exist some minimal landscaping on the site. However, the Office of Planning comments indicate that there are tires and other automotive "debris" that have collected to the rear of the site which should be removed and the area cleaned up. Also, that office recommends that the existing dumpster be buffered. Perhaps a board-on-board fence or other similar type of barrier should be installed along the rear of the property to insure that this area is not used as a dumping ground by other neighbors/businesses in the area. I will require such a barrier but will leave the type to be installed to the discretion of the Petitioner. Additionally, I will require that the rear of the property be kept free and clear of trash and debris.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of April, 2000 that the Petition for Variance seeking relief from Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 450.4.5(b) to permit a service station with two (2) freestanding signs with areas of 113.2 sq.ft. and 26.9 sq.ft., in lieu of the permitted one sign of 75 sq.ft.; from Section 450.4.5(e) to permit three (3) canopy signs, two with 171 sq.ft. each, and one of 90 sq.ft., in lieu of the permitted six (6) signs of 25 sq.ft. each; from Section 450.4.5(a) to permit three (3) wall-mounted signs of 69.5 sq.ft. total on one façade in lieu of the permitted two (2) signs of 132 sq.ft. total; and an amendment to the previously approved plan for signs in prior Case No. 2442, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

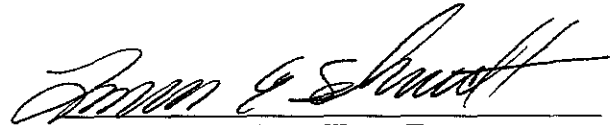
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with Items 2 and 3 of the ZAC comments submitted by the Office of Planning, dated March 21, 2000, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date

By

- 3) The Petitioners shall take appropriate steps to maintain the property free and clear of all debris, automotive parts, and tires. A board-on-board fence or some other similar type of barrier shall be installed to the rear of the site to prevent dumping or disposal of trash from other neighbors/businesses in the area.
- 4) But for the sign relief granted herein, there shall be no additional free-standing signs on the property, either permanent or temporary.
- 5) When applying for a building permit, the site plan and any landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/13/10
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 18, 2000

Anthony J. DiPaula, Esquire
Covahey & Boozer
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NE/S Back River Neck Road, 100' NW of the c/l Williams Avenue
(143 Back River Neck Road)
15th Election District – 5th Councilmanic District
The Sun Company - Petitioners
Case No. 00-348-A

Dear Mr. DiPaula:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Edward O'Leary, Chief Engineer, The Sun Company, Inc.
4041 Market Street, Aston, PA 19014-3197
Messrs. Bud Emig & Ray McKeeman, Compu Engineering
436 Creamery Way, Suite H, Exton, PA 19341
Mr. Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, Md. 21204
Mr. Avery Harden, PDM; Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 143 BACK RIVER NECK ROAD

which is presently zoned BL-AS/BL

This Petition shall be filed with the Department of Permits and 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 ATTACHMENT 1 ATTACHED HERETO.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The variances are needed to upgrade the property to Nationally-Implemented signage requirements, and are required due to varying interpretations of the current regulations.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Anthony J. DiPaula
Name - Type or Print

Signature

Covahey & Boozer, P.A.

Company

614 Bosley Avenue

410-878-9441

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

Sun Oil Company, n/k/a The Sun Company, Inc.
Name - Type or Print

By:

Signature Edward O'Leary, Chief Engineer

Edward O'Leary

Name - Type or Print

Signature

4041 Market Street

CONTACT ATTORNEY BPH

Address

Aston,

PA

19014-3197

City

State

Zip Code

Representative to be Contacted:

Thomas J. Hoff

Name

406 Pennsylvania Ave.

410-296-3668

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 2/23/00

Case No. 00-348-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

Attachment 1 to Petition for Variance

Re: 143 Back River Neck Road

Variances:

(1) Section 450.4.5(b) to allow a service station with two (2) freestanding signs with areas of 113.2 square feet and 26.9 in lieu of the permitted one (1) sign of 75 square feet.

(2) Section 450.4.5(e) to allow three (3) canopy signs, 2 with 171 square feet each and 1 of 90 square feet in lieu of the permitted 6 signs with 25 square feet each.

(3) Section 450.4.5(a) to allow three (3) wall mounted signs of 69.5 square feet total on one façade in lieu of the permitted two (2) signs with 132 square feet total.

(4) To amend previously approved plan for signs as shown on this plan. *AND CASE # 2442 BPD*

CAR31-02

ORDER RECEIVED FOR FILING
DATE 4/18/10
BY [Signature]

THOMAS J. HOFF, INC.
Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-3326

348

January 20, 2000

**Description of the Sunoco Station, 143 Back River Neck Road, to Accompany
Petition for Variances.**

BEGINNING FOR THE SAME at a point on the east side of Back River Neck Road,
100 feet more or less northwest of the northwest side of Williams Avenue.

Thence binding on the east side of Back River Neck Road,

(1) North 27 degrees 52 minutes 05 seconds West 112.12 feet,

thence leaving the east side of Back River Neck Road,

(2) North 35 degrees 15 minutes 00 seconds East 199.40 feet;

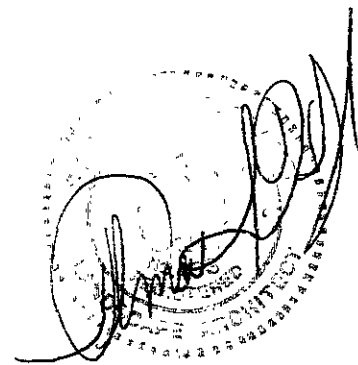
(3) South 27 degrees 33 minutes 00 seconds East 112.44 feet,

(4) South 35 degrees 15 minutes 00 seconds West 198.70 feet;

to the point of beginning containing 0.45 acres (19,738 square feet) of land more or less.

Note:

This Description has been prepared for zoning purposes only.



00-348-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

✓ L 348 No. 076736

DATE 2/23/00

ACCOUNT 80014150

AMOUNT \$ 250.00

RECEIVED FROM:

CAMP DU TEE ALUMINUM

FOR:

C. V. FLENNIK

00.348-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

RECEIVED
FEB 23 2000
BUDGET & FINANCE
CAMP DU TEE ALUMINUM
C. V. FLENNIK

NOTICE OF ZONING 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: #00-348-A

143 Back River Neck Road

E/S Back River Neck Road, 100' N of Williams Avenue

15th Election District - 5th Councilmanic District

Legal Owner(s): Sun Oil Company

Variance: to allow a service station with 2 freestanding signs with areas of 113.2 square feet and 26.9 in lieu of the permitted 1 sign of 75 square feet; to allow 3 canopy signs, 2 with 171 square feet each and 1 of 90 square feet in lieu of the permitted 6 signs with 25 square feet each; to allow 3 wall-mounted signs of 69.5 square feet total on one façade in lieu of the permitted 2 signs with 132 square feet total; and to amend zoning case number 2442.

Hearing: Friday, March 31, 2000 at 3:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/218 March 16

C376828

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/16/, 2000

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 3/16/, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No 00-348-A

Petitioner Developer SUN-OIL, ETAL

% A. DIPAULA, ESQ

Date of Hearing Closing 4/10/00

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 #143 BACK RIVER NECK RD.

The sign(s) were posted on _____

3/26/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/26/00

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

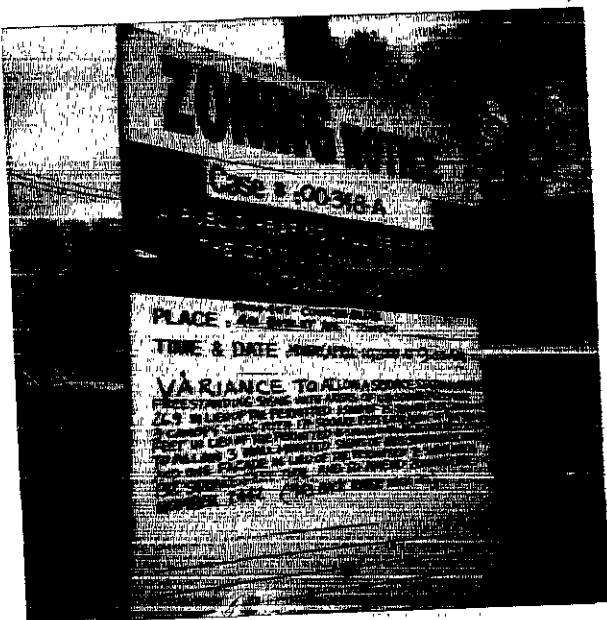
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



00-348 A

4/10/00

RE: PETITION FOR VARIANCE
143 Back River Neck Road, E/S Back River Neck Rd,
100' N of Williams Ave
15th Election District, 5th Councilmanic

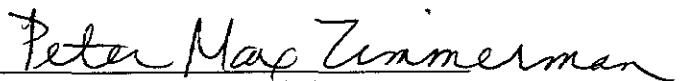
Legal Owner: Sun Oil Company, n/k/a
The Sun Company, Inc.
Petitioner(s)

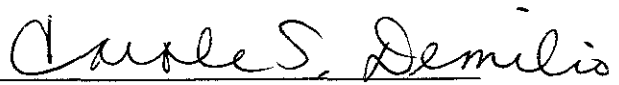
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-348-A

* * * * *

ENTRY OF APPEARANCE

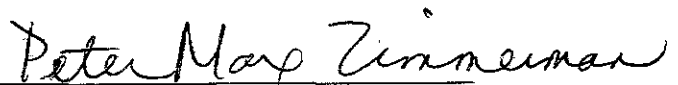
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Esq., Covahey & Boozer, P.A., 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 7, 2000

NOTICE OF ZONING 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: 00-348-A
143 Back River Neck Road
E/S Back River Neck Road, 100' N of Williams Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Sun Oil Company

Variance to allow a service station with 2 freestanding signs with areas of 113.2 square feet and 26.9 in lieu of the permitted 1 sign of 75 square feet; to allow 3 canopy signs, 2 with 171 square feet each and 1 of 90 square feet in lieu of the permitted 6 signs with 25 square feet each; to allow 3 wall-mounted signs of 69.5 square feet total on one façade in lieu of the permitted 2 signs with 132 square feet total; and to amend zoning case number 2442.

HEARING: Friday, March 31, 2000 at 3:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Anthony DiPaula, Esquire, 614 Bosley Avenue, Towson, MD 21204
Sun Oil Company, 4041 Market Street, Aston, PA 19014-3197
Thomas Hoff, 406 Pennsylvania Avenue, Towson, MD 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 16, 2000.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, March 16, 2000 Issue - Jeffersonian

Please forward billing to:

Thomas J. Hoff, Inc.
406 W. Pennsylvania Avenue
Towson, MD 21204

410-296-3668

NOTICE OF ZONING 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: 00-348-A
143 Back River Neck Road
E/S Back River Neck Road, 100' N of Williams Avenue
15th Election District - 5th Councilmanic District
Legal Owner: Sun Oil Company

Variance to allow a service station with 2 freestanding signs with areas of 113.2 square feet and 26.9 in lieu of the permitted 1 sign of 75 square feet; to allow 3 canopy signs, 2 with 171 square feet each and 1 of 90 square feet in lieu of the permitted 6 signs with 25 square feet each; to allow 3 wall-mounted signs of 69.5 square feet total on one façade in lieu of the permitted 2 signs with 132 square feet total; and to amend zoning case number 2442.

HEARING: Friday, March 31, 2000 at 3:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 348

Petitioner: SUN OIL Co.

Address or Location: 143 BACK RIVER NECK RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS J. HOFF, INC.

Address: 406 W. PENNSYLVANIA AVE.
TOWSON, MD. 21204

Telephone Number: 410-296-3668

Revised 2/20/98 - SCJ

00-348-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

Copy

March 24, 2000

Attorney Anthony J. DiPaula
Covahey & Boozer PA
614 Bosley Avenue
Towson MD 21204

Dear Attorney DiPaula:

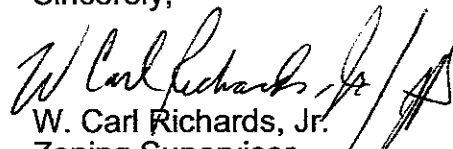
RE: Case Number 00-348-A , 143 Back River Neck Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 23, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 21, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 5, 2000

Item No.: See Below

Dear Ms. Stephens:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

348, 349, 351, 352

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: June 6, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of May 15, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
447	6505 Gardenwick Road
448	321 York Road
449	2416 Ellis Road
451	315 Stonewall Road
452	2001 Bluemont Road
453	10910 Reisterstown Road
456	11341-11347 Holter Road
457	9709 Beaver Dam Road
458	6902 Holabird Avenue
459	143 Carolstowne Road

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS*

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 5, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
348	143 Back River Neck Road
350	Stonegate at Patapsco Johnnycake Road/Old Stone Road
351	328 Dixie Drive
352	105 Oak Drive

29
4/10

BALTIMORE COUNTY, MARYLAND

MAR 21

INTER-OFFICE CORRESPONDENCE

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

DATE: March 21, 2000

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

SUBJECT: 143 Back River Neck Road

INFORMATION:

Item Number: 348

Petitioner: Sunoco, Inc.

Zoning: BL-AS and BL

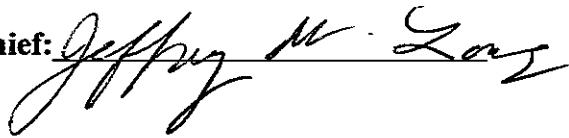
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the applicant's request conditioned upon the following:

- 1) The applicant should submit a landscape plan to Avery Harden for review and approval;
- 2) The dumpsters in the rear of the property should be screened with a board-on-board fence or some other suitable enclosure; and
- 3) The tires presently stored behind the principle building should be removed and this area should be cleaned up.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.6.00

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

RE: Baltimore County
Item No. 348

JLL

Dear Ms. Jackson:

RECEIVED MAR 07 2000

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 16, 2000

Anthony J. DiPaula, Esquire
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

Dear Mr. DiPaula:

RE: Case Number 00-348-A, 143 Back River Neck Road

The above matter, previously scheduled for March 31, 2000, has been postponed at your request. The hearing has been **rescheduled for Monday, April 10, 2000 at 9:00 a.m. in room 407, County Courts Building, 401 Bosley Avenue.** Sophia Jennings confirmed this date with you before rescheduling this hearing.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized "scj" or similar mark at the end.

Arnold Jablon
Director

AJ:scj

C: Sun Oil Company, 4041 Market Street, Aston, PA 19014-3197
Thomas Hoff, 406 Pennsylvania Avenue, Towson, MD 21204



COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW

614 BOSLEY AVENUE

TOWSON, MARYLAND 21204

AREA CODE 410

828-9441

FAX 410-823-7530

EDWARD C. COVAHEY, JR.

F. VERNON BOOZER *

MARK S. DEVAN

ANTHONY J. DIPAULA *

THOMAS P. DORE

ROGER J. SULLIVAN

MICHAEL T. PATE

ANNEX OFFICE

SUITE 320

606 BALTIMORE AVE.

TOWSON, MD. 21204

March 13, 2000

* ALSO ADMITTED TO D. C. BAR

Via Hand Delivery

Arnold Jablon, Director
Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 00-348-A
Hearing Date: March 31, 2000 at 3:00 p.m.
143 Back River Neck Road
Sun Oil Company

Dear Mr. Jablon:

Please treat this as a request for postponement of the above referenced zoning hearing in that the undersigned counsel for the petitioner has a previously scheduled hearing in Harford County that date in the case of Fike v. Fike, an agreed date set for one-half day with Master Cornelius Helfrich. Subpoenas have already been issued, and that matter has been scheduled for quite some time. It is respectfully requested that this zoning case, seeking only some variances, be rescheduled. It would be greatly appreciated if you could have Sophie contact my office so that a non-conflicting date can be arranged.

Thank you in advance.

Very truly yours,


Anthony J. DiPaula

AJD/car
CAR13-07(3)
CC: Thomas Hoff

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ANTHONY J. DIPALMA, ESQ.

614 BOSLEY AVE. - 21204

GARDNER REYNOLDS

(SUNOCO)

2011 ANNAPOLIS MD 21403

BUD EMIG

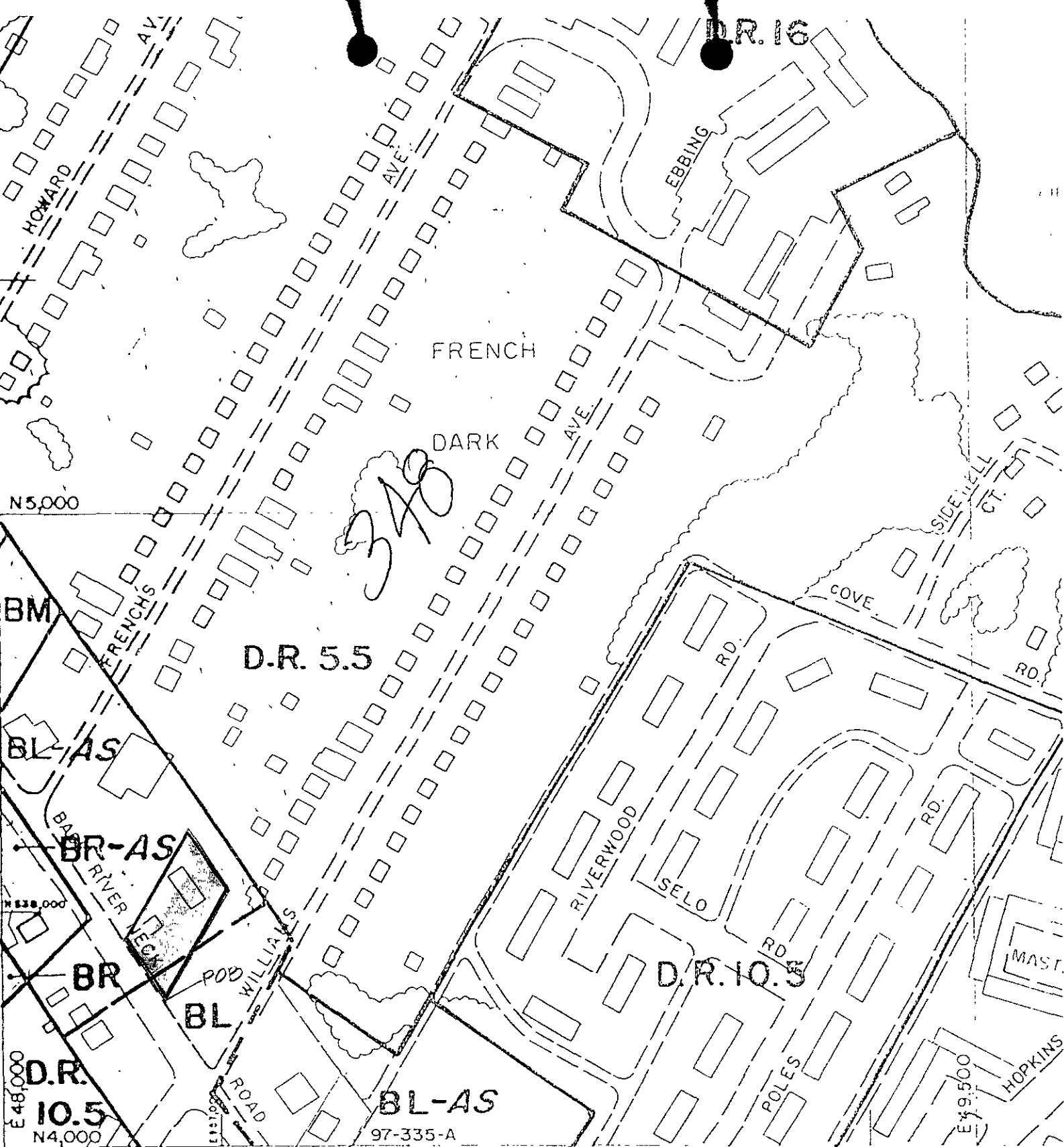
COMPUTER ENGINEERING
436 CREAMERY WAY SUITE H EXTON PA 19341

RAY McKEEMAN

THOMAS J. HOFF

400 W. PENNA AVE. DUBLIN OHIO 4





SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
MIDDLE RIVER

SHEET
N E
2-1

00-348-A

photographs

00-348-A

