

June 17, 1957

\$35.00

RECEIVED of Morton D. Goldstein, for petitioner, Victor Caplan, the sum of Thirty-five Dollars (\$35.00) being cost of petition, advertising and posting property situate on the Southwest side of North Point Road, beginning 105 feet Southeast of Moffett Avenue, Twelfth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, July 10, 1957
at 1:00 P. M.

Room 106
County Office Building
131 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
JUL 17 1957
COMPTROLLER'S OFFICE
BY 717

01.622 - \$14.00

July 10, 1957

\$11.00

RECEIVED of Morton Goldstein, for petitioner, Victor Caplan, the sum of Fourteen Dollars (\$14.00), being cost of additional advertising and signs of the property located on Old North Point Road and Moffett Avenue, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

td

01.622 - \$14.00

RECEIVED
JUL 10 1957
COMPTROLLER'S OFFICE

RE: PETITION FOR RECLASSIFICATION
FROM a "B-1" Zone to a "B-1M" Zone
Zone S. W. Side North Point Road:
105 feet S. W. Moffett Ave., 15th
District - George and Victor
Caplan, Petitioners

BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4186-RX

Upon hearing on petition (1) for reclassification of a parcel of land described therein from a "B-1" Zone to a "B-1M" Zone and (2) for a special exception to use said property for a Trailer Park, the property being separated from the residential properties by the existing industrial Grain Plant and the high tension power lines, also Section 502.1 of the Zoning Regulations provide that before any special exception shall be granted it must appear that the use for which the special exception is requested will not:

- Be detrimental to the health, safety, or general welfare of the locality involved;
- Tend to create congestion in roads, streets or alleys therein;
- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
- Interfere with adequate light and air.

For the above reasons and the compliance with said Section 502.1, of the Regulations, the reclassification and special exception should be granted.

It is, therefore, this 10th day of July, 1957 by the Zoning Commissioner of Baltimore County, ORDERED that the above said petition should be granted, the first, for reclassification from a "B-1" Zone to a "B-1M" Zone and, second, for a special exception to use said property for a Trailer Park, subject, however, compliance with the regulations of the Baltimore County Health Department governing the operation of Trailer Parks.

John S. Bennett
Zoning Commissioner
of Baltimore County

ORDERED BY the Zoning Commissioner of Baltimore County this 10th day of July, 19 57, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 10th day of July, 19 57, at 1 o'clock P. M.

Zoning Commissioner
of Baltimore County

County Council of Baltimore County

County Office Building, Towson 4, Maryland

August 1, 1958

COUNCILMEN

First District
JOHN S. BARNES, JR.

Second District
WILLIAM C. COLEMAN

Third District
ROBERTSON G. HUNTER
(Absent)

Fourth District
J. CAVENDISH DANIELL

Fifth District
JOHN E. LARSEN

Sixth District
JOSEPH A. MCGOWAN

Seventh District
JAMES W. BARRY

Mayor
WILLIAM F. MUMFORD

Mr. William Fornoff
County Administrative Officer
Baltimore County
Towson 4, Maryland

Dear Mr. Fornoff:

I enclose the original of a letter from a Mr. Jerome Piven concerning proposed changes in the Zoning Regulations. At its meeting of July 15, 1958, the County Council, by motion, referred this matter to the Department of Planning and Zoning for recommendations on the matter set out in Mr. Piven's letter.

Would you kindly forward this matter to Mr. Dill and let the Council have his recommendation in due course.

At the same meeting the Council also passed a motion requesting the recommendations of the Department of Planning and Zoning as to the establishment of a "Park Zone" in Baltimore County to protect existing and future park sites. The Council also requested the opinion of said department as to the manner in which the Zoning Regulations should be amended to accomplish this end.

Would you kindly request Mr. Dill to furnish his recommendations on this matter.

Very truly yours,

William F. Mumser
Secretary

WFM:c
Enc.

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

It is hereby George and Victor Caplan, Legal Owner,

All that parcel of land in the Twelfth District of Baltimore County on the Southwest side of North Point Road, beginning 105 feet Southeast of Moffett Avenue if continued Southerly across North Point Road; thence Southeasterly and thence on the Southwest side of North Point Road 574.27 feet; thence South 25 degrees 21 minutes East 151.13 feet; thence South 13 degrees 47 minutes East 155.40 feet; thence South 55 degrees 21 minutes West 244.77 feet; thence North 14 degrees 19 minutes East 244.47 feet; thence North 39 degrees 35 minutes East 95.08 feet; thence South 16 degrees 35 minutes East 90 feet; thence North 39 degrees 35 minutes East 150 feet to the place of beginning.

(2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for TRAILER PARK

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and 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.

Regina Colley

William F. Beall

George Caplan

Victor Caplan

Legal Owner

7/10/57
10 M

254 East Bath St
Address

#4186-RX

MAP
#12
BR

JOINED
12-26-58
BR-1
6/16/57



PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County

I, George and Victor Caplan, Legal Owner
of said property, subject to the above,
do hereby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law of Baltimore
County, from an B-1 Zone to an BR Zone; and
(2) for a Special Exception, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
for TRAILER PARK.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassi-
fication and 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.

Regina Colby

William C. Beall

7/10/57
10 M

MICROFILMED

2000
12-06-14
BR
4/10/57

RE: PETITION FOR RECLASSIFICATION:
FROM A "B-1" Zone to a "B-2" Zone
Zone - S. W. Side of North
Point Road 105 S. E. Moffett
Ave., 12th District - George
and Victor Caplan, Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
No. 4186-RX

This is a petition for reclassification of property situate
on the south side of North Point Road 105 feet southeast of Moffett Avenue,
in the Twelfth District, from a "B-1" Zone to a "B-2" Zone and a special
exception for Trailer Park. The Zoning Commissioner granted the re-
classification and special exception and the Board has been informed
by counsel that the petitioners and the protestants have reached an
agreement whereby in consideration of the petitioners acquiescing in the
Board's amendment of the Commissioner's Order to eliminate the special
exception for a trailer park the protestants will dismiss their appeal.
Let the record show that counsel for petitioners and
protestants appeared at time of hearing on April 3, 1958 at 10:00 a.m.
and consented to the amendment of the Zoning Commissioner's Order in
accordance with the above statement.

ORDER

Upon consent of all parties appearing at the hearing,
it is this 3rd day of April, 1958, by the County Board of Appeals,
ORDERED that the above captioned property is hereby reclassified from
a "B-1" Zone to a "B-2" Zone. The special exception for the erection
of a Trailer Park is, however, denied with prejudice.

RE: PETITION FOR RECLASSIFICATION FROM
A "B-1" Zone to a "B-2" Zone and
Special Exception for Trailer Park,
25 side of North Point Rd. 105 ft. SE
of Moffett Ave. - 12th District -
George & Victor Caplan, Petitioners

SUPPLEMENTAL ORDER

The Order of the County Board of Appeals dated April 3, 1958,
having become final by reason of the expiration of the statutory time
limit without an appeal having been filed, it is hereby ORDERED that the
official Zoning Map for the 12th District of Baltimore County dated
May 1, 1956, be and the same is hereby amended to show the above
property as "B-2" (Business Roadside) instead of "B-1" (Business Local).

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

April 7 1958
Charles H. Adams
William H. Morgan

DATE 7/15/58

EXPLANATION: Italics indicate new matter added to existing law.
[Brackets] indicate matter stricken from existing law.
CAPITALS indicate amendments to bill.

#4186-RX

#4186-RX

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles H. Adams
June 7 1958
William H. Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Disctric 12th Date of Posting 6-26-57
Posted for: Caplan & Victor Caplan & Trailer Park
Petitioners: George & Victor Caplan
Location of Sign: S. W. Side of North Point Rd. 105 ft. S. E. of
Moffett Avenue, 12th District
Remarks: George & Victor Caplan Date of return: 6-27-57

ZONING DEPARTMENT OF
BALTIMORE COUNTY
ZONING RECLASSIFICATION
AND
SPECIAL EXCEPTION

Pursuant to petition filed with
the Zoning Commissioner of Baltimore
County for change of reclassi-
fication from a B-1 Zone to
a B-2 Zone and a Special Ex-
ception to use the property hereinafter
described for a Trailer Park,
the Zoning Commissioner of Baltimore
County, by authority of the
Zoning Act and Regulations of
Baltimore County, will hold a
public hearing in Room 100,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland:

On Wednesday, July 16, 1957
at 1:00 P.M.
to determine whether or not the
following mentioned and described
property should be changed or re-
classified and whether a Special
Exception for a Trailer Park
should be granted to it.
All that piece of land in the
Twelfth District of Baltimore
County on the north side of
North Point Road, beginning 105
feet Southeast of Moffett Avenue,
if continued Southerly across
North Point Road, thence East
250.00 feet; thence South 25 de-
grees 21 minutes West 154.10 feet;
thence South 83 degrees 47 min-
utes West 185.40 feet; thence
South 52 degrees 21 minutes East
244.75 feet; thence North 14 de-
grees East 611.67 feet; thence
North 59 degrees 28 minutes East
25.00 feet; thence South 8 de-
grees 21 minutes East 90 feet;
thence North 88 degrees 47 min-
utes East 150 feet to the place of
beginning, as shown on the plat
filed with the Zoning Department
and the property of George and
Victor Caplan.

By order of
WILFRED H. ADAMS
Zoning Commissioner
of Baltimore County.

OFFICE OF
THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Roxtonville, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of
Wilfred H. Adams Zoning Commissioner of Baltimore County
was inserted in THE BALTIMORE COUNTMAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for
successive weeks before
the 29th day of June, 1957, that is to say
the same was inserted in the issues of

THE BALTIMORE COUNTMAN

By Paul V. Morgan
Editor and Manager

County Council of Baltimore County
Maryland

Legislative Session 1958, Legislative Day No. 18
BILL No. 136
Introduced by Mr. Power (Rep.), Councilman
By the County Council, August 5, 1958.
I hereby certify that this is the original of Bill No. 136, which
was introduced and read the first time on the above date.
By Order: William F. Mosner, Secretary

A BILL
Enacted
AN ACT, to approve Zoning Reclassification No. 4186-RX, dated
April 3, 1958, and to amend the official Zoning Map of Balti-
more County, pursuant to Section 532(c) of the Code of
Public Local Laws of Baltimore County, 1958 edition.
SECTION 1. Be it enacted by the County Council of Baltimore
County, Maryland, that Zoning Reclassification No. 4186-RX,
dated April 3, 1958, reclassifying the property of George and
Victor Caplan from "Business Local" to "Business Roadside";
and be the same is hereby approved, and property being situate
in the Twelfth Election District of Baltimore County and more
particularly described as follows:
8 BEING all that parcel of land in the Twelfth District of Bal-
timore County on the Southwest side of North Point Road, be-
ginning 105 feet Southeast of Moffett Avenue if continued
Southerly across North Point Road; thence Southeasterly and
binding on the Southwest side of North Point Road 526.52 feet;
thence South 25 degrees 21 minutes West 154.10 feet; thence
South 83 degrees 47 minutes West 185.40 feet; thence South
52 degrees 21 minutes East 244.75 feet; thence North 14
degrees 19 minutes East 611.67 feet; thence North 14
degrees 19 minutes East 25.00 feet; thence South 46 degrees 35 minutes
East 90 feet; thence North 59 degrees 28 minutes East 150
feet to the place of beginning.
SECTION 2. And be it further enacted, that the official Zoning
Map of Baltimore County is hereby amended in accordance with
the reclassification described in Section 1 hereof, and the Zoning
Commissioner of Baltimore County is hereby directed and au-
thorized to make said amendment upon the official Zoning Map.

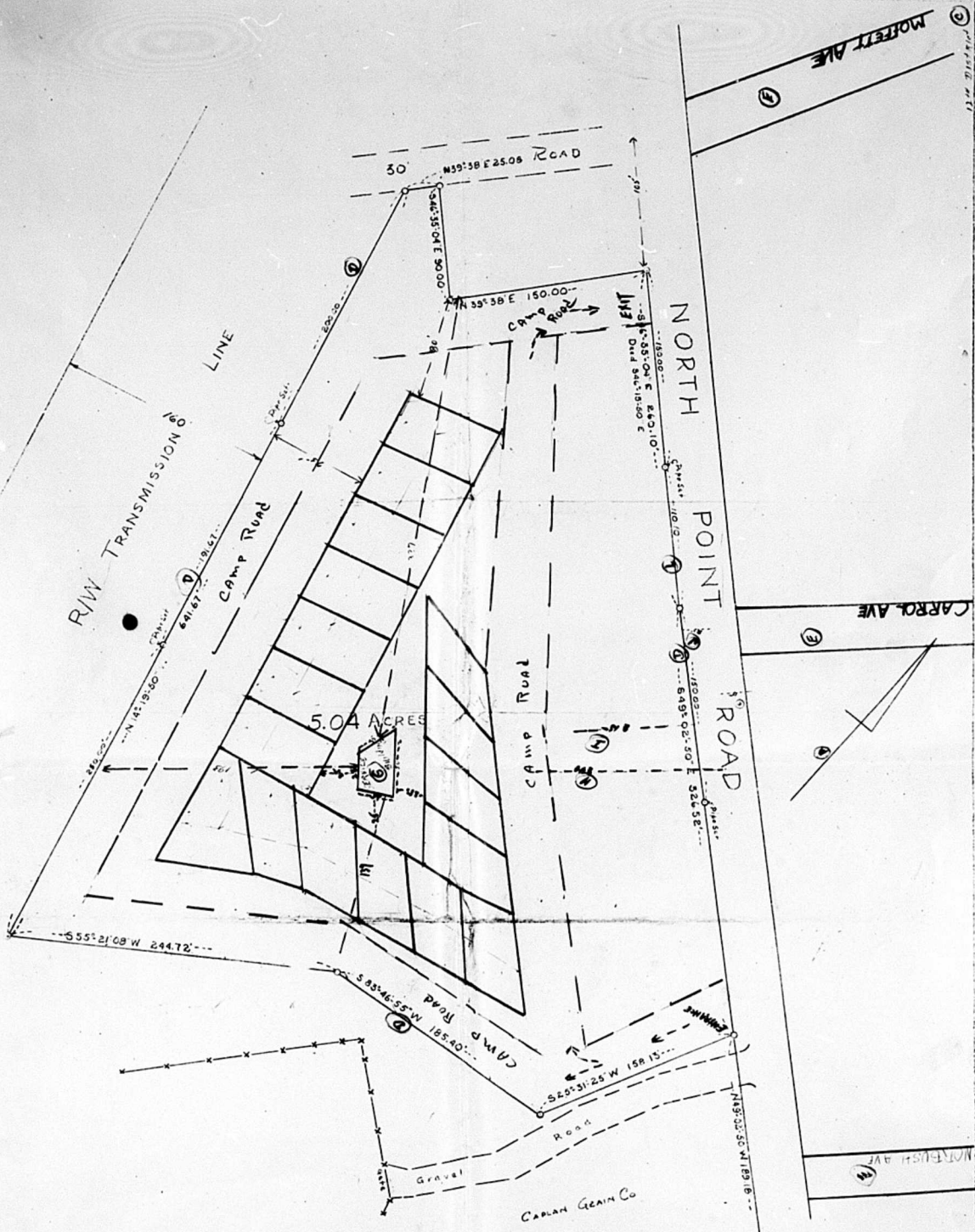
#4186-RX
MAP
#12
BR

#4186-RX

MAP
#12
BR

#4186

4186-RX



SURVEY OF
NORTH POINT ROAD PROPERTY
FOR
MORTON GOLDSTEIN

Note:
Circles denote pipes

Revised 8-20-56
Revised 8-16-56
WILLIAM S. SULLIVAN AND ASSOCIATES 1201 N. HUNTER ST. ST. LOUIS, MO. PLANNING ENGINEERS
1st No 1957 2nd No 1956
Scale 1" = 50ft

