

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, NORTH POINT CORPORATION legal owner... of the property situate

All that parcel of land in the Fifteenth District of Baltimore County beginning at a point on the south side of Battle Grove Road, a distance of approximately 333 feet on a line parallel with Battle Grove Road, from the center line of North Point Road; thence South 10 degrees 30 minutes 30 seconds West 165 feet; thence North 79 degrees 29 minutes 30 seconds West 843.77 feet; thence South 22 degrees 38 minutes 20 seconds East 436 feet; thence North 79 degrees 29 minutes 30 seconds East 843.77 feet; thence North 22 degrees 38 minutes 20 seconds West 165 feet; thence North 10 degrees 30 minutes 30 seconds East 333 feet to the point of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an BUSINESS LOCAL zone to an BUSINESS MAJOR zone.

Reasons for Re-Classification: Said property may be developed for use as an outdoor ice skating rink and warming building in accordance with plans attached.

Size and height of building: front... 78... feet; depth... 84.2... feet; height... 20... feet. (one story)
Front and side set backs of building from street lines: front... 210... feet; side... 850... feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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.



NORTH POINT CORPORATION
By James H. Harold
President
Address: 2436 Hatford Road, (19)

ORDERED by The Zoning Commissioner of Baltimore County, this 21st day of September, 1960, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be held in the office of the Zoning Commissioner of Baltimore County, in the Rockwell Bldg., 5, Towson, Baltimore County, on the 21st day of November, 1960, at 2:00 o'clock, P.M.

Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 21, 1960
THIS IS TO CERTIFY, that the annexed advertisement was published in the JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on October 21, 1960, at 11:00 a.m., in accordance with the 9th day of November, 1960, pursuant to publication appearing on the 21st day of October, 1960.

THE JEFFERSONIAN,
Frank Strick
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th Date of Posting: 10-20-60
Posted for: Ans. B. & Harold
Petitioner: North Point Corporation
Location of property: S. S. Battle Grove Rd. 333 ft. North of North Point Rd. 15th Dist.
Location of signs: One sign posted on S. S. Battle Grove Rd. and one on North Point Rd.
Remarks: George R. Hammett
Date of return: 10-21-60

Description of that portion of property owned by North Point Corporation covered by Petition for Zoning Re-Classification from a Business Local Zone to a Business Major Zone so that property may be developed for use as an outdoor ice skating rink and warming building

"Beginning at a point on the south side of Battle Grove Road - a distance of approximately 333 ft., on a line parallel with Battle Grove Road, from the center line of North Point Road thence south 10 degrees 30 minutes 30 seconds west 165 ft. thence north 79 degrees 29 minutes 30 seconds west 843.77 ft. thence south 22 degrees 38 minutes 20 seconds east 436 ft. thence north 79 degrees 15 minutes east 855 ft. thence north 22 degrees 38 minutes 20 seconds west 57 ft. thence north 10 degrees 30 minutes 30 seconds east 165 ft. thence north 79 degrees 29 minutes 30 seconds west 211.78 ft. to the point of beginning."

2- SKINIS
(15th)

TELEPHONE VALLEY 3-3000		BALTIMORE COUNTY, MARYLAND		No. 3699	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 9/29/60	
TO: <u>Bessy & Harold</u>		BILLED BY: <u>Zoning</u>			
1311 Fidelity Bldg.		BALTIMORE 1, MD.			
DEPOSIT TO ACCOUNT NO. <u>01622</u>		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT \$ 50.00	
QUANTITY		COST			
1		Petition for Re-classification - North Point Corp.		50.00	
		PAID - Baltimore County, Md. - Office of Finance		50.00	
		9-30-60 1300 * * * TIL =		50.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.					

TELEPHONE VALLEY 3-3000		BALTIMORE COUNTY, MARYLAND		No. 4018	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 11/2/60	
TO: <u>Bessy & Harold</u>		BILLED BY: <u>Zoning</u>			
1311 Fidelity Bldg.		BALTIMORE 1, MD.			
DEPOSIT TO ACCOUNT NO. <u>01622</u>		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT \$ 28.50	
QUANTITY		COST			
1		Advertising and signs - North Point Corp.		28.50	
		PAID - Baltimore County, Md. - Office of Finance		28.50	
		11-3-60 2723 * * * TIL =		28.50	
		11-3-60 2723 * * * TIL =		28.50	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.					



INTER-OFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC SAFETY
Baltimore County, Maryland
Towson 4, Maryland

TO: Mr. John J. Rose, Zoning Commissioner
FROM: Walter J. Addison
SUBJECT: Proposed Skating Rink - Old Battle Grove Road

This office has been requested to consider the petition for a skating rink on the site occupied by the North Point Drive-In Theater located at the intersection of North Point Boulevard and Old Battle Grove Road.

The traffic situation at this intersection is one which has left much to be desired in the past and the addition of a skating rink facility on this site will undoubtedly compound the problem. At the present time the entrance to the drive-in theater creates a fifth leg of the intersection which is highly undesirable from a safety point of view. At the present time there is a traffic signal located at this intersection which is in operation only during the hours of the drive-in theater and was erected at the expense of the drive-in theater for their operation.

There have been many requests to have this signal put into operation throughout the day to allow residents on Battle Grove Road to gain access to North Point Boulevard with reasonable safety, but due to the low volume of traffic on Battle Grove Road normally, there is no justification for a full time operation of this signal. With the addition of the skating rink with a capacity of approximately 180 cars, it is felt that additional traffic will be using this intersection throughout the day as well as the evening hours and since the signal would not be operating during these hours, it would be very difficult for the people using the skating rink to get in and out with reasonable safety.

In reviewing this situation it was felt that there could be a solution to this problem providing the entrances to the drive-in theater site and the skating rink were altered to conform to a more reasonable and safe operation.

On an attached plan you will note our suggested changes for the entrance facilities and improvements to the traffic signal at the intersection of North Point Boulevard and Old Battle Grove Road required to put this signal in full time semi-vehicle-actuated operation. The

RE: PETITION FOR RECLASSIFICATION from a "B-L" Zone to a "B-M" Zone - S. S. Battle Grove Road 333' from North Point Road, 15th District - North Point Corporation, Petitioner

REVISED ORDER

On December 23, 1960 I passed my Order in the above captioned matter granting the reclassification from a "B-L" Zone to a "B-M" Zone, subject to approval of plans for the development of said property by the Office of Division of Engineering; the Bureau of Land Development and the State Roads Commission.

On February 17, 1961 Mr. Walter J. Addison, Chief of the Division of Traffic Engineering, submitted a plan for the proposed skating rink and warming building to be added to the property of the North Point Drive-In Theatre, showing the proposed entrance and exit facilities, which plan is more preferable than the plan originally submitted.

I have, therefore, revised my Order subject to compliance with the plan as submitted on February 17, 1961 by the Chief of the Division of Traffic Engineering.

Date: 2-24-1961

Walter J. Addison
Zoning Commissioner of Baltimore County

Mr. John G. Rose

- 2 -

December 15, 1960

changes in the entrances and this traffic signal should be at the expense of the petitioner after which time it would then be appropriate for Baltimore County to assume maintenance of the signal provided that the electrical power service charges will be continued at the expense of the drive-in theater. By so re-arranging the operation of this signal and the entrances it is felt that a more reasonable and proper movement of traffic will result creating a safe and orderly operation at this intersection.

Walter J. Addison
Chief
Division of Traffic Engineering

WJ:ach
Attachment

Re: PETITION FOR RECLASSIFICATION from a "B-L" Zone to a "B-M" Zone - S. S. Battle Grove Road 333' from North Point Road, 15th Dist., North Point Corporation, Petitioner
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5131

Pursuant to the advertisement, posting of property and public hearing on the above petition from a "Business Local" Zone to a "Business Major" Zone, from the facts presented at the hearing the requested reclassification is such that it fits into the present commercial zone in the area. The only difficulty seems to be the traffic problem at the intersection of North Point Boulevard and Old Battle Grove Road.

Mr. Walter J. Addison, Chief of the Division of Traffic Engineering, has set forth a solution of the problem in his letter, attached hereto, dated December 15, 1960.

The attached plan of Mr. Addison, marked Exhibit "A" is made a part of this Order.

For the above reasons the reclassification should be granted.

It is this 23rd day of December, 1960, by the Zoning Commissioner of Baltimore County, ORDERED that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from "Business Local" Zone to a "Business Major" Zone, subject, however, to approval of plans by the Chief of Division of Engineering; Bureau of Land Development of Baltimore County and the Maryland State Roads Commission.

Walter J. Addison
Zoning Commissioner of Baltimore County

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#5131

INTER-OFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC SAFETY
Baltimore County, Maryland
Towson 4, Maryland

Date February 17, 1961

TO: Mr. John G. Rose
Zoning Commissioner

FROM: Walter J. Addison

SUBJECT: File No. 5131

I am transmitting for inclusion in this subject file two (2) prints indicating the plot plan and site plan for a proposed skating rink and warming building to be added to the property adjacent to the North Point Drive-in Theater. These prints show the proposed entrance and exit facilities for both the skating rink operation and the drive-in theater which have been corrected in a manner to conform with the requirements of this office.

You will note in examining these plans that the entrance to the drive-in theater and the skating rink has been relocated to the west and that the exit from the skating rink area is separate from that of the drive-in theater and enters into Old Battle Grove Road approximately two hundred and twenty (220) feet west of the edge of the pavement on North Point Boulevard. In conjunction with the correction of these accesses the operators of this proposed facility have agreed to revise the traffic signal at the intersection of Old Battle Grove Road and North Point Boulevard so that this signal will be available on a full-time basis for traffic actuation on Old Battle Grove Road.

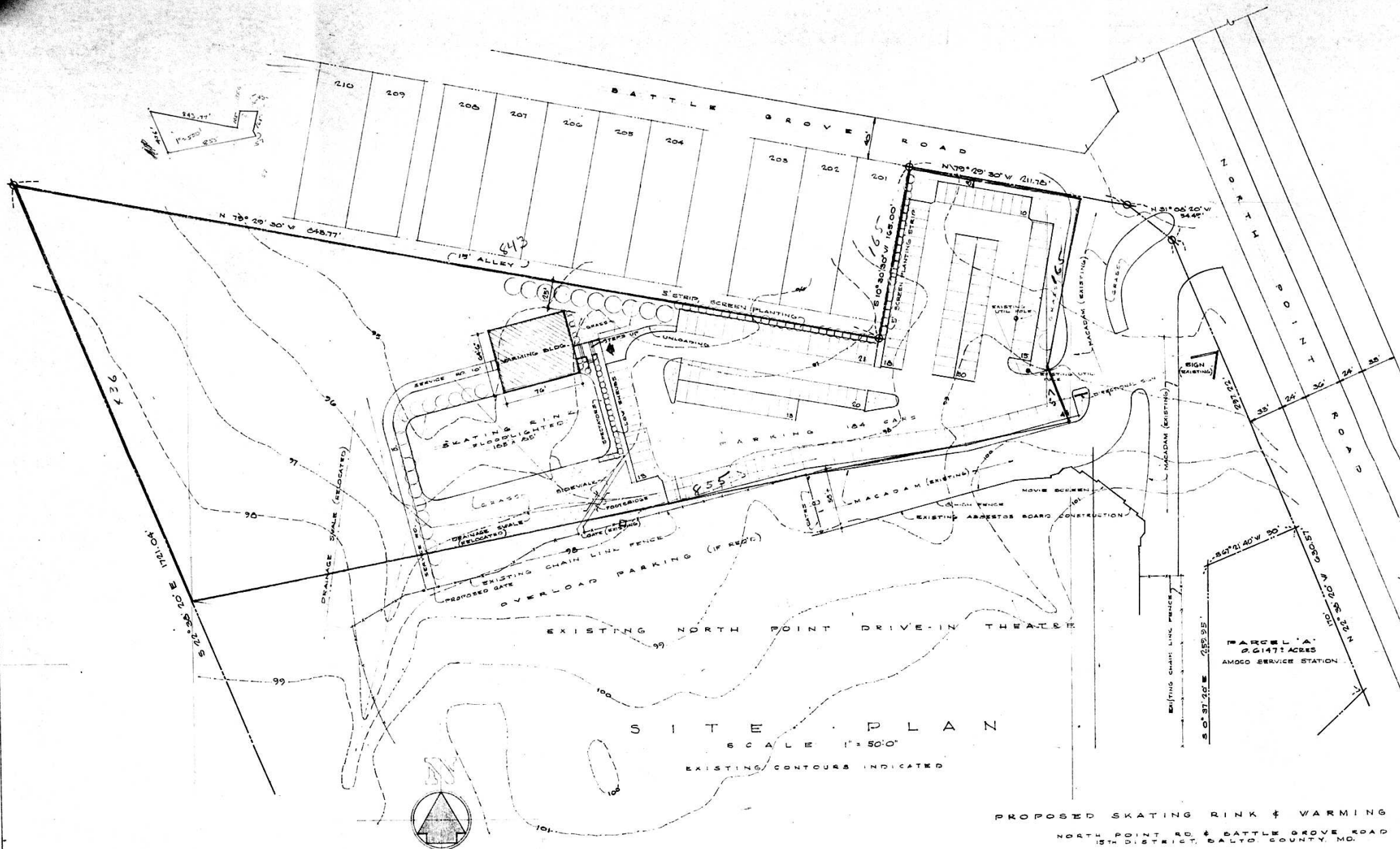
Since the subject site is petitioning for a re-zoning for the skating rink operation, it is the opinion of this office that if the corrections as indicated on the attached plans are made and included as part of the zoning order, there would be no further objections from this office to the re-zoning. The plans as shown with the inclusion of the traffic signal operation are approved by this office.

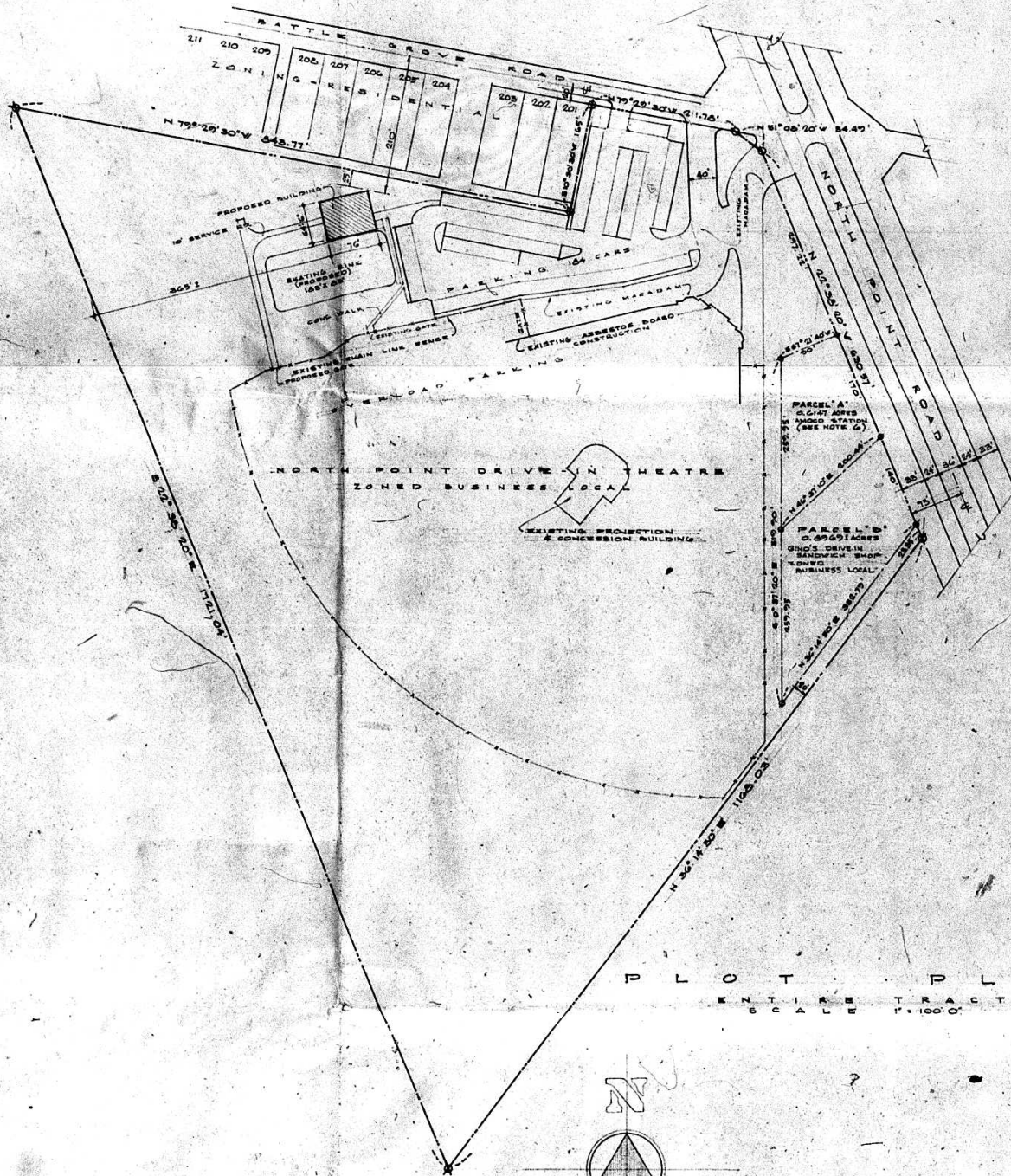


Walter J. Addison, Chief
Division of Traffic Engineering

WJA:ach
Attachment
cc: Mr. Samuel B. Temple







GENERAL NOTES

- 1 PROPERTY LOCATED IN 15TH ELECTION DISTRICT
- 2 TOTAL AREA 24.3 ACRES, AREA TO BE DEVELOPED 8.4 ACRES
- 3 AREA TO BE DEVELOPED NOW VACANT
- 4 PROPOSED USE OF PROPERTY OUTDOOR SKATING RINK & WARMING BUILDING
- 5 PRESENT ZONING - BUSINESS LOCAL (SEE NOTE 6)
- 6 AMOCO STATION - BUSINESS LOCAL - EXCEPTION FOR GAS STATION
- 7 PROPOSED ZONING - BUSINESS MAJOR

PLOT PLAN

ENTIRE TRACT
SCALE 1" = 100' 0"

PROPOSED SKATING RINK & WARMING BLDG.

NORTH POINT RD. & BATTLE GROVE ROAD
15TH DISTRICT, BALTO. COUNTY, MD.

OWNER
NORTH POINT, CORP.
5436 HANFORD ROAD
BALTIMORE, MD.

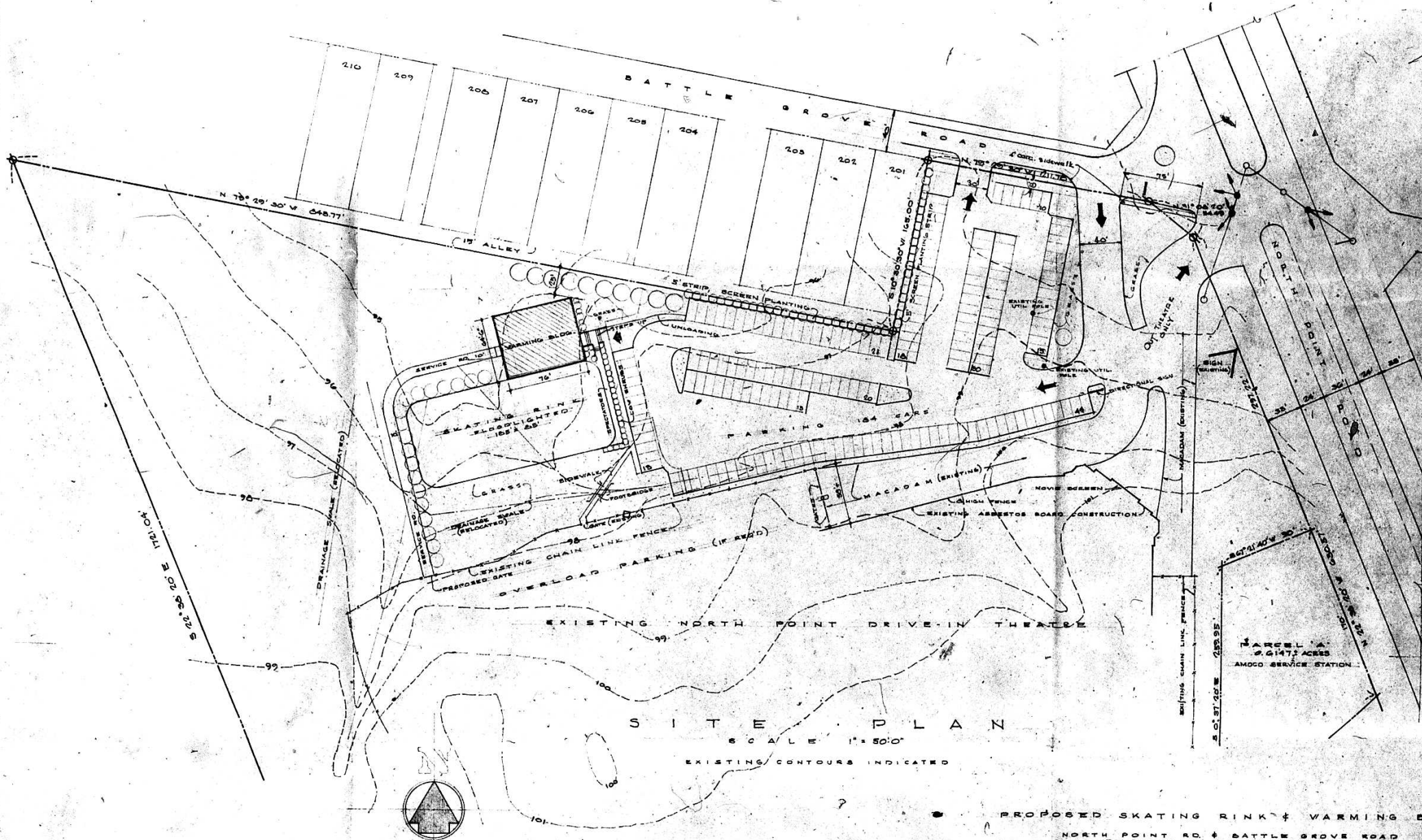
ARCHITECT
JOSEPH W. FOUTZ AIA
3945 GREENMOUNT AVE.
BALTIMORE 16, MD.

STUDY NO. 1

SEPTEMBER 12, 1960

SHEET 1

REVISED NOV. 2, 1960
REVISED JAN. 20, 1961



S I T E P L A N

S C A L E 1" = 50' 0"

EXISTING CONTOURS INDICATED

PROPOSED SKATING RINK & WARMING BLDG.

NORTH POINT RD. & BATTLE GROVE ROAD
15TH DISTRICT, BALTO. COUNTY, MD.

OWNER
NORTH POINT CORP.
3420 WILFORD ROAD
BALTIMORE, MD.

ARCHITECT
JOSEPH H. FOUTZ AIA
3845 GREENMOUNT AVE
BALTIMORE 18, MD.

STUDY NO. 1

SEPTEMBER 12, 1960
REVISED NOV. 2, 1960
REVISED JAN. 20, 1961

SHEET

2

