

65-264-RXA PETITION FOR ZONING RE-CLASSIFICATION, VARIANCE, AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
THE NEW NORTH POINT COMPANY
INC., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an M.L. zone to an 15TH DIST PATAPSCO NECK AREA MAP

Because of error in the Comprehensive Zoning Map (2) Variance from Sections 258 and 238 of Baltimore County Zoning Regulations for a set-back of a commercial building within 36 feet from the center line of any other street instead of the required 50 feet and within 21 feet from the front property line instead of the required 25 feet. Reason: Where the building is now situate is the proper place for such and it is impossible under the complex as contemplated to place the building in another position and still utilize the property for a junk yard.

See Attached Description
(3) For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Junk Yard

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or 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.

THE NEW NORTH POINT COMPANY, INC.
BY Carroll W. Royston, Esq. Legal Owner
Contract purchaser
Address Carroll W. Royston, Esq.
Campbell Building
Towson, Md. 21204
Petitioner's Attorney
Address C/O Carroll W. Royston, Esq.
Campbell Building
Towson, Md. 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of February, 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of April, 1965, at 1:00 o'clock P.M.

John G. Rose
Zoning Commissioner of Baltimore County

TOPOGRAPIHICAL SURVEYS
SURVEYS FOR EXCAVATION
PHONE: HAMILTON 6-2813

WILLARD M. LEE
REGISTERED CIVIL ENGINEER
4604 MAINFIELD AVENUE
BALTIMORE 14, MARYLAND

May 29, 1964

M.E.S. Rosebank Avenue 665.90 feet N.E. New North Point Road
15th District Baltimore County, Maryland

Beginning for the same in the centre of Rosebank Avenue at the distance of 665.90 feet measured northeasterly along the centre of Rosebank Avenue from the north side of New North Point Road and thence running and binding on the centre of Rosebank Avenue North 35 degrees 38 minutes East 302.27 feet to the northern outline of the tract of land now being described thence leaving Rosebank Avenue and binding on said northern outline South 54 degrees 31 minutes East 1450.54 feet thence running for five lines of division as follows: South 35 degrees 10 minutes East 826.94 feet, North 68 degrees 33 minutes West 280 feet, North 63 degrees 50 minutes East 473.55 feet, North 1 degree 12 minutes West 833.60 feet and North 54 degrees 22 minutes West 266.77 feet to the place of beginning.

Containing 23 acres of land more or less.

SAVING AND EXCEPTING therefrom all that portion presently zoned M.H. by the adoption of The Patapsco Neck Map adopted November 15, 1962.

For reclassification from M.L. to M.H.



RE: PETITION FOR RECLASSIFICATION
From M-L to M-H Zone and
Special Exception for a Junk
Yard - NE/S Rosebank Ave.,
865.90' N/E North Point Road,
15th Dist. The New North Point
Road Co., Inc., Petitioner
No. 65-264-RXA
Var. to Sec. 258 and 238

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn the petition and the matter is dismissed without prejudice.

John G. Rose
Zoning Commissioner of Baltimore County

Date: April 17, 1965

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 10, 1965
FROM: George E. Gavrelis, Director
SUBJECT: 65-264-RXA. "M.L. to M.H. and Special Exception for a Junk Yard. Variance to permit a setback of a commercial building within 36 feet from the centerline of any other street instead of the required 50 feet and within 21 feet from the front property line instead of the required 25 feet. Northeast side of Rosebank Avenue 865.90 feet Northeast of New North Point Road. Being the property of The New North Point Company, Inc."

15th District
HEARING: Thursday, April 1, 1965 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

The reclassification proposed is in direct conflict with the Patapsco Neck Master Plan and Composite Guide Plan. It is the intent of these plans to preserve land south of the proposed Patapsco Neck Expressway within the M. L. classification as the appropriate transitional zone between the M. H. zoning on the north side of the highway and the varied uses on the south side of North Point Boulevard. We see nothing that would alter this intent or the intent of the County Council when it adopted the zoning map in 1962.

PROCTOR, ROYSTON & MUELLER
ATTORNEYS AT LAW
CAMPBELL BUILDING
TOWSON, MARYLAND 21204

KENNETH C. PROCTOR
CARROLL W. ROYSTON
H. ANTHONY MUELLER
W. LEE THOMAS
E. L. REESE, JR.
P. TAYLOR MALLAN
RICHARD A. REID
E. HARRISON STONE

April 5, 1965

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Withdrawal of Petition for
Re-Classification and Special
Exception for the New North
Point Company, Inc.
Case No. 65-264-RX

Dear Mr. Commissioner:

Confirming my statement prior to the hearing of the above referred to matter on April 1, 1965, at 1:00 p.m., I hereby withdraw the New North Point Company, Inc.'s Application for Re-Classification and Special Exception, your Case No. 65-264-RX.

Very truly yours,

Elmer L. Reese, Jr.
Elmer L. Reese, Jr.

ELR, JR/bk

cc Anthony A. Zalowski
8109 Rosebank Avenue
Baltimore, Maryland 21222

March 1, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON 4, MARYLAND

Carroll W. Royston, Esq.
Campbell Building
Towson, Maryland 21204

Reclassification From
M.L. to M.H. and Special
SUBJECT: Exception for a Junk
yard for the New North Pt. Co
located on the E/S Rosebank Ave.
N New North Pt Rd, 15th Dist.

The Zoning Advisory Committee has reviewed the subject petition makes the following comments:

OFFICE OF PLANNING AND ZONING: It appears that the entirety of this site will be in conflict with the proposed tentative location of the Patapsco Neck Expressway. See attached letter and plat from the State Roads Commission to the New North Point Company.

If the Zoning Commissioner sees fit to grant the subject petition, it is suggested that the order restrict the use of the property until such time as Rosebank Avenue is improved to a width suitable for this type of operation. This present width of the paving of Rosebank Avenue is only 16'.

HEALTH DEPARTMENT: The existing and proposed water and sewer should be indicated on the plans.

TRAFFIC ENGINEERING: Rosebank Avenue should be granted to meet County Standards.

The following members had no comment to offer:

Board of Education
Fire Department
Industrial Commission
Buildings Department
State Roads Commission
Bureau of Engineering

cc: Albert Quimby: Office of Planning and Zoning
William Greenwalt: Health Department
Richard Moore: Traffic Engineering

Yours very truly,

James S. Dyer
JAMES S. DYER
Chief of Permit and
Petition Processing

WILLARD M. LEE
4604 Mainfield Avenue
Baltimore 14, Maryland

Phone: HA 6-2813

February 1, 1965

Special Exception for Junk Yard
15th District Baltimore County, Maryland

Beginning for the same at a point on the northern outline of the whole tract of land of which the land now being described is a part said point of beginning being North 35 degrees 38 minutes East 1168.17 feet along the centre of Rosebank Avenue from the north side of New North Point Road and South 54 degrees 31 minutes East 420 feet along the northern outline from the centre of Rosebank Avenue and thence running and binding on part of said northern outline South 54 degrees 31 minutes East 705 feet thence running for three lines of division as follows: South 35 degrees 29 minutes West 400 feet, North 44 degrees 30 minutes West 630 feet and North 16 degrees 30 minutes East 285 feet to the place of beginning.

Containing 5 acres of land.



March 2, 1965

Carroll W. Royston, Esq.
Campbell Building
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
16th day of February, 1965

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Owners Name: New North Point Company

Reviewed by: James S. Dyer

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15A Date of Posting: 3-11-65
Posted for: Heating, Thru April 1-65 - AT 1:00 P.M.
Petitioner: The New North Point Co.
Location of property: NE/S Rosebank Ave. 865.90' NE of
New North Point Rd.
Location of Sign: On Rosebank Ave. place in front of
old Blue & White trailer and each sign are 5' apart
Remarks: 5' apart
Posted by: Robert B. Buller Date of return: 3-17-65

SECTION FOR RECLASSIFICATION
AND VARIANCE
15th DISTRICT

BONDING: From M.L. to M.H. Bond.
Petition for Special Exception for a
Junk Yard. Petition for Vari-
ance for front property line.
LOCATION: Northeast side of Rose-
bank Avenue, 111 W. Chesapeake
Avenue, Towson, Maryland.
DATE & TIME: Thursday, April 1,
1965 at 1:00 P.M.
PUBLIC HEARING: Room 108, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 12, 1965.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~xxxxxxxxxx~~ of one time ~~xxxxxxxxxx~~ before the 1st day of April, 1965, the first publication appearing on the 12th day of March, 1965.

THE JEFFERSONIAN,

G. Frank Struck
Manager.

Cost of Advertisement, \$.....

PETITION FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
AND VARIANCE
15th DISTRICT

BONDING: From M.L. to M.H. Bond.
Petition for Special Ex-
ception for a Junk Yard. Petition
for Variance for front prop-
erty line.
LOCATION: Northeast side of
Rosebank Avenue, 111 W. Chesapeake
Avenue, Towson, Maryland.
DATE & TIME: Thursday, April 1,
1965 at 1:00 P.M.
PUBLIC HEARING: Room 108, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

DATE & TIME: THURSDAY,
APRIL 1, 1965 at 1:00 P.M.
PUBLIC HEARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing:

Proposed Zoning: M.H.
Petition for Special Exception
for a Junk Yard.

Petition for Variance to the
Zoning Regulations of Baltimore
County to permit a setback of a
commercial building within 36
feet from the center line of any
other street.

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commercial building within 36
feet from the center line of any
other street.

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., March 10, 1965

THIS IS TO CERTIFY, that the annexed advertisement of

"The New North Point Co., Inc."
inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week

1 successive weeks before the
day of March 1965; that is to say,

one was inserted in the issues of March 10, 1965.

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 28589
DATE 3/24/65

To: *Stromberg Publications, Inc.*
Dundalk, Md.
By: *John G. Rose*
Zoning Commissioner of Baltimore County

REPORT TO ACCOUNT NO. 00-000

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertisement for Stromberg Publications, Inc. for The New North Point Co., Inc.	70.90

PAID - Baltimore County, Md. - Office of Finance

3-2965 1170 • 28589 TIP- 5000

4

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 28652
DATE 3/24/65

To: *Stromberg Publications, Inc.*
Dundalk, Md.
By: *John G. Rose*
Zoning Commissioner of Baltimore County

REPORT TO ACCOUNT NO. 00-000

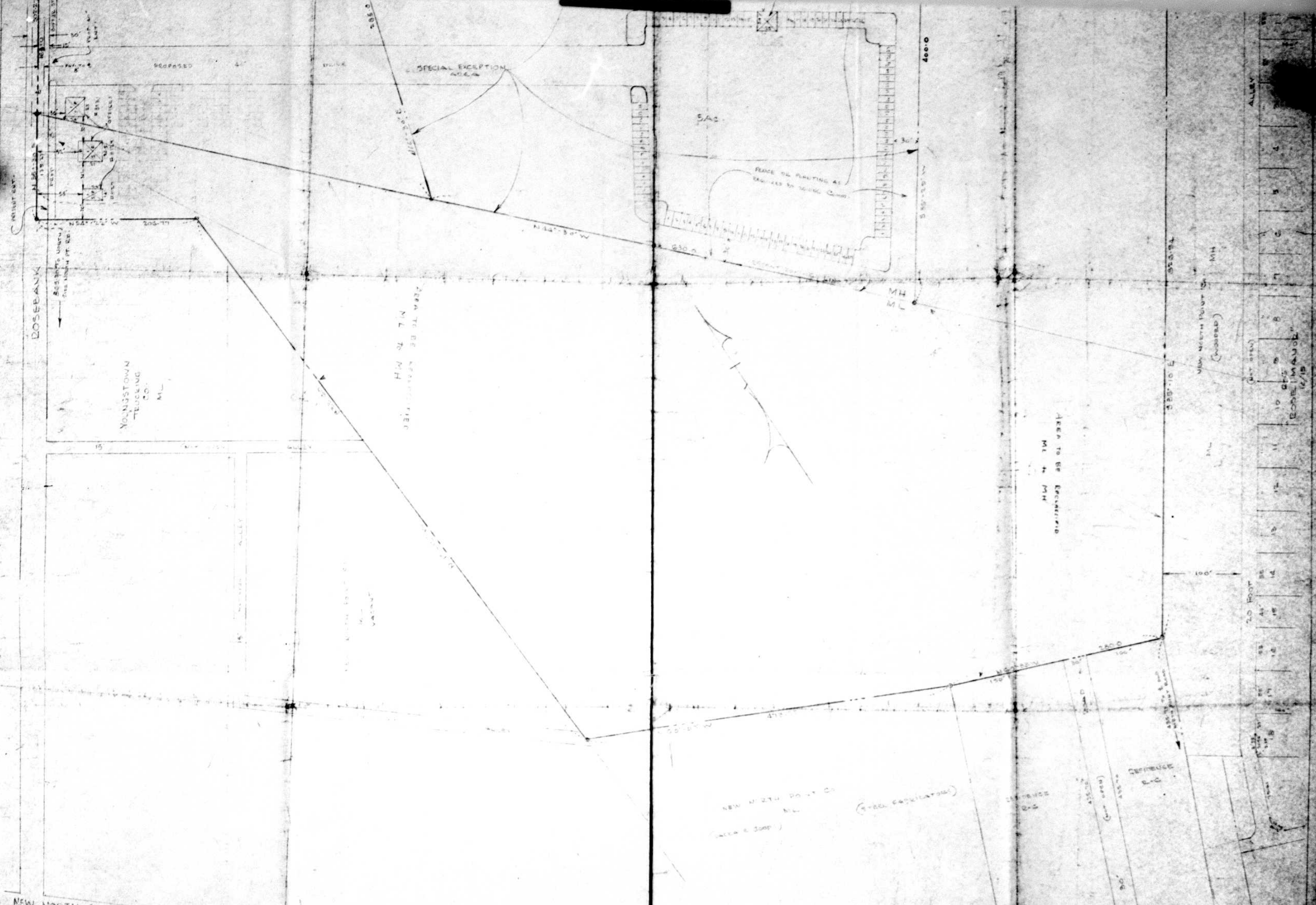
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertisement and posting of property for The New North Point Co., Inc.	70.90

PAID - Baltimore County, Md. - Office of Finance

3-2965 2500 • 28652 TIP- 7090

4

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.



PRESENT USE - MFG
 PROPOSED USE - JUNK YARD
 PRESENT ZONING - MH
 PROPOSED ZONING - MH
 AREA OF PROPERTY - 5.40 AC

PARKING DATA
 SIDE BUILDING - 100' x 50' FT
 SIDE PARKING SPACE - 10' x 20' FT
 SIDE PARKING SPACE - 10' x 20' FT
 SIDE PARKING SPACE - 10' x 20' FT

NEW NORTH POINT CO
 1517 DOW ST. BALTIMORE CO, MARYLAND
 SUTEL-12

Revised 1-1-65

[Signature]
 [Stamp]