



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

March 20, 2000

Kimberly A. Leaman, Esquire
7501 Greenway Center Drive
Suite 210
Greenbelt, Maryland 20770

Dear Ms. Leaman:

RE: Zoning Verification, 225 North Point Blvd.,

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The zoning of this site per the 1"=200' scale zoning map #SE, 1-E is business Roadside-Industrial Major (B.R.-I.M). Per building permit #B346305 issued July 23, 1998 for interior alterations the use of the property is a "Tire Company/Truck Parts". These uses: Tire and truck part sales (installation, service garage) are permitted as of right in the aforementioned zone. Please be advised that a zoning Variance, case #67-133-A, to allow a 247 square foot sign (in lieu of the maximum allowed 150 square feet) was granted January 19, 1967, to "General Tire and Rubber Company on this site."

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew
Enclosure



Law Offices of
Kimberly A. Leaman, P.A.

7501 Greenway Center Drive • Suite 210 • Greenbelt, Maryland 20770
(301) 474-7774 • Fax: (301) 474-0113

March 7, 2000

Arnold Jablon
Director, Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: 225 North Point Blvd.
Baltimore, MD 21224
Owner: Friends Brothers General Partnership
Tenants: Keller Truck Equipment and
McCarthy Tire Service

Dear Mr. Jablon:

My office represents BB&T Bank in connection with a refinance of the above-referenced property. My client is requiring a zoning confirmation that its current use complies with existing zoning regulations.

The existing tenants are using the property for automotive service/truck equipment services. Please confirm that these uses are permitted under existing zoning regulations and whether any zoning violations exist at the property.

A check for \$40.00 made payable to Baltimore County is enclosed to cover the cost of this service.

Thank you very much for your assistance in this regard, and please don't hesitate to contact me if you have any questions.

Very truly yours,

Kimberly A. Leaman

RECEIVED
3/10/00
3/13/00
#cashier

0002 E - 040

67-133-4 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, General Tire & Rubber Co., 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 for a Variance from Section 413.2 (c) to allow 247.5 square foot sign instead of 150 square feet, allowable and Section 413.5 (d) to permit height of 32.5 feet instead of 25 foot allowable.

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

hardship and practical difficulty.

See attached description

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: Donald B. Ratcliffe, Legal Owner, agent for legal owner. Address: Akron, Ohio.

Petitioner's Attorney: A. Owen Henneman, Jr., Esq., 406 Jefferson Building - 21204.

ORDERED By The Zoning Commissioner of Baltimore County, Md. on the 8th day of December 1966, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of January, 1967, at 11:00 o'clock.

Zoning Commissioner of Baltimore County

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

A. Owen Henneman, Jr., Esq.,
406 Jefferson Building
Towson, Md. 21204

No. 42941
DATE Jan. 13, 1967

BILLED TO: Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY: 1
RETURN THIS PORTION WITH YOUR REMITTANCE
TOTAL AMOUNT: \$32.70
CL 47

Advertising and posting of property for General Tire & Rubber Co.
667-133-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15A Date of Posting: 12-15-66
Posted for: General Tire & Rubber Co.
Petitioner: General Tire & Rubber Co.
Location of property: 300 North Point Blvd. 570 E of 15th Ave.
Location of Signs: On the east and west side of property lot on signs.
Remarks: Photo taken, North Point Blvd.
Posted by: [Signature] Date of return: 12-22-66

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts, practical difficulty shown

the above Variance should be had; and it further appearing that the hardship shown

a Variance to permit a sign 247.5 square feet instead of the required 150 square feet; and to permit a sign height of 32.5 feet instead of the required 25 feet; IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of January, 1967, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a sign 247.5 feet instead of the required 150 square feet; and to permit a sign height of 32.5 feet instead of the required 25 feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning, DEPUTY Zoning Commissioner of Baltimore County and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of December, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR VARIANCE 15th DISTRICT

ZONING: Petition for Variance for a Sign.
LOCATION: South side of North Point Boulevard 570 feet east of Baltimore Avenue.
DATE & TIME: Monday, January 9, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for Variance from the Zoning Regulations of Baltimore County to permit a sign 247.5 square feet instead of the required 150 square feet, and to permit a sign height of 32.5 feet instead of the required 25 feet. The Zoning Regulations to be varied are as follows:
Section 413.2 (c) - Sign - 150 square feet.
Section 413.5 (d) - Sign - 25 feet.
All that parcel of land in the Fifteenth Election District of Baltimore County, beginning on the south side of North Point Boulevard at the intersection with Baltimore Avenue, and extending east to a plot of ground 8 feet by 20 feet and abutting the north property line.
Being the property of General Tire & Rubber Company, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, January 9, 1967 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 15, 1966
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 19th day of January, 1967, the first publication appearing on the 15th day of December 1966.

THE JEFFERSONIAN.
[Signature]
Manager.

Cost of Advertisement, \$.....

DESCRIPTION

Beginning on the south side of North Point Boulevard at the intersection with Baltimore Avenue in the Fifteenth Election District of Baltimore County, 570 feet east of said intersection on a plot of ground 8 feet by 20 feet and abutting the north property line.

A. Owen Henneman, Jr., Esq.,
406 Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

8 day of DEC, 1966.

[Signature]
JOHN G. ROSE
Zoning Commissioner

Petitioner: General Tire & Rubber Co.

Petitioner's Attorney: A. Owen Henneman

Reviewed by: [Signature]
Chairman of
Advisory Committee

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. Dec. 14, 1966

THIS IS TO CERTIFY, that the annexed advertisement of "General Tire & Rubber Co." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 15th day of December 1966; that is to say, the same was inserted in the issues of 12-14-66

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, MARYLAND 21204

To: A. Owen Henneman, Jr., Esq.,
Jefferson Building
Towson, Md. 21204

BILLED TO: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY: 1
RETURN UPPER SECTION AND RETURN WITH YOUR REMITTANCE
TOTAL AMOUNT: \$50.00
CL 47
Petition for Variance for General Tire & Rubber Co.
667-133-A
121265 344 4237 TIP- 5500

GUARANTY MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 14, 1966

FROM: George E. Gavreis

SUBJECT: Petition, 667-133-A. Variance to permit a sign 247.5 square feet instead of the required 150 square feet; and to permit a sign height of 32.5 feet instead of the required 25 feet. South side of North Point Boulevard 570 feet East of Baltimore Avenue. Being the property of General Tire and Rubber Co.

15th District

HEARING: Monday, January 9, 1967 (11:00 A.M.)

The planning staff questions whether or not conditions of hardship or practical difficulty exist to justify the variances being sought.

GEG:ms



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

A. Owen Henneman, Esquire,
406 Jefferson Building
Towson, Maryland 21204

REMARKS: Variance to Sections 413.2(c) and 413.5(d) for General Tire and Rubber Co., located 570 feet East of North Point Blvd., 570 feet East of Baltimore Ave., 15th District. (Dec 5 - December 6, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are aware of the plans or provisions that may have a bearing on this case. The sign for and/or the density director of the Office of Planning and Zoning will not its recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

Very truly yours,

[Signature]
JOHN G. ROSE, Zoning Commissioner

JEG/ms

NORTH POINT BOULEVARD

393' ±

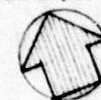
570' ±

50'
20'

BALTIMORE AVE

NORTH POINT ROAD

NORTH



LOCATION PLAN

SCALE: 1" = 200'

EASTBROOK AVE

GOUGH ST.

CONLEY ST.

17'-0"

15'-0"

1'-0"

GENERAL
TIRE

COMPLETE
CAR CARE

32'-6"

ELEVATION
SCALE: 1/8" = 1'-0"

ILLUMINATED PLASTIC
FASIA

SECTION



SIGN FOR GENERAL TIRE CO
NORTH POINT BOULEVARD
15TH ELECTION DIST., BALTIMORE CO., MD.
OFFICE OF DONALD B. RATCLIFFE, AIA
34 W. 25TH ST. BALTIMORE, MARYLAND 21218

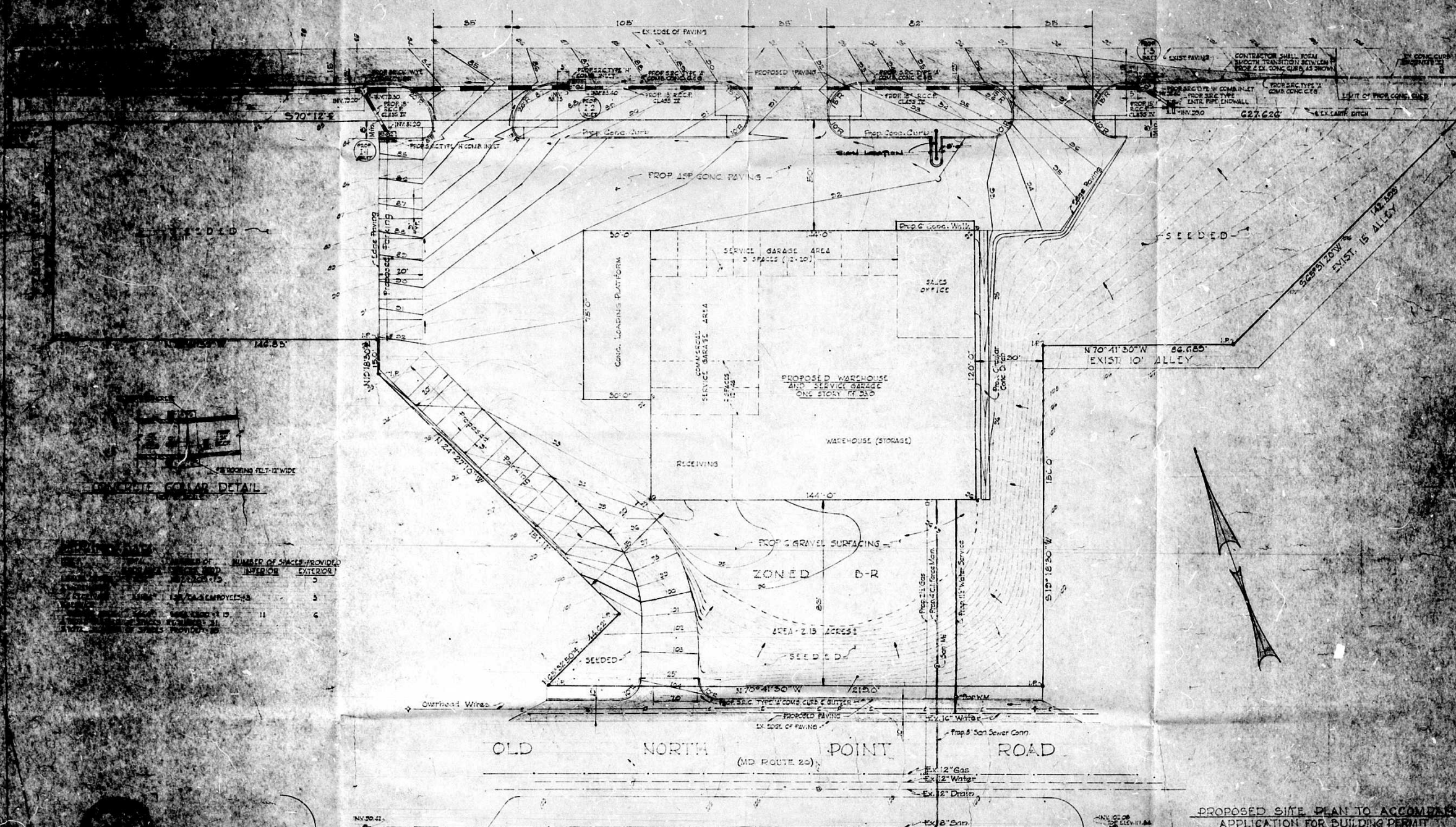
18 NOV. '66
22 NOV. '66

AREA OF SIGN:
ACTUAL AREA: 247.5 S.F.
ALLOWABLE AREA: 150 S.F. (413.2-c)
HEIGHT OF SIGN:
ACTUAL HEIGHT: 32'-6"
ALLOWABLE HEIGHT: 25' (413.5-d)



Ex. 4" Gas. 2
(MARYLAND ROUTE 1B1)
POINT
Ex. 56" Water

BLVD.



PROPOSED SITE PLAN TO ACCOMPANY
APPLICATION FOR BUILDING PERMIT
THE GENERAL TIRE & RUBBER CO.
NORTH POINT BLVD. 15TH ELECTION DIST.
BALTIMORE COUNTY, MARYLAND WHEEL, TIRE & RUBBER

NOTE:
OUTLINE AND EXIST. TOPOGRAPHY
PREPARED BY S.J. MARTENET & CO. JUNE, 1965