



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 28, 1998

The Patapsco Bank
c/o Emerson L. Dorsey, Jr.
Blum, Yumkas, Mailman, Gutman & Denick, P.A.
1200 Mercantile Bank & Trust Building
2 Hopkins Plaza
Baltimore, MD 21201-2914

RE: Zoning Verification
4640 North Point Boulevard
15th Election District

To Whom It May Concern:

Your letter to Arnold Jablon, Director of Permits and Development Management, was referred to me on Friday afternoon, January 23, 1998, for reply. The zoning of this site per the 1 inch = 200 feet scale zoning map #SE-5H is M.H.-I.M. (Manufacturing, Heavy - Industrial, major).

Your clients' proposed use of this site is the processing, fabrication, and assembling of structural steel and related general office use. These are permitted as of right in this zoning classification. The zoning variance granted in zoning hearing case #72-259 remains with the property. A review of the files in the Code Enforcement office found no citations at this time.

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,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", is written over a horizontal line.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

c: zoning case 72-259

Enclosure



72-259-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, we, HARRIS & SONS STEEL COMPANY, 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 258.1 (238.2) to permit a sidewalk setback of 17' instead of the required 30', and a rearward setback of 25' instead of the required 30'.

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

Required to enlarge our present facility by approximately 21,630 sq. ft. by erecting a new building of 100' x 213' x 2, thereby increasing our business and convenience.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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.

Harris & Sons Steel Company
Contract purchaser H. B. Staab Legal Owner
Secretary-Treasurer H. B. Staab
Address 1000 South Fourth Street
Harrison, N.J. 07029
Petitioner's Attorney _____ Protestants' Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of

March 1972 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, at the 11:00 day of May 1972 at 11:00 o'clock.

Oliver L. Myers
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNemmo, Zoning Comm. Date: March 23, 1972
FROM: H. B. Staab - Industrial Development Commission
SUBJECT: Item 53 - ZAC Agenda of March 21'72
Owner: Harris & Sons Steel Co.
N/E/S North Point Road, 150' N/W of Morse Lane
Present Zoning: M.H.
Proposed Zoning: Variance from 258.1 (238.2) side and rear setbacks

The Industrial Development Commission has reviewed the subject petition and visited the site.

The present operation of this plant is overflowing to the front and side yards. The variance requested will permit expansion of the present building thereby providing space for placing this overflow of materials under cover and out of the weather.

The Industrial Development Commission recommends the request for a variance be given favorable consideration to allow this industry to expand its facility on the limited space available so that it can continue to operate in Baltimore County.

H. B. STAAB
Director

R. M. Hruz Company

General Contractor

PHONE 256-6234 HAMILTON PLACE WHITE MARSH, MD. 21162

March 10, 1972

DESCRIPTION OF PROPERTY OWNED BY HARRIS & SONS STEEL COMPANY

Beginning at a point where the northwesterly line of land of The Philadelphia, Baltimore and Washington Railroad Company meets the northeasterly line of North Point Boulevard, 100 feet wide, distant 50 feet northwesterly at right angles from the line established at the center line of railroad of said Railroad Company known as the Sparrow Point Spur, said beginning point being also distant 57.66 feet measured north 25 degrees 02 minutes west along said line of Boulevard from said center line of railroad and 150 feet from Morse Lane;

EXTENDING from said beginning point the following six courses and distances: (1) north 26 degrees 02 minutes west along said northeasterly line of Boulevard 503.11 feet; the following three courses and distances being by remaining land of Vancor Steel Estate company: (2) north 63 degrees 58 minutes east 430.00 feet; (3) north 29 degrees 28 minutes east 165.00 feet; (4) north 19 degrees 34 minutes 51 seconds east 281.29 feet to the westerly line of land of said Railroad Company; the following two courses and distances being along the same, parallel with and 50 feet westwardly and northwesterly radially and at right angles from said center line of railroad: (5) southeasterly on a curve to the right, having a radius of 1,060.08 feet, the chord of which bears south 17 degrees 22 minutes 35 seconds west for a length of 1,060.76 feet an arc distance of 1,060.17 feet to a point of tangency; and (6) south 34 degrees 01 minutes west 56.15 feet to the place of beginning.

Land Records of Baltimore County in Liber G.L.B. No. 2952, folio 76.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNemmo, Zoning Commissioner Date: May 16, 1972
FROM: Mr. George E. Gavne's, Director of Planning
SUBJECT: Petition 72-259-A. Northeast side of North Point Road 150 feet north of Morse Lane.
Petition for Variance for side and rear yards.
Harris & Sons Steel Company

15th District

HEARING: Wednesday, May 17, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

The planning staff is not in disagreement with the requested variances on side and rear setback requirements if the site plan can be revised to meet the comments made by the planning, traffic, and State Roads representatives in the Zoning Advisory Committee. Any possible order granting this petition should await the approval by the appropriate agencies of revised site plans.

GEG:cm

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 10, 1972

Harris & Sons Steel Company
1000 South Fourth Street
Harrison, N.J. 07029

Attn: Mr. H. L. Garnett,
Secretary-Treasurer

Re: Type of Hearing: Variance
Location: NE/S North Pt. Rd., 150' NW of Morse Lane
Petitioners: Harris and Sons Steel Company
Committee Meeting of March 21, 1972
15th District
Item 53

Gentlemen:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has now on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the northeast side of North Point Road, one hundred and fifty feet northwest of Morse Lane and is presently improved with a large combination of shop, warehouse and offices.

The Philadelphia, Baltimore, and Washington Railroad tracks run alongside the southeast property line. To the north, unimproved, manufacturing zone properties. East and to the rear of the site is currently under construction for the Patapsco Freeway.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the petition submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

North Point Boulevard (Md. 20) is a State Road and the proposed Patapsco Freeway is a State Highway Administration project; therefore, all improvements, intersections, median breaks and entrances will be subject to State Highway Administration requirements.

Harris & Sons Steel Company
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April 10, 1972

Sediment Controls:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

Provisions for accommodating storm water or drainage have not been submitted on the submitted plan.

North Point Boulevard (Md. 20) is a State road and the proposed Patapsco Freeway is a State Highway Administration project. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available and serving this property.

PROJECT PLANING DIVISION:

The Office of Planning has reviewed the subject site plan and offers the following comments:

The site plan should be revised to indicate the existing on site improvements and the median strip on North Point Boulevard.

The plan must clearly show a concrete curb 8 feet from the property line along North Point Boulevard for a parking buffer as required by the Zoning Regulations. Because the existing median curb is broken and cars are being parked in the road right-of-way, all building and parking areas must be clearly shown on the site plan. At the time of the site inspection there were 35 cars parked on site. Parking requirements of the Zoning Regulations are only minimum.

Harris & Sons Steel Company
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DEPT. OF TRAFFIC ENGINEERING:

It would appear that this site would be served better and have better internal circulation if the entrance to this site was constructed opposite the median opening on North Point Boulevard. The petitioner proposes to increase the parking from the required 27 parking spaces to 30 spaces. During our on site inspection, it was noted that 35 cars and several trucks were parked on this site indicating the need for more parking than proposed.

The plan must be revised to show the median opening on North Point Boulevard, the existing entrance to the site, the existing parking and the loading areas.

HEALTH DEPARTMENT:

Since metropolitan water and sewer are available to the site, no health hazards are anticipated.

BOARD OF EDUCATION:

No hearing on student population.

STATE HIGHWAY ADMINISTRATION:

The subject site is located on North Point Boulevard and not North Point Road as indicated on the plan.

The plan indicates 35' wide entrance into the site. An inspection indicated the existence of three entrances; the two indicated on the plan and one at the south property line, 60, 45, and 60 feet in width. The entrance indicated width is 35'.

It is our opinion that two points of access is sufficient to serve the site. Our opinion was confirmed by noting that the middle entrance was blocked by parked automobiles.

The "breakdown" curb fronting the site does not conform with current standards. It is in very poor condition and in some places has deteriorated to a point where it is virtually non-existent.

Considering the foregoing comments, it will be required to improve the frontage of the site with a double concrete curb. The front curb would be 15' from and parallel to the existing edge of paving of North Point Blvd., and the back curb would extend along the right-of-way line. The middle curb must extend to the North property line.

Harris & Sons Steel Company
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The existing fence may be utilized in lieu of right of way line curb along that portion of the frontage.

It is our opinion that the plan should be revised prior to a hearing date being assigned.

It is requested that if the subject petition is granted, the order be made subject to the approval of the site plan by the State Highway Administration.

FIRE PREVENTION:

This department has no comment on the proposed site.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing; however, it was noted the site was not being utilized as indicated on the submitted plans. For this reason, revised plans reflecting the comments of the Project Planning Office and the State Highway Administration should be submitted prior to the hearing date.

This petition is accepted for filing on the date of the enclosed filing certificate. No fee of the hearing date and time, which will be held not less than 30 days nor more than 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JMB:J

Enc.

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... Due to the irregular shape of the lot, strict compliance with Baltimore County Zoning Regulations could result in practical difficulty and unreasonable hardship upon the Petitioner...

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, a Variance to permit a side yard setback of seventeen feet (17') instead of the required thirty feet (30'); and to permit a rear yard setback of twenty-five feet (25') instead of the required thirty feet (30') should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of MAY, 1972, 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 side yard setback of seventeen feet (17') instead of the required thirty feet (30'); and to permit a rear yard setback of twenty-five feet (25') instead of the required thirty feet (30'), subject to the approval of a site plan by the State Highway Administration, Deputy Zoning Commissioner of Baltimore County Bureau of Public Services and the Office of Planning 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 19th day of MAY, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE
The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for a Variance from the Zoning Regulations of Baltimore County, to be held at the Public Hearing Room, 105 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, May 23, 1972, at 10:00 A.M.

CERTIFICATE OF PUBLICATION

TOWSON MD. April 27, 1972
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 the 27th day of April, 1972, at 10:00 A.M., one time, consecutive weeks before the 17th day of May, 1972, the date of publication appearing on the 27th day of April, 1972.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE
The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for a Variance from the Zoning Regulations of Baltimore County, to be held at the Public Hearing Room, 105 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, May 23, 1972, at 10:00 A.M.

ORIGINAL
FICE OF
TIMES
THE TIMES
NEWSPAPERS
RANDALLSTOWN, MD. 21133 May 1 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Stenham, Zoning Commissioner of Baltimore County, was inserted in the following

Catonsville Times
Dundalk Times
Essex Times
Towson Times
Arbutus Times
Community Times

weekly newspaper published in Baltimore County, Maryland, once a week for 1 week before the 1 day of May, 1972, that it to say, the same was inserted in the issue of April 27, 1972.

STROMBERG PUBLICATIONS, INC.

BY

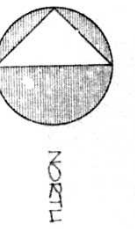
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 15
Date of Posting: April 28, 1972
Posted for: Henry W. May Jr.
Petitioner: Harris & Sons Steel Co.
Location of property: N. of S. of M. St. Rd. 150' N. of M. St. Rd.
Location of Signs: 1 sign on N. of S. of M. St. Rd. 150' N. of M. St. Rd.
Remarks: M. H. May
Posted by: M. H. May
Date of return: 5/1/72

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: ucr									
Revised Plans: Change in outline or description									Yes
Previous case:									No

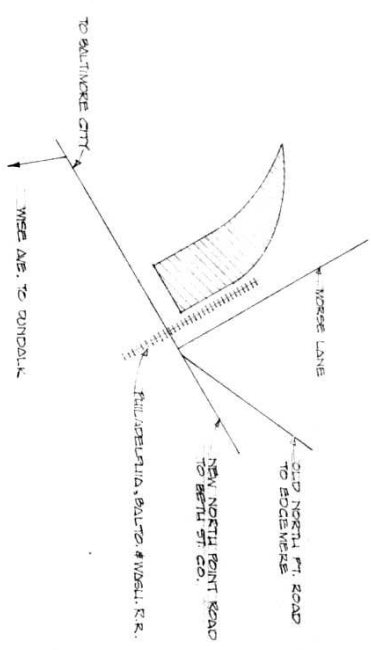
Harris & Sons Steel Company
1000 South Fourth Street
Harrison, N.J. 07029
Item 153
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 21st day of March 1972
S. Eric Stenham
Zoning Commissioner
Petitioner: Harris & Sons Steel Company
Petitioner's Attorney
Reviewed by: S. Eric Stenham
Zoning Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 2152
DATE: April 20, 1972
AMOUNT: \$25.00
WHITE - CASHIER
H.M. Hrus Co.
Hamilton Place
White Marsh, Md. 21162
Petition for Variance for Harris & Sons Steel Co.
#72-259-A

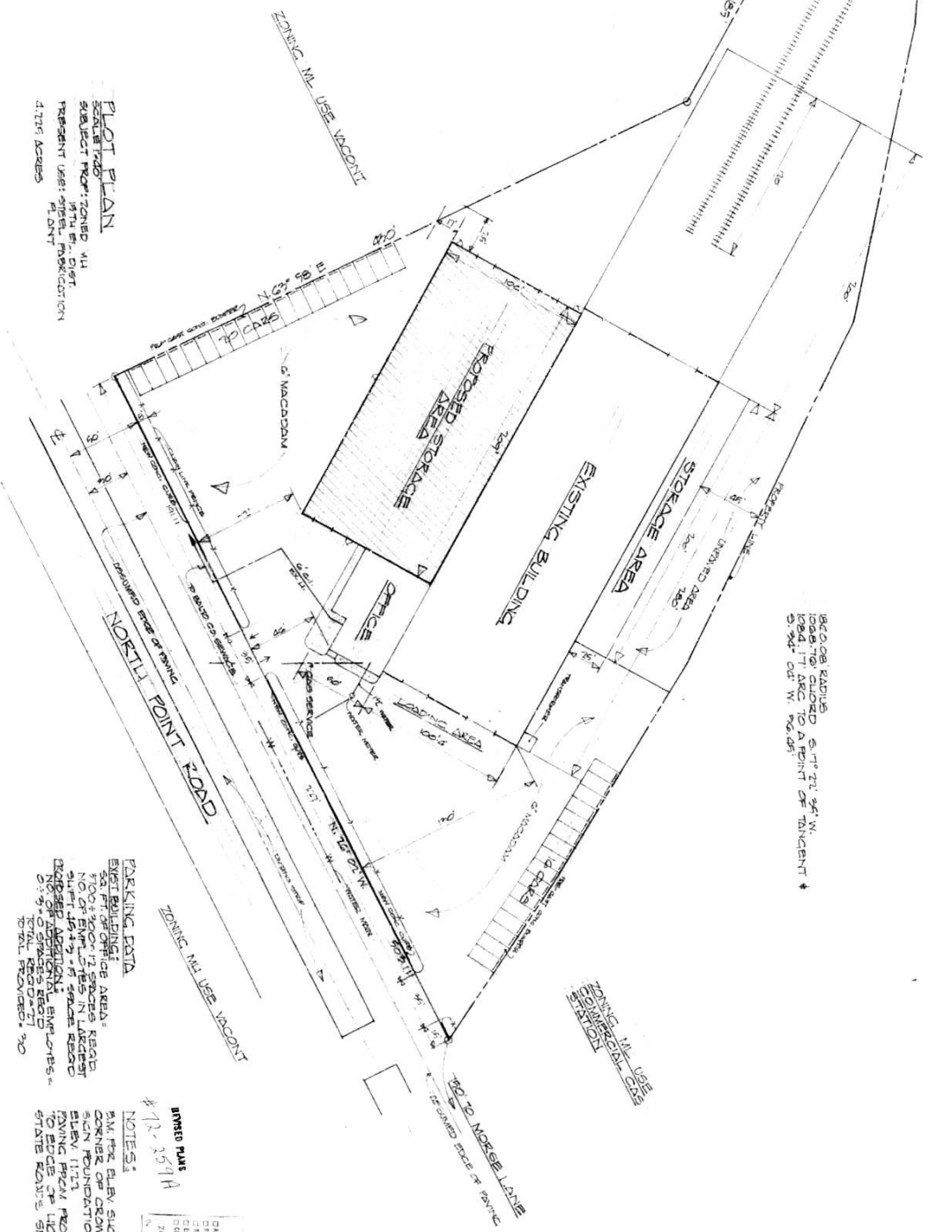
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 3628
DATE: May 12, 1972
AMOUNT: \$65.50
WHITE - CASHIER
H.M. Hrus Co.
Hamilton Place
White Marsh, Md. 21162
Petition for Variance for Harris & Sons Steel Co.
#72-259-A



STREET LOCATION PLAN
N.T.S.

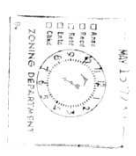


PLOT PLAN
SCALE: 1"=40'
SUBJECT PROPERTY: ZONED M1
PRESENT USE: MFG. & WAREHOUSE
4.726 ACRES



PARKING DATA
EXISTING BUILDING
STORAGE AREA
700.00 SQ. FT. STORAGE AREA
NO. OF EMPLOYEES IN LARGEST
SHIFT 45-50
TOTAL PARKING SPACES
20-25
TOTAL REQUIRED 20
TOTAL PROVIDED 20

NOTES:
1. ALL EX. BLDG. SHOWN IS ON
CORNER OF CROWN OIL CO.
2. SIGN FOUNDATION ABANDONED
3. EXISTING FENCE PROPERTY LINE
TO EDGE OF HIGHWAY TO BE
STATE ROUTE SPEC.



PLOT PLAN

T. HARRIS & SONS STEEL CO.		SCALE	DATE
NORTH POINT ROAD		1"=40'	7/1/72
BALTIMORE, MARYLAND		DRAWN BY	DATE
		L.V.	4/1/72
		CHECKED BY	
		DWG. NO.	PP