

2/2-1/72
1/40

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Canton Company of Baltimore, 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.H.-I.M. zone to an B.R.-I.M. zone; for the following reasons:

- (1) In classifying the property M.H.-I.M., the Council committed errors as set out on the attached exhibit, which is incorporated by reference herein; and
 - (2) Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit, which is incorporated by reference herein.
 - (3) And for a Variance from Section 238.4 of the Zoning Regulations to permit storage and display of materials (automobiles) forty (40) feet in front of the required setback line of fifty (50) feet in lieu of the required fifteen (15) feet.
- See attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for N.A.

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, 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.

CANTON COMPANY OF BALTIMORE
By: Raymond S. Nolan
President
Address: 300 Water Street, Baltimore, Md. 21203
Contract purchaser
James D. Nolan, Petitioner's Attorney
204 West Pennsylvania Ave.
Baltimore, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of August, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of October, 1972, at 11:00 o'clock.

Eric D. Nolan
Zoning Commissioner of Baltimore County.

(over)

James D. Nolan, Esq.
204 West Pennsylvania Avenue
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 7th day of August, 1972

Eric D. Nolan
Zoning Commissioner

Petitioner: Canton Co. of Baltimore
Petitioner's Attorney: James D. Nolan

Reviewed by: James D. Nolan
Chairman, Advisory Committee

RE: PETITION FOR RECLASSIFICATION AND VARIANCE
SE/8 of Rolling Mill Road, 368.20'
NE of North Point Boulevard - 15th District
Canton Company of Baltimore - Petitioner
NO. 73-74-RA (Item No. 1)
BEFORE THE DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of March, 1973, that the Order dated March 20, 1973, passed in this matter should be and the same is hereby AMENDED to include the following:

"It is further ORDERED that it appearing that by reason of failure to show practical difficulty or unreasonable hardship the above Variance be and the same is hereby DENIED."

James S. H.D.
Deputy Zoning Commissioner of Baltimore County

DATE March 30, 1973
BY Eric D. Nolan
Zoning Commissioner

OPINION

After reviewing the above testimony and the use regulations that presently apply to the site, it is the opinion of the Deputy Zoning Commissioner that the present zoning designation of the site is correct and that the Petitioner has not met his burden of proving error. A field investigation indicated that several semi-commercial uses do exist along North Point Road in this area. However, the recent adoption of Bill 100 drastically amended the uses permitted as a matter of right in M.L. Zones, which are intended to be permitted in the M.H. Zone. While many, if not all, of the retail uses were removed from the M.L. Zone, over 100 semi-commercial, transportation, storage, quasi public utilities, and auxiliary retail or service uses or semi-industrial uses, are now permitted as a matter of right in a M.L. Zone. Since many of these uses include the exact uses that are developed along North Point Boulevard at the present time, it would appear that the site is zoned properly and can develop in a manner not unlike the properties in the immediate vicinity.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th day of March, 1973, that the above Re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a M.H.-I.M. Zone and District.

James S. H.D.
Deputy Zoning Commissioner of Baltimore County

DATE March 30, 1973
BY Eric D. Nolan
Zoning Commissioner

RE: PETITION FOR RECLASSIFICATION AND VARIANCE
SE/8 of Rolling Mill Road, 368.20'
NE of North Point Boulevard - 15th District
Canton Company of Baltimore - Petitioner
NO. 73-74-RA (Item No. 1)
BEFORE THE DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

This Petition represents a request by the Canton Company of Baltimore to reclassify a four acre tract of ground from a M.H.-I.M. District to a B.R.-I.M. District. The property is located on the northernmost side of North Point Boulevard near the intersection of Rolling Mill Road. The site has approximately 340 feet of frontage on the Canton Railroad and fronts on Rolling Mill Road at a point 368 feet northeast of North Point Boulevard.

Voluminous testimony was presented on behalf of the Petitioner by the following expert witnesses: the vice-president of the engineering construction division of the Canton Company; the civil engineer who prepared the Petitioner's site plans; a traffic engineer presently employed by the City of Baltimore; and a real estate appraiser and broker with several years experience in Baltimore County.

A generalization of this testimony is as follows. The Canton Company was established in 1829, has owned the property in question since that time, and has always considered it to have commercial potential. The company feels that there is an adequate supply of M.H. zoned land in the area, and pointed out that most of the other property frontages along North Point Boulevard had been developed with commercial type uses. These uses were described as a new car agency, Avis Truck Rental, a Shell Oil Service Station, a High's Ice Cream store, a General Tire Service store, and Tri-State Leasing. The Canton Company has had the subject tract on the market for many years without having found a customer interested in buying or developing the tract for M.H. uses.

DATE March 30, 1973
BY Eric D. Nolan
Zoning Commissioner

POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT TRACT M.H.-I.M., AND CHANGES IN THE NEIGHBORHOOD

The Petitioner states that the County Council committed at least the following errors in classifying the subject 4.00 acre parcel M.H.-I.M.:

- 1.) The subject property enjoys extensive frontage along North Point Boulevard in an area of growing commercial activity, and, in fact, as to this property, it more properly belongs in the commercial classification B.R.-I.M., than in an industrial classification. There are already extensive industrial areas in the vicinity, but there is insufficient business roadside zoned land, which insufficiency can be partially met by so zoning the subject property, which meets all the requirements for such zoning.
- 2.) There is a need for B.R.-I.M. zoned tracts along North Point Boulevard in this area to serve the high concentrations of nearby population, as well as to serve the heavy volumes of traffic which pass the subject tract daily going to and from work, which need has not been fully met by the Council's action, and was evidently erroneously overlooked by the Council.
- 4.) That the Council's error in placing this tract in an industrial rather than a commercial classification is understandable in view of the numerous handicaps under which the County Council labored in 1970-71, including, but not only, the pressure of time vs. the magnitude of the task, in many cases improper public pressures, as well as the absence of a properly adopted over-all Master Plan to guide the Council in its deliberations, however, industrial zoning along this portion of North Point Boulevard was erroneous and should be corrected.

Both the Canton Company and the realtor, who testified in their behalf, felt that the land use potential for this subject site was definitely commercial, and that the Map was in error in designating heavy manufacturing type uses for the property.

The railroad that borders the property is presently a secondary operation running approximately three nights a week. Industrial potential of the site is also reduced by the grades and the length of frontage that the subject site has on the railroad.

Insofar as traffic is concerned, it was felt that:

1. Traffic generated by commercial uses would not create problems in excess of the uses permitted under the present zoning designation.
2. Site has ingress and egress potentials on two major roads and, as such, is not expected to have interior circulation problems or impede the normal flow of traffic on the surrounding roads.
3. Future major road improvements in the general area will relieve the capacity problems that are occurring on North Point Boulevard during the peak traffic hours.

Several area residents were present in protest of the reclassification. Their objections were based on the existing congested traffic conditions in the area, and the fact that commercial zoning would have a tendency to generate additional traffic which would, by necessity of the area traffic pattern, utilize their residential streets.

Planning Board recommendations, with regard to the proposed zoning request, included the following comments:

"The Planning Board believes that the existing zoning, M.H.-I.M. District, is correct. Prime developable industrial land such as this, with excellent topography, a good location, rail access, etc. is a rare commodity and should be protected. Further, the Planning Board is of the opinion that B.R. zoning here, with its 'wide-open' commercial use potentials, is not appropriate."

The Zoning Advisory Committee made no adverse comments with regard to the Petitioner's proposed development plans.

- 2 -

5.) For such other and further reasons as may be disclosed upon minute study throughout this case, and further error by the Council is hereby assigned and to be noted when and as found.

As to substantial changes which have altered the character of the neighborhood since the Council studied the subject property and last classified it, the following are noted:

- 1.) The confusion and uncertainties which have marked the expressways program in Baltimore City are well known and have filled the public press for some years, thus, when work has actually been going forward in Baltimore City very near the subject property on the Interstate 95 Project to connect to the John F. Kennedy Expressway in Baltimore County, such actual construction work constitutes a very vital change in the neighborhood which could not have been known to the County Council during its deliberations due to the confusion and uncertainty previously noted on the part of Baltimore City.
- 2.) That there continues a trend along this section of North Point Boulevard, in recognition of a public need, to utilize such roadside properties for commercial uses rather than industrial uses, as witness this petition, which is an ongoing change in the character of this neighborhood.
- 3.) Such other and further neighborhood changes as will be disclosed by minute study of the area, and which will be developed in full at the time of the hearing thereon.

Respectfully submitted,

James D. Nolan
James D. Nolan
Attorney for Property Owner

JDN:ak



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

4.0 ACRE PARCEL, SOUTHEAST SIDE OF ROLLING MILL ROAD, 368.20 FEET, MORE OR LESS, NORTHEAST OF NORTH POINT BOULEVARD, BALTIMORE COUNTY, MARYLAND.

This Description is for "BR" Zoning

I.M. DISTRICTING AND VARIANCES

Beginning for the same at a point on the southeast side of Rolling Mill Road, 70 feet wide, at a distance of 368.20 feet, more or less, northeasterly from the east corner of said Rolling Mill Road and North Point Boulevard, 150 feet wide, running thence binding on said Rolling Mill Road, the following two courses: (1) N 51° 18' 00" E 181.13 feet, thence (2) northeasterly, by a curve to the right with a radius of 1095.53 feet, the distance of 60 feet, the chord of said arc being N 53° 09' 34" E 59.98 feet, thence leaving said Rolling Mill Road, (3) S 36° 06' 37" E 503.30 feet to the right-of-way line of the Canton Railroad, 60 feet wide, thence binding on said Canton Railroad right-of-way, (4) S 61° 44' 30" W 340.00 feet to the right-of-way line of said North Point Boulevard, thence binding on said North Point Boulevard right-of-way the following two courses: (5) N 70° 12' 00" W 207.10 feet, thence (6) northwesterly, by a curve to the right, with a radius of 2789.79 feet, a distance of 96.16 feet, the chord of said arc being N 69° 12' 45" W 96.16 feet,

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Lester Matz
John C. Childs
Associates
Donald W. B...
George W. B...
Robert W. C...
L... M. G...
L... F. H...
N... F. H...
Paul Lee
Fred F. M...
Wilson P. O...
Paul S. S...
MCA
MATZ, CHILDS & ASSOCIATES, INC.
CHILDS, CHILDS & ASSOCIATES, INC.

2.

thence leaving said North Point Boulevard, (7) N 45° 12' 00" E 192.79 feet, thence (8) N 12° 11' 00" W 182.21 feet, to the place of beginning.
Containing 4.0 acres of land, more or less.

BW:mp1

J.O. #64210

January 28, 1972



MATZ, CHILDS & ASSOCIATES, INC.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Office of Engineering
ELLSWORTH N. DIVER, P. E., CHIEF

April 12, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #1 (Cycle April - October 1972)
Property Owner: Canton Company of Baltimore
N/S North Point Road, 200' S/E of Rolling Mill Road
Present Zoning: M.H.
Proposed Zoning: Reclassification to B.B.
District: 15th No. Acres: 4.0 Acres

Dear Mr. Myers:

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

The subject property constitutes a site within the Canton Industrial Center, Public Works Agreement #256507, which covers all Baltimore County facilities required for development in accordance with the existing zoning.

North Point Boulevard is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAN:CHY:iss

PS 15, NE 15 Topo Sheets
F-15, J-15 Key Sheets
1 SE 17, 1 NE 17 Position Sheets
96 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

April 28, 1972

Mr. Oliver L. Myers
Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning III
Item 1 - ZAC - 3-21-72
Property Owner: Canton Company of Baltimore
North Point Road SE of Rolling Mill Road
Reclassification to BR - District 15

Dear Mr. Myers:

The subject petition is requesting a change from MH to BR. This change in reclassification should increase the trip density from 200 trips per day to 2,000 trips per day. However, a new car agency would not be expected to increase the trip density greatly.

Some capacity problems do presently exist at Rolling Mill Road and North Point Boulevard during the peak hours.

Very truly yours,

Charles Lee
Charles Lee Chief,
Assistant Traffic Engineer

CRM:mr



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

(MAILING ADDRESS: P.O. BOX 70, BALTIMORE, MD. 21201)

March 22, 1972

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Bldg.
Towson Maryland 21204

Attn: Mr. O.L. Myers

Re: Z.A.C. meeting March 21, 1972
Reclassification Item 1
Canton Company of Balto.
N/S North Pt Blvd 200' s/e of
Rolling Mill Rd M.H. (Rte 151)
District 15 4.0 acres

Dear Mr. DiMenna:

The entrance channelization as indicated on the subject plan is basically acceptable to the State Highway Administration. The entrances will be subject to the approval and permit from the Administration.



Charles Lee Chief,
Development Engineering Section
John E. Meyers
Asst. Development Engineer

CL-JH-es

TO: S. Eric DiMenna, Zoning Commissioner
Attention: Mr. Myers

DATE: March 27, 1972

FROM: Fire Prevention Bureau
Fire Department

SUBJECT: Property Owner:
Canton Company of Baltimore (Reclassifications)

Location: N/S North Point Road, 200' S/E of Rolling Mill Road

ITEM # 1 (Reclassification)
Zoning Agenda: March 21, 1972

1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.
The hydrants shall be located at intervals of _____ feet along an approved road.
2. A second means of access is required for the site.
3. The dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 edition, and the Fire Prevention Code prior to occupancy or commencement of operations.
5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.
6. The Fire Department has no comment on the proposed site.
7. Site plans approved as shown.

John E. Meyers
John E. Meyers
Planning Division
Fire Prevention Bureau

Note: Above comments indicated with a check apply.

mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
Date: March 22, 1972
FROM: H.V. Banner
SUBJECT: Item 1-Reclassifications- Zoning Advisory Committee Meeting, March 21, 1972

1. Property Owner: Canton Company of Baltimore
Location: N/S North Point Road, 200' S.E. of Rolling Mill Road
Present Zoning: M.H.
Proposed Zoning: Reclassification to B.B.
District: 15
No. Acres: 4.0

Metropolitan water and sewer are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Harold Banner
Harold Banner
Sanitarian II
Water and Sewer Section
Division of Sanitary Engineering

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Zoning Commissioner
John Wimbley
FROM: Project Planning Division
SUBJECT: Reclassifications

Date March 30, 1972

Tuesday March 21, 1972
Canton Company of Baltimore
N/S North Point Road
200' S/E of Rolling Mill Road

The site plan appears to be generally satisfactory; however, the storage area for damaged vehicles must be completely enclosed by an eight foot (8') high fence or wall so as to screen the vehicles from offsite view.

The site plan should indicate an area on site for the unloading of vehicles, and the service entrance to the garage. All parking must be surfaced with a durable and dustless surface as required by the zoning regulations.

ITEM #1

TOWSON, MARYLAND - 21204

Property Owner Canton Co. of Baltimore
District 15
Present Zoning MH
Proposed Zoning BB
No. Acres 4.0

No bearing on student population

H. EMLIE PARKS, president
EUGENE C. HOSS, vice-president
MRG. ROBERT A. BENNEY

MRS. JOHN M. BROOKER
JOSEPH N. MIDWAN
ALVIN LORECK
JOSHUA J. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD C. WHEAT

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF March 21, 1972

Petitioner: *Charles C. of Bannock*
Location:
District: *15*
Present Zoning: *A114*
Proposed Zoning: *B3*
No. of Acres: *7.0*

Comments: NO EFFECT ON STUDENT POPULATION

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 3, 1972

James D. Nolan, Esq.
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
3rd Zoning Cycle
Item #1
Canton Co. of Baltimore

Dear Sirs

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

The subject property is located on the northeast side of North Point Boulevard, approximately two hundred (200) feet southeast of Rolling Mill Road and is presently unimproved.

To the northeast side of the site is an existing automotive service station. Along the southeast side of the site is the Canton Community Railroad line. Directly adjacent on the opposite side of the tract is a vacant parcel owned by the Chrysler Credit Corporation. At the rear and to the northwest of the site is an existing warehouse use. Opposite this site, across North Point Boulevard, is another parcel owned by this Petitioner and submitted for Reclassification in this Cycle.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing, however, revised plans reflecting the comments of the Project Planning office should be submitted prior to the hearing. In addition, there is no indication of the required four (4) foot high screening between the parking area and the residential uses to the northwest.

Very truly yours,

 OLIVER L. MYERS, Chairman

 JOHN F. DILLON, JR., Training Tech. II

GLM:JJD:JH

INDUSTRIAL DEVELOPMENT COMMISSION
BALTIMORE COUNTY, MARYLAND

April 11, 1972

To: Mr. S. Eric DiNenna, Zoning Commissioner

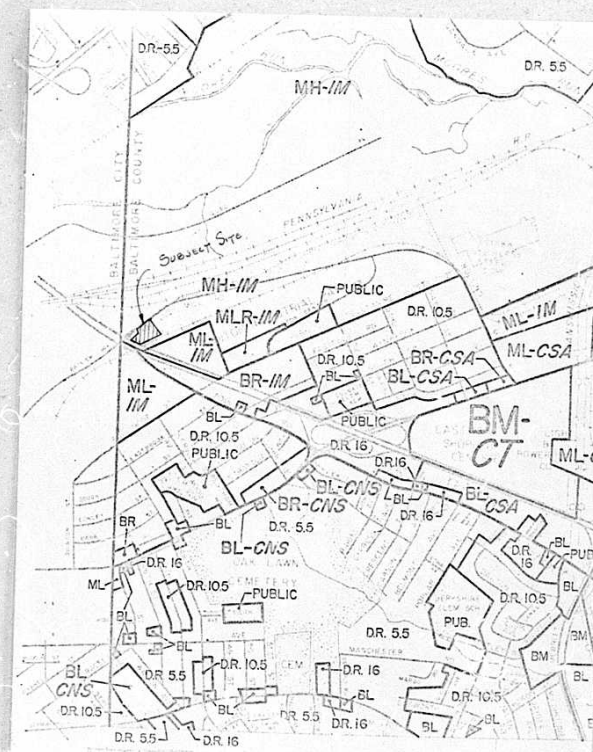
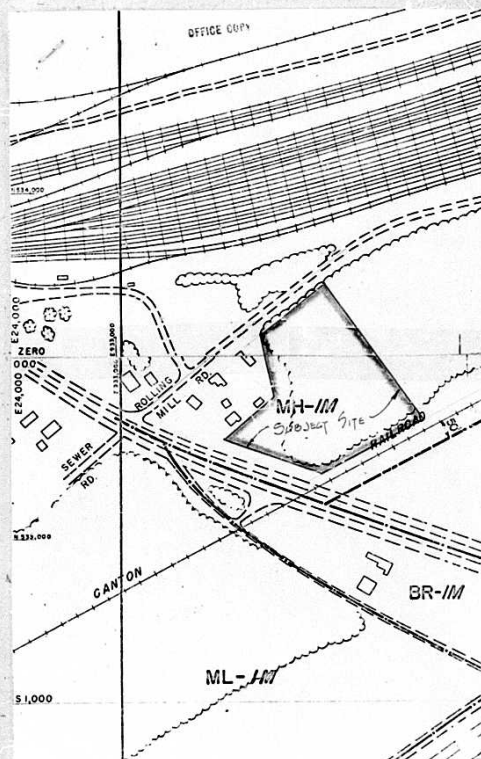
From: H. B. Staab - Industrial Development Commission

Re: ZAC Agenda 3/21/72
Item 1 - Canton Co. of Baltimore
N/S North Point Road, 200 S/E Rolling Mill Road
Reclassification from M. H. to B. R.
15th Election District

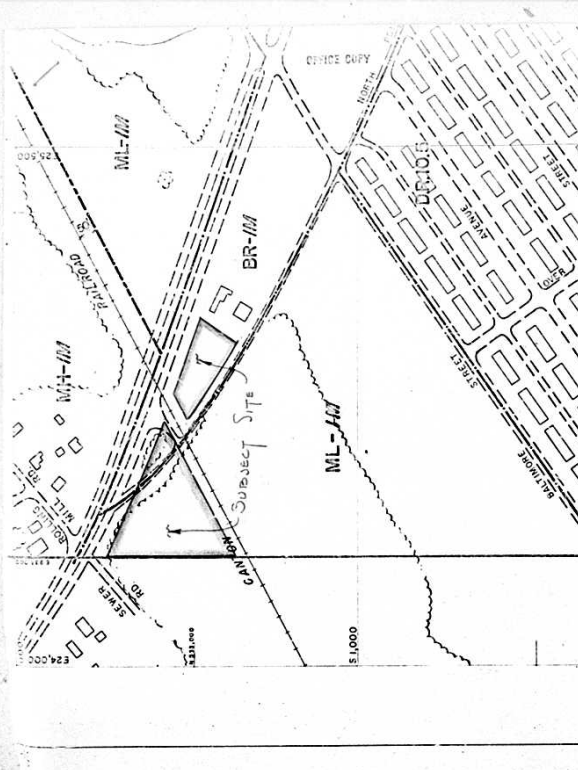
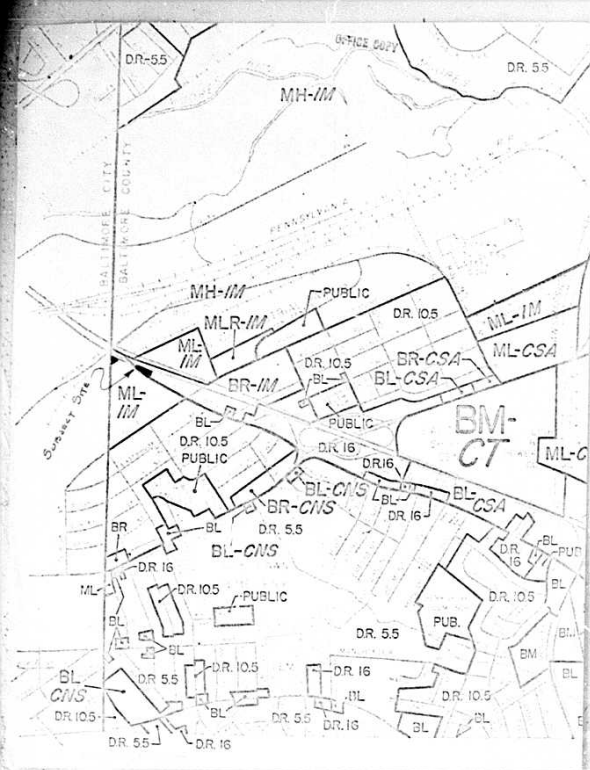
This office has reviewed the subject site and offers the following comments:

The increased value of this parcel because of its location and exposure and the development in the area make it an unlikely site for an industrial plant.

H. B. STAAB
Director



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sta	
	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: <i>gfm</i>					Revised Plans: Change in outline or description _____ Yes _____ No					
Previous case: _____					Map # _____					



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: DR-10.5 Date of Posting: Sept. 21, 1972

Posted for: Henry W. B. & L. M. District Petition for Variance from Front Yard Setback

Petitioner: Charles C. J. Bell

Location of property: 1476 G. B. Bell Mill Rd. 360.00 AC. N. North St. Blvd.

Location of Signs: 2 Signs Located on North St. Blvd.

Remarks: _____

Posted by: Mike H. H. H. Date of return: 9/28-72



PETITION FOR RECLASSIFICATION AND VARIANCE
FROM THE ZONING DEPARTMENT OF BALTIMORE COUNTY

ZONING: From M.M. and L.M. to B.R. and L.M. District Petition for Variance from Front Yard Setback

LOCATION: Southeast side of North Point Boulevard, 360.00 AC. N. North St. Blvd.

DATE & TIME: WEDNESDAY, OCTOBER 11, 1972 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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-captioned petition for reclassification and variance from the Zoning Regulations of Baltimore County to permit storage and display of materials (commercial) (40) feet to "meet" the required setback of 120 (100) feet instead of the required fifteen (15) feet.

The Zoning Regulations to be amended are as follows:

Section 238.4 - Storage and display of materials, vehicles and equipment are permitted in the front yard but not more than 15 feet in front of the required front building line.

All the parcel of land in the Fifthward District of Baltimore County beginning for the same as a point on the southeast side of Gilling Mill Road, 70 feet wide, at a distance of 348.30 feet, more or less, northeasterly from the east corner of said Gilling Mill Road and North Point Boulevard, 150 feet wide, running thence bearing on said Gilling Mill Road, the following two courses: (1) 31 degrees 18' 00" E 100.00 feet, thence (2) northeasterly, by a curve to the right with a radius of 1000.00 feet, the distance of 80 feet, the chord of said arc being N 53 degrees 00' 34" E 15.56 feet, thence leaving said Gilling Mill Road, (3) S 56 degrees 00' 37" E 303.30 feet to the right-of-way line of the Canton Railroad, 60 feet wide, thence bearing on said Canton Railroad right-of-way, (4) S 61 degrees 44' 30" W 340.00 feet to the right-of-way line of said North Point Boulevard, thence bearing on said North Point Boulevard right-of-way, the following two courses: (5) S 70 degrees 32' 00" W 207.30 feet, thence (6) northeasterly, by a curve to the right, with a radius of 2786.79 feet, the distance of 96.16 feet, the chord of said arc being S 49 degrees 12' 45" W 96.16 feet, thence leaving said North Point Boulevard, (7) S 43 degrees 12' 00" E 187.79 feet, thence (8) N 13 degrees 11' 00" W 182.21 feet to the place of beginning.

Containing 4.0 acres of land, more or less.

Being the property of Canton Company of Baltimore, as shown on said plan filed with the Zoning Department.

Hearing Date: Wed. Oct. 11, 1972 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. E. EISENBERG
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

Sept. 23, 1972

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Commissioner of Baltimore County in matter of Petition for Reclassification - Canton Co. of Balto. was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for successive weeks before the 22nd day of September, 1972; that is to say, the same was inserted in the issue of Sept. 21, 1972

Kimbel Publication, Inc.

Publisher.

By Kimbel & Wells

PETITION FOR RECLASSIFICATION AND VARIANCE

FROM THE ZONING DEPARTMENT OF BALTIMORE COUNTY

ZONING: From M.M. and L.M. to B.R. and L.M. District Petition for Variance from Front Yard Setback

LOCATION: Southeast side of North Point Boulevard, 360.00 AC. N. North St. Blvd.

DATE & TIME: WEDNESDAY, OCTOBER 11, 1972 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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The Zoning Regulations to be amended are as follows:

Section 238.4 - Storage and display of materials, vehicles and equipment are permitted in the front yard but not more than 15 feet in front of the required front building line.

All the parcel of land in the Fifthward District of Baltimore County beginning for the same as a point on the southeast side of Gilling Mill Road, 70 feet wide, at a distance of 348.30 feet, more or less, northeasterly from the east corner of said Gilling Mill Road and North Point Boulevard, 150 feet wide, running thence bearing on said Gilling Mill Road, the following two courses: (1) 31 degrees 18' 00" E 100.00 feet, thence (2) northeasterly, by a curve to the right with a radius of 1000.00 feet, the distance of 80 feet, the chord of said arc being N 53 degrees 00' 34" E 15.56 feet, thence leaving said Gilling Mill Road, (3) S 56 degrees 00' 37" E 303.30 feet to the right-of-way line of the Canton Railroad, 60 feet wide, thence bearing on said Canton Railroad right-of-way, (4) S 61 degrees 44' 30" W 340.00 feet to the right-of-way line of said North Point Boulevard, thence bearing on said North Point Boulevard right-of-way, the following two courses: (5) S 70 degrees 32' 00" W 207.30 feet, thence (6) northeasterly, by a curve to the right, with a radius of 2786.79 feet, the distance of 96.16 feet, the chord of said arc being S 49 degrees 12' 45" W 96.16 feet, thence leaving said North Point Boulevard, (7) S 43 degrees 12' 00" E 187.79 feet, thence (8) N 13 degrees 11' 00" W 182.21 feet to the place of beginning.

Containing 4.0 acres of land, more or less.

Being the property of Canton Company of Baltimore, as shown on said plan filed with the Zoning Department.

Hearing Date: Wed. Oct. 11, 1972 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. E. EISENBERG
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 21, 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 one time before the 11th day of October, 1972, the first publication appearing on the 21st day of September, 1972.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$ 28.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 2182

DATE: May 3, 1972 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER
Messrs. Nolan, Plumbhoff and Williams
204 V. Penna. Ave.
Towson, Md. 21204
Petition for Reclassification for Canton Co. of Balto.

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

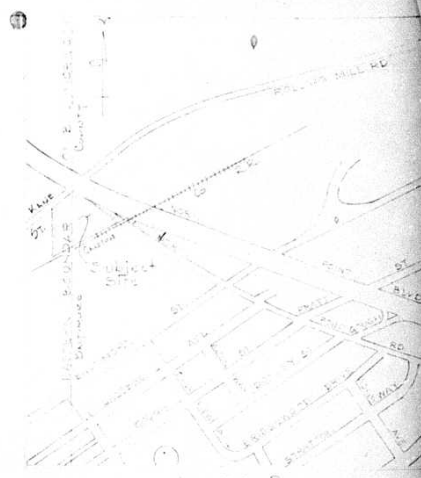
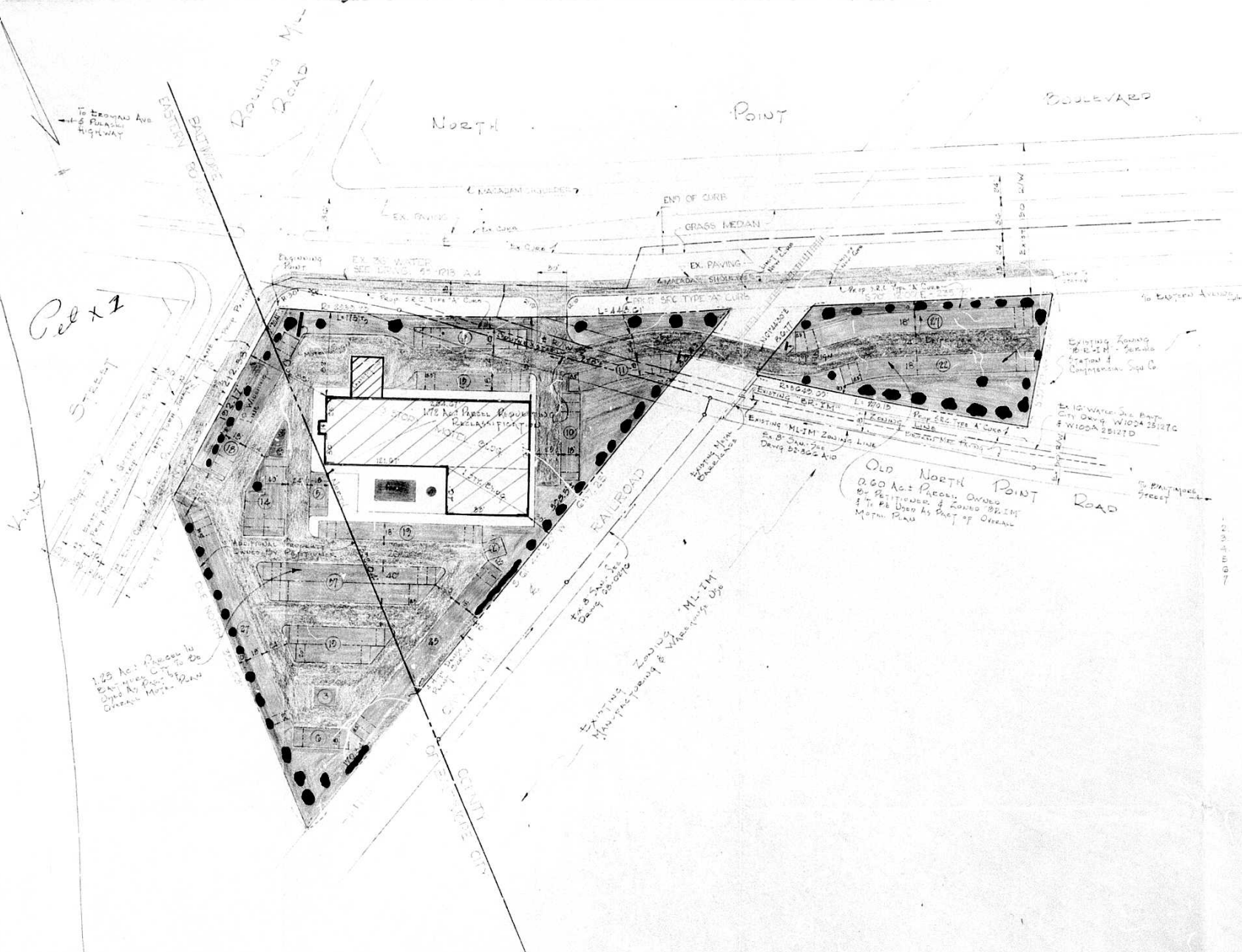
No. 5080

DATE: Oct. 13, 1972 ACCOUNT: 01-662

AMOUNT: \$115.50

WHITE - CASHIER
Messrs. Nolan, Plumbhoff and Williams
204 V. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Canton Co.

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER



GENERAL NOTES

1. Total Area of Tract Equals 2.81 Acres
2. Area of Tract to be Reclassified Equals 1.72 Acres
3. Existing Zoning of Tract is ML-IM
4. Existing Use of Tract is No Use
5. Proposed Zoning of Tract is ML-IM
6. Proposed Use of Tract is City Office with Delivered Services
7. Off-street Parking Data:
 - A. Number of Rental Units Equals 50
 - B. Parking Required for Rental Units Equals 50
 - C. Meeting Rooms, Kitchen, Cocktail Lounge & Restaurant Equals 10,000 Sq. Ft. Requiring 200 Spaces
 - D. Offices, Lobby, Hall & Equipment Areas Equals 3,110 Sq. Ft. Requiring 62 Spaces
 - E. Total Required Parking Equals 255 Spaces
 - F. Total Proposed Parking Equals 271 Spaces

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
KANE ST. & NORTH POINT BLVD

ELECTION DISTRICT 15 BALTO. CITY & CO. MD.
SCALE: 1" = 50'
REVISED: Aug. 17, 1972



MATZ, CHASE & ASSOCIATES
1300 E. WELLS BRIDGE ROAD
BALTIMORE, MARYLAND 21204
71145 1005 1.25 1.72

1.72
1.25
3.00



	1	2	3	4	5	6	7
A PHASE	↑	↑	↑	↑	↑	↑	↑
A PHM VEL	↑	↑	↑	↑	↑	↑	↑
PHASE A	↑	↑	↑	↑	↑	↑	↑
A YELLOW	↑	↑	↑	↑	↑	↑	↑
PHASE B	↑	↑	↑	↑	↑	↑	↑
B YELLOW	↑	↑	↑	↑	↑	↑	↑
ALL RED	↑	↑	↑	↑	↑	↑	↑
EXTENDED PHASE	↑	↑	↑	↑	↑	↑	↑

NORTH POINT

ROLLING MILL RD.

ROAD

(A) INSTALL 2 RIGHT ARROW SIGNS

NOTES FOR REVISION "E"

INSTALL RIGHT TURN GREEN ARROWS & SQUARE

VISORS ON SIG NO. 6

INSTALL LEFT TURN GREEN ARROW & SQUARE

VISOR ON SIG NO. 6

INSTALL LEFT TURN GREEN ARROW LENS &

SQUARE VISOR ON SIG NO. 7

CONNECT W/ DETECTOR TO MM-3

CONNECT W/ BAY VIEW AVE. DATA TO B PHASE ON IO-22 CONT.

REMOVE 111 P&P 195 & 196

R-5 ARROW SIGNS TO BE INSTALLED BY SIGN SHOP

NOTES FOR REVISION "F"

(B) INSTALLED SVDT, TRANSCIVER & CAB

55' W/ H/V FEED

CAUTION
26" WATER MAIN

MATERIAL REQUESTED FOR REVISION "E"

4 SQUARE VISORS
4 ARROW LENSES
2 R-5 (30" X 36") RIGHT ARROW SIGNS

MATERIAL LIST FOR REVISION "F"

1 SVDT
1 TRANSCIVER & CAB

BAY VIEW AVE.

APPROVED BY

WILLIAM MELZER
ENGINEER FOR TRAFFIC OPERATIONS
BALTIMORE COUNTY
DEPT. OF PUBLIC SAFETY

BAY VIEW AVE,
NORTH POINT RD. & ROLLING MILL RD.

DATE: 2/3/66 SCALE: 1"=20' FOR: S-1124-F CKD: N.C.N. CKD: J.M.G. CKD: J.B.R. APPV: H.A.B.

SIGNAL
RECONSTRUCTION

DEPARTMENT OF
TRANSIT & TRAFFIC
CITY OF BALTIMORE

DRAWING
NO.
S-1124-F

06430-51569

