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**PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **CANTON COMPANY OF BALTIMORE**, 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.-I.M.** zone to an **B.R.-I.M.** zone, for the following reasons:

- (1) In classifying the property **M.L.-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.

see attached description

and (3) 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, 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 of Baltimore County.

CANTON COMPANY OF BALTIMORE

By: **Raymond S. Nolan**
President/Owner
Address: **300 Water Street, Baltimore, Md. 21203**

Protestant's Attorney
James D. Nolan
204 West Pennsylvania Avenue
Address: **Towson, Maryland 21204**

ORDERED BY The Zoning Commissioner of Baltimore County, this **7th** day of **March**, 1973, 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 had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the **11th** day of **October**, 1973, at **10:00** o'clock.

John De Rosa
Zoning Commissioner of Baltimore County.

(over)

MCA
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

**1.72 ACRE PARCEL, SOUTHWEST SIDE OF NORTH POINT BOULEVARD,
SOUTHEAST SIDE OF KANE STREET, FIFTEENTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND.**

This Description is for "BR-IM" Zoning

Beginning for the same at the intersection of the southeast side of Kane Street, 80 feet wide, and the southwest side of North Point Boulevard, 150 feet wide, running thence binding on the southwest side of said North Point Boulevard, (1) southeasterly, by a curve to the left with the radius of 2939.79 feet, the distance of 173 feet, more or less, thence binding on the center line of Old North Point Road, fifty feet wide, (2) southeasterly 228 feet, more or less, to a point on the northwest line of the right-of-way of the Canton Railroad, 60 feet wide, thence binding on the northwest line of said right-of-way, (3) S 61° 44' 30" W 398.5 feet, more or less, to a point on the Eastern Boundary Line of Baltimore City, thence binding on said line, (4) Due North 392.04 feet to a point on the aforementioned southeast side of Kane Street, and thence binding thereon, (5) N 15° 18' 30" E 20.00 feet to the place of beginning.

Containing 1.72 acres of land, more or less.

HGW:mpl

J.O. #71145

February 16, 1972

Water Supply • Sewerage • Drainage • Highways • Structures • Land Use • Planning • Zoning • Maps

RE: PETITION FOR RECLASSIFICATION
SE/corner of North Point Boulevard
and Kane Street - 15th District
Canton Company of Baltimore -
Petitioner
NO. 73-75-R (Item No. 2)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request by the Canton Company of Baltimore to reclassify a 1.72 acre tract of ground from a M.L.-I.M. Zone and District to a B.R.-I.M. Zone and District. The property borders the City line at the southeast corner of North Point Boulevard and Kane Street. The 1.72 acres is part and parcel of a 3.81 acre tract that extends into Baltimore City.

Voluminous testimony was presented on behalf of the Petition 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.L. zoned land in the area, and did not object to a M.L. zoning designation during the recent mapping process because they were not aware that the commercial uses were being removed from the M.L. zones.

The railroad, the borders the subject property, is presently a secondary operation running approximately three nights a week. Industrial potential of the site is also reduced by grades which prohibit a satisfactory siding.

The lack of motels in the area establishes a need for accommodations to serve the existing industrial and residential complexes. If permitted, the

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

The Petitioner states that the County Council committed at least the following errors in classifying the subject 1.72 acre parcel M.L.-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 road-side 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.
- 3.) That the subject property meets all the usually stated planning and zoning criteria for B.R.-I.M. Classification, and it was error for the Council to fail to so zone the subject tract.
- 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,

proposed use would not be detrimental but would have a tendency to upgrade the location in question.

Insofar as traffic is concerned, it was felt that:

1. Traffic generated by a motel use would not create problems in excess of those presently permitted under the M.L. zoning designation.
2. Ingress, egress, and traffic circulation in general can be satisfactorily accomplished through design and location of entrances.
3. Future major road improvements in the general area will relieve the capacity problems that are occurring on both Kane Street and North Point Boulevard during peak traffic hours.

The Petitioner and expert witnesses described the subject property as having extensive frontage along North Point Boulevard and being in an area of growing commercial activity. Since commercial uses were removed from the M.L. Zone, it was their contention that it should have been designated as B.R. on the zoning maps.

The development plan has been revised to reflect the comments and recommendations made by the Zoning Advisory Committee and apparently meets all requirements with regard to water, sewer, entrances, and other site plan functions.

OPINION

After reviewing the testimony submitted in this case and visiting the site, it is the opinion of the Deputy Zoning Commissioner that the zoning designation presently placed on the property is proper and should be retained. However, since the motel would be an auxiliary service to the surrounding industrial uses, and since it apparently meets all requirements of Section 502.1 of the Baltimore County Zoning Regulations, a Special Exception for a motel use can and should be granted within a M.L. I.M. classification.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this **20th** day of March, 1973, that the above requested Reclassification be and the same is hereby DENIED, and that the above

- 2 -

Industrial zoning along this portion of North Point Boulevard was erroneous and should be corrected.

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 will 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

-2-

described property or area be and the same is hereby continued as and to remain a M.L.-I.M. Zone and District.

It is further ORDERED by the Deputy Zoning Commissioner that the herein described property or area should be and the same is hereby GRANTED a Special Exception for a Motel, subject to an overall site plan with acceptable ingress and egress being approved by the Baltimore City Department of Transit and Traffic, State Highway Administration, Baltimore County Department of Traffic Engineering, Public Works and the Office of Planning and Zoning.

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

ORDER RECEIVED FOR FILING

DATE **March 29, 1973**

BY **John De Rosa**
Administrative Assistant

**BALTIMORE
PLANNING
COMMISSION
DEPARTMENT
OF PLANNING**

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Subject: Canton Company of Baltimore
Intersection of North Point
Blvd. and Kane St.

Dear Mr. DiNenna:

We are in receipt of your letter of March 29, 1972, concerning the subject property.

This property is zoned M-2-2, which will permit parking on the portion of the property within Baltimore City.

We feel that the development plan would not be approved unless the entrance on Kane Street is moved nearer to the south property line.

If more information is necessary, please feel free to call us.

Sincerely yours,

John De Rosa
John De Rosa
Director

100 East Broadway Street
Baltimore, Maryland 21202
Phone 781-0000, Ext. 200

MAY 18 1973



DEPARTMENT OF TRANSIT AND TRAFFIC

101 E. TRAY STREET
BALTIMORE, MD. 21202

April 6, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Reclassification Petition
Third Zoning Cycle
Canton Company of Baltimore
Intersection of SW/S of
North Point Boulevard
and SW/S of Kane Street
15th District

Dear Mr. DiNenna:

Thank you for the opportunity to comment upon the pending petition for reclassification of the above referenced parcel. Please understand that these comments are made for the information of the developer and for your consideration and do not relieve the developer of any responsibility for obtaining permits from the City of Baltimore for development of this site.

The driveway proposed by the developer entering Kane Street approximately 40' south of North Point Boulevard is located too close to the intersection for safe and efficient operation. Also as you can see from the copy of the Department of Transit and Traffic's signal reconstruction drawing no. S-1124-P, vehicles exiting from this driveway would not pass under the B phase detector located approximately 150' south of North Point Boulevard.

If the zoning reclassification is granted, it should be with the understanding that the subject driveway should be relocated as far south of North Point Boulevard as possible. This would mean that the

Mr. S. Eric DiNenna

-2-

April 6, 1972

driveway should be located approximately 7 1/2 ft. north of the northeast property corner. The developer would be required to pay for the relocation of the B phase detector to a point north of this driveway. The developer can contact the Department of Transit and Traffic for details concerning the relocation of this detector.

In the future, the City of Baltimore intends to widen Kane Street south of North Point Boulevard and to construct a median divider in this widened section. At this time, southbound traffic on Kane Street would not be able to enter the subject property and vehicles exiting from the property would not be able to proceed southbound on Kane Street. Therefore, if the zoning petition is granted, it should be with the understanding that access to the property from Kane Street in the future will be limited to northbound ingress from and northbound egress to Kane Street.

If further information or clarification is required, please call upon me.

Very truly yours,

John W. Erdman
John W. Erdman
Assistant Commissioner
Expressways & Planning

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 #2
Canton Company of Baltimore

Dear Sir:

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 at the intersection of the southeast side of North Point Boulevard and the southeast side of Kane Street and is presently unimproved. The portion that has been submitted for Reclassification comprises approximately forty-five percent of the total tract with the remainder within Baltimore City. Requests for comments have been submitted by this Committee to appropriate agencies in the City of Baltimore.

To the southeast side of the site is an existing manufacturing and warehouse use operated by the Continental Can Company. Opposite the site to the northeast and across North Point Boulevard is another parcel owned by this Petitioner and submitted for Reclassification in this Cycle.

It is noted by this Committee that means for control and safety precautions in regard to the drive crossing the railroad tracks to the auxiliary parking area have not been noted on the plan. There is no curb and gutter at this location.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing, however, as the Project Planning Office, Bureau of Traffic Engineering, and State Highway Administration all reflect concern over the proposed entrance onto Kane Street, it is suggested revised plans indicating an alternate location be submitted prior to the hearing date.

Very truly yours,

Oliver L. Ayers
OLIVER L. AYERS, Chairman
John J. Dillon, Jr., Zoning Tech. II

CLJ:JDD

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

April 13, 1972

Division of Engineering
ELLENWORTH H. DYER, P. E. CHIEF

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

Re: Item #2 (Cycle April - October 1972)
Property Owner: Canton Company - Baltimore
S/W - corner of North Point Blvd. and Kane St.
Petition Zoning: M.L.
Proposed Zoning: Reclassification to B.R.
District: 15th No. Acres: 1.72 Acres

Dear Mr. Ayers:

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

Highways

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

Kane Street is within Baltimore City and subject to the requirements of Baltimore City.

The Old North Point Road right-of-way is subject to the requirements of the State Highway Administration.

The Canton Railroad is subject to the requirements of the Canton Company of Baltimore, who is the Petitioner in this matter.

There are no Baltimore County public roads involved or required.

Storm Drains

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.

Mr. Oliver L. Ayers, Chairman
Zoning Advisory Committee
Page 2
April 13, 1972

Re: Item #2 (Cycle April - October 1972)

Storm Drains (Cont'd)

Provisions for accommodating storm drains have not been indicated on the submitted plan.

Public drainage facilities are required for any offsite drainage facilities and any onsite facilities serving offsite areas, in accordance with the standards of the Baltimore County Department of Public Works.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

North Point Boulevard is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration.

Kane Street is within Baltimore City; therefore, drainage requirements as they affect the road come under the jurisdiction of Baltimore City.

Sediment Control

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. Sediment control is required by State law. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Water

Public water facilities are available to benefit this property.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the water shall be in accordance with the standards of the Baltimore County Department of Public Works or the Baltimore City Department of Public Works as appropriate.

Sanitary Sewer

Public sanitary sewer facilities are available to benefit this property.

The Petitioner is entirely responsible for the construction of his onsite private sanitary sewerage, which must conform with the Baltimore County Planning Code.

Very truly yours,

Ellenwirth H. Dyer
ELLENWIRTH H. DYER, P.E.
Chief, Bureau of Engineering

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

ELLENWIRTH H. DYER, P.E. Director
WILLIAM T. MILLER Deputy Traffic Engineer

April 28, 1972

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

Re: Cycle Zoning III
Item 2 - ZAC - 3-21-72
Property Owner: Canton Company of Baltimore
SE Corner North Point Blvd. & Kane Street
Reclassification to BR - District 15

Dear Mr. Ayers:

The subject petition is requesting a change from ML to BR. This could increase the trip density from 50 trips to 300 trips a day. Access to Kane Street is subject to the approval of the Dept. of Transit & Traffic, Baltimore City. At this department's request, Transit & Traffic has reviewed this plan and suggested that the entrance to Kane Street be moved westerly to set it out of the intersection. Some capacity problems do exist at the intersection during the peak hours.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

March 22, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson Maryland 21202
Attn: Mr. G.L. Myers

Re: Z.A.C. meeting March 21, 1972
Reclassification, Item:
Prop. Owner Canton Co. of Balto.
S/E corner of North Pt. Blvd. and
Kane St. Reclassification To B.R.
(Rte 151 District 15 1.72 acres)

Dear Mr. DiNenna:

Considering the heavy volume of traffic at the subject intersection it is our opinion that the proposed entrance from Kane Street, should be located further from the intersection.

An inspection at the site revealed that the frontage on Old North Point Road, Sub Route 20, is open to traffic. Since no access is proposed from this road, a barrier, preferably concrete curb, should be constructed to preclude access to the road.

Access to North Point Blvd. will be subject to the approval and permit from the State Highway Administration.

Very truly yours,

Charles Lee Chief
Charles Lee Chief,
Development Engineering Section
By: John E. Myers
Asst. Development Engineer

CL-JM-es

TO: S. Eric DiNenna, Zoning Commissioner
Attention: Mr. Myers
FROM: Fire Prevention Bureau
Fire Department
SUBJECT: Property Owner:
Canton Company of Baltimore

DATE: March 27, 1972

- Location: S/E corner of North Point Blvd. and Kane Street
ITEM # 2 (Reclassification) Zoning Agenda: March 21, 1972
1. Fire hydrants for the proposed site (as 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", 1957 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", 1957 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.

Letitia M. Dyer
Letitia M. Dyer
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. Bonner
 SUBJECT: Item 2 - Reclassifications- Zoning Advisory Committee Meeting, March 21, 1972

2. Property Owner: Canton Company of Baltimore
 Location: S/E corner of North Point Blvd and Kane Street
 Present Zoning: M.L.
 Proposed Zoning: Reclassification to S.R.
 District: 15
 No. Acres: 1.72

Metropolitan water and sewer are available to the site.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

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.

Sanitarian II
 Water and Sewer Section
 Division of Sanitary Engineering

BALTIMORE COUNTY, MARI. LAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
 TO: Zoning Commissioner Date: March 30, 1972
 John L. Winsley
 FROM: Project Planning Division
 SUBJECT: Reclassifications

March 21, 1972
 Canton Company of Baltimore
 S/E corner of North Point Blvd.
 and Kane Street

This office is concerned with the driveway that crosses the railroad tracks, and what safety precautions will be taken by the railroad and the developer to insure the safety of the people using the eastern most parking lot.

Even though the entrance on Kane Street is located in the City portion of the property, the entrance should be moved to the southwest because of the traffic back-up on Kane Street.

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM #2

TOWSON, MARYLAND - 21204

Property Owner: Canton Company of Baltimore
 District: 15
 Present Zoning: ML
 Proposed Zoning: SR
 No. Acres: 1.72

No bearing on student population

M. EMILIE "ANNE" HENNING
 EUGENE C. HEDGECOCK
 AND: CHRISTINE L. HEDGECOCK

MRS. JOHN H. BROCKOFF
 JOSEPH H. MCDONN
 ANTHONY R. MCDONN

T. JAYARD WILLIAMS, JR.
 RICHARD W. TRACY, JR.
 MRS. RICHARD K. WILLIAMS

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 #2
 Canton Company 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 at the intersection of the southwest side of North Point Boulevard and the southeast side of Kane Street and is presently zoned M.L. The portion that has been submitted for reclassification comprises approximately forty-five percent of the total tract with the remainder within Baltimore City. Requests for comments have been submitted by this Committee to appropriate agencies in the City of Baltimore.

To the southeast side of the site is an existing manufacturing and warehouse use operated by the Continental Ore Company. Opposite the site to the northeast and across North Point Boulevard is another parcel owned by this petitioner and submitted for Reclassification in this Cycle.

It is noted by this Committee that means for control and safety precautions in regard to the drive crossing the railroad tracks to the existing parking area have not been shown on the plan. There is no curb and gutter at this location.

ZONING ADMINISTRATION DIVISION

This petition is accepted for filing, however, as the Project Planning office, Bureau of Traffic Engineering, and State Highway Administration all reflect concern over the proposed entrance onto Kane Street, it is suggested revised plans indicating an alternate location be submitted prior to the hearing date.

Very truly yours,
 Oliver L. Myers, Chairman
 John A. Dillon, Jr., Zoning Tech. II

OLM:JJD:JD



INDUSTRIAL DEVELOPMENT COMMISSION BALTIMORE COUNTY, MARYLAND

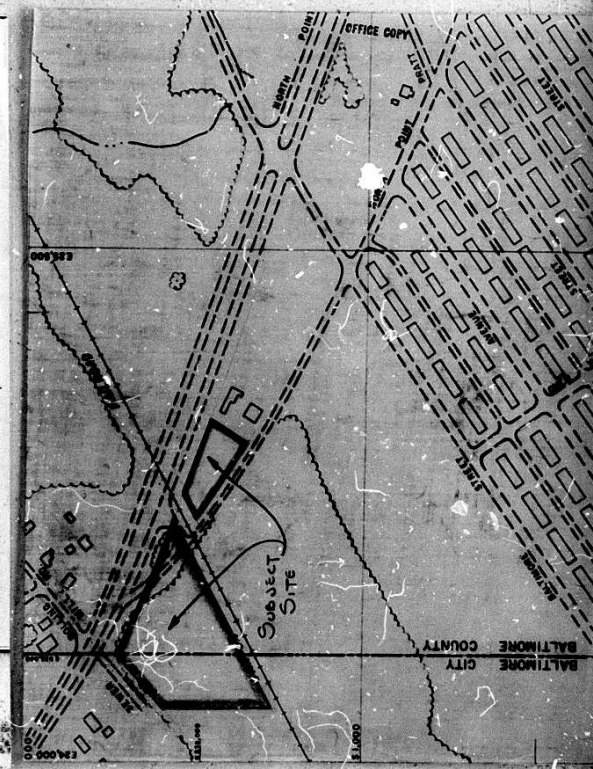
April 11, 1972

To: Mr. S. Eric DiNenna, Zoning Commissioner
 From: H. B. Staab - Industrial Development Commission
 Re: ZAC Agenda - 3/21/72
 Item 2 - Canton Co. of Baltimore
 S/E corner of North Point Blvd. and Kane Street
 1.72 acres - 15th E.D.
 Reclassification from M.L. to B.R.

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

Because of the small size and configuration of the site, we believe the use of it as a commercial development is more appropriate than attempting to locate an industrial operation on this limited parcel.

H. B. STAAB
 Director



PETITION FOR RECLASSIFICATION
USE DISTRICT
 ZONING FROM M.L. and L.M. District to R.R. and L.M. District
 LOCATION: Southwest corner of North Point Boulevard and Kane Street.
 DATE & TIME: WEDNESDAY, OCTOBER 9, 1972 at 1:00 P.M.
 PUBLIC HEARING: Room 304, 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.
 Present: Hearing: M.L. and L.M. District.
 Proposed: Zoning: R.R. and L.M. District.
 All that parcel of land in the Fifthward District of Baltimore County, beginning for the same at the intersection of the southeast side of Kane Street, 80 feet wide, and the southeast side of North Point Boulevard, 120 feet wide, running thence bounding on the southeast side of said North Point Boulevard, (1) northwesterly by a curve to the left with the radius of 250.79 feet, the distance of 173 feet, more or less, thence bounding on the center line of Old North Point Road, 120 feet wide, (2) southeasterly 128 feet, more or less, to a point on the southeast line of the right-of-way of the Canton Railroad, 80 feet wide, thence bounding on the southeast line of said right-of-way, (3) S 41 degrees 44' 50" W 202.46 feet, more or less, to a point on the Eastern Boundary Line of Baltimore City, thence bounding on said line, (4) Due North 302.46 feet to a point on the aforementioned southeast side of Kane Street, thence 30 feet bearing, (5) S 40 degrees 10' 07" E 30.46 feet to the place of beginning.
 Containing 1.72 acres of land, more or less.
 Being the property of Canton Company of Baltimore, as shown on plat filed with the Zoning Department.
 Hearing Date: Wednesday, October 11, 1972 at 1:00 P.M.
 Public Hearing: Room 304, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 BY ORDER OF
 S. ERIC DYER, JR.
 ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

36 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, etc. by Canton Co. was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, on 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 G. O'Connell*

PETITION FOR RECLASSIFICATION
USE DISTRICT
 ZONING FROM M.L. and L.M. District to R.R. and L.M. District
 LOCATION: Southwest corner of North Point Boulevard and Kane Street.
 DATE & TIME: Wednesday, October 11, 1972 at 1:00 P.M.
 PUBLIC HEARING: Room 304, 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.
 Present: Hearing: M.L. and L.M. District.
 Proposed: Zoning: R.R. and L.M. District.
 All that parcel of land in the Fifthward District of Baltimore County, beginning for the same at the intersection of the southeast side of Kane Street, 80 feet wide, and the southeast side of North Point Boulevard, 120 feet wide, running thence bounding on the southeast side of said North Point Boulevard, (1) northwesterly by a curve to the left with the radius of 250.79 feet, the distance of 173 feet, more or less, thence bounding on the center line of Old North Point Road, 120 feet wide, (2) southeasterly 128 feet, more or less, to a point on the southeast line of the right-of-way of the Canton Railroad, 80 feet wide, thence bounding on the southeast line of said right-of-way, (3) S 41 degrees 44' 50" W 202.46 feet, more or less, to a point on the Eastern Boundary Line of Baltimore City, thence bounding on said line, (4) Due North 302.46 feet to a point on the aforementioned southeast side of Kane Street, thence 30 feet bearing, (5) S 40 degrees 10' 07" E 30.46 feet to the place of beginning.
 Containing 1.72 acres of land, more or less.
 Being the property of Canton Company of Baltimore, as shown on plat filed with the Zoning Department.
 Hearing Date: Wednesday, October 11, 1972 at 1:00 P.M.
 Public Hearing: Room 304, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 BY ORDER OF
 S. ERIC DYER, JR.
 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 the 21st day of September, 1972, the 11th day of October, 1972, the 19th day of September, 1972, appearing on the 21st day of September, 1972.

THE JEFFERSONIAN,

H. Frank Smith
 Manager.

Cost of Advertisement, \$.....

James B. Nolan, Esq.,
 204 West Pennsylvania Avenue,
 Towson, Md. 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

S. Eric Dyer, Jr.
 S. ERIC DYER, JR.
 Zoning Commissioner

Petitioner: Canton Company of Baltimore

Petitioner's Attorney: James B. Nolan

Reviewed by *Michael H. News*
 Chairman,
 Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

773-756

District: 13th

Date of Posting: Sept. 21, 72

Posted for: Henry W. L. Oct. 11, 1972 @ 1:30 P.M.

Petitioner: Canton Co. of Baltimore

Location of property: SE/4th & North Pt. Blvd. & Kane St.

Location of Sign: 21 North Pt. Blvd. 21 North Pt. Blvd. & Kane St.

Remarks:

Posted by: Michael H. News

Date of return: Sept. 21, 72

PETITION MAPPING PROGRESS SHEET						
FUNCTION	Wall Map		Original		Duplicate	
	date	by	date	by	date	by
Descriptions checked and outline plotted on map						
Petition number added to outline						
Denied						
Granted by ZC, BA, CC, CA						
Reviewed by: <i>J.B.N.</i>			Revised Plans:			
Previous case:			Change in outline or description	Yes	No	
			Map #			

BALTIMORE COUNTY, MARYLAND No. 5081

OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE Oct. 13, 1972 ACCOUNT 01-662

AMOUNT \$133.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Messrs. Nolan, Flumhoff and Williams
 204 W. Penna. Ave.
 Towson, Md. 21204
 Advertising and posting of property for Canton Co.
 773-75-2

BALTIMORE COUNTY, MARYLAND No. 2183

OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE May 3, 1972 ACCOUNT 01-662

AMOUNT \$50.00

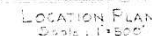
DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Messrs. Nolan, Flumhoff and Williams
 204 W. Penna. Ave.
 Towson, Md. 21204
 Petition for Reclassification for Canton Co.
 North Point Blvd. 4 5000 MC

[illegible]

- 1 Total Area of Tract Equals 4.00 Acres ±
- 2 Area of Proposed Reconfiguration Equals 4.00 Acres ±
- 3 Existing Zoning of Tract "M-1M"
- 4 Existing Use of Tract "No Use"
- 5 Proposed Zoning of Tract "B-2 I.M."
- 6 Proposed Use of Tract "New Car Sales Agency With Service Facilities"
- 7 Off-Street Parking Data:
 - 8 A. Showrooms Area Equals 6240 Sq. Ft. Requiring 41 Spaces
 - 9 B. Parts & Service Areas Equals 15,096 Sq. Ft. Requiring 47 Spaces
 - 10 C. Total Required Equals 78 Spaces
 - 11 D. Total Proposed Equals 80 Spaces
- 8 Petitioner is Requesting a Variance to Section 220.4 of The Zoning Code To Permit The Storage & Display of Materials (Automobiles) 40' In Length in The Required 30' Space Line of 50' Instead of The Allowed 15'.
- 9 Waste Oil From Oil Changes Will Be Recycled Within An Existing Gasoline Storage Facility & Disposed of By A Waste Oil Company

CYCLE ITEM

MAP: 210
 DISTRICT: 1
 D To: 210
 TYPE
 NAME: 1
 BY 210
 SERIAL
 BY

☐ Ann'd
☐ Rec'd
☐ Ref'd
☐ Filed
☐ Ck'd

AUG 17 12 PM
 ZONING DEPARTMENT
 By

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY WITH VARIANCES
VICINITY
ROLLING MILL RD. & NORTH POINT BOULEVARD

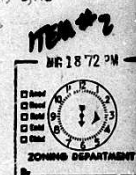
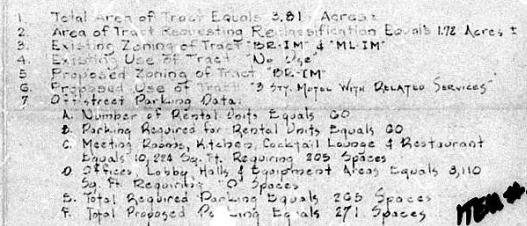
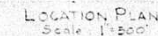
ELECTION DISTRICT 15
SCALE: 1" = 50'

BALTO. CO. MD.
Feb 17, 1972
Revised: March 7, 1972
August 13, 1972



MATZ, CHILDS & ASSOCIATES			
1020 ORCHARD BRIDGE ROAD			
BALTIMORE, MARYLAND 21204			
J. O. NO.	DRAWN BY	TRACED BY	CHECKED BY
G4210	CPJ	LR	RLJ





OFFICE COPY

REVISED PLANS

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

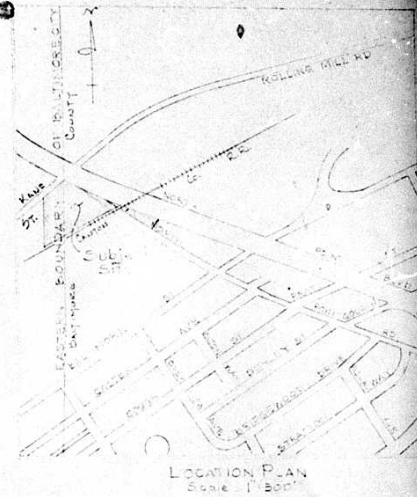
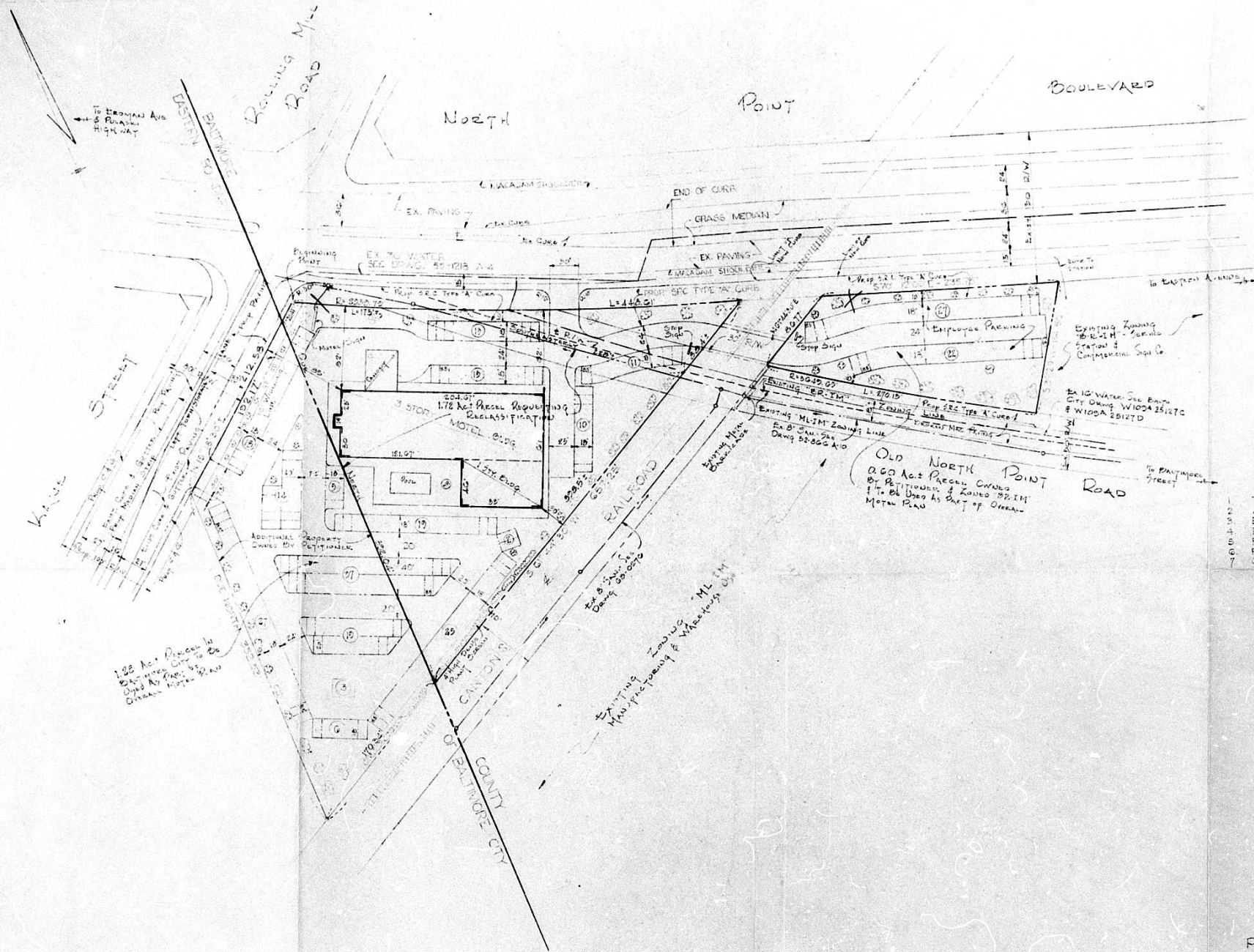
ELECTION DISTRICT 15 BALTO. CITY & CO. MD.
SCALE: 1" = 50' FEB. 15, 1972.
OCT. 17, 1972



MATZ, CHILDS & ASSOCIATES
1070 ORCHARD LANE BRIDGE ROAD
FA. TIMONIA, MARYLAND 21204

ISS. NO.	GRAND NO.	LEADER'S	CHECKED BY
7145	CE5	L.R.	RLS





GENERAL NOTES

1. Total Area of Tract Equals 3.81 Acres
2. Area of Tract Requesting Reclassification Equals 1.72 Acres
3. Existing Zoning of Tract RR-IM 4 ML-IM
4. Existing Use of Tract "No Use"
5. Proposed Zoning of Tract RR-IM
6. Proposed Use of Tract "3 City Motel with Related Services"
7. On-street Parking Data:
 - A. Number of Rental Units Equals 30
 - B. Parking Required for Rental Units Equals 30
 - C. Meeting Room, Kitchen, Cocktail Lounge & Restaurant Equals 10,200 Sq. Ft. Requiring 200 Spaces
 - D. Office, Lobby, Hall & Equipment Areas Equals 8,110 Sq. Ft. Requiring 10 Spaces
 - E. Total Required Parking Equals 235 Spaces
 - F. Total Proposed Parking Equals 271 Spaces

MEM#2

MR 18 72 PM



Control Co of Baltimore

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

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



MATZ, CHILDS & ASSOCIATES
1070 N. WILSON BRIDGE ROAD
BALTIMORE, MARYLAND 21204
7145 1365 115 115

