

Leslie M. Pittler, Esq.
1236 Reisterstown Road
Pikesville, Md. 21208

ALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 30th day of December 1974


S. Eric DiNenna,
Zoning Commissioner

Petitioner: Shope Northpoint Associates

Petitioner's Attorney: Leslie M. Pittler Reviewed by: Franklin T. Romans, Jr.

CC: NCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

Chairman,
Zoning Advisory
Committee

The site plan indicates that the total number of parking spaces existing and proposed on the site is 686. The petitioner's request indicates that 689 spaces will be provided. Either the site plan

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

cc: Bureau of Public Services (K-Mart Plaza Project 3065-110111)

R. W. d. l. s.

By: Mr. John E. Mayne

John L. Wimbley
Planning Specialist II
Project and Development Planning

MSF.org

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204
Date: December 12, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: December 9, 1975

Re: Item 109
Property Owner: Shopco Northpoint Associates
Location: SE/C of North Point Blvd. & Balto. St.
Present Zoning: BR-1M
Proposed Zoning: Variance from Sec. 409.2 to allow 689 parking spaces in lieu of the required 853 parking spaces.
District: 15th
No. Acres: 11.9750
Dear Mr. DiNenna:
No hearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

H. PUBLIC PARKS, PLANNING
EUGENE C. HERRICK, CHAIRMAN
WILLIAM D. BERRY, VICE
MARSHALL M. BODANSKY
JOSEPH M. MCGOWAN
ALVIN LOCKER
JOSHUA W. WHEELER, CLERK
T. HAROLD WILLIAMS, JR.
RICHARD W. TRACY, V.M.C.
MRS. RICHARD A. MURPHY

PETITION FOR A VARIANCE
FOR OFF-STREET PARKING
The Board of Education of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:
Petition for Variance from the Zoning Regulations of Baltimore County to permit 689 Off-Street Parking Spaces instead of the required 853 Parking Spaces.
Section 409.2 (4) - Off-Street Parking - For each 200 square feet of total floor area.
All that parcel of land in the Fifth District of Baltimore County south of North Point Boulevard and east of Gough Street, as shown on the plat of "Defence Heights" recorded among the Land Records of Baltimore County in Plat Book C.W.B. 3r, 12, page 117, thence beginning at the southeast corner of said lot, (1) S 24° 32' 50" E 649.30 feet to the center line of the fifteen foot alley running parallel with and to the northwest of Gough Street, as shown on the plat of "Defence Heights" recorded among the Land Records of Baltimore County in Plat Book C.W.B. 3r, 12, page 117, thence binding on the center line of said alley, (2) S 65° 29' 10" W 476.01 feet to the northeast right of way line of North Point Boulevard, 150 feet wide, thence binding on said right of way line, (3) N 70° 12' 50" W 872.23 feet, thence along the gas set line connecting said right of way line of North Point Boulevard with the southeast side of Baltimore Street, seventy feet wide, (4) N 04° 40' 40" W 35.90 feet, thence binding on the southeast side of Baltimore Street, seventy feet wide, (5) N 65° 27' 10" E 362.61 feet, thence (6) N 24° 32' 50" W 5.00 feet to a point on the southeast side of Baltimore Street, sixty feet wide, and thence binding thereon, (7) N 65° 27' 10" E 705.87 feet to the place of beginning.
Containing 11.9750 acres of land.
Being the property of The Irvall Corporation, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, February 9th, 1976 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Jan. 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 22, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week, on one time, successive weeks before the 21st day of February, 1976, the first publication appearing on the 22nd day of January 1976.

THE JEFFERSONIAN,
S. Frank Smith
Manager.

Cost of Advertisement, \$

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By Order of
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

Jan. 29, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Commissioner of Baltimore County in matter of Petition of Irvall Corp. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week, on one time, successive weeks before the 23rd day of January, 1976; that is to say, the same was inserted in the issue of January 22, 1976.

Kimbel Publication, Inc.
Publisher.

Kimbel & Co.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline placed on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>B. H. L.</i>										
Revised Plans: Change in outline or description										
Previous cases:										

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 1-22-76
Posted for: *Heavy Monday Feb 9th 1976 10:15 A.M.*
Petitioner: *The Irvall Corp.*
Location of property: *S.E. corner of North Point Blvd. & Balto. St.*
Location of Signs: *1 sign posted on Wall Point Blvd. 1 sign posted on Balto. St.*
Remarks: *Mail H. H. H.*
Posted by: *Mail H. H. H.* Date of return: 1-29-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

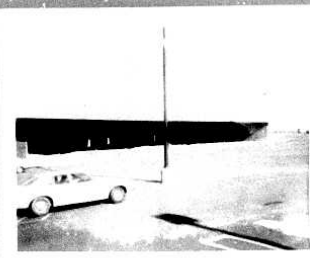
Your Petition has been received * this 26 day of November 1975. Filing Fee \$ 25. Received ☒ Check ☐ Cash ☐ Other

Petitioner *Irvall Corp.* Submitted by *Leslie Pithell*
Petitioner's Attorney *Leslie Pithell* Reviewed by *Eric*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 31610
DATE Feb. 13, 1976 ACCOUNT 01-662
AMOUNT \$78.50
RECEIVED FROM *Leslie M. Pithell, Esq., Suite 200 Hilton Plaza 180 Reisterstown Rd., Pikesville, Md. 21208*
FOR *Advertising and posting of property for the Irvall Corp. #76-110-A*
1840 1 FEB 17 7 50 CASH
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 28256
DATE Jan. 15, 1976 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM *Leslie M. Pithell, Esq., Suite 200 Hilton Plaza 180 Reisterstown Rd., Pikesville, Md. 21208*
FOR *Petting Petition for Variance for the Irvall Corp. #76-110-A*
2500 CASH
VALIDATION OR SIGNATURE OF CASHIER



STANDARD

2 luminaires
arm bracket
1/4 arm bracket

Ex. M.L.R.-IM
Zoning Line

Public Land

BALTIMORE STREET

Ex. Curb & Gutter

Existing PR 10.5
Zoning Line

Under Construction
ex. Movie Theater
18,000 sq ft
(1400 Seats)

Existing Paving

Existing K-MART Store

GARDEN SALES AREA

T.B.I.A.
Area
10,250
3 Day Service Area
100.7

16 ALLEY

EASTDALE ROAD

WYNBROOK ROAD

PR 10.5
Zoning Line

Adjust Paving
to Drain to Prop.
Ditch &

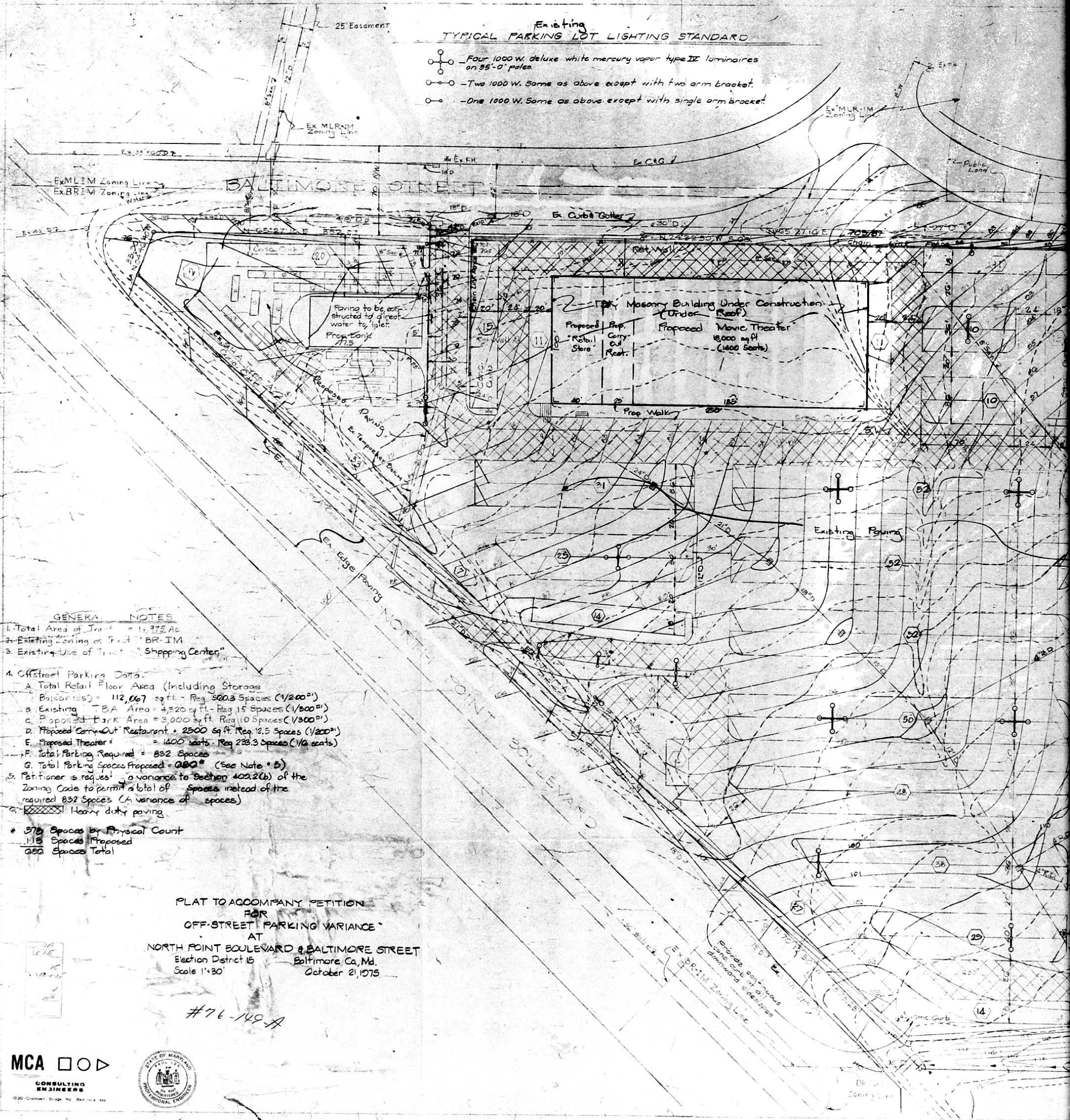
Ex. 15' Conc. Alley

Change Link Fence
1.0' From Edge of
Paving

MAY 21 1978

Existing
TYPICAL PARKING LOT LIGHTING STANDARD

- ⊕ Four 1000 W. deluxe white mercury vapor type II luminaires on 95'-0" poles
- ⊕ Two 1000 W. Same as above except with two arm bracket.
- ⊕ One 1000 W. Same as above except with single arm bracket.



GENERAL NOTES

1. Total Area of Tract = 1.975 Ac.
2. Existing Zoning of Tract = BR-IM
3. Existing Use of Tract = "Shipping Center"
4. Offstreet Parking Data:
 - A. Total Retail Floor Area (Including Storage Balconies) = 112,067 sq. ft. - Reg. 500.3 Spaces (1/200th)
 - B. Existing TBA Area = 4,320 sq. ft. - Reg. 15 Spaces (1/300th)
 - C. Proposed Park Area = 3,000 sq. ft. Reg. 110 Spaces (1/300th)
 - D. Proposed Carry Out Restaurant = 2,500 sq. ft. Reg. 12.5 Spaces (1/200th)
 - E. Proposed Theater = 1400 seats - Reg. 233.3 Spaces (1/10 seats)
 - F. Total Parking Required = 832 Spaces
 - G. Total Parking Spaces Proposed = 282 (See Note 5)
5. Petitioner is requesting a variance to Section 403.2(b) of the Zoning Code to permit a total of 282 Spaces instead of the required 832 Spaces (A variance of 550 spaces)
6. Heavy duty paving
- * 575 Spaces by Physical Count
- 113 Spaces Proposed
- 282 Spaces Total

PLAT TO ACCOMPANY PETITION
FOR
OFF-STREET PARKING VARIANCE
AT
NORTH POINT BOULEVARD & BALTIMORE STREET
Election District 15 Baltimore Co., Md.
Scale 1"=30'
October 21, 1975

#76-149-A

MCA □○▷

CONSULTING
ENGINEERS

1020 Chestnut Bridge Rd. Baltimore, Md.

