

77-158-A (Item No. 100) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Ryder Truck Rental, Inc.**, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a variance from Section 410A.2 to allow a Class II trucking facility to be located within 263' from a residential zone boundary in lieu of the required 300'.

410A.2a.1b to permit two points of ingress and egress from the herein described property. The southeastern boundary of which is situated 211 feet from Eastern Boulevard and the northeastern boundary of which is situated 300 feet from North Point Boulevard via Rolling Mill Road, and 132 feet from North Point Blvd. via Canton Center Drive located in the 15th District, Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (indicate hardship or practical difficulty)

Said points of ingress and egress to be situated in accordance with all pertinent Baltimore County Design Standards.

SEE ATTACHED SHEET

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations, or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
Ryder Truck Rental, Inc.
Legal Owner
Address: 920 S. Brunnewick Street
Baltimore, Md. 21223
John J. Bishop, Jr.
Petitioner's Attorney
Address: 500 E. Joppa Rd., Towson, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of December, 1977, 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, on the 28th day of February, 1977, at 10:00 o'clock.

John W. Hession, III
Zoning Commissioner of Baltimore County
(107)

10,00A
2/28/77

RE: PETITION FOR VARIANCES
5/5 of Rolling Mill Rd. 170.34' E of
Canton Center Dr., 15th District
OF BALTIMORE COUNTY
RYDER TRUCK RENTAL, INC., Petitioner: Case No. 77-158-A

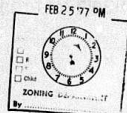
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Koenig, Jr.
Charles E. Koenig, Jr.
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of February, 1977, a copy of the foregoing Order was mailed to John J. Bishop, Jr., Esquire, 600 E. Joppa Road, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



April 4, 1977

John J. Bishop, Jr., Esquire
600 East Joppa Road
Towson, Maryland 21204

RE: Petition for Variance
5/5 of Rolling Mill Road, 170.34'
E of Canton Center Drive - 15th
Election District
Ryder Truck Rental, Inc. -
Petitioner
NO. 77-158-A (Item No. 124)

Dear Mr. Bishop:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

Eric Di Nenna
ERIC DI NENNA
Zoning Commissioner

SED/arl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

MCA
MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS
10020 Crumwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 953-0100

DESCRIPTION

4.2117 ACRE PARCEL

SOUTH SIDE OF ROLLING MILL ROAD

EAST OF CANTON CENTER DRIVE

"CANTON CENTER"

FIFTEENTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

This Description is for Variances to A
Trucking Facility, Class II

Beginning for the same at a 3/4 inch pipe set on the south side of Rolling Mill Road, seventy feet wide, as shown on the plat of "Canton Center" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, page 72, at the distance of 170.34 feet, as measured easterly along said south side of Rolling Mill Road from the northeast end of the gusset line connecting said south side of Rolling Mill Road with the east side of Canton Center Drive, seventy feet wide, as shown on said plat, running thence binding on the south and southwest side of said Rolling Mill

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

MCA
MCA ENGINEERING CORPORATION

Road, (1) easterly and southeasterly, by a curve to the right with the radius of 1020.16 feet, the distance of 804.71 feet, the chord of said arc being S 80° 40' 15" E 784.01 feet, to a 3/4 inch pipe set, thence two courses: (2) S55° 28' 00" W 651.02 feet to a 3/4 inch pipe set, and (3) N 24° 32' 00" W 436.85 feet to the place of beginning.

Containing 4.2117 acres of land.

RLS:mp J.O. 1-64210-R October 4, 1976



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: *Norman E. Gerber*, Acting Commissioner Date: February 25, 1977
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-158-A. Petition for Variance to allow a Class II Trucking Facility
Petition for Variance to permit ingress and egress.
South side of Rolling Mill Road 170.34 feet East of Canton Center Drive
Petitioner - Ryder Truck Rental, Inc.

15th District

HEARD: Monday, February 20, 1977 (10:00 A.M.)

It is suggested that careful consideration be given to the question of whether or not the request to permit the facility within 263 feet of a residence zone is not a "use" variance.

Norman E. Gerber
Norman E. Gerber, Acting Director
Office of Planning and Zoning

XND:JSH:rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the 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, Variance to permit two points of ingress and egress from the herein described property, the southeasternmost boundary of which is situated 2112 feet from Eastern Boulevard and the northernmost boundary of which is situated 448 feet from North Point Boulevard via Rolling Mill Road and 1412 feet from North Point Boulevard via Canton Center Drive instead of the required 1320 feet, said points of ingress and egress to be situated in accordance with all pertinent Baltimore County Design Standards, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of April, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning. IT IS FURTHER ORDERED that the Variance to permit a Class II Trucking Facility to be located within 263 feet from a residential zone boundary instead of the required 300 feet be and the same is hereby DENIED without prejudice.

St. P. Bishop, Jr.
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE April 4, 1977

BY *Stella P. Spang*
CLERK

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 day of 196.... that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

John J. Bishop, Jr., Esq.
Re: Item 124
February 23, 1977
Page 3

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Comodori
NICHOLAS B. COMODORI,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure

cc: NCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE 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 19th day of April, 1977

St. P. Bishop, Jr.
St. P. Bishop, Jr., Esq.
Zoning Commissioner

Petitioner: *Hyder Truck Rental*

Petitioner's Attorney: *John J. Bishop, Jr.*
1820 Cromwell Bridge Road (91304)

Reviewed by: *Nicholas B. Comodori*
Nicholas B. Comodori,
Planning & Zoning
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 23, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Comodori
Acting Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARDS OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

John J. Bishop, Jr., Esq.
600 E. Joppa Road
Towson, Maryland 21204

RE: Variance Petition
Item 124
Hyder Truck Rental - Petitioner

Dear Mr. Bishop:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

Located on the south side of Rolling Mill Road, 170 feet southeast of Canton Center Drive, this currently vacant site, zoned M.N., and part of the Canton Center Industrial Park, is proposed to be improved with the facilities of Hyder Truck Rental, Incorporated. Properties to the north, west and immediately to the south of this site consist of land occupied by the facilities of Eastern Stainless Steel, a parking lot, which at the time of field investigation was vacant, and warehouses, respectively.

This Variance hearing is a direct result of the adoption of Item No. 18-76 pertaining to existing and/or

Item #124 (1976-1977)
Property Owner: Hyder Truck Rental, Inc.
Page 2
January 21, 1977

General: (Cont'd)

Any proposed fuel, propane gas, or similar storage tanks should be located as remotely from the Outfall Sewer and storm drain as possible.

Very truly yours,

Robert Norton
ROBERT NORTON, DIRECTOR,
Chief, Bureau of Engineering

END: EAM: FWR:SS

cc: Jack Winbly
Robert Norton
Robert Downes

J-SE Key Sheet
1 & 2 NE 19 & 20 Pos. Sheets
NE 19 Topo
96 Tax Map

Dear Mr. DiMenna:

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.

General:

Required Baltimore County utilities and highway improvements, although not as yet accomplished, are as secured by Public Works Agreement #156507 executed in connection with the development of the "Canton Industrial Center".

This site is a portion of a larger parcel of land, being a portion of the plat of "Canton Center", recorded O.R.D. 21, Folio 72. Development of this property is subject to Baltimore County Subdivision Regulations and requirements.

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.

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.

Public water supply exists in Rolling Mill Road. No approval has been granted by Baltimore County or Baltimore City for a connection to the City's Outfall Sanitary Sewer. A private sanitary sewer connection to the existing public sanitary sewer in Canton Center Drive, via a private right-of-way, may be required to serve this site (See drawing #60-1229, File 1).

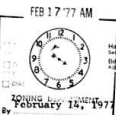
John J. Bishop, Jr., Esq.
Re: Item 124
February 23, 1977
Page 2

proposed trucking facilities in the County. It was the interpretation of Mr. DiMenna, Zoning Commissioner and Mr. Dyer, Zoning Supervisor, that the proposed use is considered a Class II trucking facility whose primary purpose, as defined by this bill, is to accommodate the parking and/or storage of trucks, truck trailers or truck tractors, with facilities for the service or repair of trucks included.

Prior to the adoption of said bill, this use was permitted in the existing M.N. classification as a matter of right, provided it was located at least 300 feet from a residence zone, and subject to obtaining necessary building permits from the County. In this case a Variance to permit the facility within 263 feet of a residence zone in lieu of the required 300 feet would still have been required, however, the site plan would not have been subjected to the close scrutiny of the County Trucking Facilities-Development Officials Committee (CTFDOC). This committee was established by the aforementioned bill in order to assure that certain requirements were attained before the site plan could be approved by the Zoning Commissioner. Due to problems in organizing this committee, it was impossible to make revisions to the site plan and eventually have it approved prior to the scheduled hearing date.

Because the entrance closest to Eastern Boulevard must be relocated, this petition has been advertised in such a manner that, if granted, will permit access points to be located where desirable by the aforementioned committee. A copy of the required revision will be forwarded to Mr. Smith in writing, and if the Variance is granted, said revisions must be made and the plan approved by the CTFDOC before any building permits can be obtained.

At this time I would like to apologize to you, and in particular to your client for any inconveniences and delays that may have resulted in this matter.



Henry B. Hughes
Edward M. Evans
Assistant Secretary

Mr. J. Richard Latini
Industrial Development Commission
County Office Bldg.
Towson, Maryland 21204

cc: Trucking Development Commission
Hyder Truck Rental, south side
Rolling Mill Rd. - 300' east
of Canton Center Drive,
North Point Blvd. (Route 151)
Eastern Blvd. (Route 130)

Dear Mr. Latini:

We have reviewed the captioned plan, made an inspection of the area and offer the following comments:

The site is served by Rolling Mill Road and Canton Center Drive (Baltimore Street), both of which intersect with North Point Blvd. Rolling Mill Road also intersects with Eastern Blvd.

Although the Eastern Blvd. intersection has been improved in recent years, it is congested due to the heavy volume of traffic on Eastern Blvd. and the traffic generated by East Point Shopping Center, which has its main entrance opposite Rolling Mill Road. To encourage any appreciable amount of additional traffic, especially, truck traffic, to this intersection would be undesirable.

The intersection of Baltimore Street with North Point Blvd. has been fully improved. No particular problems are anticipated at this location.

The intersection of Rolling Mill Road with North Point Blvd. is unimproved. The intersection is congested. The proposed traffic flow shown on the plan indicates movements from Rolling Mill Road as right turn, straight and left turn. At the present time, two of these movements are prohibited by a sign which reads "Right Turn Only". Rolling Mill Road, for the most part, is very narrow with an extremely rough surface. It is our opinion that Rolling Mill Road should be improved, especially, the intersection with North Point Blvd., in order that trucks can more easily negotiate the turns.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CLJ:EMV
cc: Mr. N. Comodori

By: John E. Meyers

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Advisory Committee..... Date: January 20, 1977
 FROM: Nick Commodore
 Industrial Development Commission
 SUBJECT: Recommendation concerning petition for variance

Ryder Truck Rental S/S Rolling Mill Road 170.34 feet east of
 Canton Center Drive.

Based on our understanding of this petition for a variance to permit a Class II Trucking Facility to be located 263 feet from a residential zone in lieu of the required 300 feet, and to permit access points to be located 2500' from Eastern Boulevard and 4550' feet from North Point Boulevard in lieu of the required 1320 feet, we recommend the approval of this request.



Mr. S. Eric DiNenna, Zoning Commissioner
 Zoning Advisory Committee
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #124, Zoning Advisory Committee Meeting, December 13, 1976, are as follows:

Property Owner: Ryder Truck Rental, Inc.
 Location: S/S Rolling Mill Road 170.34' E. Canton Center Drive
 Existing Zoning: M.H.-1.M.
 Proposed Zoning: Variance to permit a Class II Trucking Facility to be located 263' from a residential zone in lieu of the required 300' and to permit access points to be located 2500' from Eastern Blvd and 4550' from North Point Blvd, in lieu of the required 1320'.
 Acres: 4.2117
 District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The location of the gates at the proposed entrances could create a situation, if closed, where vehicles would be unable to gain immediate access into the site at anytime.

The parking calculations must be revised to comply with Section 409.26(9).

All lighting must be clearly shown on the site plan.

The F.A.R. indicated appears to be wrong and must be revised.

The boy doors to the shop area should be shown on the site plan.

Very truly yours,

John L. Wimbley
 John L. Wimbley
 Planner III
 Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 10, 1976

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

J.A.C. Meeting of: December 13, 1976

Re: Item 124
 Property Owner: Ryder Truck Rental, Inc.
 Location: S/S Rolling Mill Road, 170.34' E. Canton Center Dr.
 Present Zoning: M.H.-1.M.
 Proposed Zoning: Variance to permit a Class II Trucking Facility to be located 263' from a residential zone in lieu of the required 300' and to permit access points to be located 2500' from Eastern Blvd. & 4550' from North Point Blvd. in lieu of the required 1320'.

District: 15th
 No. Acres: 4.2117

Dear Mr. DiNenna:

No hearing on student population.

NNP/ml

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

JOSEPH N. HUGHMAN, PRESIDENT
 J. EDWARD HUGHMAN, JR., VICE-PRESIDENT
 HON. ROBERT L. GARDNER

MARTIN L. HUGHMAN
 THOMAS A. HUGHMAN
 HON. LORRAINE P. STUBBS

JOSEPH N. HUGHMAN, PRESIDENT

ROBERT A. HUGHMAN
 ALVIN STUBBS
 RICHARD W. HUGHMAN, JR.



STEPHEN COLLINS
 DIRECTOR

January 24, 1977

Mr. Eric S. DiNenna
 Zoning Commissioner
 2nd Floor, Courthouse
 Towson, Maryland 21204

Re: Item 124 - ZAC - December 13, 1976
 Property Owner: Ryder Truck Rental, Inc.
 Location: S/S Rolling Mill Rd. 170.34' E. Canton Center Dr.
 Existing Zoning: M.H. - 1.M.
 Proposed Zoning: Variance to permit a Class II Trucking Facility to be located 263' from a residential zone in lieu of the required 300' and to permit access points to be located 2500' from Eastern Blvd. & 4550' from North Point Blvd. in lieu of the required 1320'.

Acres: 4.2117
 District: 15th

Dear Mr. DiNenna:

No major traffic engineering problems are anticipated by the requested variance to permit a trucking facility to be located 263' from a residential zone and a variance to permit access points to be located 2500' from Eastern Boulevard and 4550' from North Point Blvd.

The proposed access to this site using Rolling Mill Road and Canton Center Drive to North Point Blvd. or Eastern Blvd. is acceptable, except for the left turn movement from westbound Rolling Mill Road to southbound North Point Blvd., which is a prohibited movement.

Should the requested variance be granted, the entrance to this site will be required to be located opposite the existing entrance to Rolling Mill Road.

Very truly yours,

Michael J. Flanagan
 Michael J. Flanagan
 Traffic Engineer Associate

MSF:mc



March 16, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. DiNenna: Revised
 Comments on Item # 124, Zoning Advisory Committee Meeting, February 21, 1977 are as follows:

Property Owner: Ryder Truck Rental, Inc.
 Location: S/S Rolling Mill Rd. - 170.34' E. Canton Center Dr.
 Existing Zoning: M.H. - 1.M.
 Proposed Zoning: Variance to permit a Class II Trucking Facility to be located 263' from a residential zone in lieu of the required 300' and to permit access points to be located 2500' from Eastern Blvd. & 4550' from North Point Blvd. in lieu of the required 1320'.

Acres: 4.2117
 District: 15

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (B.C.B.C.), 1970 Edition and the 1971 Supplement and other applicable codes.
- Building permits shall be required before construction can begin. Separate permits are required for Trucks, Lights and other site improvements.
- Three sets of construction drawings will be required to file an application for a building permit.
- Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- Wood frame walls are not permitted within 1'0" of a property line. Contact Building Department if distance is between 1'0" and 6'0" of property line.
- No comment.
- Requested setback variance conflicts with the Baltimore County Building Code. See Section 103.7, Table 7A.

Very truly yours,

Charles E. Burman
 Charles E. Burman
 Plans Review Chief
 CEB:rz



DONALD J. ROOP, M.D., M.P.H.
 DEPUTY HEALTH AND COUNTY HEALTH OFFICER

January 5, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 124, Zoning Advisory Committee Meeting, December 13, 1976, are as follows:

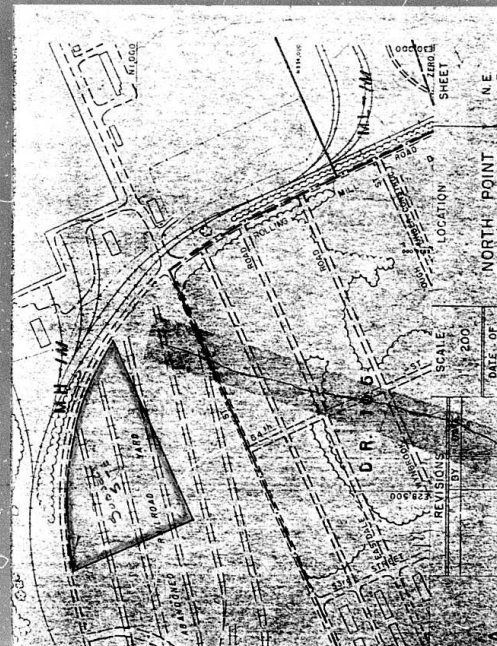
Property Owner: Ryder Truck Rental, Inc.
 Location: S/S Rolling Mill Rd. 170.34' E. Canton Center Dr.
 Existing Zoning: M.H.-1.M.
 Proposed Zoning: Variance to permit a Class II Trucking Facility to be located 263' from a residential zone in lieu of the required 300' and to permit access points to be located 2500' from Eastern Blvd. & 4550' from North Point Blvd. in lieu of the required 1320'.
 Acres: 4.2117
 District: 15th

Comments: Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Swelin
 THOMAS H. SWELIN, Director
 BUREAU OF ENVIRONMENTAL SERVICES

TDS/MLM/thc



TOWSON, MD 21204 Feb. 10, 1977

THIS IS TO CERTIFY that the annexed advertisement of
 Petition for a Variance - Ryder Truck Rental
 was inserted in the following

- | | |
|---|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☒ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
 once a week for one successive weeks before the
 day of February 1977, that is to say, the same
 was inserted in the issues of Feb. 10, 1977.

STROMBERG PUBLICATIONS, INC.

BY *For Strome*

PETITION FOR A VARIANCE AND DEFENSE

NOTING: Position for Veterans for a Clean & Trustworthy Facility Inspection and Award Points.
LOCATION: South side of Highway 100, Road 100-4, just past the Canadian Center Drive.
DATE & TIME: Sunday, February 19, 1977, at 10:00 A.M.
PUBLIC MEETING: Room 106, County Office Building, 711 W. Chesapeake Avenue, Tucson, Maryland.

The Housing Commission of Baltimore County, by authority of the Housing Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit a Chain It Truck Stop located at the intersection of Route 202 and State Road 168, to be sited on a rural residential area boundary instead of the required 200 feet; and to provide two points of ingress and egress to the proposed site from a dedicated access road to the underserved property. The Southeastern boundary of which is situated 2012 feet from Eastern Boulevard and the Western boundary of which is situated 492 feet from North Point Boulevard on Rolling Hill Road, and 3432 feet from North Point Boulevard on State Road 168. Drive located in the vegetation 1322 feet East of the point of ingress and egress to be situated in accordance with the zoning regulations of Baltimore County. Dated _____

Section 110A.2—Location — 500 feet of a dwelling or a residential zone.

Section 116A.2A1B -- No access point on a major collector street is permitted unless the access point is within a travel distance of 1/4 mile from the major collector's streets access to an arterial street, an expressway, or a freeway.

All that parcel of land in the Fifteenth District of Baltimore County
This Description is for Variances to
A Trucking Facility, Class II

Beginning for the cone at a 2 1/4 inch pipe set on the south side of the existing Mill Road, seventy feet wide, the "Cone" recorded under the Lane Record of Baltimore County in Flat Book O.T.G. 21, page 72, at the distance of 174.3 feet, as measured eastward, to the center of the existing Mill Road from the southeast and the exact line connecting the north side of existing Mill Road with the center of the existing Mill Road, seventy feet wide, as shown on said plat, running thence ending on the north and southwest side of the existing Mill Road, seventy feet wide, as shown on said plat, and southeasterly, by a curve to the right with the radius of 14024.24 feet, the distance of 194.71 feet, the chord of 174.3 feet, and the angle of 784.01 feet, to the 1/4 inch pipe set on the south side of the existing Mill Road; (2) S 85° 38' 50" W 86.50 feet to a 2 1/4 inch pipe set on the north side of the existing Mill Road; (3) N 54° 01' 00" W 166.32 feet, 50 feet, to the center of the existing Mill Road.

Containing 4.2117 acres of land.
Being the property of Ryder Truck
Rental, Inc., as shown on plat plan
filed with the Zoning Department.
Hearing Date: Monday, February
28, 1977, at 10:00 A.M.
Public Hearing: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By Order of
S. ERIC DINENNA
Zoning Commissioner of
Baltimore County

Feb. 10.

TOWSON, MD., February 10, 1977

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 each week, at the time _____ successive weeks before the _____ day of _____ February _____, 19___. The first publication appearing on the _____ day of _____ February _____, 19__.

THE JEFFERSONIAN.

L. L. Lusk
Manager.

Cost of Advertisement, \$_____

77-158-11

District 15 Date of Posting 2-16-77
Posted for: Hearing Mon. Feb. 28th 1977 @ 11:00 A.M.
Petitioner: Ryder Truck Rental
Location of property: 1/2 of Ralphy's Subd. Rd. 120, 34 ft. East of
Center Center @ DM
Location of Signs: 2 Sign Rental sign to indicate Ryder Truck
Rental Sign
Remarks: _____
Posted by Mark H. Hess Date of return: 2-17-77

SIGNATURE

Date of return: 2-17-77

No. 46459

DATE **Mar. 9, 1977** ACCOUNT **01-662**

AMOUNT \$68.25

RECEIVED John J. Bishop, Esq. 600 E. Joppa Rd., Towson, Md.
FROM 21204
FOR Advertising and posting of property for
Ryder Truck Rental, Inc.
#77-158-A

820712

68.25 Hz

VALIDATION OF SIGNATURE OF CASHIER

No. 42886

DATE Feb. 4, 1977 ACCOUNT 01-662

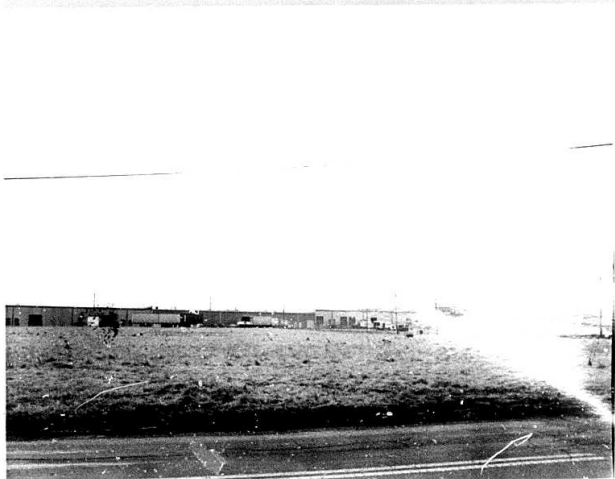
AMOUNT \$25.00

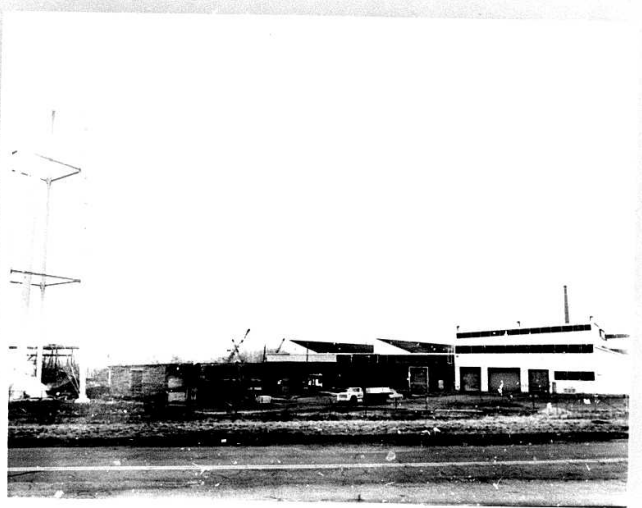
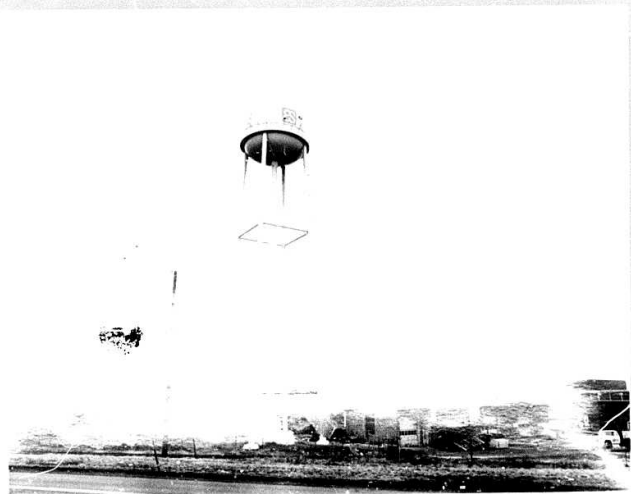
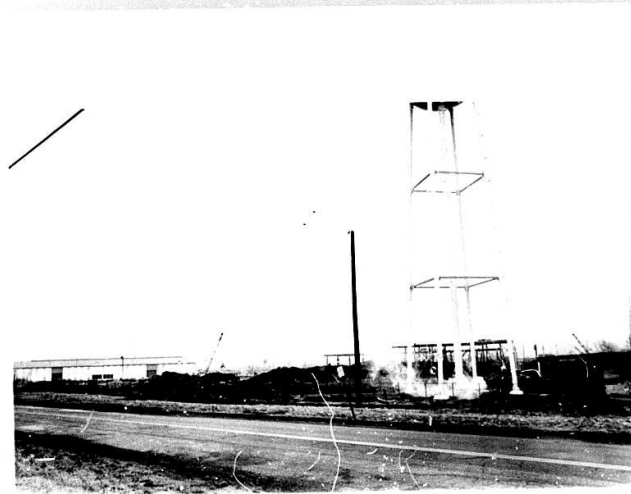
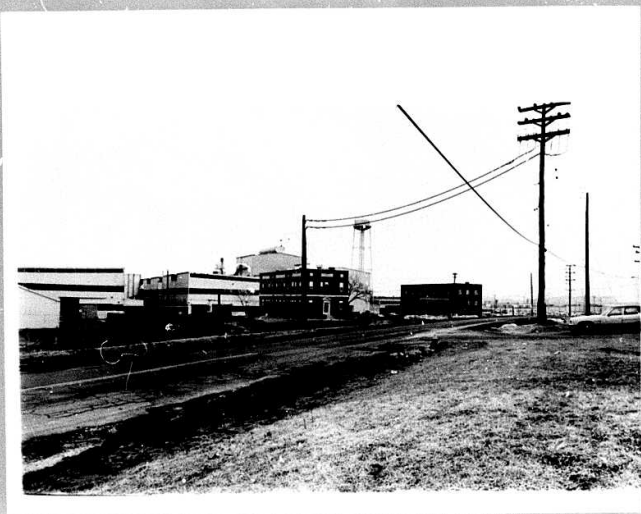
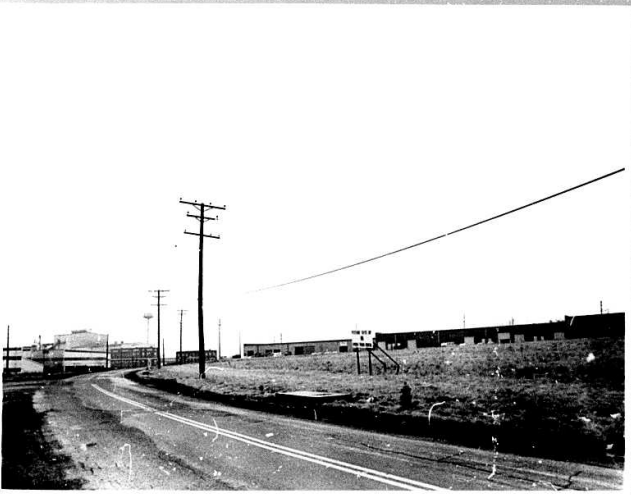
RECEIVED John J. Bishop, 600 E. Joppa Rd. Towson, Md. 21201
FROM
FOR: Petition for Variance for Ryder Truck Rental, Inc.
#77-158-A

875 = 261

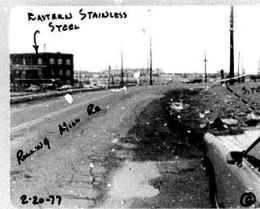
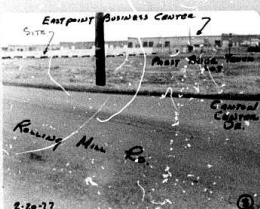
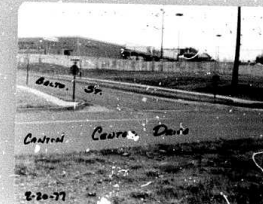
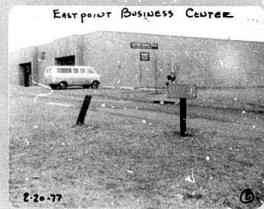
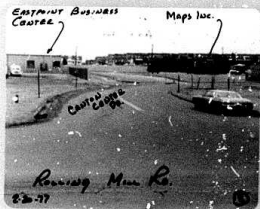
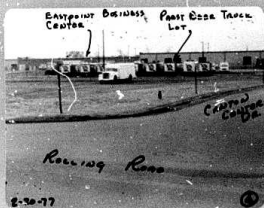
25.0 C MSC

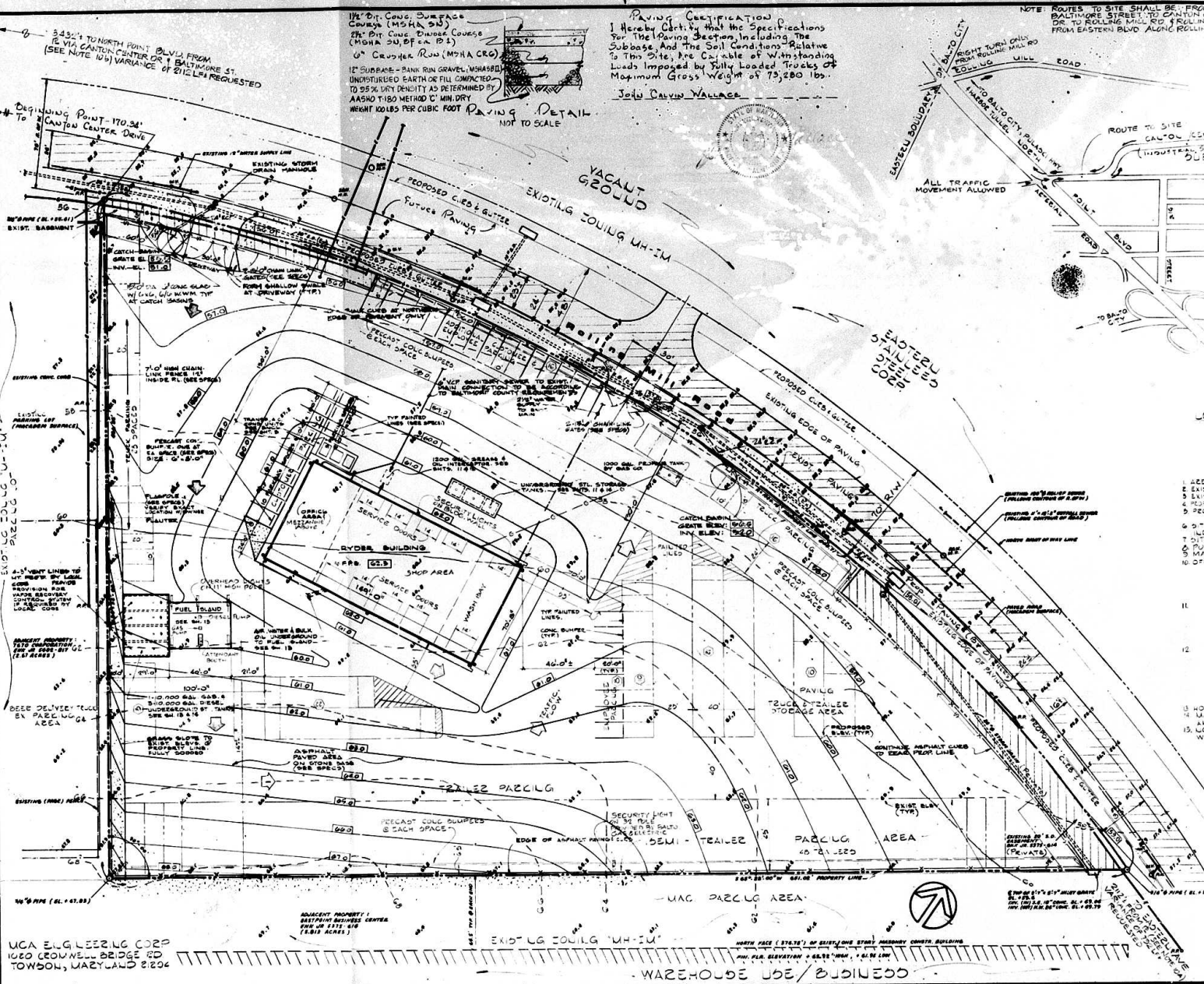
VALIDATION OR SIGNATURE OF CASHIER



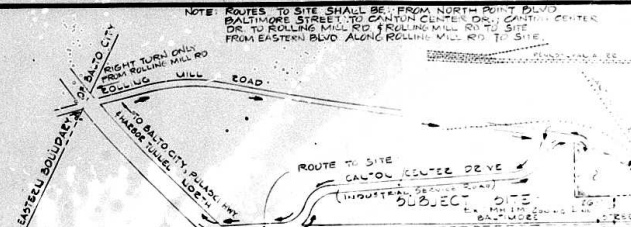








Paving Certification
 I hereby certify that the Specifications for the Paving Section, including the Subbase and the Soil Conditions Relative to this Site, are Capable of Withstanding Loads Imposed by Fully Loaded Trucks of Maximum Gross Weight of 73,280 lbs.
John Calvin Wallace



- GENERAL NOTES**
1. AREA OF TRUCK STORAGE & FACED
 2. EXISTING ELEVATION OF PROPERTY LINE
 3. EXISTING USE OF PROPERTY
 4. PROPOSED USE OF PROPERTY
 5. PROPOSED USE OF PROPERTY
 6. SITE IS LOCATED WITHIN A ZONED AREA WHICH IS A PAVED
 7. SITE IS LOCATED WITHIN A ZONED AREA WHICH IS A PAVED
 8. SITE IS LOCATED WITHIN A ZONED AREA WHICH IS A PAVED
 9. SITE IS LOCATED WITHIN A ZONED AREA WHICH IS A PAVED
 10. SITE IS LOCATED WITHIN A ZONED AREA WHICH IS A PAVED
 11. SITE IS LOCATED WITHIN A ZONED AREA WHICH IS A PAVED
 12. SITE IS LOCATED WITHIN A ZONED AREA WHICH IS A PAVED
 13. SITE IS LOCATED WITHIN A ZONED AREA WHICH IS A PAVED
 14. SITE IS LOCATED WITHIN A ZONED AREA WHICH IS A PAVED
 15. SITE IS LOCATED WITHIN A ZONED AREA WHICH IS A PAVED

Schedule of Compliance
 1. Approval of Existing Conditions 12/1/77
 2. Approval of the Design 12/1/77
 3. Construction 12/1/77
 4. Completion 12/1/77

APPROVED:

ZONING COMMISSIONER _____ **DATE** _____

COUNTY TRUCKING FACILITIES
Development Official _____

Approved: _____ **CHAIRMAN** _____ **DATE** _____

UAC ENGINEERING CORP
 1020 CROWNVIEW DRIVE
 TOWSON, MARYLAND 21204

NO. 100	DATE	BY	REVISIONS
1	12/1/77	J.C.W.	1. INITIAL DESIGN
2	12/1/77	J.C.W.	2. REVISIONS
3	12/1/77	J.C.W.	3. REVISIONS
4	12/1/77	J.C.W.	4. REVISIONS

RYDER TRUCK RENTAL INC.

SECTION 100

FILE NUMBER 1009

DRAWING 1

SITE PLAN 100

[illegible]



065

Scale: 1"=2

19-1



4