

79-189-XA 124 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Canton Company of Baltimore, a body corporate,
legal owner of the property situate in Baltimore
County and which is described in the description a plat attached hereto and made a part hereof,
hereby petition for a Variance from Section 238.2 to permit side and rear yard
setbacks of 15' each instead of the required 30'

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

The lot itself limits development in accordance with present
setback regulations.

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

DATE March 8, 1979
ORDER RECEIVED FOR FILING

PER: PONTIAC, INC. CANTON COMPANY OF BALTIMORE
Contract purchaser Legal owner
Address: Northpoint Blvd. and Bayview Ave. Address: Box 447
Baltimore, MD 21224 Baltimore, MD 21203
Louis J. Glick
Petitioner's Attorney Protestor's Attorney
Address: 326 St. Paul Place, Baltimore, MD 21202
752-1230

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day
of January, 1979, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 7th day of March, 1979, at 10:15 o'clock
A.M.
S. Eric DiNenna
Zoning Commissioner of Baltimore County.
(over)

79-189XA 124 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Canton Company of Baltimore, a body corporate,
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 _____ zone to an _____
zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for used car lot

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 for Baltimore
County.

DATE March 9, 1979
ORDER RECEIVED FOR FILING

PER: PONTIAC, INC. CANTON COMPANY OF BALTIMORE
Contract purchaser Legal owner
Address: Northpoint Blvd. and Bayview Ave. Address: Box 447
Baltimore, MD 21224 Baltimore, MD 21203
Louis J. Glick
Petitioner's Attorney Protestor's Attorney
Address: 326 St. Paul Place, Baltimore, MD 21202
752-1230

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day
of January, 1979, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 7th day of March, 1979, at 10:15 o'clock
A.M.
S. Eric DiNenna
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SE corner of North Point Blvd. and
Canton Railroad, 12th District : OF BALTIMORE COUNTY

CANTON COMPANY OF BALTIMORE, Case No. 79-189-XA
Petitioner

ORDER TO ENTER APPEARANCE

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.

Peter Max Zimmerman
Peter Max Zimmerman
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 27th day of February, 1979, a copy of the
aforegoing Order was mailed to Louis J. Glick, Esquire, 326 St. Paul Place,
Baltimore, Maryland 21202, Attorney for Petitioner.

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



March 8, 1979

Louis J. Glick, Esquire
326 St. Paul Place
Baltimore, Maryland 21202

RE: Petitions for Special Exception
and Variances
SE/corner of North Point Boul-
vard and Canton Railroad - 12th
Election District
Canton Company of Baltimore -
Petitioner
NO. 79-189-XA (Item No. 124)

Dear Mr. Glick:

I have this date passed my Order in the above referenced matter,
in accordance with the attached.

Very truly yours,
S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:nr

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
TO: Zoning Commissioner Date: February 27, 1979
FROM: Leslie H. Groff, Director of Planning
SUBJECT: Petition #78-189-XA, Item #124.
Petition for Special Exception for used car lot and Variance for side and rear
setbacks
Southeast corner of North Point Boulevard and Canton Railroad
Petitioner - Canton Company of Baltimore

12th District

HEARING: Wednesday, March 7, 1979 (10:15 A.M.)

The proposed use would be appropriate here. If granted, it is requested
that details of landscaping be submitted for approval to the Current Planning
and Development Division.

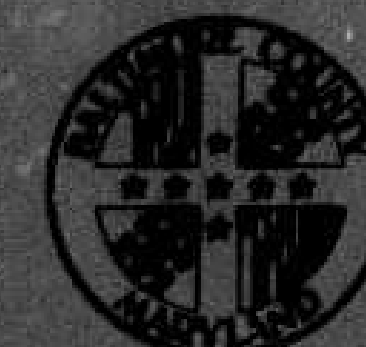
Leslie H. Groff
Leslie H. Groff, Director
Office of Planning and Zoning

LHG:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 23rd day of January, 1979

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Canton Co. of Baltimore
Petitioner's Attorney: Louis J. Glick

Louis J. Glick, Esquire
326 St. Paul Place
Baltimore, Maryland 21202

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: S. J. Martenet & Co., Surveyors
9 East Lexington Street
Baltimore, Maryland 21202



JUN 12 1979

Pursuant to the advertisement, posting of property, and public hearing on the 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(s),

the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) to permit side and rear yard setbacks of 15 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of March, 1979, that the herein Petition for the aforementioned Variance(s) 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.

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of March, 1979, that the aforementioned Variance(s) be and the same is, are hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a used car lot should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of March, 1979, that the herein Petition for Special Exception for a used car lot 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. Said Special Exception must be utilized within five years or become null and void.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of March, 1979, 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 and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

February 22, 1979

000
Nicholas B. Commodari
Chairman

Louis J. Glick, Esquire
326 St. Paul Place
Baltimore, Maryland 21202

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 124
Petitioner - Canton Company
of Baltimore
Special Exception and
Variance Petition

Dear Mr. Glick:

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 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 suitability of the requested zoning.

This currently vacant property, located at the southeast corner of North Point Boulevard and the Canton Railroad, in the 12th Election District, is proposed to be developed with a used car facility for the Penn Pontiac dealership, which is located immediately to the northwest of this site. After personal consultation with you and your surveyor, concerning the comments from this Committee and receipt of revised plans reflecting same, I proceeded to schedule this petition for a hearing date. At the time of this writing, comments from the Department of Traffic Engineering were not available. However, the representative from this department indicated that he was satisfied with the revised plans that were submitted.

If this petition is granted and at the time of application for the required building permits, it should be noted that the site plan must again be revised to indicate an 8 foot setback from the proposed right-of-way for the parking spaces along Old North Point Road and the

Item No. 124
Page 2
February 22, 1979

required handicapped parking. In addition, your surveyor should personally contact Mr. John L. Wimbley at 494-3335, to determine if the landscaping as shown on the revised plans is sufficient.

As agreed upon previously, the Variance to permit used car display within 10 feet of North Point Boulevard in lieu of the required 13 feet has been deleted from this request, in view of the location of the pump island to the east of this site.

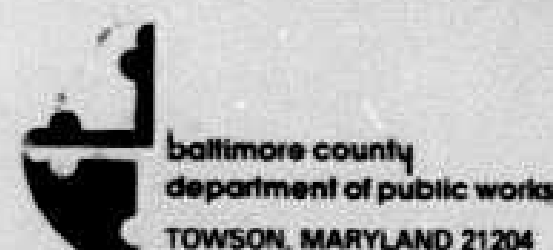
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: S. J. Martenet & Co. Surveyors
9 East Lexington Street
Baltimore, Maryland 21202



THORNTON M. MOURING, P.E.
DIRECTOR

January 17, 1979

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

Re: Item #124 (1978-1979)
Property Owner: Canton Company of Baltimore
S/E cor. North Point Blvd. & Canton R.R.
Existing Zoning: BR-1M
Proposed Zoning: Special Exception for a used car lot and Variance to permit side and rear setbacks of 15' in lieu of the required 30' and to permit used car display 10' from the front property line in lieu of the average 13'.
Acres: 0.602 District: 12th

Dear Mr. DiNenna:

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:

Comments were supplied for an overall larger property, of which this site is a part, in connection with the Zoning Advisory Committee review for Item 2 of Zoning Cycle III (April-October 1972), No. 73-75R; these comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 124 (1978-1979).

Very truly yours,

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

END:RAM:PWR:es

P-NE Key Sheet
1 SE 17 Top. Sheet
SE 1 E Topo
96 Tax Map

Attachment

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

April 13, 1972

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

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

Re: Item #2 (Cycle April - October 1972)
Property Owner: Canton Company of Baltimore
S/E corner of North Point Blvd. and Kane St.
Present Zoning: M.L.
Proposed Zoning: Reclassification to E.R.
District: 15th No. Acres: 1.72 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 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. Myers, Chairman
Zoning Advisory Committee
Page 2
April 13, 1972

SE-15 Topo Sheet
P-12 Key Sheet
1 SE 17 Position Sheet
96 Tax Map

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

Storm Drains: (Cont'd)

Provisions for accommodating storm drainage 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 stripping, 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 stripping 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 meter 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.

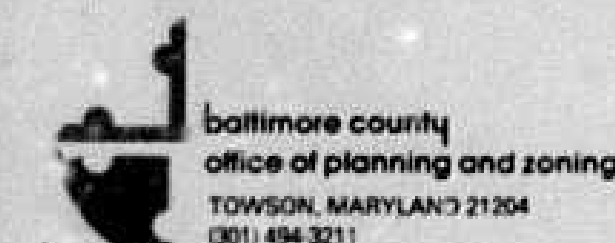
Sanitary Sewer:

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 Plumbing Code.

Very truly yours,
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:CKM:es



LESLIE H. GRAEF
DIRECTOR

January 18, 1979

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 5, 1978, are as follows:

Property Owner: Canton Company of Baltimore
Location: Se/C North Point Blvd and Canton RR
Existing Zoning: B.R.-1.M.
Proposed Zoning: Special Exception for a used car lot and Variance to permit side and rear setbacks of 15' in lieu of the required 30' and to permit used car display 10' from the front property line in lieu of the average 13'.
Acres: 0.602
District: 12th

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.

Landscaping should be provided. The setback on the display vehicles must be dimensioned.

Very truly yours,

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

JUN 12 1979



Maryland Department of Transportation

State Highway Administration

Herman K. Intan
Secretary
M. S. Catrider
Administrator

December 6, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, December 5, 1978
Item: 124
Property Owner: Canton Company of Baltimore
Location: SE/C North Point Blvd. (Rte. 151) & Canton R.R.
Existing Zoning: B.R.-I.M.
Proposed Zoning: Special Exception for a used car lot and Variance to permit side and rear setbacks of 15' in lieu of the required 30' and to permit used car display 10' from the front property line in lieu of the average 13'.
Acres: 0.602
District: 12th

Dear Mr. DiNenna:

The plan is crudely drawn, poorly reproduced, is lacking in detail and is very difficult to read. A new plan should be prepared.

Dimensions for the radius returns must be indicated; 20' for North Point Blvd. and 10' for Old North Point Road. There must be a minimum of 10' from the property line on North Point Blvd., to the beginning of the radius return.

The proposed curb along North Point Blvd. must be 15' from the edge of the traveled way. This will involve a 5' widening of the shoulder. The roadside ditch must be closed with a standard pipe. Storm drain inlets must be located at the west property line, on site and along the roadside curb to drain the highway.

The proposed curb along Old North Point Road must be 20' from the centerline of highway. The area from the existing edge of paving to the proposed curb, must be paved.

My telephone number is 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Mr. DiNenna- (cont'd)

December 6, 1978

There is a 60' right of way proposed for Old North Point Road that must be indicated on the plan. A standard concrete curb must be constructed along the proposed right of way line.

The plan must be revised prior to a hearing date being assigned.

CL:JEM:dj

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

- 2 -



baltimore county
department of health
TOWSON, MARYLAND 21204

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

December 18, 1978

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 of December 5, 1978, are as follows:

Property Owner: Canton Company of Baltimore
Location: SE/C North Point Blvd. & Canton R.R.
Existing Zoning: B.R. - I.M.
Proposed Zoning: Special Exception for a used car lot and Variance to permit side and rear setbacks of 15' in lieu of the required 30' and to permit used car display 10' from the front property line in lieu of the average 13'.
Acres: 0.602
District: 12th

Metropolitan water and sewer are available.

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 Water Resources Administration requirements.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/JRP/fthd

cc: W. S. Phillips



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 484-3630

STEPHEN E. COLLINS
DIRECTOR

February 27, 1979

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

Item No. 124 - ZAC - December 5, 1978
Property Owner: Canton Company of Baltimore
Location: SE/C North Point Blvd. & Canton R.R.
Existing Zoning: B.R. - I.M.
Proposed Zoning: Special Exception for a used car lot and Variance to permit side and rear setbacks of 15' in lieu of the required 30' and to permit used car display 10' from the front property line in lieu of the average 13'.
Acres: 0.602
District: 12th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for a used car lot and variances to the side and rear yard setbacks.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

PSF/hml



baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 822-7310

Paul H. Reincke
CHIEF

December 8, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Canton Company of Baltimore

Location: SE/C North Point Blvd. & Canton R.R.

Item No. 124 Zoning Agenda Meeting of 12/05/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrant is suitable for existing 2000 sq. ft. building. If property is to be developed at a _____
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time. cont. later date. a fire hydrant will be needed at Old N. Point Rd. and Canton Railroad tracks.

Approved: _____
Special Inspection Division



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 484-3610

JOHN D. SEYFERT
DIRECTOR

December 13, 1978

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 5, 1978 are as follows:

Property Owner: Canton Company of Baltimore
Location: SE/C North Point Blvd. & Canton R.R.
Existing Zoning: B.R. - I.M.
Proposed Zoning: Special Exception for a used car lot and Variance to permit side and rear setbacks of 15' in lieu of the required 30' and to permit used car display 10' from the front property line in lieu of the average 13'.
Acres: 0.602
District: 12th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1979 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. additional Miscellaneous Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. 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.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
- I. No Comment.
- X J. Comments: Indicate handicapped Code compliance.

Very truly yours,
Charles E. Burman
Plans Review Chief

CEB:rcj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 1, 1978

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

Z.A.C. Meeting of: December 5, 1978

RE: Item No. 124
Property Owner: Canton Company of Baltimore
Location: SE/C North Point Blvd. & Canton R.R.
Present Zoning: B.R.-I.M.
Proposed Zoning: Special Exception for a used car lot and Variance to permit side and rear setbacks of 15' in lieu of the required 30' and to permit used car display 10' from the front property line in lieu of the average 13'.
District: 12th
No. Acres: 0.602

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

KVP/bp

JOSEPH A. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. BOTSARIS

THOMAS K. BOYER
MRS. LORRAINE F. CHIRCOUS
ROGER B. HAYDEN

ALVIN LORICK
MRS. HILTON R. SMITH, JR.
RICHARD W. TRACEY, C.V.M.

JUN 12 1978

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 February 19, 1979

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna & George J. Martinak, Zoning Commissioner & Deputy Zon. Comm. of Balto County was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for 16 successive weeks before the 16th day of February, 1979; that is to say, the same was inserted in the issues of

February 15, 1979

Kimbel Publication, Inc.

Publisher.

By Kimbel & Wilke

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 15, 1979

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 for one time successive weeks before the 7th day of March, 1979, the said publication appearing on the 15th day of February 1979.

THE JEFFERSONIAN

H. L. Smith Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 2/17/79
Posted for Petition for Special Exception & Rezoning
Petitioner: Canton Co. of Baltimore
Location of property: 5th Avenue North & 1st Street & Center
Location of Sign: at facing North 1st Street West of
Property) and (at) facing Old North 1st Street West of
Remarks: 4 signs
Posted by Dean Coleman Date of return: 2/23

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 plotted on map					11/27	1974				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>MBL</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>SE-1-E</u>	Map # <u>SE-1-E</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of NOVEM 1978. Filing Fee \$ 30. Received Check

Cash
Other

S. Eric DiNenna
Zoning Commissioner

Petitioner: Canton Co. Submitted by L. GLICK
Petitioner's Attorney L. GLICK Reviewed by MBL

* 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

DATE February 7, 1979 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Penn Pontiao
FOR Filing Fee for Canton Co. of Balto. set for hearing
3-7-79 at 10:15 A.M.

38997212 8 50.00 MSK

VALIDATION OR SIGNATURE OF CARRIER

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

DATE March 7, 1979 ACCOUNT 01-662

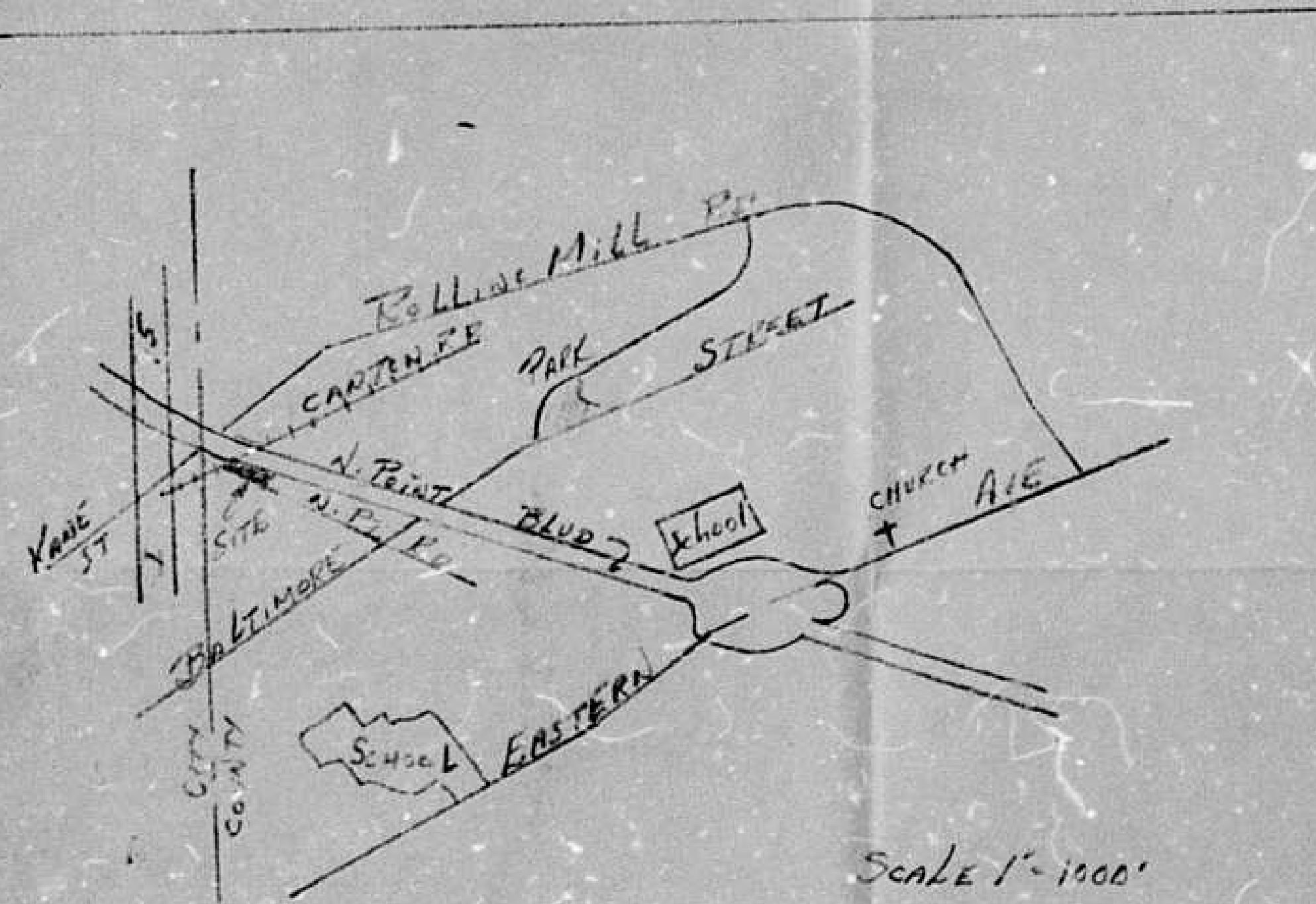
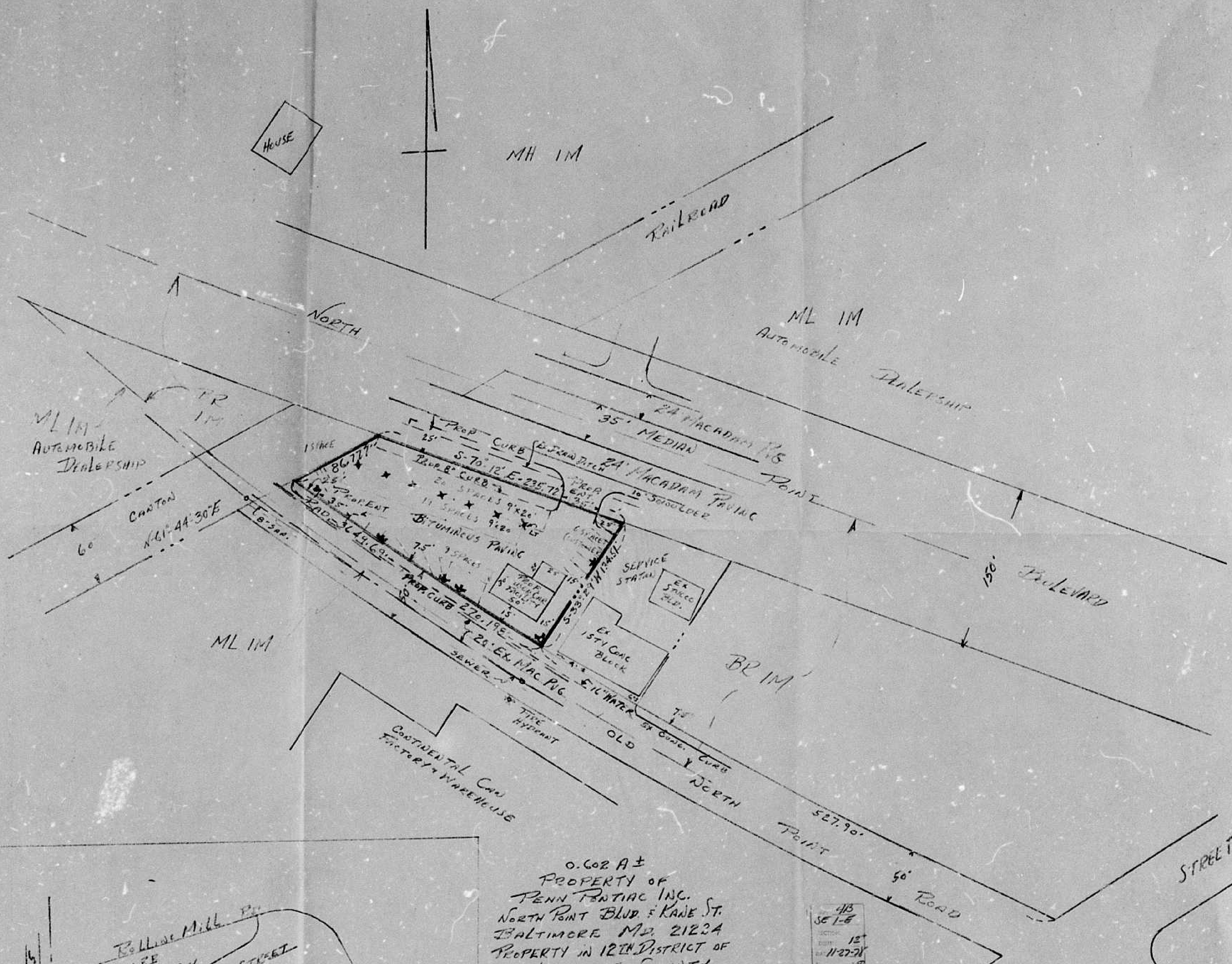
AMOUNT \$72.50

RECEIVED FROM Penn Pontiao
FOR Cost of Advertising and Posting
Case No. 75-189-X1

38491212 7 72.50 MSK

VALIDATION OR SIGNATURE OF CARRIER

JUN 12 1979



O. COR A ±
 PROPERTY OF
 PENN PATIAC INC.
 NORTH POINT BLVD & KANE ST.
 BALTIMORE MD 21224
 PROPERTY IN 12TH DISTRICT OF
 BALTIMORE COUNTY

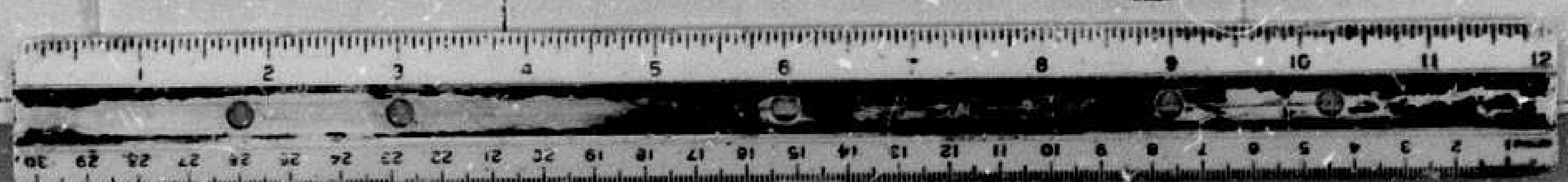
SCALE 1"=50'
 S. J. Martens & Co. Surveyors
 9 E. Lexington St. Bal. 21202
 October 24, 1978
 Richard P. Tinsley Reg #3460



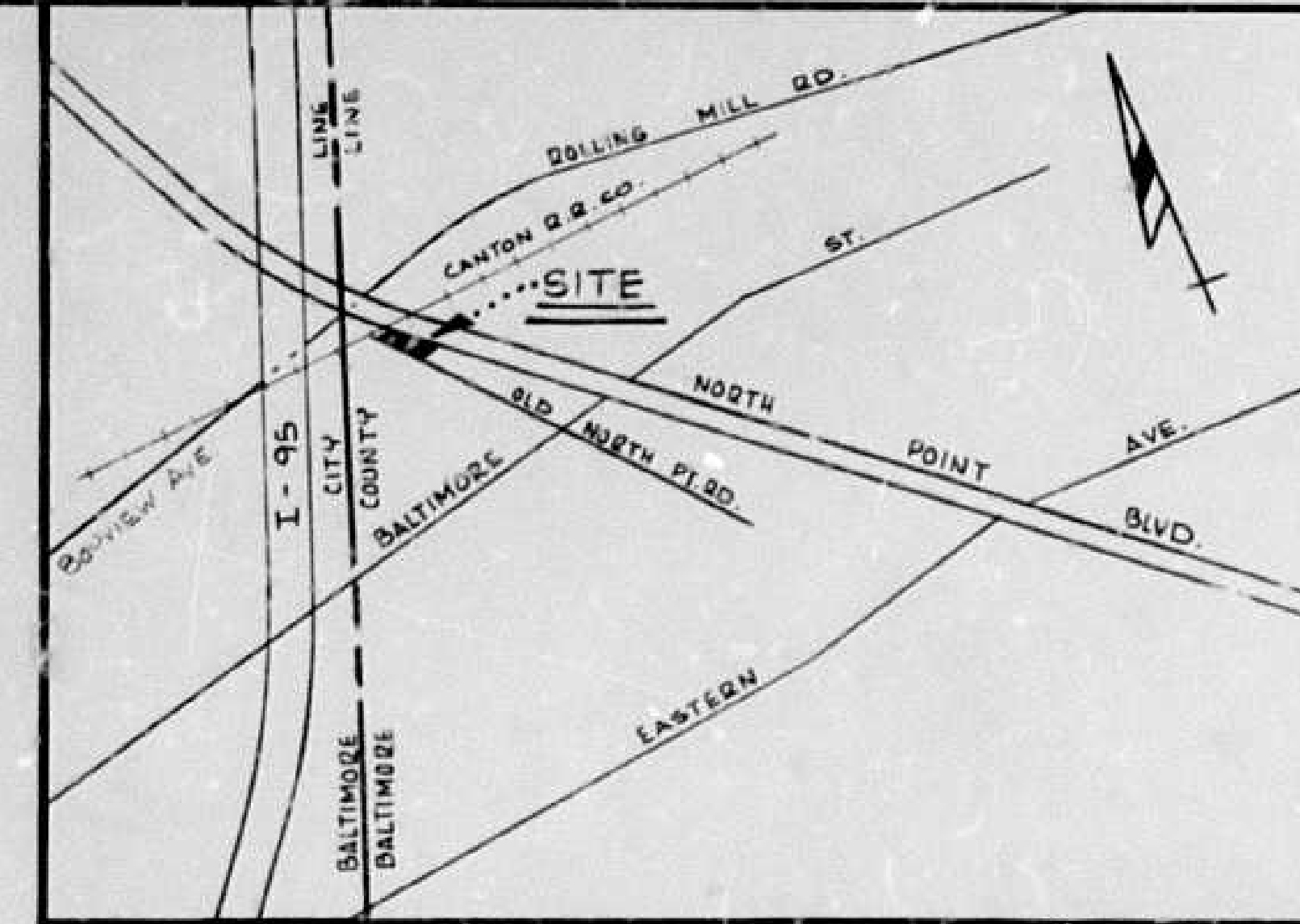
413
 SE 1-8
 12
 1127-28
 13
 113

UTILITY SHEET N°52-866
 KEY SHEET F NL
 POSITION SHEET 1-SE-17

PARKING CALCULATIONS
 PROP BLDG SHOWN
 $(30 \times 50) + (25 \times 20) = 2000'$
 SPACES REQ'D @ 1/300' = 7
 SPACES PROVIDED 55



NOTE: USED CAR DISPLAY SETBACK IS BASED UPON A POLICY NO LONGER IN EFFECT. PUMP ISLAND ON ADJOINING LOT IS SET BACK 10 FEET. THIS WOULD ALLOW ZERO SET BACK FOR DISPLAY. PRESENT POLICY WOULD REQUIRE A DISPLAY SET BACK OF 15 FEET, DETERMINED BY ADDING THE MINIMUM REQUIRED SET BACK OF 50 FEET PLUS 10 FEET FOR PUMP ISLAND AND DIVIDED BY TWO MINUS 15 FEET FOR DISPLAY AREA.



LOCATION MAP

Scale: 1"=1000'

GENERAL NOTES

- ELEV'S SHOWN HEREON ARE BASED ON BALTO. CO. BM #K7577 "A" BRASS SCREW N.E. COR. CONC. SLAB, INLET SOUTH SIDE BALTO. ST. & NT. PT. RD.
- UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED, HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
- SITE DATA
 - AREA OF TRACT 0.602 AC1.
 - EXISTING ZONING BR-IM, PROPOSED ZONING NO CHANGE.
 - ELECTION DISTRICT NO. 12 BALTO. CO. MD.
 - PARKING SPACES REQUIRED 1.5, PARKING SPACES PROVIDED 13. (FOR EMPLOYEES AND CUSTOMERS) 39 SPACES FOR USED CARS.
 - UTILITY SHEET NO. 52-866, BALTO. CO. CONTR. NO. 78249 R10.
- OWNER OF PROPERTY STANLEY PENN, ET. AL. 6022-847
- NO DAMAGED OR DISABLED VEHICLES ARE TO BE STORED ON THE SITE.
- AREA OF NEW PAVING 0.470 AC1.

SEDIMENT CONTROL NOTES
(SEE SHEET NO. 2 FOR DETAILS)

- INSTALL STANDARD SILT FENCE ALONG NORTH POINT BOULEVARD, APPROX. 15 FT. NORTH OF THE PROPERTY LINE AND AROUND THE EXISTING HEADWALL OUTLET STRUCTURE BEFORE PROPOSED GRADING IS TO START IN THIS AREA.
- INSTALL STANDARD SILT FENCE ALONG THE WEST PROPERTY LINE, STARTING AT OLD NORTH POINT ROAD AT THE EXISTING GUARD RAIL AND RUNNING TO INTERSECT THE SILT FENCE INSTALLED IN NOTE #1, BEFORE PROPOSED GRADING IS TO START IN THIS AREA.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE SOUTH EAST ENTRANCE ALONG OLD NORTH POINT ROAD.
- SILT FENCE TO BE INSTALLED AROUND BOTH INLETS, AND TO BE LEFT IN PLACE AFTER CONSTRUCTING STORM DRAIN SYSTEM.
- ON SITE GRADING TO TAKE PLACE AT THIS TIME TO SUB-GRADE.
- ALL STRUCTURAL SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE BALTIMORE COUNTY SEDIMENT CONTROL REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY THE SEDIMENT CONTROL REPRESENTATIVE AT LEAST 24 HOURS PRIOR TO START OF ANY WORK.
- EARTHWORK ON THE SITE IS INTENDED TO BE BALANCED. SITE GRADING AS SHOWN ON PLANS MAY BE MODIFIED, IF NECESSARY, TO ACHIEVE AN EARTHWORK BALANCE. ALL MODIFICATIONS REQUIRE PRIOR APPROVAL BY THE ENGINEER.
- THE CONTRACTOR SHALL KEEP ALL SURROUNDING ROADS CLEAN OF SOIL DROPPINGS AT ALL TIMES.

CERTIFICATION NOTES

DEVELOPER

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL, AND I ALSO AUTHORIZE PERIOD ON-SITE INSPECTIONS BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

SIGNATURE

DATE

ENGINEER

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A FRANKLY WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS."

SIGNATURE

DATE

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 9/29/80

BY: *[Signature]*

DATE: 9/29/80

ZONING COMMISSIONER

DATE: 9/29/80

79-189-XA

C-674-80

NOTE

Property Line As Shown Taken From a Plot Prepared By (S.J. MARTENET & CO SURVEYORS L.S.# 3460)

CEARFOSS CONSTRUCTION CORPORATION

GENERAL CONTRACTORS

BALTIMORE



NO.	DATE	BY	SITE DEVELOPMENT PLAN FOR
1	9/29/80	JCS	PENN PONTIAC
2	9/29/80	JCS	NORTH PT. BLVD. & BAYVIEW AVE.
3	9/29/80	JCS	SCALE: 1"=20'
4	9/29/80	JCS	DATE: 9/29/80
5	9/29/80	JCS	DRAWING NO.
6	9/29/80	JCS	APP'D

2551-C03