

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

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 DR 5.5 zone to an R.R. zone, for the reasons given; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for that the property located at 6404 Old North Point Road is presently owned by Mr. and Mrs. Kenneth Kingsborough. That the Kingsboroughs have owned the property in question for years and have used the premises as a garage or body shop since October, 1976. That a viewing of the neighboring buildings will reveal that such an intended use as a body shop is not extraordinary in nature and does conform with the surrounding uses.

Property is to be posted and advertised as prescribed by The Baltimore County Code. I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser: Legal Owner(s):
Mr. Kenneth Kingsborough
Mrs. Janet Kingsborough
John W. Nowicki
6916 North Point Road
Baltimore County, MD 21219
Attorney's Telephone No. 477-8400

BALTIMORE COUNTY
RECEIVED
MAY 1 4 20 PM '82
COUNTY CLERK
BY: [Signature]

concern within the community.
WHEREFORE, your Petitioners pray:
a. That an Order be passed reclassifying the zoning of the subject property known as, 6404 Old North Point Road, Baltimore, Maryland, from the present zone of DR 5.5 to the zone of BR.
b. And for such other and further relief as the nature of the Petitioners cause may require.

[Signature]
JOHN W. NOWICKI
6916 North Point Road
Baltimore County, MD 21219
477-8400
Attorney for Petitioners

JOHN W. NOWICKI
ATTORNEY AT LAW
ESSEXVILLE OFFICE
2916 NORTH POINT ROAD
BALTIMORE CO., MD 21219
477-8400
REL AIR OFFICE
728 BELAIR ROAD
BALTIMORE, MD 21214
879-0288

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

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 DR 5.5 zone to an BR zone, for the reasons given; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

Nick said to accept petition as is so it can be properly stamped in on 3/1. He gave Petitioner permission to file new copies the following day to correct some as Memorandum in support of petition was originally included on petition form. New petition and Memo filed 3/2/82

Contract Purchaser: Legal Owner(s):
Mr. Kenneth Kingsborough
Mrs. Janet Kingsborough
John W. Nowicki
6916 North Point Road
Baltimore County, MD 21219
Attorney's Telephone No. 477-8400

BALTIMORE COUNTY
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COUNTY CLERK
BY: [Signature]

IN THE MATTER OF PETITION FOR RECLASSIFICATION OF MR. and MRS. KENNETH KINGSBOROUGH* 6404 Old North Point Road Baltimore, Maryland
Petitioners
BEFORE THE COUNTY BOARDS OF APPEALS FOR BALTIMORE COUNTY
MEMORANDUM IN SUPPORT OF RECLASSIFICATION
Petitioners request a Reclassification from DR 5.5 zone to a BR zone. The entire amount of the subject property is presently zoned DR 5.5 but with the subject property and building thereon bordering the now sought BR zone. The Petitioners now seek a resolution as to the appropriate zoning of the subject property.

The Petitioners have owned the property in question for years and have maintained the premises as a garage or body shop since 1976. A viewing of the surrounding buildings will clearly indicate that a movement of the zoning line 100 feet in an easterly direction, to include the Petitioners' property, would sustain the fundamental BR zone prerequisites.
That a correction notice for alleged zoning violation was filed on behalf of the Baltimore County Office of Planning and Zoning, on December 17, 1981, based on the facts set out in Case No. C-82499.
WHEREFORE, your Petitioners pray:
a. That an order be passed reclassifying the zoning of the subject property known as, 6404 and 6500 Old North Point Road, Baltimore, Maryland, from the present zone of DR 5.5 to the zone of BR.
b. And for such other and further relief as the nature of the Petitioners cause may require.

[Signature]
JOHN W. NOWICKI
6916 North Point Road
Baltimore, Maryland 21219
477-8400
Attorney for Petitioners

JOHN W. NOWICKI
ATTORNEY AT LAW
ESSEXVILLE OFFICE
2916 NORTH POINT ROAD
BALTIMORE CO., MD 21219
477-8400
REL AIR OFFICE
728 BELAIR ROAD
BALTIMORE, MD 21214
879-0288

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from D.R. 5.5 to B.R. Zone
NE/5 of North Point Rd., 1052'
NW of River Drive Rd., 15th District : OF BALTIMORE COUNTY
Kenneth Kingsborough, et ux, : Case No. R-83-57 (Item 2, Cycle III)
Petitioners

ORDER TO ENTER APPEARANCE
To the Honorable, Members of Said Board:
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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 4th day of August, 1982, a copy of the foregoing Order was mailed to John W. Nowicki, Esquire, 6916 North Point Road, Baltimore, Maryland 21219, Attorney for Petitioners.
John W. Hession, III

BALTIMORE COUNTY
RECEIVED
AUG 4 2 20 PM '82
COUNTY CLERK
BY: [Signature]

IN THE MATTER OF THE APPLICATION OF KENNETH KINGSBOROUGH, ET UX FOR REZONING OF PROPERTY LOCATED ON THE NORTHEAST SIDE OF NORTH POINT RD., 1062' NORTHWEST FROM CENTERLINE OF RIVER DRIVE RD. FROM D.R. 5.5 TO B.R. 15th District
BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
No. R-83-57

OPINION
This matter comes before this Board on a petition for reclassification of property located on the northeast side of Northpoint Rd., 1062 ft. northwest of the centerline of River Drive Rd. The property is now zoned D.R. 5.5 and the requested zoning is for BR. Petitioners initially requested a reclassification of lots known as 6404 Northpoint Rd. and 6500 Northpoint Rd. However, on the date of this hearing, Petitioners abandoned their request for reclassification of property known as 6500 Northpoint Road. Therefore, the only issue before this Board is whether or not property known as 6404 Northpoint Road should be reclassified to a BR zone.
This Board first received testimony from Kenneth Kingsborough, Petitioner in this case and the owner of this property. Mr. Kingsborough testified that the subject property has been owned by him and his family for over 34 years. He further testified that a square concrete structure is constructed on 6404 Northpoint Rd., which structure has been erected on said property for over 30 years. He further testified that the subject property, when used, has been used for business or commercial purposes only. Mr. Kingsborough testified that uses of the subject property over the past 30 years included the following: body and fender shop, transmission shop, fence making shop, a kitchen and kitchen appliance sales shop, and a shop for the purpose of constructing grave tombs. He further testified that in the early 1970's the property was vacant for a period of approximately 1-1/2 years. Mr. Kingsborough also stated that the property immediately north of the subject property and adjacent to the property consists of a saloon known as J.R.'s Saloon. He further testified that this adjacent property has been used for a bar or saloon for many years. He additionally stated that immediately across the street from subject property is a vacant lot and that immediately adjacent to the vacant lot is a trucking company.

IN THE MATTER OF PETITION FOR RECLASSIFICATION OF MR. and MRS. KENNETH KINGSBOROUGH* 6404 Old North Point Road Baltimore, Maryland
Petitioners
BEFORE THE COUNTY BOARDS OF APPEALS FOR BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF RECLASSIFICATION
Petitioners request a Reclassification from DR 5.5 zone to a BR zone. The entire amount of the subject property is presently zoned DR 5.5 but with the subject property and building thereon bordering the now sought BR zone. The Petitioners now seek a resolution as to the appropriate zoning of the subject property.
The Petitioners have owned the property in question for years and have maintained the premises as a garage or body shop since, 1976. A viewing of the surrounding buildings will clearly indicate that a movement of the zoning line 50 feet in an easterly direction, to include the Petitioners' property, would sustain the fundamental BR zoning prerequisites.
That a correction notice for alleged zoning violation was filed on behalf of the Baltimore County Office of Planning and Zoning, on December 17, 1981, based on the facts set out in Case No. C-82409. That the primary reason for said notice of alleged zoning violation was that the use of the subject property for a garage and/or body shop was clearly not within parameters of the DR 5.5 zoning.
If said zoning Reclassification is not granted and the Petitioners are hereby precluded from obtaining BR zoning for the subject property such a failure to obtain the requisite zoning will thereby prohibit the Petitioners from conducting a business which has existed on the subject property for more than 6 years and would, further, abolish a business which over the years has proved to be a functional, useful and viable

Kenneth Kingsborough, et ux
Case No. R-83-57
Testimony further indicated that another trucking company is located immediately north of the subject property. This Board next received testimony from James Hoswell, Planner for Baltimore County. Mr. Hoswell testified that the Planning Board for Baltimore County considered Petitioner's request and are in agreement that Petitioner's request should be granted as to lot 6404 Northpoint Road. Mr. Hoswell further testified that the subject property was a specific issue when the 1980 Comprehensive Maps were adopted by the Baltimore County Council and that the Planning Board recommended R.O. zoning for the property, but the County Council approved D.R. 5.5. The property was previously zoned D.R. 16.
This Board then received testimony from Mrs. Pearl Gintling, President of the Northpoint Peninsula Community Coordinating Council. Mrs. Gintling testified that she and the Northpoint Peninsula Community Coordinating Council oppose a reclassification for the subject property. Mrs. Gintling testified that she and the community organization are concerned about the encroachment of commercial properties into their residential area. She further testified that the subject property is unsightly and that many automobiles and trucks are parked on the subject property and create an eyesore for the neighborhood. She also stated that it is her opinion and the opinion of the community organization that if the reclassification is granted, the increased traffic that may result would present an additional difficulty to the residents of the immediate area. This Board then received testimony from Mr. Frank Bocke, a resident of the immediate area, who testified that the present use of the subject property as a service garage presents a difficulty for the neighborhood because of potential vandalism that could take place on abandoned vehicles and the fact that broken glass exists on the subject site. He further testified that because of the junk cars which remain on the property from time to time, gas and oil are deposited on the land and that since the land is located on the water, during time of high tide, the deposits of gas and oil wash over the land into the water.

JOHN W. NOWICKI
ATTORNEY AT LAW
ESSEXVILLE OFFICE
2916 NORTH POINT ROAD
BALTIMORE CO., MD 21219
477-8400
REL AIR OFFICE
728 BELAIR ROAD
BALTIMORE, MD 21214
879-0288

The Board is mindful of the objections of the Protestants, however, believes that those concerns for potential harm to the community are sufficiently addressed in the Baltimore County Zoning Regulations. Specifically with regard to junk automobiles and trucks that may be located on the subject property, the zoning regulations insure that such conditions be limited and any actions by the property owners or their tenants to the contrary can be dealt with through a zoning violation process. The Protestants' concerns regarding increased traffic are sufficiently addressed in the comments of Michael S. Flanigan of the Department of Traffic Engineering wherein he states that an additional 140 trips per day for both parcels can be anticipated with the changed zoning. The Board is of the opinion that such an increase is not of sufficient proportion to deny the requested reclassification.

Based on the testimony presented at hearing and the opinion of the Planning Board in reviewing this matter, the Board of Appeals is of the opinion that the requested reclassification for only that portion known as 6404 Northpoint Road should be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 3rd day of November 1982, by the County Board of Appeals, ORDERED that the reclassification petitioned for on the property known as 6404 Northpoint Road from a D.R. 5.5 to a B.R. zone, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Keith S. Franz

Josanne L. Suder

Leroy B. Spurrer

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1982

COUNTY OFFICE Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21284

John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219

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. 2 - Cycle No. III
Petitioner - Kenneth Kingsborough, et ux
Reclassification Petition

Dear Mr. Nowicki:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April - October '82 reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before May 31. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Located on the northeast side of North Point Road, northwest of River Drive Road in the 15th Election District, the subject property is presently improved with a service garage operation and an individual dwelling. Surrounding properties to the east are zoned D.R. 5.5, as is the subject property, and are improved with dwellings, while a tavern zoned B.R., exists immediately to the west.

It is my understanding that this reclassification request includes #6104 and #6500 North Point Road, as reflected on the plats and descriptions submitted with the petition. In view of this, your brief should be amended to reflect this as well as deleting any references to the fact that the reasons for the request is to legalize the existing use of the subject property. In addition, the descriptions and site plans should be revised to indicate the correct distance of the property from River Drive Road.

Item No. 2 - Cycle No. III
Kenneth Kingsborough, et ux
Reclassification Petition

When plotting the property on the 1" = 200' zoning map, there is a discrepancy between the amount of land described and what actually appears on the map. I suggest that you review this matter with your surveyor, Mr. Frank Lee, and decide whether you wish to have the property described as submitted; i.e., referred to as recorded lots in the subdivision of Bright Lights Shore, or have a meter and bounds description of the actual property outline.

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from the Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and/or the Committee will be submitted when a proposed development is shown.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September 1 and December 31, will be forwarded to you in the future.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

Mr. & Mrs. Kenneth Kingsborough
6404 Old North Point Road
Baltimore, Maryland 21219

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 1, 1982

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #2 Zoning Cycle III (April-October 1982)
Property Owner: Kenneth & Janet Kingsborough
N/ES North Point Rd. 1062' N/W from centerline
of River Drive Rd.
Existing Zoning: DR 5.5
Proposed Zoning: BR
Acres: 13,400 sq. ft.
District: 15th

Dear Mr. Hackett:

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:

This property comprises Lots 12 and 13 of "Bright Light Shores", recorded W.P.C. 8, Folio 71.

Highways:

North Point Road (Md. 20) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to approval by the Department of Traffic Engineering.

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. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #2 Zoning Cycle III (April-October 1982)
Property Owner: Kenneth & Janet Kingsborough
Page 2
April 1, 1982

Storm Drains: (Cont'd)

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.

This entire property is below elevation 10 (Baltimore County Datum).

Water and Sanitary Sewer:

There is a 12-inch public water main in North Point Road. Public gravity sanitary sewerage is not available to serve this property. The location of any private onsite sewage disposal facilities has not been indicated on the submitted plan.

This property is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-23B, as amended, indicate "Existing Service" in the area.

Very truly yours,

Bert A. Morton, P.E., Chief
Bureau of Public Services

FAM: EAM: FWR:ss

cc: Jack Wimbley, Robert Powell

E-SE Key Sheet
20 SE 31 Pos. Sheet
SE 5 H Topo
111 Tax Map

Maryland Department of Transportation
State Highway Administration

Lawell K. Bridwell
Secretary
W. S. Caltrider
Administrator

March 22, 1982

Mr. William Hackett, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: RE-Classification Petitions
Cycle III - 1982
Meeting of March 16, 1982
ITEM: #2
Property Owner: Kenneth & Janet Kingsborough
Location: NE/S North Point Road (Route 20) 1062' N/W from centerline of River Drive Road
Existing Zoning: D.R. 5.5
Proposed Zoning: B.R.
Acres: 13,400 sq. ft.
District: 15th

Dear Mr. Hackett:

Due to the lack of detail on the plan, we are unable to make a comprehensive review, however, the proposed 60' right of way for North Point Road should be indicated.

Any commercial use will require the construction of a commercial entrance under permit from the State Highway Administration. This will involve curbing and paving of the frontage of the site.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John Meyers

RECEIVED
BALTIMORE COUNTY
MAY 4 1982
OFFICE OF APPEALS
CE:JW,ssw

cc: Mr. J. Wimbley
Mr. C. Wittman

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 29, 1982

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III - 1982, Meeting of March 16, 1982
Item No. 2
Property Owner: Kenneth & Janet Kingsborough
Location: NE/S North Point Road 1062' N/W from centerline of River Drive Road
Existing Zoning: D.R. 5.5
Proposed Zoning: B.R.
Acres: 13,400 sq. ft.
District: 15th

Dear Mr. Hackett:

The existing D.R. 5.5 can be expected to generate about 20 trips per day and the proposed B.R. zoning can be expected to generate approximately 160 trips per day.

Sincerely,

Michael S. Flanigan,
Engineering Associate II

MSF/r1j

April 7, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #2, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: Kenneth & Janet Kingsborough
Location: NE/S North Point Road 1062' N/W from centerline of River Drive Road
Existing Zoning: D.R. 5.5
Proposed Zoning: B.R.
Acres: 13,400 sq. ft.
District: 15th

The existing dwelling and service garage are served by metropolitan water and a private septic system. Metropolitan sewer is not presently available to serve the property. Seasonally high ground water tables and slow soil permeability indigenous to the area poses severe limitations on septic systems. Therefore, any further development of the site or change in use of either structure that will increase the sewage flows will not be permitted until metropolitan sewer is extended to serve the property. If further development of the site or change in use that will decrease sewage flows is proposed, water saving devices will be required on all plumbing fixtures in both structures.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/als

RECEIVED
BALTIMORE COUNTY
COUNTY BOARD
OF APPEALS
Mar 13 2 20 PM '82

PAUL H. RENCKE
CHIEF

April 6, 1982

Mr. William Hammond cc: William Hackett
Zoning Commissioner Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Kenneth and Janet Kingsborough

Location: NE/S North Point Road 1062' N/W from centerline of River Drive Road

Item No.: 2 Zoning Agenda: Meeting of March 16, 1982

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.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle load 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 operation.

(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.

REVIEWER: *George M. Coganelli* Noted and Approved: *George M. Coganelli*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hackett, Chairman Board of Appeals Date: April 6, 1982

FROM: Charles J. Burnham, Plans Review, Department of Permits & Licenses
SUBJECT: Reclassification Petition, Cycle III, 1982 Comments "2"

Property Owners: Kenneth & Janet Kingsborough

Although the structures are existing, this property lies in an area that may be subject to tidal inundation. The grade elevations are not shown, it is difficult to determine how it may or may not be affected by Section 519.1 of the Baltimore County Building Code as amended by Bill 4-82 for any proposed future construction.

TB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: 3/22/82

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #111

RE: Item No: 2
Property Owner: Kenneth & Janet Kingsborough
Location: NE/S North Point Road 1062' N/W from centerline of River Drive Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.R.
Acres: 5.5
School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

Acres too small to have an effect on student population.

Student Yield With:	Existing Zoning	And	Proposed Zoning
	Elementary		
	Junior High		
	Senior High		

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

NORTH POINT PENINSULA COMMUNITY COORDINATING COUNCIL

RESOLUTION

Whereas the North Point Peninsula Community Coordinating Council is a civic organization representing the residents of the Mdgenere of Baltimore County, desires to present testimony on the reclassification concerning Item #2 - R 83-57 and desires to authorize the President to speak on it's behalf.

Now, therefore, be it resolved that the President of the North Point Peninsula Community Coordinating Council, Mrs. Pearl Gintling, is hereby the authorized delegate and empowered to represent the North Point Peninsula Community Coordinating Council, before this Board of Appeals on this date September 9, 1982.

I hereby certify that the above is a duly enacted resolution of the North Point Peninsula Community Coordinating Council.

Martha C. Riggs

Martha C. Riggs
Secretary
September 9, 1982

Phone: 687-6122

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21231

July 29, 1982

Nos. 6404 and 6590 North Point Road
Lots 12 & 13, Bright Light Shores 8/21
15th District Baltimore County, Maryland

Beginning for the same on the north side of North Point Road at the distance of 1086 feet more or less measured along the north side of North Point Road from the west side of River Drive Road, thence running and binding on the north side of North Point Road in a westerly direction 100 feet, thence leaving North Point Road for three lines of division as follows: in a northerly direction 215 feet more or less to the waters of Greenhill Cove, thence on Greenhill Cove in a easterly direction 100 feet, thence in a southerly direction 195 feet more or less to the place of beginning.

Containing 20,500 square feet of land more or less.

April 7, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #2, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: Kenneth & Janet Kingsborough
Location: NE/S North Point Road 1062' N/W from centerline of River Drive Road
Existing Zoning: D.R. 5.5
Proposed Zoning: B.R.
Acres: 13,400 sq. ft.
District: 15th

The existing dwelling and service garage are served by metropolitan water and a private septic system. Metropolitan sewer is not presently available to serve the property. Seasonally high ground water tables and slow soil permeability indigenous to the area poses severe limitations on septic systems. Therefore, any further development of the site or change in use of either structure that will increase the sewage flows will not be permitted until metropolitan sewer is extended to serve the property. If further development of the site or change in use that will decrease sewage flows is proposed, water saving devices will be required on all plumbing fixtures in both structures.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/als/JRP

PETITION FOR RECLASSIFICATION

15th Election District

ZONING: Petition for Reclassification
LOCATION: Northeast side of North Point Road, 1,086 ft. Northwest of the centerline of River Drive Road
DATE & TIME: Thursday, September 9, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: D.R. 5.5
Proposed Zoning: B.R.

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Kenneth Kingsborough, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 9, 1982 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

REVISED PLANS

*Item #2
cycle III*



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 9/22/82
Posted for: Petition for Reclassification
Petitioner: Kenneth Kingsborough, et ux
Location of property: N.E. 13 N. Pt. Rd., 1056' NW of c/l
Location of Signs: Young North Pt. Rd.
Remarks:
Posted by: June Holmen Date of return: 9/27/82
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD, August 19, 1982
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the day of September, 1982, the publication appearing on the 19th day of August, 1982.
THE JEFFERSONIAN,
L. Frank Street Manager
Cost of Advertisement, \$.....

RECLASSIFICATION
15th District District
RECLASSIFICATION
Petition for Reclassification
LOCATION: Northeast side of North Point Road, 1,086' NW of the centerline of River Drive Road
DATE & TIME: Thursday, September 9, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 318, Courthouse, Towson, Maryland
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing.
Present Hearing: D.R. 5.5
Proposed Zoning: B.R.
All that parcel of land in the 15th District of Baltimore County beginning for the same on the north side of North Point Road at the distance of 1086 feet more or less measured along the north side of North Point Road from the west ending and ending on the north side of North Point Road in a westerly direction 100 feet, those bearing North Point Road for three lines of division as follows: In a northerly direction 215 feet more or less to the waters of Greenhill Cove, thence on Greenhill Cove in a westerly direction 100 feet, thence in a southerly direction 100 feet more or less to the place of beginning.
Containing 20,000 square feet of land more or less.
Being the property of Kenneth Kingsborough et ux, as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, September 9, 1982 at 10:00 A.M.
Public Hearing: Room 318, Courthouse, Towson, Maryland
By Order of
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 27, 1982

John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219

Re: Petition for Reclassification
NE/S North Point Rd., 1,086' NW of c/l of River Drive Rd.
Kenneth Kingsborough, et ux - Petitioners
Case #R-83-57 Cycle III-Item #2

Dear Mr. Nowicki:

This is to advise you that \$192.27 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 108968
DATE: 9/15/82 ACCOUNT: 01-662
AMOUNT: \$192.20
RECEIVED FROM: Kenneth Kingsborough
FOR: Advertising & Posting Case #R-83-57
Cycle III - Item #2
C 011*****192200 8152A
VALIDATION OR SIGNATURE OF CASHIER

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
November 3, 1982

John W. Nowicki, Esq.
6916 North Point Rd.
Baltimore, Md. 21219

Re: Case No. R-83-57
Kenneth Kingsborough, et ux

Dear Mr. Nowicki:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen, Secretary

Encl.
cc: Mr. and Mrs. K. Kingsborough
J. W. Hession, Esq.
W. Hammond
J. Dyer
N. Gerber
J. Howell
Bd. of Education

August 9, 1982

John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219

NOTICE OF HEARING

Re: Petition for Reclassification
NE/S North Point Rd., 1,086' NW of the centerline of River Drive Rd.
Kenneth Kingsborough, et ux - Petitioners
Case #R-83-57 Cycle III-Item #2

TIME: 10:00 A.M.

DATE: Thursday, September 9, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: People's Counsel

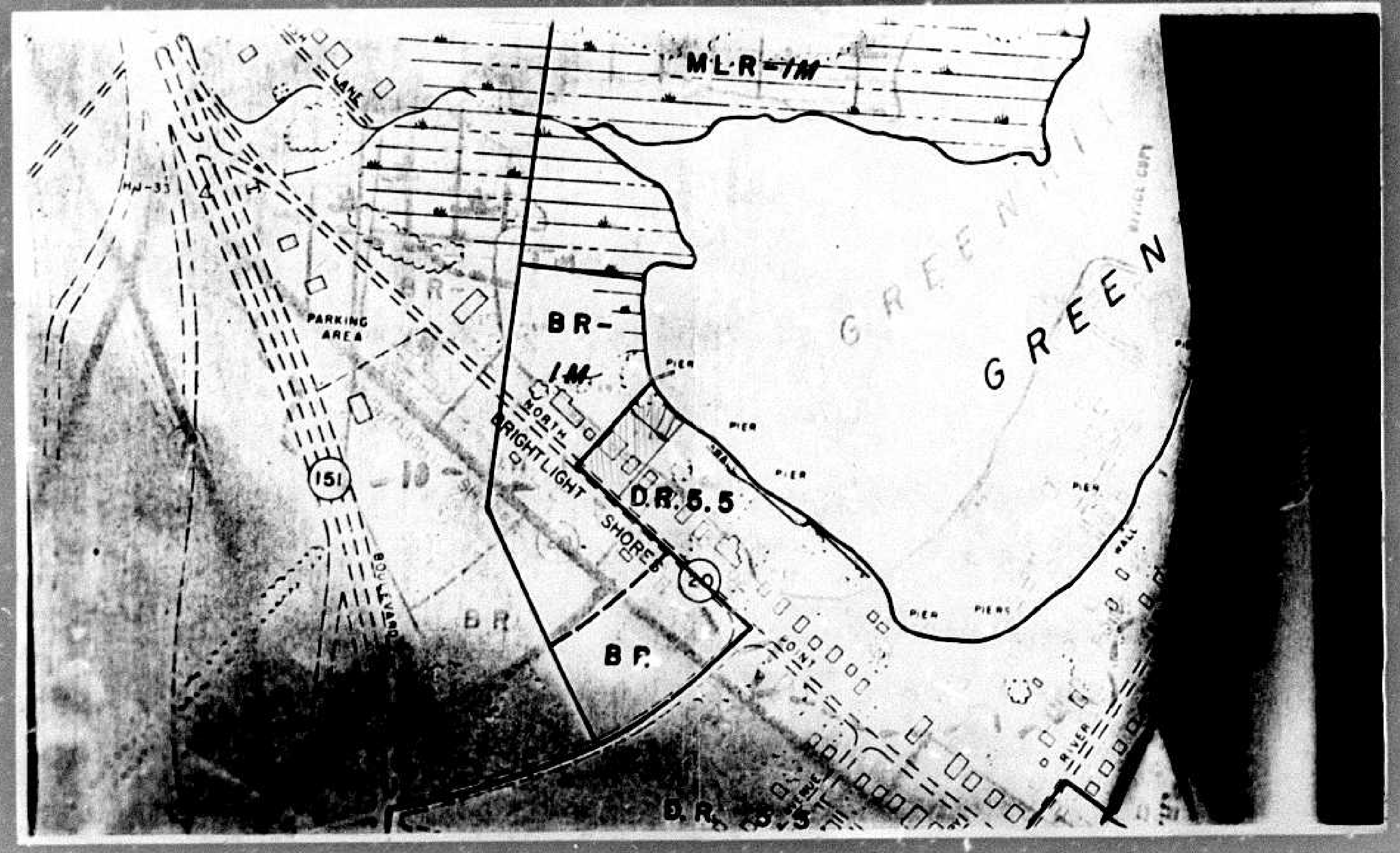
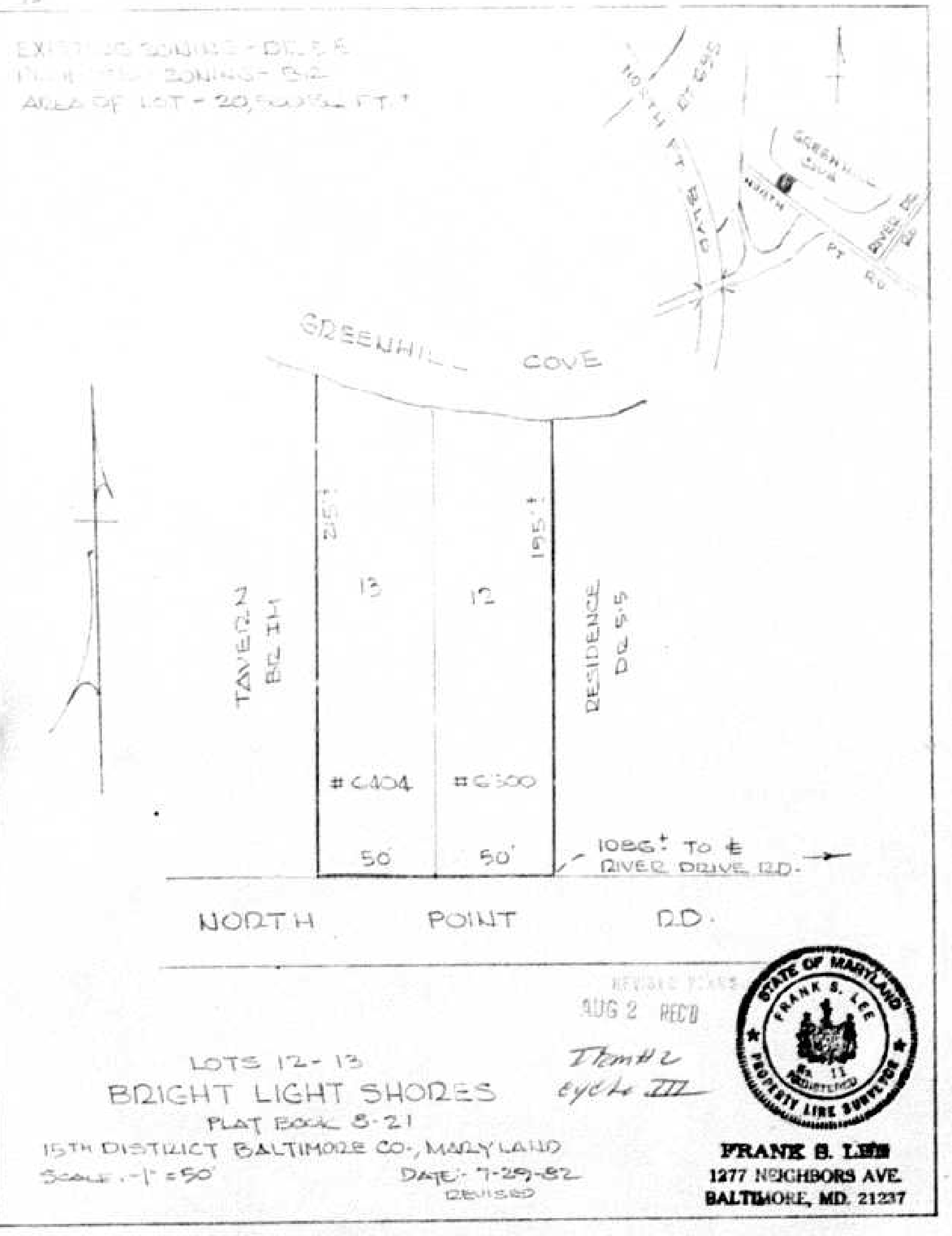
William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

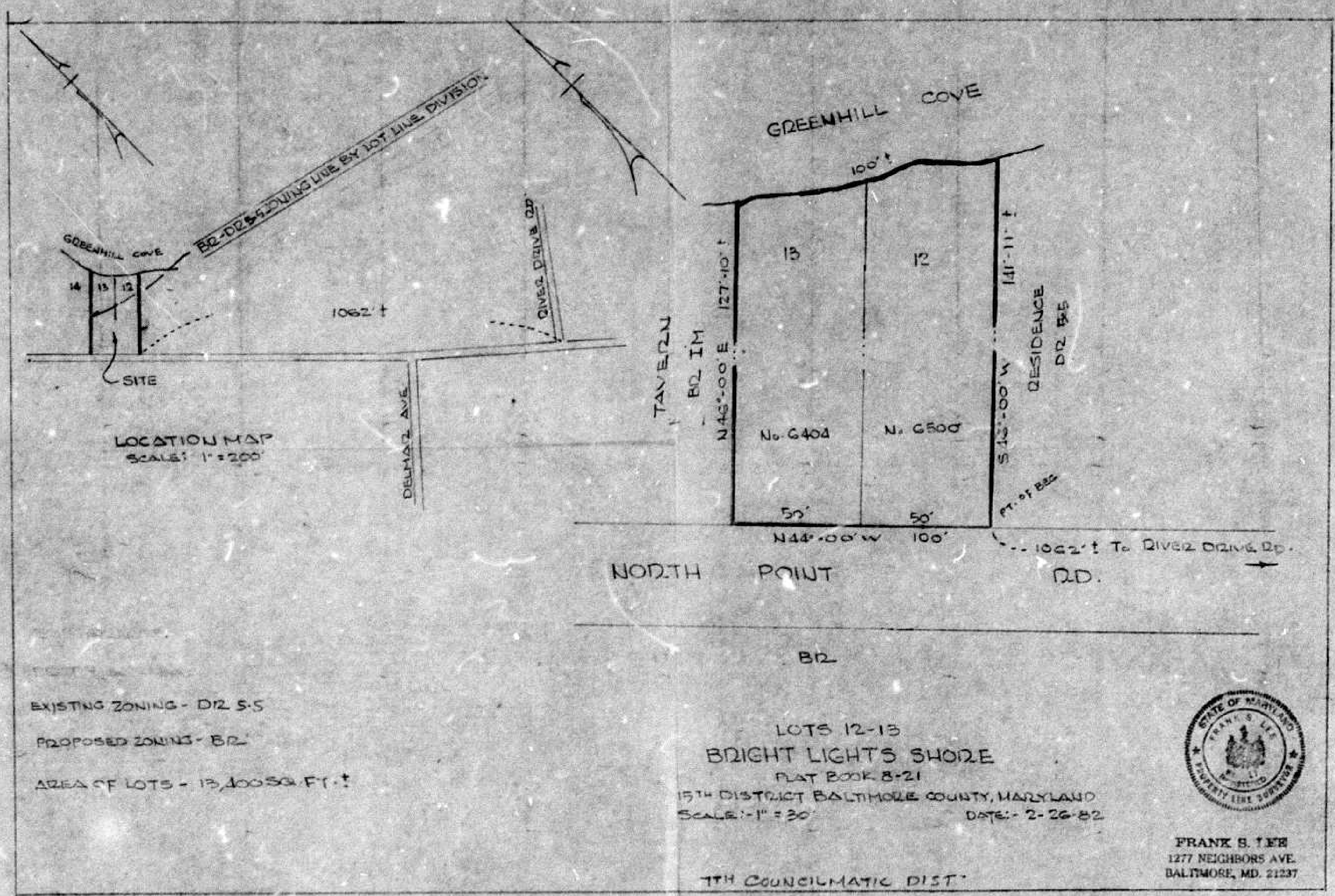
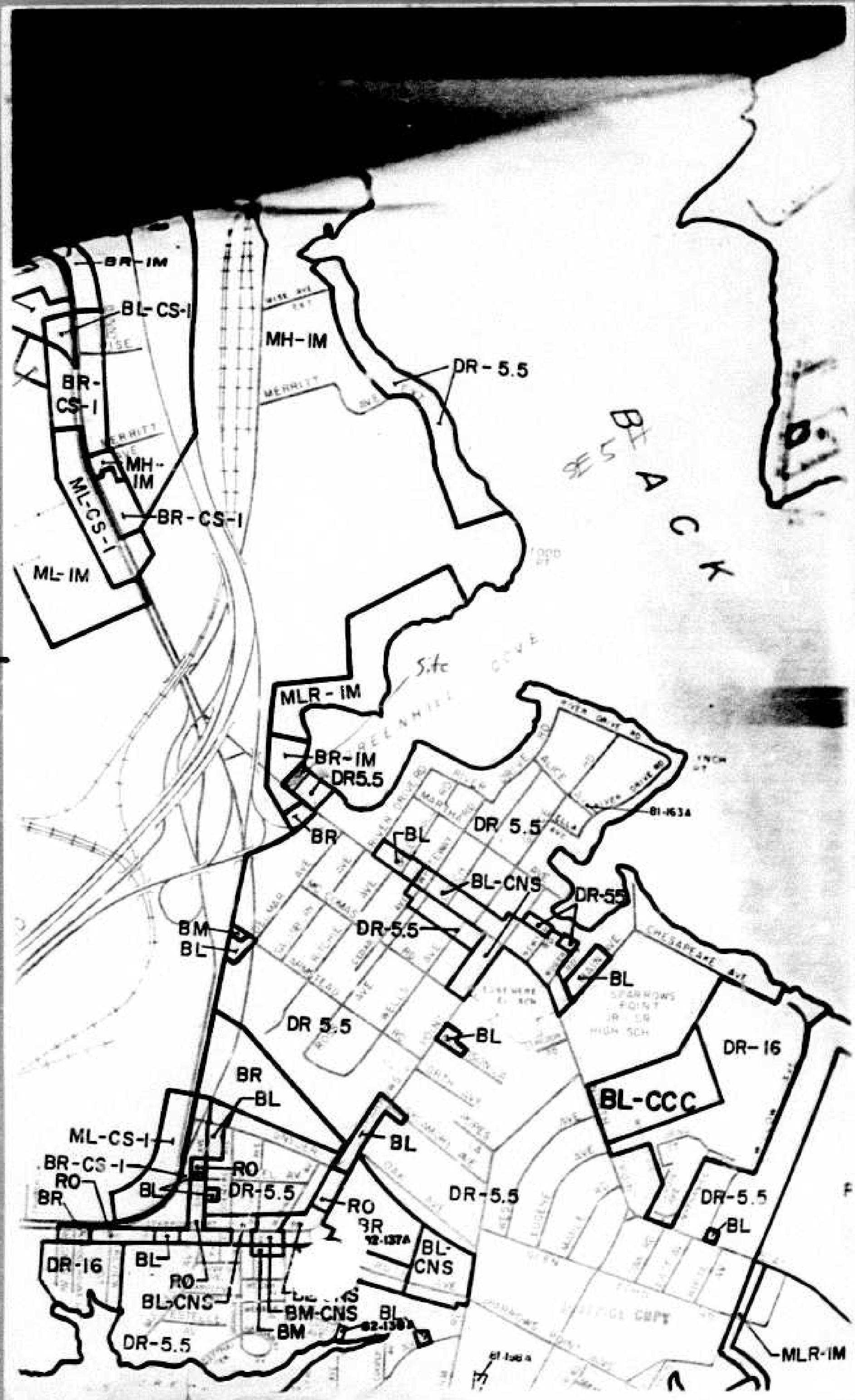
Petition for Reclassification
15th District District
RECLASSIFICATION
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By Order of
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
of Baltimore County

The Times

Middle River, Md., Aug 18 98
This is to Certify, that
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 1 successive weeks before the 18th day of August, 1982.
Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 105800
DATE: 8/18/82 ACCOUNT: 01-662
AMOUNT: 50.00
RECEIVED FROM: D. Garcia
FOR: Petition for Reclassification
Peter Kingsborough
VALIDATION OR SIGNATURE OF CASHIER





FRANK S. TEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

