

IN RE: PETITION FOR ZONING VARIANCE
N/S North Point Blvd., 72.50' +/-
W of the c/l of Trappe Road
15th Election District
7th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-560-A

John T. Doran
Petitioner

ORDER OF DISMISSAL

Pursuant to the receipt of a request for a voluntary dismissal
from Counsel for the Petitioner,

IT IS ORDERED by the Zoning Commissioner for Baltimore County
this 13th day of June, 1989 that the above-captioned matter be and the
same is hereby DISMISSED without prejudice.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

cc: Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

People's Counsel

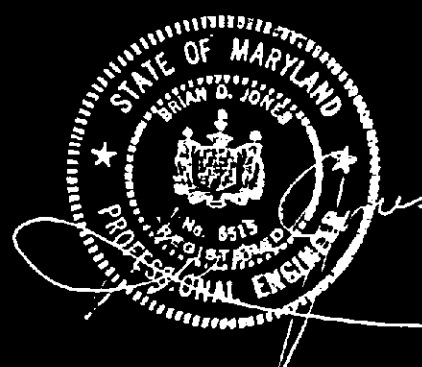
File

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION
FOR ZONING VARIANCE

All that parcel of land in the 15th Election District of Baltimore County,
Beginning for the same at a point on the north side of North Point Boulevard,
at a distance of 72.50'± west of the centerline of Trappe Road; thence from said
place of beginning the following courses viz:

- (1) N 58° 20' 10" W, 323.47',
- (2) N 06° 17' 26" W, 353.86',
- (3) S 70° 07' 33" E, 626.65',
- (4) S 35° 45' 42" W, 336.51',
- (5) S 41° 51' 27" W, 35.00',
- (6) S 80° 21' 27" W, 56.00' to the place of beginning.

Containing 3.976 Acres of land more or less.



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

April 18, 1989



Dennis F. Rasmussen
County Executive

Alice Malinowski
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
Towson, MD 21204

RE: Petition for Zoning Variance
NWC North Point Blvd. & Trappe Road
Filed 8/17/88; Item No. 68

Dear Mrs. Malinowski:

As you were informed on August 18, 1988, your petition needs revisions
to the site plans. This petition was accepted on condition that
corrections would be made in a timely manner. To date, no revisions have
been received by this office. If the requested revisions are not received
within 15 days, the petition will be dismissed and the fees not refunded.

If you have any questions, you may call John Sullivan of the
Development Control Office at 887-3391.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JJS:scj

cc: John T. Doran
File

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

TOWSON, MARYLAND 21204
TOWSON 301 887-3333
TELEPHONE 301 887-3333
205 EAST BROADWAY
P.O. BOX 8
BEL AIR, MARYLAND 21014
BEL AIR 301 838-8888
BALTIMORE 301 879-55
DIRECT DIAL NUMBER
(301) 194-8102
April 28, 1989

JAMES H. COOK
JOHN B. HOWARD
DAVID B. DOWNES
DANIEL C. TRACY, JR.
JOHN J. FINN
JOSEPH C. WICH, JR.
HENRY B. REED, JR.
TERBERT B. CONDON, III
FRANK F. HERTSCH
MICHAEL E. LEAF
THOMAS L. HUDSON
C. CAREY DELEST, JR.
W. KING WILLY, III
GEORGE A. REYNOLDS, III
ROBERT A. HOFFMAN
CYNTHIA M. HAIN

REPLY TO: TOWSON

Hand Delivery

J. Robert Haines, Zoning Commissioner
Baltimore County
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Rental Tools & Equipment Company
(John T. Doran, Item No. 68)

Dear Mr. Haines:

On behalf of the Petitioner, please withdraw, without
prejudice, the Petition for Zoning Variance filed 8/17/88 in
connection with the above-referenced case. Mr. John Sullivan and
Mr. James Dyer determined on August 19, 1988 that variances for
the proposed storage area were not required.

Thank you.

Very truly yours,

Robert A. Hoffman

RAH:bw
cc: John T. Doran
Jack Cwick
Robin Z. Bush

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER 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 for a
Variance from Section 255.2, 243.2 and 243.3 B.C.C.R. to permit a
sidewalk setback of 10 feet in lieu of the required 50 feet
and a rearward setback of 30 ft. in lieu of the required 50 ft.

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

To be determined at hearing.

MAP	4A
E.D.	1-1
DATE	8/17/88
200	8/17
1000	8/17
DP	

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertisement, posting, etc., upon filing of this
petition and to pay expenses of above Variance advertisement, posting, etc., upon filing of this
petition and to pay expenses of above Variance advertisement, posting, etc., upon filing of this

BALTIMORE COUNTY, MARYLAND No. 89-560-A
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 8-17-88 ACCOUNT 89-560-A

AMOUNT \$ 100.00

RECEIVED FROM Mark Hoffman

FOR 89-560-A

B 89-560-A

VALIDATION ON SIGNATURE OF CASHIER

R Street 301-864-4606

(Type of Print Name) Address Phone No.

Signature Bladensberg, Maryland 20710

210 Allegheny Avenue

Towson, Maryland 21204

City and State John B. Howard, Esquire

Attorney's Telephone No. 823-4111

Towson, Maryland 21204 823-4111

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of 1989, 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-

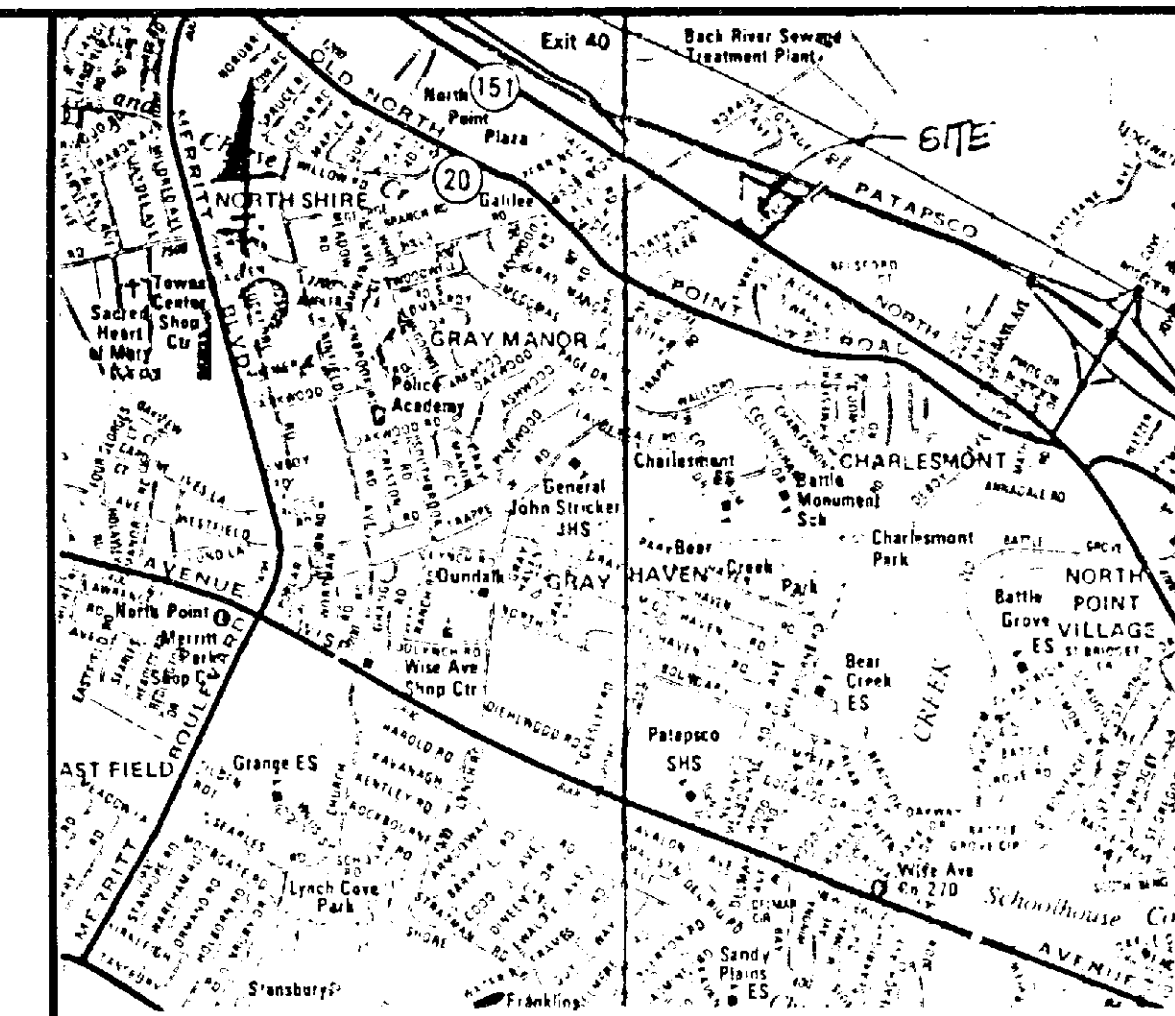
out Baltimore County, this property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

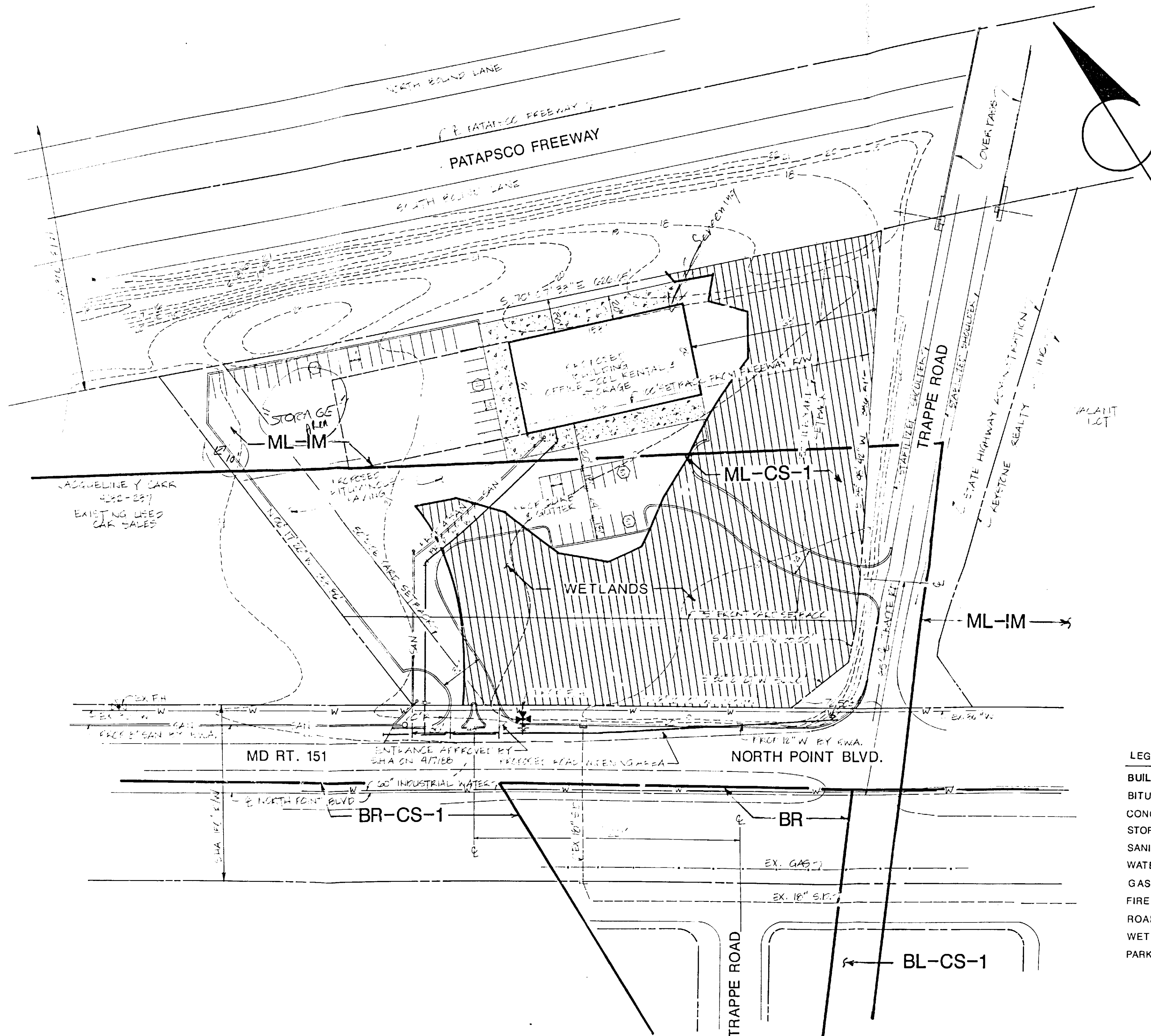
County, on the 19th day of 1989, at 10 o'clock

M.

Zoning Commissioner of Baltimore County.



VICINITY MAP
SCALE: 1"=2000'



SITE DATA
 ZONING OF PROPERTY - ML-IM AND ML-CS-1
 ELECTION DISTRICT - 15th
 AREA OF PROPERTY - 3.976 AC
 EXISTING USE - VACANT LOT
 PROPOSED USE - OFFICE, TOOL, RENTAL & STORAGE
 SETBACKS - FRONT YD - 75'
 SIDE YD - 50'
 REAR YD - 50'

HEIGHT RESTRICTIONS - NONE

PARKING
 USE - OFFICE
 TOTAL FLOOR AREA - 6080 SQ FT
 NO. OF SPACES REQUIRED - 6080/1000 x 3.3 = 20 SPACES
 NO. OF SPACES PROVIDED - 20
 USE - RETAIL
 TOTAL FLOOR AREA - 6160
 NO. OF SPACES REQUIRED 6160/100 x 5 = 31 SPACES
 NO. OF SPACES PROVIDED - 32
 TOTAL SPACES REQUIRED - 51
 TOTAL SPACES PROVIDED - 52

SCREENING - EXISTING FORESTED WETLAND SHALL REMAIN & ACT AS SCREEN IN ACCORDANCE WITH THE BALTO. CO. LANDSCAPE MANUAL

LEGEND	EXISTING	PROPOSED
BUILDING		
BITUMINOUS PAVING		
CONCRETE PAVING		
STORM DRAIN		
SANITARY SEWER		
WATER LINE		
GAS		
FIRE HYDRANT		
ROAD WIDENING		
WETLANDS		
PARKING SPACE AMOUNT		

PLAN
SCALE: 1"=50'

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

FOR
 THE RENTAL TOOL & EQUIPMENT COMPANY
 NORTH POINT BOULEVARD
 BALTIMORE, MARYLAND



WHITNEY, BAILEY, COX & MAGNANI
 Consulting Engineers
 1850 York Road
 Timonium, Maryland 21093
 301 252 6800