

8119 Oakleigh Road
Parkville, Maryland 21234
Phone: 410-661-3160
Fax: 410-661-3163

Dietz Surveying

July 26, 2021

Scan into file
1960-3447-x

Mr. Jeff Perlow
Department of Zoning
Baltimore County
400 Washington Avenue
Towson, Maryland 21204

Reference: 4010 Old North Point Road
Lot Line Adjustment

Mr. Perlow,

We had a DRC meeting on July 6, 2021, for the Langenfelder Property, 4010 Old North Point Road for a lot line adjustment and Limited Exemption to build a warehouse. This property was granted a Special Exception to be used as Trucking Terminal pursuant to case 1960-3447-x, dated Jan. 14 1960. The current owner intends to erect a warehouse on the property and not use it as a trucking terminal. At that meeting it was brought to our attention that the Special Exception would need to be extinguished. Thus we are formerly requesting that the Special Exception under case 1960-3447-x be extinguished.

Attached are the following documents:

1 Copy of the Plat to Accompany a DRC Request for a Lot Line Adjustment

Upon your review, if you have any questions, I may be reached at the number below.

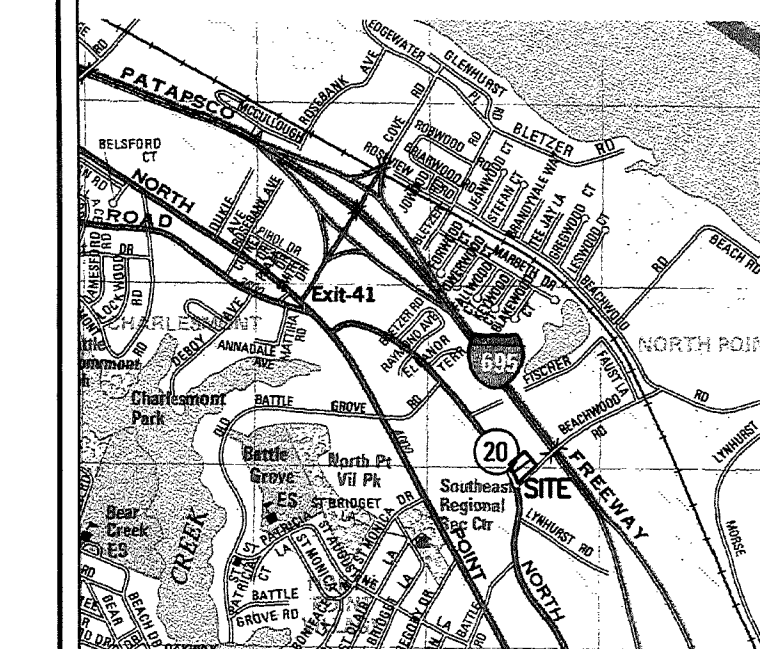
Sincerely,



Brian Dietz

.....

PATAPSCO FREEWAY (INTERSTATE 695)



Vicinity Map Scale: 1" = 2000'

NOTES

1. Owner: WILLIAM MANNINO LLC
8108 BEACHWOOD RD
DUNDALK MD 21222-3600
2. Zoned: ML-IM
3. Total Area = 1.084Ac±
4. This site is not in the Chesapeake Bay Critical Area.
5. This site is not in the 100 year flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is served by public sewer and water.
9. Prior Zoning Hearings.
1956-3747-X SPECIAL EXCEPTION FOR ADVERTISING SIGN, WITHDRAWN
1960-4853X SPECIAL EXCEPTION TO USE THE PROPERTY
AS A TRUCKING TERMINAL GRANTED JAN 14, 1960
1975-0165-X SPECIAL EXCEPTION FOR A TRUCK TERMINAL,
DISMISSED AS HAVING ALREADY BEEN ESTABLISHED

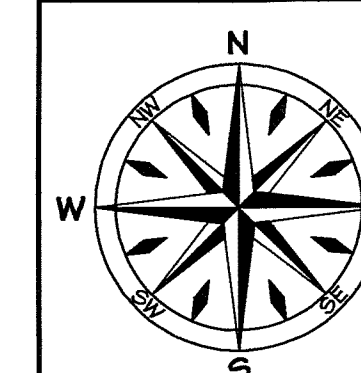
PLAT TO ACCOMPANY
A DRC REQUEST
of the

Langenfelder Property

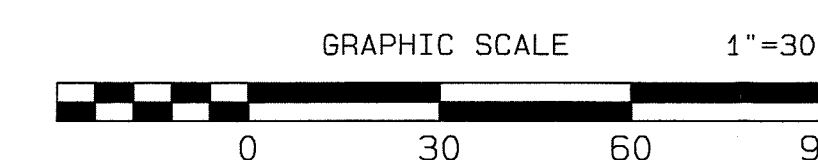
4010 Old North Point Road
Baltimore County, Maryland
Tax Map 104, Grid 9, Parcel 16
15th Election District, 7th Councilmanic District
Scale: 1"=30' Date: October 5, 2020

Dietz Surveying, Inc.

Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.net



File Name: J:\Old North Point Rd 4010 - #20380\old north point topo-2.pro



ADD PROPOSED BUILDING
Revisions

5-18-21
Date

Plot Date: 7/26/2021

FIELD: BRD

DRAWN: BRD

Job No. 20380

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
4010 OLD NORTH POINT ROAD
BALTIMORE COUNTY, MARYLAND
15th Election District
For a Special Exception
To the Zoning Commissioner of Baltimore County

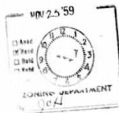
EVERETTE C. WARLICK & MITCHELL B. WARLICK Legal Owner
RUDY F. USIC & MARY M. USIC Contract Purchaser

herby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or to be erected thereon) hereinafter described for for the purpose of a trucking terminal, including the loading and unloading of motor vehicles and the parking of same.

(SEE DESCRIPTION ATTACHED HERETO)

Rudy F. Usic Everett C. Warlick
Mary M. Usic Mitchell B. Warlick
Contract Purchaser Legal Owner
4010 North Point Rd



Attorney: Edwin B. Dinnick
10360 Chesapeake Ave.
M 5-4200

ORDERED by the Zoning Commissioner of Baltimore County
this 25th day of November, 1959,
that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 13th day of January, 1960, at 1:00 P.M., o'clock
N.

Zoning Commissioner
of Baltimore County

Pursuant to advertisement, posting of property and public hearing on the above petition for a special exception to use the property described therein for a trucking terminal, and it appearing that by reason of location, the safety and health and general welfare of the location not being detrimentally affected, the special exception should be granted, therefore:

It is this 14th day of January, 1960, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception should be and the same is hereby granted, subject, however, to approval of plans for ingress and egress by the State Roads Commission.

Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 M. CHESAPEAKE AVE.
TOWSON, MARYLAND
VA. 3-3000

MALCOLM M. DILL
DIRECTOR
WILLIAM H. ADAMS
ZONING COMMISSIONER

Mr. & Mrs. Everett Warlick
4010 North Point Rd.

Re: 4010 North Point Rd. & Fischer Rd.
15th District
Everett C. & Mitchell Warlick - Petitioners

THE: 1st P.M.
DATE: Wednesday, January 13, 1960
PLACE: Room 106, County Office Building, 111 M. Chesapeake Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIVED
Planning Department, Baltimore County, Md. - Office of Planning

RECEIVED of: 12229 9403 * * * TIL * 4000
LOCATION OF PROPERTY: 12229 9403 * * * TIL * 4000
AMOUNT: \$10.00

Zoning Commissioner
of Baltimore County

15th, Dist.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 28th, 1959
THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of 2 successive weeks before the 13th day of January, 1960, at 1:00 P.M. the first publication appearing on the 28th day of Dec. 1959.

The COUNTY Paper, Inc.
716 E. Baltimore
Executive Office Manager



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST FREDERICK STREET
BALTIMORE 1, MD.
(MAILING ADDRESS: P.O. BOX 100, BALTIMORE 1, MD.)
January 12, 1960

Mr. William H. Adams
Zoning Commissioner
Baltimore County Office Bldg.
Towson 4, Maryland

Re: Zoning Petition No. 4853-X
Special Exception
Northwest corner of Old North Point
Road (Route 20) and Fisher Rd.

Dear Mr. Adams:

This office has reviewed the subject petition and has no objection to the Special Exception. However, if the Zoning Commissioner should see fit to grant the petition, it is requested that plans for ingress and egress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,

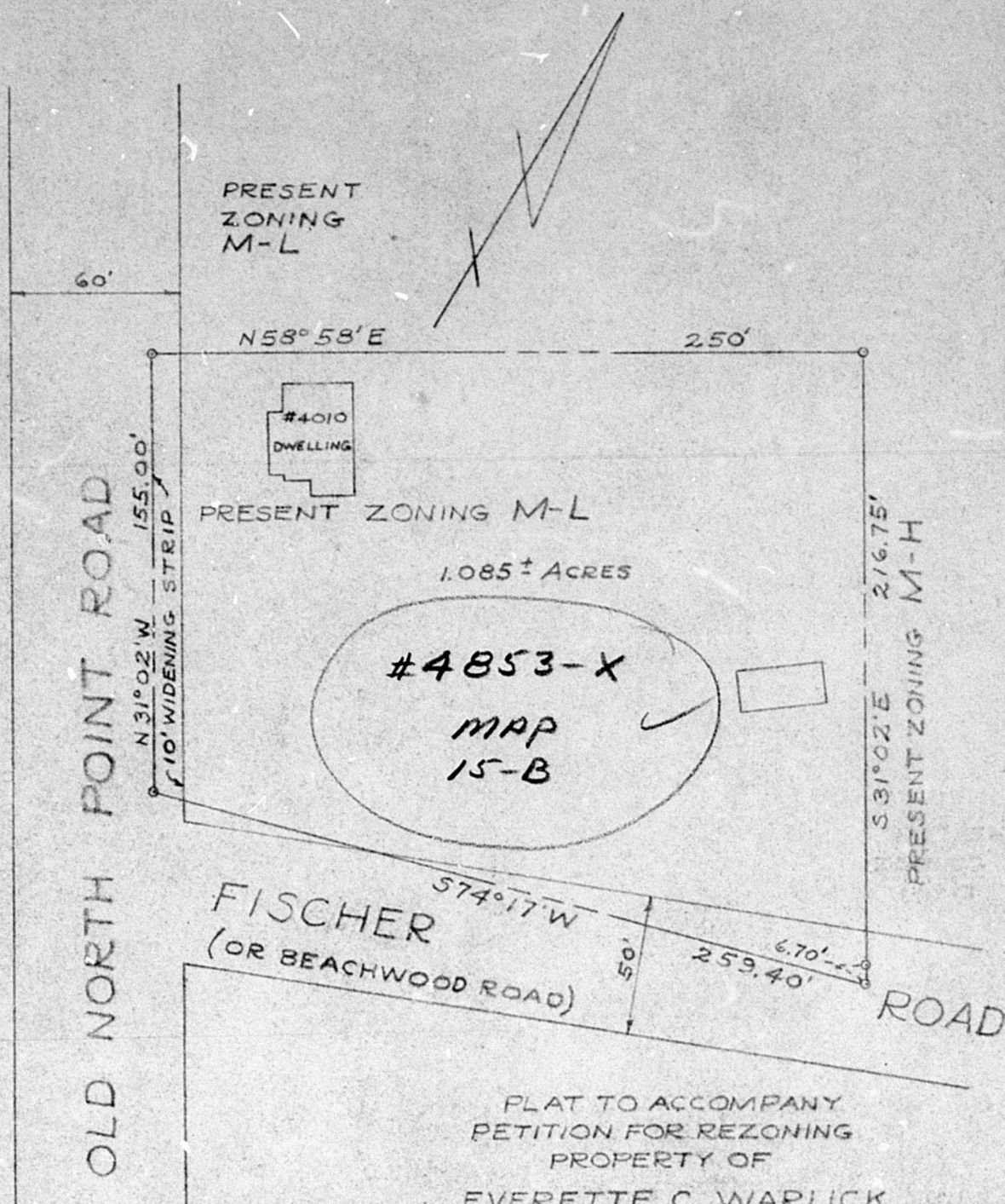
Edward D. Bellamy
Development Engineer
John L. Duer
Asst. Development Engineer

JLD/ld

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 12-29-59
Posted for: Special Exception for Trucking Terminal
Petitioner: Everett C. & Mitchell Warlick
Location of property: NW Corner of Old North Point Road and Fischer Road - 15th Dist.
Location of signs: Northwest corner of Old North Point Road and Fischer Road
Remarks: Signed by Applicant
Posted by: George B. Hoffman (Seal) Date of return: 12-30-59

#4853



PLAT TO ACCOMPANY
PETITION FOR REZONING
PROPERTY OF

EVERETTE C. WARLICK
AND WIFE

PLOTTED FROM DEED BY:

W.H. PRIMROSE & ASSOCIATES
21 W. PENNSYLVANIA AVENUE
TOWSON 4, MARYLAND

15TH ELECTION DISTRICT
BALTIMORE CO. MARYLAND
SCALE: 1"=50'
NOVEMBER 24, 1959

OK d'eo 11/25/59

