PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO	THE	ZONING	COMMISSIONER	OF	BALTIMORE COUNTY:

TO THE ZONING COMMISSIONER OF BALLISIONE COUNTY	DIST
I, or we. Malter Lubinski legal owner. of the property situate in Bal County and which is described in the description and plat attached hereto and made a part hereby petition (1) that the zoning status of the herein described property be re-classified, pu	rsuant NECK
to the Zoning taw of Baltimore County, from an	to an /2
zone; for the following reasons:	'X'

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for ... I ruck Terminal

Property is to be posted and advertised as prescribed by Zoniz, Regulations

I, or we, agree to pay expenses of above re-classification and/or Special Exception posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning a and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Walke Lubins ki Address 3917 21 Sh Blak. Ball 6 21222

ORDERED By The Zoning Commissioner of Baltimore County, this.... 196.9., 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 ner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

1/2 1/69 war

ORIGINAL

OFFICE OF BESSEX TIMES

ESSEX, MD. 21221 July 14, THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in

Baltimore County, Maryland, once a week for One weeks before the 14th day of July, 1969, that is to say, the same was inserted in the issue of July 10, 1969.

STROMBERG PUBLICATIONS, Inc.

RALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date July 18, 1969.

FROM Me. George E. Gavrel's, Director of Planning

SUBJECT Petition #70-23-X. Special Exception for a Truck Terminal.

Monday, July 28, 1969 (10:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon approval of the site plan by this office. Special grant be conditioned upon approval of the site plan by this unities. Special attention should be given to screening along the boundary of the adjacent

PERFAUL OF ENTERPRETAR

Zoning Plat - Commen

286. Property Owner: Walter Lubinski Location: S/NS of North Pt. Blvd., Lul' N/N of Kirkland Street

District: 15th
Present Zoning: BR
Proposed Zoning: S.E., Truck Terminal
No. Acren: 0.305*

North Point Boulevard is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

A h8º R.C.C.F. storm drain crosses through the rear of the subject and must be afforded protection from damage at all times. Therefore, the property owner or leases must provide a minimum cover of 3' over the cross of the existing pipe and the entire storage area within the limits of the 10' eacement must be paved with an impervious type paving.

The Applicant must provide necessary drainage facalities (temporary or otherwise) to prevent creating any missances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

North Point Boulevard is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Development of this property through stripping, grading, and stabili-zation 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.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary severage is available to serve this property.

Public water supply is available to serve this property.

"E" S.W. Key Sheet - 14 S.E. 29 Position Sheet - S.E. 4 H 200 Scale Topo

4231 NORTH POINT BOULEVARD

SPECIAL EXCEPTION FOR A TRUCK TERMINAL

IN AN PRISTING BE LONE

PROJECTION OF COME

REDINNING for the same on the southwesternnot side of North Point Boulavard at a point distant (A) feet more or less measured northwesterly along the nonthwesternnoset side of said North Point Boulavard from its intersection of the same o

CONTAINING 0.305 acres of land more or less.

BEING part of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber 1994 folio 405 etc. was conveyed to Malter Labinski.

May 15, 1969



Vie Valle DAVID W. DALLAS, JR. CIVIL ENGINEES ID HARPOND NO. MALTO, 54, MI NO 5-7422

WITER-OFFICE CORRESPO BUREAU OF TRAFFIC RNG Baltimore County, Rargland

June 5, 1969

Item 286 - ZAC - June 3, 1969 Property Owner: Walter Lubinski North P. int Blvd. MW of Kirkland St. S.E., Truck Terminal

Since there is no change in the existing zoning, the subject pecition should create no major change in trip generation,

BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Screening will be required along the S.Z. property line.

Date June 10, 1969

June 3, 1969 Walter Lubinski SW/S of North Pt. Hlvd., 頃山 No of Kirkland St.

John G. Rose, Zoning Commissioner Office of Planning & Zoning

SUBJECT Zoning advisor, Agenda Item #286

Richard B. Williams, Planner FROM Project Planning Division

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Joning Commissioner Dre 6//69

FROM John Lilley, Inspector SUBJECT Property Owner Walter Luninger

> Item 286 Zoning Agenda June 3, 1939 Location: SW/S of North Foint Flyd. Lbl feet %, of Kirkland St.

Fire Department has no comment at this time.

John Lilley

cc: Mr. Jay Hanna

	Pursuant to the advertisement, posting of property, and public hearing on the above perion and
	it appearing that by reason of the requirements of Section 502. 1 of the Baltimore
	t appearing that by reason of the Average been met
	the salarno iterates of cutions who old shockeds used six furthers appearing strate in second std.
	a Special Exception for a Truck Terminal should be granted.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County this. 29
	day of July 196.9, the control of the property of the control of t
	the same inherning reclassified; shows a
	Truck Terminal should be and the same is
	granted, from and after the date of this order, subject to approval of the site plan by the
000	State Roads Commission, the Bureau of Public Services and the Office of Plannia and Zoning. DEPUTY Zoning Commissioner of Baltimore County
= 6	1
770	pursuant to the advertiset al. posting of property and public hearing on the above petition
. 6	and inappearing that by reason of
. /	
5	(<u> 1</u> .
	the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
9 6	GRANTED.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
	of
	DENIED and that the above described property or area be and the same is hereby continued as and
	to remain azone; and/or the Special Exception for
	be and the same is hereby DENIED.

TELEPHON 824-3000 EXT. 367		BA TIMORE COURT OFFICE OF Division of Collection TOWSON, MARY	FINANCE	No. 64605
To:			ا به مناوهه ا	Palance County
9	"Mar	DETACH ALONG PERF	DESTURN THIS POSTION WITH YOU ORATION AND KEEP THIS POSTION PER	TOTAL STATEMENT AND TOTAL
			p. (
5000	<u>a</u>	Ø.	F: 1	

то	John Rose	Date June 6, 1969
FROM	John France	
SUBJECT.	SM/S of Morth Point Blvd. Dal' Rd of Kirklan. Street Walter Lubinski	
	Hust meet all requirements of Ba	altimore County Building Code.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

ohn Rose June 6, 1969	intitioner: WALTER LUBINSKI
ohn Rose Date	locations Stuls of North Pr Blud, 441' NIN OF KIRKLA
ohn France	District: 15
M/S of North Point Blvd.	Product Zoning: BA
alter Lubinski	Proposed Zening: S.E., TRUCK TERMINAL
	No. of Autos: 0.305 _
sust meet all requirements of Baltimore County Building Code.	Comments - No REARING ON STUDENT PO ULATION

1NO ST.

ZORTAL ADVISORY COUNTRIES MEETING

OF JUNE 3, 1969

BALTIMORE COUNTY, MARYLAND

то	Mr. Oliver L. Myers	Date June 4, 1969
	V= V(1)1(V C	

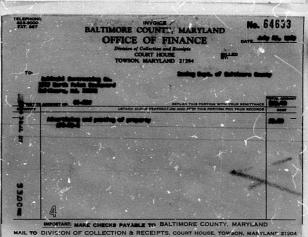
SUBJECT Item 286 - Zoning Advisory Committee Meeting, June 3, 1969

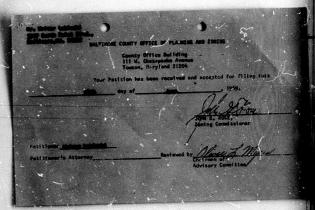
236. Property Owner: Walter Lubinski Location: \$M/5 of North Pt. Blvd., khl' NW of Kirkiand 30. District: 15th Present Zoning: BR Proposed Zoning: S.W., Truck Terminal No. Acres: 0.305 .

Fublic water and sewers are available to the site, therefore, no health problems are anticipated.

Water and Sewer Section BURZAU OF ENVIRONMENTAL HEALTH

286





#70-23RX

District. 15-64	July 10-69
Pour to Hearing Mars. I	ely 28-69 47 10:00 A.m.
Walter Lebies	e e
Kinkland St.	by 28-68 AT LOSO AM. N/4
Location of Mans. Q. Gr	that not & algebra prof.
Sign Losening Marth	and al
Remarks	
Poster by Robert In Bell	Date of return. July 17-69

TO THE ZONING COMMISSIONER OF BAUTIMORE COUNTY:

L or we Walter Lubinski legal owner... of the property situate in Balt County and which is described in the description and plat attached hereto and made a part issue of PATAPSC hereby petition (1) that the zoning status of the herein described property be re-classiuant NECK to an PREF to the Zoning Law of Baltimore County, from an ... SE-4-H ___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 ... I ruck Tarminal ...

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. g, etc., upon filing of this petition, and further agree to and are to be bound by the zoning tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Walter Lubinski Mathe Lubinski Address 3917 27 Sti Bleel Ball 4 21222

ORDERED By The Zoning Commissioner of Baltimore County, this 24th

..., 196_9_, 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 ner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

MICROFILMED

7/20/6 1 augn

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1969

Hr. Walter Lubinski 3917 North Point Blvd., Baltimore, Haryland 21222 Oliver L. Myers

MEMUELS

BUNEAU OF

BUREAU OF TRAFFIC ENGINEERING

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMEN

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATIO

INDESTRIAL DEVELOPMENT

STATE ROADS CO

RE: Type of Hearing: Special Exception for Truck Terminal Locations SW/S of North Pt. Blvd., 441 NW of Kirkland St. 15th District Petitioner: Malter Lubinski Committee Meeting of June 3, 1969 Itea 206

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

The subject property is presently improved with a trucking terminal office. The pre-perties to the west are improved with duellings; to the south with a Baltimore County Pumping Station. To the north it appears that part of the property is being used for a truck terminal; to the cast with several light manufacturing uses. The entire frontage of the property at the present time is unimproved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highwayst

North Foint Boulevard is a State Road, therefore, time site will be subject t State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Storm brains:

A 48" R.C.C.P. storm drain crosses through the rear of the subject site and must be afforded protection from damage at all times. Therefore, the property owner or lessee must provide a minimum cover of 3" over the crown of the existing pipe and the entire storage area within the limits of the 10" easement must be paved with an impervious type powing.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver L. Myers Date June 4, 1969 FROM Mr. William M. Greenwalt

SUBJECT __ Item 286 - Zoning Advisory Committee Heating, June 3, 1969

Public water and sewers are available to the site, therefore, no health problems are anticipated.

Chief June Water and Sewer Section BUREAU OF ENVIRONMENTAL HEALTH

WMG:p

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

June 6, 1969 FROM. John France SUBJECT. SM/S of North Point Blvd.

Must meet all requirements of Daltimore County Building Code.

Walter Lubinski

SONTHO ALVISORY COMMITTEE MEETING OF JUNE 3, 1969

Intitation: WALTER LUB. NSKI Incation: SIWIS OF NORTH P. BLUE, 441' NIN OF KIRKLAND ST.

286

District: 15

BALLYLSHOES COUNTY

Present Zoning: 82

Proposed Zording: S.E., TRUCK TERMINAL

OF THECATION

Mo. of Acres: 0.305 -

Commits: NO BEARING ON STUDENT POPULATION

MICROFILMED

Hr. Walter Lubinski 3917 North Point Blvd., Baltimore, Md. 21222 Item 286 Page 2

June 11. 1969

. Storm Drains: (Continued)

The Applicant must provide necessary drainage facilities (temporary or otherwise) 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 other drainage facilities, would be the full responsibility of the Applicant.

North Point Beulovard is a State Road. Therefore, drainage requirements as they affect the road come un≤r the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through str/pping, grading, and stabilization could result in a sediment pollution problem, domaging private and public holdings domestream of the property. A grading peralt, is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

Screening will be required along the S.E. p. operty line. BUREAU OF TRAFFIC ENGINEERING:

Since there is no change in the existing zoning, the subject petition should create no major change in trip generation.

FIRE DEPARTMENT:

Fire Department has no comment at this time.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

BOARD OF EDUCATION:

No bearing on student population.

MICROFILMED

Mr. Walter Lubinski 3917 North Point Blvd. Baltimore, Maryland 21222 Item 286 Page 3

June 11, 1969

HI SHOFILMED

HEALTH DEPARTMENT:

Public water and sewers are available to the site, therefore, no health problems are anticipated.

STATE ROADS COMMISSION:

The roadside curb must be 15° from the edge of the traveled way rather than 12° as indicated on the plan.

The radius returns must have a minimum radius of 20 ft. There must be a perament barrier along the projected property lin a from the roadside curb to the right of way line curb in order to preclude the muving of webicles onto the Right of Way. The barrier must consist of concrete curb or netal posts set on 5' centers.

The entrance and shoulder area must be paved with bituminous

The entrance curbing and paving will be subject to State Roads Commission approval and permit.

The plan must be revised prior to a hearing date being assigned. ZONING ADMINISTRATION DIVISION:

In view of the comments by the State Roads Commission, this office is withholding a hearing date until such time as the foregoing comments are

Very truly yours,

OLH:JO

MICROFILMED



STATE READS COMMISSION BALTIMORE MD. 21201

DECE E MICANA

MALTER E MODOFORE LE

Mr. John G. Rose, Zoning Commissioner County Office Building Towson, Maryland 21204 Att: Hr. O. L. Hyers

Rei Loning Advisory Comm.
Neeting 6/3/69 Owner: Walter Lubinski
34/5 of North Pt. Blvd.
44i1 NW of Kirkland St.
15th District (Route 151)
Present Loning: SE.
Proposed Loning: S.E. Truck
Terminal

Dear Mr. Rosel

The roadside curb must be 15° from the edge of the traveled way rather 12° as indicated on the plan.

The radius returns must have a cinimum radius of 20 ft. There must be a permanent barrier along the projected property lines from the roadside curb to the right of way line curb in order to practicule the mexing of vehicles onto the Right of May. The barrier must consist of concrete curb or metal posts set on 5' centers.

The entrance and shoulder area must be paved with bituminous concrete.

The entrance curbing and paving will be subject to State Roads Com-mission approval and permit.

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

Very truly yours.

- .NN 2'59 AM ---

Charles Lee, Chief
Development_Engineering Section

Holling Mayers

Asst. Development Engineer

MICROFILMED

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 a Special Exception ic: a. Truck Terminal IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29 day of July 196.0 start the shoretex described open purely account the sand granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau distribution of Public Services and the Office of DEPUTY Zoning Commissioner of Raltimore County and to the advertisement, posting of property and public hearing on the above petitiabove re-classification should NOT BE HAD, and or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this_____ DENIED and that the above described property or area be and the same is hereby continued as and zone: and or the Special Exception for.....

> Zoning Commissioner of Baltimore County MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

John G. Rose, Zoning Commissioner Office of Planning & Zoning Richard B. Williams, Planner FROM Project Planning Division

DA

Date. June 10, 1969

SUBJECT Zoning Advisory Agenda Item #286

June 3, 1969 Walter Lubinski SW, of North Pt. Blvd., المال NW of Kirkland St.

Screening will be required along the 3.E. property line.

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Margiand Towson, Maryland, 21204

Mr. John G. Rose Attn: Oliver L. Myers

C. Richard Moore

SUBJECT: Item 286 Revised Plan dated June 19, 1969 Property Owner: Walter Lubinski North Point Blvd. My of Kirkland St. S.E., Truck Terminal

Previous comments remain valid.



-9 69 54 --

Date___Ju'y 3, 1969

CRM:nr

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John C. Rose, Zoning Commissioner Date uly 18, 1969.

TROM Ma. George E. Guvre is, Director of Planning

STRUCT Petition 770-23-X. Special Exception for a Truck Terminal.

Southwest side of North Point Boulevard 441 feet north of Kirkland Street. Walter Lubinski, Petitioner.

15th District

Monday, July 28, 1969 (10:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon approval of the site plan by this office. Special attention should be given to screening along the boundary of the adjacent

GFGton

MICROFILMED

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEE Baltimore County, Maryland Towson, Maryland, 21204

Date June 5, 1969

Mr. John G. Rose Attn: Oliver L. Myers

C. Richard Moore FROM:

Item 286 - ZAC - June 3, 1969 Property Owner: Walter Lubinski North Point Blvd. NW of Kirkland St. 3.E., Truck Termina:

Since there is no change in the existing zoning, the subject petition should create no major change in trip generation.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

FROM. John Lilley, Inspector

SURJECT Property Owner Calter Lubinski

John Lilley Inspector John Lilley

cc: Mr. Jay Hanna

INTER-OFFICE CORRESPONDENCE

TO Mr. John C. Rose, Coming Commissioner Date 6/ /62

Item 286 Zoning Kgenda June 3, 1969

location: SW/S of North Point Slad. Lill feet W. of Mirkland St.

MICROFIL MED

BUREAU OF ENGINEERING

Zoning Plat - Comment

286. Property Owner: Walter Lubinski Location: 5/85 of North Pt. Bivd., Lhl' N/N of firkland Street

District: 2500 Present Zoning: RR Proposed Zoning: S.E., Truck Terminal No. Acres: 0,305±

North Foint Boulevard is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Storm Drains:

A 18 E.C.C.P. storm drain crosses through the rear of the subject site and must be afforded protection from damage at all times. Therefore, the property owner or lease must provide a minimum cower of 3 over the groun of the existing pipe and the entire storage area within the limits of the 10 eacement must be maved with an importance type paring.

The Applicant must provide necessary drainege facailities (temporary or otherwise, to prevent creating any misances or damages to adjacent properties, especially by the concentration of surface vaters. Correction of any problem which may result, due to improper residing or other drainage facilities, would be the full responsibility of the Applicant.

North Point Boulevard is a State Road. Therefore, drainage requirements as they affect the road some under the jurisdiction of the Maryland State Roals Commission.

Sediment Control:

Development of this property through stripping, grading, and stabili-mation 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 foil.

Grading studies and sediment co., rol drawings will be necessary to be reviewed and amproved prior to the insuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Public water supply is available to serve this property . MICROFILMED "E" S.W. Key Sheet - 14 S.E. 29 Position Sheet - S.E. 4 H 200 Scale Top

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your Petition has been received and accepted for Filing this

MICROFILMED

1 sign

#70-23RX

CERTIFICATE OF POSTING B DEPARTMENT OF BALTIMORE COUNTY

Posted for Manney Man. July 28-69 47 10:00 4 m

Location of property. Stee deck of worth from 10. 441' N/4 Kinkland St.

Location of Signer Q and grown that note to talendary profe Sign facong routh doing Red

Posted by Pobert In Bull Date of return: 17-69

