

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Walter Lubinski, 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 reason:

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... Truck Terminal

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.

Contract purchaser
Legal Owner
Address
Petitioner's Attorney
Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 1969, 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 Commissioner of Baltimore County in Room 106, County Office Building, in Towson, Baltimore County, on the... day of... 1969, at... o'clock.

Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 18, 1969
FROM: Mr. George E. Govelet, Director of Planning
SUBJECT: Petition #70-23-X, Special Exception for a Truck Terminal, Southwest 1/2 of North Point Boulevard 441 feet north of Kirkland Street, Walter Lubinski, Petitioner.

15th District
HEARING: 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 residential zone.

GEO/cm

BUREAU OF ENGINEERING

Zoning Plat - Comment

286. Property Owner: Walter Lubinski
Location: SWS of North Pt. Blvd., 441' N/W of Kirkland Street
District: 15th
Present Zoning: R1
Proposed Zoning: S.E., Truck Terminal
No. Acres: 0.305

Highways:

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.

Storm Drains:

A 18" 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 leasee must provide a minimum cover of 3' over the crown of the existing pipe and the entire storage area within the limits of the lot easement must be paved with an impervious type paving.

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

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.

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.

RE: S.W. Key Sheet - 14 S.E. 29 Position Sheet - S.E. 4 N 200' Scale Topo

4231 NORTH POINT BOULEVARD
SPECIAL EXCEPTION FOR A TRUCK TERMINAL

IN AN EXISTING RE ZONE

BEGINNING for the same on the southwesternmost side of North Point Boulevard at a point distant 441 feet more or less measured northerly along the southwesternmost side of said North Point Boulevard from the intersection with the center of Kirkland Street as shown on the Plat of Edgepoint as filed among the Land Records of Baltimore County in Plat Book 17 folio 96, and 97 and at the beginning of the first line of Zoning Description 15 R-2, thence binding on said North Point Boulevard and reversely on the last line of said Zoning Description north 28 degrees 56 minutes 24 seconds west 125.00 feet, thence leaving said Boulevard and running for lines of division the two following courses and distances south 61 degrees 03 minutes 36 seconds west 100.00 feet and south 28 degrees 56 minutes 24 seconds east 138.50 feet to intersect the northernmost outline of said Plat of Edgepoint and to intersect the second line of said Zoning Description, thence binding on said Plat and reversely on said second and the first Zoning Description lines the two following courses and distances north 62 degrees 11 minutes 36 seconds east 9.85 feet and north 52 degrees 10 minutes 36 seconds east 91.25 feet to the place of beginning.

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 Walter Lubinski.

May 15, 1969



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

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 286 - ZAC - June 3, 1969
Property Owner: Walter Lubinski
North Point Blvd. NW of Kirkland St.
S.E., Truck Terminal

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

C. Richard Moore
Engineer II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner
Office of Planning & Zoning
FROM: Richard B. Williams, Planner
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #286

June 3, 1969
Walter Lubinski
SWS of North Pt. Blvd., 441' N of Kirkland St.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Attn: Mr. Myers
FROM: John Lilley, Inspector
Fire Department
SUBJECT: Property Owner Walter Lubinski

Item 286 Zoning Agenda June 3, 1969
Location: SWS of North Point Blvd. 441 feet N. of Kirkland St.

Fire Department has no comment at this time.

cc: Mr. Jay Hanna

John Lilley
Inspector John Lilley

OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 July 14, 1969

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 week 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.

By: Ruth Morgan

PETITION FOR SPECIAL EXCEPTION FOR TRUCK TERMINAL...
WALTER LUBINSKI
SWS of North Point Blvd. 441' N of Kirkland St.
15th District
70-23-X
#286

DATE 7/29/69 - J.C. HARRIS CLK

John France
John France

Comments: NO BEARING ON STUDENT POPULATION

William H. Hunsford
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMG: P

Cost of Advertisement, \$.....

District: 15th Date of Posting: July 10-68
 Posted for: Henry Mann July 28-68 at 10120000
 Position: Walter Laskowski
 Location of property: 5 1/2 mi. south of North Prairie Rd. 441' N 1/4
Knobloch St.
 Location of Sign: On 221' E. grassy plot next to telephone pole
sign for Henry North Prairie Rd
 Remarks:
 Posted by: Robert L. Buehl Date of return: July 17-68

Pursuant to the advertisement, posting of property, and public hearing on the above petition and appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

USE OF THE ABOVE DESCRIBED PROPERTY SHOULD BE GRANTED AS A SPECIAL EXCEPTION FOR A TRUCK TERMINAL

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, 1969, that the above described property 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

USE OF THE ABOVE DESCRIBED PROPERTY SHOULD BE GRANTED AS A SPECIAL EXCEPTION FOR A TRUCK TERMINAL

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

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 286 Revised Plan dated June 19, 1969
Property Owner: Walter Lubinski
North Point Blvd. NW of Kirkland St.
S.E., Truck Terminal

Previous comments remain valid.

C. Richard Moore
Engineer II

CRM:nr

MICROFILMED

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

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 286 - ZAC - June 3, 1969
Property Owner: Walter Lubinski
North Point Blvd. NW of Kirkland St.
S.E., Truck Terminal

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

C. Richard Moore
Engineer II

CRM:nr

MICROFILMED

BUREAU OF ENGINEERING
Zoning Plat - Comment

286. Property Owner: Walter Lubinski
Location: S.W. of North Pt. Blvd., 441' N.W. of Kirkland Street

District: 15th
Present Zoning: R
Proposed Zoning: S.E., Truck Terminal
No. Acres: 0.305

Highways:

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.

Storm Drains:

A 18" 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 15'-0" of the 10' easement must be paved with an impervious type paving.

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

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.

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. MICROFILMED

AMD:aw
10" S.W. Key Sheet - 14 S.E. 29 Position Sheet - S.E. 1/4 H 200' Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner
Office of Planning & Zoning
Date: June 10, 1969
FROM: Richard B. Williams, Planner
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #266

June 2, 1969
Walter Lubinski
SW of North Pt. Blvd., 441'
NW of Kirkland St.

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

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: July 18, 1969
FROM: Mr. George E. Givens, Director of Planning
SUBJECT: Petition #70-23-X. Special Exception for a Truck Terminal.
Southwest side of North Point Boulevard 441 feet north of Kirkland Street. Walter Lubinski, Petitioner.
15th District
HEARING: 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 residential zone.

SFG:am

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: 6/15/69
FROM: John Lilley, Inspector
Fire Department
SUBJECT: Property Owner: Walter Lubinski

Item 286. Zoning Agenda June 3, 1969
Location: SW of North Point Blvd. 441 feet N. of Kirkland St.

Fire Department has no comment at this time.

cc: Mr. Jay Hanna

John Lilley
Inspector John Lilley

MICROFILMED

Mr. Walter Lubinski
287 North Point Blvd.,
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 15th day of June, 1969.

John G. Rose
Zoning Commissioner
Petitioner's Attorney: Reviewed by: Chairman of Advisory Committee

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Hearing Mon. July 28-69 at 10:00 AM.
Petitioner: Walter Lubinski
Location of property: SW side of North Point Rd. 441' N.W. of Kirkland St.
Location of Sign: On grass plot north to telephone pole.
Remarks: Sign facing North Point Rd.
Posted by: Robert L. Budd
Date of return: July 17-69

TELEPHONE
823.3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 64633

DATE July 20, 1969

BILLED BY

TO: Lohmeyer Contracting Co.
3947 North Point Boulevard
Baltimore, Md. 21222

Billing Dept. of Baltimore County

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and printing of property #70-23-X	\$3.00

4

MICROFILMED

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823.3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 64605

DATE July 7, 1969

BILLED BY

TO: Lohmeyer Contracting Company
3947 North Point Boulevard
Baltimore, Md. 21222

Billing Dept. of Baltimore County

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Publication for Special Exception #70-23-X	\$5.00

4

MICROFILMED

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

ORIGINAL

OFFICE OF
THE ESSEX TIMES
ESSEX, MD. 21221 July 14, 1969

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 ~~XXXXXX~~
week before the 14th day of July, 1969, that is to say, the: me
was inserted in the issue of July 10, 1969.

STROMBERG PUBLICATIONS, Inc.

By: *Richard Morgan*

MICROFILMED

PETITION FOR SPECIAL
EXCEPTION FOR A TRUCK TERMINAL
LOCATION: 4231 North Point Boulevard
DATE: July 10, 1969
PUBLIC HEARING: July 10, 1969
The Zoning Commission of
Baltimore County, in accordance
with the Charter of Baltimore
County, and the Ordinance of
Baltimore County, do hereby
certify that the following is the
text of the petition for a special
exception for a truck terminal
located at 4231 North Point
Boulevard, Baltimore County,
Maryland, as shown on the
plat of the same, and as the
same is being published in the
Jeffersonian, a weekly newspaper
published in Baltimore County,
Maryland, on July 10, 1969, the
first publication appearing on
the 10th day of July, 1969.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 10 1969

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 in each
of seven days, successive days before the 25th
day of July, 1969, the first publication
appearing on the 10th day of July,
1969.

THE JEFFERSONIAN

L. L. Smith
Manager

Cost of Advertisement \$.....

MICROFILMED

4231 NORTH POINT BOULEVARD SPECIAL EXCEPTION FOR A TRUCK TERMINAL IN AN EXISTING RR ZONE

BEGINNING for the same on the southwesternmost side of North Point Boulevard at a point distant 211 feet more or less measured northwesterly along the southwesternmost side of said North Point Boulevard from its intersection with the center of Kirkland Street as shown on the Plat of Edgepoint as filed among the Land Records of Baltimore County in Plat Book 17 folio 96 and 97 and at the beginning of the first line of Zoning Description 15 R-7, thence binding on said North Point Boulevard and reversely on the last line of said Zoning Description north 28 degrees 56 minutes 24 seconds west 125.00 feet, thence leaving said Boulevard and running for lines of division the following courses and distances south 51 degrees 03 minutes 36 seconds west 100.00 feet and south 28 degrees 56 minutes 24 seconds east 138.10 feet to intersect the northernmost outline of said Plat of Edgepoint and to intersect the second line of said Zoning Description, thence binding on said Plat and reversely on said second and the first Zoning Description lines the two following courses and distances north 62 degrees 11 minutes 36 seconds east 9.85 feet and north 52 degrees 10 minutes 36 seconds east 91.25 feet to the place of beginning.

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 Walter Lubinski.

May 15, 1969



David W. Dallas, Jr.
DAVID W. DALLAS, JR.
CIVIL ENGINEER
4713 OLD MARSHALL RD., BALTO., MD. 21208
NO. 5-7422

MICROFILMED

