



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandsoc@co.ba.md.us

September 1, 1998

Ms. Joyce Brewer  
2211 Choate Road  
Fallsion, MD 21047

Dear Mr. Brewer:

RE: 3915 Old Northpoint Road (AKA 3928 Northpoint Boulevard), Tax Account  
Number 15-16-002030, Zoning Case Number 70-89-X, 15th Election District

Your letter to Arnold Jablon, Director of Permits and Development  
Management, has been referred to me for reply. The zoning of this site, per the 1" =  
200' scale zoning map number SE-3G, is M.L.-I.M. (Manufacturing, Light - Industrial,  
major). This site was the subject of a zoning hearing, case number 70-89-X. On  
October 30, 1998, the then Deputy Zoning Commissioner granted a special exception  
to allow used car and trailer sales. Your request is for written verification allowing 5  
parking spaces for display vehicles along the fence in the area where the dwelling is.  
(The dwelling is to be razed.) This office would approve your proposal as being within  
the spirit and intent of the prior hearing provided that it is approved by Mr. Avery  
Harden, Landscape Planner, Developer's Engineering Office, 410-887-3751, and that  
the surface of the proposed 5 parking space area be durable-dustless. A permit for the  
house razing and the lot grading, etc. may be obtained through the Permit Office, room  
100, 111 West Chesapeake Avenue, Towson, Maryland 21204, 410-887-3900.

I trust that the information set forth in this letter is sufficiently detailed and  
responsive to the request. If you need further information or have any questions,  
please do not hesitate to contact me at 410-887-3391.

Very truly yours,

*John J. Sullivan, Jr.*  
John J. Sullivan, Jr.  
Planner II  
Zoning Review

JJS:cj

Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

|                                                                                   |                                   |                                                                |                                     |                                                  |
|-----------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------|-------------------------------------|--------------------------------------------------|
| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF BUDGET & FINANCE<br>MISCELLANEOUS RECEIPT |                                   | No. 058666                                                     | PAID RECEIPT                        |                                                  |
| DATE: <u>SEP 9/17/98</u>                                                          | ACCOUNT: <u>001-6150</u>          | AMOUNT: <u>\$ 40.00 (JJS)</u>                                  | PROJECT: <u>190330</u>              | ACTUAL TIME: <u>8/28/1998 8/27/1998 15:12:51</u> |
| RECEIVED FROM: <u>George &amp; Joyce Brewer</u>                                   | FOR: <u>VERIFICATION #48-3290</u> |                                                                | RE: <u>CMIS FURNITURE LBS BRWNR</u> | 5                                                |
| 3915 Old Northpoint Road<br>FKA 3928 Northpoint Boulevard                         |                                   | CP NO. <u>058666</u> 40.00 CHECK<br>Baltimore County, Maryland |                                     |                                                  |
| DISTRIBUTION: WHITE - CARRIER                                                     |                                   | PAID - AGENCY                                                  | YELLOW - CUSTOMER                   | CARRIER'S VALIDATION                             |

August 11, 1998

Mr. Arnold Jablon  
Baltimore County  
111 W. Chesapeake Ave  
Towson, Md. 21204

Re: Property #1516002030-Map 104-Block 2, Parcel # 33-3915 Old Northpoint Road #850  
addressed as 3928 Northpoint Blvd., Baltimore, Md. 21222-Zoned ML-IM

Dear Mr. Jablon,

According to your Zoning Department's recommendation, I am writing this letter to notify you of  
my intent for the above property. This property has been used as a two apartment rental unit  
and a used car sales lot for several years, way before we purchased it approximately 15 years  
ago from Mr. Parker.

My plans are to demolish the two apartment house. It is very old and has deteriorated over the  
many years it has been standing. My last tenant is moving this month and the other apartment  
has been empty for nearly two years. It is not economically reasonable to do repairs to make it  
livable again. This house does not have a basement so the topography would not be disturbed.

I need to know what permits are needed to complete this project. I understand the shingles need  
to be removed first and disposed of because they are asbestos. I will need to find a contractor to  
handle the demolition and removal of the shingles and house.

The office of the car lot was rebuilt completely, due to a fire a year ago, so that building is brand  
new and modern. Three quarters of the property had been approved previously by zoning for  
this use.

The house currently occupies 1024 square feet and I would like to incorporate that ground for the  
parking of approximately 5 additional cars for display along the fence. I own the adjoining lot  
(#852) on one side and there is a residence on the fenced side.

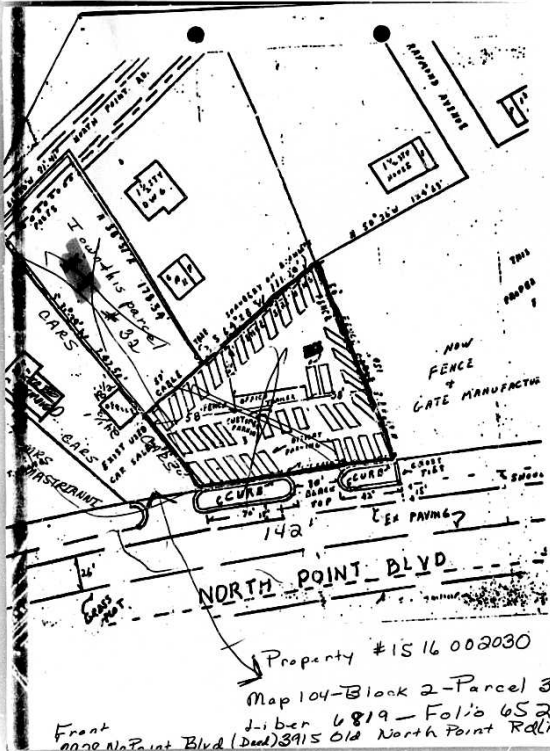
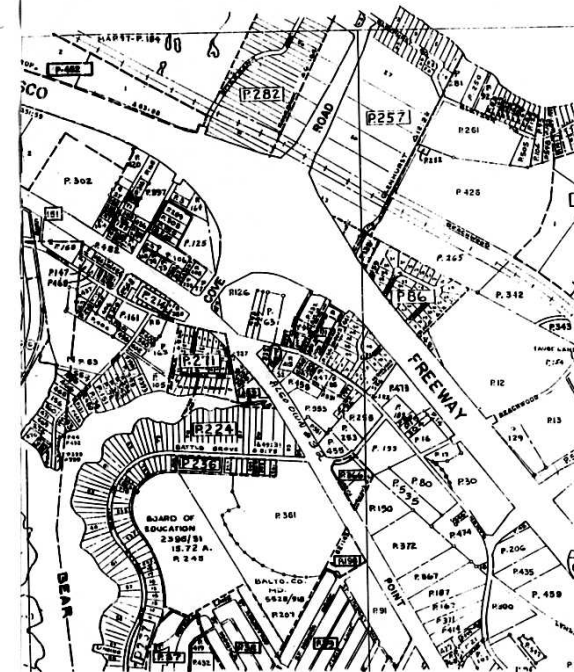
The fence has been in place for longer than I know, but if Mrs. Mastrianni wants a privacy fence  
erected instead, I have no problem with that. In fact, I would have her step-son replace the  
current one, which I believe she owns.

I know that this would be a major improvement on the appearance of this property and we are  
only talking about a small portion to be changed.

I have limited funds to complete this project and you well know that its costly to demolish and  
dispose of a building. I am hoping this can be completed before the end of the year and I can do  
this as simply as possible, so your assistance and prompt reply will be greatly appreciated.

Yours truly,

*Joyce Brewer*  
Joyce Brewer  
2211 Choate Road  
Fallsion, Md. 21047





DATE 10/30/99 - J. A. HARRIS

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day  
of \_\_\_\_\_, 196\_\_\_\_, that the above re-classification 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 the Special Exception for \_\_\_\_\_  
\_\_\_\_\_ be and the same is hereby DENIED

Zoning Commissioner of Baltimore County



**STROMBERG PUBLICATIONS, Inc.**

By Ruth Morgan

No. 67014  
DATE October 15, 1964

### **Mayor Capt. of Baltimore County**

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

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

JOHN J. ROSE,  
Zoning Commissioner

Petitioner                     

Petitioner's Attorney ~~T. Edward Williams, Jr.~~ Reviewed by *Oliver R. Meyer*  
Chairman of  
Advisory Committee

TELEPHONE  
873.3000  
EXT. 387

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

No. 64719  
DATE Sept. 19, 1940

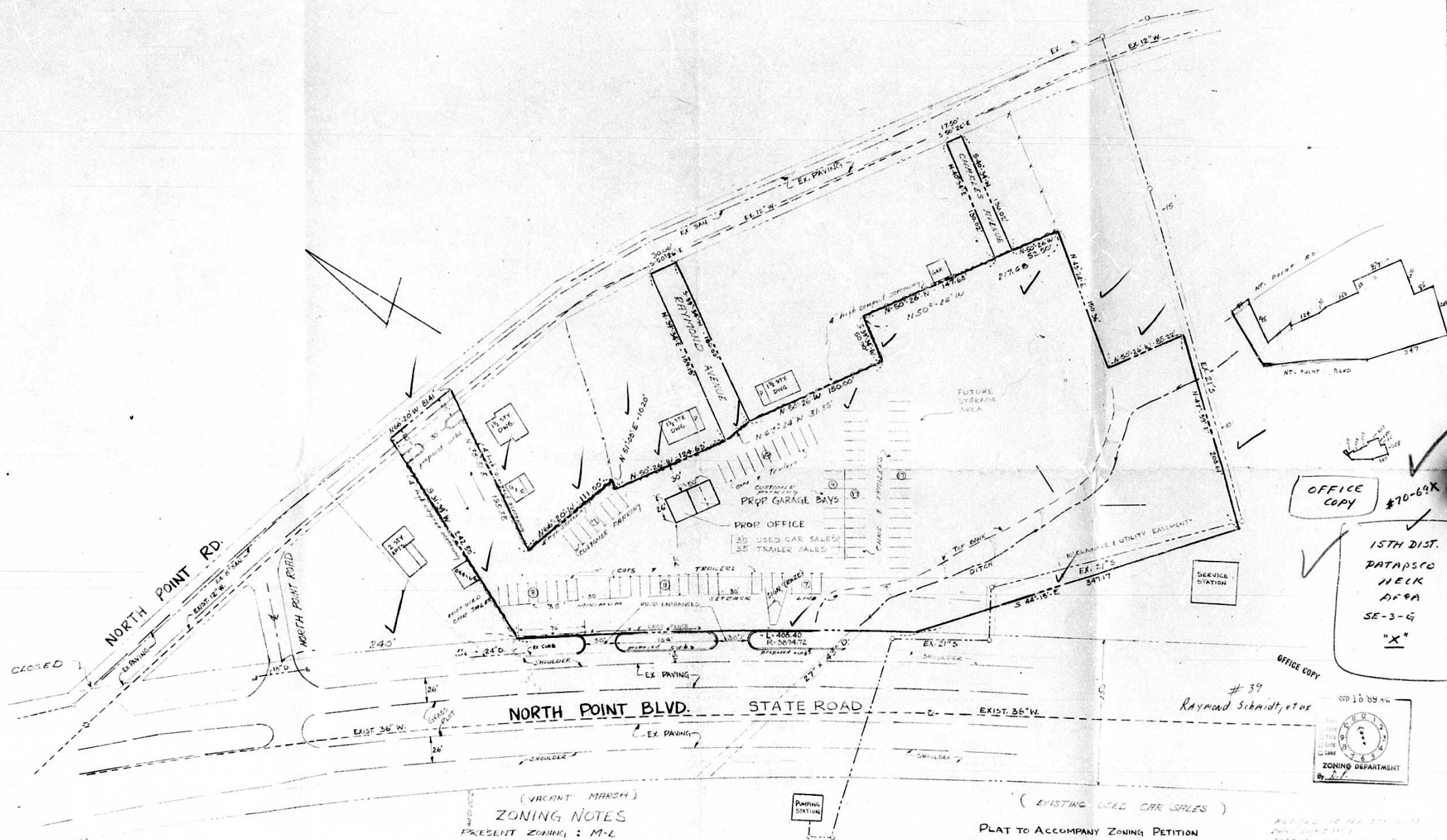
To: T. Edward Williams, Esq.  
6722 Redford Ave.  
Bundaberg, Qld. 4660

**Sending Dept. of Baltimore County**

|                                     |                                                                                       |                                                                                                            |  |                                |
|-------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--|--------------------------------|
| REPORT TO ACCOUNT NO. <b>00-400</b> |                                                                                       | RETURN THIS PORTION WITH YOUR RESIDENCE<br>DETACH ALONG PERFORATION AND SEND THIS PORTION FOR YOUR RECORDS |  | TOTAL AMOUNT<br><b>\$10.00</b> |
| QUANTITY<br>22 1/2 22               | <b>No Station Fee for Special Description for Expanded Schedule</b><br><b>900-400</b> |                                                                                                            |  | COPY<br><b>20.00</b>           |
| 500000<br>4                         |                                                                                       |                                                                                                            |  |                                |
| IMPORTANT: *****                    |                                                                                       |                                                                                                            |  |                                |

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



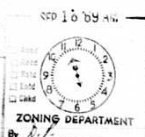


OFFICE COPY #70-69X

15TH DIST.  
DATAPSCO  
HEIK  
APPA  
SE-3-G  
"X"

OFFICE COPY

#39  
Raymond Schmidt, et al.



(VACANT MARSH)  
**ZONING NOTES**  
PRESENT ZONING: M-L

**PROPOSED USE:**  
USED CAR & TRAILER SALES  
**SPECIAL EXEMPTION IN M-L**  
FOR SALE OF USED CARS & TRAILERS  
SLOD AREA - 1300 S.F.  
PARKING REQ'D - 7  
PARKING PROVIDED - 10

**NOTE:** ENTRANCES ON NORTH POINT BLVD  
TO MEET S.R.C. SPEC.  
ENTRANCE ON NORTH POINT ROAD  
TO MEET S.R.C. SPEC.  
PARKING TO BE OF A DURABLE &  
DUSTLESS SURFACE  
THE ENTRANCE AND SHOULDER AREA FROM EXISTING  
L.I. OF PAVING IS PROPOSED REMOVED AND  
MUST BE PAVED WITH BITUMINOUS CONCRETE  
SIGNALING TO BE PROVIDED AS PER SEC 401.21 Baltimore Code

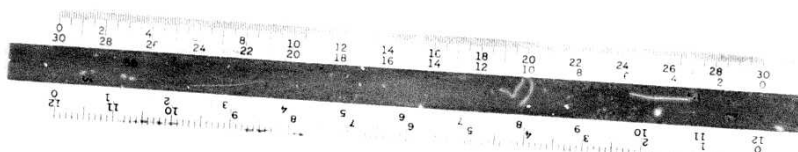
(EXISTING USED CAR SALES)  
**PLAT TO ACCOMPANY ZONING PETITION**  
ON PROPERTY OF  
**RAYMOND SCHMIDT**  
LOCATED IN  
15TH DISTRICT - BALTIMORE COUNTY, MARYLAND  
4.25 ACRES ±  
SCALE: 1"=50' - AUGUST 4, 1969  
BY: WILLIAM G. ULRICH, JR. - COUNTY SURVEYOR  
COURT HOUSE - TOWSON, MARYLAND

ACCEPTED FOR RECORD  
DATE: AUG 5 1969  
SEAL OF BALTIMORE COUNTY



PUBLIC WATER & SEWER ARE  
ADJACENT TO THIS SITE

(Zoning file 70-648)





# PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

# 70-69X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, Raymond Schmidt and Julia C. Schmidt, legal owners 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 that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County from an INDUSTRIAL zone to an AREA zone for the following USE:

15TH DIST.  
PATHPSCO  
NECK  
SE-3-G  
"X"

See attached description

~~and/or~~ for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for used car sales and trailer sales.

Property is to be posted and advertised as prescribed by Zoning Regulations. We ~~and/or~~ agree to pay expenses of above ~~reclassification 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.

Julia C. Schmidt  
Julia C. Schmidt

Raymond Schmidt  
Raymond Schmidt

Contract purchaser Legal Owners

Address 3921 New North Point Boulevard  
Baltimore, Maryland 21222

BY T. Bayard Williams, Jr.  
Petitioner's Attorney  
Address 6732 Holabird Avenue  
Dundalk, Maryland 21222

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of August, 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 15th day of October, 1969, at 10:15 o'clock

John A. Harris  
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

10:15A  
10/15/69  
40gms

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~by reason of~~ the petitioner has met requirements of Section 502.1 of the Baltimore County Zoning Regulations, the special exception should be granted for Used Car and Trailer Sales.

~~the above Reclassification should be had and it further appearing that by reason of~~

~~Special Exception for~~ should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30

day of October, 1969, that the herein described property or area should be and

~~the same is hereby reclassified from~~ that

~~zone and/or~~ a Special Exception for a Used Car & Trailer Sales should be and the same is

granted, from and after the date of this order, subject to the provision of a dustless and

derable surface and approval of the site plan by the State Roads Commission,

Bureau of Public Services and Office Edward D. Harris

of Planning and Zoning. Deputy Zoning Commissioner of Baltimore County

It is this 6th day of October 1971, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the Special Exception granted October 30, 1969, for Used Car and Trailer Sales, be and the same is extended from October 30, 1971 to October 30, 1974.

ORDER RECEIVED FOR FILING

DATE 10/6/71

BY John A. Harris

GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day

of \_\_\_\_\_, 196\_\_\_\_, that the above re-classification 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 \_\_\_\_\_

\_\_\_\_\_ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED