

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

September 1, 1998

Ms. Joyce Brewer 2211 Choate Road Fallston, 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

Number 15-16-02/2030, Zoning Case Number (7-08-X, 15th Election District Number 16-16-16). Director of Permits and Development Management, has been referred to me for renly. The zoning of this site, por the 1** et 20° scale zoning map number \$53-86; is ML-1.M. (Manafacturing, Light -Industrial, major). This site was the subject of a zoning hearing, case number 70-68-X. On October 30, 1969, 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 x thin the spirit and intent of the prior hearing proving office, 410-887-753 and the later than the spirit and special proving the spirit and spirit proving the spirit and spirit proving the spirit proving 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. Planner II Zoning Review

JJS:scj

Enclosure

Come visit the County's Website at www.eo.ba.md.us

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VERIFIC	CATION #98	I-3290		
	Old Northpoint Ros 8 Northpoint Boule			

August 11, 1998
Mr. Amold Jabion
Baltimore County
111 W. Chesspeet & Ave
Towson, Md. 21204
Re. Property #1516002030addressed as 30264

WCE RECEIVED AUG 1 8 1998

18.3290

Re: Property #1518002030-Map 104-Block 2, Parcel # 33-3915 Old Northpoint Road also addressed as 3928 Northpoint Blvd., Bultimore, Md: 21222-Zoned ML-IM

Dear Mr. Jabion,

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 unis month and the other apartment has been empty for narryly 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 dennition and removal of the shingles and house.

The office of the car lot was rebrilt completely, due to a fire a year ago, so that building is brand new and modern. Three quarter: 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 (822) on one side and there is a residence on the fenced state.)

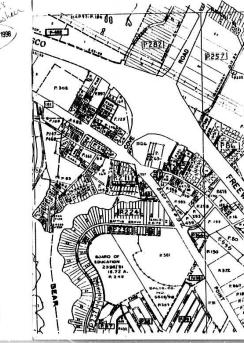
Also ience has been in place for longer than I know, but if Mrs Mastrianni wants a privacy fence erected instead, I have no problem with that. In fact, I would have her step-son replace the current one, which I believe she owns.

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 Jefore 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
Z211 Choate Road
Fallston, Md. 21047



P 425

₹ P. 342

F:54

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

15TF WE. Raymond Schmidt and A legal owners of the property situate in Baltimore DIT. County and which is described in the description and plat attached hereto and made a part hereof photopico resolute status of the heceso-tenethel property he evidentified, extremel. He circ MINE TOWN AREA SE-3-9

See attached description

washing for a Special Exception, under the said Zoning Law and Zoning Regulations of Balti County, to use the herein described property, for used car sales and trailer

Property is to be posted and advertised as prescribed by Zoning Regulations. hands agree to pay expenses of above xushassification and est Special Exception advertising posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning n filing of this petition, and further agree to and are to be bound by the strictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County adopted pursuant to the Zoning Law for Baltimore Julia C. Schmidt

Raymond Schmidt Legal Owners Contract purchaser

Address 3921 New borth Point Boulevard Baltimore, Maryland 21222

<u>'X</u>

T. Bayard Williams, Jr. Address 0732 Holabird Avenue..... Dundalk, Maryland 21222

0110

ORDERED By The Zening Commissioner of Baltimore County, this 26th

.. 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 through-out Baltimore County, that property be posted, and that the rablic hearing be had before the Zoning commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore , 196.9., at 19:15.o'cles 15th day of October

Zoning Commissioner of Baltimore County 4

T. Bayard Williams, Jr., Esq. 673? Holabird Avenue Dundalk, Haryland 21222 Item 39 Page 3

September 5, 1969

Screening must be provided as per Section 407.201 of the Baltimore County Zoning Regulations.

BUREAU OF TOAFFIC ENGINEERING:

Since the land is presently zoned ML, the subject special exception should not increase the trip density of the subject site.

BOARD OF EDUCATION:

No bearing on student population.

FIRE PREVENTION BUREAU:

Fire Department has no comment at this time.

BU'LDING ENSINEER'S OFFICE:

Petitioner shall comply to Building Code of Baltimore County.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Community: The building or buildings on this site be subject to regist 'too and compliance with the Maryland State that Toolution Control Regulations, Additional information may be indefined the Division of Air Pollution, Baltimore County Department of Health.

STATE ROADS COMMISSION:

This office has reviewed the subject plot plan and find that the existing entrance is acceptable to the State Roads Commission.

Rowever, the proposed rendside curb along bords Point Blod, must extend an additional 30° to the southeast. The rends curb no 500 the Fairt Me, must be restricted by the rendside the rendside the rendside the rendside the curb must be provided by the proposed rendside to the hostificity copy of pumping to the proposed rendside to the hostificity. The entrance and the curb must be pured with bituminous concerts. The plan must be revised prior to the hostificity. The entrances will be subject to title Roma Counsider.

At present vehicles are being stored on the State Roads Commission Right of Way and recently a sign Was been erected on the Right of Way. The Items should be roved immediately.

POR THE PERPOSE OF LOSTING MELL

for the same on the mortheast side of Borth Point Boxlovard nos of 240.00 fest measured southeasterly along the nurtheast side ard from its intersection with the senterline of Herth nning thense and binding on the northeast side of North Point a line surving to the right with a radius of 1694.72 feet for a distance of 408.40 feet, thence leaving the Morta Point Brulevard and with 44 degrees 15 minutes east 347.17 feet, thence north 47 degrees east 208.61 fest thence north 50 degrees 26 minutes west 85.22 feet morth 43 degrees/26 minutes east 150,36 feet themes morth 50 degrees 26 minutes west 217.68 feet thence south 39 degrees 34 minutes west 50.00 feet thence morth 50 degrees 26 minutes west 150.00 feet thence north 67 degrees 24 minutes west 31.35 feet thence north 50 degrees 26 minutes west 124.63 feet thence north 51 degrees 98 minutes east 10.20 feet thence north 66 degrees 20 minutes west 111.00 feet thence north 38 degrees 51 minutes east 195.38 V feet to the center of North Point Road themce along the center of North Point Road north 66 degrees 20 minutes west 81.41 feet thence leaving the Morth Point Road and running . Juth 31 degrees 39 minutes west 242.50 feet to the



#70-69-X 240' SE 15th

150

115/60

T. Bayard Williams, Jr., Esq. 6732 Holahird Avenue Dundalk, Maryland 21222 Item 39 Page 4

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to submit revised plans in accordance with the State Roads Commission comments above, prior to the

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 30 days efter the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLM:JD Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OF FICE BLDG

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERS

STATE BOADS COMMES

BUREAU OF FIRE PREVENTION REAL OF DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION ZONING ADMINISTRATE DOUSTAIAL DEVELOPMENT

September 5, 1969

T. Bayard Williams, Jr., Esq. 6732 Holabird Avenue Dund:lk, Maryland 21222

RE: Type of Mearing: Special Exception for used our sales and trailer sales Location: AFS of Mearth Pt. Blvd. Petitioner: Maymond Schmidt, et ux Committee Henting of August 26th, 1959 Ltm 39 15th District

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has 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 used car lot and trailer soles ores; with the property to the southest improved with a service statelin, and to the east with several deallings. The properties to the northeast and north are office for an adjacent used car lot to the wast. The property to the southeast is improved with a Baltimore County pumping station, used cars, and some vecent parel land. North Point Road is not improved as far as concrete carb and gutter are concerned; however, a parties of North Thotal Blue. Is improved.

BUREAU OF ENGINEERING:

Highways:

North Point Boulevard and North Point Boad are State roads; therefore, this site will be subject to State Roads Commission review, and all street improvements and entrance locations on these roads will be subject to State Roads Commission requirements.

Raymond Avenue and Charles Avenue are private reads, which were indicated on the unrecorded plat of "Schaldt Property" and are not saintained by Baltimor County. Since the entire area adjacent to the private reads is presently zoned as an M.L. zone. It is reasonable to expect all residences to eventually be razed for proper use of the zoning classification. Therefore, there is subject property. subject property.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for Used Car Sales and Trailer Sales. It has the following advisory comments to make:

It questions whether or not a used car sales facility can occur in an M.P., zone.

It questions whether or not o used car sales facility can occur in an M.P., zone. In notes however, that planning recommendations for comprehensive rezoning in this area does provide for a shift to 8.R. zoning along those portions of North Point Studenow where there now is a commitment to commercial rother than industrial uses. This area would be affected by that proposal if finally adopted. We are not satisfied with the site plan — no screening is provided to where the mact abuts residential premiers. Paving for the facility should stop at the 35 ft. setback line and that one should be grassed and lankscaped. Lighting ought to be arranged in accordance with the requirements of 8.III 40 and n. string lights should be allowed. Much of the site is not indicated or planned for any use. If a Special Exception can be granted, the granting sh, sid be conditioned upon a previously approved plan showing the "rangement and use of the total property and the organization of parking, screening, lighting and landscaping.

TO Mr. John G. Rose, Zoning Commissioner Date October 10, 1969

SUBJECT Petition *70-69-X. Special Exception for Used Car Sales and Trailer
Sales. Northeast side of North Point Boulevard 240 feet southeast of
North Point Road. Raymond Schmidt, Petitioner.

Wednesday, October 15, 1969 (10:15 A.M.)

FROM George E. Gavrelis, Director of Planning

15th District

GFG hme

T. Bayard Williams, Jr., Esq. 6/32 Holabird Avenue Bundalk, Maryland 21222 Item 39 Page 2

Storm Drains:

North Point Boulevard and North Point Road are State Roads. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Roads Commission.

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage facilities will be required in connection with any future development of the subject property.

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

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings domastrees 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 Sewers

Public sanitary sewerage is available to serve this property. In addition to the existing sanitary sewers and easement shown on the subject plan, an 8-inch senitary seem exists in Raymond Avenue and shown on Ballimore County Bureau of Engineering drawing #67-612, A-10.

The Applicant is cautioned that utility essence have been granted to Baltimore County through the subject property, and no those seasons. The county of the seasons were seasons and the seasons are seasons as the seasons are seasons are seasons as the seasons are seasons as the seasons are seasons are seasons are seasons as the seasons are seasons as the seasons are seasons as the seasons are seasons are seasons as the seasons are seasons as the seasons are seasons as the seasons are seasons as the seasons are seasons are seasons as the seasons are seasons are seasons as the seasons are seasons as the seasons are seasons are seasons as the seasons are seas

Waters

Public water supply is available to serve this property.

PRESTRUM POR SPECIAL CONTROL Processor for Special Decem-

CERTIFICATE OF PUBLICATION

TOWSON, MD September 25 19 69 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed of ___one time ___specializations before the 15th

appearing on the ... 25th ... day of ... September ...

THE JEFFERSONIAN.

Cost of Advertise

4 Signo

NG DEPARTMENT OF BALTIMORE COUNTY #70-69-X

District 15. Date of Posting 437 -24-69 Morning West Cet 15 1969 C 1615 A.M. Petitioner Bay track Schmidt Location of property ME/S & Most Bond Bond Due 155. Worth Point Sit Location of Signs Q 1 on Jak Bl Bld 100 Book Cal & usel Con Let Sway North Lt Road 1 at Bayrood On 18 Challes Remarks DL Boll Frong North Och Red Nate of return Oct - 1 - 69 March 16

OCT 1 0 '69 PM __

7-21-70

... be and the same is hereby DENIED.

Zoning Commissioner of Balty age County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and

it appearing that by mouse we. the partitioner has met requirements, of Section 592.1 of the Baltimore County Zoning Regulations, the special exception should be

granted for Used Car and Trailer Sales.

ORIGINAL

OFFICE OF

BESSEX TIMES

ESSEX, MD. 21221 Sept. 29,

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Coning Commissioner of Beltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One XXXXXXXX week before the 29th day of Sept., 1969, that is to say, the same was inserted in the issue of Sept. 25, 1969.

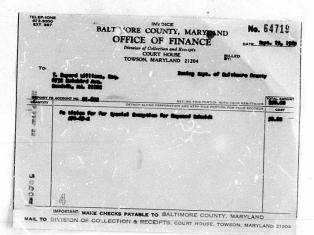
STROMBERG PUBLICATIONS, Inc.

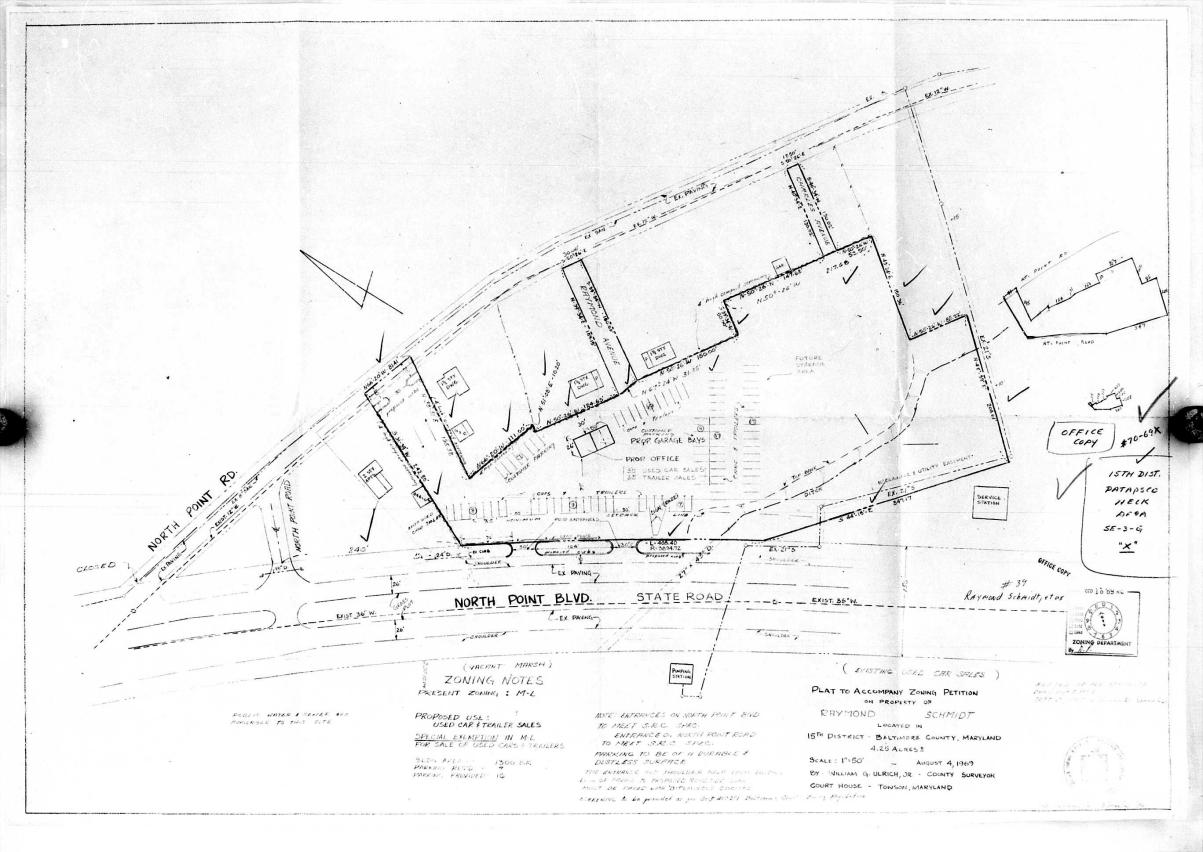
By Beth Morgan

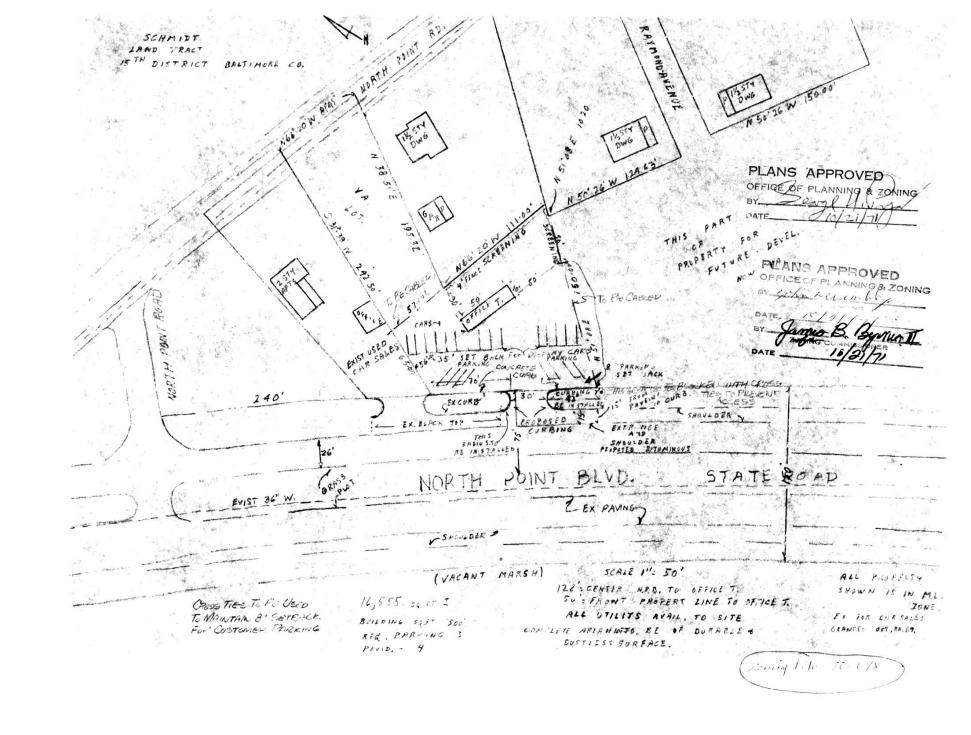
No. 67014 TELEPHONE 823-3000 EXT. 397 INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 JEN THIS PORTION WITH YOUR REMITTAN

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

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	BALTIMORE COUNTY OFFIC	E OF PLANNING AN	D ZONING	
	County Offi 111 W. Ches Towson, Her	ce Building - apeake Avenue yland 21204	Γ.	
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		260	ng Commissioner	
Petitioner		//		
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	MGRE COUNTY: Julia C. Schmidt,	1511
Raymond Schmidt and	legal owners of the property situate in Balti	more DIS
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hereby petitions should be working status of the	actorizade enibed property because classified a EUS	ENEW ME
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Sre attached d	lescription	-
TOTAL SECTION OF THE PROPERTY	STERRING ARTHUR TO THE PROPERTY OF THE PROPERT	
and for a Special Exception, under the said	Zoning Law and Zoning Regulations of Balti	imore
County, to use the herein described property,	for used car sales and trailer	
sales.	ar faut acres see a constanting	
Property is to be posted and advertised a	s prescribed by Zoning Regulations.	
Proberty is to be posted and advertised a	entransifications and or Special Exception advert	ising.
Property is to be posted and advertised a We known agree to pay expenses of above x posting, etc. upon filing of this petition, and regulations and restrictions of Baltimore Count County.	further agree to and are to be bound by the z	oning
posting, etc., upon hing of this petrion, and	y adopted pursuant to the Zoning Law for Balti	imore
regulations and restrictions of Balsiniere Count	Julia C. Schmidt	L
County. 2	Julia C. Schmidt	
3		·
SIS	Raymond Schmidt	
Contract numberon	Legal Owner	rs
A A D	Address 3921 New North Point	
Address	Boulevard	
	Baltimore, Maryland	
		21222
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Petitioner's Attorney	Protestant's Attorn	
Petitioner Attorney T. Bayard Williams, Jr.	Protestant's Attorn	
T. Bayard Williams, Jr. Address 6732 Holabird Avenue	Protestant's Attori	
T. Bayard Williams, Jr. Address 6732 Holabird Avenue Dundalk, Maryland 21222		ney
T. Bayard Williams, Jr. Address 6732 Holabird Avenue Dundalk, Maryland 21222 ORDERED By The Zoning Commissioner	of Baltimore County, this 26th	ney
T. Bayard Williams, Jr. Address 6732 Holabird Avenue Dundalk, Maryland 21222 ORDERED By The Zoning Commissioner of August 196.9 that the	of Baltimore County, this 26th subject matter of this petition be advertise	ney day d, as
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PETITION FOR ZONNIE CHECKETION # 70-69×

SPECIAL EXCEPTION

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by recession the petitioner bas 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 sit further appearing that by reason of conxxxxxxxxxxx
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re Special Anceptime for accesses acces
IT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of October 196-9, start then been einen been property concerns area as hould be and
The sum of pictures of the sum of
Sees and ox/a Special Exception for at Used Car & Trailer Sale should be and the same is
granted from and after the date of this order, subject to the provision of a dustless an
durable surface and approval of the site plan by the State Roads Commission, Bureautof Public Services and Office
Bureau of Public Services and Office 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
Deputy Zoning Commissioner
DATE 10/6/71
BY GCHarus olk
GRANTEI ALLA
day
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
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 azone; and/or the Special Exception for
be and the same is hereby DENIED.
Zoning Commissioner of Baltimere County
The state of the s

MICROFILMED