

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Victor J. Previti, 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 reasons:

(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 of Baltimore County.

Contract purchaser Victor J. Previti
Address 1917 North Point Blvd.
City Baltimore, Md. 21227

Legal Owner Victor J. Previti
Address 1917 North Point Blvd.
City Baltimore, Md. 21227

Petitioner's Attorney NORMAN R. STONE, JR.
Address 6708 DUNMANNWAY
City Baltimore, Md. 21227

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1972, 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 _____, 1972, at _____ o'clock _____ M.

James S. Dickey
Zoning Commissioner of Baltimore County.

(over)

PHONE, MU 7-0922

FRANK S. LEE
1877 NEIGHBORS AVENUE
BALTIMORE, MARYLAND 21227

March 14, 1972

North Point Blvd.
South west side of North Point Blvd. 917 feet more or less northwest of Kirkland Street
15th District Baltimore County, Maryland

Beginning for the same on the southwest side of North Point Blvd. at the distance of 917 feet more or less measured along the southwest side of North Point Blvd. from the north side of Kirkland Street, and thence running and ending on the southwest side of North Point Blvd. North 60 degrees 20 minutes west 100 feet thence leaving North Point Blvd. for three lines of division as follows: South 61 degrees 32 minutes west 251.30 feet, South 53 degrees 03 minutes east 17.00 feet and North 53 degrees 30 minutes east 600.50 feet to the place of beginning. Saving and excepting that area zoned DR 5.5.

Containing 27,766 square feet of land more or less.

RE: PETITION FOR SPECIAL EX-
CEPTION : BEFORE THE
SW/S of North Point Boulevard, : DEPUTY ZONING
917 SW of Kirkland Street : COMMISSIONER
15th District : OF
Victor J. Previti - Petitioner : BALTIMORE COUNTY
NO. 73-23-X (Item No. 163) :

This Petition represents a request for a Special Exception for a truck terminal on a tract of ground approximately one hundred feet (100') by two hundred feet (200'), located on the west side of North Point Boulevard nine hundred and thirty-one feet (931'), more or less, north of Kirkland Street.

Mr. Victor J. Previti, owner of the property, testified in his own behalf. Mr. Previti has operated an electric company on the subject site for the last twenty (20) years. The operation and improvements on the site consists of an office, a warehouse, and the storage of tractor trailer trucks used in his business. Mr. Previti admitted that North Point Boulevard was congested at certain times during the peak traffic hours. He felt that this was brought about because of the heavy commercial uses that exist along the road, and the fact that it leads to one of the largest steel mills in the world. He also pointed out that North Point Boulevard was a dual lane road constructed on a one hundred and fifty foot (150') right of way capable of carrying a great amount of traffic. The Patapasco Freeway is presently under construction and will, when completed, alleviate many of the problems that exist on this road at the present time.

If successful in obtaining the Special Exception, Mr. Previti intends to lease the subject truck terminal to the Wilson Freight Company who will operate a truck terminal on the site. He further stated that the site plan submitted with the Petition would be strictly adhered to, and the dustless durable surface indicated on the plan would, in actuality, be a black top surface.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1972, Legislative Day No. 10

RESOLUTION NO. 7-72

Mr. Barrett, Councilman

By the County Council July 3, 1972

WHEREAS, Victor Previti, an employee of the Electrical Board of Baltimore County, and his wife, Mary C. Previti, are joint owners of real property known as the southwest side of North Point Boulevard (Rt. 151) 1348 ft. SE of Battle Grove Road, Election District No. 15 of Baltimore County; and

WHEREAS, the owners of said property are about to petition the Zoning Department for a Special Exception to place a truck terminal on said property; and

WHEREAS, pursuant to Section 1001 (a) and (b) of the Baltimore County Charter, Victor Previti, has by this resolution, made a full public disclosure of all pertinent facts to the members of the County Council of Baltimore County, Maryland.

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the interest of Victor Previti in the aforesaid property does not contravene the public welfare pursuant to Baltimore County Charter Section 1001 (a) and (b).

Mr. and Mrs. Kenneth L. Dickey, who reside at 1704 Burnham Road, were present in protest of the subject truck terminal. Mr. Dickey explained that his property was located just north of Kirkland Street and, more or less, backed up to North Point Boulevard. His complaint was against the method in which truck terminals in the area are operating. He felt that many of the truck terminals did not have proper zoning and were, therefore, not under any controls as to the type of paving, screening, and site plan requirements in general. He indicated that many trucks use the median break opposite Kirkland Street to make a U-turn on North Point Boulevard. He objected to the noise required to change gears, dust and other nuisances caused by heavy trucks on this road. He also complained that some trucks violate the law by using Kirkland Street and other residential streets in his development as a short cut to Wise Avenue.

As was pointed out in the testimony, North Point Road is heavily traveled by all types of commercial traffic including many trucks. Bethlehem Steel, being one of the largest steel mills in the world, has generated a tremendous need for truck lay over points and/or truck terminals in this area. The end result of this situation is that many fly by night truck terminals and/or illegal truck parking areas exist in this area. Most of the time, these areas have no paving creating a dust problem during dry weather and mud holes and ruts during wet weather. They also have no definite entrance and, therefore, create traffic problems. It also follows that if these areas are in violation and are to be eliminated, areas with the proper zoning and improvements must be provided to serve the large and industrial complex at Sparrows Point.

The site plans submitted by the Petitioner has been revised in accordance with the Zoning Advisory Committee comments and, apparently, all the County and State requirements for the operation of a truck terminal. Among other things, the plan provides ten (10) parking spaces for automobiles

- 2 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric D'Nenna, Zoning Commissioner Date: July 28, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition 73-23-X, Southwest side of North Point Boulevard 917 feet Northwest of Kirkland Street.
Petition for Special Exception for a Truck Terminal.
Victor J. Previti and Mary C. Previti - Petitioners
15th District

HEARING: Monday, July 31, 1972 (11:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

The zoning lines as plotted on the petitioner's plot appears to be incorrect. The B.L. C-S-1 zone line seems to be at least 200.91 feet from North Point Boulevard right of way line on the southern edge of this property. It then seems to angle away from the road to a point on the northern property line 265 feet from the right of way of North Point Boulevard. Most of the area identified as proposed drainage area is zoned D.R. 5.5 as well as a very small triangular parcel at the southern edge of the property which is identified on the plan as area not to be used for parking.

We suggest that the screening be required at the rear of the property along the top of the slope to offer some visual protection to homes on Beach Avenue that view the rear of this property.

*The proofs of Sec. 502.1 are met any additional development or use should be conditioned to conformance to an approved plan.

NEG:cm



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 16, 1972

Norman R. Stone, Jr., Esq.,
6905 Dunmanny
Baltimore, Maryland 21227

Re: Special Exception Petition
Item 163
Petitioners: Victor J. Previti

Dear Sirs:

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

The subject property is located on the southwest side of North Point Road, 1348 feet southeast of Battle Grove Road, in the 15th District of Baltimore County. This property which contains 27,762 sq. ft. is bordered with a one story brick and block building that apparently has been used as a store or office. The remainder of the property drops off toward the west. There is an existing used car lot on the south side of this property that is maintained in an unsightly and undesirable manner. It appears that some of the junk and disabled vehicles from this used car lot have encroached upon the subject property. Mr. Previti is advised to have this removed immediately.

This office is withholding the subject petition until such time as revised plans and descriptions are received that indicate the correct B.L. zone line, proper 4 foot high screen planting from the adjoining residential property. The two small streams that intersect at the rear of this property and those items requested by the Bureau of Engineering, State Highway Administration, the Dept. of Traffic Engineering, and the Project Planning Office. Also, a written description of the type of truck terminal operation that is anticipated should accompany the plans and descriptions.

Very truly yours,
Oliver L. Myers
Oliver L. Myers, Chairman
John J. Dillon, Jr., Zoning Tech. II

OLM:JUL13

Enc.

ZONING ADVISORY COMMITTEE MEETING
OF April 4, 1972

Petitioner: PREVITI
Location:
District:
Present Zoning:
Proposed Zoning:
No. of Acres:

Comments: NO BEARING ON STUDENT POPULATION

ZONING ADVISORY COMMITTEE MEETING
OF April 4, 1972

Petitioner: PREVITI
Location:
District:
Present Zoning:
Proposed Zoning:
No. of Acres:

Comments: NO BEARING ON STUDENT POPULATION

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Attn: Oliver L. Myers
FROM: Michael S. Flanagan
DATE: May 4, 1972
SUBJECT: Item 163 - ZAC - April 4, 1972
Property Owner: Victor J. Previti
North Point Blvd. SE of Battle Grove Road
Special exception for a truck terminal - Dist. 15

The truck parking spaces shown on the plan will not accommodate large trucks. Any large trucks using this site will have difficulty turning around to leave the site.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:mr

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Zoning Commissioner
John L. Wimbley
FROM: Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #163
DATE: April 7, 1972
Victor J. Previti
S/W/S North Point Blvd
1348' S/E of Battle Grove Road

The Office of Planning has revised the subject site plan and offers the following comments:

The plot as submitted appears to be in error in so far as the zone lines. The rear portion of the property is zoned D.R.S.5; therefore, commercial vehicles would not be permitted to park in that area. The petitioner may request a hearing to permit the parking of cars in the residential portion.

The plan must be revised to show the required screening adjacent to the residential zone, larger parking spaces for trucks, with a proper turnaround area for circulation of vehicles.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
FROM: H.V. Bonner
SUBJECT: Item 163 - Zoning Advisory Committee Meeting, April 4, 1972

163. Property Owner: Victor J. Previti
Location: S/W/S North Point Blvd., 1348' S/E of Battle Grove Road
Present Zoning: B.R.
Proposed Zoning: Special Exception for a truck terminal
District: 15
No. Acres: 27,762 sq. ft.

Since metropolitan water and sewer are available to the site, no health hazards are anticipated.

Hast Bonner
Hast Bonner
Water and Sewer Section
Division of Sanitary Engineering

TO: S. Eric DiNenna, Zoning Commissioner
Attention: Mr. Myers
FROM: Fire Prevention Bureau
Fire Department
SUBJECT: Property Owner: Victor J. Previti

Location: S/W/S North Point Blvd, 1348' S/E of Battle Grove Road
ITEM # 163 Zoning Agenda:

- () 1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.
The hydrants shall be located at intervals of _____ feet along an approved road.
- () 2. A second means of access is required for the site.
- () 3. The dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- (x) 4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1971 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.
- () 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1971 Edition, and the Fire Prevention Code when construction plans are submitted for approval.
- () 6. The Fire Department has no comment on the proposed site.
- () 7. Site plans approved as shown.

H. Kelly
Planning Bureau
Fire Prevention Bureau

Notes: Above comments indicated with a check apply.

mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.
SUBJECT: Item 163 (1971-1972)
Property Owner: Victor J. Previti
S/W/S North Point Blvd., 1348' S/E of Battle Grove Rd.
Present Zoning: B.R.
Proposed Zoning: Special Exception for a truck terminal
District: 15th
No. Acres: 27,762 sq. ft.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

North Point Boulevard (Md. 20) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

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.

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

North Point Boulevard (Md. 20) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #163 (1971-1972)
Property Owner: Victor J. Previti
Page 2
April 26, 1972

Storm Drains: (Cont'd)

A flood plain and drainage reservation must be established within the westernmost portion of this site, which is subject to tidal flooding, and will be required in connection with any grading or building permit application.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential (commercial) development and other special construction features are required.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available and serving this property.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM:FWH:as

E-SW Key Sheet
13 SE 49 Petition Sheet
S/W/S North Point
10th Tax Map

cc: Doris E. Orise



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

April 5, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attn: Mr. O. L. Myers

ITEM 163
Z. A. C. Meeting
April 4, 1972
Property Owner: Victor
J. Previtti, Location:
S/W/S north point Blvd.
(Route 151) 1348' S/E
of Battle Grove Road
Present Zon: B.R.
Proposed Zoning: Spec.
exception for a truck terminal
District: 15
No. Acres: 27.762 sq. ft.

Dear Mr. DiNenna:

The subject plan must note proposed concrete curb along the frontage and along the right of way line or parking setback line at the site.

It is our opinion that the plan should be revised prior to a hearing date being assigned.

The entrance will be subject to the approval and permit from the State Highway Administration.

Very truly yours,
Charles Lee, Chief
Development Engineering
Section
John E. Meyers
by: John E. Meyers
Asst. Development Engineer

CLJ-JEM:bK

CERTIFICATE OF PUBLICATION

TOWSON, MD.....July 13....., 1972

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~~ one time ~~successive weeks~~ before the 31st day of July, 1972, the first publication appearing on the 13th day of July, 1972.

THE JEFFERSONIAN

L. Frank Strickland
Manager.

Cost of Advertisement, \$-----

ORIGINAL

CERTIFICATE OF PUBLICATION

OFFICE OF

Essex Times

809 Eastern Blvd
Essex, Md. 21221

July 17. 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinwadia, Zoning Commissioner of Baltimore County was inserted in ESSEX TIMES a weekly newspaper published in Baltimore County, Maryland, once a week for One SIXTY-SIX weeks before the 17th day of July, 1972; that is to say, the same was inserted in the issue of July 13, 1972.

Stromberg Publications, Inc.
Publisher

By Ruth Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY #23-23 X
Towson, Maryland

District. 15th Date of Posting July 13-72
 Posted for Henry Mon. July 31. 1872. @ 11.00 A.M.
 Positioner Wm J. Brown
 Location of property S.W. 1/4 Well Point Twp 917 N.W. 1/4
Norland St.
 Location of Signs 1 Sign. Point on Venant. L.L. District Office
City
 Remarks _____
 Posted by Mal. L. Nor Date of return July 26 - 72

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheets	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u><i>Qtm</i></u>	Revised Plans:				Change in outline or description _____ Yes _____ No					
Previous case: _____	Map # _____									

Norman R. Stone, Jr., Esq.,
6905 Dunsmuir
Baltimore, Maryland 21222

1 Jan 163

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 3rd day of July 1972.

Petitioner: Victor J. Previti
 Petitioner's Attorney Norman R. Stone, Jr. Reviewed by John P. Dillon
 Chairman,
 Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 11, 1972 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
Victor J. Previti
1907Wilhelm Ave.
Baltimore, Md. 21237
Petitin for Special Exception
#73-27-X

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

500

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 27, 1972 ACCOUNT 01-662

AMOUNT \$41.00

WHITE - CASHIER
Victor J. Previti
1907 Wilhelms Ave.
Baltimore, Md. 21237
Advertising and posting of property
#73-23-X

41.0 Cms

