#### PETITION FOR LONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION 75-165-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, ORCHANK LOUIS PETROVIA legal owner... of the property situate is 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; for the following reasons

See attached description

SE-3-G 12-10-74 S.E. w Lou. W. 10

#5

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a 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, costing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

CHARLES E. BROOKS

... 1974., 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 is Room 106, County Office Building in Towson, Baltimore

day of January 1975 , at 1:300 clock Aci la fances

Zoning Commissioner of Baltimore County.

Address 4010 Old North Point Road Baltimore, Maryland 21222

DATE

#### FRANK S. LEE Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

No. 4010 North Paint Road Northeast corner of North Paint Read and Beachmod Read 15th District Beltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the east side of North Point Road with the north side of Beachwood Road, and thence running and binding on the cast side of North Point Road North 31 degrees 02 minutes West 155 feet, thence leaving North Point Road for two lines of division, North 58 degrees 58 minutes East 250 feet and South 31 degrees 02 minutes East 223.45 feet to the morth side of Beachwood Road, thence running and binding on the north side of beachwood Road South 74 degrees 17 minutes West 259.40 feet to the place of beginning.

Containing 1.09 acres of land.

RE: PETITION FOR SPECIAL EXCEPTION NE/corner of North Point and Beachwood Roads - 15th Election District Louis Petrovia - Petitioner NO. 75-165-X (Item No. 112)

BEFORE THE DEPUTY ZONING

111 111 111

Testimony presented at the outset of the hearing established that a Special Exception exists on the subject property having been granted by Case No. 4553-X on January, 1960. Said testimony also established that the truck terminal had been in continuous operation since that date. For that reason, the subject Petition is not necessary and would result in a duplication and should be dismissed without prejudice.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of be and the same is hereby DISMISSED without prejudice.

: COMMISSIONER

Baltimore County, this 22 0 day of May, 1975, that the said Petition

Deputy Zoning Comm Baltimore County

ORBER RECEIVED FOR FALING

75-1

HOWARD AND STONE

January 22, 1975

Zoning Commissioner Office of Zoning County Office Building Towson, Maryland 21204

RE: LOUIS PETKOVIA 75-165 X

Dear Sire

Please enter my appearance on behalf of the Protestants, The Wells-McComas Improvement Association in the above captioned matter.

In accordance with Rule 527b of the Maryland Rules of Procedure, please continue the above captioned matter until ten (10) days after the current ninety (90) day Legislative Session.

Thank you for your cooperation in this matter.

Noman R. Stone, Jr.

cc: Charles E. Brooks, Esquire 610 Bosley Avenue Towson, Maryland 21204



RE: PETITION FOR SPECIAL EXCEPTION FOR A TRUCK TERMINAL.
Noriheast corner of North Point and Beachwood Roads - 15th District.

OF

: BALTIMORE COUNTY

ORDER TO ENTER APPEARANCE

Louis Petrovia

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing s which may be now or hereafter designated therefore



John W. Hessian, III People's Counsel

BEFORE THE

Case No. 75-165-X

ZONING COMMISSIONER

Charles E. Hent . Charles E. Kountz, Jr. J. Deputy People's Counsel County Office Building Towson, Maryland 21204 494-3212

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 9th day of April, 1975, to Charles E. Brooks, Esquire, Brooks & Turnbull, 610 Bosley Avenue, Towson, Maryland 21204. Attorney for Petitioner.

John W. Horiza III

### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date. January 23, 1975

FROM William D. Fromm, Director of Planning

SUBJECT Petition #75-165-X. Northeast corner of North Point Road and Beachwood Rd. Petition for Special Exception for a Truck Terminal. Patitioner - Louis Petrovia

15th District

HEARING: Monday, January 27, 1975 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request would not be inconsistent with the policies of the 1980 Guideplan, the County's official master plan.

William D. From Office of Planning and Zoning

WDF . NEG . r.



BALTHONE COUNTY OFFICE OF PLANNING & ZONING

S. ERIC DINENNA JAMES E. DYER



May 22, 1975

Charles E. Brooks, Esquire 610 Bosley Avenue Towson, Maryland 21204

RE: Petition for Special Exception NE/corner of North Point and Beach-wood Roads - 15th Election District Louis Petrovia - Petitioner NO. 75-165-X (Item No. 112)

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours.

JAMES E. DYER Deputy Zoning Commissiones

JED/mc

cc: Charles E. Kountz, Jr., Esquire Deputy People's Counsel

111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

CRSE 15-165-X

DEPARTMENT OF TRAFFIC ENGINEERING ELGENE J. CLIFFORD. P.E. WM. T. MELZER

January 30, 1975

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

BALTIMORE COUNTY, MARYLAND

Re: Item 112 - ZAC - December 17, 1974
Property Owner: Louis Vetrovia
English State Control of the Control of t No. of Acres: 1 District: 15th

The requested special exception for a truck terminal is not expected to cause any additional traffic problems.

North Point Read is narrow and problems can be anticipated in this area as i. developes.

Very truly yours,

Michael Hangar Michael S. Flanigan Traffic Engineering Assoc.

MSF/1h

Pet Ex

This Deed, Made this

day of October Norman

in the year one thousand nine hundred and sixty-nine , by and between THE BALTIMORE

, of the first part, and TERMINAL COMPANY, a Maryland Corporation CHARLES L. PETROVIA, JOSEPH P. PETROVIA, LOUIS J. PETROVIA, JR. and DOMINIC . PETROVIA, T/A PETROVIA BROTHERS,

Witnesseth, that in consideration of the sum of Pive Dollars (\$5.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the

othe said party of the first part



do es hereby grant and convey unto the said party of the second part, their

heirs and assigns

in fee simple all

those

lot(s) of ground, situate, lying and being in

NOV 10'69

the Fifteenth Election District of

the County of Baltimore , State of Maryland, and described as follows, that indesegrates

Beginning for the first thereof on the outlines to include the same at a Beginning for the first thereof on the outlines to include the same at a pipe set in concrete on the north-ast side of the old North Point Road at the beginning point of that parcel of land described in a Deed from Lillian M. Butschky Schepling and husband to E. Leroy Shylaski and wife, dated December 29, 1944 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1372, folio 506, running-thence, binding on the first line of that Deed and along the northeast side of said Old North Point Road, as now surveyed by magnetic bearings (1910) morth 31 degrees 2 minutes west 55 feet to a stake, thence by a line of division north 58 degrees 58 minutes east 250 feet to a stake, thence by a line parallel with the first line and with the Old North Point Road south 31 degrees 2 minutes east 116.75 feet to a stake set on the northwest side of Fischer Road, thence continuing the to a stack set on the northest state of the same course, south 31 degrees 2 minutes east 6.7 feet to a spike set in the northwest edge of the macadam roadhed and to intersect the last line of the above mentioned Deed, thence binding on that line, as now surveyed, south 74 degrees 17 minutes west 259.4 feet to the place of beginning. Containing 0.511 of an acre of land, more or less.

a stake set on the northeast side of the Old North Point Road at the end of 55 feet in the first line of that parcel of land described in a Deed from Lillian M. Butschky Schepling and husband to E. Leroy Shylaski and wife,

dated December 29, 194 and recorded among the Land Records of Baltimore County in Liber R.J.S. 30. 1972, folio 506, running thence along the northeast side of the Old North Point Road and with the abovementioned first line, as now surveyed by mag tic bearings (1946) north 31 degrees 2 minutes west 100 feet to a stake, thence by a line of division and running at right angles with the first line herein and said road north 50 degrees 58 minutes cast 250 feet to a stake, thence by a line parallel with the Old North Point R.d. doubt 31 degrees 2 minutes cast 100 feet to a stake, thence parallel with the second line herein described south 50 degrees 50 minutes west 250 feet to the place of beginning. Containing 0.574 of an acre of land, more or less.

The improvements on the above lots of ground being known as No. 4010 Old North Point Road.

BEING the same property which by Dee.! dated January 26, 1960 and recorded among the Land Records of Baltimore County in Liber 3661, follo 227 was granted and conveyed by Everette C. Warlock and wife to the Grantor herein.

SUBJECT to a 10 foot easement which by Agreement dated August 1, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3881, folio 259, was granted by The Baltimore Terminal Company, et al unto Baltimore County, Naryland.

#### LIBERS 050 PAGE 061

To Have and To Hold the said let s of ground ed, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Charles L. Petrovia, Joseph P. Petrovia, Louis J. Petrovia, Jr. and Dominic M. Petrovia, T/A Petrovia Brothers, their

heirs and assigns.

in fee simple

[SEAL]

And the said part y of the first part hereby covenants that KK it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that has it will warrant specially the property granted and that has it will

Witness the hand and seal of said granto

THE BALTIMORE TERMINAL COMPANY

by Seture

day of caber before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of , personally appeared Arthur A walleyhor

President of The Baltimore Terminal Company,

known to me (or satisfactorily proven) to be the person(\$\frac{1}{2}\$ whose name(\$\frac{1}{2}\$\$) is/arg subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same

by Wreepes Williams I hereunto set my hand and official seal.

My Commission expires

Reo'd for record NOV 10 1969 at 9 4 Par Ovville T. Cosnell, Clerk

Mass to rent C Frent Book tot No.2 78/34

January 27, 1975

Be.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

XXXXXXXXXXXXXXXX ranklin T. Hogans

Itom 112

Zoning Plans Advisory Com

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for day of December 1974.

Brooks & 610 Bosle

Petitioner Louis Petrovia

SUREAU OF FIRE PREVENTION STATE SIGNAY

NUMBER OF BRIDE

VIANO OF EUGGAPION

Charles E. Brooks, Esq. Brooks & Turnbull 610 Bosley Avenue Towson, Maryland 21204

> RE: Special Exception Petition Item 112 Louis Petrovia - Petitioner

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made ware of plans or problems with regard to the development plans that may have a bearing on the plans that may have a bearing on the without the plans that while the plans that while the plans that with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the northeast The subject property is located at the northeast corner of North Point Road and Beachwood Road, and is presently utilized as a truck terminal. The properties to the north of the subject site are zoned ML-IM and are improved with single family residences. To the rear of this property at the end of the beachwood Road is the Patapsco another residence also site on Beachwood Road is another residence also site on Beachwood Road is Another residence also site on Beachwood Road is North Point Road exist as wooded.

The petitioner is requesting a Special Exception for a truck torminal and proposes access to same in the form of one 30' entrance onto Beachwood Road.

Improvements on existing site consist of a dwelling converted to office use, and a metal

Charles E. Brooks, Esq. Re: Item 112 January 27, 1975

Page 2

accessory garage building with stone surfacing for the entire truck parking areas.

696: 01 /

Please note comments of Project and Development anning concerning future paving for North Point Road, well as the comments of Bureau of Engineering.

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

FRANKLIN T. HOGANS, JR.

Chairman, Zoning Plans Advisory Committee

PTH: JD

cc: Frank S. Lee,
Recistered Land Surveyor
127 eighbors Avenue
Ball ore, Maryland 21237

THIS MORTGAGE, Made this & day of No ember, in the year

minteen hundred and sixty-nine, by and between CHARLES L. PETROVIA and MONICA PETROVIA, his wife, JOSEPH F POVIA and ILENE PETROVIA, his wife

LOUIS J. PETROVIA unmarried, and DOMINIC K. PETROVIA and AND PETROPER PETROVIA, his wife. Mortgagors of the County of Daltimore in the State

of Maryland, of the first part, and CHESAPEAKE NATIONAL BANK, Mortinger,

WHEREAS, the said Mortgagors are indebted to the said Mortgagee in MHEREAS, the said Mortgagors are indebted to the said Mortgage in the full amount of thirty Phousand Six Hundred Thirty-tho Dollars end Forty Cents (\$30,632.40), representing principal of Therty-tho Thousand Dollars (\$22,000.00) plus interest and emonses, under the test of Note of even date herealth, which the Mortgagors covered and egree to lepay in sixty (60) equal consecutive monthly installments or five interfer on thirty and property of the sixty (60) of the consecutive monthly installments or five interfer on the consecutive monthly installments of the sixty for Posender, 1969.

MHEREAS, the Mortgagee is requiring this Mortgage as additional security for the prompt payment of the aforesaid Note, it is agreed that these presents shall be executed.

NOW THIS MORTGAGE WITNESSITE, that is consideration of the premises and of the sum of One bollar (\$1.00), the said Moragagors do grant convey unto legace the same and analysis in simple, all those lots or parcels of ground situate and lying in the Pifteenth Election District of Pultimore County aforesaid, and describer as follows, to wit:

BECIMINE FOR THE FIRST THROUGH OF the outlines to include the same at a pipe set in reservoirs on the northwest wide a - wide South Fount Road at the beginning point of ust where or includer wired in a Deed from Lillian M. Butschky Scope in and hash added to a care, Shylmack and wife, dated December 29, Island and content. The third Seconds of Salitance County in Table 12. The 12th Step with the through Shidnest County in Table 12th Seconds 20 Salitance County in Table 12th Seconds 20 Salitance Seconds 30 Salitance County in Table 12th Seconds 20 Salitance Seconds 30 Salitance 30 Salitance 30 Salitance 30 Salitance 30 Salitance 30 Salitance 30 Salitanc BEGINNING FOR THE FIRST THER THE DA the out to end the to include the same continuing the same course, so a district minutes east 6.7 feet p a spike set in the northwest edge of the account confeet and to intersect the last line of the above ment of a subscript thating on that line, as a surveyed, south 74 degrees a sunder was 35.4 feet to the place of beginning. Containing 0.51 of an area of land, more or less.

BEGINNING FOR THE SPACED TO THOSE on the outlines to include the same at a stake set on the corrhogod will be the old North Board would at the end of 55 feet in the trest line of that parcel of land described in a Pec

Baltimore County, Maryland

Benartment Of Bublic Works

COUNTY OFFICE BUILDING

January 10, 1975

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.

North Foint Road (Md. 151) is a State Road; therefore, all improvements, inter-soutions, entrances and dreinage requirements as they affect the road come under the jurkediction of the Maryland Higheay Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltioner County.

membered fined, an existing public read, is proposed to be improved in the future as a bad-on-based upon scalety on a foldout right-of-tway. Highway improvements included on the proposed of the foldout of the proposed of the content of the angle will be required in connection with any grading on building perett application. Further information may be obtained from the Ballance County Eureau of Engineering; the smalltide plan must be revised accordingly.

Re: Item #112 (1971-1975)
Property Commercial Surroyla
Property Commercial State Seachwood Rd.
Edit thing Confiner M.L. B.
Proposed Zoning: Special Exception for a truck terminal.
No. of Acres: 1.09 District: 1581

First Allian M. Butseky Schepling and husband to E. Laroy Shylaski and vife, dated December 9, 1944 and recorded amond the Land Records of Faltimore County in Liber R.J.S. No. 1972, follo 505, running thence along the northeast aide of the old North Point Road and with the abovementioned the northeast aide of the old North Point Road and with the abovementioned the northeast side of the Old North Point Road and with the abovementioned first line, as now surveyed by magnetic bearings (1996) notch 11 degrees 2 minutes west 100 feet to a stake, thence by a line of division and running at right angles with the first line herein and said road north 58 degrees 58 minutes east 250 feet to a stake, thence by a line parallel with the Old smooth Point Road south 11 degrees 2 minutes east 100 feet to a stake, thence parallel with the second line herein described south 58 degrees 38 minutes west 250 feet to the place of beginning. Containing 3.574 of an acre of land, more or less.

The improvements on the above lots of ground being known as No. 4010 Old North Point Road.

SUBJECT to a 10 foot easement which by Agreement dated August 1, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3881, folio 259, was granted by The Baltimore Terminal Company, et al unto Baltimore County, Maryland.

BEING the same property which by Doed of even date and recorded or intended to be recorded among the Land Encords of Baltimore County immedi-ately prior herato, was granted and conveyed by The Baltimore Terminal Com-pany to Charles L. Petrovia, Joseph P. Petrovia, Jouis J. Petrovia, Jr. and Dominic M. Petrovia, T/A Petrovia Brothers.

TOGETHER with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid parcels of ground and premises ON MAYE AND TO TELLE THE STORESHIED PROCESS OF GROUND AND PROMETERS UNTO AND TO TELLE THE AND PROCESSORS AND ASSIGNATION FORCES.

PROVIDED, that if the said Charles L. Petrovia and Monica Petrovia, his wife, Joseph P. Petrovia and Tiene Petrovia, his wife, Louis J. Petrovia and Tiene Petrovia, his wife, Louis J. Petrovia, and serial terms of the petrovia, his wife, their Executors. Administrators or assigns, shall well and traly pay, or cause to be paid, the aforesaid principal sum of Necthy-web Thosp Dollars (522,000.00) and all the installments of interest torson, when and isseech of them shall respectively be due and payable as aforesaid, and shall petrorm each and all of the companish herein on their part to be performed, then this Mortgage shall be void.

Performed, then this increage shall be code.

AND the said Northagors hereby assent to the passage of a Decree for the sale of the property hereby morthaged; and raid Morthagors hereby also authorize the said Morthagor, its successors or assigns, or Ernest C.

Trimble, the drily authorized Attorney or Agent of the said Northagor, to sail the hereby morthaged property; such sale in either instance trake place only after a detail shall have occurred in any of the conditions of this Northagor as herein provided. Any such saids such as the conducted in accordance with the provisions of Article education and the conducted in accordance with the provisions of Article education for Analthed Code of Maryland and Rules who to do, inclusive, of the Maryland Rules of Procedure and under any other general or local laws or riles of the Scholler Maryland relating to mortages, or any supplement amendment or addition of Maryland relating to mortages, or any supplement amendment or addition or Procedure and under any other general of local laws of files of the star of Maryland relating to mortages, or any supplement, amendment or addition thereto. And upon any such sale of said property, the proceeds shall be applied as follows: (1) to repayment of all expenses incident to said sale.

-2-

Item #112 (1974-1975) Property Owner: Louis Petrovia Page 2 age 2 January 10, 1975

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated

The Petitioner must provide necessary drainage facilities (temporary or persament) to prevent creating any misences or damages to adjacent properties, especially by the concentration of surface wheres. Corroction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Dasword of Diver ELLSWORTH N. DIVER. P.E.

END-RAM-FOR-es

cc: John Trenner John Somers

The indicated location for the proposed entrance is too close to the North Foint Road intersection, and should be located at least 30 feet farther to the east, However, the entrance location is subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Design

Sediment Control:

Bureau of Empineeris

ELLSWORTH N. DIVER, P. E. CHIEF

Dear Mr. DiNenna:

Highways:

Mr. S. Eric DiMenna Zoning Commissioner County Office Building Towson, Maryland 21204

Development of this property through stripping, grading and stabilisation could result in a sediment pollution problem, damaging private and public holdings domestream of the property. A grading permit is, therefore, accessary for all grading, including the stripping of top soil.

E-NW Key Sheet 9 & 10 SE 28 Pos. Sheets

including a fee of see Hundred Dollars \$300.0 and a commission to the party making the sale of said property equal to the commission allowed Trustess for making sale of property by wirtue of a decree of a Court having equity jurisdiction in the State of Maryland; (2) to the payment having equity jurisdiction in the State of Maryland; (2) to the payment o all claims of the said Mortgages, its successors or assigns hereunder whether the same shall have matured or not; (3) and the surplus (if any there be), to the said Mortgagors, their heirs, personal representatives or assigns, or to whoever may be entitled to the same.

AND the said Mortgagors for themselves, their heirs, personal representatives and assigns, do hereby covenant and agree that immediately upon the first insertion of the advertisement or notice of sales as aforesaid under the powers hereby granted, there shall be and become due by them to the party inserting said advertisement or notice, all expenses incident to said advertisement or contice, all expenses incident to said advertisement contice, all control of the forection of the Mortgage and a commission on the total amount of the Mortgage and a commission on the total amount of the Mortgage and a commission on the total amount of the forection of the Mortgage indebtedness, principal and interest, equal to one-half or percentage allowed as commissions to Trustees making sale under orders or decrees of a Court having equity jurisdiction in the State of Mortgagor which said expenses, costs and commissions the said Mortgagor for themselves, their heirs, personal representatives and assigns, do for themselves, their heirs, personal representatives and assigns, or Zenest C. Trimble, their said Attorney, shall not be required to receive the principal and interest only, of said Mortgage debt in satisfaccion there of, unless the same he accompanied by a tender of the said expenses, costs and commission, but said sale may be proceeded with unless, prior to the day appointed therefor, legal tender may be made of said principal, costs, expenses and commission.

AND it is agreed that, until default be made in the premises, the said ARU II IS agreed that, until default be able in the presentatives of assigns parties of the first part, their heirs, personal representatives or assigns shall possess the aforesaid property, but upon any such default, the entire indebtedness shall become due and payable. Mortgagors shall pay in the indebtedness shall become due and payable. Surty-myor's Shall pay in the meantime, all taxes and assessments, public dues and charges levied or assessed, of to be texted or assessed, on said hereby morty-myor property, which morty-myor due interest taxes and assessments, public dues and charges, the said parties of the first part covenant to pay when legally

AND the said parties of the first part further covenant to insure, and pending the existence of this Mortgage to keep insured, the improvements on the hereby mortgaged property to the amount of at least Twentytwo Tsundred Dollars (\$2200.00) and to cause the policy to be effected thereon to be so framed or endorsed as, in case of fire, to inure to the benefit of the said Mortgageo, its successors assigns, to the extent of its lien or claim hereunder.

WITNESS the hands and seals of said Mortgagors:

Chale & Cotton home Petro. Monica Petrovia July (X) inh P. Petrovia Mener Thomas Inches The Petrovia, St.

Maryland Department of Transportation

State Highway administration

Bernard M. Evan

December 9, 1974

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

ITEM 112
Re: Z.A.C. meeting, Dec. 17, 1974
Property Owner: Louis Petrovia
Location: NE/C of North Point
Road (Route 20) and Beachwood Rd. Existing Loning: M.L. IM
Proposed Zoning: Spec. except. for
a truck terminal No. of Acres: 1.09 District: 15th

Dear Sir:

The subject proposal and plan is acceptable to the State Highway Administration. The plan indicates that the existing entrance from North Point Road is to be closed; therefore, there will be no further requirements from the State Highway Administration.

The 1974 average daily traffic count for this section of North Point Road is ... 5,000 vehicles.

Very truly yours.

Charles Lee, Chief Bureau of Engineering Access Permits by: John E. Meyers

CLIJENIDA

STATE OF MARYLAND, COUNTY OF BALTIMORE,

. C

6 C) e-hour Laurence Dominic M. Petrov well Filones Bernadette Petrovia

55

I HEREBY CERTIFY, That on this ; day of Getober, 1969, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared CHARLES L. PETROVIA and MONICA PETROVIA, his wife, JOSEPH P. PETROVIA and ILENE PETROVIA, his wife, LOUIS J. PETROVIA, JR., unmarried, and DOMINIC M. PETROVIA and BERNADETTE PETROVIA, his wife, the Mortgagors named in the aforegoing Mortgage, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they

At the same time also appeared WILLIAM A. RYAN, Assistant Vice-President of the quake Mational Bank, and made oath in due form of law that he is one of the Mortgagee, or the Agent of the Mortgagee, and that the consideration set forth in said Mortgage is true and bona fide as therein set forth

executed the same for the purposes therein contained, and in my presence

AS WITNESS, my hand and Notarial Seal.

" name

My Commission Expires

signed and sealed the same

Reo'd for record NOV 10 1969 at\_ Per Orville T. Gosnell, Clerk Wall to Come I heteford

-4-

Market Million man Sea

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

DONALD J. ROOP, M.D., M.P.H.

December 4, 1974

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Conments on Item 112, Zoning Advisory Conmittee Meeting, December 17, 1974, are as follows:

> Property Owner: Louis Petrovia Location: NE/C of North Point Rd. & Beachwood Rd. Location: AC, Or Aorth Filt Au. a peatinged Au. Existing Zoning: N.L. IM
> Proposed Zoning: Special Exception for a truck terminal.
> No. of Acres: 1.09
> District: 15th

Metropolitan water and sever are available.

<u>Vater Resources Administration Comments</u>: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration require-

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

PHVB/ncs



December 19, 1974

Mr. S. Eric DiNenna, Zonina Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

PETITION FOR SPECIAL
EXCEPTION
13th District
ZONING: Petition for Special
Exception for a Truck Terminal,
LOCATION; Northeast corner
of North Point and Beachwood

of North Poss and Roads,
DATE & TIME: MONDAY, APRIL 22, 1975 at 1500 P.M.
PUBLIC HEARNG, Room 106,
County Office Building, III W.
Chesapeake Avenue, Towson,

Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a pub-lic haring:

philimore, Courty, by subscript of pathieses, Courty, by subscript of pathieses, Courty, by subscript of pathieses and pathieses

Comments on Item #112, Zoning Advisory Committee Meeting, December 17, 1974, are as follows:

Property Owner: Louis Petrovia Location: NE/C of North Point Road and Beachwood Road Existing Zoning: M.L. I.M. Proposed Zoning: Special Exception for a truck terminal No. of Acres: 1.09

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with report to development plans that may have a

The site plan should be revised to show the future paving on North Point Road.

All requirements of the Bureau of Engineering and the State Highways Administration must be complied

Very truly yours, John Lellimbles John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 11, 1974

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

Z.A.C. Meeting of: December 17, 1974

Re: Item 112 Property Owner: Louis Petrovia
Location: NE/C of North Point Road & Beachwood Road
Present Zoning: M., I,M. Proposed Zoning: Special Exception for a truck terminal

District:

Door Mr. Dillorna

No bearing on student population.

cel of land in the Fif

ery truly works Field Representative

H. EMSLIC PARKS, PATROTO MRS ROBERT L BERNEY

WNP/m1

ALVIN LORECK

BICHARD W. TRACEY WHO

## CERTIFICATE OF PUBLICATION

#### OFFICE OF **Dundalk Eagle**

38 N. Dundalk Ave. Dundalk, Md. 21222

April 15, 19 75

THIS IS TO CERTIFY, that the annexed advertisement of ZONING COMMISSIONER OF BALTO COUNTY IN MATTER OF PETITION OF LOUIS PETROVIA

was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once women communication of the communica

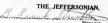
\$TH Manafm ( fourth)day April 1975; that is to say. the same was inserted in the issues of April, 3,1975

Kimbel Publication, Inc.

Finle 4. Olle

# CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ancecinceache ofx one time ... successive weeks before the ... 21st day of \_\_\_\_Arril\_\_\_\_\_, 19\_75, the fire publication appearing on the \_\_\_\_\_ 3rd \_\_\_day of \_\_\_\_\_ April 19.75



Cost of Advertisement, \$.

PETITION FOR SPECIAL

Beachwood Raod, thence running and binding on the north ade of Beachwood Road South 74 degrees 17 min.tes West 259.40 feet to the

TION FOR SPECIAL EXCEPTION 15th DISTRICT

It memors your BONG DOE to the Item of the Committee of the Committee of Land Commit

CERTIFICATE C PUBLICATION

#### OFFICE OF **Dundalk Eagle**

38 N. Dundalk Ave. Dundalk, Md. 21222

January 13, 19 75

THIS IS TO CERTIFY, that the annexed advertisement of ZONING COMMISSIONER BALTO COUNTY IN MAT TER PETITIGS
SPECIAL EXCEPTION LOUIS PETROVIA The Dundalk Eagle a weekly newswas inserted in

paper published in Baltimore County, Maryland, concernment MANUEL ONCE

loth day of January 19'5 ; that is to say,

the same was inserted in the issues of January 9,1975

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINA. REVENUE DIVISION DATE Jan. 6, 19175 ACCOUNT 01-662

Kimbel Publication, Inc.

Timbel & Oolhe

Mesars, Brooks & Turnbull 610 Boaley Ave. Townon, Md. 21204 Petition for Special Exception for Louis Petrovia

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 9 19.75

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 ofs one time successive weeks before the ... 27th. day of January 19.75, the first publication appearing on the 9th day of January THE JEFFERSONIAN.

Cost of Advertisement, \$\_\_

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Jan. 21, 1975 ACCOUNT 01-662

AMOUNT \$51.25 DISTRIBUTION Mesars. Brooks & Turnbull 610 Bosley Ave.

Towson, Md. 21204 Advertishes and posting of property for Louis Petrovia 374-25 80

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

No. 17423

DATE April 21, 1975 ACCOUNT 01-662

AMOUNT #51.25 CASH

WHITE CASHIER DISTRIBUTION OF AGENCY Potition for Special Exception for Louis Petrovia #75-165-X

No. 20215

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

#75-165-X

District 15 % Posted for Alliston France Jane Petitioner: Seuis Letterius	Date of Posting 1-9-75
Posted for Theresay Street Jane	22 1925 C. 1,30 F.M
Location of property: NE flac y North	18-101.0.1100
Location of property: 10 91642 J. Moule	Sout Kl. y Blackwood Kd.
Location of Signa Lolyn Dorld on	Valle Beat Bl
Remarks	.cns
Posted by Mul 14 Heso	Date of return: 1-16-75

PETITION	PETITION MAPPING		NG	PROGRESS SHEET						
FUNCTION	Wall Map		Original		Duplicate		Tro	cing		
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										i s
Denied						UX4			a.	
Granted by ZC, BA, CC, CA										
Reviewed by: JB6711				Chang	ed Pla e in ou	tline	or des	cripti	on	

#### Item 112

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Charles E. Brooks, Esq. Brooks & Turnbull 610 Bosley Avenue Towson, Md. 21204

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

Your Petition has been received and accepted for filing this 27th day of December 1974.

S. Eric DiNenna, Zoning Commissioner

Petitioner Louis Petrovia

Petitioner's Attornoy Charles E. Brooks Reviewed
CO: Frank S. Lee,
Registered Land Surveyor
1277 Neighbors Avenue
Battimore, Nd. 21237

Pranklin T. Hogans Jr	
Pranklin T. Hogans / Jr Chairman,	
Zoning Plans	

	•	0
BALTIMOR	E COUNTY OFFICE OF P	LANNING AND ZONING
	County Office Bui 111 W. Chesapeake Towson, Maryland	Avenue
Your P	etition has been rec	eived * this 27th d
_ Row	1974. Ytem #	
	1	Lin Di Home
	Zoni	ng Commissioner

# CERTIFICATE OF POSTING

#75-165-X Date of Posting 4-3-75 Location of property: M. Eflant of Mould Board & Blankend Calo Location of Signs Pall Stage On Most Pound one Sign on Date of return: 4-10-25







