

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Nonconforming use for a junkyard.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Telephone No.

Legal Owner(s):
THOMAS L. CARAVELLO
(Type or Print Name)
Signature
JUNE E. CARAVELLO AC
(Type or Print Name)
Signature
2819 NORTH POINT BLVD. 2819 2040
Address
BALTO MD 21222
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of September, 1982, 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 11th day of October, 1982, at 10:30 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

3. Compliance with the comments submitted by the Department of Health, dated September 26, 1982, and the Maryland Department of Transportation, dated August 27, 1982, within a period of one year from the date of this Order.
4. The area of land used for the junk yard shall not be less than one acre, and no inoperable vehicle, machinery, or other junk or scrap shall be located, either for storage or dismantling, within 50 feet of the front street line or 30 feet from any other adjoining property.
5. All such junk shall be located to allow free passage of North Point Terrace from its point of intersection with the petitioners' rear property line to its intersection with the right-of-way line of North Point Boulevard.
6. The subject property shall be fenced, as proposed by the petitioners, or in the alternative, shall be screened by the planting of shrubbery, evergreen trees, or vines, as may be required by the Current Planning and Development Division of the Office of Planning and Zoning. In either case, the entrances/exits to and from the site shall remain open to allow the use of North Point Terrace.
7. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Signature
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE December 24, 1982
BY [Signature]

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/S of North Point Blvd., 380'
NW of the centerline of Trappe Rd.
15th District : OF BALTIMORE COUNTY

THOMAS L. CARAVELLO, et ux, : Case No. 83-93-SFH
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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 date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Signature
Fater Max Zimmerman
Deputy People's Counsel

Signature
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of September, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Thomas L. Caravello, 2819 North Point Boulevard, Baltimore, Maryland 21222, Petitioners.

Signature
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1982

Mr. & Mrs. Thomas L. Caravello
2819 North Point Blvd.
Baltimore, Maryland 21222

RE: Case #83-93-SFH (Item No. 26)
Petitioners - Thomas L. Caravello, et ux
Special Hearing Petition

Dear Mr. & Mrs. Caravello:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

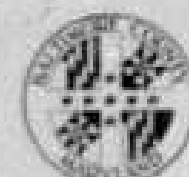
In view of your proposal to verify that the existing junkyard is a nonconforming use, this hearing is required. This site was originally proposed to be rezoned to M.E. (Item No. 3-Cycle III). However, it was eventually withdrawn in favor of this hearing.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Signature
NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mch
Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

WILLIAM E. HAMMOND
Zoning Commissioner
County Office Building
Towson, Maryland 21204

August 31, 1982

Re: Item #26 (1982-1983)
Property Owner: THOMAS L. & JUNE E. CARAVELLO
S/W of North Point Blvd. 380' N/W from centerline
of Trappe Road
Acres: 1.76 District: 15th

Dear Mr. Hammond:

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.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 3 Zoning Cycle III (April-October 1982) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 26 (1982-1983).

Very truly yours,

Signature
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

E-NW Key Sheet
6 & 7 SE 24 & 25 Pos. Sheets
SE 2 F & G Topo
104 Tax Map

Attachments

April 2, 1982

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #3 Zoning Cycle III (April-October 1982)
Property Owner: THOMAS & JUNE CARAVELLO
S/W of North Point Blvd. 380' N/W from centerline
of Trappe Road
Existing Zoning: BR-CS-1
Proposed Zoning: MH
Acres: 1.76
District: 15th

Dear Mr. Hackett:

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.

General:

This property comprises Lots 6 thru 11, 22 thru 27 and portions of Lots 12 and 21 plat of "North Point Terrace, Anthony Matrozzo", recorded L.M.C.N. 9, Folio 2.

Highways:

North Point Boulevard (Md. 151) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway 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 Baltimore County.

North Point Terrace, an unimproved road within this property, and partially improved and County maintained westerly to North Point Road, is shown as an 18-foot right-of-way on the aforesaid record plat. The roadway within this site, if improved in the future as a public road, would be as a 30-foot closed section roadway on a 40-foot right-of-way. If the roadway is not to be improved within this site the Petitioner should initiate the formal road closure procedure necessary, and a standard type roadway termination should be provided at the end thereof.

The entrance locations and design are also subject to approval by the Department of Traffic Engineering.

Item #3 Zoning Cycle III (April-October 1982)
Property Owner: Thomas & June Caravello
Page 2
April 2, 1982

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.

Storm Drains:

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

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

Water and Sanitary Sewer:

There is an 8-inch public water main and fire hydrant (Drawing #49-0443, File 3) within the unimproved portion of North Point Terrace through this site, and there are public 8 and 36-inch water mains in North Point Boulevard. If North Point Terrace is to be closed an easement must be provided for the 8-inch water main.

There is 8-inch public sanitary sewerage in North Point Terrace west of this site, and 24-inch public sanitary sewerage in North Point Boulevard.

Very truly yours,

(SIGNED) ROBERT A. MORTON
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

E-NW Key Sheet
6 & 7 SE 24 & 25 Pos. Sheets
SE 2 F & G Topo
104 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioners herein seek to establish a nonconforming use of the existing junk yard, as depicted on the site plan filed herein and marked Petitioners' Exhibit 1.
2. The subject property contains 1.76 acres of land, more or less, has a frontage on North Point Boulevard of 179.21 feet, and is zoned B.R. (Business, Roadside) with a C.S-1 (Commercial, Strip) District imposed thereon for an approximate depth of 225 feet off North Point Boulevard and B.R. to the rear. Petitioners' Exhibit 1 shows North Point Terrace, an 18-foot unimproved section, to bisect the subject site from its rear property line to North Point Boulevard (see Petitioners' Exhibits 2a, b, and c - photographs) and denotes the northern portion of the site as being for vehicle storage and the southern portion as being for the storage and dismantling of disabled cars. These two sections are separated by the paper street known as North Point Terrace. While there was no testimony indicating the present status of that portion through the petitioners' property, this Order will not grant any rights to the exclusive use of the paper street by the petitioners to the exclusion of others having any rights therein.
3. Testimony was offered by several witnesses in behalf of the petitioners. Peggy Woods, 7709 Norbush Avenue, testified that a junk yard was being operated from the site in 1936 by Vernon Carr when she first moved to the area. She remembers it well because she used to walk through it on her way to and from the grocery store. Anne Gilbert, 506 Trappe Road, testified that her husband opened a store in the neighborhood in early 1960 and that Mr. Carr was operating a junk yard on the subject site at that time. Frank Rose, 9 North Point Terrace, stated that he towed accident-damaged vehicles to the site for Mr. Carr in 1961 and 1962. These vehicles were later towed away from the site or left to be stripped of their parts. Four other neighbors also verified the continuous use of the property as a junk yard to the present.
4. No one appeared at the hearing in opposition to the petition.
5. The finding of a nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, thus, the present hearing is required.

Although the proof offered in support of the request indicated that the subject site was used as a junk yard since at least 1936, that such use has continued uninterruptedly to the present, and that any structure involved in such use has not been damaged or destroyed to an extent of 75% of its replacement cost, as well as there being no testimony or evidence offered to controvert the testimony offered in support of the petition, this Order cannot and will not determine the effect the use may have on the rights of others regarding the use of the unimproved portion of North Point Terrace but will recognize the use of the remaining property as a nonconforming junk yard.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of December, 1982, that a nonconforming use as a junk yard has existed and has been conducted on the subject property, as depicted on Petitioners' Exhibit 1, exclusive of that portion known as North Point Terrace, since 1936 and, as such, is hereby GRANTED the right to continue then and after the date of this Order, subject, however, to the following restrictions:

1. Abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use.
2. Damage by fire or other casualty of the improvement to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming use.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubiel, Superintendent

Towson, Maryland - 21204

Date: August 11, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 17, 1982

RE: Item No: 26, 27, 28
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

August 27, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 8-17-82
ITEM: #26.
Property Owner: Thomas L. & June E. Caravello
Location: S/W side North Point Blvd. (Route 151), 380' N/W from centerline of Trappe Rd.
Existing Zoning: B.R. & B.R. CS-1
Proposed Zoning: Special Hearing to approve a non-conforming use for a junkyard.
Acres: 1.76
District: 15th

Dear Mr. Hammond:

On review of the revised site plan of February 24, 1982 and field inspection, the State Highway Administration offers the following comments.

With the access to the site without improvements in the form of concrete curb and gutter channelization, the State Highway Administration will require improvements to the site if the site is found not to be non-conforming use.

All improvements to the site must be through permit from the S.H.A. Bureau of Engineering Access Permits.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vr

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 560-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 0717

September 15, 1982

Mr. & Mrs. Thomas L. Caravello
2819 North Point Boulevard
Baltimore, Maryland 21222

NOTICE OF HEARING

Re: Petition for Special Hearing
SW/S of North Point Blvd., 380' NW of
c/l of Trappe Rd.
Case #83-93-SPH Item #26

TIME: 10:30 A.M.

DATE: Monday, October 11, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner of
BALTIMORE COUNTY



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

September 24, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #26, Zoning Advisory Committee Meeting of August 17, 1982, are as follows:

Property Owner: Thomas L. & June E. Caravello
Location: SW/S North Point Blvd. 380' N/W from centerline of Trappe Road
Existing Zoning: B.R. & B.R. CS-1
Proposed Zoning: Special Hearing to approve a non-conforming use for a junkyard
Acres: 1.76
District: 15th

Metropolitan water and sewer are available.

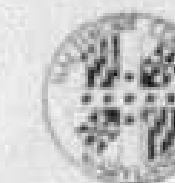
The site is located in a designated non-attainment area for particulates. Portions of the site being used for parking or vehicular access should be surfaced with a dustless, bonding material so as to reduce airborne particulates.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/ith

cc: Air Pollution



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 7, 1982

Mr. & Mrs. Thomas L. Caravello
2819 North Point Boulevard
Baltimore, Maryland 21222

Re: Petition for Special Hearing
SW/S North Point Blvd., 380' NW of
the c/l of Trappe Rd.
Case #83-93-SPH Item #26

Dear Mr. & Mrs. Caravello:

This is to advise you that \$63.59 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 112310

DATE 10-15-82 ACCOUNT R-01-615-000

AMOUNT \$63.59

RECEIVED FROM June Caravello

FOR Advertising Posting Case #83-93-SPH

0 022*****635910 #118A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hammond, Zoning Commissioner Date: September 8, 1982
6/6 Nick Commodari

FROM: Charles E. Gerber, Plans Review Chief

SUBJECT: Zoning Advisory Committee Meeting of August 17, 1982.

Item #26 Standard comments
Item #27 See comments
Item #28 Standard comments

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner Date: October 5, 1982
Norman E. Gerber, Director

FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-93-SPH
Thomas L. Caravello, et ux

This office offers no comment on this type of special hearing.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:lc

cc: Arlene January
Shirley Hess

October 1, 1982

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 26, Zoning Advisory Committee Meeting, August 17, 1982,
are as follows:

Property Owner: Thomas L. and June E. Caravello
Location: SW/S North Point Blvd, 380' N/W from centerline of Trappe Road
Acres: 1.76
District: 15th

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 regard to development plans that may have a bearing on this petition.

Since the petition is to approve a non-conforming use, there are no site
planning factors requiring comment at this time.

Very truly yours,

John L. Wimbley
John L. Wimbley
Current Planning & Development

JLW:rh

December 21, 1982

Mr. & Mrs. Thomas L. Caravello
2819 North Point Boulevard
Baltimore, Maryland 21222

RE: Petition for Special Hearing
SW/S of North Point Boulevard, 380' NW
of the centerline of Trappe Road - 15th
Election District
Thomas L. Caravello, et ux - Petitioners
NO. 83-93-SPH (Item No. 26)

Dear Mr. & Mrs. Caravello:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PAUL H. RENCKE
CHIEF

October 8, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Thomas L. & June E. Caravello

Location: SW/S North Point Blvd. 380' N/W from centerline of Trappe Road

Item No.: 26

Zoning Agenda: Meeting of August 17, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Wagoner* Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb/ur

10/12 83-93

PETITION FOR SPECIAL HEARING

15th Election District

ZONING: Petition for Special Hearing

LOCATION: Southwest side of North Point Boulevard, 380 ft. Northwest
of the centerline of Trappe Road

DATE & TIME: Monday, October 11, 1982 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the
Baltimore County Zoning Regulations, to determine whether
or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should approve a nonconforming use for a
junkyard

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Thomas L. Caravello, et ux, as shown on plat plan filed
with the Zoning Department.

Hearing Date: Monday, October 11, 1982 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. & Mrs. Thomas L. Caravello
2819 North Point Blvd.
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 17th day
of August 19 82.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Thomas L. Caravello, et ux

Petitioner's Attorney: _____ Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	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>BT</u>	Revised Plans:				Change in outline or description _____ Yes _____ No					
Previous case: <u>67-12 X</u>	Map # _____									

(Item 26)

BEGINNING for the same on the southwest side of North Point Blvd.
(150 feet wide) at a point distant 380 feet more or less measured in
a northwesterly direction from the centerline of Trappe Road, said point
of beginning being at the southernmost side of the Plat of North Point
Terrace as filed among the Land Records of Baltimore County in Plat
Book No. 9 Folio 2, thence binding on said Boulevard northwesterly
179.71 feet to the northernmost side of said Plat, thence binding on
said Plat southwesterly 430.0 feet to the division line between Lots
No. 27 and 28 as shown on said Plat, thence binding on said division
line, crossing North Point Terrace (18 feet wide) and binding on the
division line between Lots No. 5 and 6 as shown on said Plat, in all,
southerly 166.75 feet to said southernmost side of said Plat, thence
binding on said Plat northeasterly 503.0 feet to the place of beginning.

CONTAINING 1.76 acres of land more or less.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 2nd day of August, 1982

Filing Fee \$ 100.00

Received: _____ Check
_____ Cash
_____ Other

William E. Hammond
W. Hammond, Zoning Commissioner

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

No. 107963

DATE: 8/2/82 ACCOUNT: 01-662

by June Caravello

AMOUNT: \$100.00

wed by Diana Altus / 8.60

RECEIVED FROM: June Caravello

FOR: 2117 North Point Blvd

Item 26 C 341*****1005010 8022A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15 Date of Posting: 9/25/82

Posted for: petition for Special Hearing

Petitioner: Thomas L. Caravello, et ux

Location of property: SW/S of N.P. Rd., 380' NW of the

Location of Sign: John W. Hessian, III, Esquire

Remarks: Item 26 Date of return: 10/1/82

Posted by: John W. Hessian, III, Esquire Signature

Number of Signs: 1

road around 1945, which cut the
junk yard and where my used car
lot is now. They operated that
junk yard for years and long
before zoning. They were the only used
car lot in the whole area and
sold to mostly all the people
around. He also had the franchise
for the "Travis" car. (Long before
your time)
Hope this has been of some
help. Any questions let me know.

EXHIBIT 3
PETITIONERS

PETITION FOR SPECIAL
HEARING
10th Election District

ZONING: Petition for Special Hearing.
LOCATION: Southwest side of
North Point Boulevard, 380 ft.
Northwest of the centerline of
Trappe Road.
DATE & TIME: Monday, October
11, 1982 at 10:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Baltimore County, by authority of the
Zoning Act and Regulations of Baltimore County, will hold a public
hearing:

Petition for Special Hearing under
Section 500.7 of the Baltimore County
Zoning Regulations, to determine
whether or not the Zoning
Commissioner and/or Deputy Zoning
Commissioner should approve a
nonconforming use for a junkyard.
All that parcel of land in the Fifth
District of Baltimore County
beginning for the same on the
southwest side of North Point Blvd.
(150 feet wide) at a point distant
380 feet more or less measured in a
northwesterly direction from the
centerline of Trappe Road, said
point of beginning being at the
southernmost side of the Plat of
North Point Terrace as filed among
the Land Records of Baltimore
County in Plat Book No. 9 Folio 2,
thence binding on said Boulevard
northwesterly 179.31 feet to the
southernmost side of said Plat,
thence binding on said Plat south-
westerly 430.5 feet to the division
line between Lots 27 and 28 as
shown on said Plat, thence binding
on said division line, crossing North
Point Terrace (15 feet wide) and
binding on the division line between
Lots No. 5 and 6 as shown on said
Plat, in all, southerly 164.25 feet
to said another most side of said
Plat, thence binding on said Plat
northeasterly 500.9 feet to the place
of beginning.
Containing 1.76 acres of land
more or less.
Being the property of Thomas L.
Caravella, et ux, as shown on plat
plan filed with the Zoning Department.
Hearing Date: Monday, October
11, 1982 at 10:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Sept. 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 23, 1982

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~~
~~at a time~~ ~~successive weeks~~ before the 11th
day of October, 1982, the first publication
appearing on the 23rd day of September
1982.

THE JEFFERSONIAN,

Frank Smith
Manager

Cost of Advertisement, \$



Petition For
Special Hearing
10th Election District

ZONING: Petition for
Special Hearing
LOCATION: Southwest
side of North Point Boulevard, 380 ft. Northwest of
the centerline of Trappe
Road.
DATE & TIME: Monday,
October 11, 1982 at
10:30 a.m.
PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesapeake
Avenue, Towson, Md.
The Zoning Commissioner of Baltimore County,
by authority of the
Zoning Act and Regulations of Baltimore County,
will hold a public hearing:
Petition for Special
Hearing under Section
500.7 of the Baltimore
County Zoning Regulations, to determine whether
or not the Zoning
Commissioner and/or
Deputy Zoning Commissioner should approve a
nonconforming use for a junkyard.
All that parcel of land in
the Fifth District of
Baltimore County,
beginning for the same
on the southwest side of
North Point Blvd., 150
feet wide at a point distant

380 feet more or less
measured in a northwesterly direction from the
centerline of Trappe Road, said point of beginning
being at the southernmost side of the Plat of North
Point Terrace as filed among the Land Records
among the Land Records of Baltimore County in
Plat Book No. 9 Folio 2,
thence binding on said Boulevard northwesterly
179.31 feet to the southernmost side of said Plat,
thence binding on said Plat southwesterly 430.5
feet to the division line between Lots No. 27 and 28 as
shown on said Plat, thence binding on said division
line, crossing North Point Terrace (15 feet wide) and
binding on the division line between Lots No. 5
and 6 as shown on said Plat, in all, southerly
164.25 feet to said another side of said Plat,
thence binding on said Plat northeasterly 500.9
feet to the place of beginning.

Containing 1.76 acres of
land more or less.

Being the property of
Thomas L. Caravella, et
ux, as shown on plat plan
filed with the Zoning Department.

Hearing Date: Monday,
October 11, 1982 at 10:30
a.m.

Public Hearing: Room
106, County Office Building,
111 W. Chesapeake Avenue,
Towson, Md.

By Order of
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

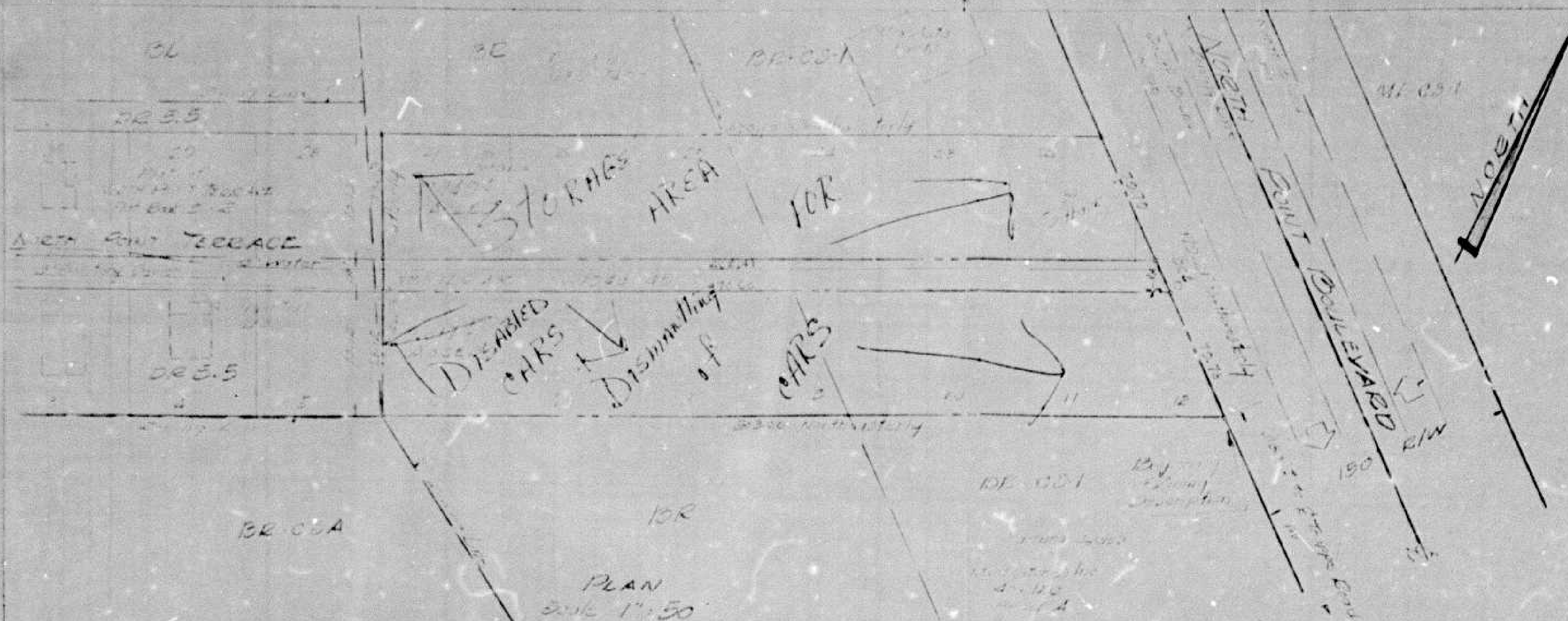
The Times

Middle River, Md., Sept 23 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 23rd day of
Sept, 1982
Charles M. [Signature] Publisher.





ZONING DATA
 1. Existing Zoning of Tract BR-SSA and 10R
 2. Proposed Zoning DE-SSA
 3. Gross Acreage of Tract 1.70 Acres



ZONING &
 LOCATION MAP
 Scale 1"=500'

PETITIONER'S EXHIBIT 1

48
 5028
 1/25
 354
 1/25
 1/25

ADJUTANT ATTORNEY
 1500 North East Blvd
 Suite 100
 Phone 254-7000

ZONING FLAT
PROPERTY OF
THOMAS L. CARAVELLO
 3432-000 Good Rd.
 15th Election District, Baltimore County, Md
 Date 1-50
 May 15, 1980
 2-18-82

