

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF

WALTER AND ALICE STEFANOWICZ

For a Special Permit
To the Zoning Commission of Baltimore County

Legal Owner
Comptroller
Public Use

Whereby petition for a Special Permit, Under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1953, for a certain parcel and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for Trailer Camp
to erect

All that parcel of land in the Fifteenth District of Baltimore County Maryland, on the west side of Old North Point Road, beginning 450 feet south of Old North Point Road, thence southerly and westerly on the east side of Old North Point Road 500 feet; thence south 72 degrees 10 minutes west 375 feet; thence north 12 degrees 09 minutes east 500 feet; thence north 72 degrees 10 minutes east 405 feet to place of beginning.

Contract Purchaser

Address

Walter S. Stefanowicz
Alice Stefanowicz
3018 E. Pratt St.
Baltimore 22, Maryland

MICROFILMED

2-51415

August 27, 1954

Mr. Earl A. Costenbush
Box 109, Temple 3,
Baltimore 22, Maryland

Re: Petition for a Special Permit for Trailer Camp - W. S. Stefanowicz, 450 acre in Battle Grove Road, 15th District, Walter S. and Alice Stefanowicz, Petitioners

Dear Mr. Costenbush:

I have today passed my Order denying the special permit, in the above matter.

Kindly notify your client.

Very truly yours,

Zoning Commissioner

MICROFILMED

ORDERED by the Zoning Commission of Baltimore County

County this 15th day of July, 1954, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing, thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 18th day of August, 1954, at 11:00 o'clock A.M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a special permit to use the property described therein for a Trailer Camp and its appurtenances at the location of the property and facts and evidence adduced at the hearing, the petition should be denied for the following reasons:

1. That there are sufficient trailer camps in the area, three a distance of one-quarter of a mile from the subject property.
2. The property, containing six acres, is at the present time zoned for industrial use. It is part of a large area zoned for industry, which should be reserved for this use if the needs for further industrial expansion in the County are to be met, and
3. The requirements concerning the size of tract, area per trailer and provision of water and sewer facilities which are contained in the proposed new Zoning Regulations.

It is this 27th day of August, 1954, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for a special permit, be and the same is hereby denied.

Walter S. Stefanowicz
Zoning Commissioner
of Baltimore County

MICROFILMED

August 27, 1954

Mr. Walter S. Stefanowicz,
3018 East Pratt Street,
Baltimore 22, Maryland

Re: Petition for a Special Permit for Trailer Camp - W. S. Stefanowicz, 450 acre in Battle Grove Road, 15th District - Walter S. and Alice Stefanowicz, Petitioners

Dear Mr. Stefanowicz:

I have today passed my Order denying the special permit petitioned, in the above matter, for the following reasons:

1. That there are sufficient trailer camps in the area, three a distance of a quarter of a mile from the subject property.
2. That the property, containing six acres, is at the present time zoned for industrial use. It is part of a large area zoned for industry, which should be reserved for this use if the needs for further industrial expansion in the County are to be met, and
3. The requirements concerning the size of the tract, area per trailer and provision of water and sewer facilities which are contained in the new Zoning Regulations.

You may take an appeal from this decision to the Board of Zoning Appeals of Baltimore County within ten days from the above date. The cost of appeal is \$50.00.

Very truly yours,

Zoning Commissioner

MICROFILMED

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Contract Purchaser

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Baltimore 22, Maryland

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Dear Mr. Stefanowicz:

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1. That there are sufficient trailer camps in the area, three a distance of a quarter of a mile from the subject property.
2. That the property, containing six acres, is at the present time zoned for industrial use. It is part of a large area zoned for industry, which should be reserved for this use if the needs for further industrial expansion in the County are to be met, and
3. The requirements concerning the size of the tract, area per trailer and provision of water and sewer facilities which are contained in the new Zoning Regulations.

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Zoning Commissioner
of Baltimore County

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1. That there are sufficient trailer camps in the area, three a distance of one-quarter of a mile from the subject property.
2. The property, containing six acres, is at the present time zoned for industrial use. It is part of a large area zoned for industry, which should be reserved for this use if the needs for further industrial expansion in the County are to be met, and
3. The requirements concerning the size of tract, area per trailer and provision of water and sewer facilities which are contained in the proposed new Zoning Regulations.

It is this 27th day of August, 1954, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for a special permit, be and the same is hereby denied.

Zoning Commissioner
of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting: 8-4-54

Posted for: Walter S. Stefanowicz, 450 acre in Battle Grove Road, 15th District - Walter S. and Alice Stefanowicz, Petitioners

Location of property: W. S. Stefanowicz, 450 acre in Battle Grove Road, 15th District - Walter S. and Alice Stefanowicz, Petitioners

Location of hearing: 18th day of August, 1954, at 11:00 o'clock A.M.

Remarks: None

Posted by: George A. Dumas, Clerk

MICROFILMED

Certificate Of Publication

ESSEX, MD. August 24, 1954

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of successive weeks before the 19th day of August, 1954, the first publication appearing on the 18th day of July, 1954.

THE EASTERN ENTERPRISE, INC.
Flower & Co.,
Managers

MICROFILMED

Petition No. 3114 District No. 15
Processed by D. Stanton
Hearing Scheduled Wed., Aug. 19, 1954

Attention: Mr. Adams

Subject of Petition: Trailer Camp - W. of Old North Point Rd. 450' S. of
Old Battle Grove Rd.

Comments:

The property under consideration, about six acres in extent, is at
present zoned for industrial use. It is part of a large area zoned for industrial
which should be reserved for city use if the same for further industrial ex-
pansion in the County are to be set.

Considering the requirements concerning size of tract, area per trailer,
and provision of sewer and water facilities that are contained in the proposed
new zoning regulations it is recommended that the petition be denied.

B-17-54 55

MICROFILMED

ZONING DEPARTMENT OF BALTIMORE COUNTY
NEW METHOD FOR SPECIAL PERMIT
1954 REGULATIONS

Pursuant to petition filed with the Zoning Commissioner
of Baltimore County, for SPECIAL PERMIT to use the property herein-
after described for a Trailer Camp, the Zoning Commissioner of
Baltimore County, by authority of the Zoning Act and Regulations
of Baltimore County, will hold a public hearing in the Board
Room in the basement of the Record Building, Towson, Maryland:

On Wednesday, August 18, 1954

at 11:00 a.m.

To determine whether or not the SPECIAL PERMIT petitioned for
as aforesaid, should be granted the property in said petition
being particularly described as follows, to wit:

All that parcel of land in the Fifteenth District
of Baltimore County, on the west side of Old North Point Road,
beginning 150 feet south of Old Battle Grove Road; thence
southerly and westerly on the west side of Old North Point Road
200 feet; thence south 75 degrees 42 minutes west 372 feet;
thence north 13 degrees 02 minutes west 300 feet; thence north
72 degrees 12 minutes east 100 feet to place of beginning.
Begin property of Walter and Alice Stefanovich as shown on the
plot plan filed with the zoning department.

By Order of
Zoning Commissioner
of Baltimore County.

MICROFILMED

WS Old N. Pt. Rd. beg.
450' S of Old Battle Grove
Rd. thence S by binding on
the W. of Old N. Pt. Rd.

~~500' thence S 72° 49' W~~

500' thence S 72° 49' W

375' " N 74° 09' W

500' " N 72° 49' E

486' to place of beg.

as etc.

154

2-516NS

MICROFILMED

\$23.00

RECEIVED of Walter Stefanovich, petitioner, the sum of
Twenty Three (\$23.00) Dollars, being cost of petition for Special
Permit, advertising and posting property, west side of Old North
Point Road, beginning 150 feet south of Old Battle Grove Road,
15th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearing!

Wednesday, August 18, 1954

at 11:00 a.m.

Record Building
Towson, Maryland.

PAID
BALTIMORE COUNTY COMMISSIONER
OF BALTIMORE COUNTY
1954

MICROFILMED

Katlin H. & Jeannette Haque
11 Beachwood Rd. Balt. 22, Md.
Margaret Steinhold
Box 128 A Beachwood Rd. Balt. 22, Md.
John Steinhold Beachwood Rd. Balt. 22, Md.
Mr. & Mrs. E. Bergman Beachwood Rd. Balt. 22, Md.
La. Hill Co. Artists Box 184 R. 3 Beachwood Rd. Balt.
Mr. and Mrs. Elbridge S. Brown 23 Beachwood Rd.
Mr. & Mrs. Jose & Ryder 2077 Beachwood Rd.

MICROFILMED

PETITION

To prohibit the re-zoning of property belonging to
Alice and Walter Stefanovich, said property being
situated on Old North Point Road, near Fisher Road,
approximately 400 feet south of Old Battle Grove Road,
for the purpose of establishing a Trailer Court.

Eli. Bunnice 4222 Old N. Pt. Rd.
Jos. R. Candee 4208 Old N. Pt. Rd.
Elizabeth Cavale 4208 Old N. Pt. Rd.
Margaret Antinhardt Box 184 R. 3 Beachwood Rd.
George Dunbar 4200 Old N. Pt. Rd.
James Dunbar 4200 North Point Rd.
James Fildes 4200 North Point Rd.
Edwin Schambach 4204 North Point Road
Mrs. John Legan Rt. 3, Old N. Pt. Rd.
Robert King 3921 Old North
Andrew Bingg Box 167 North Point Road
J. A. Freeman Box 167 No. Point Rd.
Mollie Freeman 167 Fischer Rd.
Lillian King 3921 Old North Point Rd.
Stephen Chynoweth 3921 Old North Point Rd.
Catherine Chynoweth 3921 Old North Point Rd.
Clara T. Kopacz 3922 Old North Point Rd.
Joseph Tomaszewski 3922 Old North Point Rd.
H. B. Bunker 3913 Old North Point Rd.

Mr. & Mrs. Edward E. 3922 North Pt. Rd.
Mrs. & Mrs. Louis 3927 North Pt. Rd.
Mrs. & Mrs. Lloyd 3927 North Pt. Rd.
J. L. Wheeler 4100 Old North Pt. Rd.
Nancy Wheeler 4100 Old North Point Rd.
Margaret E. Wheeler 4100 North Point Rd.
Earl A. Costigade Box 159 Rt. 3 North Pt. Rd.
James F. Waters Box 154 Rt. 3 Balt. 22, Md.

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Alice and Walter Stefanovich, said property being
situated on Old North Point Road, near Fisher Road,
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for the purpose of establishing a Trailer Court.

Evie N. Englund Fisher Rd.
Mrs. & Mrs. Benton Rogers Fisher Rd.
Mrs. & Mrs. John Cunningham
Mrs. & Mrs. John Cook 910 Fisher Rd.
Mrs. & Mrs. Van D. Baker
Mr. & Mrs. Van D. Baker
Mr. & Mrs. William Van D. Baker
Charles Burranco
Mrs. James Burranco
Mrs. Charles W. Richards
Allen Green
Mrs. & Mrs. Helen Brittain
Vernon Taylor
Eugene Taylor
William J. Stachowicz
Paul Briggley 2110 N. Point Rd.
Nathan J. Stachowicz
Carmen J. Stachowicz
April Rogers
L. B. Bunker

MICROFILMED

Mrs. Sophie Gorn 210 Old North Point Rd.
Emmett Wilson 191 Old North Point Rd.
Mr. and Mrs. R. Reynolds 225 Old North Point Rd.
Mrs. Louis B. Carr 3927 Old North Point Rd.
Paul P. Baker 166 Fisher Rd.
L. Louis P. Baker 166 Fisher Rd.

MICROFILMED

