

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, John W. Schadel, Anna Alice Schadel, legal owners, of the property situate
1901 East Homberg Ave., Balto. 21 Md.
South Side - West of Back River Neck Road
 All that parcel of land in the Fifteenth District of Baltimore County, on the
 Southeast side of Homberg Avenue, beginning 500 feet Southeast of Back River Neck
 Road; thence Southwesterly and ending on the Southwest side of Homberg Avenue
 115 feet; thence South 39 degrees 30 minutes East 337 feet; thence North 50 degrees
 30 minutes East 145 feet; thence North 14 degrees 30 minutes West 338 feet to the
 place of beginning.

herby petition that the zoning status of the above described property be reclassified, pursuant to the
 Zoning Law of Baltimore County, from an Residential use to an Commercial use.
 Reasons for Re-Classification: Wanting to Build Building To
House Trucks

Size and height of building: front... 30 feet; depth... 65 feet; height... 14 feet.
 Front and side set backs of building from street lines: front... 760 feet; side... 16 feet.
 Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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.

John W. Schadel
Anna Alice Schadel
 Legal Owner
 Address: 606 Maryland Ave.
Balto. 21, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this... 11th day of
August, 1957, that the subject matter of this petition be advertised, as required
 by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Balti-
 more County, that property be posted, and that the public hearing hereon be had in the office of the
 Zoning Commissioner of Baltimore County, in Room 100 County Office, Bldg.,
 on September 9, 1957, at 2:00 o'clock, P.M.
 on the 11th day of September, 1957, at 2:00 o'clock, P.M.

Zoning Commissioner of Baltimore County
 (over)

Zoning Commissioner
 of Baltimore County

RECEIVED
 OCT 9 - 1957
 COMPTROLLER'S OFFICE

RE: PETITION FOR RECLASSIFICATION
 FROM AN "R-6" Zone to a "C-1" Zone
 Zone - S. E. Side Homberg Ave.,
 beg. 500' S. E. Back River Neck
 Road, 15th District - John W.
 Schadel and Anna Alice Schadel,
 Petitioners

BEFORE
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY
 No. 1244

Pursuant to the advertisement and posting of property
 in the above matter to use the property described therein for commercial
 use, from the facts presented at the hearing and in the opinion of
 the Office of Planning the proposed commercial use of this property
 would be undesirable at this location. The property lies in an area
 which is predominately residential and where further group house
 development is anticipated. Directly across Homberg Avenue from
 the property is the Mars Estate Elementary School. This school is
 presently operating at full capacity and the Office of Planning
 has been informed by the Board of Education that within a year
 the school will be operating on double sessions.

The general area is a growing residential community
 of higher density development. The intrusion of commercial uses in a
 residential area, and particularly commercial uses which do not serve
 the residential development is undesirable in such an area.

For the above reasons it is the opinion of the Zoning
 Commissioner that the reclassification should be denied.

It is this 11th day of September, 1957, by the
 Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
 petition be and the same is hereby denied and that the above described
 property or area be and the same is hereby continued as "R-6" Zone.

John W. Schadel
 Zoning Commissioner
 of Baltimore County

August 19, 1957

\$35.00

RECEIVED of John W. Schadel, petitioner, the sum of
 Thirty-five Dollars (\$35.00), being cost of petition, advertising
 and posting property situate on Homberg Avenue, South side of
 West of Back River Neck Road, Fifteenth District of Baltimore
 County.

Thank you.

Zoning Commissioner
 of Baltimore County

trd

01622-435.00

RECEIVED
 AUG 14 1957
 COMPTROLLER'S OFFICE

October 24, 1957

RE: PETITION FOR RECLASSIFICATION
 OF PROPERTY ON SOUTHWEST SIDE
 HOMBERG AVENUE, 500 Feet S.E.
 Back River Neck Road, 15th Dist.,
 John W. Schadel, et al,
 Petitioners

BEFORE
 COUNTY BOARD OF APPEALS

STATEMENT BY ROBERT J. ROMADEA,
 Counsel for Petitioners

We would like to make a motion at this time that the
 appeal of John W. Schadel, et al, be withdrawn on the grounds
 that the property was erroneously described in the newspaper and
 that this property in effect does not belong to Mr. Schadel.

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning Date: Sept. 10, 1957
 To: Mr. John H. Adams, Zoning Commissioner
 Subject: Joint Petition, Petition - R-6 to C-1
property on the southeast side of
Homberg Avenue,
15th Election District.
Hearing: Sept. 10, 1957 (2:00 P.M.)

It is the opinion of the Office of Planning that the proposed commercial
 use of this property would be undesirable in this location. The property lies
 in an area which is predominately residential use and where further group
 house development is anticipated. Directly across Homberg Avenue from the
 property is the Mars Estate Elementary School. This school is already operating
 at full capacity and this Office is informed by the Board of Education that
 it is expected that within a year the school will be operating on double sessions.
 This, of course, will mean that before the number of children will be using the
 local streets to get to and from school and would be subject to the hazards of
 the trucks which the petitioner proposes to house as the subject property.

The general area is a growing residential community of higher density
 development. The intrusion of commercial uses in a residential area, and
 particularly commercial uses which do not serve the residential development,
 is undesirable in such an area.

DJR/sh

D. J. Schadel

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

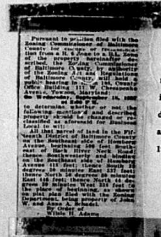
District: 15 Date of Posting: 9-6-57
 Posted for: Case R-6 zone to a C-1 zone
 Petitioner: John W. Schadel, Anna A. Schadel
 Location of property: S.E. side of Homberg Ave., 15th Dist. S.E. of Back
River Neck Rd. 15th Dist.
 Location of Signs: On property, 500' S.E. of Back River Neck Rd.
 Remarks: None
 Posted by: George H. Hunsicker Date of return: 9-7-57

Certificate Of Publication

ESSEX, N.Y. Sept. 12th 1957

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 2 successive weeks before the 18th
 day of September, 1957, the first publication
 appearing on the 29th day of AUGUST,
 1957.

THE EASTERN ENTERPRISE, INC.
William J. Hillman
 Manager



October 9, 1957

\$2.00

RECEIVED of John W. Schadel, the sum of Two Dollars
 (\$2.00), being cost of advertising the property situate on the
 East side of Homberg Avenue and the West side of Back River
 Neck Road, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
 of Baltimore County

trd

01622-435.00

September 27, 1957

\$50.00

RECEIVED of John W. Schadel the sum of Fifty (\$50.00)
 Dollars, being cost of appeal to the County Board of Appeals
 from the decision of the Zoning Commissioner denying the reclassi-
 fication of property on the southeast side of Homberg Avenue 500'
 southeast of Back River Neck Road, 15th District.

Zoning Commissioner

01622

RECEIVED
 OCT 2 - 1957
 COMPTROLLER'S OFFICE

RESIDENTIAL E ROW HOME ZONING
COMMERCIAL ZONE ACROSS ST.

1. PROPOSED BUILDING TO HOUSE
OIL DELIVERY TRUCKS (30'x65')
2. NO PARKING REQUIRED FOR DUG
USAGE. HOWEVER SUFFICIENT
SPACES ARE AVAILABLE. IF
NEEDED OR REQUIRED.

RESIDENTIAL ZONE
COMMERCIAL ZONE ACROSS ST.

TO BACK RIVER NECK RD APPX. 500'

HAMBURG AVENUE (40')

- PLAT PLAN -

Scale 1" = 40'

DISTRICT No. 15

PROPOSED BUILDING FOR
ACE FUEL OIL CO. TRUCKS.
1.5 STORY (14') - (30'x65') APPX.

NO CURB OR SIDEWALK
EXISTING

