GEND. RE: PETITION FOR SPECIAL EXCEPTION for Trailer Park, and VARIANCE to Section 414.4 of the Zoning Regulations, W/S Oriole Avenue at Riverside Anthony J. Tarntino, et a Petitioners

BTFORE # 5574 : COUNTY BOARD OF APPEALS

BALTIMORE COUNTY 15 TH DIST. No. 5574-RXV PATAPSCO HEEK

XA

AVE.

15th

OPINION

In addition to the request for a special exception and variance on the sub jec? property, the petitioners had also originally requested a reclassification from "R-6" to "M-L". However, since the Baltimore County Council had changed the zoning classifications from "R-6" to "M-L" on November 15, 1962 in connection with the Patapsco Neck industrial zoning, the request for reclassification was dropped from the petition.

The petitioners plan to put 77 trailer units in the park if the petition is granted. The size of the tract is 13 acres. No public sewer lines exist on the property but the petitioners plan to put in sewer lines to each trailer. They presently operate another trailer park in the area.

Mr. Robert J. Romadka, a witness for the petitioners, stated the location of the Baltimore County Beltway extension in this vicinity had not yet been definitely decermined by the State Roads Commission

There were no protestants present at the hearing on this petition. A number of residents of the neighborhood attended the hearing and two of them testified that the trailer park would help the general welfare and were emphatically in favor of the trailer

The petitioners request a variance to permit trailers to be placed 60 feet from the boundary line on the north instead of the required 75 feet. Although the Board feels the granting of this variance would not affect the public health, safety and general welfare, it is also of the opinion that compliance with Section 414,4 would not result in practical difficulty or unreasonable hardship. The granting of the variance would permit 4 additional trailers on the property. The Board does not consider this sufficient reason to arant the

ORDER

For the reasons set forth in the aforegoing Opinion, it is this day of December, 1963, by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby granted. It is further ORDERED that

WILLARD M. LEE

REGISTERED CIVIL ENGINEER

Anril 11,1962

5574 RXV

MAPV

15-A

ML 6/14/62

Riverside Avenue W. Oriole Avenue 15th District Baltimore County, Maryland

Beginning or the same on the west side on Oriole Avenue at the division line otween buts numbered I and 2 Black & as shown on the plat of Rasurers of Frankton said plat being recorded among the land records of Balte. Co. in Plat Book a folic y3 and thence running and binding on the west side of Oriole Avenue the two following courses and distances is: North 21.—o_rees Ol ainutes East 50 .eet and North 31. ourses aim instances in minutes East 125 feet to the division line between lots numbered 8 and y Bleek 8 en plat above re-error to theme 1 early 0 Orlole Avenue and binding en said division line North 58 .eeprees 19 minutes West 200 .eet themes Linding w. the rear of 10 siz y, 10, 11, 12 and 13 North 31 .eegrees 41 minutes East 109;00 .eet to the south side of Riverside Avenue theme crossing Biverside Norme North accress 0.0 divises East 100 each to the north side themes 100 each to the south side of Riverside Avenue North accress 0.0 divises East 100 each to the north side themes 10 each to the north side themes 100 each Avenue North of agrees 30 minutes East 30 leet to the north side thereof thence running and anding on the north side of Riverside Avenue South 84 degrees 30 minutes East 187-31 leet thence running North of 20glees 30 ainues East 361 feet mor. or less to the waters o. Back River themeor running and inding on the waters of Back River in a nertweenewly direction 7,00 feet more or less to the waters of Back River in a nertweenewly direction 7,00 feet more or less to the steers of Bacon Creek thu.ce running and binding en the waters of Bacon Creek 515 feet mere or less to the beginning binding on the waters of Basun Croek 515 feet mere or less to the beginning of the third line in a deed dated February 26,1960 and recorded among the land records of Balte. Ce, in Liber W.J.K. 1871 folie 1.12 was conveyed by Anthesy J. Earlands and 15t te 1.07. Mirable stall thence running with and the search of the search



the variance petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, Subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS

#5574XA

CHITARAT J. YARNTINA

5574 XA

Re: Denial of Petition for Reclassification, Special Exception for Reclassification, Special Exception for Traiser Perk and Variance to Sec. 414.4 of Zoning Regulations - W.S. Oriole Avenue at Riverside Avenue 15th District, Beltimore County No. 5574 - RXV

Mr. John G. Rose Zoning Commissioner Baltimore County County Offics Building 111 W. Chesspeake Aven Towson 4, Maryland

Dear Mr. Rose:

Your letter of July 20, 1962, denying my petition for Trailor Park is received with disappointing reactions.

I am, therefore, entering my appeal from your decision, together with my check in the amount of \$70.00 to cover cost of said appeal.

Very truly yours

Anthony J. Tarritino

Attachments

₩8- °82

PETITION FOR ZONING RE-CLASSIFICATION & TOPINGS / MAPI 15-1

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

___legal owner__ of the property situate in Baltimore ML County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (t) that the zoning status of the herein described property be re-classified, payment 6 to the Zoning Law of Baltimore County from an Z. C. to the Zoning Law of Baltimore County, from an Z 6 M - zone; for the following reasons:

08

Section [12].1 - Variance to point a trailer to be place within 33 feet of the north 730 foot boundary line along the waters of Back River instead of the required 75 feet; and to pennit a trailer to be place within 60 feet of the North 5 degrees 30 minutes East 303 foot boundary line instead of the required 75 feet.

See Attached Description

and (2) for a Special Exception, under the said Zonlag Law and Zonlag Regulations of Baltimore County, to use the herein described property, for Thailer Park

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

I or we agree to pay expenses of above re-classification and/or Special Exception advertising posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Helen de Tarntina. Contract purchaser Address 508 Huley Que Beltemme 23 md Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th April 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore 20th day of June APR 12 EZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 8, 1962

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5574-HXV. R-6 to M-L, Special Exception for SUBECT FORMAL HOLD OF SPECIAL EXCEPTION OF THE PRINCIPLE OF THE PRINCIPLE OF THE STATE OF THE PRINCIPLE OF THE STATE OF TH

15th District

HEARING: Wednesday, June 20, 1962 (1:00 P.M.)

The Planning and Zoming staff has reviewed the subject petition for Reclassification, Special Exception and Variances. It has the following advisory comments to make with respect to pertinent planning factors:

- A. The Reclassification The proposed Patapaco Neck Zoning Map transmitted by the Planning Board to the County Conneil for legislative action designates this area for M- nonline. The Planning staff has no adverse comment to make with respect to the reclassification.
- make with respect to the reclassification.

 The Special Exception The subject property is located within an area which in developed sparsely for recidential uses and within which industrial uses occur. To is former to be a second to be received as the second in the second to be received as Elementary, Junio. and Senior High Schools. Access to the prices such as Elementary, Junio. and Senior High Schools. Access to the prices such as Elementary, Junio. and Senior High Schools. Access to the price such as Elementary, Junio. and Senior High Schools. Access to the price such as Elementary, Junio. and Senior High Schools. Access to the price such as Elementary in the Access to the price and in the should clearly show that the proposed trailer park will not tend to create congestion in reads, structure and intrins on population. It is to be noted that the existing Collate Elementary School is overrounded, will the proposed trailer park interfers with adequate provisions for schools? Are there adequate arrangements made for providing water and severage facilities?

Sometime after 1965 an extension of the beitway southerly from Pulaski Highway will bisect the subject property. Creation of the trailer park potentials here could be in conflict with the Haster Plan for the atapsec Neck area and land resurvation proceedings might be instituted here.

RS: PETITION FOR ROLLASSINGATION, SPECIAL EXCEPTION FOR TRAILER BARK ARD VAPIANCE TO Soc. Willing of the Zoning Regulations - M.S. Cricle Ave. at Riverside Ave., 15th Dist., Anthony Jarantine and Helen A Tarntine, Politicers

ZOUNG COMMISSIONER

BALTINGRE COUNTY

The petitioner has requested a reclassification of the above preperty from an "R-6" Zone to an "N-L" Zone. On March 16, 1962 the State Roads Commission submitted comments and on a copy of a plat have indicated the proposed use of the subject property. The State Roads Commission outlined in "red" the proposed right-of-way for one of its highways and this right-of-way goes right through the center of the subject property.

On July 18, 1962, Mr. Robert J. Hajnyk, Chief, Division of Planning and Programming of the State Roads Commission, wrote the Zoning Commissioner and confirmed that this property will be used in the construction of the Beltway Extended.

As the granting of this reclassification would be detrimental to the health, saiety and the general welfar of the locality involved, the reclassification should be denied.

It is thin 201/ day of July, 1962, by the Zoning Commissioner of Baltimore County, CREERED that the above reglassification be and the same is hereby denied and that the above described property or area should be and the same is continued as and to remain an "R-6"

The special exception and variance also requested are

both denied.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNT

	Towson, Maryland	# 5574
District 15 th	Date of	Posting 1-3-63
Posted for Cappeal feares.	nteno et al	
Location of property: 14/39 6 160	Garans at Bown	mile article et
Location of Signs/ Marthandle Onole avenue	of Revenue Carlons	(.74ft na.64f
Remarks: - General R. Phin		m_ 1-41-63

CERTIFICATE OF POSTING

ING DEPARTMENT OF BALTIMORE COUNTY

· h		28/62
District 15 TT	Date of Posting	
HEARING 7	hunsday Sept. 12.63 A	7.9.004
An Thanky J.	TARN TINO ET AL	
continued property W/s PSIR	LE AVE. AT BIVERSI de AVE	
Cocation of Listandan		

Location of Signs 1 De Hop. 180 FROM OKIOLE DUE AND BIVERSUAL ADE SIGN WALL TO TREE NEXT TO DRIVEWAY APP. 180' IN CA PROTERY Romarks: DEIDLE AUE

Posted by Robert Lee Bulley Date of return 8/28/43



STATE OF MARYLAN STATE ROADS COMMISSION 300 WEST PRESTON STREE BALTIMORE I, MD.

POBLAT - HAJTYS III 19 '62

July 18, 1962

UNINE VEPA

Mr. Jack Rose Mr. Jack Rose
Zoning Commissioner
Baltimore County Planning
and Zoning Commission
County Office Building
Towson 4, Maryland

This is with reference to your telephone call to me of approximately two weeks ago relative to the zoning of the property of Oriole Avenue off Eastern Avenue.

Please be advised that in all probability the State Roads rlease be advised that in all probability the State Roads Commission will be needing this property for the construction of the Beltway extended. The construction of this project is in our 5 Year Program and it is anticipated that this work is to be

This information is being forwarded in the event that such property might be sold for speculative purposes.

Robert J. Hajzyk, Chief Division of Planning and Programming

RJH: ag





STATE ROADS COMMISSION BALTIMORE I. MD.

March 16, 1962

Zoning Commissioner County Office Building Towson 4, Maryland

Ve-7-9000 RE: Proposed Frankton Trailer Court West side of Oriole Avenue at Riverside Avenue (Southern Extension of the Baltimore Beltumy)

This office reviewed the subject plot plan and the following comments

Indicated in red on the attached plan is the tentatively proposed right of way for the Southern Extension of the Bultimore Seltway. This alignment is based on studies and does not necessarily constitute the final alignment, therefore, please note that the plan is stamped INMATURE AND SURJECT OF REMISION. This is an arterial expressway, therefore, all access is denied.

At present our consulting engineers are initiating a study to be presented to the Bureau of Public Roads for their approval.

Our program indicated that certain bridges in the area were to be advertised for construction by the end of this year. However, at this writing, it has been postponed.

Thank you for your cooperation.

Charles Lee. Chief Engineering Section

Encl.
JID/nls
co: Mr. Charles J. Mirabile Mr. William C. Hannon Mr. James Dyer

5574

ide Averus. ND TIME Wednesday, June 20, at 100 P. M. HEARING Room 104, Courty Building, 111 W. Chesapeake Ave-

as follows:
Section 44.4—No trailer or service
building or structure used in connection
therewith, abail be placed or permitted
within 100 feet of the read or street upon
which the section of the read or street upon
which the section of the section of the
boundary line of yeeh led or area.
The Zoning Commissioner of Ballimere
County, by sutherity of the Zoning Act
and Regulations of Railmore County, will

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN a weekly newspaper printed appearing on the ______day of ____

THE JEFFERSONIAN,

Cost of A evertisement, \$___

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

7-25-62 7895 . 12890 - TIP-

Division of Collection and Recei to COURT HOUSE TOWSON 4, MARYLAND

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

rles J. Mirabile

BAL'TIMO COUNTY, MARYLA D

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 12890

Office of Flanning & Zoning County Office Building Townen he Harvieni

DATE 7/24/62

\$70.00

No. 12847

DATE 6/29/2

\$58,50

58.50

5850

BALTIM RE COUNTY, MARYIMO OFFICE OF FINANCE

No. 11586 DATE 4/12/62

Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

Charles J. Hirabile 8036 Eartern Avenue Baltimore 21, Haryle

TELEPHONE

BY BATTIAN Department of

otal Emergican Anthony J. Tarrelino 50.00	5000
- TL- 50,00	
	USLE TO BALTIMORE COUNTY, MARYLAND CITION OR RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAN ON O'R THIS BILL WITH YOUN REMITTANCE.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland #5574 Date of Posting 5-24-67 Posted for and between + Bane + Trailer Such + Mangane Petitioner: Carthoun + Helen Jantino Location of property. Why of break are at Kennerale and the wasten at signal I Three segme Mostly note of Lunnal leverne

Date of return: 5 2 4-6 2 Posted by Glosel Stratury

