

RE: PETITION FOR SPECIAL EXCEPTION
for Trailer Park, and VARIANCE to
Section 414.4 of the Zoning
Regulations,
W/S Oriole Avenue or Riverside
Avenue
15th District
Anthony J. Tarnino, et al
Petitioners

BEFORE #5574
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY 15TH DIST.
No. 5574-RXV
PATAPSCO
NECK AREA
15th
X A

OPINION

In addition to the request for a special exception and variance on the sub-
ject 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 classi-
fications 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. Romadiga, a witness for the petitioners, stated the location of
the Baltimore County Beltway extension in this vicinity had not yet been definitely deter-
mined 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
park.

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 grant the
variance.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 12th
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

TOPOGRAPHICAL SURVEY
SUBJECT FOR RECLASSIFICATION

WILLARD M. LEF
REGISTERED CIVIL ENGINEER
4604 MAINFIELD AVENUE
BALTIMORE 14, MARYLAND

April 11, 1962

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

Beginning for the same on the west side of Oriole Avenue at the
division line between lots numbered 1 and 2 Block 8 as shown on the plat of
Resurvey of Frankford said plat being recorded among the land records of Bal-
to, Co. in Plat Book 4 folio 3 and thence running and binding on the
west side of Oriole Avenue the two following courses and distances: to
North 21 degrees 01 minutes East 50 feet and North 21 degrees 41 minutes
East 125 feet to the division line between lots numbered 8 and 9 Block 8
on plat above referred to thence leaving Oriole Avenue and binding on said
division line North 58 degrees 19 minutes West 200 feet thence leaving
the rear of lots 9, 10, 11, 12 and 13 North 21 degrees 41 minutes East
109 feet to the south side of Riverside Avenue thence crossing Riverside
Avenue North 21 degrees 30 minutes East 30 feet to the north side thereof
thence running and binding on the north side of Riverside Avenue South 84
degrees 30 minutes East 38 feet 1/2 set thence running North 21 degrees 30
minutes East 36 feet more or less to the waters of Back River thence
running and binding on the waters of Back River in a northeasterly direction
750 feet more or less to the waters of Back Creek thence running and
binding on the waters of Back Creek 515 feet more or less to the beginning
of the third line in a deed dated February 26, 1960 and recorded among the
land records of Balto. Co. in Liber W.J.R. 1971 folio 112 was conveyed by
Anthony J. Tarnino and wife to J.C. Mirabile et al thence running with and
binding on the 3rd, 4th, 5th, 6th, 7th, 8th and part of the 9th lines in
said deed as follows: South 60 degrees 35 minutes East 126 feet, South 62
degrees 05 minutes East 145 feet, South 48 degrees 20 minutes East 94 feet,
South 21 degrees 20 minutes East 147 1/2 feet, South 16 degrees 35 minutes
East 6 feet, South 71 degrees 01 minutes East 23 feet and North 21 degrees
01 minutes East 75 feet to the division line between lots numbered 1 and 2
Block 8 on plat above referred to thence running and binding on said
division line South 68 degrees 59 minutes East 200 feet to the place of be-
ginning.



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 OF BALTIMORE COUNTY

CHAIRMAN

A. Mitchell Austin

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

Mr. John G. Rose
Zoning Commissioner
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Dear Mr. Rose:

Your letter of July 20, 1962, denying my petition for Trailer
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 the
cost of said appeal.

Very truly yours,

Anthony J. Tarnino
Anthony J. Tarnino

AJT/pat

Attachments

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, legal owner, 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 (1) that the zoning status of the herein described property be reclassified, pursuant
to the Zoning Law of Baltimore County, from an R-6 zone to an
ML zone for the following reason:

Section 414.4 - Variance to permit a trailer to be placed within 33 feet of the
north 730 foot boundary line along the waters of Back River instead of the
required 75 feet; and to permit a trailer to be placed 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 Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for a Trailer Park.

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

I, or we, agree to pay expenses of above reclassification 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
County.

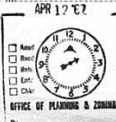
Contract purchaser

Address

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th
day of 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 104, County Office Building in Towson, Baltimore
County, on the 20th day of June, 1962, at 1:00 o'clock
P.M.



(over)

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-RXV. R-6 to M-L, Special Exception for
Trailer Park and Variance to permit a trailer to be placed
within 33 feet of the North 730 foot boundary line along the
waters of Back River instead of the required 75 feet; and to
permit a trailer to be placed within 60 feet of the north
5 degrees 30 minutes east 303 foot boundary line instead of
the required 75 feet. Westside of Oriole Avenue at Riverside
Avenue. Being property of Anthony J. Tarnino.

15th District

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

The Planning and Zoning 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:

- The Reclassification - The proposed Patapsco Neck Zoning Map transmitted
by the Planning Board to the County Council for legislative action designates
this area for M-L zoning. The Planning staff has no adverse comment to
make with respect to the reclassification.
 - The Special Exception - The subject property is located within an area which
is developed primarily for residential use and within which industrial uses
occur. It is far removed from convenient and safe access to essential
residential services such as Elementary, Junior and Senior High Schools.
Access to the peninsula and the subject property is limited and is by means
of roads which are deficient with respect to both paving width for vehicular
traffic and sidewalks for pedestrian traffic. In light of these two facts
the petition should clearly show that the proposed trailer park will not
tend to create congestion in roads, streets and alleys in the area and will
not tend to overcrowd land and cause undue concentration of population. It
is to be noted that the existing Colgate Elementary School is overcrowded.
Will the proposed trailer park interfere with adequate provisions for schools?
Are there adequate arrangements made for providing water and sewerage facilities?
- Sometime after 1955 an extension of the beltway southerly from Pulaski
Highway will bisect the subject property. Creation of the trailer park
potentials here could be in conflict with the latter Plan for the Patapsco
Neck area and land reservation proceedings might be instituted here.

EGS:lm

RE: PETITION FOR RECLASSIFICATION,
SPECIAL EXCEPTION FOR TRAILER
PARK AND VARIANCE TO Sec. 414.4
of the Zoning Regulations - W.S.
Oriole Ave. at Riverside Ave.,
15th Dist., Anthony J. Tarnino
and Helen A. Tarnino, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5574-RXV

The petitioner has requested a reclassification of the
above property from an "R-6" Zone to an "M-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. Hajjaj, 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 Extension.

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

It is this 20th day of July, 1962, by the Zoning
Commissioner of Baltimore County, ORDERED that the above reclassification
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"
Zone.

The special exception and variance also requested are
both denied.

Anthony J. Tarnino
Zoning Commissioner of
Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 1-3-63
Posted for: Anthony J. Tarnino, et al
Petitioner: Anthony J. Tarnino, et al
Location of property: W/S Oriole Avenue at Riverside Avenue
Location of Sign: North side of Oriole Avenue, 75 ft. west of
Back River
Remarks: George E. Gavrelis
Posted by: George E. Gavrelis Date of return: 1-4-63

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 8/1/63
Posted for: HEARING Thursday, June 12, 63 AT 9:00 AM
Petitioner: Anthony J. Tarnino, et al
Location of property: W/S Oriole Ave. at Riverside Ave.
Location of Sign: 1/2 mi. S. from Oriole Ave. and Riverside Ave.
Sign: WALK TO THE ALLEY TO DRIVEWAY APPROX. 100' IN FRONT OF
PET. ORIOLE AVE.
Remarks: Robert J. Hajjaj
Posted by: Robert J. Hajjaj Date of return: 8/1/63



RJH:48



BY: John L. Duerr
Asst. Development Engineer

Encl.
JLD/nls
cc: Mr. Charles J. Mirabile
Mr. William C. Hannon
Mr. James Dyer

By Order of
JOHN G. ROSE,
Baltimore County
Commissioner.

Cost of advertisement, \$.....

DATE 7/21/63

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.

DATE 6/29/02

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.

DATE 4/12/62

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

District: 15th #5374
 Date of Posting: 5-24-62
 Posted for: Car, 1961, 200 + 3000 + Trailer back + clearance
 Peticitioner: William H. Plur, Janting
 Location of property: W. of front lot at Hummer's Ave. & 1st St. NW
 Location of Sign: all three signs, month note of Hummer's Avenue
100 ft. end of Hummer Ave.
 Reason: _____
 Ben ark: George R. Hummer Date of return: 5-24-62

