

RE: PETITION FOR RE-CLASSIFICATION
From R-6 to R-10 Zone, Special
Exception for Trailer Park -
Variances to Section 11-14
S/W Evering Avenue, 3077, from
W/S of Philadelphia Road- 11th Dist.
Francis L. Strubben-Petitioner

REQUEST
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 63-52 R-10

The petitioner has requested a Re-Classification from an R-6 zone to R-10 zone, and a Variance to Section 11-14 of the Baltimore County Zoning Regulations to permit a 50' set back from the road instead of the required 100' and to permit a 15' set back within any other boundary line of such lot or area instead of the required 75' and has also requested a Special Exception to use the subject property for a trailer park.

Testimony indicated that the subject tract of land is in effect an addition to an existing trailer park and that the variances requested are required because of the conditions established by the existing trailer park. It was, also, shown by testimony that such tract is bounded on the north by an existing trailer park.

It is the opinion of the Deputy Zoning Commissioner that by reason of location the above re-classification should be had and that the granting of the Special Exception and Variances will not be detrimental to the safety, health and general welfare of the locality involved.

It is this 10 day of September, 1963 by the Deputy Zoning Commissioner of Baltimore County, ORDERED that such tract of land should be and same is hereby Re-Classified from an R-6 zone to R-10 zone, and a Special Exception for a trailer park should be and same is granted, from and after the date of this Order; also the Variances should be granted to permit a 50' set back from the road instead of the required 100' and to permit a 15' set back within any other boundary line of such lot or area instead of the required 75', subject to approval of the site plan by the Bureau of Public Services, the Office of Planning and Zoning and the Baltimore County Health Department.

Francis L. Strubben
Petitioner

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Francis L. Strubben and
1 or more legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-10 zone; for the following reasons:

Table with 3 columns: Variance, Set Back, and Instead of. Row 1: Variance 11-14, Set Back 50, Instead of 100 feet. Row 2: Variance 11-14, Set Back 15, Instead of 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 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 County.

Contract purchaser
Address
514 EVERING AVE. S.W. BALTIMORE, MD. 21216

Protestant's Attorney
George Y. REMBOLD, JR.
10 LEIGHT ST., ROOM 3040
BALTIMORE 2, MARYLAND

ORDERED By the Zoning Commissioner of Baltimore County, this 11th day of July, 1963, 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 5th day of September, 1963, at 10:00 o'clock A.M.



COLLENSBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 HARRINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.
June 11, 1963

Being Description
All that piece or parcel of land situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the south side of Evering Avenue at the distance of 887 feet measured westerly along the south side of Evering Avenue from the westernmost side of Philadelphia Road and running thence and binding on the south side of Evering Avenue North 65 degrees 07 minutes 10 seconds West 176.31 feet thence leaving said Avenue and running South 26 degrees 00 minutes West 113.56 feet to the north side of Rustic Avenue, thence binding on the north side of Rustic Avenue South 65 degrees 11 minutes 20 seconds East 176.87 feet and thence leaving said Rustic Avenue and running North 28 degrees 41 minutes 20 seconds East 113.15 feet to the place of beginning.

Containing 0.46 of an acre of land more or less.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

INVOICE No. 19204 DATE 7/12/63
TO: George W. Rose, Jr., Esq., 18 Light Street, Baltimore 2, Md.
BALLED: Billing Department of Baltimore County

Table with columns: QUANTITY, DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE, AMOUNT, CASH. Includes entry for 'Petition for Re-classification, Special Exception & Variance for Francis L. Strubben' with amount \$0.00 and 'PAID - Baltimore County, Md. - Office of Finance' with amount \$0.00.

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.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 23, 1963
FROM: Mr. George W. Carvello, Deputy Director
SUBJECT: 3077-3079, Special Exception for Trailer Park, Variance to the Zoning Regulations of Baltimore County to permit 50 feet from road on street instead of required 100 feet; and to permit 15 feet within any other boundary line of such lot or area instead of required 75 feet. South side of Evering Avenue 887 feet from west side of Philadelphia Road. Being property of Francis Strubben.
11th District
HEARING: Thursday, September 5, 1963 (10:00 A.M.)

The staff of the office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-10 together with Special Exception for a Trailer Park and Variances. It is noted that the petition represents an addition to an existing trailer park and that the variances probably are required because of conditions previously established. If granted the granting should be conditioned upon approval of a final site plan by the appropriate State and County agencies. The site plan should include not only the area included in the subject petition, but the entire Trailer Park.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14B Date of Posting: 8/17/63
Posted for: Hearing on Francis L. Strubben's Petition for Re-classification and Special Exception for a Trailer Park, Variance to the Zoning Regulations of Baltimore County to permit 50 feet from road on street instead of required 100 feet; and to permit 15 feet within any other boundary line of such lot or area instead of required 75 feet. South side of Evering Avenue 887 feet from west side of Philadelphia Road. Being property of Francis Strubben.
11th District
HEARING: Thursday, September 5, 1963 (10:00 A.M.)

PETITION FOR RE-CLASSIFICATION SPECIAL EXCEPTION AND A VARIANCE
11th District
ZONING: From R-6 to R-10 Zone
Petitioner: Francis L. Strubben
10 LEIGHT ST., ROOM 3040, BALTIMORE 2, MARYLAND

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
THE HERALD - ARGUS
COLUMBIA, MD.
No. 1 Newburg Avenue CATONVILLE, MD.
August 19, 1963.

THIS IS TO CERTIFY that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week commencing before the 19th day of August, 1963, that is to say the same was inserted in the issues of August 19, 1963.
THE BALTIMORE COUNTIAN
By Paul J. Morgan, Editor and Manager.

PETITION FOR RE-CLASSIFICATION SPECIAL EXCEPTION AND A VARIANCE
11th District
ZONING: From R-6 to R-10 Zone
Petitioner: Francis L. Strubben
10 LEIGHT ST., ROOM 3040, BALTIMORE 2, MARYLAND

CERTIFICATE OF PUBLICATION
TOWSON, MD. August 16, 1963.
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 a week for one week commencing before the 19th day of August, 1963, that is to say the same was published in the issues of August 16, 1963.
THE JEFFERSONIAN
By Paul J. Morgan, Editor and Manager.

INVOICE No. 19297
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

Table with columns: QUANTITY, DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE, AMOUNT, CASH. Includes entry for 'Petition for Re-classification, Special Exception & Variance for Francis L. Strubben' with amount \$0.00 and 'PAID - Baltimore County, Md. - Office of Finance' with amount \$0.00.

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.

WORLD
TAMAS VILATED
COMER
LASE

PROPERTY LOCATED
14TH DIST - BALTIMORE COUNTY - MD

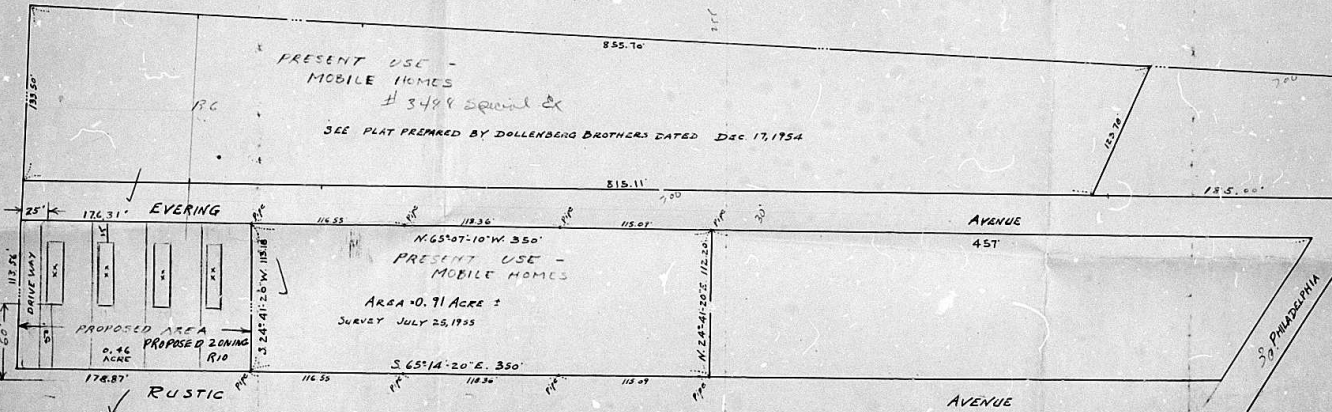
RESIDENTIAL PROPERTY

PRESENT USE -
MOBILE HOMES
3449 Squirrel &

SEE PLAT PREPARED BY DOLLENBERG BROTHERS DATED Dec. 17, 1954

RESIDENTIAL
PROPERTY

R-6



OWNERS NAME
FRANCIS L. & JEAN C. STRUBEN
8303 PHILADELPHIA RD. BALTO. 4

MOBILE MAJOR INC
ELECTION DIST - 14 TH



SCALE: 1" = 50' JULY 31, 1960.

DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
TOWSON MARYLAND



Notes: Compiled from survey's plots.

176
176
176

116.55
118.36
115.07
36000

957
920
126
983

112.2
117.2