

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION 15 TH DIS.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Eleanor I. Romadka, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an... 8-9... zone to an... M-H... zone; for the following reasons: JUNK YARD.

Petition for variance from Section 408.2, whereby the front yard setback be changed from 50 feet to 25 feet; and further, the east side yard setback be changed from 300 feet to 100 feet; and a variance whereby the rear yard setback be changed from 300 feet to 50 feet; and a variance whereby the west side yard setback be changed from 300 feet to 50 feet. Your petitioner requests these four variances as such setbacks would result in a practical difficulty and unreasonable hardship; that such variances are being requested due to the irregular shape of said lot, and for other reasons to be given at the time of the hearing;

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... JUNK YARD.

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 County.

Paul A. Stamey Contract purchaser
Address 870 Back River Neck Road
Baltimore, Md. (21221)

Petitioner's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 1965, 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 2nd day of August, 1965, at 11:00 o'clock A.M.

11:00 A
8/2/65
3:00 PM
11:00 A
8/2/65
3:00 PM
11:00 A
8/2/65
3:00 PM

Re: PETITION FOR RECLASSIFICATION
From R-6 Zone to M-H Zone -
H/S Mosel Lane 232.10' W. of
Back River Neck Road, 15th Dist.,
Eleanor I. Romadka, Petitioner
Special Exception for Junk Yard
Variance for front yard, side
and rear yard

ORDER OF DISMISSAL
The petitioner in the foregoing case has withdrawn the
petition and the matter is dismissed without prejudice.

Date: July 26, 1965
Robert J. Romadka
Zoning Commissioner of
Baltimore County

ROBERT J. ROMADKA
ATTORNEY AT LAW
808 EASTERN BUILDING
(ROMADKA LEGAL BUILDING)
EAST, MARYLAND 21201
HUNDEE 8-8274

July 20, 1965

Mr. John G. Rose, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland (21204)

Re: Petition for Reclassification
Special Exception and Variance
#66-31-RXA

Dear Mr. Rose:
As attorney for the Petitioner in the above-captioned case,
would you please withdraw the said application for hearing,
which hearing was scheduled for Monday, August 2, 1965 at
10 a.m.

Very truly yours,
Robert J. Romadka
Robert J. Romadka

RJR:prn

WILLARD M. LEE
4504 WAINFIELD AVENUE
BALTIMORE 14, MARYLAND

Phone: - BA. 6-2613

May 11, 1965

N.J. Mosel Lane W. Back River Neck Road
15th District Baltimore County, Maryland

Beginning for the same on the north side of Mosel Lane at the
distance of 232.10 feet measured along the north side of Mosel Lane from
the west side of Back River Neck Road and thence running and binding on
the north side of Mosel Lane North 78 degrees 48 minutes West 462.19 feet
thence leaving Mosel Lane for three lines of division as follows: North
10 degrees 18 minutes 30 seconds East 340 feet, South 78 degrees 48 minutes
East 463.80 feet and South 10 degrees 20 minutes West 340 feet to the place
of beginning.

Containing 3.66 acres of land.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner

FROM: Mr. H. B. Staab, Industrial Development Commission

SUBJECT: Mosel Lane, 232.10' W. of Back River Neck Road

Location: 15th District - Present Zoning R-6 - Proposed Zoning M-H, and Special Exception for Junk yard with variance from Section 408.2 - Area 3.66 acres

Review of the subject plat results in the following comments:

1. The only access to the subject site is via Mosel Lane; a 16 foot, unimproved (dirt) road, which upon investigation is revealed to be a private road.
2. It also appears, upon investigation, that this applicant owns other property adjacent to the subject site and is thereby involved in subdivision of his/her property. This office questions the applicant's intentions and plans for the remainder of his adjacent property.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner

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SUBJECT: Mosel Lane, 232.10' W. of Back River Neck Road

Location: 15th District - Present Zoning R-6 - Proposed Zoning M-H, and Special Exception for Junk yard with variance from Section 408.2 - Area 3.66 acres

We wish to revise our comments of June 17, 1965 regarding the subject site. We have been advised by the Office of Planning and Zoning that Mosel Lane is the northern boundary of the proposed M. P. Zone thus locating the subject parcel in the proposed Manufacturing Light Restricted Zone. The Industrial Development Commission is in agreement with the Planning Office's recommendation for this area and since a junk yard is not a permitted use in the Manufacturing Light Restricted Zone, as proposed, we recommend that this petition be denied.

H. B. Staab
H. B. STAAB, Director
Industrial Development
Commission

GCH:HBS:sk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner

FROM: Mr. H. B. Staab, Industrial Development Commission

SUBJECT: Mosel Lane, 232.10' W. of Back River Neck Road

Location: 15th District - Present Zoning R-6 - Proposed Zoning M-H, and Special Exception for Junk yard with variance from Section 408.2 - Area 3.66 acres

The subject site lies with the area proposed for the M. P. Zone as shown on the Eastern Planning Area Map. The Industrial Development Commission is in agreement with the Planning Office's recommendation for this area and since a junk yard is not a permitted use in the M. P. Zone as proposed we recommend that this petition be denied.

H. B. Staab
H. B. STAAB, Director
Industrial Development
Commission

GCH:HBS:sk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James Dyer, Chairman

FROM: Mr. Charles F. Morris, Sr., Fire Bureau - Plans Review

SUBJECT: Mosel Lane, 232.10' W. of Back River Neck Road
Eleanor Romadka
Dist. 15

The Fire Bureau will require adherence to the Fire Prevention Code under Article 3 and in particular to the burning of wrecked or discarded automobiles. We do not feel that this will be detrimental to public safety if zoning is granted.

Please contact Mr. Charles F. Morris, Sr. at WA-5-7310 for assistance and additional information.

MR:jjs

June 23, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mrs. Eleanor I. Rosadka
Box 84
Vincent Farm Road
White Marsh, Maryland 21162

PETITION Reclassification from R-6 to M-1 and Special Exception for a Junk Yard for Eleanor I. Rosadka located on the N/2 of Mosel Lane 132' W of Back River Road 15th District (Item 3 June 15, 1965)

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING AND ZONING: Mr. George Fryer of the Project Planning Division will review the site plan with regard to entrances, parking, screening, and any conflict with proposed roads and submit comments at a later date.

THE TOWSON-PLANNING DIVISION: See attached comments.

DEPARTMENT OF ENGINEERING:

Sewer - Not available
Water - The existing 16" water main in Back River Road ends at Holly Road approximately 250' North of the subject site.
Road - Back River Road is to be developed as a minimum 50' curb and gutter road on a 70 ft. right of way

STATE ROADS COMMISSION: The State Roads Commission representative Mr. John L. Puerr will review the site plan and submit any necessary comments at a later date.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Board of Education
Health Department
Industrial Development
Buildings Department
Traffic Engineering

cc: Robert Quibby-Office of Planning and Zoning
Lia. Service-Pire Bureau-Jane Herwin
Carlyle Brown-Bureau of Engineering
John L. Puerr-State Roads Commission

Very truly yours,

John G. Rose
John G. Rose, Chief
Permit and Petition Processing

June 25, 1965

Mrs. Eleanor I. Rosadka
Box 84
Vincent Farm Road
White Marsh, Md. 21162

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
15th day of June, 1965

Owner Name: Eleanor I. Rosadka
Reviewed by: *John G. Rose*

JOHN G. ROSE
Zoning Commissioner

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 32011

DATE 7/30/65

TO: Robert J. Rosadka, Esq.
809 Eastern Blvd.
Essex, Md. 21221

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COPY
Advertising and posting of property for Eleanor I. Rosadka		70.10
		70.10

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.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., July 14, 19 65

THIS IS TO CERTIFY, that the annexed advertisement of
"Eleanor I. Rosadka"

was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
successive weeks before the

13th day of July 19 65; that is to say,
the same was inserted in the issues of 7-14-65

Stromberg Publications, Inc.

Publisher.

By: Mrs. Palmer Price
Mrs. Palmer Price

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th
Date of Posting 7.15.65
Posted for Eleanor I. Rosadka
Petitioner: Eleanor I. Rosadka
Location of property: N/2 of Mosel Lane, Containing 1.33210 A
Location of Sign: 132' W of Back River Road
Remarks: See Petition for details
Posted by: [Signature] Date of return: 7.22.65

Witness: for and on behalf of [Signature]
Three copies of this Certificate shall be filed with the
Back River Road [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 15, 19 65

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 in each
of successive weeks before the
day of July, 19 65, the first publication
appearing on the 15th day of July

THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$...

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 31956

DATE 7/3/65

TO: Robert J. Rosadka, Esq.
809 Eastern Blvd.
Essex, Md. 21221

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COPY
Petition for Reclassification, Special Exception & Variance for Eleanor Rosadka		50.00
		50.00

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.

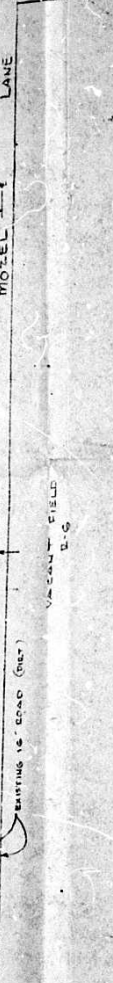
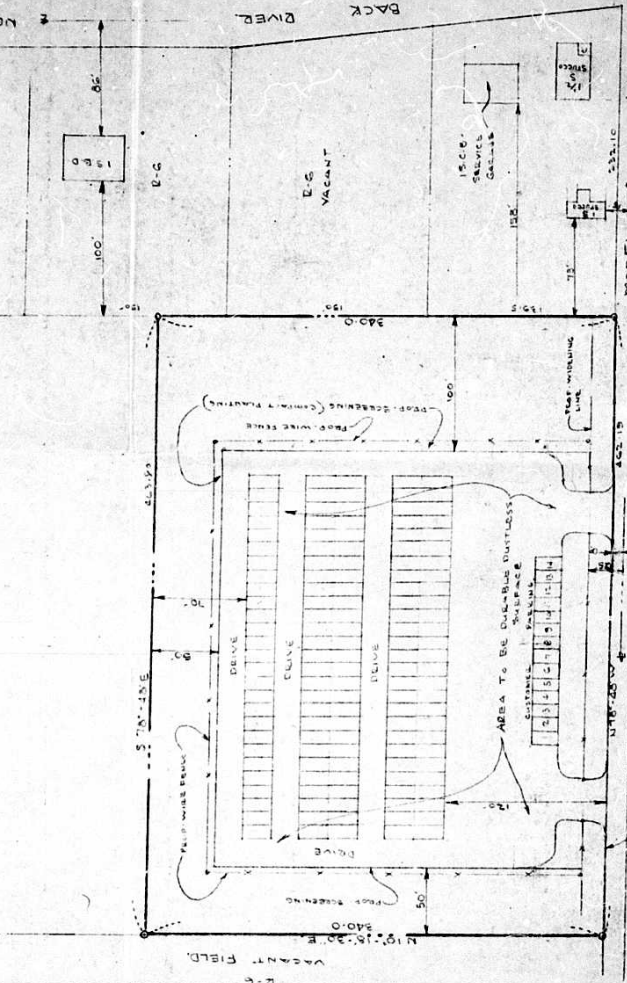
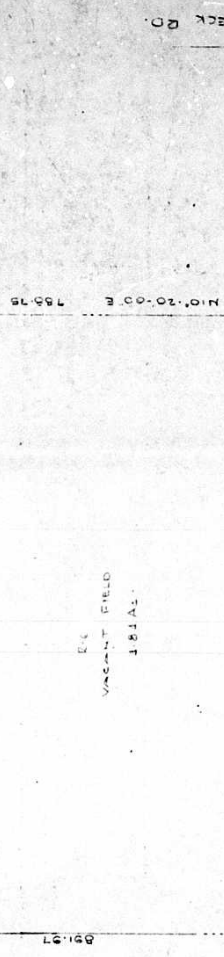
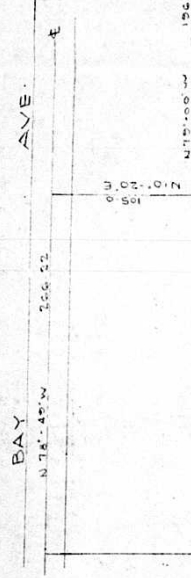
PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE-15th DISTRICT

ZONING: From R-6 to M-1 Zone.
Purpose: For Special Exception for a Junk Yard. Petition for Variance for front yard side yard and rear yard.
LOCATION: North side of Mosel Lane 132' W of Back River Road.
DATE & TIME: Monday, August 2, 1965 at 11:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the proposed zoning change for the property described above on the date and at the time specified above.

Section 11-2. No automobile or vehicle not in running condition, machinery or other junk may be stored, kept, or used for storage or disposal within the feet of any lot or parcel, within 50 feet of the front or rear lot line, or within 10 feet of any other adjoining property.
All that parcel of land in the 15th District of Baltimore County, containing 1.33210 acres of land, being the property of Eleanor I. Rosadka, as shown on plat filed with the Zoning Department, Hearing Date: Monday, August 2, 1965 at 11:00 A.M.
Public Hearing: Room 108 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County
July 23, 1965



15TH DISTRICT EQUITABLE COUNTY, MICHIGAN
 5-10-1950

PRESENT USE - NONE
 PROPOSED USE - JUNK YARD
 PRESENT ZONING - D-3
 PROPOSED ZONING - JUNK YARD
 AREA OF LOT - 3.66 AC.
 NO. JUNK CAR SPACES SHOWN - 135 (10' x 22')
 AREA TO BE PAVED WITH A DURABLE DUSTLESS MATERIAL

66-311A
 MPP
 15-C
 MM-VA



John J. Lee
 5-10-1950

