

75-364-SPH (10/11/75) 6015 415-24-514 1. LEONARD WAGNER W/5 OF MARYLN AVENUE BALTIMORE COUNTY 10-15A 5/10/75 10-24-514

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, J. LEONARD WAGNER & MARY G. WAGNER owners 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 for a special hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve A TRAILER PARK AT 103 S. MARYLN AVENUE AS ENJOYING A LEGAL NON-CONFORMING USE.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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: 1710 OAKFIELD AVENUE
BALTIMORE, MD., 21221
Petitioner's Attorney
Protestant's Attorney

ORDERED BY the Zoning Commissioner of Baltimore County, this 11th day of April, 1975, 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 22nd day of MAY, 1975, at 10:15 o'clock A.

John W. Hession, III
Zoning Commissioner of Baltimore County
(over)

10-15A
5/10/75

10-24-514

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

May 29, 1975

Re: Item #189 (1974-1975)
Property Owners: J. Leonard & Mary G. Wagner
W/5 of Maryln Ave., 103' N. of Woodrow Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a trailer park.
No. of Acres: .425 x 200 District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Maryln Avenue, Creek Road, Route Road and Woodrow Avenue, existing County roads, are proposed to be improved in the future. Maryln Avenue as a 50-foot closed section roadway on a 70-foot right-of-way. Highway improvements are not required at this time; however, highway right-of-way widening, including fillet areas for right distance at the intersections and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Creek and Route Roads, and Woodrow Avenue are proposed to be improved as 30-foot closed section roadways on 50-foot right-of-way (50-foot minimum). Highway improvements, including highway right-of-way widening, fillet areas for right distance and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Soilment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public balance downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

RE: PETITION FOR SPECIAL HEARING TO DETERMINE WHETHER OR NO THE ZONING COMMISSIONER AND/OR DEPUTY ZONING COMMISSIONER SHOULD APPROVE A TRAILER PARK AT 804 S. Maryln Avenue as a legal non-conforming use.
5th District.
J. LEONARD WAGNER
C3 se No. 75-264-SPH Item # 189

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 16th day of May, 1975 to J. Leonard Wagner 1710 Oakfield Avenue, Baltimore, Maryland 21221, Legal Owners.

John W. Hession, III
John W. Hession, III
People's Counsel

Mr. & Mrs. J. Leonard Wagner
1710 Oakfield Avenue
Baltimore, Maryland 21221

December 4, 1975

RE: Petition for Special Hearing
W/5 of Maryln Avenue, 103' N
of Woodrow Avenue - 15th
Election District
J. Leonard Wagner, et ux -
Petitioners
N.C. 75-264-SPH (Item No. 189)

Dear Mr. & Mrs. Wagner:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

DESCRIPTION

BEING LOCATED ON THE WEST SIDE OF MARYLN AVENUE, APPROXIMATELY, 103 FEET NORTH OF WOODROW AVENUE AND KNOWN AS LOT NUMBERS 39-46 INCLUSIVE, AND PARTS OF LOT NUMBERS 36-38, INCLUSIVE, OF THE PLAT OF CREEK AVENUE PARK, RECORDED AMONGST THE LAND RECORDS OF BALTIMORE COUNTY, IN PLAT BOOK W.P.3-7, PLAT 2

BALTIMORE COUNTY PLANNING & ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 15, 1975

FROM: William D. Frome, Director of Planning

SUBJECT: Petition #75-264-SPH, Petition for Special Hearing to approve a Trailer Park
West side of Maryln Avenue 103 feet North of Woodrow Avenue
Petitioner - J. Leonard Wagner and Mary G. Wagner

15th District

HEARING: Wednesday, May 21, 1975 (10:15 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Frome
Office of Planning and Zoning

WDF:ING/rw

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

ELLSWORTH N. DIVER, P.E. Chief
Wm. T. Mallick Deputy Traffic Engineer

May 14, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 189 - SAC - April 15, 1975
Property Owners: J. Leonard & Mary G. Wagner
Location: W/5 of Maryln Ave. 103' N of Woodrow Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve a trailer park.
No. of Acres: .425 x 200
District: 15th

Dear Mr. DiNenna:

The "trailer park is existing and no major increase in traffic problems is expected.

Very truly yours,

William D. Frome
Michael Flanigan
Traffic Engineering Assoc.

WDF/bza

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to approve the legal nonconforming status of a trailer park should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1975, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Zoning Commissioner of Baltimore County and the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1975, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1975

Mr. J. Leonard Wagner
1710 Oakfield Avenue
Baltimore, Maryland 21221

RE: Special Hearing Petition
Item 189
J. Leonard & Mary G. Wagner -
Petitioners

Dear Mr. Leonard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These 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 with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the west side of Marlyn Avenue, 103 feet north of Woodrow Avenue.

The petitioner is requesting a Special Hearing to determine if a legal non-conforming status exists for use as a trailer park. Field inspection reveals this existing trailer park to have gravel or crushed stone access drives, which are indicated on the subject plan as proposed tar and chip surface.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not

Mr. J. Leonard Wagner
Re: Item 189
May 1, 1975
Page 2

less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hoggans, Jr.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNO
ZONING COMMISSIONER



April 15, 1975

Mr. S. Eric Dinenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item #189, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: J. Leonard & Mary G. Wagner
Location: W/S of Marlyn Avenue 103' N. of Woodrow Avenue
Existing Zoning: D. R. S/S
Proposed Zoning: Special Hearing to approve a trailer park
No. of Acres: 425 X 200
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Winkley
John L. Winkley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 305 JEFFERSON BUILDING 100 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 400-8211 ZONING 400-8211

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDINGS
TOWSON, MARYLAND 21204

CHARLES J. HENRY, M.D., M.P.H.
PH.D. PUBLIC HEALTH AND COMMUNITY MEDICINE

April 9, 1975

Mr. S. Eric Dinenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item #189, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owners: J. Leonard & Mary G. Wagner
Location: W/S of Marlyn Ave. 103' N of Woodrow Ave.
Existing Zoning: D.R. S/S
Proposed Zoning: Special Hearing to approve a trailer park.
No. of Acres: 425 X 200
District: 15th

Metropolitan water and sewer are available to this existing trailer park.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BYB:ncg

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 21, 1975

Mr. S. Eric Dinenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of April 15, 1975

Re: Item 189
Property Owners: J. Leonard & Mary G. Wagner
Location: W/S of Marlyn Ave. 103' N. of Woodrow Ave.
Present Zoning: D.R. S/S
Proposed Zoning: Special Hearing to approve a trailer park

District: 15th
No. Acres: 425 X 200

Dear Mr. Dinenna:

No hearing on student population.

Very truly yours,

W. Rick Peterson
Field Supervisor

WSP:ncg

TO ENROLL: FRANKLIN T. HOGGANS, JR.
CHAIRMAN, ZONING PLANS ADVISORY COMMITTEE
MARC ROBERT L. BEHNEY

WILLIAM D. FROMM
DIRECTOR
PLANNING 400-8211
ZONING 400-8211

CHARLES J. HENRY, M.D., M.P.H.
PH.D. PUBLIC HEALTH AND COMMUNITY MEDICINE
MARC ROBERT L. BEHNEY

PETITION FOR SPECIAL HEARING
 100 Eastern Blvd
 Essex, Md. 21221

OFFICE OF
Essex Times

May 1 1975

THIS IS TO CERTIFY, that the annexed advertisement of
 PETITION- REY JIM'S OF MARLBOROUGH AVENUE
 was inserted in **ESSEX TIMES** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the
 21st day of May 1975; that it is, say,
 the same was inserted in the issues of May 1, 1975

Stromberg Publications, Inc.
 Publisher.

By C. Stromberg

CERTIFICATE OF PUBLICATION

OFFICE OF

Essex Times

100 Eastern Blvd
 Essex, Md. 21221

May 1 1975

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Stromberg Publications, Inc.

Publisher.

By C. Stromberg

PETITION FOR SPECIAL HEARING

100 Eastern Blvd
 Essex, Md. 21221

OFFICE OF

Essex Times

May 1 1975

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21st day of May 1975; that it is, say,
 the same was inserted in the issues of May 1, 1975

Stromberg Publications, Inc.
 Publisher.

By C. Stromberg

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 1, 1975

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 successive weeks before the

21st day of May 1975, the first publication appearing on the 1st day of May 1975

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$

PETITION FOR SPECIAL HEARING

100 Eastern Blvd
 Essex, Md. 21221

OFFICE OF

Essex Times

May 1 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION- REY JIM'S OF MARLBOROUGH AVENUE

was inserted in **ESSEX TIMES** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the

21st day of May 1975; that it is, say,
 the same was inserted in the issues of May 1, 1975

Stromberg Publications, Inc.
 Publisher.

By C. Stromberg

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 154 Date of Posting 5-1-75
 Posted for Rey Jim's of Marlborough Ave.
 Petitioner Stromberg Publications, Inc.
 Location of property 111 W. Chesapeake Ave.
 Location of Signs 111 W. Chesapeake Ave.
 Remarks None
 Posted by Stromberg Publications, Inc. Date of return 5/1/75



PETITION MAPPING PROGRESS SHEET

FUNCTION	Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number and 1 to outline					
Denial					
Granted by					
ZC, RA, CC, CA					
Reviewed by					
Change in outline or description					
Map #					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 31st day of

March 1975. Filing Fee \$ 25.00. Received Check

Cash

Other

Petitioner Stromberg Publications, Inc. Submitted by Stromberg Publications, Inc.

Petitioner's Attorney Stromberg Publications, Inc. Reviewed by Stromberg Publications, Inc.

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 20239

DATE April 28, 1975 ACCOUNT 01-662
 AMOUNT \$25.00

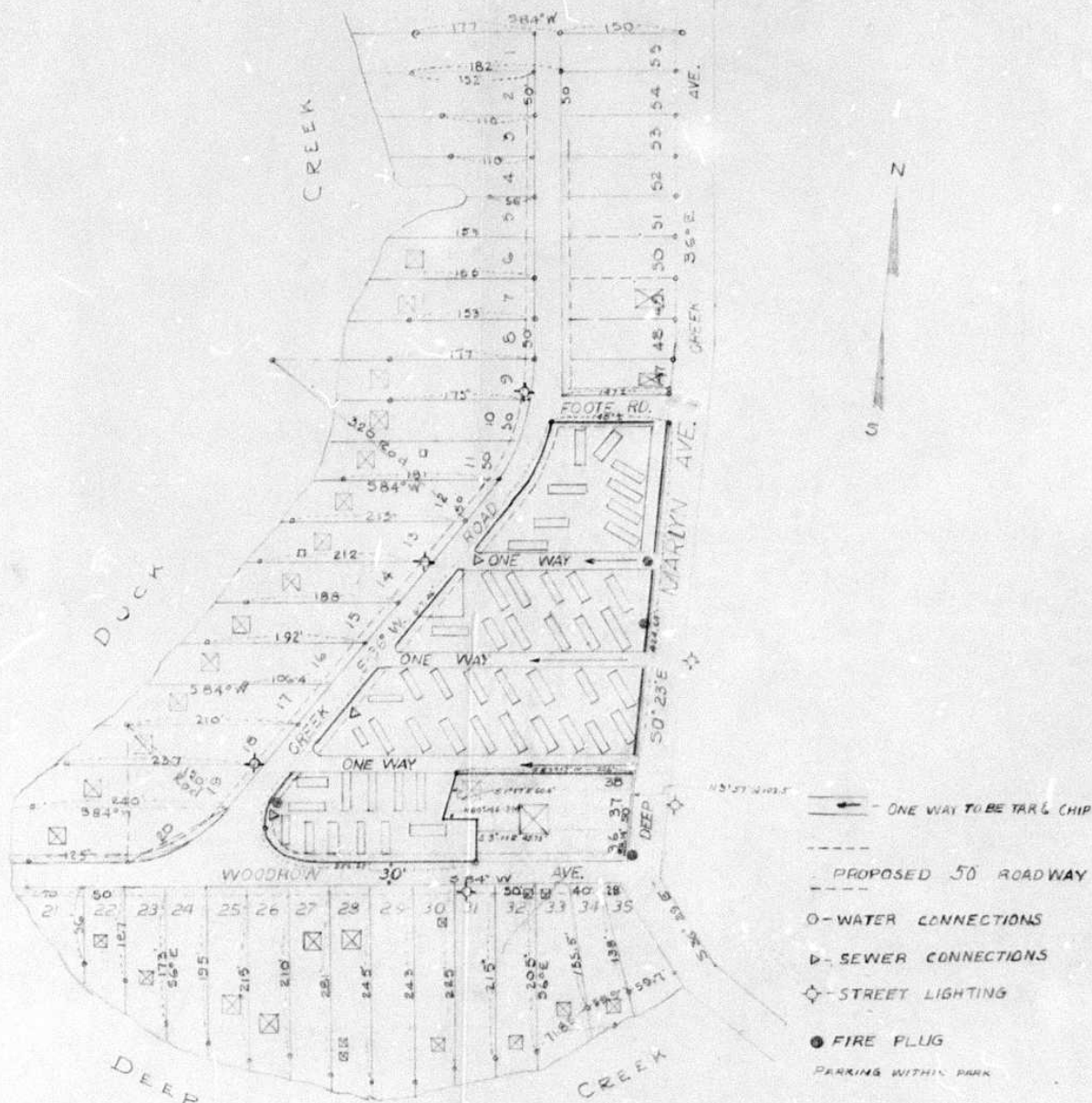
DISTRIBUTION
 WHITE CASHIER
 YELLOW CUSTOMER
 Petitioner Stromberg Publications, Inc.
 111 W. Chesapeake Ave.
 Baltimore, Md. 21204

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 20300

DATE May 26, 1975 ACCOUNT 01-662
 AMOUNT \$21.75

DISTRIBUTION
 WHITE CASHIER
 YELLOW CUSTOMER
 Petitioner Stromberg Publications, Inc.
 111 W. Chesapeake Ave.
 Baltimore, Md. 21204



Scale 1" = 100' July 29, 1921
 Edward V. Cooney & Co.
 Surveyors & Civil Eng'rs
 Balto. Md.

DEEP CREEK AVENUE PARK
 FIFTEENTH DISTRICT
 BALTIMORE COUNTY, MD.

MAP	403
SECTION	15
DATE	4-2-25
BY	ST
FINAL	11-26
BY	ST