

79-166-XR 97 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph F. Sloboda, 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 for a Variance from Section 255-1 (236.2) to permit a side yard setback of 24 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

There was a mistake in the survey and the 7250 square foot building was erroneously constructed about 24 feet from the property line rather than the required 30 feet from the property line and conformance would require raising and reconstructing a substantial portion of the building at a great cost.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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: Joseph F. Sloboda, Legal Owner
Address: 7919 Stansbury Rd., Baltimore, MD 21224
Proponent's Attorney: Charles E. Menzies, Esquire, 8 East Mulberry Street, Baltimore, Maryland 21202 P.O. Box 4895-1238
ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of December, 1979, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 5th day of February, 1979, at 11:00 o'clock A.M.

Item No. 97 - Sloboda
Page 2
January 25, 1979

If this petition is granted, and as stated in Note No. 8, the garbage trucks must be parked in the building and the new location of the container storage area must be clearly indicated. In addition, the parking calculations are inaccurate, and the required number of parking spaces is actually 27, as opposed to the indicated 16 spaces. Said plans must also indicate the proposed 50' right-of-way of the alley abutting the southerly portion of this site. Particular attention should be afforded the comments of the Health Department and the Department of Permits and Licenses.

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

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/af

cc: Jerome Shuman
4790 Byron Road
Pikesville, Maryland 21208

79-166-XR 97 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph F. Sloboda, 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 _____ zone to an _____ zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ service in a _____ Zone, _____ District.

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.

Contract purchaser: Joseph F. Sloboda, Legal Owner
Address: 7919 Stansbury Rd., Baltimore, MD 21224
Proponent's Attorney: Charles Edward Menzies, Esquire, 8 East Mulberry Street, Baltimore, Maryland 21202 P.O. Box 4895-1238
ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of December, 1979, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 5th day of February, 1979, at 11:00 o'clock A.M.

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

T. ORTON M. MOURING, P.E.
DIRECTOR

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

Re: Item #97 (1978-1979)
Property Owner: Joseph F. Sloboda
N/S Stansbury Rd., 2880' E. Merritt Blvd.
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a service garage in a M.L.-I.M. zone and variance to permit a side setback of 24' in lieu of the required 30'.
Acres: 1.30 District: 15th

Dear Mr. DiMonne:

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:

Stansbury Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

It is the responsibility of the Petitioner to ascertain and clarify the rights in and to the 20-foot alley indicated contiguous to the southeasterly side of this property. This alley, to accommodate commercial access, ingress and egress and traffic is proposed to be improved in the future as a public road with a 40-foot closed section public roadway on a 50-foot right-of-way. Highway right-of-way, including fillet areas for sight distance and any necessary reversible easements for slopes will be required in connection with any grading or building permit application to accomplish the public roadway construction.

Entrance for this site should be provided therefrom. However, the entrances are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Setback On: roll

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #97 (1978-1979)
Property Owner: Joseph F. Sloboda
Page 2
January 3, 1979

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plans.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 8-inch water main in Stansbury Road.

The Stansbury public sanitary sewerage system is under construction per Job Orders J-2-562, J-2-477 and J-2-457 (Contracts 77-27030, 77-27180 and 77-26780). Part of this sewerage system includes a public 12-inch gravity sanitary sewer in Stansbury Road across the frontage of this property. (Drawing #76-0423, File 1)

Very truly yours,

ELIAWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:BAW/WRSS

cc: J. Trener
J. Wimbley
E. Moore
S. Bellestri

C-SW Key Sheet
15 SE 22 Pos. Sheet
SS 4 F Topo
103 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

also

NICHOLAS B. COMMODARI

Chairman

MEMBER

Bureau of Engineering

Department of Traffic Engineering

Statewide Commission

Bureau of Public Relations

Health Department

Public Planning

Public Works Department

Public Administration

Industrial Development

January 25, 1979

Charles E. Menzies, Esquire
8 East Mulberry Street
Baltimore, Maryland 21202

RE: Item No. 97
Petitioner - Sloboda
Special Exception and Variance
Petition

Dear Mr. Menzies:

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 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 suitability of the requested zoning.

Located on the north side of Stansbury Road, approximately 2,880' east of Merritt Blvd., in the 15th Election District, this M.L.-I.M. zoned site is presently improved with an individual dwelling and one-story building, which is the subject of this particular Special Exception/Variance hearing. This building was constructed in conformance with the building permit that was issued in 1975, and the particular hearing is now required in order to legalize setback deficiencies along the southerly property line, and to convert said building into a service garage.

This property is currently the subject of a zoning violation hearing (Case No. 77-117-V), which has been appealed to the County Board of Appeals and has not yet been adjudicated. At the time of field inspection, garbage trucks were randomly parked on this site.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Chairman, Zoning Advisory Committee
FROM: Rosellen J. Plant, Industrial Development Commission
SUBJECT: Item No. 97 - Property Owner: Joseph F. Sloboda
Location: N/S Stansbury Rd., 2880' E Merritt Blvd.
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a service garage in a M.L.-I.M. zone and Variance to permit a side setback of 24' in lieu of the required 30'.

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Map, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the maps.

ROSCELLEN J. PLANT

RJP:pk



Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 486-2121

January 16, 1979

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

Dear Mr. DiNenna:

Comments on Item #97, Zoning Advisory Committee Meeting, October 24, 1978, are as follows:

Property Owner: Joseph F. Sloboda
Location: N/S Stansbury Road 2880' E. Merritt Blvd.
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a service garage in a M.L.-I.M. zone and
Variance to permit a side setback of 24' in lieu of the required 30'.
Acres: 1.30
District: 12th

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.

The 20 foot alley is proposed to be a public road, with a 50 foot right-of-way having a paving section of 40 feet, as further detailed in the Bureau of Engineering comments.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 486-2121

JOHN S. DEWITT
DIRECTOR

October 30, 1978

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

Dear Mr. DiNenna:

Comments on Item #97 Zoning Advisory Committee Meeting, October 24, 1978 are as follows:

Property Owner: Joseph F. Sloboda
Location: N/S Stansbury Road 2880' E. Merritt Blvd.
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a service garage in a M.L.-I.M. zone and Variance to permit a side setback of 24' in lieu of the required 30'.

Acres: 1.30
District: 12th

The items checked below are applicable:

Xa. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1978 Edition and the 1979 Supplement, Table of Required Setbacks for the Undeveloped and Spaced and other applicable codes.

Xb. A building permit shall be required before construction can begin.

Xc. Additional permits shall be required.

Xd. Building shall be upgraded to new use - requires alteration permit.

Xe. Three sets of construction drawings will be required to file an application for a building permit.

Xf. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

Xg. Wood frame walls are not permitted within 10' of a property line.

Current Building Department if distance is between 10' and 60' of property line.

Xh. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

Xj. Comment: See attached sheet.

Very truly yours,
Charles E. Sullivan
Charles E. Sullivan
Plans Review Chief

CEB/vj

ITEM #97

J. Comment - The vehicle repair shop shall be separated from the other building occupancies by a 3 hour fire wall in compliance with Section 101.0, 907.0 and 908.0 of the B.C.B.C. Code 1979 Edition 1979 Supplement.

The structure is subject to other applicable Sections of Codes and shall be so designed by an architect or engineer, registered in the State of Maryland.

Charles E. Sullivan



Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204

DOUGLAS J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

December 11, 1978

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

Dear Mr. DiNenna:

Comments on Item #97, Zoning Advisory Committee Meeting of October 24, 1978, are as follows:

Property Owner: Joseph F. Sloboda
Location: N/S Stansbury Rd. 2880' E. Merritt Blvd.
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a service garage in a M.L.-I.M. zone and Variance to permit a side setback of 24' in lieu of the required 30'.
Acres: 1.30
District: 12th

The property is presently served by metropolitan water and a private septic system which appears to be functioning properly. Metropolitan sewer is under construction in the area and a connection has been made available. Upon completion, the owner will be required to connect to the sewer and properly abandon the existing septic system.

Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 109-3775, to obtain requirements for such installation before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/JWB/th#

cc: W. L. Phillips



Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 486-2121

Paul H. Reinecke
Chief

November 6, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: N. Comandari, Chairman
Zoning Advisory Committee

Re: Property Owner: Joseph F. Sloboda

Location: N/S Stansbury Rd. 2880' E. Merritt Blvd.

Item No. 97 Zoning Agenda Meeting of 10/24/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 301 "Life Safety Code", 1978 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed and Approved: *John M. McManis*
John M. McManis
Special Inspection Division
Fire Prevention Bureau

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(410) 486-2121

N.S. COLLINS
DIRECTOR

December 19, 1978

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

Item No. 97 - SAC - Meeting of October 24, 1978
Property Owner: Joseph F. Sloboda
Location: N/S Stansbury Rd. 2880' E. Merritt Blvd.
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a service garage in a M.L.-I.M. zone and Variance to permit a side setback of 24' in lieu of the required 30'.

Acres: 1.30
District: 12th

Dear Mr. DiNenna:

The proposed service garage is not expected to cause any major traffic problems if built according to the plans.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/sja

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 23, 1978

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

Z.A.C. Meeting of: October 24, 1978

Re: Item No. 97
Property Owner: Joseph F. Sloboda
Location: N/S Stansbury Rd. 2880' E. Merritt Blvd.
Present Zoning: M.L.
Proposed Zoning: Special Exception for a service garage in a M.L.-I.M. zone and Variance to permit a side setback of 24' in lieu of the required 30'.

District: 12th
No. Acres: 1.30

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

MSF/jp

JOSEPH H. BOYER
T. BARBARA KALLINGS, JR., SECRETARY
MARCOUS M. BOYER

THOMAS H. BOYER
MRS. LOUISE F. CHAMBER
ROBERT B. HENRY

ALVIN LOVELL
MRS. WILTON M. SMITH, JR.
RICHARD M. TRACY, D.M.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND VARIANCE : ZONING COMMISSIONER
N/S of Stansbury Road, 2880' E of :
Merritt Boulevard - 12th Election :
District : OF
Joseph F. Sloboda - Petitioner : BALTIMORE COUNTY
NO. 79-166-XA (Item No. 97) :
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This matter comes before the Zoning Commissioner as a result of a Petition for Special Exception for a service garage in an M.L. Zone - I.M. District and, additionally, a Petition for Variance to permit a side yard setback of 24 feet in lieu of the required 30 feet, for property at the subject location.

Although People's Counsel entered his appearance, he was not present at the hearing.

Testimony presented at the hearing indicated that the subject property is located in a predominantly commercial and/or industrial area and that the use of the property, for the storage and repair of trash trucks, would be detrimental to the health, safety, and general welfare of the community. Furthermore, since the building has been existing for a number of years, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship if a 30 foot setback were required.

Without reviewing the evidence further in detail, but based upon all of the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception should be granted. Likewise, the Variance should also be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of March, 1979, that both the Petition for Special Exception for a service garage and the Petition for Variance to permit a side yard setback of 24 feet in lieu of the required 30 feet should be and the same

ORDER RECEIVED FOR FILING
DATE 3/27/79
BY *John L. Wimbley*

are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The property must be maintained in a clean and sanitary condition.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
N/S of Stensbury Rd., 2880'
E of Merritt Blvd., 12th District

JOSEPH F. SLOBODA, Petitioner : Case No. 79-166-XA

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from your decision in the above-entitled matter, under date of March 27, 1979, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

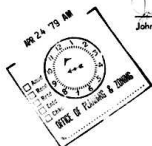
Peter Max Zimmerman
Peter Max Zimmerman, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of April, 1979, a copy of the foregoing

Order was mailed to Charles E. Mentzer, Esquire, 8 E. Mulberry Street, Baltimore, Maryland 21202, Attorney for Petitioner Max S. Stadfield, Esquire, 10 Light Street, Suite 2900, Baltimore, Maryland 21202; and Robert J. Yerman, Esquire, 500 Tower Building, Baltimore, Maryland 21202, Attorneys for Protestors.

John W. Hession, III
John W. Hession, III



494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

June 25, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 79-166-XA

JOSEPH F. SLOBODA

Var.-from Sec. 255.1 (238.2)
SE-for Garage service in ML zone IM District
N/S Stensbury Rd., 2880' E of Merritt Blvd.
12th District

ZC-Grants Variance and Special Exception

THURSDAY, AUGUST 7, 1980, at 10 a.m.

Attorney for Petitioner

ASSIGNED FOR:

cc: Joel L. Katz, Esq.

Mr. Joseph F. Sloboda

Max S. Stadfield, Esq.

Robert J. Yerman, Esq.

John W. Hession, Esq.

William Hammond

J. E. Dyer

Mrs. Donald Webster

Petitioner

Attorney for Protestants

Attorney for Protestants

People's Counsel

Zoning Office

" "

Requests Notification

June Holmen, Secy.

494-3180

COUNTY BOARD OF APPEALS
Room 219 Court House
Towson, Md. 21204

March 13, 1980

Hearing Room 218

NOTICE OF POSTPONEMENT

CASE NO. 79-166-XA

JOSEPH F. SLOBODA

Var.-from Sec. 255.1 (238.2)
SE-for Garage service in ML zone IM District
N/S Stensbury Rd., 2880' E of Merritt Blvd.
12th District

ZC-Granted Variance and Special Exception

Assigned for hearing on THURSDAY, MARCH 27, 1980, at 9 a.m. has been POSTPONED by the Board at the request of Counsel for the Petitioner.

cc: Joel L. Katz, Esq.

Mr. Joseph F. Sloboda

Max S. Stadfield, Esq.

Robert J. Yerman, Esq.

John W. Hession, Esq.

William Hammond

J. E. Dyer

Mrs. Donald Webster

Attorney for Petitioner

Attorney for Protestants

Attorney for Protestants

People's Counsel

Zoning office

" "

Requests notification

June Holmen, Secy.

494-3180

County Board of Appeals

Room 218 Court House
TOWSON, MARYLAND 21204

January 24, 1980

NOTICE OF POSTPONEMENT and REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 79-166-XA

JOSEPH F. SLOBODA

Var.-from Sec. 255.1 (238.2)
SE-for Garage service in ML zone IM District
N/S Stensbury Rd., 2880' E of Merritt Blvd.
12th District

ZC-Granted Variance and Special Exception

The above case scheduled for hearing on TUESDAY, FEBRUARY 5, 1980, at 9 a.m. has been POSTPONED by the Board at attorney for Petitioner Max S. Stadfield, Esquire, 10 Light Street, Suite 2900, Baltimore, Maryland 21202; and Robert J. Yerman, Esquire, 500 Tower Building, Baltimore, Maryland 21202, Attorneys for Protestors.

REASSIGNED FOR:

cc: Joel L. Katz, Esq.

Mr. Joseph F. Sloboda

Max S. Stadfield, Esq.

Robert J. Yerman, Esq.

John W. Hession, III, Esq.

William Hammond

J. E. Dyer

Mrs. Donald Webster

Mrs. Carol Beresh

THURSDAY, MARCH 27, 1980, at 9 a.m.

Attorney for Petitioner

Petitioner

Attorney for Protestants

Attorney for Protestants

People's Counsel

Zoning Office

" "

Requests notification

June Holmen, Secretary

494-3180

County Board of Appeals

Room 218, Court House
Towson, Maryland 21204

January 7, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 79-166-XA

JOSEPH F. SLOBODA

Var.-from Sec. 255.1 (238.2)
SE-for Garage service in ML zone IM District
N/S Stensbury Rd., 2880' E of Merritt Blvd.
12th District

ZC-Granted Variance & Special Exception

TUESDAY, FEBRUARY 5, 1980, at 9 a.m.

ASSIGNED FOR:

cc: Charles E. Mentzer, Esq.

Joseph F. Sloboda

Max S. Stadfield, Esq.

Robert J. Yerman, Esq.

John W. Hession, III, Esq.

William Hammond

James E. Dyer

Mrs. Donald Webster

Mrs. Carol Beresh

Attorney for Petitioner

Petitioner

Attorney for Protestants

Attorney for Protestants

People's Counsel

Zoning

" "

Request Notification

June Holmen, Secretary

N. J. & D. DALNEKOFF
ATTORNEYS AT LAW
412 BRUITABLE BUILDING
BALTIMORE, MARYLAND 21202
(410) 524-1111

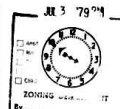
RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING
PETITION FOR VARIANCE : COMMISSIONER OF
N/A of Stensbury Road, 2880'
E of Merritt Boulevard, : BALTIMORE COUNTY
12th District :
: *

JOSEPH F. SLOBODA, Petitioner : Case No. 79-166-XA

APPEARANCE NOTICE

Mr. Commissioner:

Please enter the appearance of Joel L. Katz and Barry J. Dalnekoff, as attorneys for the Petitioner, Joseph F. Sloboda, in the above-entitled case and forward all papers in connection therewith to this office.



JOEL L. KATZ
Barry J. Dalnekoff
Barry J. Dalnekoff
412 Bruitable Building
Baltimore, Maryland 21202
727-7767
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 24th day of July, 1979, a copy of the foregoing Appearance Notice was mailed to Peter Max Zimmerman, Esquire, and John W. Hession, III, Esquire, County Office Building, Towson, Maryland 21204; Max S. Stadfield, Esquire, 10 Light Street, Suite 2900, Baltimore, Maryland 21202; and Robert J. Yerman, Esquire, 500 Tower Building, Baltimore, Maryland 21202.

Barry J. Dalnekoff
Barry J. Dalnekoff

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
N/S of Stensbury Rd., 2880'
E of Merritt Blvd., 12th District :
: *

JOSEPH F. SLOBODA, Petitioner : Case No. 79-166-XA

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from your decision in the above-entitled matter, under date of March 27, 1979, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Peter Max Zimmerman, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of April, 1979, a copy of the foregoing

Order was mailed to Charles E. Mentzer, Esquire, 8 E. Mulberry Street, Baltimore, Maryland 21202, Attorney for Petitioner Max S. Stadfield, Esquire, 10 Light Street, Suite 2900, Baltimore, Maryland 21202; and Robert J. Yerman, Esquire, 500 Tower Building, Baltimore, Maryland 21202, Attorneys for Protestors.



John W. Hession, III
John W. Hession, III

JUN 26 1980

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
N/5 of Stansbury Rd., 2880'
E of Martin Blvd., 12th District : OF BALTIMORE COUNTY

JOSEPH F. SLOBODA, Petitioner : Case No. 79-166-XA

Mr. Commissioner:

Pursuant to the authority contained in Section 324.1 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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of January, 1979, a copy of the foregoing Order was mailed to Charles E. Mantzer, Esquire, 8 E. Mulberry Street, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for a Service Garage in an ML zone, : COUNTY BOARD OF APPEALS
1M District, and a :
VARIANCE from Section 255.1 : OF
(238.2) of the Baltimore County :
Zoning Regulations : BALTIMORE COUNTY
N/5 Stansbury Road 2880' :
E. of Martin Boulevard : No. 79-166-XA
12th District :
Joseph F. Sloboda :
Petitioner :

OPINION

This case comes before the Board on appeal from a decision of the Zoning Commissioner, dated March 27, 1979, granting the requested special exception and variance. The case was heard this day, August 7, 1980, in its entirety.

Petitioner presented his case in support of his request for a special exception for a Service Garage, and a variance from a 30 foot setback to a 24 foot setback on the northwest property line. Testimony received indicated this property of 2 acres is located in an ML-1M District zone. All the adjacent and nearby properties are commercial in nature with the exception of the residence directly abutting this property on the northwest side. This property, although used residentially, is also zoned ML-1M. Petitioner testified that he is in the trash removal business, employing nine or ten garbage trucks, and he repairs some when necessary at this location. He testified that there is one large building on the property, approximately 50 feet by 150 feet, and through a surveyor's error this building is 24 feet from the property line instead of the required 30 feet, thus the request for the variance. He also testified that there are stored on this property a large number of "Dumpster Dumpsters" type trash containers, four partially dismantled trucks used for parts and a house trailer for office use. There is also an old house which would be razed, according to the site plan presented. The site plan was prepared by Jerome Shuman, drawn April, 1978, and revised May, 1978. Mr. Sloboda testified that the requested special exception complied with all requirements of Section 502.1 of the Baltimore County Zoning Regulations, and that denial of the variance would require that the existing building be remodeled, causing great hardship to him, and asked that both requests be granted.

Joseph F. Sloboda - #79-166-XA

Mr. Donald Webster, 7908 Stansbury Road, was the only Proponent to testify. He is the owner of the abutting property on the northwest side of the subject site, and permanently resides there. He testified that he has many problems with rats, water runoff, offensive odors from the garbage, and foul language from Mr. Sloboda's employees. He testified that on occasion fully loaded garbage trucks are parked on the subject site overnight. He also noted that on June 7, 1979, Mr. Sloboda was found guilty of numerous zoning violations, none of which have been corrected. Mr. Webster presented many photographs of the subject site confirming his testimony, and asked for some relief from the intolerable conditions that now exist.

Mr. James Howell, Planner for Baltimore County, testified that a service garage at this site with ML-1M zoning would be appropriate, providing there was total compliance with the presented site plan and all proper Baltimore County authorities.

After consideration of all the testimony and exhibits presented at this hearing, the Board is of the opinion that the special exception and variance should be granted. In view, however, of some circumstances associated with this case, the Board is constrained to add several comments. An on site inspection by a member of this Board confirmed all of Mr. Webster's allegations. The property is in deplorable condition and is an eyesore to the entire neighborhood. Even though this is an industrial zone, no other property is in anywhere near this unsightly condition. The service garage requested, if erected in strict compliance with the site plan presented, would be a tremendous improvement. Because Mr. Sloboda's past track record does not indicate any avid desire to comply with prevailing laws, rules and regulations, the Board will insist on total and absolute compliance with the site plan, and will so notify the proper Baltimore County authorities.

Joseph F. Sloboda - #79-166-XA

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms the Order of the Zoning Commissioner, dated March 27, 1979, and ORDERS this 28th day of Nov., 1980, that the special exception and variance petitioned for be and the same are hereby GRANTED, subject to the following restriction:

1. The property must be maintained in a clean and sanitary condition.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.
3. Total and absolute compliance with the site plan and valid requirements of all proper Baltimore County authorities.

An appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Acting Chairman

John A. Miller
John A. Miller

Patricia Millhouse
Patricia Millhouse

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 34-3261
S. ERIC DINENIA
ZONING COMMISSIONER

January 30, 1979

Charles Edward Mantzer, Esquire
8 East Mulberry Street
Baltimore, Maryland 21202

Re: Petition for Special Exception and
Variance
N/5 Stansbury Rd., 2880' E of Martin Blvd.
Joseph F. Sloboda - Petitioner
Case No. 79-166-XA

Dear Sir:

This is to advise you that \$95.75 is due for advertising and posting of the above project.

Please make check payable to Baltimore County, Maryland and remit to Mrs. Caspary, Room 113, County Office Building, Towson, Maryland 21201, before the hearing.

Very truly yours,
Shirley D. Kenna
S. ERIC DINENIA
Zoning Commissioner

SED/so

Charles Edward Mantzer, Esquire
8 East Mulberry Street
Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Special Exception and Variance, N/5 of Stansbury Rd., 2880' E of Martin Blvd. - Joseph F. Sloboda - Petitioner, Case No. 79-166-XA

TIME: 11:00 A.M.

DATE: Monday, February 5, 1979

PLACE: ROOM 105 COUNTY OFFICE BUILDING, 111 W. GREENPARK AVENUE,

TOWSON, MARYLAND

Shirley D. Kenna
S. ERIC DINENIA
Zoning Commissioner

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
November 28, 1980

John W. Hession, III, Esquire
People's Counsel for Baltimore County
Courthouse
Towson, Maryland 21204

Re: Case No. 79-166-XA
Joseph F. Sloboda

Dear Mr. Hession:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Asst. Secy.

Encl.

cc: Katz & Dolnekoff
Mr. Joseph F. Sloboda
Max S. Stadfield, Esquire
Mrs. Donald Webster
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Garber
Mr. J. Howell

1/7/80 - Notified the following of hearing scheduled for Tues., Feb. 5, 1980, at 9 a.m.:

Charles E. Mantzer, Esq. Attorney for petitioner
Joseph F. Sloboda Petitioner
Max S. Stadfield, Esq. Attorney for proponent
Robert J. Yerman, Esq. Attorney for proponent
John W. Hession, III, Esq. People's counsel
Wm. Hammond Zoning
J. E. Dyer
Mr. Donald Webster Request notification
Carol Bernish

1/24/80 - Notified the above of POSTPONEMENT and REASSIGNMENT for Thursday, March 27, at 9 a.m. Added Joel L. Katz, Esq. as attorney for petitioner.

8/12/80 - Notified the above of POSTPONEMENT and REASSIGNMENT for Thursday, August 14, 1980, at 9 a.m.

6/25/80 - Above notified of appeal hearing scheduled for THURSDAY, AUGUST 7, 1980 at 10 a.m.

8/7/80 - Per W.T.H. - Waiting for 14 days to hear from Mr. Zimmerman on the "parking of garbage trucks"

EROME SHUMAN
Consulting Engineer
4700 STONE ROAD
PUEBLO, MARYLAND 21086
410-686-0000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Eric DiNenna
Zoning Commissioner
Date: February 4, 1979

From: Leslie H. Groat, Director
Office of Planning and Zoning

Subject: Petition #79-166-XA, ITEM 97
Petition for Special Exception for service garage and Variance for side yard setback
North side of Stansbury Road, 2880' East of Merritt Boulevard
Petitioner - Joseph F. Sloboda

12th District

HEARING: Monday, February 5, 1979 (11:00 A.M.)

The proposed use would not be inappropriate here. However, if granted, it is requested that the order be conditioned to ensure that the adjacent residence will not be adversely impacted by this operation. Further, it is suggested that compliance with the necessary road improvements be made a part of the order (See Zoning Advisory Committee comments).

Leslie H. Groat
Leslie H. Groat, Director
Office of Planning and Zoning

LHG:JGH:m



PILGER CHECK

County Board of Appeals Page 2 January 23, 1980

Additionally, I am scheduled to appear in the District Court of Maryland for Baltimore City on February 5, 1980 in the case of State v. Larry Jackson, Case No. 01-1-607369, at 9:00 A.M. I therefore will be unable to appear at the hearing as scheduled.

I would appreciate my appearance being entered on behalf of Mr. Sloboda and the appearance of Mr. Mentzer being stricken. Your consideration in granting this request for postponement will be greatly appreciated, and if possible, an agreed date with my office will eliminate any further request for postponement.

Very truly yours,

JOEL L. KATZ

JLK/ck
cc: Max S. Stadfeld, Esq.
Robert J. Yerman, Esq.
John W. Hession, III, Esq.

*1/23/80 WMA granted postponement
must continue in District
checked with Mr. DiNenna
ret 3/23 no date*

DALESAANDRO, MILMAN & YERMAN
ATTORNEYS AT LAW
11 LIGHT STREET, SUITE 2900
BALTIMORE, MARYLAND 21202
TELEPHONE: 801-727414

June 30, 1980

County Board of Appeals
219 Court House
Towson, MD 21204

Attention: Ms. Joanne Holman

Re: Case No. 79-166-XA

Dear Ms. Holman:

Please be advised that this office no longer represents Donald Webster in the above entitled appeal. Would you, therefore, strike my appearance in this case? Mr. Webster has informed me that he will proceed with this matter without counsel.

Sincerely yours,

Robert J. Yerman
Robert J. Yerman

RJY/mck

KATZ & DALNEKOFF
ATTORNEYS AT LAW
SUITE 402
EQUITABLE BUILDING
BALTIMORE, MARYLAND 21202
(410) 763-7800

March 11, 1980

JOEL L. KATZ
BARRY J. DALNEKOFF
CHARLES E. MENTZER
JAMES L. HESSIAN
MATTHEW S. STADFIELD

8 ROCK STREET
ANNAPOLIS, MARYLAND 21403
1001 PARKWAY
CALVERT EXECUTIVE BUILDING
PRINCE FREDERICK, MARYLAND 20686

PLEASE REPLY TO: Baltimore

FILE NO: Misc.

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Re: Joseph F. Sloboda
Case No. 79-166-XA

Gentlemen:

As previously advised, this office represents Joseph F. Sloboda in the pending appeal. Unfortunately, at this time, we must request a continuance of the hearing scheduled for March 27, 1980 as unexpected circumstances have arisen which will prevent our client from attending the hearing. Mr. Sloboda is presently incarcerated at the Annapolis Federal Correctional Facility. We had expected Mr. Sloboda to be released during the first week of March; however, his release has been delayed until May 5, 1980. Mr. Sloboda is a primary witness in this case.

Notification was received only today, March 11, 1980, from the United States District Court, that Mr. Sloboda would not be released prior to May 5th.

For these reasons, we respectfully request this matter be continued until the latter part of May, 1980.

Respectfully submitted,

BARRY J. DALNEKOFF

BJD/ck

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

12th District

EXISTING: Petition for Special Exception for service garage and Variance for side yard setback
LOCATION: North side of Stansbury Road, 2880' East of Merritt Boulevard
DATE & TIME: Monday, February 5, 1979 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning/Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing

Petition for Special Exception for a service garage in a M-1, Zone 1-X, district and Variance to permit a side yard setback of 25 feet in lieu of the required 30 feet

The Zoning Regulation to be accepted as follows:

Section 255-1 (230-2) - side yard setback

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Joseph F. Sloboda, as shown on plat plan filed with the Zoning Department

Hearing Date: Monday, February 5, 1979 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DI NENNA, ZONING COMMISSIONER
AND
GEORGE J. MARTIN, DEPUTY ZONING COMMISSIONER

KATZ & DALNEKOFF
ATTORNEYS AT LAW
SUITE 402
EQUITABLE BUILDING
BALTIMORE, MARYLAND 21202
(410) 763-7800

January 23, 1980

JOEL L. KATZ
BARRY J. DALNEKOFF
CHARLES E. MENTZER
JAMES L. HESSIAN
MATTHEW S. STADFIELD

PLEASE REPLY TO: Baltimore

FILE NO: Misc.

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Re: Joseph F. Sloboda
Case No. 79-166-XA

Gentlemen:

Please be advised I represent Joseph F. Sloboda in the above referenced case. Mr. Sloboda had been previously represented by Charles E. Mentzer in this case. Mr. Mentzer, who was formerly Mr. Sloboda's attorney in all of his business and personal matters, struck his appearance from all pending cases in July, 1979.

Our firm entered their appearance in Mr. Sloboda's other pending matters and more particularly in the companion zoning case, File No. 78-117-VIC-78-1571, which is now on appeal in the Circuit Court for Baltimore County. It appears, however, that our appearance was not noted in this case, and we did not receive a notice of the hearing until same was forwarded to us by an employee of Mr. Sloboda.

Mr. Sloboda, due to certain other legal difficulties, is presently unable to attend the hearing scheduled for February 5, 1980 in this case. Mr. Sloboda's testimony is imperative in this matter and since this action is involving him individually, he will be greatly prejudiced by a hearing at this time.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21206
201-266-3300

March 21, 1979

Charles E. Mentzer, Esquire
8 East Mulberry Street
Baltimore, Maryland 21202

RE: Petition for Special Exception and Variance
N/S of Stansbury Road, 2880' E of Merritt Boulevard - 12th Election District
Joseph F. Sloboda - Petitioner
NO. 79-166-XA (Item No. 97)

Dear Mr. Mentzer:

I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED:mr

Attachments

cc: Max S. Stadfeld, Esquire
10 Light Street, Suite 2900
Baltimore, Maryland 21202

Robert J. Yerman, Esquire
500 Tower Building
Baltimore, Maryland 21202

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

Charles E. Mentzer, Esquire
8 East Mulberry Street
Baltimore, Maryland 21202

cc: Jerome Shuman
4790 Byron Road
Pikesville, Maryland 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 19th day of December 1979.

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Shobda
Petitioner's Attorney: Mentzer Reviewed by: Nicholas P. Combs
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

January 25, 1979

THIS IS TO CERTIFY, that the annexed advertisement of
S. ERIC DI NENNA, Zoning Commissioner, in matter of
Petition for special exception for a weekly newspaper
was inserted in The Dundalk Eagle, a weekly newspaper
published in Baltimore County, Maryland, once a week
for successive weeks before the
19th day of Jan., 1979; that is to say,
the same was inserted in the issue of
January 10, 1979

Kimbel Publication, Inc.

Publisher.

Kimbel
By Kimbel

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 18, 1979.

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 successive weeks before the 18th day of January,
1979, the first publication
appearing on the 18th day of January
1979.

THE JEFFERSONIAN.
S. Eric DiNenna
S. ERIC DI NENNA, Zoning Commissioner
Cost of Advertisement, \$ 4.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 85054
DATE: Jan. 22, 1980 ACCOUNT: 01-712
AMOUNT: \$9.50
RECEIVED FROM: Katz and DeMott, Inc.
FOR: Case No. 79-166-XA Joseph F. Shobda
188 7 58 23 9.50
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76275
DATE: February 9, 1979 ACCOUNT: 01-662
AMOUNT: \$25.75
RECEIVED FROM: J. F. Shobda, Inc.
FOR: Cost of Advertising and Posting Case No. 79-166-XA
188 4 58 10 25.75
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 78650
DATE: May 1, 1979 ACCOUNT: 01-662
AMOUNT: \$75.00
RECEIVED FROM: John W. Neenan, JII, Esquire
FOR: Cost of appeal for Case No. 79-166-XA
188 4 8 24 75.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76220
DATE: January 8, 1979 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED FROM: Charles Mentzer, Esquire
FOR: Filing Fee for Case No. 79-166-XA
188 3 23 50.00
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

January 25, 1979

THIS IS TO CERTIFY, that the annexed advertisement of
S. ERIC DI NENNA, Zoning Commissioner, in matter of
Petition for special exception by Joseph F. Shobda
was inserted in The Dundalk Eagle, a weekly newspaper
published in Baltimore County, Maryland, once a week
for successive weeks before the
19th day of Jan., 1979; that is to say,
the same was inserted in the issue of
January 18, 1979

Kimbel Publication, Inc.

Publisher.

Kimbel
By Kimbel

Dundalk Eagle

38 N. Dundalk Avenue 288-6660
Dundalk, Maryland 21222

Dundalk, Maryland 21222

Baltimore County, Maryland
Office of Central Services
Suite 412, Courts Bldg.
101 Boston Avenue
Towson, Maryland. 21204

ADVERTISING ORDER # 8481 PO-7-8648
Reg. 87379, 1/12/79

Petition for special exception & variance
Joseph F. Shobda

Issue January 18, 1979 -- 175 lines -- \$ 61.25

certificate of publication attached

188 3 23 61.25 (Bill & cert paid direct to Central Services)

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 1/16/79
Posted for: Public for special exception for a weekly newspaper
Petitioner: Joseph F. Shobda
Location of property: N. 15th Street, between E. & W. Streets
Location of Signs: front of property
Remarks: 2 signs
Posted by: Mr. Calmon Date of return: 1/26

PETITION MAPPING PROGRESS SHEET

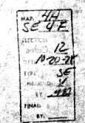
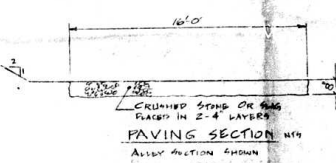
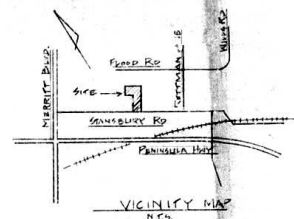
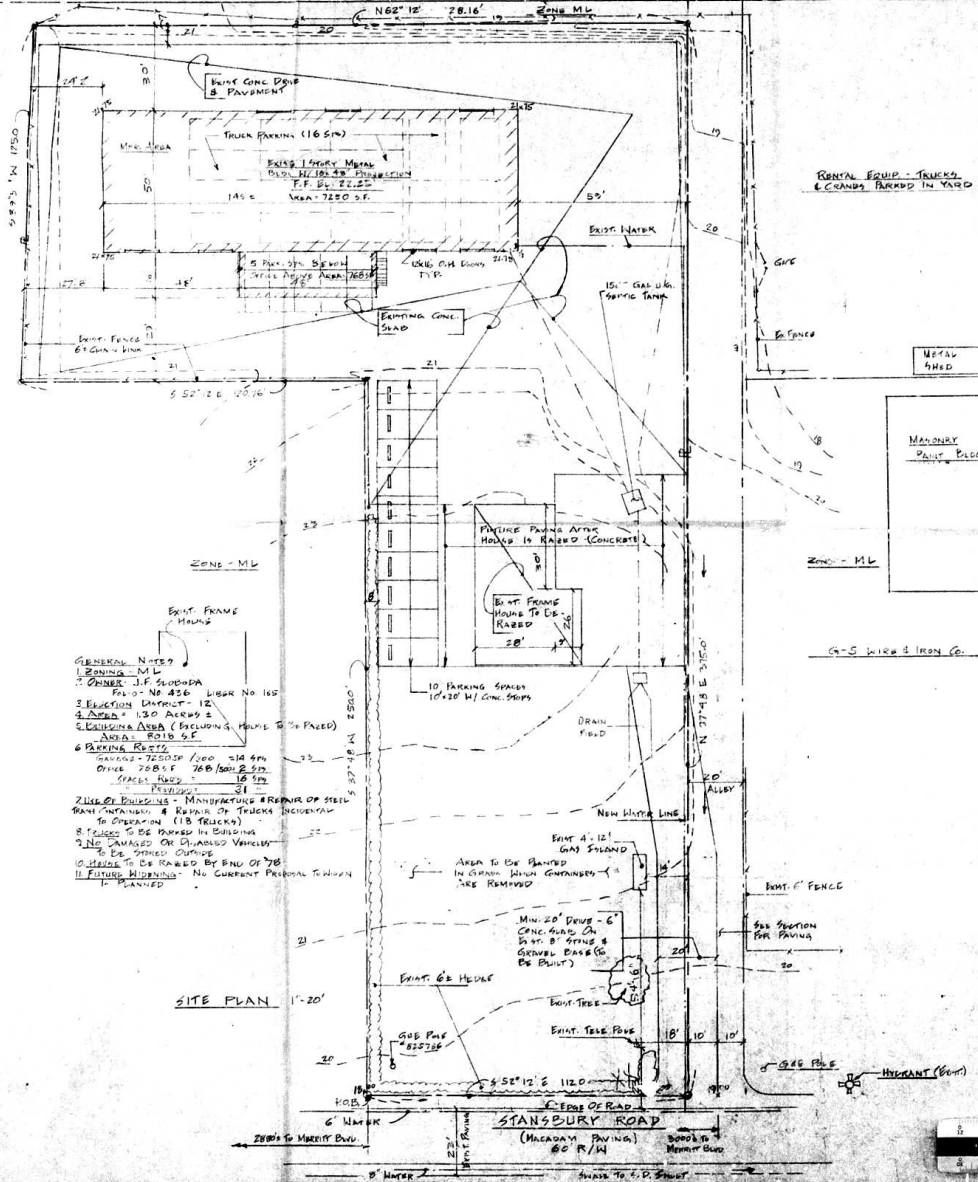
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Demolished										
Granted by: ZC, BA, CC, CA										
Reviewed by: <u>Sh</u>										
Previous case: <u>Nue</u>										
Revised Plans: Change in outline or description										
Map # <u>SE E-4</u>										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 15 day of October 1979. Filing Fee \$ 50.00
Received ☒ Cash ☐ Check ☐ Other

S. Eric DiNenna
S. ERIC DI NENNA, Zoning Commissioner
Petitioner: John Shobda Submitted by: Chab. Mentzer
Petitioner's Attorney: Chab. Mentzer Reviewed by: Sh
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



SPECIAL EXCEPTION FOR SERVICE GARAGE & VARIANCE FOR SIDE YARD DETACH	
SITE PLAN	
J.F. SLOODA INC.	
7010 STANSBURY ROAD	
DUNDALK, MARYLAND	
DATE: 12/1/12	DATE: 12/1/12



Rev. 12/25/12