

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amending site plan and restrictions in Zoning Case 2412-S. Dated 11-26-81, and Case No. 81-44-XASH, dated 12-5-80, to "allow" a change in the location of the service building, street and lot layout of the trailer park and to provide for amendment to the site plan in accordance with the attached variance petition.

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

I, or we, agree to pay expenses of the 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.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Robert J. Romadka, Jr.
Signature Signature
Address (Type or Print Name)
City and State Signature
Attorney for Petitioner: Robert J. Romadka, Sr. 13219 E. Greenbank Road 335-2292
(Type or Print Name) Address Phone No.
809 Eastern Boulevard Baltimore, Maryland 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Maryland 21221
City and State Name
Attorney's Telephone No. 686-8274 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of March 1982, 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 3rd day of June 1982, at 10:15 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 302 (1802.3C.1) to permit a 5' front yard setback in lieu of the 25' 25' of Bletzer Road in lieu of the required 50' per zoning case 81-44-XASH, dated 12-5-80; Section 414.5 to permit a minimum distance of 15' in lieu of the required 25' between trailers for all uses of an expanded room addition pertaining to lots located within lot 36 and lot 37 as located within lot 30 to allow service building to be located a distance of 10' from another structure instead of the required 25' as pertaining to 104A Briarwood Road, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Existing dwelling and service building now located on the premises cannot be moved without destroying said structures. The configuration and size of the tract of land does not allow the Mobile Home lots to be larger than shown on said site plan.
Denial of the variance would, in effect, be confiscatory in nature.

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.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Robert J. Romadka, Jr.
Signature Signature
Address (Type or Print Name)
City and State Signature
Attorney for Petitioner: Robert J. Romadka, Sr. 13219 E. Greenbank Road 335-2292
(Type or Print Name) Address Phone No.
809 Eastern Boulevard Baltimore, Maryland 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Maryland 21221
City and State Name
Attorney's Telephone No. 686-8274 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of March 1982, 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 3rd day of June 1982, at 10:15 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
N/S Bletzer Rd., 372' SW of
Glenhurst Ave., 15th District OF BALTIMORE COUNTY

ROBERT J. ROMADKA, JR., Case No. 92-260-SPHA
Petitioner

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of May, 1982, a copy of the foregoing Order was mailed to Robert J. Romadka, Sr., Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 26, 1982

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

cc: Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 188
Petitioner - Robert J. Romadka, Jr.
Special Hearing and Variance Petitions

Dear Mr. Romadka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

In view of your client's proposal to revise the layout of the proposed trailer park and request variances to distance between trailers and other requirements, this combination hearing is necessary.

In view of the fact that you revised the site plan to reflect the comments of the Fire Department, I scheduled this petition for a hearing. However, said plan should be presented and fully discussed at that time.

Particular attention should be afforded to the comments of the Department of Permits and Licenses. If you have any questions concerning these comments, you may contact Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

cc: Norman G. Sacks Associates, Inc.
P.O. Box 556, Belair, Md. 21014



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 14, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #188 (1981-1982)
Property Owner: Robert J. Romadka, Jr.
N/S Bletzer Rd. 372' S/W from centerline of Glenhurst Ave.
Acre: 6.8465 District: 15th

Dear Mr. Hammond:

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.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 204 (1978-1979) are referred to for your consideration.

Morse Lane is proposed to be constructed (improved where roadways are existing) in the future, as a collector street with a 48-foot closed section roadway on a 70-foot right-of-way from Morris Lane southeasterly approximately 3.4 miles to North Point Boulevard - North Point Road (Md. 151 and 29). The alignment of this proposed road will impact the western portion of this property. Further information may be obtained from the Baltimore County, Bureau of Engineering, Highway Design and Approval Section.

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
John Trenner

E-NA Key Sheet
6 & 7 SE 28 Pos. Sheets
SE 2 G Topo
104 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERGER
DIRECTOR

May 18, 1982

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #188, Zoning Advisory Committee Meeting, March 23, 1982, are as follows:

Property Owner: Robert J. Romadka, Jr.
Location: N/S Bletzer Road 372' S/W from centerline of Glenhurst Avenue
Acre: 6.8465
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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
John L. Wimbley
Planning III
Current Planning and Development

JLW:rh



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

May 10, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: ZAC Meeting of March 23, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Items number 181, 182, 183, 184, 186, 187, 188, and 189.

Very truly yours,

[Signature]
C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRM/bza

cc - Mr. Jack Wimbley
Current Planning

1/3
P2-260-SPHA

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case Nos. 2412-S and 81-44-XASPH to allow a change in the location of the service building, street, and lot layout of the trailer park, in accordance with the site plan prepared by Norman G. Sacks, Associates, Inc., revised June 3, 1982, and marked Petitioner's Exhibit 4, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of June, 1982, that the amendments to the site plan filed in Case Nos. 2412-S and 81-44-XASPH to change the location of the service building, street, and lot layout of the trailer park should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The petitioner shall continue to lease railroad property for parking and maneuvering as required by the Baltimore County Fire Department.
2. The expanded room addition for any trailer may not exceed 10 feet wide by 22 feet long, and the total width of the trailer and tip-out shall not exceed 24 feet.
3. In the event that the properties located to the east or south of the subject site are developed for manufacturing uses other than trailer parks, the petitioner shall landscape the west side of Bletzer Road with black or white pines and/or yews to effectively screen the entire site from said uses.
4. Approval of the aforementioned site plan by the Fire Department, Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

James M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of June, 1982, that the herein Petition for Variance(s) to permit a front yard setback of 5 feet in lieu of the required 25 feet (104B Briarwood Road), to permit the service building (104A Briarwood Road) to be located a distance of 10 feet from another structure in lieu of the required 25 feet, to permit trailers to be located within 25 feet of Bletzer Road in lieu of the required 50 feet and to permit a minimum distance between trailers of 15 feet in lieu of the required 25 feet for lots located within Lot 30 and Lot Nos. 1 through 7 as located within Lot 31, in accordance with the site plan prepared by Norman G. Sacks, Associates, Inc., revised June 3, 1982, and marked Petitioner's Exhibit 4, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

James M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
To: Office of Planning and Zoning Date: April 22, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 172 - Salvatore & Deborah A. Frascchetti
- Item # 174 - North Park Associated
- Item # 179 - Abell Communications
- Item # 184 - Dorothy M. Markel
- Item # 185 - Margaret E. Hickey
- Item # 188 - Robert J. Romadka, Jr.
- Item # 191 - Richard W. Ater
- Item # 192 - Vernon E. & Patricia A. Hodges
- Item # 195 - William E. & Jeannette M. Tunney
- Item # 197 - Leonard Gordon
- Item # 199 - Charles & Mary L. Gebhard
- Item # 200 - Raymond A. & Linda M. DuVall
- Item # 202 - William T. & Irene F. McKeever
- Item # 203 - Sheldon S. & Freya H. Salsky
- Item # 207 - James J. Ward, III
- Item # 209 - Charles H. & Ora F. Michael
- Item # 213 - Frank A. & Rosemarie Luca
- Item # 218 - Leonard & Joanne Yaker
- Item # 220 - Joseph Christopher Glavioso
- Item # 221 - H M H Company
- Item # 222 - Belair Beltway Partnership

James M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

IJP/rth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL F. RENCKE
CHIEF

April 26, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Robert J. Romadka, Jr.

Location: N/S Bletzer Road 572' S/W from centerline of Glenhurst Avenue

Item No.: 188 Zoning Agenda: Meeting of March 23, 1982

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 100 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.
 - (X) 3. The vehicle dead end condition shown at Roseview Drive exceeds 200 feet. Standard with turn around or cul-de-sac required. 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 operation.
 - (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. 101 "Life Safety Code", 1976 Edition prior to occupancy.
 - () 6. Site plans are approved, as drawn.
 - () 7. The Fire Prevention Bureau has no comments at this time.
- REVIEWED BY: *George M. Wagonet* Noted and Approved: *George M. Wagonet*
Planning/Design Division Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204
Date: March 30, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 23, 1982

RE: Item Nos. 181, 182, 183, 184, 185, 186, 197, 188, 189
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

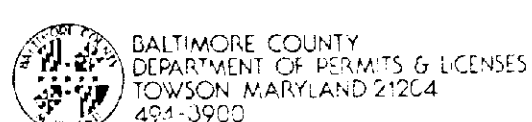
William E. Hammond
To: Zoning Commissioner Date: May 21, 1982
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-260-SpHA
Robert J. Romadka, Jr.

This office supports the petitioner's on-going program of improvements to this mobile home park.

NEG:JGH:lc

cc: Arlene January
Shirley Hess

Norman E. Gerber per J. Howell
Norman E. Gerber
Director of Planning and Zoning



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
424-3900

April 9, 1982

Dear Mr. Hammond:
Comments on Item # 188 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert J. Romadka, Jr.
Location: N/S Bletzer Road 572' S/W from centerline of Glenhurst Ave.
Existing Zoning: M-1-18
Proposed Zoning: Special Hearing to amend site plan and restrictions in Case 2412-S & Case #81-44 XASPH to allow a change in the location of the service building, street and lot layout of the trailer park. (See attached sheet)
Acres: 6.0165
District: 15th

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code and Age; and other applicable Codes.
- B. A building/change of use shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction. No openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 107 and Table 102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments Spacing of less than 12'-0" between buildings requires the exterior walls of those buildings to be of a 1 hour fire resistive construction. Additionally any structure within 6'-0" of an interior lot line requires a one hour fire separation. See Section 503.2, Table 101 and definition of "Fire Separation, Exterior Fire Exposure" page 29.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #12 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles B. Burdman, Chief
Plans Review

Comments on Item #188 (Cont'd.)

Property Owner: Robert J. Romadka, Jr.

the trailer park and to provide for amendment to the site plan in accordance with the variance petition. Variance to permit a front setback of 5' in lieu of the required 25', to permit trailers to be located within 25' of Bletzer Road in lieu of the required 50' per zoning Case #81-44 XASPH, to permit a minimum distance of 15' in lieu of the required 25' between trailers for allowance of an expanded room addition pertaining to lots located within lot 30 and lots 1-7 as located within lot 31, to allow service building to be located a distance of 10' from another structure instead of the required 25' as pertaining to 104A Briarwood Road.

May 4, 1982

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petition for Special Hearing and Variance
N/S Bletzer Rd., 572' SW of Glenhurst Ave.
Case #82-260-SPHA

TIME: 10:15 A.M.

DATE: Thursday, June 3, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 20, 1982

Robert J. Romadka, Sr., Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petitions for Special Hearing & Variances
N/S Bletzer Rd., 572' SW of Glenhurst Ave.
Robert J. Romadka, Jr., Petitioner
Case #82-260-SPHA Item #188

Dear Mr. Romadka:

This is to advise you that \$150.94 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 107664

DATE: 6/3/82 ACCOUNT: 01-662

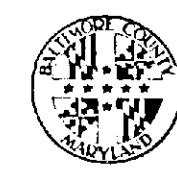
AMOUNT: \$150.94

RECEIVED: Briarwood Mobile Home Estates

FOR: Advertising & Posting Case #82-260-SPHA
(Robert J. Romadka)

C 031-****150944 2032A

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 16, 1982

Robert J. Romadka, Sr., Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petitions for Special Hearing
and Variances
N/S Bletzer Rd., 572' SW of Glenhurst
Ave. - 15th Election District
Robert J. Romadka, Jr., - Petitioner
NO. 82-260-SPHA (Item No. 188)

Dear Mr. Romadka:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

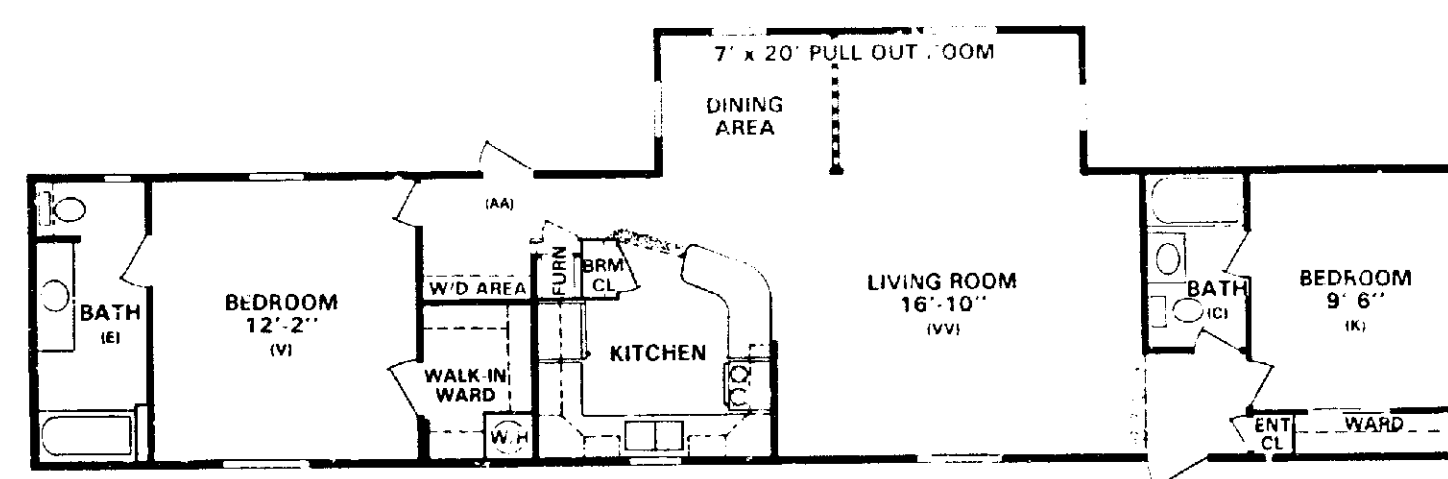
JMHJ/mc

Attachments

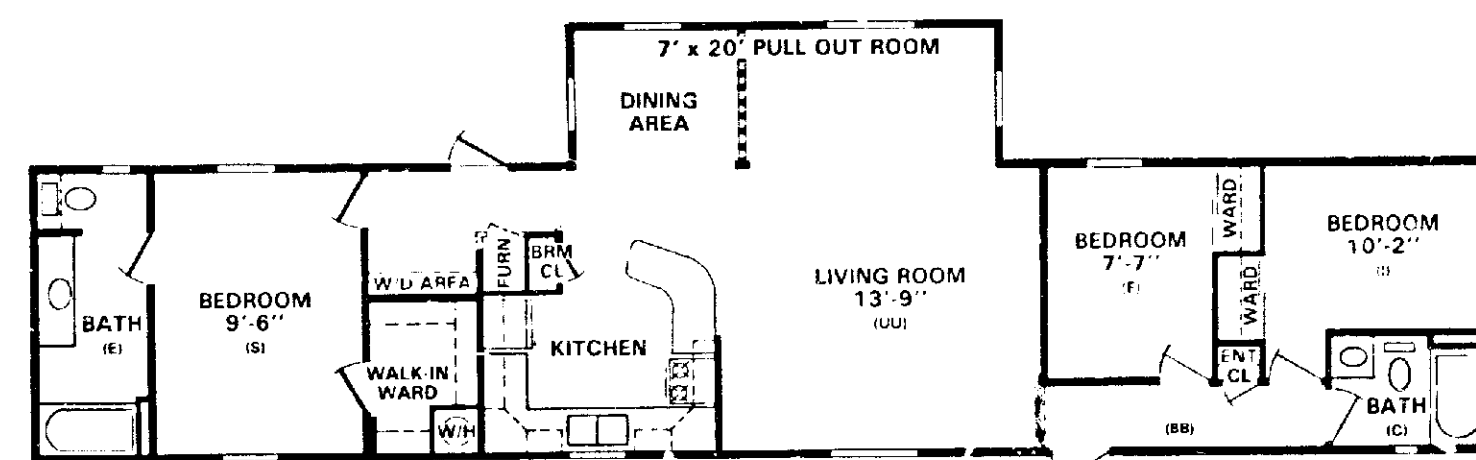
cc. John W. Hessian, III, Esquire
People's Counsel

SCHULT SCHULT JUMBOS

MODEL #7014-326 - 2 BEDROOM - FRONT BEDROOM - 2 BATH



MODEL #7014-405 - 3 BEDROOM - DOUBLE FRONT BEDROOM - 2 BATH



Schult Homes
an Inland Steel company

P.O. Box 219 / Elton, Maryland 21121 / Phone (301) 398-2100
Because of progressive product improvement, all specifications are subject to change without notice.

981 ELKTON DP 45543



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

May 19, 1982

Mr. Robert J. Romadka
809 Eastern Avenue
Baltimore, Maryland 21221

Dear Mr. Romadka:

An inspection of the property which you own located at N/S Bletzer Road known as the Shady Lane Trailer Park, was made on May 11, 1981 by Mr. Ralph Clark, Sanitarian of this Division.

The report of the investigation indicated that there is an overflowing sewage disposal system on the property which is in violation of Section 34-9 of the Baltimore County Code.

As owner of the property involved, you are hereby notified to connect the property to the available sanitary sewer and eliminate the health hazard caused by the sewage overflow. Arrangements should be made with a registered plumber to make the necessary connections.

A reinspection will be made on June 14, 1982 to determine compliance.

For further information, contact Mr. Clark at 627-6110 ext. 327 between the hours of 3:30 and 4:30 p.m.

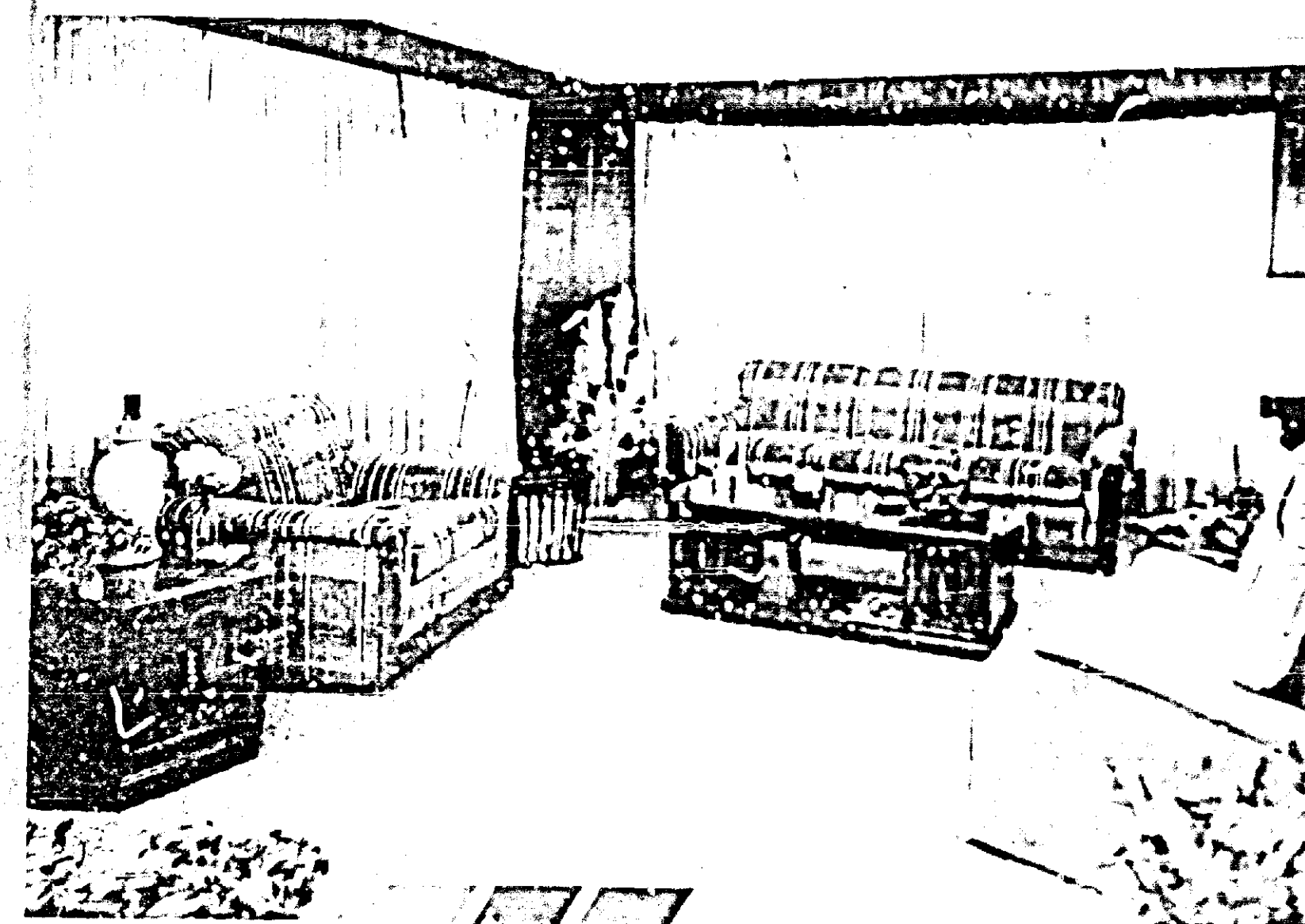
Very truly yours,

Robert J. Wiers
Robert J. Wiers, R.S., Chief
Eastern Environmental Services Program

RJW/sr

PETITIONER'S
EXHIBIT 2

Elegant Living

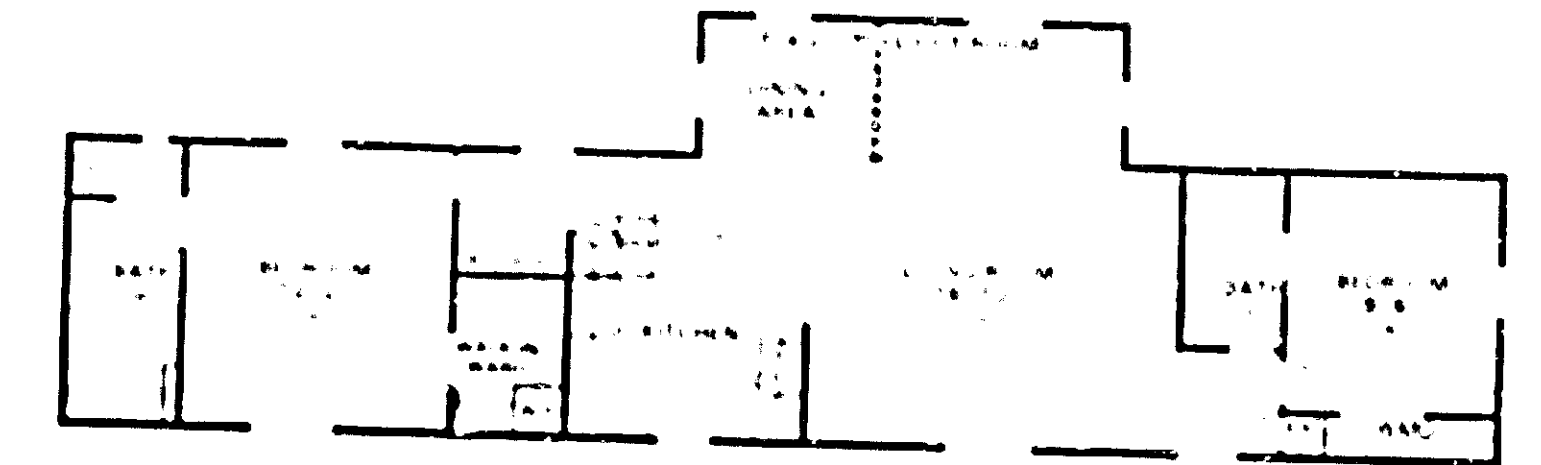


**Windsor
Homes**

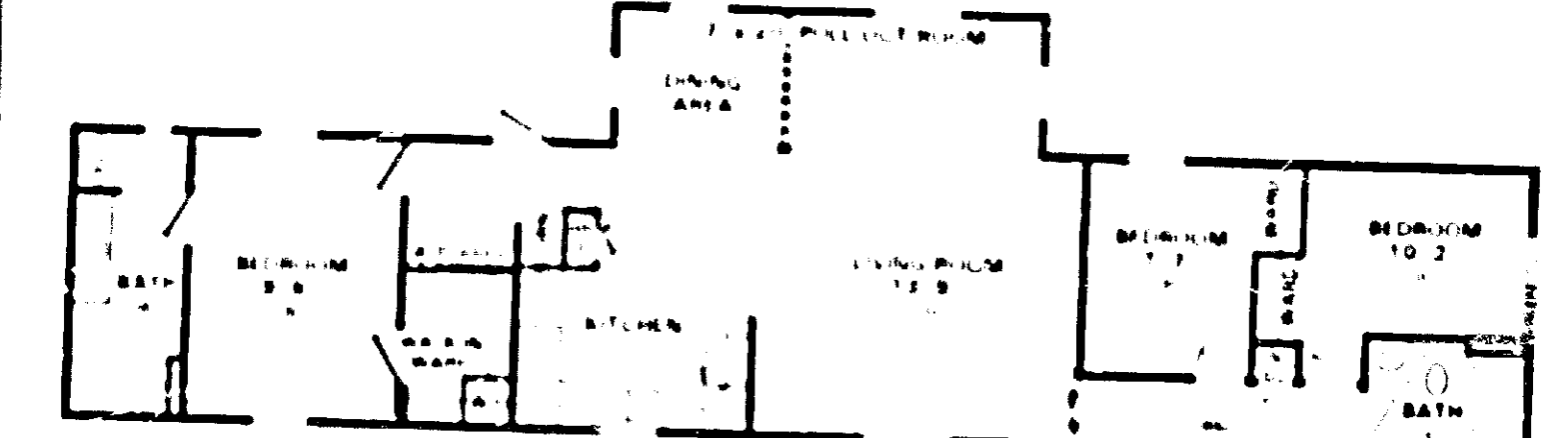


SCHULT JUMBOS

MODEL #7014-326 - 2 BEDROOM - FRONT BEDROOM - 2 BATH



MODEL #7014-405 - 3 BEDROOM - DOUBLE FRONT BEDROOM - 2 BATH



Schult Homes
an Inland Steel company

PETITIONER'S
EXHIBIT 3

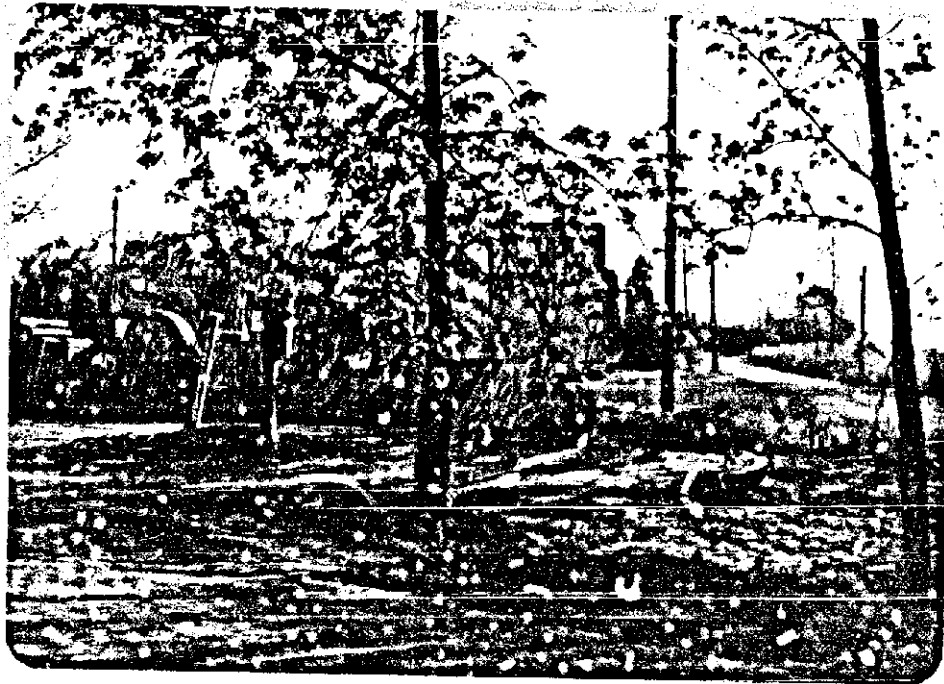
NOTICE OF HEARING AND VARIANCE
The following is a notice of hearing and variance for the property located at N/S Bletzer Road, 572' SW of Glenhurst Ave., 15th Election District, Baltimore County, Maryland. The property is owned by Robert J. Romadka, Jr., Petitioner. The variance is for the proposed construction of a mobile home on the property. The hearing will be held on Thursday, June 3, 1982, at 10:15 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The hearing will be held in the presence of the Zoning Commissioner, William E. Hammond, and the People's Counsel, John W. Hessian, III. The hearing will be held in the presence of the Petitioner, Robert J. Romadka, Jr., and any other interested parties. The hearing will be held in the presence of the Zoning Commissioner, William E. Hammond, and the People's Counsel, John W. Hessian, III. The hearing will be held in the presence of the Petitioner, Robert J. Romadka, Jr., and any other interested parties.

The following is a notice of hearing and variance for the property located at N/S Bletzer Road, 572' SW of Glenhurst Ave., 15th Election District, Baltimore County, Maryland. The property is owned by Robert J. Romadka, Jr., Petitioner. The variance is for the proposed construction of a mobile home on the property. The hearing will be held on Thursday, June 3, 1982, at 10:15 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The hearing will be held in the presence of the Zoning Commissioner, William E. Hammond, and the People's Counsel, John W. Hessian, III. The hearing will be held in the presence of the Petitioner, Robert J. Romadka, Jr., and any other interested parties. The hearing will be held in the presence of the Zoning Commissioner, William E. Hammond, and the People's Counsel, John W. Hessian, III. The hearing will be held in the presence of the Petitioner, Robert J. Romadka, Jr., and any other interested parties.

The following is a notice of hearing and variance for the property located at N/S Bletzer Road, 572' SW of Glenhurst Ave., 15th Election District, Baltimore County, Maryland. The property is owned by Robert J. Romadka, Jr., Petitioner. The variance is for the proposed construction of a mobile home on the property. The hearing will be held on Thursday, June 3, 1982, at 10:15 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The hearing will be held in the presence of the Zoning Commissioner, William E. Hammond, and the People's Counsel, John W. Hessian, III. The hearing will be held in the presence of the Petitioner, Robert J. Romadka, Jr., and any other interested parties. The hearing will be held in the presence of the Zoning Commissioner, William E. Hammond, and the People's Counsel, John W. Hessian, III. The hearing will be held in the presence of the Petitioner, Robert J. Romadka, Jr., and any other interested parties.

The following is a notice of hearing and variance for the property located at N/S Bletzer Road, 572' SW of Glenhurst Ave., 15th Election District, Baltimore County, Maryland. The property is owned by Robert J. Romadka, Jr., Petitioner. The variance is for the proposed construction of a mobile home on the property. The hearing will be held on Thursday, June 3, 1982, at 10:15 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The hearing will be held in the presence of the Zoning Commissioner, William E. Hammond, and the People's Counsel, John W. Hessian, III. The hearing will be held in the presence of the Petitioner, Robert J. Romadka, Jr., and any other interested parties. The hearing will be held in the presence of the Zoning Commissioner, William E. Hammond, and the People's Counsel, John W. Hessian, III. The hearing will be held in the presence of the Petitioner, Robert J. Romadka, Jr., and any other interested parties.

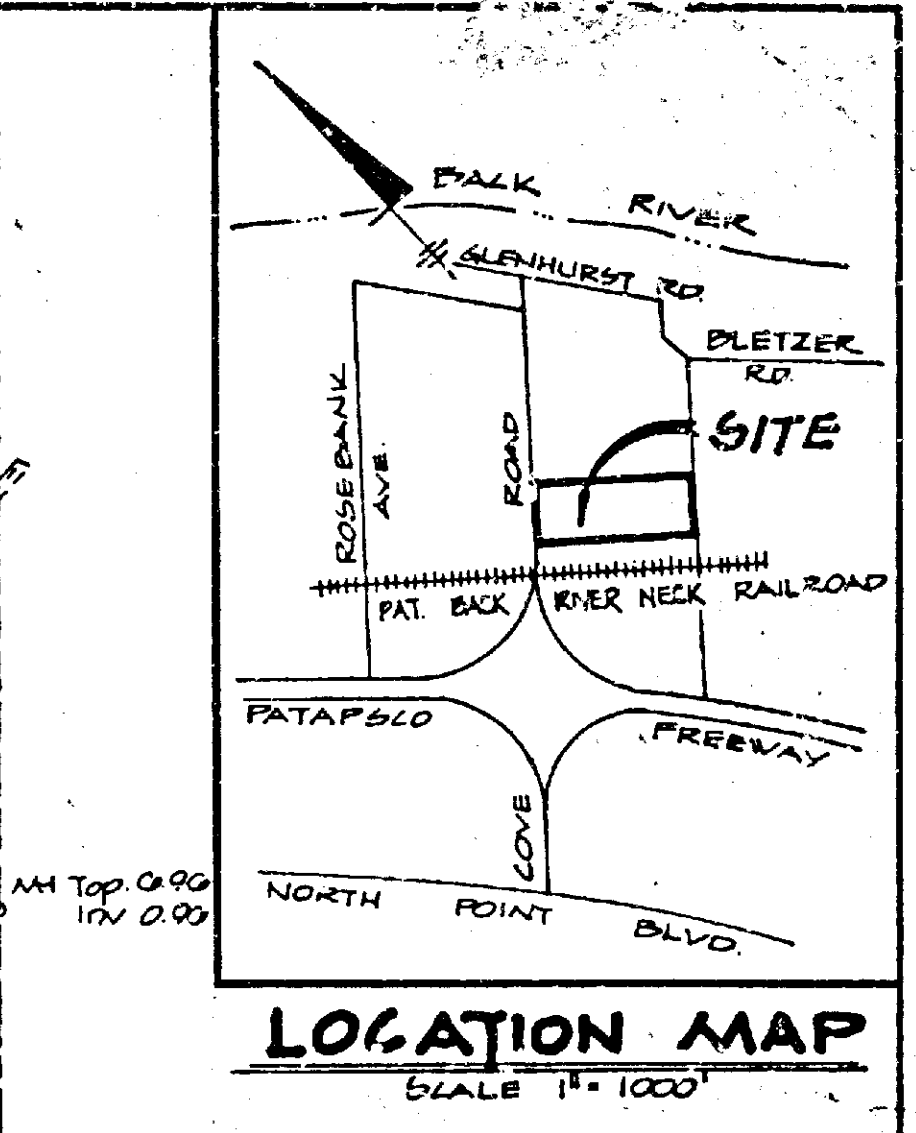
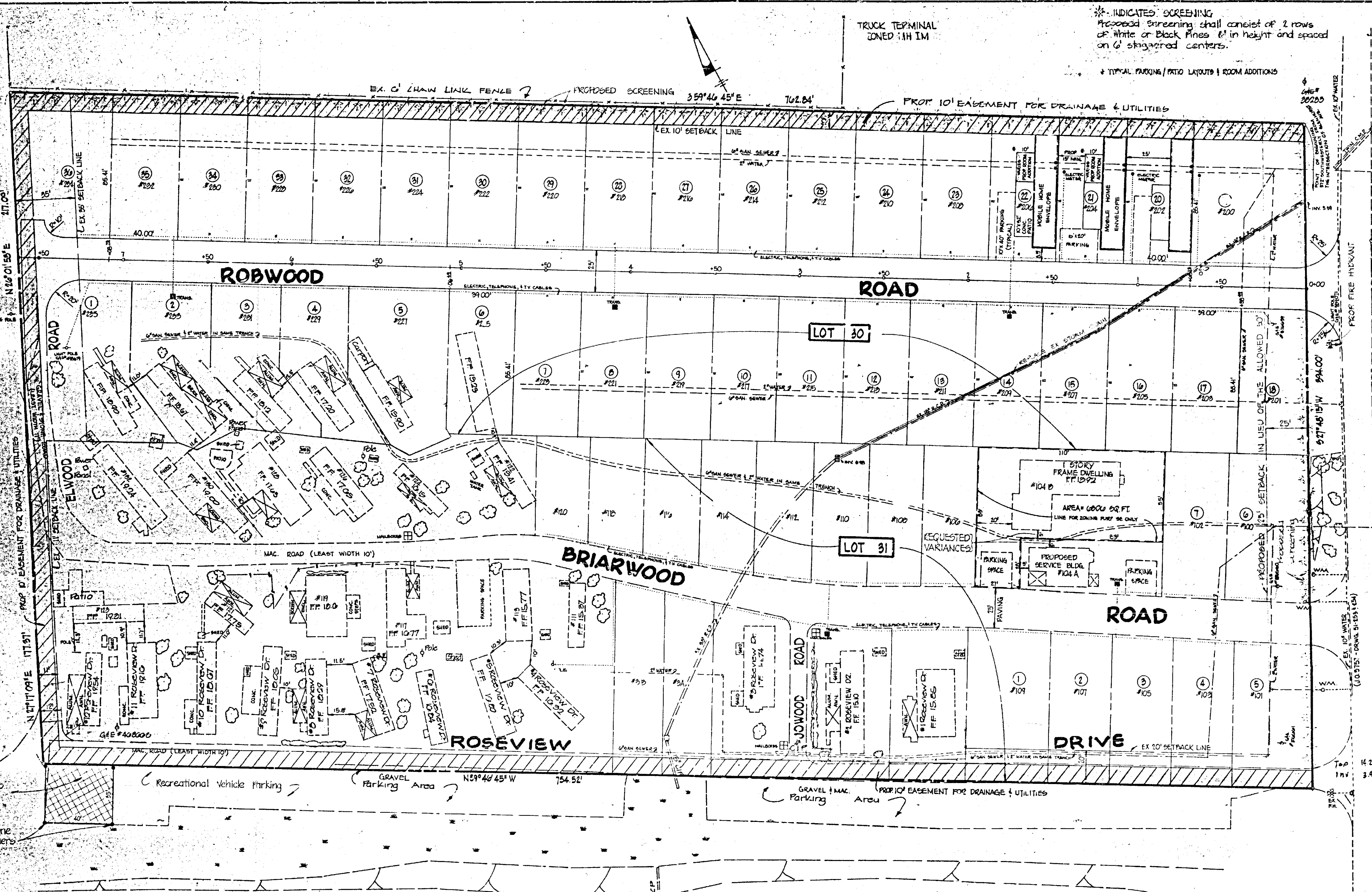
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ROAD
COVE

NO TRAILER ACCESS
ROADWAY IS HIGHWAY
STANDARD CITY LINE

Reserved Area - No
Parking - Fire Zone
(typical) & corners
of Reserved Area



ROAD
BLETZER

- The following Restrictions per Case #82-260-SPHA apply:
1. The petitioner shall continue to lease railroad property for parking and maneuvering as required by the Baltimore County Fire Department.
 2. The expanded room addition for any trailer may not exceed ten feet wide by 22 feet long and the total width of the trailer and tipout shall not exceed 24 feet.
 3. In the event that the properties located to the east or south of the subject site are developed for manufacturing uses other than trailer parks, the petitioner shall landscape the west side of Bletzer Road with black or white pines and/or yews to effectively screen the entire site from said uses.

PLAT TO ACCOMPANY PETITIONS FOR VARIANCES & SPECIAL HEARING TO AMEND SITE PLAN

NOTES:
1. EXISTING MOBILE HOME UNITS ON LOT 31 INCLUDING NEW MOBILE SITES ESTABLISHED FOR EXISTING TRAILERS TO BE RELOCATED ON 104-110 BRIARWOOD ROAD AND 5A-150 ROSEVIEW DRIVE ARE CONTROLLED BY ZONING ORDINANCE NO. 242-5 DATED 11/26/78.
2. NEW MOBILE HOME SITES ON LOT 30 & 31 ARE CONTROLLED BY CASE #81-44-X ASPH DATED 12/5/80 AND THESE LOTS MEET THE MINIMUM REQUIRED DENSITY OF 3000 SQ FT.

- PETITION REQUIREMENTS
- LOT 30 VARIANCES
- SECT. 414.4 - TO PERMIT TRAILERS TO BE LOCATED WITHIN 25 FEET OF BLETZER ROAD IN LIEU OF THE REQUIRED 50 FEET PER ZONING ORDINANCE CASE #81-44-X ASPH DATED 12/5/80.
- SECT. 414.5 - TO PERMIT A MINIMUM DISTANCE OF 15 FEET IN LIEU OF THE REQUIRED 25 FEET BETWEEN TRAILERS FOR ALLOWANCE OF AN EXPANDED ROOM ADDITION.
- LOT 31 VARIANCES
- SECT. 302 (1802.5C1) - TO PERMIT A 5' FRONT SETBACK IN LIEU OF THE REQUIRED 25' AS PERTAINING TO 104B BRIARWOOD ROAD.
- SECT. 414.4 - TO PERMIT TRAILERS TO BE LOCATED WITHIN 25 FEET OF BLETZER ROAD IN LIEU OF THE REQUIRED 50 FEET PER ZONING ORDINANCE CASE #81-44-X ASPH DATED 12/5/80.
- SECT. 414.5 - TO PERMIT A MINIMUM DISTANCE OF 15 FEET IN LIEU OF THE REQUIRED 25 FEET BETWEEN TRAILERS FOR ALLOWANCE OF AN EXPANDED ROOM ADDITION PERTAINING TO MOBILE HOME SITES 1-7; TO ALLOW SERVICE BUILDING TO BE LOCATED A DISTANCE OF 10' FROM ANOTHER STRUCTURE INSTEAD OF THE REQUIRED 25' AS PERTAINING TO 104A BRIARWOOD RD.

TO AMEND SITE PLAN AND RESTRICTIONS IN ZONING CASES 2412-5 DATED 11/26/78 AND CASE #81-44-X ASPH DATED 12/5/80 TO ALLOW A CHANGE IN THE LOCATION OF THE SERVICE BUILDING, STREET AND LOT LAYOUT OF THE TRAILER PARK.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 1/22/82
82-260-SPHA

Norman G. Fells 3/9/82
NORMAN G. BELLS, PLS. 6000 6/3/82 REV. (ADDED FIRE ZONE)

BRIARWOOD MOBILE HOME ESTATES
(FORMERLY SHADY LANE TRAILER PARK)

SCALE: 1" = 20'
DATE: MAR 9, 1982

ELECTION DISTRICT NO. 15
BALTIMORE COUNTY, MD
PJ 8102

TOWN: G.W.K.
CHECKED: N.G.B.

NORMAN G. BELLS ASSOCIATES, INC.
PO BOX 880 BELAIR, MD 21034 800-454

