10/17/52

2301

RE: PETITION FOR A SPECIAL PERMIT FOR
TRAILER CAMP - S. E. Side Benson Ave.,
1200 ft. S. W. Knecht Ave., 13th Dist.
Georgia Kohlhepp, Petitioner

The appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on October 17, 1952, granting the Petition and Special Permit for a trailer camp in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that the granting of the Petition and Special Permit would be detrimental to the health, safety, and general welfare of the community; therefore,

It is this 20th day of November, 1952, Ordered by the Board of Zoning Appeals of Baltimore County that the order of the Zoning Commissioner of Baltimore County, granting the Petition and Special Permit for a trailer camp, be and the same is hereby reversed and the Petition denied.

H. Sam Campbell
Chairman

Board of Zoning Appeals of
Baltimore County

RE: PETITION FOR A SPECIAL PERMIT FOR
TRAILER CAMP - S. E. Side Benson Ave.,
1200 ft. S. W. Knecht Ave., 13th Dist.
Georgia Kohlhepp, Petitioner

The property which is the subject of this petition for a special permit for a Trailer Camp is located on the southeast side of Benson Avenue, southeast of Knecht Avenue, Arbutus, Thirteenth District. The land of the petitioner is improved by a residence and several large accessory buildings. It is the intention of the petitioner if this special permit is granted to operate a trailer camp in the rear of these accessory buildings with a setback of at least 200 feet from Benson Avenue.

It is the contention of the petitioner that the operation of a trailer camp at this location on a large lot in the rear of the accessory buildings will not be detrimental to the general welfare of the community. The petitioner pointed out that the property across Benson Avenue is zoned light industrial and that on this property along the railroad and on the properties to the north are located many industrial enterprises.

The petitioner also contends that the use of this property for a trailer camp will not be an obnoxious as the operation of a commercial chicken raising and killing business which was formerly operated on this property.

The protestants contend that the use of this property for a trailer camp willaggravate the already existing sewage disposal problem in the area; that there is no public sewer available and that the sewage from many of the houses contaminate the stream to the southwest of the property in question. It was testified by one of the protestants that this contamination of the stream might have been due to improper installation of private sewage systems.

There is a great need for trailer camps in Baltimore County. This Department in conjunction with the Police Department is now in the process of making a drive to require all occupants of trailers to locate in a trailer camp. Many complaints have been received from occupants of the trailers that there is no trailer camp available suitably located.

In view of this great need and in view of the fact that it is the opinion of the Zoning Commissioner of Baltimore County that a trailer camp provided with proper sewage facilities will not be detrimental to the general welfare of the community and the special permit petitioned should be had.

It is this 29th day of July, 1952, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid special permit is hereby granted, subject to the following provisions:

1. That the sewage disposal system be installed in accordance with letter from the Metropolitan District dated June 20, 1952 for each ten trailers requires the following:

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

This is an appeal by Franklin C. Grill, Pryor E. Hefner, and Francis J. Heird from an Order of the Zoning Commissioner of Baltimore County granting the Petition and Special Permit for a trailer camp in regard to the property described in said Petition.

The case came on for hearing before the Board, testimony was taken for and against said Petition, and counsel heard.

The property which is the subject of this Petition is located on the Southeast side of Benson Avenue, Southwest of Knecht Avenue, Arbutus, 13th District. The land of the Petitioner is improved by a residence and several large accessory buildings. The Petitioner desires to operate a trailer camp on the land at the rear of these buildings and providing a setback of at least 200 feet from Benson Avenue.

From the testimony in this case the Board is of the opinion that the Petition should be denied for the following reasons:

1. That a trailer camp should be located on a main highway and not at a location such as requested by the Petitioner.

2. It is apparent that there is insufficient lot frontage in a desirable condition for access roads to be built for ingress and egress to the proposed camp; and, furthermore, that the operation of such a camp would unduly add to the traffic hazard because of the narrowness of Benson Avenue.

3. The Board is of the opinion that a trailer camp should wherever possible be located where sewers are available, and it is apparent that in this case the lack of such sewers would be detrimental to the health of the neighborhood.

4. There were some who testified that trailer camps as proposed at this site are generally considered as detrimental

-2-

to the morals and general welfare of the neighborhood; and while this may not be true of many such camps, the Board is of the opinion that no well arranged trailer camp has been planned.

The Board is of the opinion that this property and the property to the rear is suited for residential use, and there are residential properties along Benson Avenue; therefore, the Board will pass an Order denying the Special Permit and reversing the action of the Zoning Commissioner of Baltimore County.

H. Sam Campbell
Chairman

Board of Zoning Appeals of
Baltimore County

-2-

Install 6" trunk line to pick up sewage from each trailer and route to septic tank not less than 20 feet from nearest trailer.

Install 1500 gallon septic tank of approved design.

Install two (2) 8 x 15 leaching cesspools. This will give 500 square feet of leaching area if the soil is uniform below the 5.5 foot level, which is the required wall area according to the Plumbing Code.

2. That any trailers located upon this property be located in the rear of the accessory buildings at least 200 feet from Benson Avenue and at least 100 feet from the southwest property line of the petitioner, said property being the dividing line between the land of the petitioner and P. E. Heffner on the property known as 4807 Benson Avenue.

Zoning Commissioner
of Baltimore County

CHARLES H. DOING
ATTORNEY AT LAW
RELAY 27, MARYLAND

August 4, 1952.

In re: Petition for a Special Permit
for Trailer Camp - S. W. Side Benson
Ave., 1200 ft. S. W. Knecht Ave.,
Georgia Kohlhepp, Petitioner

Mr. Augustine J. Muller,
Zoning Commissioner,
Baltimore County,
Towson, Maryland.

Dear Mr. Muller:

Please enter an appeal to the Board of Zoning Appeals for Baltimore County from your order dated July 28, 1952, granting a Special Permit for a Trailer Camp on Knecht Avenue in the Thirteenth Election District of Baltimore County to Georgia Kohlhepp, on the behalf of Franklin C. Grill; Pryor E. Hefner; Francis J. Heird; and others, protestants.

Charles H. Doing
Attorney for protestants.

FILED AUG 6 1952
Augustine J. Muller

2301

IN THE MATTER OF
Petition of
Georgia Kohlhepp

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For A Special Permit

To The Zoning Commissioner of Baltimore

Georgia Kohlhepp, Legal Owner

Contract Purchaser,

hereby petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 577 of the Acts of the General Assembly of Maryland of 1943, for a cert in permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or be erected thereon) hereinafter described for

Trailer Camp (10 trailers)

All that parcel of land on the southeast side of Benson Avenue, beginning 1200 feet southwest of Knecht Avenue, thence southeasterly and binding on the southeast side of Benson Avenue 218.8 feet, thence south 46° east 552.5', thence north 44° 35' east 296 feet, thence north 46° west 318.4', thence south 46° west 80', thence north 44° west 200' to place of beginning.

Contract Purchaser

Address

Georgia Kohlhepp
Legal Owner

4721 Benson Ave. 27 Md.
Address

ab 4729.

7/7/52
10 A.M.
Sec 710

BALTIMORE COUNTY METROPOLITAN DISTRICT
Inter-Office Correspondence

Mr. A. Muller

From CHARLES B. WHEELER June 20, 1952

To EDWARD DEWITERS

Subject Proposed Trailer Camp, 4721 Benson Avenue — Re: Soil Test
Owner: Mrs. G. Kohlhepp, 4721 Benson Avenue, Balto., 27, Md.

Soil test was conducted at seven (7) feet.

Results:

1# drawdown in five (5) minutes. Soil-- tight clay up to approximately 5.5 feet. Sand -- from 5.5. i vt to 7 feet.

Attached is a sketch of the Trailer Camp lay-out. The proposed ten trailer will house from 2 to 3 persons each. We recommend accordingly:

1. Install 6" trunk line to pick up sewage from each trailer and route to septic tank not less than 20 feet from nearest trailer.

2. Install 1500 gallon septic tank of approved design.

3. Install two (2) 8x15 leaching cesspools. This will give 500 square feet of leaching area if the soil is uniform below the 5.5 foot level, which is the required wall area according to the Plumbing Code.

CHARLES B. WHEELER

CBW:PKE:ccc

Permit 470 Blk

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: #2301 6-26-52
Posted for: Special Permit for Trailer Camp
Petitioner: Georgia Kohlepp
Location of property: S.E.S. Benson Ave. by 1200 ft S.W. of Knecht Ave. thence S.W. & Bendigo Ave. S.E. side of Benson Ave. 218.2 ft. thence S.44° E 553.5 ft. thence N.44° 45' E 28 ft. thence N.44° 45' W 1200 ft. thence S.44° 45' W 50 ft. to place of beginning
Location of Signs: S.E.S. of Benson Ave. 1310 ft S.W. of Knecht Avenue
Remarks:
Posted by: George R. Hammond (Signature) Date of return: 6-26-52

FILED JUN 30 1952 2301-S

ZONING DEPARTMENT OF BALTIMORE COUNTY. RE: PETITION FOR SPECIAL PERMIT—13TH DIST.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for Special Permit to use the property hereinafter described for Trailer Camp, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Rockord Building, Towson, Md.

On Monday, July 7, 1952,
At 10:00 A. M.

to determine whether or not the Special Permit petitioned for as aforesaid should be granted, the property in said petition being particularly described as follows, to wit:

All that parcel of land situate on the south side of Benson Avenue, beginning 1200 feet southwest of Knecht Avenue, thence southwesterly and binding on the southeast side of Benson Avenue 218.2 feet, thence south 44° east 553.5', thence north 44° 45' east 28 feet, thence north 44° west 514.4', thence south 44° west 50', thence north 44° west 200' to place of beginning, as shown on plot plan filed with the Buildings and Zoning Departments.

By Order of
ZONING COMMISSIONER OF BALTIMORE COUNTY.
June 10-27.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 1952.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each of~~ 2 times ~~successive weeks~~ before the 7th day of July 1952, the first publication appearing on the 30th day of June 1952

THE JEFFERSONIAN,
[signature] Manager.

Cost of Advertisement, $

August 6, 1952

$22.00

RECEIVED OF Charles E. Doing, Attorney, the sum of Twenty Two ($22.00) Dollars, being cost of Appeal from Special Permit for Trailer Camp, S. E. Side Benson Avenue, 1200 feet S. W. Knecht Avenue, 13th District of Baltimore County.

Zoning Commissioner

PAID
AUG 6 - 1952
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
BY [signature]

June 10, 1952

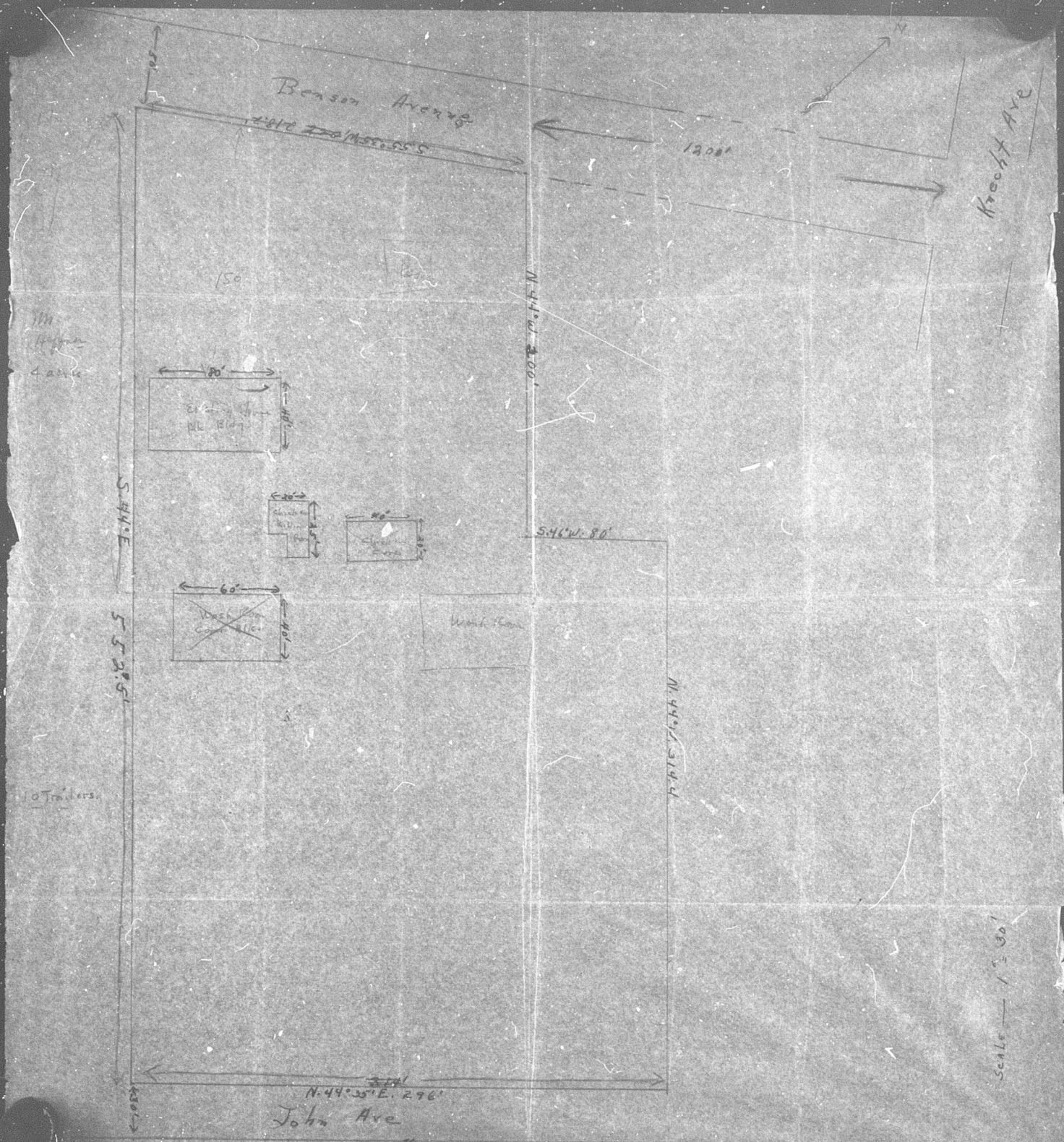
$20.00

RECEIVED of Georgia Kohlhepp the sum of Twenty ($20.00) Dollars being cost of petition for a special permit, advertising and posting property, southeast side of Benson Avenue, 13th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, July 7, 1952
at 10:00 a.m.

PAID
JUN 12 1952
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
BY [signature]



Benson Avenue
1200'
Knecht Ave
N
150
N.44°W. 200'
80'
40'
20'
40'
S.46°W. 80'
60'
40'
S.44°E
S.52°5'
N.44°W. 314.4
10 Trailers
N.44°35'E. 296'
John Ave
Scale — 1" = 30'