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November 22, 2017

Hand Delivered

Mr. Carl Richards, Zoning Supervisor
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Granite Mobile Home Park
Davis Avenue, Woodstock, Maryland
Prior Case Nos. #3545-RX & 93-383-SPH
DRC Letter Approval dated 10/16/97
Request for Approval of current use for 52 pad sites

Dear Mr. Richards,

I write to you on behalf of the Granite Mobile Home Park, hereinafter "Granite". This mobile home park has existed on Davis Avenue in Granite, Maryland for the past 62 years. At present the park is situated on 15.8383 acres of land and contains 52 mobile home pad sites. (See attached aerial photo from My Neighborhood)

By way of background, Granite received its original zoning approval by way of a petition for reclassification and special exception which was approved on June 30th, 1955. (See attached Case No. 3545-RX) At the time of that approval in 1955, the property was raw land. However, over the ensuing years the park grew and was developed with pad sites installed along three roadways known as Courts "A", "B" & "C".

In 1993, 38 years after its original approval, the owners of Granite filed a Petition for Special Hearing in case No. 93-383-SPH to slightly enlarge the area of their original special exception, adding a very small area of .370 acres to the existing special exception area. The area of that expansion is depicted on the attached site plan and is shaded in gray. (See attached site Plan from Case 93-383-SPH)

At the time that the Special Hearing was filed in 1993 Granite had grown from zero pad sites to 48 mobile home pad sites along Courts "A", "B" & "C" as shown on the attached plan. In addition, over the past 24 years Granite has added 4 more pad sites, 2 sites along exiting Court "B" and two sites along existing Court "C". (See attached most recent site plan depicting a total of 52 pad sites)

It should be noted that the attached site plans depict the area of the special exception outlined in pink marker. The property actually owned by Granite is much

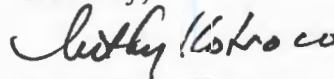
larger than the special exception area and that property line is outlined in green marker. The entire property is about 5 acres larger than the special exception area.

It bears mentioning that Granite filed with the Development Review Committee (DRC) in 1997, a request to add another 10 mobile home pad sites depicted on the Plan to Accompany DRC Request. At that time, in 1997, Granite intended to create a Court "D" which contained an additional roadway and 10 mobile home pad sites, all located within the original special exception area. The DRC met on October 14, 1997 and issued their letter of approval on October 16, 1997. No hearing was required by the DRC and Granite was instructed to submit a new plan showing the additional 10 sites. Granite did not follow through with this expansion and Court "D" was not constructed as of this time. Granite may, in the future, construct these additional sites per their approval in 1997. (See attached DRC letter)

At the time of the writing of this letter, Granite is improved with 52 mobile home pad sites as evidenced by the documents attached to this letter. In light of these facts, I respectfully request your verification and confirmation that the 52 pad sites that currently exist at the Granite Mobile Home park are lawful and may continue to exist on the property.

Thank you for your kind consideration of this matter.

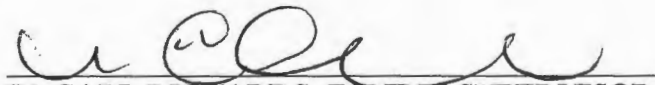
Sincerely,



Timothy M. Kotroco

Enclosures

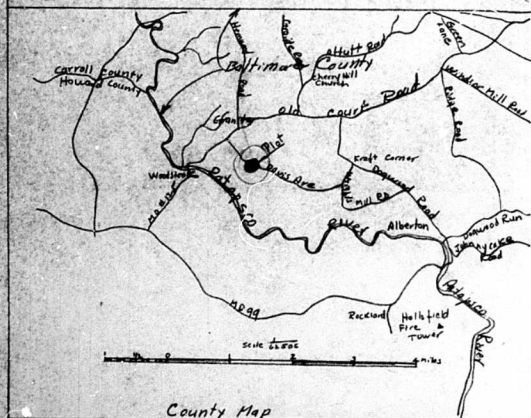
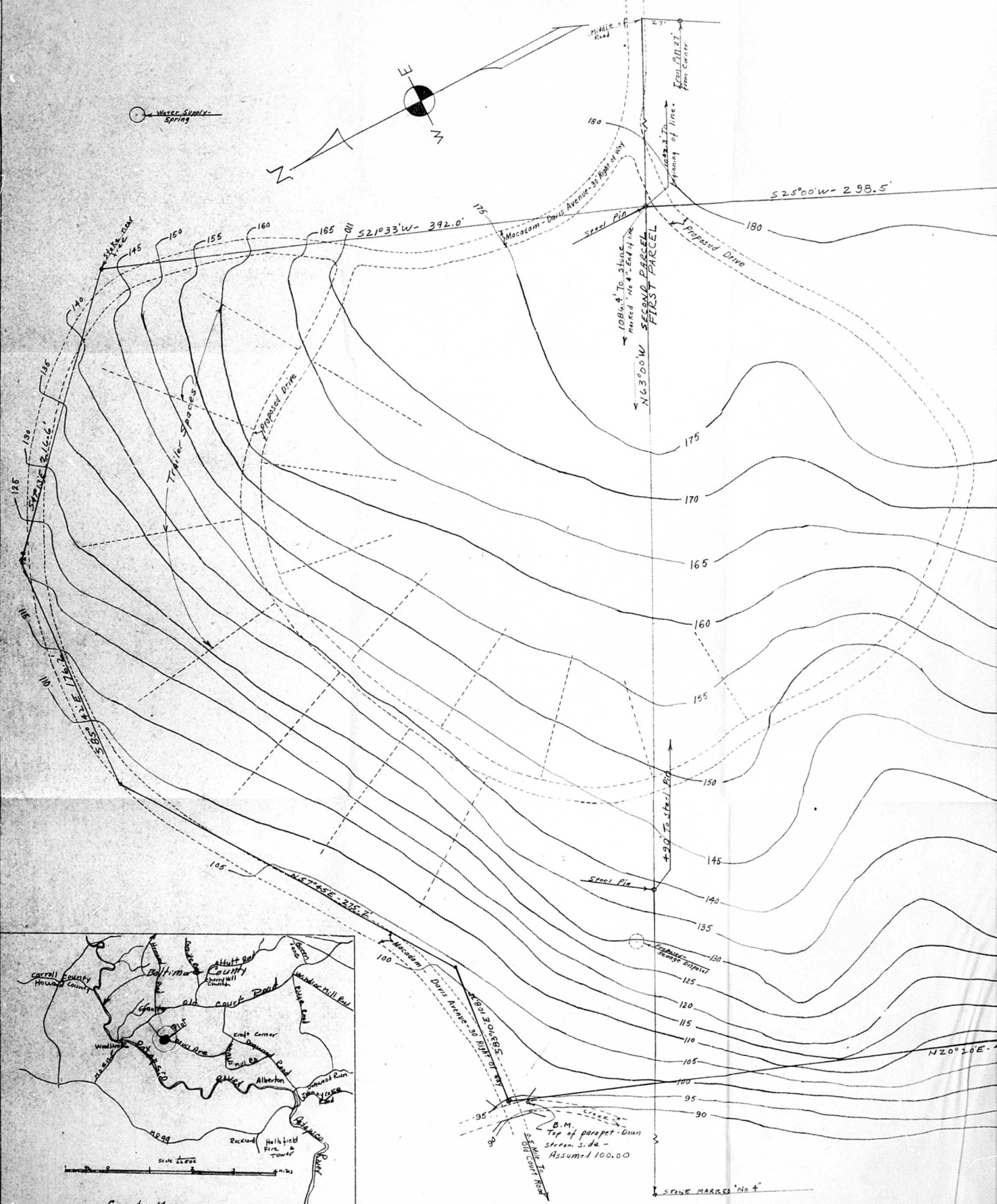
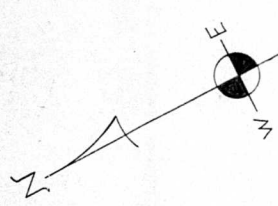
AFTER REVIEWING THE DOCUMENTS ATTACHED HERETO AND BASED UPON THE CONTENTS OF THIS LETTER, THE 52 PAD SITES THAT CURRENTLY EXIST ON THE PROPERTY OWNED BY THE GRANITE MOBILE HOME PARK ARE LAWFUL AND MAY CONTINUE TO EXIST ON THE PROPERTY. THIS LETTER SHALL SUPERCEDE ALL OTHER LETTERS ISSUES BY THIS DEPARTMENT.


W. CARL RICHARDS, ZONING SUPERVISOR

11/22/17
DATE

[illegible]

Water Supply Spring





Trailer Camp plot - 10.605 Acres

Course	Distance
S 25° 00' W	298.5'
S 83° 30' W	319.0'
N 43° 45' W	362.0'
N 20° 20' E	466.0'
S 83° 10' E	108.75'
N 57° 45' E	275.2'
S 85° 42' E	176.2'
S 47° 13' E	216.6'
S 21° 33' W	392.0'

Date:

Minimum lot - 65' Frontage - 120' deep

Davis Avenue - 30' Right-of-Way

Davis Avenue - Surface - Macadam

Contour lines - 5' Interval

B.M. - Top bridge parapet - SE Corner - Assumed

Water Supply - Spring - NE Corner

Reference: Liber R.J.S. No. 1446, folio 342 dated Mar 15, 1946; Reopened Apr 1, 1946

VERNON MATHENA
GRANITE - MARYLAND
BALTIMORE COUNTY
TRAILER CAMP PLOT
April 11, 1955
Scale - 1" = 30'
Field Book No. 18 - Pages 74, 75, 76, 77 & 78
No. 9 Election District

Registered Surveyor - No. 2537