TIMOTHY M. KOTROCO

Attorney at Law
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-2943
Tkotroco@gmail.com

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

Zoning Density Verification Letter June 12, 2017 Page 2

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, lethy (Lotro co

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

DATE

#3545-RX PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION To the Zoning Commissioner of Baltimore County: I, or we, Vernon W. Mathens and Ethelyn Mathendegal Owner . Separate description attached All that parcel of land in the Second District of Baltimore County, beginning for You mass in the center of Daris Are, mass the sign of a creek, the county of the County Property to be posted as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above reclassification and 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.

Ethelyn Mathera Ulmon w - Mathine

Davis Avenue, Granite, Maryland

Downes & Deitz, Attys. 212 Washington Ave., Towson L, Md. NOTIFY

MAY 25 1955

THE PARTY OF THE P hereby petition (1) that the soning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R 6 Zone to an R 10 (2) for a Sp cial Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Trailer Park Property to be posted as prescribed by Zening Regulations.

I, or we, agree to pay expenses of the above reclassification and 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.

Mathewa Ulman w Mathine

Davis Avenue, Granite, Maryland

Downes & Deitz, Attys. 212 Washington Ave., Towson 4, Md.

Notlity 3-5/6115 MICROFILME

MAY 25 1955

ORLERED by the Zoning Conmissioner of Reltinory that the subject matter of this nutition he advertised to

. 1955, at 10:00 o'clock

Spen hearing on potition (1) for reclassification of the parcel of land described benefit on the part of the constant of the c

Zening General atoms of Ballison Goury, the the afterest patients at the fact of Ballison Goury, the the afterest patients be and the act of Ballison Goury, the the afterest patients be and the advanced and social field, for reclassification as aforested and second fee a supplied to the compliance with the patients of the Ballison County Sealth Department.

Willester Mell

June 10, 1955

RECEIVED of Downes & Deitz, Attorneys-at-Law, the sun of Forty Five (\$45.00) Dollars, being cost of petition for Reclassification and Special Exception, advertising and posting property, Davis Avenue in the Second Election District of Bultimore County.

Thank were

Zoning Commissioner of Saltimore County

Mednesday, June 29, 1955 at 10:00 a.m.

Reckord Building Towson, Maryland

THE BALTIMORE COUNTIAN

No. 1 Newburg Avenue

CATONSVILLE, MD.

June 18, 1955.

THIS IS TO CERTIFY, that the annexed advertisement of Welsie H. adams, Joning

of Baltimore arenty was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for the 1854 day of June successive weeks before 1955, that is to say the same was inserted in the issues of

June 10 and 17, 1955.

THE BALTIMORE COUNTIAN

By Paul J. Margan Editor and Managob

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting 6-15-55 Posted for: less fit to 30me to line of 18 30me and precint they then for Trule like Potitioner: Alleren W. mathena et al realte at very spipe for All scene is all conter sine of flower air mon the topic of some hope of 50 wife S.t. familia from the stable for realte a dear on work of the befold truly, and the Sooph and before fire from Michigan of flower on M. 5.5. I then town

Posted by Setrige R. Husanovel Date of return: 6-16-53



