

RE: PETITION FOR A SPECIAL EXCEPTION FOR
TRAILER PARK - S. S. PATTERSON AVENUE
816 Feet W. OF HOFFET AVE., 15th
District of Baltimore County -
Charles J. Mirabile, Petitioner

Upon hearing on petition for a special exception to use the property described therein for a Trailer Park, the plan submitted for the consent of a Trailer Park does not meet the requirements of the Zoning Regulations and Restrictions for Trailer Parks in Baltimore County, nor does this petition for a special exception meet the requirements in Section 502, of said Regulations and Restrictions, which state that the Zoning Commissioner and the Board of Zoning Appeals, upon appeal, shall grant a special exception only when it shall not be detrimental to the health, safety, and the general welfare of the community.

It is also to be noted that the Health Department of Baltimore County, in a letter to the petitioner dated July 14, 1955, stated that the Health Department could not approve the above site for a Trailer Park.

Section 411.6 of the Regulations and Restrictions reads as follows:

"No such trailer park, nor any service building or structure used in connection therewith shall be established or operated without the approval of and subject to the regulations and requirements of the Baltimore County Health Department. Written approval shall be a required condition prior to issuance of a permit."

For the above reasons the petition for a special exception should be denied.

It is this 25 day of August, 1955, ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the aforesaid petition for a special exception is hereby denied.

Charles J. Mirabile
Deputy Zoning Commissioner
of Baltimore County

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August 29, 1955

Re: Petition for Special Exception
for Trailer Park (Hotel) S. S.
Eastern Ave., 15th District -
Charles J. Mirabile, Petitioner

Mr. Wilkie H. Adams,
Zoning Commissioner
303 Washington Avenue,
Towson 14, Md.

Mr. Commissioner:

Please enter an appeal to the Board of Zoning

Appeals of Baltimore County from your decision denying the special exception in the above matter and transmit all records in said case to the Board.

Charles J. Mirabile
Charles J. Mirabile, Petitioner
8036 Ransford Avenue
Baltimore 24, Md.

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IN THE MATTER OF
PETITION FOR SPECIAL EXCEPTION
FOR TRAILER PARK (Hotel) S.S.
EASTERN AVE., 15th DIST. 816 Feet W.
of Moffett Ave., 15th District -
Charles J. Mirabile, Petitioner

THE BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

OPINION

This is an appeal from a decision of the Zoning Commissioner denying an application for a Special Exception for a Trailer Park on the south side of Eastern Avenue west of Moffett Avenue.

The property is adjacent to a railroad, automobile dismantling and used car lots and other commercial uses.

It is apparent that the property cannot reasonably be expected to be developed for residential property and in view of surrounding conditions we are of the opinion that it is a suitable location for a Trailer Park, provided that provisions are made for adequate water supply and proper sewerage disposal facilities, and the operation is conducted in accordance with Section 411 of the Zoning Regulations.

The Regulations require that the Baltimore County Health Department approve the operation prior to issuance of a permit and our Order will so provide.

ORDER

For the reasons set forth in the foregoing Opinion it is this 3rd day of May, 1956, ORDERED by the Board of Zoning Appeals of Baltimore County that the Special Exception applied for be granted subject to the following conditions:

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1. That such Trailer Park shall be approved in writing by the Baltimore County Health Department prior to the issuance of a permit in accordance with Section 411.6 of the Zoning Regulations.
2. That such Trailer Park shall comply in all respects with the provisions of all of the Zoning Regulations entitled "Trailer Parks".

BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

Charles J. Mirabile
Charles J. Mirabile
Charles J. Mirabile

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JOINT ZONING COMMITTEE REPORT ON PETITION # 3607-X

Location and District: South side of Eastern Avenue, 816 feet west of Moffett Avenue, 15th District

Present Zoning: M. Proposed Zoning: Special Exception for a Trailer Park use.

Date of Report: August 23, 1955

Present Status of Property: Vacant

Area:

Vicinity:

Topography or Grade Problems:

Access and Road Widening:

Traffic Implications:

School Factors:

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Public Works Items:

Water -

Sewer - No public sewer facilities available in this area. Also, the lot and soil conditions are unsatisfactory for the installation of a private disposal system. Reference is made to the report of the Baltimore County Health Department of July 14, 1955.

Storm Drainage -

Public Works Agreement to Include: Public Works agreement to be submitted for roads, sanitary sewer, water mains and storm drains as may be required for this development. Any construction plans to be submitted for any of these improvements that are necessary.

Effect on Master Plan Proposals:

Land Use Proposals: The preliminary Land Use Plan proposes M zoning.

James J. Dembeck, Executive Secretary
Joint Zoning Committee

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July 14, 1955

Mr. Charles Mirabile
Toon Hall Tavern
8036 Eastern Boulevard
Baltimore 24, Maryland

Dear Mr. Mirabile:

Reference is made to your proposal to build a trailer camp on the east side of Eastern Avenue adjacent to the Pennsylvania Railroad track, the tentative plans having been submitted by you to the Baltimore County Planning Commission for approval.

The Baltimore County Health Department has been requested by the Planning Commission to evaluate this property in respect to methods by which sewage effluent could be disposed.

A field visit was made to this location by Mr. Phillip Kruse, Baltimore County Metropolitan District, and Mr. Timothy H. Jorgensen, Baltimore County Health Department. Their report shows that there is no public sewer facilities available in this area. The lot is very low in nature and soil will not be suitable for the installation of a private disposal system.

I regret to inform you that the Baltimore County Health Department cannot approve this site for a trailer camp.

Very truly yours,
Charles J. Mirabile
Deputy State and
County Health Officer

Copy: Mr. Malcolm H. Gill
Mr. Charles B. Wheeler

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July 25, 1955

\$15.00

RECEIVED of Charles J. Mirabile, petitioner, the sum of Thirty Five (\$35.00) Dollars, being cost of petition for a Special Exception, advertising and posting, property, beginning 623.95 feet from the intersection of the southeast corner of Moffett Avenue and Eastern Avenue a distance of 192.77 feet west.

Zoning Commissioner of Baltimore County

PAID
JUL 27 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *W. H. W.*

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26 \$30.00

RECEIVED of Charles J. Mirabile, petitioner, the sum of Thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying the special exception for a Trailer Park (Motel), south side of Eastern Avenue, beginning 816 feet west of Moffett Avenue, 15th District.

Zoning Commissioner



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#3607

District 15th Date of Posting 8-10-55
Posted for: Special Permit for a Trailer Park
Petitioner: Charles J. Mirabile
Location of property: S. E. of Eastern Ave. by 816 ft. W. of Moffett Ave.
etc. See Plat
Location of Signs: South side of Eastern Ave. 900 ft. west of Moffett
Avenue
Remarks: _____
Posted by George A. Hummel Date of return: 8-11-55
Signature

Order 8165 Req D 871

AUG 22 1955

3607 Y

Certificate Of Publication

ESSEX, MD., August 19th, 1955

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 24 day of August 1955, the first publication appearing on the 4th day of August 1955.

THE EASTERN ENTERPRISE, INC.

Don Helen G. Sheldens
off Manager.

ZONING DEPARTMENT OF
BALTIMORE COUNTY
RE: PETITION FOR
SPECIAL EXCEPTION
15th DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for a Special Exception to use the property described therein for a Trailer Park, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing in the Board Room in the basement of the Rockard Building, Towson, Maryland.

on Wednesday, August 24, 1955 at 8:00 P.M.
to determine whether or not the Special Exception petitioned as aforesaid, should be granted, the property in said petition being described as follows, to wit:
All that parcel of land in the 15th District of Baltimore County on the south side of Eastern Avenue beginning 816 feet west of Moffett Avenue, thence westerly 192.71 feet; thence South 9 degrees 17 minutes east 898.67 feet; thence North 11 degrees 43 minutes east 322.29 feet; thence North 13 degrees 21 minutes west 498.28 feet to beginning of Home property of Charles J. Mirabile as shown on plat plan filed with the Zoning Department.
By order of Zoning Commissioner of Baltimore County. Aug. 4, 1955

BR 6 3079
MU 6-9609
Charles M. Robins