#4090 X PETITION FOR SPECIAL EXCEPTION IN THE MATTER O REFORE THE MAP ZONTING CONDITISTICHER #11+ 14 A OF PALITHORE COUNTY JAMES A. WINTERSTEIN 'X" 3/21/57 For a Special Emperation To The Zoning Commissioner of Baltimore County JAMES A WINTERSTEIN Contract hereby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chanter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows: A Special Exception to use the land (and improvements now or be erected thereon) hereinafter described for\_ TRAILER PARK LANTILE IN THE PAPER AND ADDRESS OF THE PAPER ADDRESS OF THE PAPER ADDRESS OF THE PAPER AND ADDR of Susquehinna Trans. Co. of Md. \$4090-7 James A Winterstein 8143 Belair Ad. #6 Contract Purchaser 8219 BELAIR Rd#6 Address Septeb &C 4090

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

#4090 Date of Posting 3-19-57 Date of Porting 3-19.57.

Porting of Special Experience for france les Sack

Porting of Special Experience for france les Sack

Porting of Special Experience for June les Sack

Grant of superior less soul Soft Sellan My gray & Blee of Special Some 129 Ash,

Constituted to superior for Soft Sellan Bedieved properly down in 129 Ash,

Locality of Sura Ontology, good follow, por Posted by Alweyl A. Hermil Date of return: 3-20-5-7

ORDERED BY the Zoning Commissioner of Raltimore County this 1st \_\_ day of \_\_March that the subject matter of this petition be advertised in of general circulation throughout Baltimore and that the property be posted, as required by the ng Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zonins ssioner of Baltimore County, Maryland, on the lat 1957\_ at 10\_o'clock

Department Of Public Morks BUREAU OF LAND DEVELOPMENT Inter-Office Correspondence

Prom GEORGE R. LEVIS March 28, 1957 . MULSIE R. ADAMS

Subject Zoning Petition #1090-X Special Exception - Trailer Park S/S Belair Road E/ Susquehanna Tr

This office wishes to make the following comments with reference to the subject petition:

- 1) The original reclassification to B-R for this site under The original reclassification to Dof for this site under pROLL included a provision that the reclassification of signal content of the provision of the property of the development by the Office of Plannic Plans for its development by the Office of Plannic Plans is under year a permit application is in this office for a lumber year ing preceding of this send under PROLL. We are utilized can satisfy the original recommender order. Nowever, this we can satisfy the original recommender order. The temperature (one of whether the property of the property of the original plans are requested by the soning order. It is empositely plans are requested by the soning order. It is empositely until the original order PROLL is causalised.
- The owner must be required to submit a subdivision plan for the trailer park itself, showing lot sizes, rouchays, sewage system, water system, proper drainage, location of utility building, etc., as per Section blu of the Zoning
- Tentative alignment of Mhite Marsh Expressway passes through this site. The Office of Planning shall present comments on this highway.
- Existing grade of this property is very rough. Plan of subdivision should give grading study to indicate feasibility of the intended use.

George R Seun GEORGE A. LENTS

CRI.: 7 a

CC: Mr. Stirling (Planning)

4090-MAP #11+141 HE: PHTITION FOR SPECIAL EXCEPTION PETITION FOR SPECIAL EXCEST. FOR TRAILER PARK \* PROPERTY Beg. 500 feet S. of Bel Air Road on E. R/W of Sus.Trans. Line, lith District - Jgs. / Winterstein, Petitiomer BEFORE "X ZONTING COMMISSIONER OF BATTIMORE COUNTY

Pursuant to advertisement, posting of property and public hearing on the within petition for a special exception to use said property for a Trailer Park in a "Rusiness Readside" Zone, from the testinger presented at the 'maring the cititioner now operates a trailer park adjoining this site and wishes to extend the use to some 14.5 acres.

.........

This property is separated from the existing trailer park by the Susqueharma Transmission Line. There was no protest presented at the time of the hearing and in the comments of the Office of Planning it has no objection to the proposal as a lan use matter. However, this property when somed as "Business Roadside" by petition No. 4011 it was stipulated in the Order of the Zoning Co missioner that all plane as to the use of the property were subject to approval of the Office of Planning and the Bureau of Land Development. Until this time this Order has not been complied.with. In granting this special exception all plans as to layout, lot sizes, roses, etc., shall be subject to the approval of the Office of Planning and the Bureau of Land Development.

It is this 3 and. day of April, 1957, by the Zoning Commissioner of Ba timore County, ORDERED that the aforesaid petition for a special exception be and the same is hereby granted.

Wilsie DV. Colano of Baltimore County

March 26, 1957

RECEIVED of H. Richard Smalkin, for petitioner Mary V. Winterstein, the sum of Five (\$5.00) dollars. being cost of advertising the property on the South side of Belair Road and on the East right-of-way of Susquehanna Baltimore County.

Zoning Commissioner of Baltimore County

01.630 - 15 00



OFFICE OF PLANNING

Inter-Office Corn

March 28 1957

From .. Office of Planning To Wilsie H. Adams, Zoning Commissioner

Subject Zoning Petition #4090-x. Special Exception 490-100 the rest of the second of the second of Belair Road, on the sast right-of-way of Susguehanna Transmission Co. 15.05 acres. (Parcel II of Zoning Petition 94011.)

14th District. Hearing, April 1, 1957.

(1) This Office has no objection to the proposal as a

(2) The 15 sore subject property is Farcel II of the 82 sore tract granted a reclassification to B-R, 1/27/57/4011.
the reclassification to B-R, 1/27/57/4011.
the reclassification to "subject better the reclassification to "subject better plans for the development of "said tract by the Office of Planning".

(3) The plans secessary to seet the Zening Commissioner's provided by the plant number to the commissioner's report and the plant number to the commission of the tract and the tract is made and the commission of the cowed by several different person. We understand that the delay is caused by a difficulty in getting cooperation from the various connect to go shead with necessary survey, sto.

(4) This Office is particularly anxious to get some clar-ification on the access and internal traffic layout for the total tract, since this layout could be tied in with studies now undermay for a new alignment of Ridge Road (Bureau of raginering and office of Flaming).

(S) If you are inclined to grant this Special Exception for Farcel, II, we hope you will bear in mind our need to get somewhere on the layout for the whole tract as soon as possible. This layout, by the way, does not need to show possible. This layout, by the way, does not need to show the mindy interested in the access and traffic structures. (All of the owners cannot possibly since how they are going to use their land.

(6) The Petitioner for the Trailer Park has not submitted any plans for the design of the Trailer Park itself. On such a large site, covering a hilly piece of land, it is

OFFICE OF PLANNING

Inter-Office Corresponden

***************************************	

To .

important that he show plans for arrangement of trailer spaces, roads within the Trailer Park, sewerage, special buildings, etc. We would be glad to go over these plans, if you make this a provisior in your order.

if you make this a provision in your order.

(7) The current tentitie a sligment for the proposed white March Expressway passes through the lower (southeastern) edge of the Trailer Park area, This is just about as far into the Trailer Park area as a practical route for the state of the Trailer Park area as a practical route for the provision, in the count of Franting our order includes for the Trailer Park must be approved, it will be possible to aske allowance for the route of the Mitch March Expressway and the Santa Control of Inflated costs to the County might be avoided.

CERTIFICATE OF PUBLICATION



TOWSON, MD. March 22, 19 57

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ozneczaczonek of 2 times measurements before the lat Apr.11 19 57 the first publication appearing on the 15th day of March

> THE EFFERSONIAN, Melwith

Cost of Advertisement \$

