

PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, Nicklaus and Sophie L. Ramsayer, Legal Owner

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-4 Zone to an R-10 Zone; and
 (2) for a Special 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 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.

Nicklaus Ramsayer
Sophie L. Ramsayer
 Legal Owner

Box 305 Gum Spring Rd. Balto. 6 Md.
Address

MICROFILMED

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PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, Nicklaus and Sophie L. Ramsayer, Legal Owner

All that parcel of land in the Fourteenth District of Baltimore County, on the West side of Gum Spring Road, beginning 860 feet South of Ridge Road, thence Southerly and westerly on the West side of Gum Spring Road 10 feet; thence North 61 degrees West 200 feet; thence South 24 degrees 01 minutes West 605 feet; thence North side of Gum Spring Road 531 feet; thence North 24 degrees 01 minutes East 1105 feet; thence South 61 degrees 01 minutes East 220 feet; thence South 24 degrees 01 minutes West 500 feet; thence South 61 degrees 01 minutes East 306 feet; thence South 24 degrees 01 minutes West 100 feet; thence South 61 degrees 01 minutes East 200 feet to the place of beginning.

lations of Baltimore County, to use the above described property, for Trailer Park.

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.

Nicklaus Ramsayer
Sophie L. Ramsayer
 Legal Owner

Box 305 Gum Spring Rd Balto. 6 Md.
Address

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ORDERED BY the Zoning Commissioner of Baltimore County this 14th day of March, 19 57, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 10th day of April, 19 57, at 2 o'clock P.M.

Zoning Commissioner of Baltimore County

March 17, 1957

\$38.00

RECEIVED of Harry Young, for petitioner Nicklaus Ramsayer, the sum of Thirty-eight (\$38.00) dollars, being cost of petition for Zoning Reclassification and a Special Exception, advertising and posting property on the West side of Gum Spring Road, 860 feet South of Ridge Road, Fourteenth District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

01622-438.00
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RECEIVED

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#4103

District 14
 Date of Posting 3-26-57
 Posted for on 3-26-57 to 4-10-57 for Special Exception Trailer Park
 Petitioner: Nicklaus and Sophie L. Ramsayer
 Location of property 1/2 S. of Gum Spring Rd. by Right S. of Ridge Road
 Remarks: See map of 1/2 S. of Gum Spring Rd. by Right S. of Ridge Road
 Posted by George A. McManus Date of return: 3-27-57

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CERTIFICATE OF PUBLICATION

TOWSON, MD., March 29, 1957

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., one in each of two successive weeks before the 10th day of April, 1957, the first publication appearing on the 2nd day of March, 1957.

THE UNION NEWS

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OFFICE OF PLANNING

Inter-Office Correspondence

MEMORANDUM

From OFFICE OF PLANNING
 To WILLIAM H. ADAMS, Zoning Commissioner
 Subject SPECIAL EXCEPTION #1032 - R-10

3-26 to 3-30 and Special Exception for Trailer Park, West side of Gum Spring Road, beginning 860 feet South of Ridge Road. Approx. 14 acres, 14th District. Hearing, April 10, 1957 (2:00 p. m.)

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- We do not feel that the Petitioner has furnished sufficient information on which to base a Special Exception for Trailer Park, in this particular case.
 - Trailer spaces are shown overlying a stream, with no indication whether the stream will be rerouted or piped underground and with no evidence that consideration has been given to the flood plain problem.
 - It is stated that "Lot #1 contains bath & wash-house" but there is nothing to show that the facilities provided on Lot #1 will be adequate for 80 trailers.
 - There is no indication of water source or means of sewerage disposal. Public water and sewer facilities will not be available in the neighborhood for five years.
 - In the internal traffic circulation plan, it appears that the turning radius at street corners is too small and the cul-de-sac street enduro not widened out enough for practical turn-arounds.
 - The "recreation area" could become a waste of woods. Some comment should be made at least to maintain this area properly with lawn-type grass, regularly mowed.
 - Public water and sewer systems are expected in the area within five years. When these facilities are provided, it is reasonable to believe that considerable new housing development will occur.

A Trailer Park would be out of place in the immediate neighborhood of normal housing development. It will be expensive to establish a large Trailer Park in the proposed location, because of the present necessity for private water and sewer facilities, and because of the stream problem. Once it is established, the investment will not be amortized within five years. Thus, the Trailer Park would still be on the books after public facilities are ready for extensive housing development in the immediate neighborhood. In that case, the development of housing may be curtailed, with loss to property owners and to County facilities assessment revenue. Or if the housing goes ahead, despite the Trailer Park, the Trailer Park will be prejudicial to the interests of the house-holders.

OFFICE OF PLANNING

Inter-Office Correspondence

From OFFICE OF PLANNING April 10, 1957

To WILLIAM H. ADAMS, Zoning Commissioner

Subject Zoning Petition #1032 - R-10 and Special Exception for Trailer Park, West side of Gum Spring Road, beginning 860 feet south of Ridge Road, approximately 14 acres, 14th District. Hearing, April 10, 1957 (2:00 P.M.)

- We do not feel that the Petitioner has furnished sufficient information on which to base a Special Exception for "Trailer Park, in this particular case."
 - Trailer spaces are shown overlying a stream, with no indication whether the stream will be rerouted or piped underground and with no evidence that consideration has been given to the flood plain problem.
 - It is stated that "Lot #1 contains bath and wash-house" but there is nothing to show that the facilities provided on Lot #1 will be adequate for 80 trailers.
 - There is no indication of water source or means of sewerage disposal. Public water and sewer facilities will not be available in the neighborhood for five years.
 - In the internal traffic circulation plan, it appears that the turning radius at street corners is too small and the cul-de-sac street enduro are not widened out enough for practical turn-arounds.
 - The "Recreation Area" could become a waste of woods. Some comment should be made at least to maintain this area properly with lawn-type grass, regularly mowed.
- Public Water and Sewer Systems are expected in the area within five years. When these facilities are provided, it is reasonable to believe that considerable new housing development will occur. A Trailer Park would be out of place in the immediate neighborhood of a normal housing development. It will be expensive to establish a large Trailer Park in the proposed location, because of the present necessity for private water and sewer facilities, and because of the stream problem. Once it is established, the investment will not be amortized within five years. Thus, the Trailer Park would still be on the books after public facilities are ready for extensive housing development in the immediate neighborhood. In that case, the development of housing may be curtailed, with loss to property owners and to County facilities assessment revenue. Or if the housing goes ahead, despite the Trailer Park, the Trailer Park will be prejudicial to the interests of the households.

Department of Public Works BUREAU OF LAND DEVELOPMENT Inter-Office Correspondence

MICROFILMED

From WILLIAM H. ADAMS April 9, 1957
 To WILLIAM H. ADAMS
 Subject Zoning Petition #1032 - R-10 and Special Exception for Trailer Park, 1/2 S. of Gum Spring Road 860' S. of Ridge Road District 14

It is requested that the zoning be withheld until the owner has plans approved by the Office of Planning, Bureau of Land Development, and County Health Department.
 This site is bisected by a drainage course which must be acknowledged by the plans and which will materially affect the intended use of this site. A drainage study will be required to set up the flood plain for this stream.
 Water distribution and sanitary sewerage facilities must be designed to meet the requirements of the Department of Public Works and the County Health Department.
 Clearance of the above items is essential to the classification of this land for a trailer park.

George A. McManus
 GEORGE A. MC MANUS
 Chief - Permit Section

GR:ls

CC: Mr. Kirling (Permit Section)

\$2.00

Thank you.

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COMPTROLLER'S OFFICE

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It is this 30th day of April, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for reclassification from an "R-6" Zone to an "R-10" Zone and a special exception for trailer park, be and the same is hereby denied.

Walter S. Adams
Zoning Commissioner
of Baltimore County

LOCATION MAP
SCALE 1"=1000'

KING

STONE
5th LINE of Lot 47

S 1/4 W 21 1/2

MARTIN Chestnut
+ Gum Sapling

ORIGINAL Bay of Lot 47 "PRUITT"

S 68 1/4° E 2409'

N 68 1/2° W 2673'

63 Acres

ALL Lots 40' wide

Lot 1 Contains Bath + Wash House 20'x30'

Lot 16 Contains Office 12'x16'

AREA to be ZONED for
TRAILER CAMP 10.10 Ac ±
2/11/57

A. Buecher

51 Paved
150' R of W

Scale 1"=200'

Property of NICHOLAS RAMSEYER + wife
63.702 AC. N5 GUMSPRING RD.
1/2 Mile West of Trumps Mill Rd.
14th Election District BALTIMORE County
REFERENCE GLB 2795 folio 26

