IN THE MATTER OF PETITION FOR SPECIAL EXCEPTION FOR TRAILER PARK - N. W. Side Meanor Terrace 6th feet Ar-N. E. North Point Road, 28th Matrict - Eleanor J.Buttohky

BEFORE ZONTING COMMISSIONER OF

#4184

MAP

15-6

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BALTIMORE COUNTY No.h18h-X

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Upon hearing on the above potition for a special exception to use the property for a Trailer Park, under the existing Zoning Regulations dwellings are not permitted in the "N-H" Zone and as the Office of Planning pointed out the proposed use appears to be a transitional use until such time as the land zoned "M-H" is ready for proper development for industrial purposes.

Section 502.1 of the Zoning Regulations provide that before any special exception shall be granted it must appear that the use for which the special exception is requested will not

- a. Be detrimental to the health, safety, or general welfare of the locality involved:
- b. Tend to create mongestion in the roads, streets
- c. Create a potential hazard from fire, panic or
- d. Tend to overcrowd land and cause undue concen-tration of population;
- Interfere with adequate provisions for schools, parks, mter, severage, transportation or other public requirements, convoniences, or improve-

.

f. Interfere with adequate light and air.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #4184 Date of Posting 6-26-57 Exception for Franker Back Buttehky my My & Cleanor Turace 644 ft M. E. of north Joseph Stof Me Garage Serace (44 ft. M. E. of North Down Stof Letter of March of Cleanor Lecroach 44 ft March of March o Posted by Glorge R. Hummed Date of return: 6-27-57

> A 5972 Req H203 Certificate Of Publication ESSEX, MD., June 26tb., 195.7 THIS IS TO CERTIFY. That the annexed advertisem was published in THE EASTERN ENTERPRISE, a weekly wspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the . 10th ... 195 .7., the first publication

> > THE EASTERN ENTERPRISE, INC. Helen & Ahelden

appearing on the 20th day of June

IN THE MATTER OF

For the above reasons and the compliance with said Section 502.1 of the Regulations the special exception should be

It is, therefore, this 22 md. day of July, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception to use the property for a trailer park, be and the same is hereby granted, subject to approval of plans for the development of said property by the

It is this 22nd day of July, 1958, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception granted July 22, 1957, be and the same is extended for one year, beginning July 22, 1958 and ending July 22, 1959.

Baltimore County

June 17, 1957

835.00

RECEIVED of H. Richard Smalkin, attorney for petitioner Eleanor J. Buttchky, the sum of Thirty-Five (\$35.00) dollars, being cost of petition, advertising and posting of property situate Northwest side of Bleanor Terrace 64+ feet Northeast of North Point Road - 15th District of Baltimore County.

HEAR ING

Wednesday, July 10, 1957

DECENT JUN 1-3 1957 COMPENS OFFICE

01.622-435.00

PETITION FOR SPECIAL EXCEPTION

BEFORE THE ZONING COMMISSIONE PALTIMORE COUNTY

RIFANCR J. BUTTCHEY

For a Special Exception To The Zoning Commissioner of Baltimore County

> Eleanor J. Buttchky Contract

hereby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 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 and or be erected thereon) hereinafter described for Trailer Kark

All the parcel of land in the Pifteenth District of Haltimore County on the northwest aids on Eleanor Terrace, beg. 644 feet northwest of Horth Point RH; thence control of the North Rhy India and India an simming West Dyl. wos on a line of cavision between lots 1,9 a Le Plat of February 200 and the line a morthwest direction 190 feet to the northwest side and the line and the

Aderion

North Point Trailer Part In Contract Furchaser Complete Building Elegan Buttehl DAM_ VA 3-8446

41.84-X

MPP

15-B

6/25/5 \$8.00 RECEIVED of H. Richard Smalkin, attorney for petitioner, Eleanor J. Buttchky, the sum of Right Bollars (\$8.00) to cove cost of additional advertising and signs of the property located orthwest side of Elemor Terrace, beginning 6hh feet

east of North Point Road - 15th District of Baltimore

July 15, 1957

61.622-#8.00

JUL 1 5 1957 COMPTROLLER'S OFFICE

OFFICE OF PLANNING

Prom Office of Planning July 10, 1957

To Milsie H. Adams, Zoning Commissioner

Subject Special Exception for Trailer Fark Northwest side of Eleanor Terrace, beginning fell feet Northeast of North Foint Read, Approx. 11 acres. 15th District. Hearing: July 10, 1957 (10:00 A.M.)

(1) The proposal appears to be a possible transgitional use until such time as this land, which is zoned manufacturing heavy, is in demand for industrial purposes. It may also be looked upon as a buffer between industry and the deallings already constructed between the trailer area and North Point Road, in "!convental Terrace", since this old recorded subdivision is now all zoned industrial, and no setbakes from residences within industrial zones are required for regular industrial uses.

(2) It should be noted that while there is some M-L zoning northeast of North (2) It should be noted that while there is some N-L sandag northeast of North Forth Road, the boundary between the N-L and N-L conce russ through "Monamental Tearsor", well within the personent decilling area — at a distance from Horst Forth Road of only Mol Rod at the Southeast property line and Goo feet at the Northeast property line. Multi-single and dual family decillings may be constructed in the N-L some on Lets of record before Narch Jo. 1959, no such provision is made in the N-N zone (directly or through back-reference sumably No new dwellings may be erected in the N-N zone, except for as provided.

This rules out the possibility of new permanent dwellings, not only within the Trailer Fark area, but even on a few lots within the remaining area of the old subdivision. Thus, it is not feasible to complete residential development, on secretain. Then, it is not feasible to computer residential development, although this religit appear to local hoseholders to be desirable. In fact, since there are no setted requirements for mediar industrial uses to protect these permanent deallings - the declining are nooned industrial - the trailor park would be a definite nafeguard against the possibility of income industrial development adjacent to the deallings.

(3) Trailors may not be located "within 75 feet of any ... boundary line" of the twiler area. (Section Mil.i., Zoming Regulations). This has been taken into account in the plat presented by the Pattitoner, except on the line dividing the trailor area from the permanent dealling area. Satiable adjustment should be made to need this requirement.

Sheet #2 Meno - Wilsie H. Adams, Zoning Commissioner July 10, 1957

(1) The next underirable aspect of the proposal, in the opinion of this CTICes, in the plan for secons to the Trailer Park, by Hanner Terraes, and the proposal part of the proposal part of the provided by a new read languable for access from their binnin for the porticular by a new read languard by the proposal part of the

(5) We suggest that the plot plan be made subject to the approval of this Office.

OFS/1h

Bepartment Of Bublic Works

BUREAU OF LAND DEVELOPMENT

Inter-Office Correspondence

From	GEORGE R. LEGIS	 July 9, 1957			
То	WILSTR H. ADAMS				
Subject _	Zoning Petition #h18h-X Special Exception - Trailer Park N/W Side Eleanor Terrace 6hh! N/E of North Point Road District 15				

Attached is a print of a recorded subdivision plat of "Monumental Terrace Property" for your information.

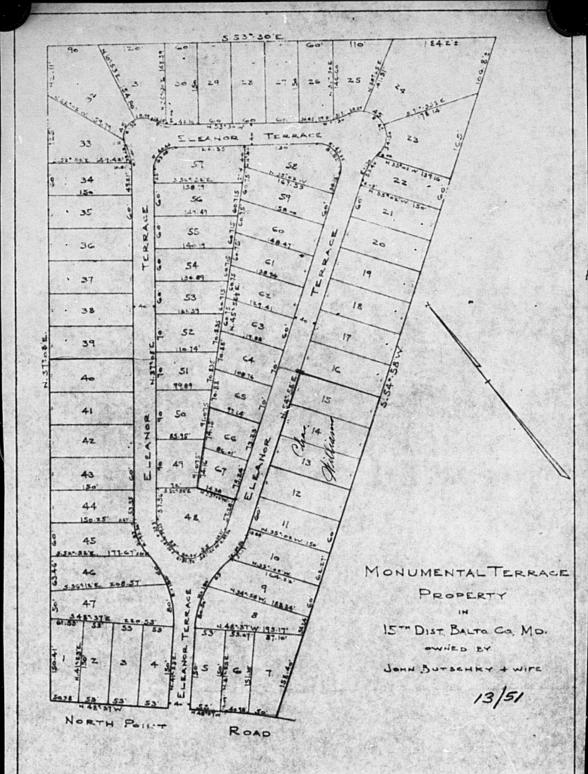
This office has no comment other than those recorded in the minutes of the Zoning Advisory Committee of June 21, 1957.

GEORGE R. LEWIS

Chief - Permit Section

GRL:1s

CC: Mr. Stirling (Planning)



NOTE: OUTLINES COMPLED FROM

SCALES 100 FEET TO ONE INCH
FRED H. DOLLENDERG + BRO
SURVEYORS + CIVIL ENGINEERS
DUNCAN BLOG-TOWSON, MD. SET 13194.

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