

4287-RX PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, William E. Kattgen, Clerk Legal Owner

All that parcel of land in the 15th Dist. of Balto. County on the South side of Phasant Road, beginning opposite Landing Avenue; thence running westerly, and ending on the south side of Phasant Road 356 feet with a rectangular depth southerly of 680 feet.

herely petition (1) that the zoning 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 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.

William E. Kattgen

Kathryn Clark
Legal Owner

Box 57 10416 Bto 20 Md
Address

ORDERED BY the Zoning Commissioner of Baltimore County this 18th day of October, 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 18th day of November, 19 57, at 3 o'clock P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition, (1) for reclassification of the property described therein from an "R-6" Zone to an "R-10" Zone and (2) for a special exception to use said property for a Trailer Park, from the facts presented at the hearing it is the opinion of the Zoning Commissioner that the granting of the reclassification and special exception as requested would be detrimental to the health, safety and the general welfare of the community and would interfere with adequate provisions for schools and transportation. The petition, therefore, should be denied.

It is this 18th day of November, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition, the first, for reclassification, from an "R-6" Zone to an "R-10" Zone and, second, for a special exception for a Trailer Park, should be and the same is hereby denied.

William E. Kattgen
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 11-2-57
Posted for 15 days to Nov. 16, 1957
Petitioner: William E. Kattgen
Location of property: South side of Phasant Rd. opposite Landing Avenue
Location of Signs: South side of Phasant Rd. opposite Landing Avenue
Remarks: None
Posted by: William E. Kattgen Date of return: 11-8-57

SALES & LEGAL NOTICE BALTIMORE DEPARTMENT OF BALTIMORE COUNTY, MARYLAND

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification from an R-6 use to an R-10 Zone and a Special Exception to use for a Trailer Park, the Zoning Commissioner of Baltimore County, Maryland, by authority of the Zoning Act and will hold a public hearing in its County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, November 18, 1957, at 3:00 p.m. following wherein and on the property shall be displayed and described classified and whether a Special Exception for a Trailer Park should be granted to well as all that parcel of land in the 15th District of Baltimore County, on the South side of Phasant Road, beginning opposite Landing Avenue, thence running westerly, and ending on the South side of Phasant Road 356 feet with a rectangular depth southerly of 680 feet as shown on plat filed with the Zoning Department, being property of William E. Kattgen.

4287-RX

OFFICE OF PLANNING
Inter-Office Correspondence
November 18, 1957

From: Office of Planning
To: Mr. William E. Kattgen, Zoning Commissioner

Subject: Zoning Petition #4287, R-6 to R-10 and Special Exception for Trailer Park, South Side of Phasant Road, beginning opposite Landing Ave. Approx. 1/6 acre, 15th District.
Hearing: Nov. 18, 1957 (3:00 P.M.)

Advisory Recommendation: Site Plan:

- The attitude of local residents to the Petitioner's setting up a Trailer Park on this site is unknown to us. A Trailer Park in a low density neighborhood is not necessarily unsuitable. There is no special matter of conflict with planned roads, etc. affecting the property.
- The Petitioner's site plan does not show the 75 ft. setback from property lines required by Section 141.5 of the Zoning Regulations.
- The 2600 sq. ft. areas planned for lots #1 through #10 does not meet the 3000 sq. ft. minimum of 3000 sq. ft. required by Section 141.2.
- The internal traffic plan is too tight and makes no provision for turning vehicles around.
- Some indication of plans for water and sewerage disposal should be given, even though Health Department approval is required.
- We recommend that if you are inclined to grant the proposal, final Zoning acquisition be made subject to site plan approval.

OS/ih

RECEIVED
OCT 19 1957
COUNTY OFFICE
01.622-438.55

4287-RX

RECEIVED
OCT 19 1957
COUNTY OFFICE
01.622-438.55

Certificate Of Publication

ESSEX, MD., November 8th.....1957..

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 18th day of November.....1957.., the first publication appearing on the 31st.....day of OCTOBER.....1957..

THE EASTERN ENTERPRISE, INC.
William E. Kattgen
Manager.

PHEASANT. RD.

LANDING
AVENUE

BIRD RIVER BECH RD

NORTH

TOTAL NUMBER OF
COACH HOME SPACES =
354

LOTS #41 - #54

3440 SQ. FT.

LOTS #1 TO #40

2800 SQ. FT.

TOTAL AREA OF PROPERTY

356' X 680' = 242080 SQ. FT.

SCALE = $\frac{1}{2}$ " = 40'

WATER & DISPOSAL

TO BE APPROVED BY THE HEALTH AUTHORITY

689

