

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Howard N. Carter, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-10 zone, for the following reasons:

1. To permit, along with a special exception, the proper development of additional trailer spaces. An existing trailer park on the opposite (northwest) side of Lincoln Avenue is filled to capacity.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a trailer park.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or 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.

Contract purchaser
Howard N. Carter
Address 1200 North Point Road
Baltimore, Md. 21219

Address 1200 North Point Road
Baltimore, Md. 21219

Address 1200 North Point Road
Baltimore, Md. 21219

ORDERED By The Zoning Commissioner of Baltimore County this 28th day of January, 1966, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 28th day of February, 1966, at 1:00 o'clock.

Zoning Commissioner of Baltimore County

Sidney I. Franklin, Esquire
106 Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
28th day of January, 1966.

Petitioner Howard N. Carter

Petitioner's Attorney Sidney I. Franklin Reviewed by John G. Beck
Chairman of
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15-B Date of Posting 2-10-66
Posted for Howard N. Carter Feb. 28, 66 at 1:00 P.M.
Petitioner Howard N. Carter
Location of property 1/2 Lincoln Ave. 102.72' N. of Lincoln Ave.
Location of Sign 2.0m Lincoln Ave. 102.72' N. of Lincoln Ave.
Remarks 2.0m Lincoln Ave. 102.72' N. of Lincoln Ave.
Posted by Robert L. Bell Date of return 2-17-66

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
5/8 of Lincoln Avenue 102.72'
N of Lincoln Ave. - 15th Dist
Howard N. Carter

REPOSE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
66-190-RX

The Petitioner seeks a Reclassification from an R-6 zone to an R-10 zone and a Special Exception to use his land, containing 5.23 acres, as a trailer park. Plans call for the design of 26 trailer spaces. The Petitioner also operates an existing trailer park just across the street from the proposed location.

Without reviewing all the evidence in detail, it was quite obvious from the testimony from the protestants in attendance that they were very displeased with the manner in which the existing trailer park is operated. They contend that the present park is over crowded and is poorly operated. They object to the numerous children running at large and to the uncontrolled spread of garbage and debris. They feel that if another trailer park is granted on the present site, their property will be greatly depreciated.

Taking all evidence into consideration the Deputy Zoning Commissioner feels that the Petitioner has not met the requirements of Section 502.1 of the Baltimore County Zoning Regulations and for this reason, the Petition for a Special Exception must fail. Furthermore, in the absence of the definite proof of error in the original map or substantial changes in the character of the neighborhood that would warrant re-zoning, the request for a Reclassification from R-6 to R-10 must also be denied.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of March, 1966, that the above Reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain an R-6 zone; and the Special Exception for a trailer park be and the same is hereby DENIED.

Edward D. Hachisty
Deputy Zoning Commissioner

66-190-RX
LTV 422/66
LW 304/66

January 27, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Sidney I. Franklin, Esquire
106 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to R-10 Special Exception Trailer Park for Howard N. Carter Located 5/8 Lincoln Avenue N of Lincoln Ave., 15th Dist. (Item 1, January 25, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

REMARKS OF PETITIONER:
Water - Existing 8" water in Lincoln Avenue.
Sewer - Existing 18" sewer in Lincoln Avenue.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Lincoln Avenue is to be developed as a minimum 30' road on a 60' right of way.
Headland Boulevard is to be developed as a minimum 30' road on a 50' right of way.

ZONING ADMINISTRATION DIVISION: Headland Boulevard is a paper street.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau - Plans Review
Health Department
State Roads Commission
Buildings Department
Industrial Development Commission
Bureau of Traffic Engineering
Board of Education

Very truly yours,

James S. Dwyer
James S. Dwyer, Principal
Zoning Technician

JSD:ylb

cc: Mr. Carlyle Brown-Bureau of Engineering
Mr. James H. Iyer-Zoning Administration Division

Description to accompany Zoning Petition
5.23 acres of land, Lincoln Avenue, 15th Election District

BEGINNING at a point in the center of Lincoln Avenue at the end of the four following courses starting at the beginning of the 6th line of that parcel of land which by deed dated August 23, 1927 and recorded among the Land Records of Baltimore County in WPC 646/552, was conveyed by John Henson to the Franklin Realty Company, North 22° 31' East 56.1 feet, North 5° 30' East 636 feet, North 11° 03' East 383 feet and North 19° 56' East 29.28 feet. Said point of beginning also being 112 feet north of the centerline of Lincoln Avenue. Thence running with and binding on the centerline of Lincoln Avenue the following four courses and distances:

North 19° 56' East, 102.72 feet; North 35° 26' East, 462.00 feet; North 49° 56' East, 247.50 feet; North 28° 26' East, 224.78 feet to the centerline of Headland Boulevard, thence running with and binding on the centerline of Headland Boulevard South 89° 13' West 909.35 feet; thence leaving said centerline North 81° 35' West 474.90 feet to the point of beginning, containing 5.23 acres of land, more or less.

BEING that parcel of land which by deed dated November 15, 1957, and recorded among the Land Records of Baltimore County in Liber 3271, folio 197, was conveyed from the Sparrows Point Trailer Court, Inc., to Charles H. and Louise M. Walters. Also being tract G-3 as shown on a plat recorded in Plat Book 10, folio 97.

This description is for zoning purposes only and is not intended to be used for conveyance of property.

P.N. 226



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 35757 DATE 2/2/66
TO: Carter Enterprises 7300 North Point Rd. Baltimore, Md. 21219		DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT 100.00
	Petition for Reclassification & Special Exception 66-190-RX	COST 50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		50.00

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 35775 DATE 2/2/66
TO: Carter Enterprises 7300 North Point Rd. Baltimore, Md. 21219		DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT 62.65
	Advertising and posting of property 66-190-RX	COST 62.65
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		62.65

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 19, 1966
FROM: Mr. George E. Gavrili, Director of Planning
SUBJECT: Petition 66-190-RX. "East side of Lincoln Avenue 102.72' North of Lincoln Avenue" Petition for reclassification from R-6 to R-10 Zone. Petition for Special Exception for a Trailer Park." Howard H. Carter - Petitioner
15th District
HEARING: Monday, February 28, 1966. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- The only reason for requesting the reclassification proposed under this petition is to create zoning that would permit the special exception for a trailer park. "Change" or "error" is not alleged.
- The subject proposal was submitted before, under Petition #4759-RX. The Zoning Commission issued an order granting the earlier petition, but the petition was denied by the Board of Appeals. On appeal, the Court affirmed the Board.
- Since the earlier petition was ruled upon, R-6 zoning of the subject property has been affirmed by the Comprehensive Rezoning Map for the Patapsco Neck Planning Area. Since the Court's ruling and the Map's adoption, we have seen no changes in the essential character of the neighborhood that would justify reclassification to a zone in which trailer parks can be permitted.

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., February 9, 1966

THIS IS TO CERTIFY, that the annexed advertisement of "Howard N. Carter" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 8th day of February 1966; that is to say, the same was inserted in the issues of 2-9-66

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

**PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
15TH DISTRICT**

ZONING: From R-6 to R-10 Zone.
Petition for Special Exception for
a Trailer Park.

LOCATION: East side of Lincoln
Avenue 102.72 feet North of Lin-
wood Avenue.

DATE & TIME: Monday, February
28, 1966 at 1:00 P.M.

PUBLIC HEARING: Room 108, Coun-
ty Office Building, 111 W. Chesape-
apeake Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Present Zoning: R-6
Proposed Zoning: R-10
Petition for Special Exception for
a Trailer Park.

All that parcel of land in the Fif-
teenth District of Baltimore County.

Beginning at a point in the center
of Lincoln Avenue at the end of
the four following courses starting
at the beginning of the 6th line of
that parcel of land which by deed
dated August 23, 1927 and recorded
among the Land Records of Balti-
more County in WPC 646/552, was
conveyed by John Henson to the
Franklin Realty Company, North
22° 31' East 56.1 feet, North 5° 30'
East 636 feet, North 11° 05' East
363 feet and North 19° 58' East
29.28 feet. Said point of beginning
also being 112 feet north of the
centerline of Linwood Avenue.
Thence running with and binding
on the centerline of Lincoln Avenue
the following four courses and dis-
tances:

North 19° 58' East, 102.72 feet;
North 35° 28' East, 462.00 feet;
North 49° 56' East, 247.50 feet;
North 28° 26' East, 224.78 feet to
the centerline of Headland Boule-
vard, thence running with and bind-
ing on the centerline of Headland
Boulevard South 8° 14' West 909.36
feet; thence leaving said centerline
North 81° 35' West 474.90 feet to
the point of beginning, containing
5.23 acres of land, more or less.

Being that parcel of land which
by deed dated November 15, 1957,
and recorded among the Land Rec-
ords of Baltimore County in Liber
3271, folio 197, was conveyed from
the Sparrows Point Trailer Court,
Inc. to Charles H. and Louise M.
Walter. Also being tract G-3 as
shown on a plat recorded in Plat
Book 10, folio 97.

Being the property of Howard
N. Carter and Madeline F. Carter,
as shown on plat plan filed with
the Zoning Department.

Hearing Date: Monday, February
28, 1966 at 1:00 P.M.

Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of

JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

Feb. 10.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 10, 1966.

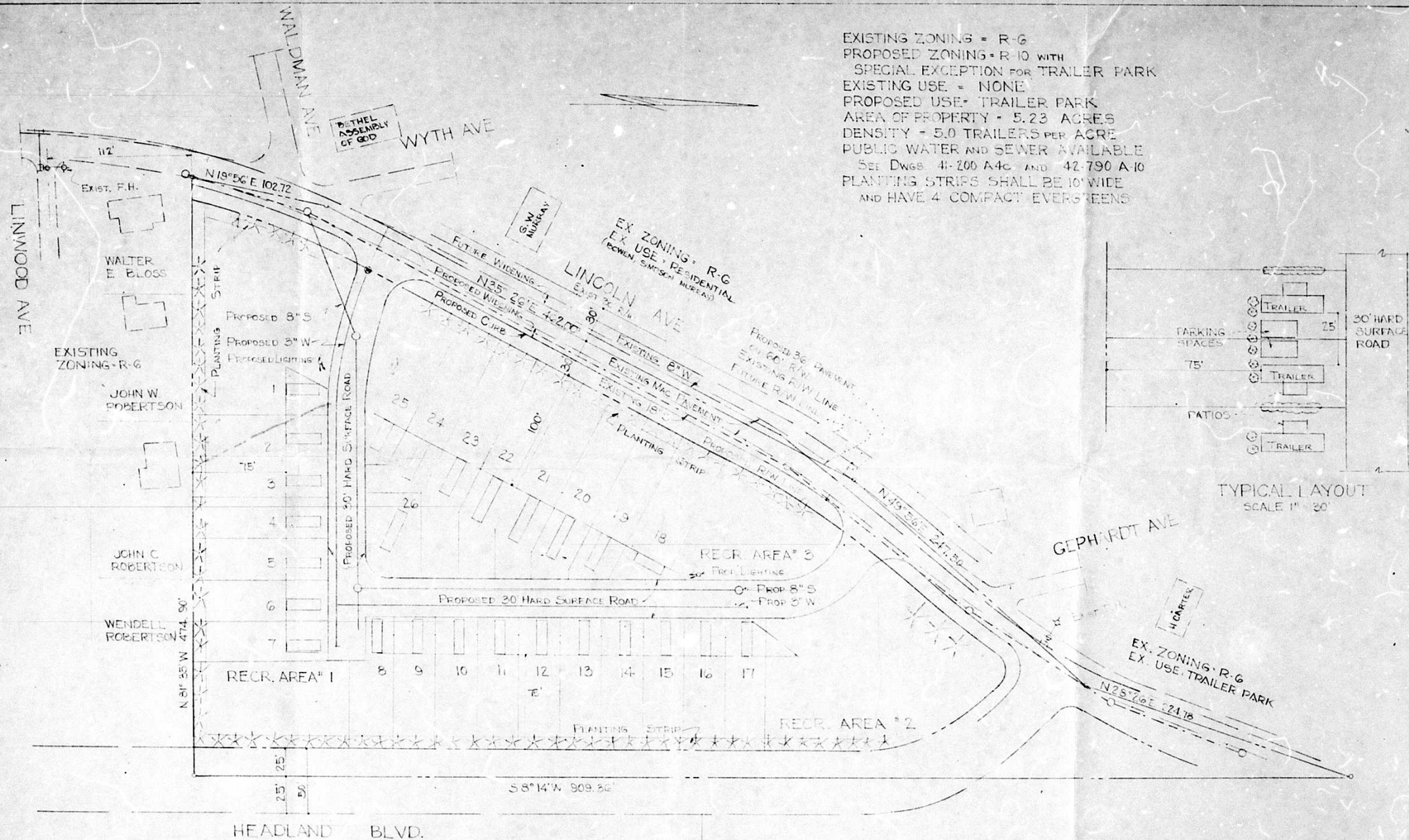
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once in each~~
~~5x 1 Time~~ ~~successive weeks~~ before the 28th
day of February, 1966, the first publication
appearing on the 10th day of February
1966.

THE JEFFERSONIAN,

L. Lusak Strickler
Manager.

Cost of Advertisement, \$-----

EXISTING ZONING = R-G
 PROPOSED ZONING = R-10 WITH
 SPECIAL EXCEPTION FOR TRAILER PARK
 EXISTING USE = NONE
 PROPOSED USE = TRAILER PARK
 AREA OF PROPERTY = 5.23 ACRES
 DENSITY = 5.0 TRAILERS PER ACRE
 PUBLIC WATER AND SEWER AVAILABLE
 SEE DWGS 41-200 A-4C AND 42-790 A-10
 PLANTING STRIPS SHALL BE 10' WIDE
 AND HAVE 4 COMPACT EVERGREENS



M.S. CREMEN
 EX. ZONING = R-G
 USE = VACANT

NEEDHAM
 EX. ZONING = R-G
 USE = VACANT

PLAN
 SCALE 1" = 50'



PLAT TO ACCOMPANY ZONING PETITION
 LINCOLN COURT FOR MOBILE HOMES
 15TH ELECTION DIST. BALTIMORE COUNTY

J. STRONG SMITH AND ASSOCIATES
 201 W. CHESAPEAKE AVE.
 TOWSON MARYLAND 21204
 VA-3 7575 DECEMBER 1965

PRINT DATE 1-3-66