PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND WARLANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant JEG 2019

to the Zoning Law of Baltimore County, from an..... zone: for the following reasons:

Section 414.4 To permit a setback for a trailor of 8 feet along Hollins Ferry Road and 10 feet along Hammonds Ferry Road instead of the required 100 feet

To permit a setback of 30 feet for a trailer along Monumental Avenue instead of required 100 feet

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property for Trailer Park

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of "ove re-classification and or Special Exception : 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

Address 2710 Hammonds Ferry Road Baltimore, Md. 21227

4 com nation Be

ORDERED By The Zoning Commissioner of Baltimore County, this...

.day of .. September

..., 196__2, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of gene al circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Complissioner of Ballinos County in Room 1. County Office Building in Towson, Baltimer

17th

aller & Sungle Legal Owner

#70-61XA 1 MAP #13 3FC.2+3A 5w-6-c

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FILING

FOR

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ORDER 318

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DATE

ВУ

Re: Petition for Special Exception for Trailer Park - Variances to Sec. 414.4 of Zoning Regulations - S/W Cor. Hams lations - S/W Cor. Hammon Ferry Road and Monumental Ave., 13th District Alton J. Snyder, Petitioner

@ (a)

Zoning Commissions

No. 70-61-XA

The petitioner requested a special exception for Trailer Park at the southwest corner of Hammonds Ferry Road and sental Avenue, in the Thirteenth District of Baltimore

The petitioner also requested variances to Section 414. 4 of the Baltimore County Zoning Regulations to permit a setback for a trailer of 8 feet along Hollins Ferry Road and 10 feet along Hammonds Ferry Road instead of the required 100 feet an: a setback of 30 feet along Monumental Avenue instead of the required 100 feet.

The petitioner has met the requirements of Section 502.1 of the Zoning Fegulations, therefore, the special exception for trailer park should be granted.

As strict compliance with the Zoning Regulations wou'd result in practical difficulty and unreason able hardship upon the petitioner and the variances would give relief without substantial injury to the public health, safety or general welfare the variances should be granted.

should be greated.

It is this <u>IG</u> day of September, 1769, by the

Zoning Commissioner of Baltimore County ORDERED that the
special exception for a trailer park should be and the same is

granted, from and after the date of this Order.

It is further ORDERED that variances to permit a It is further ORDERED that variances to permit a setback of 8 feet instead of the required 100 feet on Monumental Ascenue; a setback of 10 feet on Hammonda Ferry Road instead of the required 100 feet and a setback of 30 feet on Hollins Ferry Road instead of the required 100 feet, should be and the same are

The Plot pian for the development of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Fonting

Zoning Commissioner of

April 17, 1969

Frank E. Cicone, Esq. First National Bank Towson, Maryland 21204

RE: Type of Hearing: Special Exception for Trailer Park Location: SW/Cor, Monumental Avenue & Hammonds Ferry Ave, 13th District Petitioner: Alton J. Snyder Committee Meeting of April 1, 1969 Item 234

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Dear Sire

Oliver L. Hyers

MEMBERS

NUREAU OF

BUREAU OF TRAFFIC ENGINEERS

STATE ROADS COMME

BUREAU OF

HEALTH DEPARTMENT

PROJECT PLANNIN

BUILDING DEPARTMEN

ZONING ADMINISTRATE DEVELOPM' T

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a trailer park. The properties immediately to the north improved with a truck terminal. The property immediately to the west is improved with a trailer park and this continues to the Beltway. The property to the east is improved with a small shopping area which consists of a couple stores and a service station and deallings. The property to the south is improved with duellings. The property to the south is improved with duellings, hollins furry Road and Hammons Ferry Road at the present time are not improved as far as curb and gutter are concerned, as well as Announces of the property to the south of the south of

BUREAU OF ENGINEERING:

General:

According to the plan furnishe: this office in regard to the subject zoning petition, the affected property is stated trip it appeared that the property is currently in use as a trailer park with considerable grading or land filling operations in progress.

Highways:

Access to this site shall be from public roads designated by the Department of Traffic Engineering and/or the Office of Planning and Zoning.

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Frank E. Cicone, Esq. First National Bank Towson, Maryland 21204 Item 234

April 17, 1969

numental Avenue shall ultimately be improved as a 40 ft, combination and gutter and macadam paving cross-section on a 60 ft, right-of-way.

Nammonds Ferry Road shall ultimately be improved as a 44 ft, combination curb and gutter and bituminous concrete paving cross-section on a 60 ft, right-of-way.

Hollins ferry Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrunce locations on this road will be subject to State Roads Commission requirements.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent cleating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full re-possibility of the Applicant.

Mo provisions to accommodating storm water or drainage have beer indicated on the subject plan; however, a drainage study and storm drainage improvements will be required.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment poliution problem damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for alignading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be wiewed and approved prior to the Issuance of any grading or building

Waters

Public water supply is available to serve this site.

Sewer:

Public sewerage is available to serve this site.

PROJECT PLANNING DIVISION:

Entrances on Hollins Ferry Road must be eliminated. The subject

9 0 00 E. F. RAPHEL & ASSOCIATES ered Professional Land Sur 201 COURTLAND AVENUE



ZONING DESCRIPTION BELTWAY TRAILEP PARK, LANSDOWNE (SPECIAL EXCEPTION TO ML ZONE FOR TRAILER PARK)

BEGINNING for the same at a point formed by the intersection of the scuth side of Monumental Avenue, 40° wide, and the west side of Pammends Perry Road, 40° wide, said point being at the beginning of the 1st or S67.47° w 275.74° line of the first parcel of land which by deed dated January 26, 1961 and recorded among the Land Records of Baltimore County in Liber WJR 3806, folio 377, was conveyed by Gertrude Reigle, Franklin P. Reigle, Jr. and Gloria M. Reigle, his wife, to Alton Joseph Snyder, unmarried, running thence on the south side of Monumental Avenue and binding on the of line of the first parcel in the aforesaid deed S67*47'00"W 275274', thence leaving Monumental . venue and binding on the 2nd line in the aforesaid deed, S3*56'00"E 443.57' to the north side of Hollins Ferry Road as laid out with a variable width on Plat No. 10724 of the State Roads Commission of Maryland, running thence on the north side of Hollins Ferry Road and winding on the 3rd, 4th and 5th lines of the first parcel in the eforesaid deed the three following courses and distances: 1) by a curve to the right with a radius of 387,72 for a distance of 64.45 (the chord of said arc being N71*32.00 m. 64.45'); 2NN@17100"E 202.00'; 3) by a curve to the right with a radius of 3859.72' for a distance of 115.35' (the chord of sali arc being N77"30'00"E 115.35') to the west side of Harmonds Perry Road as laid out with a variable width on the aforesaid Plat No 10724 of the State Roads Commission of Maryland, running thence on the west side of Hammonds Perry Road and binding on the 6th. 7th and 8th lines of the first parcel in the aforesaid feed the three following courses and distances: 11%7*51*00** 46.74; 21%10*40** 00**N 175.50*; 31%26*37*00**W 270.28* to the place of beginning.

CONTAINING 3.65 Acres of land more or less.

April 17, 1969

- Page 1 -

1. The existing trailer park.

County Zoning Regulations, and

County Zoning Regulations.

The subject petition must be revised to show existing curbs, existing and proposed curb entrances, and the intersection of Hollins Ferry Road and Hommonds Ferry Road.

There would be no yield (student-wise) from ML while there could possibly be some 16 students from the Special Exception. The Lansdowne School which services this area is now at capacity.

This office has reviewed the subject petition and feels that industrially gone land should be reserved for industrial development

Public water and sewers are available to the site. The owner must comply with State and local regulations pertaining to trailer parks.

2. The entrances on Hollins Ferry Road eliminated.

3. Compliance with Section 414.2 of the Baltimore

4. Sethacks as ner Section 414 5 of the Baltimore

Frank E. Cicone, Esq. First National Bank Towson, Maryland 21204 Item 234

PROJECT PLANNING DIVISION: (Continued)

plan must be revised to shows

BUREAU OF TRAFFIC ENGINEERING:

INDUSTRIAL DEVELOPMENT COMMISSION:

This office has no comment.

No comment from this office.

BUILDING ENGINEER'S OFFICE:

BOARD OF EDUCATION:

FIRE DEPARTMENT:

MEALTH DEPARTMENT:





BEING the first parcel of land which by deed dated January 26, 1961 and recorded among the Land Records of Baltimore County in Liter WJR 3806, folic 377, we aveyed by Gertrude Reigle, Franklin P. Reigle and Gloria . . Reigle, his wife to Alton Joseph Snyder, unmarried.

SUBJECT to an easement arguing stream change along the 6th and 7th lines of the above described parcel of land as shown on the aforesaid Plat No. 10724 of the State Roads Commission of Maryland.



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Frank E. Cicone, Esq. Towson, Maryla id 21204 Item 234

April 17, 1969

STATE ROADS COMMISSION:

There are two existing entrances to the site from Hollins Ferry Road that are not paved in accordance with current State Roads Commission Standard for. Therefore, the entrances must be paved with months been applied for. Therefore, the entrances must be paved with months the control to Bight of May line construction cust be done under permit from the State Goods

There appears to be a heavy volume of pedestrian traffic along Hollins Ferry Road due to the adjacent existing Trailer Park to the West, As a result, it is impossible to keep grass on the Right of Way. It is a requirement of the State Roads Commission to construct is a requirement of the State Roads Commission to construct sidewalks, however, in this instance, it is "romply recommeded.

The plan must be revised to indicate the existing curb and gutter along Hollins Ferry Road, and the paving o. the entrances. The revisions must be made prior to the hearing.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the Traffic Engineering, State Roads Commission and Project Planning Division, this office is withholding a hearing date until these above comments are complied with and revised plans are received.

Mery truly yours,

OLIVER L. MYCRS, Chairman

OLM: JD Enc.



COMMISSION MEMBERS
DAVID IN FRANCE OF COMMISSION INCOMESSION OF COMMISSION OF COMMISSI

STATE OF MARYLAND STATE ROADS COMMISSION 300 Nest Pages on STATES BALTIMONE MO BIRDS

August 6, 1969

Mr. John G. Rose, Zoning Commissioner County Office Bldg. Towson, Maryland 21204

Att: Mr. C. L. Myers

Rei Loning Advisory Committee
Mecting August S, 1969
Item 28: Fruparty Owner:
Alton J, Snyder - Locations
S,W. Cor. Monumental Ave. 6
Hammonds Ferry Road
North side of Hollins Ferry Road
(Route 891)
Prusent Loning: ML
Proposed Joning: S.E. for
Trailler Park
13th District

Dear Nr. Rose:

The subject plan indicates no access to "ellins ferry "load, however, an inspection at the site revealed that the curb along the road is "bepressed in two places and access has been established, while at the site vehicles were observe, entering and leaving the Irailer Park by way of these points of access. If there is to be, in fact, nu access from inclins ferry Road, then the depressed curb sections must be replaced with standard curb and gutter sections, an alternative would be to construct concrete entrance aprons in back of the depressed curbs. In either case the construction must be done under permit from the latter floads foundation.

The matter must be resolved and the plan revised accordingly prior to the hearing date telng assigned.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
Syt John E. Meyers
Asst. Development Engineer

CL:JEM:bk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date September 5, 1969

FROM Mr. George E. Gavrelis, Director of illanning

SUBJECT. Petition #70-61-XA. Special Exception for a Trailer Park. Variance to permit a setback for a trailer of 8 feet along Hollins Ferry Road and 10 feet along Homeoned. Ferry Road instead of the required 100 feet; and to permit a setback of 30 feet for a trailer along Monumental Avenue instead of the required 100 feet. Southwest corner of Hommonds Ferry Road and Monumental Ave. Alton J. Snyder, Petitioner.

13th District

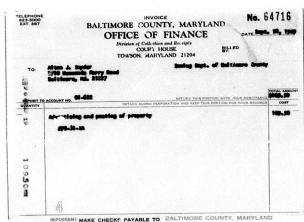
HEARING: Wednesday, September 17, 1969 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a trailer park together with wariances. We voice o, r objection to the concept of a trailer park here with variances. After all, the trailer pork would constitute a estabential use; residential development ought to occur in a momer while provides amenities, play opportunities and some reasonable ferriting of spaciousness. The plan proposed by the petitioner simply would jun trailers tagether cheek by jowl and would not provide a decent environment for maidential accupancies. We believe that the Zoning Regulations intend this for trailers and that the setback provisions not only provide buffering, they do provide open space. It is our opinion that this petition as requested complies neither with the standards for granting Special Exceptions nor the standards for granting Special Exceptions nor the standards for granting variances.

GEG:bm



CERTIFICATE OF PUBLICATION AND VARIANCE AN



MAIL TO DIV. SION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

| EXT. 38 | BAL MORE COUNTY, M. | ARMAND No. 64678 |
|---------|--|--|
| | OFFICE OF FINA Division of Cultection and Receip COURT HOUSE TOWSON, KARYLAND 212 | ds BILLED |
| То | Front C. Chenny, to lot Stitlened Suck Stillding | ning Supt. of Beltimore County |
| DEPOSIT | TO ACCOUNT NO CO-CON DETACH ALONG PERFORATION AND | N THIS BORTION WITH YOUR BENITTANCE #50.53 KEEP THIS PORTION FOR YOUR RECORDS COST |
| 1885 20 | Putties for Special Exception and Serioses for A \$70-61-38 | |
| | | |
| 5 UDOM | 4 | |

| | BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Nryland 2:204 | |
|--|---|-------|
| | Your Petition has been received and accepted for filling this | |
| | | |
| etitioner_ Alte etitioner's Atte | orne Creat Co. Reviewed by Marie A. Myero Advisory Committee | (|

6 516NS

70-61-XA

CERTIFICATE OF POSTING

| | recount, maryland |
|--|---|
| Posted for SPECIAL EXCEPTION Petitioner: ALTEN J SNYDER | Date of Posting A 4 6 30 1969 FORA TRANSER PLANT A KARAMER |
| Location of property: SW/Con. of | ANMANDS FERRY Rd. And Novement At MA |
| Service of Signs: 5/5 OF MONE Service of MANAGES FARRY Rd 12 FFRAY RV. 350F - W/OF HA. Remarks: | MATALANE TEST WIS HORANDE FERRY ROLLINS 3.77: SIN HOVERET AND COO MIS OF HALINS MAINT FORMY ROLLINS |
| Posted by Charles M. Mest | Date of return SEPT. 118 - 1969 |

CERTIFICATE OF PUBLICATION

TOWSON MD AUG 28 1969 19

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 of one time acceptance werks before the 17th day or 19 47 the first publication appearing on the 15th day of 1947.

THE JEFFERSONIAN,

Cost of Advertisement. 8.

7-21-70

