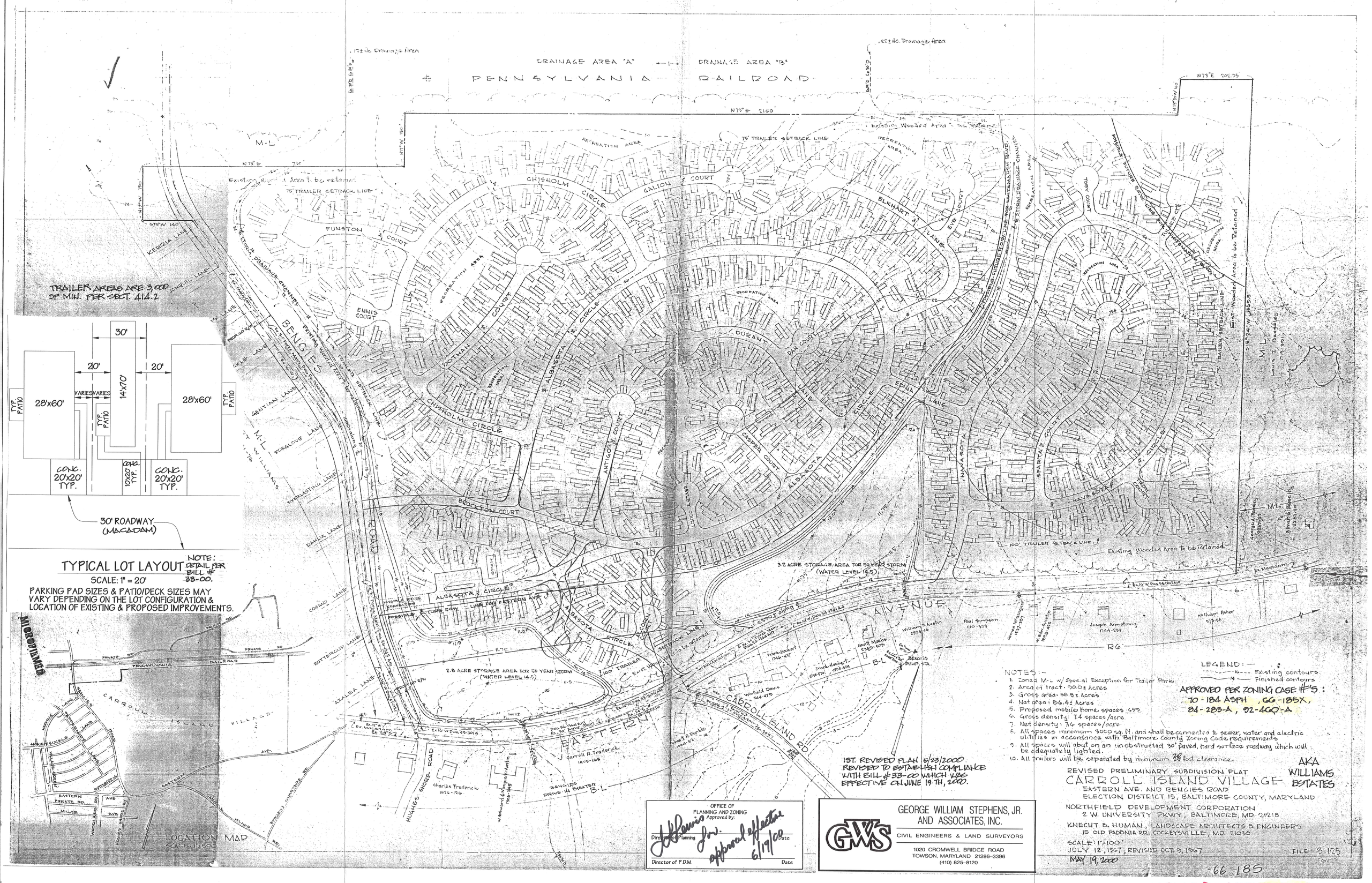
DRAINAGE AREA "A"
DRAINAGE AREA "B"
PENNSYLVANIA RAILROAD
N73°E 2160'
N73°E 206.75
M-L
B-L
R6
TRAILER AREAS ARE 3,000 SF MIN. PER SECT. 414.2
30'
20'
20'
14x70'
28'x60'
28'x60'
VARIES
VARIES
TYP. PATIO
CONC. 20'x20' TYP.
CONC. 10'x20' TYP.
30' ROADWAY (MACADAM)
TYPICAL LOT LAYOUT
SCALE: 1" = 20'
NOTE: DETAIL PER BILL # 33-00.
PARKING PAD SIZES & PATIO/DECK SIZES MAY VARY DEPENDING ON THE LOT CONFIGURATION & LOCATION OF EXISTING & PROPOSED IMPROVEMENTS.
MICROFILMED
LOCATION MAP
SCALE: 1" = 800'
CARROLL ISLAND VILLAGE
EASTERN AVENUE
CARROLL ISLAND ROAD
BENGIES ROAD
HUGHES SHORE ROAD
KERRIA LANE
CHISHOLM CIRCLE
GALLOU COURT
FUNSTON COURT
ELKHART LANE
ELK COURT
ENNIS COURT
DURANT COURT
ALBASOTA CIRCLE
ANTIGO COURT
CASPER COURT
BEXLEY COURT
BROCKTON COURT
EDNA LANE
NAVASOTA CIRCLE
SPARTA COURT
100' TRAILER SETBACK LINE
75' TRAILER SETBACK LINE
RECREATION AREA
Existing Wooded Area to be Retained
3.2 ACRE STORAGE AREA FOR 50 YEAR STORM (WATER LEVEL 14.5)
2.8 ACRE STORAGE AREA FOR 50 YEAR STORM (WATER LEVEL 14.5)
POSSIBLE FUTURE R/W LINE FOR WHITEMARSH BLVD.
EXISTING DRAINAGE CHANNEL
Area to be Retained
Joseph Armstrong 1144-234
William Asher 973-56
Paul Simpson 1110-519
Frank Hubert 1146-487
Winfield Davis 924-479
Carroll A. Frederick 1405-165
Charles Frederick 1026-126
BENGIES DRIVE IN THEATER
NOTES:-
1. Zoned M-L w/ Special Exception for Trailer Parks
2. Area of tract: 90.0± Acres
3. Gross area: 88.8± Acres
4. Net area: 86.4± Acres
5. Proposed mobile home spaces: 659
6. Gross density: 7.4 spaces/acre
7. Net density: 7.6 spaces/acre
8. All spaces minimum 3000 sq. ft. and shall be connected to sewer, water and electric utilities in accordance with Baltimore County Zoning Code requirements
9. All spaces will abut on an unobstructed 30' paved, hard surface roadway which will be adequately lighted.
10. All trailers will be separated by minimum 38 foot clearance.
LEGEND:-
Existing contours
Finished contours
APPROVED PER ZONING CASE #'S: 70-184 ASPH, 66-185X, 84-285-A, 92-460-A
1ST. REVISED PLAN 5/23/2000
REVISED TO ESTABLISH COMPLIANCE WITH BILL #33-00 WHICH WAS EFFECTIVE ON JUNE 19TH, 2000.
OFFICE OF PLANNING AND ZONING
Approved by:
Director of Planning
approval effective 6/19/00
Date
Director of P.D.M.
Date
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120
REVISED PRELIMINARY SUBDIVISION PLAT
CARROLL ISLAND VILLAGE
AKA WILLIAMS ESTATES
EASTERN AVE. AND BENGIES ROAD
ELECTION DISTRICT 15, BALTIMORE COUNTY, MARYLAND
NORTHFIELD DEVELOPMENT CORPORATION
2 W. UNIVERSITY PKWY., BALTIMORE, MD 21218
KNECHT & HUMAN, LANDSCAPE ARCHITECTS & ENGINEERS
15 OLD PADONIA RD., COCKEYSVILLE, MD. 21030
SCALE: 1"=100'
JULY 12, 1967; REVISED OCT. 9, 1967
FILE: 3-175
MAY 19, 2000
66-185
MICRO AND PUT IN CASE 92-460-A
84-285-A
70-184-ASPH
66-185-X
1947-1013-X

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 30, 1999

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
P. O. Box 5517
Towson, MD 21285-5517

Dear Mr. Hoffman:

RE: Spirit and Intent, Proposed Office and Manufactured Home Display, Williams Estates, 15th Election District

Thank you for your letter of June 18, 1999 to W. Carl Richards, Zoning Supervisor. This correspondence has been referred to me for reply.

You requested confirmation that the proposed relocation of the sales office and two display homes (from the western corner of Eastern Avenue and Benjies Road to the east portion of the intersection) is within the spirit and intent of Zoning Cases 66-185-X, 70-184-ASPH, and 84-283-A.

Based upon the information you have submitted, please be advised that the Zoning Office will consider the relocation of said buildings as within the spirit and intent of the granted zoning relief, on the basis that the new location is within the documented area approved via the referenced zoning hearings, and provided that all proposed buildings meet the minimum and current setback and parking standards or relief that was granted in those hearings. It appears that the setbacks and parking do not meet that criteria and all improvements must be modified prior to final zoning approval.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Mitchell J. Kellman
Planner II
Zoning Review

MJK:ggs

c: Zoning Cases 84-283-A, 70-184-ASPH, 66-185-X

Printed with Soybean Ink
on Recycled Paper

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS & Special Hearing

70-184-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Bengies Trailer Village, Inc. legal owner...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 for a Variance from Section 414.4 - (1) To permit an 8' setback along the N 68° 48' 20" E - 52.00'; N 21° 11' 40" W - 150'; N 68° 48' 20" E - 1662.65' (Railroad Property) instead of required 75' and (2) To permit a 25' setback along the East Side of Bengies Road as widened instead of required 100'. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

(1) The 8' setback will be against the Railroad Property, therefore the 75' setback is not needed as protection to Residential Properties.

(2) Along the West Side of Bengies Road a Trailer Park exists and Trailers are situated within several feet of the Road.

Special Hearing - To remove Reistriction number 3 in Board of Appeals Order dated January 6, 1967

See attached description

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

I, or we, agree to pay expenses of above Variance 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.

Bengies Trailer Park Inc
By: [signature]

Contract purchaser — Legal Owner

Address — Address P.O. Box 836

Phone, MD. 21203

Robert J. Romadka — Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of February, 1970, 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 before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of March, 1970 at 2:00 o'clock

FEB 17 '70

Zoning Commissioner of Baltimore County.

(over)

3:00 P
3/30/70
6-[illegible]

JAMES B. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

BY CRS — Parcel A — SHEET 1 OF 2
DATE Jan 30 '70 — Bengies Trailer Park, Inc. — FILE

Beginning for the same at a point distant 41.40 feet N. 60° 51' 32" E. from a point in and distant 67.86 feet N. 29° 11' 40" W. from the beginning of the 20th or N. 25° W. 521 foot line of that tract of land firstly described in a deed dated June 25, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. #4892 folio 536 etc. was conveyed by Redevelopment, Inc. to Albert W. Williams said point of beginning also being distant 145 feet more or less measured northwesterly along the center of Bengies Road from the center of Eastern Avenue running thence for lines of division the eleven following courses and distances

1. Northwesterly by a line curving to the north with a radius of 575.00 feet for a distance of 6.02 feet (the chord of said arc being N. 30° 26' 23" W. 6.02 feet)
2. N. 30° 08' 23" W. 441.53 feet
3. Northwesterly by a line curving to the west with a radius of 425.00 feet for a distance of 176.04 feet (the chord of said arc being N. 42° 00' 26" W. 174.78 feet)
4. N. 53° 52' 24" W. 200.00 feet
5. Northwesterly by a line curving to the west with a radius of 525.00 feet for a distance of 115.37 feet (the chord of said arc being N. 60° 10' 08.5" W. 115.15 feet)
6. N. 30° 44' 24" E. 82.67 feet
7. S. 59° 15' 36" E. 110.00 feet
8. S. 53° 52' 24" E. 212.70 feet
9. Southeasterly by a line curving to the south with a radius of 505.00 feet for a distance of 209.17 feet (the chord of said arc being S. 42° 00' 26" E. 207.68 feet)
10. S. 30° 08' 23" E. 448.95 feet and
11. S. 60° 51' 32" W. 79.96 feet to the place of beginning.

Containing 1.762 Acres of land more or less.

[signature] L.S.

JAMES B. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

BY CRS — Parcel B — SHEET 2 OF 2
DATE Jan 30 '70 — Bengies Trailer Park, Inc. — FILE

*Beginning for the same on the southernmost right of way line of the Baltimore and Philadelphia and Washington Railroad Company at a point in the 3rd or N. 73° E. 730 foot line of that tract of land firstly described in a deed dated June 25, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. #4892 folio 536 etc. was conveyed by Redevelopment, Inc. to Albert W. Williams said point of beginning also being distant 415 feet more or less measured northeasterly along said railroad right of way line from the center of Bengies Road thence running with and binding on the southernmost right of way lines of said railroad and binding on part of said 3rd line and on the 4th and part of the 5th lines of said conveyance the three following courses and distances

1. N. 68° 48' 20" E. 52.00 feet
2. N. 21° 11' 40" W. 150.00 feet and
3. N. 68° 48' 20" E. 1662.65 feet thence for lines of division the eight following courses and distances
4. S. 21° 11' 28" E. 75.56 feet
5. S. 68° 48' 20" W. 133.63 feet
6. Southwesterly by a line curving to the south with a radius of 130.00 feet for a distance of 90.15 feet (the chord of said arc being S. 88° 40' 09" W. 88.34 feet)
7. S. 68° 48' 20" W. 1281.94 feet
8. Southwesterly by a line curving to the south with a radius of 130.00 feet for a distance of 230.04 feet (the chord of said arc being S. 18° 06' 39.5" W. 231.18 feet)
9. S. 45° 57' 25" W. 42.47 feet
10. S. 68° 48' 20" W. 40.00 feet and
11. N. 21° 11' 40" W. 75.00 feet to the place of beginning.

Containing 2.187 Acres of land more or less.

*Said Point of Beginning also being distant 145 feet more or less N 21° 11' 40" W and 422 feet more or less N 30° 44' 24" E from the center of Bengies Road and 1265 feet more or less measured northwesterly along said center of Bengies Road from the center of Eastern Avenue.

OFFICE COPY

[signature] L.S.

Re: Petition for Variances to Section 414.4 - Trailer Parks E/S Bengies Road 1265' N. of Eastern Ave., 15th Dist. Bengies Trailer Village, Inc. Petitioner

Before Zoning Commissioner of Baltimore County No. 184-ASPH

The petitioner seeks several setback variances on the subject property and also removal of Restriction No. 3 set forth in the County Board of Appeals Order dated January 6, 1967.

It appearing that the public health, safety or general welfare will not be adversely affected, the variances should be granted and the Restriction No. 3 should be removed.

It is this 1 day of April, 1970, by the Zoning Commissioner of Baltimore County, ORDERED that the following variances should be and the same are granted:

To permit an 8 foot setback along the N 68°48' 20" East 52 feet; N 21 degrees 11' 40" West 150 feet; N 68° 48' 20' East 1662.65 feet (railroad property) instead of the required 75 feet; and a 25 foot setback along the east side of Bengies Road as widened instead of the required 100 feet.

The approval of the site plan is subject to the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

It is further ORDERED that the Restriction No. 3 in the County Board of Appeals Order dated January 6, 1967, be and the same is hereby annulled.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 4/1/70
BY [signature]

PENN CENTRAL COMPANY

BALTIMORE, MARYLAND 21201
March 9, 1970

RICHARD G. SIM
MANAGER-INDUSTRIAL DEVELOPMENT

Mr. Oliver L. Myers,
Chairman, Zoning Advisory Commission
County Office Building
Towson, Maryland 21204

Dear Mr. Myers,

Mr. George Hall of the Industrial Development Commission called our attention to the possible use of a strip of land adjacent to our right-of-way, near Middle River, Md. for a trailer park.

We have approximately 10 freight trains and numerous passenger trains, including our Metroliner Service, which go by this area daily. It would appear, allowing trailers this close to our right of ways, would not be in the best interest of the people occupying the trailers or the railroad.

We would like to go on record opposing this proposal.

Very truly yours,

Richard G. Sim
Penn Central Transportation Co.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

February 26, 1970

Robert J. Romadka, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221

RE: Type of Hearing: Setback Variance and Special Hearing
Location: NE/Cor. Eastern Ave. & Bengies Road
Petitioner: Bengies Trailer Village, Inc.
Committee Meeting of February 17, 1970
15th District
Item 166

Dear Sir:

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 being excavated and utilities being laid for the Bengies Trailer Village, Inc. The property is bounded on the north by the Pennsylvania Railroad; on the west by the Trailer Village Trailer Park; on the east by vacant land; on the south by several commercial uses. Bengies Road and Eastern Avenue are not improved as far as concrete curb and gutter are concerned.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance to the setback of 8 feet instead of the required 75 feet. Granting of this variance would have trailers parking within 88 feet of the main line of the Penn Central Railroad, instead of the 155 feet now required. Since this is the line of the high speed Metroliner, special arrangements must be made to make sure children living in Parcel B will not be able to wander onto the tracks.

BOARD OF EDUCATION:

The 38 additional trailers would yield approximately 15 additional students to the approximately 145 students that would come from the 361 trailers as it now stands. The Chase Elementary School services this area and as of

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Robert J. Romadka, Esq.
Item 166 — - 2 - — February 26, 1970

BOARD OF EDUCATION: (Continued)

October 31, 1969 was 86 pupils below capacity. The school has a capacity of 540 and the October 31, 1969 enrollment was 454. The trailer park factor was taken from a study of the Fox Trailer Village in 1966 (factor is .4). A new school is planned for relief of the Chase Elementary School in our capital program with a possible opening in 1975-76.

FIRE DEPARTMENT:

Owner shall be required to install hydrants on proposed site in accordance with Baltimore County Standard Design Manual.

STATE ROADS COMMISSION:

Granting of the subject petition will have no significant adverse affect on the State highway.

HEALTH DEPARTMENT:

In order to further protect the health and safety of the occupants of the trailer village, it is recommended that the petitioned 8' setback from the railroad property be denied. Reference: Maryland State Department of Health Regulations Section 43H02.

It is recommended that the 20' setback instead of the 100' setback already zoned from Bengies Road be denied since the Maryland State Department of Health Regulations (Section 43H02) require that mobile homes must not be located less than 25' from a public roadway, street or public right-of-way.

This office will not approve any trailer closer to the Railroad right-of-way than that as previously approved on the preliminary plan submitted to the Planning Office

ZONING ADMINISTRATION DIVISION:

A field investigation revealed that a possible serious drainage problem may exist on the site. Some thought should be given by the petitioner to construct a permanent barrier along the northern property line separating the proposed trailer park from the Pennsylvania Railroad right-of-way. This right-of-way carries the high speed train known as the Metroliner.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be

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Robert J. Romadka, Esq.
Item 166 — - 3 - — February 26, 1970

held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

4-5-70

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: February 26, 1970

FROM: Ian J. Forrest

SUBJECT: Bengies Trailer Village - 15th District

Bengies Trailer Village
Trailer Park
Present Zoning - S.E. for trailer park
Proposed Zoning - Variance to Sec. 414.4
To permit an 8' setback instead of required 25'
To permit a 20' setback instead of required 100'

In order to further protect the health and safety of the occupants of the trailer village it is recommended that the petitioned 8' setback from the railroad property be denied. Reference: Maryland State Department of Health Regulations Section 43H02.

It is recommended that the 20' setback instead of the 100' setback already zoned from Bengies Road be denied since the Maryland State Department of Health Regulations (Section 43H02) require that mobile homes must not be located less than 25' from a public roadway, street or public right-of-way.

Petition Amended for 25'

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers Date: February 19, 1970

FROM: C. Richard Moore

SUBJECT: Item 166 - ZAC - February 17, 1970
Property Owner: A.V. Williams
Eastern Avenue & Bengies Road
Variance for sideyard

The subject petition is requesting a variance to the setback of 8 feet instead of the required 75 feet. Granting of this variance would have trailers parking within 88 feet of the main line of the Penn Central Railroad, instead of the 155 feet now required. Since this is the line of the high speed Metro Liner, special arrangements must be made to make sure children living in Parcel B will not be able to wander onto the tracks.

C. Richard Moore
Assistant Traffic Engineer

CRM:nr

BALTIMORE COUNTY BOARD OF EDUCATION 114

ZONING ADVISORY COMMITTEE MEETING
OF Feb 17, 1970

Petitioner: Bengies Trailer Village

Location: Eastern Ave & Bengies Rd

District: 15

Present Zoning: ML

Proposed Zoning: VAR

No. of Acres: Parcel A = 17.1 ac ±, Parcel B = 2.197 ac ±

Comments: The 38 additional trailers would yield approx 15 additional students to the approx 145 students that would come from the 361 trailers as it now stands. The Chase Elementary School services this area & as of Oct. 31, 1969 was 86 pupils below capacity. The school has a capacity of 590 & the Oct. 31, 1969 enrollment was 454. The trailer park figure was taken from a study of the Fox Trailer Village in 1966 (figure is .4). A new school is planned for relief of the Chase Elem. School in our capital program with a possible opening in 1975-76

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
ATT: Mr. Myers Date: 2/20/70
Inspector T. E. Kelly

FROM: Fire Department

SUBJECT: Property Owner: A V Williams

Item: #166 Zoning Agenda February 17, 1970

Owner shall be required to install hydrants on proposed site in accordance with Baltimore County Standard Design Manual.

Inspector T. E. Kelly

cc: Mr. Hanna

COMMISSION MEMBERS
DAVID H. FINNEY
CHAIRMAN OF COMMISSION AND DIRECTOR OF HIGHWAYS
R. WALTON BOCKLEY, JR.
HARRY P. BRENFIELD
WALTER BUCHER
LESLIE H. EVANS
JOHN J. MUMFORD
ARTHUR E. PRUTZ, JR.
FRANK THORP

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
(MAILING ADDRESS—P.O. BOX 717, BALTIMORE, MD. 21203)

VALVIN E. WOODFORD, JR.
CHIEF ENGINEER
DEPUTY CHIEF ENGINEERS
WALTER J. ADDISON
PLANNING & SAFETY
HUGH G. DOWNS
ENGINEERING DEVELOPMENT
LYDLE L. BUCANA
OPERATIONS

February 18, 1970

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Att: Mr. O. L. Myers

Re: Zoning Advisory Comm.
Meeting February 17, 1970
ITEM 166 - (Route 150) North side of Eastern Ave. at east side of Bengies Road - Variance to permit an 8' setback instead of required 75', to permit a 20' setback instead of required 100'.

Dear Mr. Hardesty:

Granting of the subject petition will have no significant adverse affect on the State highway.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

by: John E. Meyers
Asst. Development Engineer

CL:JEM:bk

FEB 10 '70 AM
OFFICE OF PLANNING & ZONING

BUREAU OF ENGINEERING

Zoning Plat - Comments

February 27, 1970

166. Property Owner: Bengies Trailer Village, Inc.
(1969-1970) Location: N/E corner Eastern Avenue and Bengies Road

District: 15th
Present Zoning: ML with Special Exception Trailer Park
Proposed Zoning: Variance to Sec. 414.4 (Setback Variance and Special Hearing)

General:

Public utilities and road improvement requirements have been covered by previous comments regarding this site.

The attached comments of this Bureau, dated July 29, 1966, as furnished to the Bureau of Public Services, reflect the relation between this property and the improvements necessary to public roads and utilities.

FWR:ng

I-NE and Z-NW Key Sheets
15, 16 and 17 NE 39, 40 and 41 Position Sheets
NE 5 and 5K Topo
91 Tax

Edward D. Hardesty, Esq.
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 17th day of February 1970

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner: Bengies Trailer Village, Inc.
Petitioner's Attorney Robert A. Sandler, Esq. Reviewed by Oliver L. Myers
Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

9 Signs. #70-182-asph

District: 15th Date of Posting: Mar. 13, 1970
Posted for: Hearing Monday, March 16th, 1970 @ 2:00 P.M.
Petitioner: Bengies Trailer Village, Inc.
Location of property: East Side Bengies Rd. 1262' NO. of Eastern Ave.
Location of Signs: (9) 1 Posted north to wooded area SO. of railroad track east of Bengies Rd.
3 Posted between Honeysuckle Lane & Bentley Lane East side Bengies Rd. 1 Posted between Bentley Lane & Ocean Lane East side Bengies Rd.
Posted by: Noel H. Hess, Signature Date of return: March 13, 1970

TELEPHONE 823-3000 EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 69321

DATE March 9, 1970

BILLED BY:

TO: William Construction Co., Inc.
P.O. Box 5[illegible]
Baltimore, Md. 2[illegible]

Zoning Dept. of Baltimore County

QUANTITY	ACCOUNT NO. 01-662 — RETURN THIS PORTION WITH YOUR REMITTANCE — DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT 25.00 COST
	Petition for Variance and Special Hearing for Dangles Trailer Village, Inc. 250-XX-XXX	25.00

52mk 10 25.00 CM 4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 823-3000 EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 69363

DATE March 20, 1970

BILLED BY:

TO: A. E. Williams
P.O. Box 5[illegible]
Baltimore, Md. 2[illegible]

Zoning Dept. of Baltimore County

QUANTITY	ACCOUNT NO. 01-662 — RETURN THIS PORTION WITH YOUR REMITTANCE — DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT 130.00 COST
	Advertising and posting of property for Dangles Trailer Park, Inc. 250-XX-XXX	130.00

4 52mk 31 130.00 CM 4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR VARIANCE AND SPECIAL HEARING
15th DISTRICT

ZONING: Petition for Special Hearing to Remove Restriction Number 1 in Board of Appeals Order dated January 6, 1967.
Petition for Variance to permit Trailer Park Setbacks.
LOCATION: East side of Dangles Road 1265 feet, more or less, North of Eastern Ave.
DATE & TIME: Monday, March 30, 1970 at 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance from the Zoning Regulations of Baltimore County to permit an 8 foot setbacks along the north 43 degrees 46 minutes 20 seconds East 52 feet; north 2 degrees 11 minutes 40 seconds West 150 feet; north 43 degrees 46 minutes 20 seconds East 1062.61 feet (railroad property) instead of the required 75 feet; and to permit a 20 foot 75 foot setback along the East side of Dangles Road as widened instead of the required 100 feet. Petition for Special Hearing to remove Restriction Number 1 in Board of Appeals Order dated January 6, 1967.

The Zoning Regulation to be excepted as follows:

Section 414.4 — Trailer Parks — No trailer or service building or structure used in connection therewith shall be place or permitted with 100 feet of the road or street upon which the lot or area is used for such park fronts, or within 75 feet of any other side or boundary line of such lot or area.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at a point distant 41.40 feet N. 60 degrees 51' 32" E. from a point in and distant 67.06 feet N. 29 degrees 11' 40" W. from the centerline of the Dale or N. 29 degrees W. 521 feet line of that land of land deeded by Deed dated June 25, 1963 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4662, Folio 536 etc. conveyed by Redevelopment, Inc. to Albert V. Williams said point of beginning also being distant 1265 feet more or less measured northeasterly along said railroad right of way line from the center of Dangles Road thence running with and binding on the southeastern right of way line of said railroad and binding on part of the 4th and part of the 5th lines of said conveyance the three following courses and distances:

1. N. 64 degrees 46 20" E. 52.00 feet
2. N. 21 degrees 11' 40" W. 150.00 feet
3. N. 64 degrees 46' 20" E. 1062.61 feet thence leaving said railroad right of way line and binding on the eight following courses and distances
4. S. 20 degrees 11' 20" E. 75.36 feet
5. S. 64 degrees 46' 20" W. 125.63 feet
6. Southwesterly by a line curving to the south with a radius of 136.00 feet for a distance of 99.15 feet (the chord of said arc being S. 85 degrees 49' 00" W. 96.94 feet)
7. S. 44 degrees 48' 20" W. 1201.04 feet
8. Southwesterly by a line curving to the south with a radius of 136.00 feet for a distance of 236.64 feet (the chord of said arc being S. 16 degrees 00' 20.5" W. 201.16 feet)
9. S. 45 degrees 57' 25" W. 62.67 feet
10. S. 44 degrees 48' 20" W. 44.00 feet and
11. N. 20 degrees 11' 40" W. 75.00 feet to the place of beginning.

Containing 2.167 Acres of land more or less.

Said Point of Beginning also being distant 141 feet more or less N. 21 degrees 11' 40" W and 432 feet more or less to 30 degrees 44' 50" E from the center of Dangles Road and 1265 feet more or less measured northeasterly along said center of Dangles Road from the center of Eastern Avenue.

Being the property of Dangles Trailer Village, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, March 30, 1970 at 2:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
EDWARD D. HARDESTY
ZONING COMMISSIONER
OF BALTIMORE COUNTY

March 12, 1970

ORIGINAL

OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 March 18, 1970

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardesty
Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ weeks before the 18th day of March 1970 that is to say, the same was inserted in the issue of March 12, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

PETITION FOR VARIANCE AND SPECIAL HEARING: 15th DISTRICT

ZONING: Petition for Special Hearing to Remove Restriction Number 1 in Board of Appeals Order dated January 6, 1967.
Petition for Variance to permit 1.4ler Park Setbacks.
LOCATION: East side of Dangles Road 1265 feet, more or less, North of Eastern Ave.
DATE & TIME: Monday, March 30, 1970 at 2:00 P.M.
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance from the Zoning Regulations of Baltimore County to permit an 8 feet setbacks along the north 43 degrees 46 minutes 20 seconds East 52 feet; north 2 degrees 11 minutes 40 seconds West 150 feet; north 43 degrees 46 minutes 20 seconds East 1062.61 feet (railroad property) instead of the required 75 feet; and to permit a 20 feet 75 feet setback along the East side of Dangles Road as widened instead of the required 100 feet.

Petition for Special Hearing to remove Restriction Number 1 in Board of Appeals Order dated January 6, 1967.

The Zoning Regulation to be excepted as follows:

Section 414.4—Trailer Parks—No trailer or service building or structure used in connection therewith shall be place or permitted with 100 feet of the road or street upon which the lot or area is used for such park fronts, or within 75 feet of any other side or boundary line of such lot or area.

All that parcel of land in the Fifteenth District of Baltimore County.

PARCEL A
DANGLES TRAILER PARK, INC.

BEGINNING for the same at a point distant 41.40 feet N 60° 51' 32" E. from a point in and distant 67.06 feet N. 29° 11' 40" W. from the centerline of the Dale or N. 29° W. 521 feet line of that tract of land firmly described in a deed dated June 25, 1963 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4662 Folio 536 etc. was conveyed by Redevelopment, Inc. to Albert V. Williams said point of beginning also being distant 315 feet more or less measured northeasterly along the center of Dangles Road from the center of Eastern Avenue running thence for lines, or divisions the eleven following courses and distances

1. Northwesterly by a line curving to the North with a radius of 175.00 feet for a distance of 6.64 feet (the chord of said arc being N. 30 degrees 26' 20" W. 6.64 feet)
2. N. 30 degrees 08' 20" W. 441.53 feet
3. Northwesterly by a line curving to the west with a radius of 125.00 feet for a distance of 176.04 feet (the chord of said arc being N. 42 degrees 00' 26" W. 174.78 feet)
4. N. 53 degrees 52' 26" W. 200.00 feet
5. N. northwesterly by a line curving to the west with a radius of 125.00 feet for a distance of 115.37 feet (the chord of said arc being N. 64 degrees 10' 06.5" W. 113.15 feet)
6. N. 30 degrees 24' 24" E. 82.67 feet
7. S. 59 degrees 12' 36" E. 110.00 feet.
8. S. 53 degrees 52' 26" E. 212.70 feet
9. Southwesterly by a line curving to the south with a radius of 206.00 feet for a distance of 208.17 feet (the chord of said arc being S. 42 degrees 00' 26" E. 199.40 feet)
10. S. 30 degrees 08' 20" E. 446.95 feet and
11. S. 16 degrees 51' 32" W. 79.04 feet to the place of beginning.

Containing 1.762 Acres of land more or less.

Beginning the same on the southernmost right of way line of the Baltimore and Philadelphia and Washington Railroad Company at a point in the 3rd and N. 73 degrees E. 730 feet line of that tract of land firmly described in a deed dated June 25, 1963 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4662 Folio 536 etc. was conveyed by Redevelopment, Inc. to Albert V. Williams said point of beginning also being distant 615 feet more or less measured northeasterly along said railroad right of way line from the center of Dangles Road thence running with and binding on the southernmost right of way line of said railroad and binding on part of the 3rd and part of the 4th and part of the 5th lines of said conveyance the three following courses and distances:

1. N. 64 degrees 46 20" E. 52.00 feet
2. N. 21 degrees 11' 40" W. 150.00 feet
3. N. 64 degrees 46' 20" E. 1062.61 feet thence leaving said railroad right of way line and binding on the eight following courses and distances
4. S. 20° 11' 20" E. 75.36 feet
5. S. 64° 46' 20" W. 125.63 feet
6. Southwesterly by a line curving to the south with a radius of 136.00 feet for a distance of 99.15 feet (the chord of said arc being S. 85 degrees 49' 00" W. 96.94 feet)
7. S. 44 degrees 48' 20" W. 1201.04 feet
8. Southwesterly by a line curving to the south with a radius of 136.00 feet for a distance of 236.64 feet (the chord of said arc being S. 16 degrees 00' 20.5" W. 201.16 feet)
9. S. 45 degrees 57' 25" W. 62.67 feet
10. S. 44 degrees 48' 20" W. 44.00 feet and
11. N. 20 degrees 11' 40" W. 75.00 feet to the place of beginning.

Containing 2.167 Acres of land more or less.

*And Point of Beginning also being distant 141 feet more or less N. 21° 11' 40" W and 432 feet more or less N 30° 44' 24" E from the center of Dangles Road and 1265 feet more or less measured northeasterly along said center of Dangles Road from the center of Eastern Avenue.

Being the property of Dangles Trailer Village, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, March 30, 1970 at 2:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
EDWARD D. HARDESTY,
Zoning Commissioner of
Baltimore County

Mar. 12

CERTIFICATE OF PUBLICATION

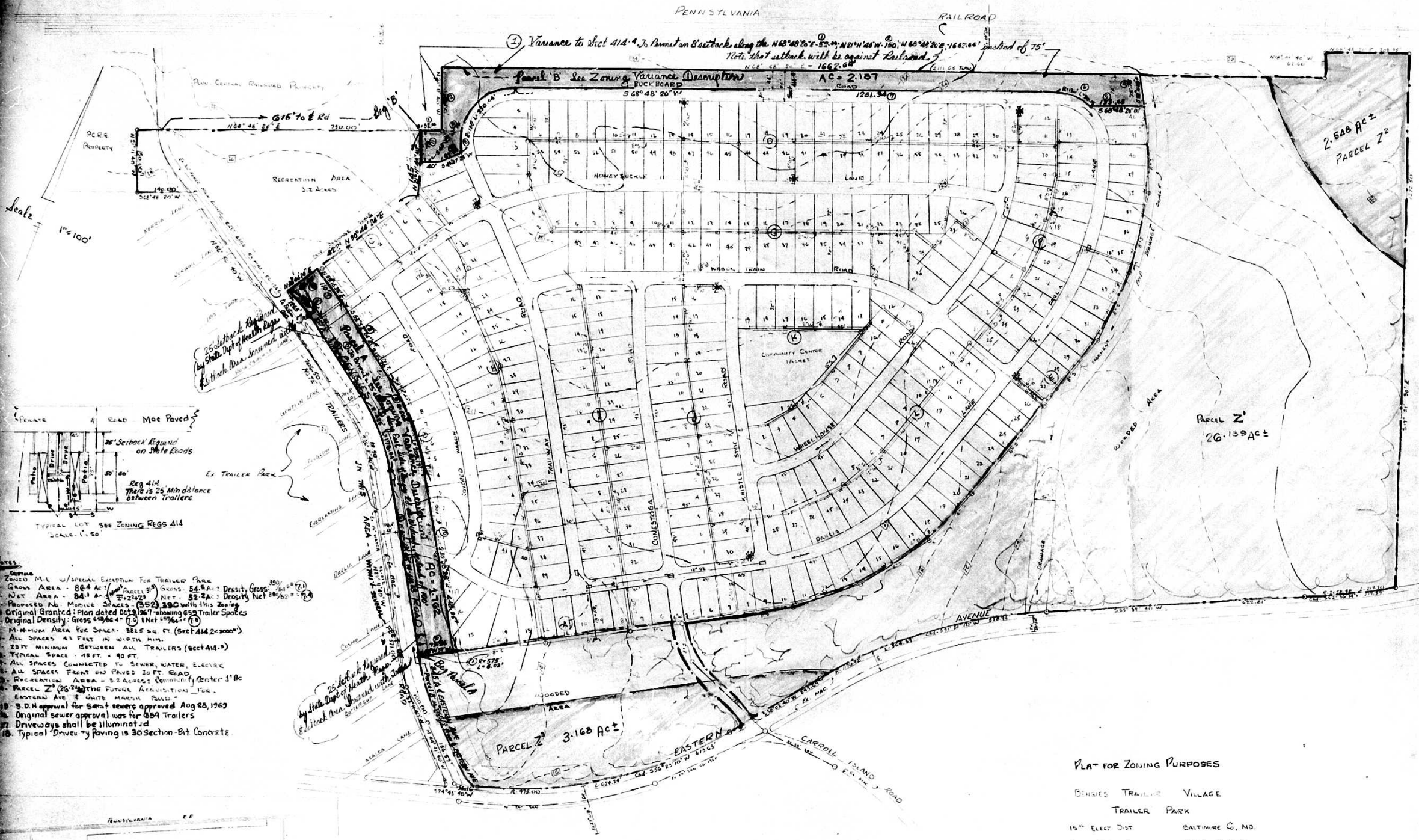
TOWSON, MD March 12, 1970

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 ~~three~~ ~~successive weeks~~ before the 30th day of March, 1970, the first publication appearing on the 12th day of March 1970.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, $


PENNSYLVANIA
RAILROAD
(1) Variance to Sect 414.4 To Permit an 8' setback along the N68°48'20"E-52.00' N21°11'28"W-150' N68°48'20"E-1662.66' instead of 75'
Note that setback with is against Railroad.
N68° 48' 20" E - 1667.66'
Parcel 'B' See Zoning Variance Description
BUCK BOARD ROAD
S68°48' 20" W
AC = 2.187
1281.34
Scale 1" = 100'
PENN CENTRAL RAILROAD PROPERTY
OCRE PROPERTY
@15' to ℄ Rd
Reg 'B'
N68° 48' 20" E 730.00'
RECREATION AREA 3.2 ACRES
KERRIA LANE
HONEYSUCKLE LANE
WASH TRAIN ROAD
COMMUNITY CENTRE 1 Acre
WHEEL HOUSE LANE
DALIA LANE
CONESTOGA ROAD
TRAILWAY ROAD
TRAILERS
EXISTING ROAD
EVERLASTING LANE
DAVIS LANE
ARAKA LANE
WOODED AREA
PARCEL Z' 26.189 Ac±
2.548 Ac± PARCEL Z²
Parcel A
AC = 1.162
PARCEL Z³ 3.168 Ac±
EASTERN AVENUE
CARROLL ISLAND ROAD
25' setback Required by State Dept of Health Regs & Hatch Dwg. Issued with Permit
Private Road Not Paved
25' Setback Required on State Roads
Ex Trailer Park
Reg 414 There is 25 Min distance between Trailers
TYPICAL LOT SEE ZONING REGS 414
SCALE - 1" = 50'
NOTES:
1. Zoned M-L w/Special Exception For Trailer Park
2. Gross Area - 86.4 Ac± (Parcel 3¹ 2.423)
3. Net Area - 84.1 Ac± Gross: 54.5 Ac± Density Gross: 390/54.5 = 7.1
4. Net Area: 52.2 Ac± Density Net 390/52.2 = 7.4
5. Proposed No. Mobile Spaces - (352) 390 with this Zoning
6. Original Granted: Plan dated Oct 3, 1967 - showing 659 Trailer Spaces
7. Original Density: Gross 659/86.4 = 7.6 & Net 659/54.5 = 7.8
8. Minimum Area Per Space - 5825 sq. ft. (Sect 414.2 < 3000 ft²)
9. All Spaces 45 Feet in width min.
10. 25 ft Minimum Between All Trailers (Sect 414.9)
11. Typical Space - 45 ft. x 90 ft.
12. All Spaces Connected to Sewer, Water, Electric
13. All Spaces Front on Paved 30 ft. Road.
14. Recreation Area - 3.2 Acres & Community Center 1 Ac
15. Parcel Z³ (26.24 Ac) The Future Acquisition For Eastern Ave & White Marsh Blvd.
16. S.D.H approval for Sanit sewers approved Aug 28, 1969
17. Original sewer approval was for 659 Trailers
18. Driveways shall be illuminated
19. Typical Driveway Paving is 30 Section-Bit Concrete
Title:
86.413 Ac± — Gross
less 1.309 — ½ Eastern Ave (50')
85.104 Ac±
less 0.580 — Bengies Rd
84.104 NET
PENNSYLVANIA
BENGIES
WHITEHOLLY LANE
DALIA LANE
EASTERN AVENUE
LOCATION MAP
SCALE 1" = 5000'
PLAT FOR ZONING PURPOSES
BENGIES TRAILER VILLAGE
TRAILER PARK
15th ELECT DIST
BALTIMORE CO., MD.
SCALE 1" = 100'
DATE: 7-19-69
DEVELOPER:
Bengies Trailer Village, Inc.
6661 Pulaski Hwy.
BALTIMORE, MD. 21221
JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
BOLT YORK ROAD
TOWSON, MD.

RECREATION AREA
3.2 Acres

NO. OF LOTS — 371

Typical Plumbing Layout
Drainage Venting Systems

Vent
3" min. for 4" Vent
4" min. for 5" Vent

Vent Ahead of Last Trap
Cleanout

Cap when NOT in use

5' Max from Rear Lot Line of Trailer Stop

Trap Arms
2" dia. - 5' MAX
3" dia. - 10' MAX

3" Min Cast Iron P Trap & Tailpipe

Use: Building Code
Trailer Park Plumbing Standards: Pt 5 Sect 2400

STATE CODE: TYPICAL CONNECTIONS

Heater Tape
Hinged Cover
Insulation
Metallic Tubing
Ground Level
Insulation (Optional)
Tile
Shut-off Valve (Not a Stop and Waste Valve)
Install below Frost Line
Water Line - 1" or Larger

Detail of Water Connection Showing a Method of Winter Protection

Lateral Sewer
"P" Trap
Insulation Optional
Install below frost line

Typical Mobile Home Connections

Close Nipple
Ferrule
C.I. 45° Elbow
Sleeve (Frost Expansion)
Threaded Joint may also be used
Cap
Ground Level
Concrete Apron
Gravel Pipe
C.I. Pipe
Variable
Long Sweep Elbow
Lateral Sewer
"P" Trap
C.I. or V.C. Pipe

Detail of Sewer Connection

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY
DATE

Future Conc. C & G

Future Paving Curb & Gutter

Retain Wooded Area

Typical Lot
See Zoning Logs
414 - 9

Macadam Pond

COVERED WAGON ROAD

TRAILWAY ROAD

CONESTOGA ROAD

DAHLIA

BENGIES ROAD

100' SETBACK

Zonnie Plat

Ditch

2" WATER

Scale

BIRCHWOOD LANE

HONEYSUCKLE LANE

WAGON TRAIN ROAD

COMMUNITY CENTER
1 ac

WHEELHOUSE ROAD

DALIA

WHISTLE STOP ROAD

COLESTOGA ROAD

PARCEL A

RETAINED WOODED AREA
SEE ZONING ORDER

100' Setback
Sec 414 Zoning Regs.

EASTERN AVENUE

CARROLL ISLAND ROAD

Caution
Low Water Vein
Force Main

Plat for Tentative Approval

Notes:

1. Existing Zoned M.L. w/ Special Exception for Trailer Park
2. Gross Area 85.6 Ac — PARCEL A: Gross 32.2 Ac
3. Net Area 83.3 Ac — Net 31.8 Ac
4. Proposed Number of Mobile Home Spaces — 5 Vacant
5. Gross Density 4.2 — PARCEL A: Gross Density 6.8
6. Net Density 4.3 — Net Density 7.1
7. Minimum Area per Space - (Lot 214.2 Square 3000 ft) Provided 3000
8. All Spaces 45 ft in width MIN.
9. 25 ft min between all Trailers (See Lot 414.2)
10. Typical Space - 45'x95' See Insert Typ Lot
11. All Spaces connected to Water, Sewer & Electricity
12. All Spaces fronted on a Paved Dedicated 30 Road
13. Recreational Area 3.2 Ac - (Community Center Lots)
14. Parcel A - Available for future Organization for Water Wells

UTILITY PLAN
BENGIES TRAILER VILLAGE
& TRAILER PARK
15TH ELECT. DIST
SCALE 1"=50'

JUNE 16, 1969

Aug 5 - Letter of Refusal to G. Rees
Aug 11 '69 - Rev. WATER
Aug 20, 1969 - Rev as per Co Comments - WATER
Aug. 25, 1969 - By application 8" water to water
Sept 5th 1969 Approved for Tentative approval
3/17/70 Bulkhead added

JAMES S. SPRAGUE
ENGINEER
SURVEYOR

Plat for Zoning Purposes
BENGIES TRAILER VILLAGE
TRAILER PARK
15TH ELECTION DIST. BALTIMORE COUNTY, MD.
SCALE: 1" = 50'
JANUARY 30 1970

PENN
TYPICAL SPACE SITE

8' TRAILER SETBACK LINE

615' to ℄ Bengies Road

RECREATION AREA

EX. TRAILER PARK

KERRIA LANE
JONQUIL LANE
IRIS LANE
HONEYSUCKLE LANE
GENTIAN LANE
FOXGLOVE LANE
EVERLASTING LA.
DAHLIA LANE
COSMO LANE
AZALEA LANE
BUTTERCUP LA.

EASTERN AVE
BENGIES ROAD
COVERED WAGON ROAD
TRAILWAY ROAD
DAHLIA ROAD
CONESTOGA ROAD

10' DRAINAGE EASEMENT

TYPICAL SPACE SITE

NOTE: TOTAL SPACES SHOW - 399

TYPICAL SPACE SITES
SCALE: 1" = 20'

TRAILWAY ROAD

Bng. Parcel (K) 3.47 ± to ℄ Eastern Ave
Bng. Parcel (G) 1265 ± to ℄ Eastern Ave

MICROFILMED

CENTRAL RAILROAD

N 68° 48' 20" E 1662.65 (WOODED AREA)

PARCEL "B" 2.187 ACRES

BLOCK "E"

S 68° 48' 20" W

BUCKBOARD LANE 1281.94'

S 68° 48' 20" W 133.63

R=132.00' L=90.15 CHD. S 88° 40' 09" W 88.34'

BLOCK "D"

BLOCK "J"

HONEYSUCKLE LANE

BLOCK "G"

BLOCK "F"

WAGON TRAIN ROAD

BLOCK "K"

COMMUNITY CENTER

WHEELHOUSE ROAD

BLOCK "L"

DAHLIA LANE

BLOCK "I"

CONESTOGA ROAD

BLOCK "H"

WHISTLE STOP ROAD

BLOCK "M"

BLOCK "N"

DAHLIA LANE

EASTERN AVENUE

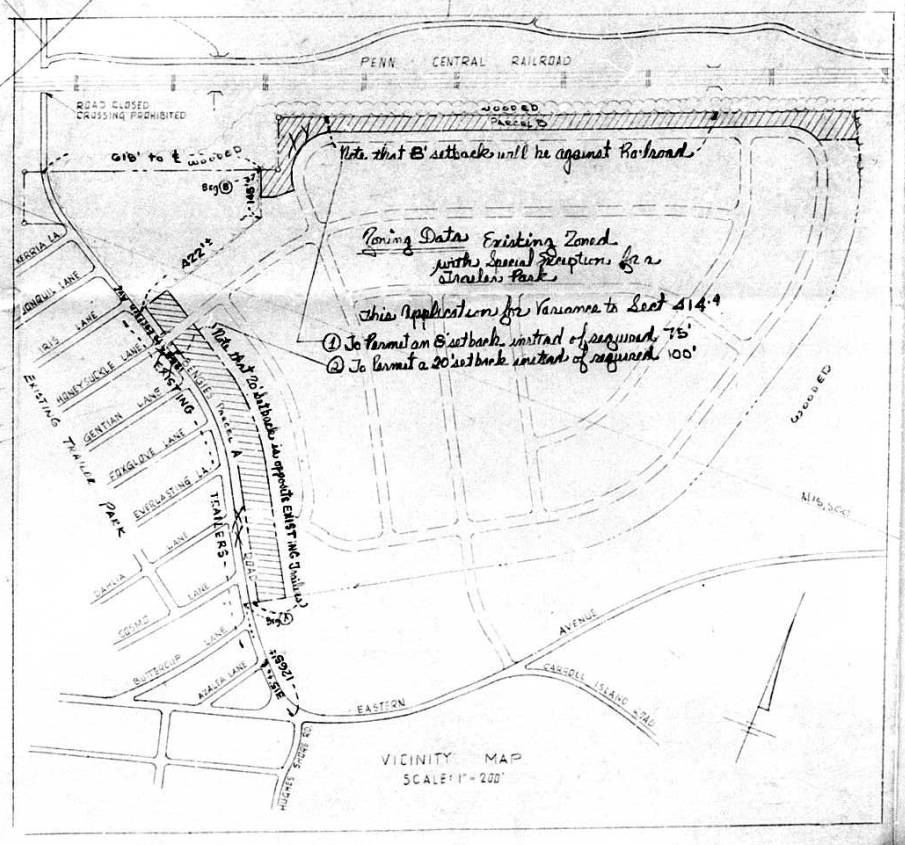
CARROLL ISLAND ROAD

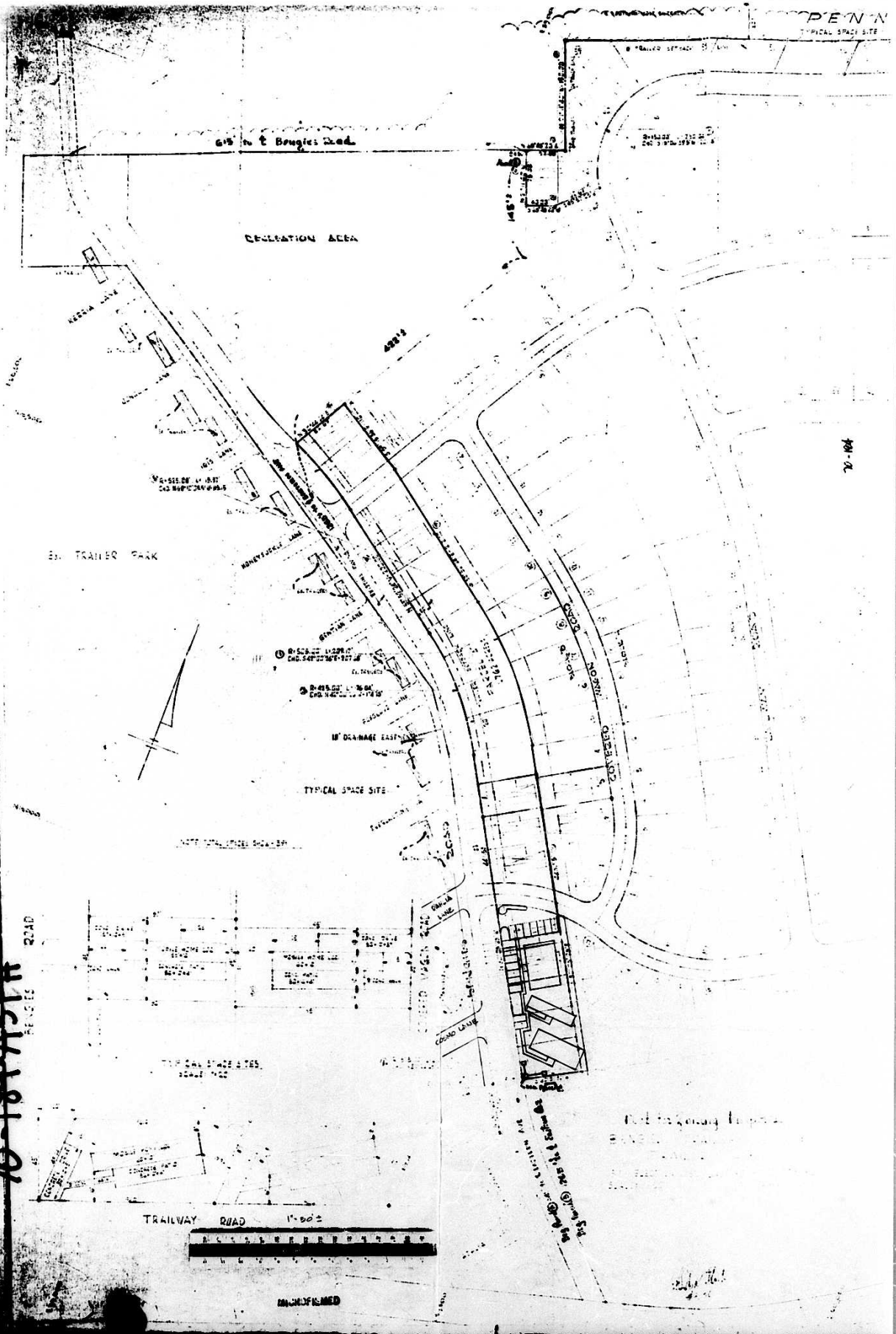
MICROFILMED

NOTES

ORIGINAL PLAN FOR TRAILER PARK DATED OCT 9, 1967
APPROVED FOR 659 TRAILER SPACES

1. APPROVAL FOR 361 SPACES - 38 SPACES TOTAL = 399 SPACES (SEE ORIGINAL SEWER APPROVAL FOR 659 TRAILER SPACES).
2. DRIVEWAYS SHALL BE ILLUMINATED.
3. TYPICAL PAVING IS BIT CONCRETE - 30' SECTION




PENN
TYPICAL SPACE SITE
RECREATION AREA
TRAILER PARK
HONEYSUCKLE LANE
10' DRAINAGE EASEMENT
TYPICAL SPACE SITE
CONDO LANE
CONDO LANE
TRAILWAY ROAD
1"=60±
MODIFIED

70-181-ASPH