

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: James W. Forrester
Assistant Chief Deputy
Recording Department
Clerk of the Circuit Court

FROM: W. Carl Richards, Jr. WCR
Zoning Coordinator
Zoning Administration and
Development Management

SUBJECT: Recording of Minor Subdivision Plan
Orems Road Property - Trailer Park
Zoning Case #74-81-RX; W-93-02
Kenneth and Helen Deinlein

June 28, 1993

I understand there may be some confusion or problem resulting from the request to record this minor subdivision. The purpose of this memo is to assure you that this subdivision has been reviewed for all applicable zoning and development requirements and has been certified for recording in compliance with those county standards. Should there be any question regarding the county review, certification, and approval process, please contact me at 887-8098.

WCR:scj

cc: Donald Rascoe
John R. Alexander

TO: Mr. Wirth / SWM (2)(Pre-App Permit only) DATE: October 10, 1991

Mr. Powell / EIRO
 Mr. Pilsch / WSS
 Mr. Flowers / CBGA
 Mr. Meranto / Planning
 Mr. Richards / Zoning
 Mr. Bowling / DEP (2)
 Mr. Famili / Traffic
 Mr. Weiss / Sanitation
 Mr. Beaumont / Land Acq.
 Ms. Lutz / House Nos.
 Capt. Kelly / Fire Dept.
 Mr. Kincer / Rec. & Parks
 Mr. Procato / SHA
 Mr. Butcher / CSP
 Mr. Kellier / OPZ Deputy Director (SWI)

FROM: Susan Wimbler
Bureau of Public Services

SUBJECT: District: 1506
 Project Name: Orens Road
 Project No.: 91144-M (Bilder Draw Orens)
 Engineer: Bafitis And Associates
 Phone No.: 391-2336

ACTION REQUESTED:
 CRG Plan Review (Meeting Waived) 1
 CRG Plan Refinement Review 1
 CRG Non-Material Amendment Review 1
 CRG Plan Approval Extension Review 1
 Pinhandle Minor CRG Plan Review 1
 Minor Subdivision Review 1

Pre-Approved Building Permits: No

Please provide separate comments for Building Permits.
 NOTE: Please detail any comments where permit cannot be approved, but subdivision approval is acceptable.

Please review the attached plan for compliance with current regulations and return comments to our office by 10/31/91. If you have no comments or do not need to review this plan, please indicate by placing your initials here _____.

Thank you for your attention to our request.

SWW:wm
 cc: File

Orens Road
 Glider Drive, N Orens Road
 91-144-M

Minor Subdivision Review
 Plan Date: 11/90
 Comments Due: 10/31/91
 Comments Date: 11/4/91
 Comments Completed: 11/5/91

HISTORY -- Provide a zoning history by case number on the plan including the date of the last Order, what was requested, granted or denied and listing and indicating compliance with any restrictions including, but not necessarily limited to, case numbers 74-81-RX. Clarify if any special exception was ever utilized within the required 2 year period in accordance with Section 502.3 (B.C.Z.R.). If utilized, the owner must submit a red-lined public hearing plan to the Zoning Commission to request a determination of whether or not a public hearing would be required to abandon or remove the "in place" special exception on the property.

Note, as part of the history, also that you have two more trailers than were permitted in original plan. Please indicate additional permits or amendment to the original plan that allow them.

Due to a lack of information, this office cannot review this subdivision for compliance with the Baltimore County Zoning Regulations. After the current requested information is provided, additional comments may be forthcoming.

If you have any questions, please do not hesitate to call me at 887-3391. Any requests for further information from the Zoning Office must include a reference to the minor subdivision file 91-144-M and written correspondence or revised plans must be accompanied by a copy of these comments.

JOHN R. ALEXANDER
 PLANNER I

JRA:scj

cc: Current Planning
 Zoning File - 74-84-RX
 Waiver File

THE PLAT

12 copies required. The plat shall be legible and clear enough for micro-filming and in no case shall it be larger than 24" x 36". Plats must be trimmed or folded to a neat 8-1/2" x 11" size. It shall contain all the information as set forth on the checklist as follows:

1. DEED ARROW, ELECTION AND COUNCILMANIC DISTRICT, TITLE PLAN "PLAN TO ACCOMPANY HEARING". THE OWNER'S NAME, PROPERTY ADDRESS AND DATE.
2. SCALE OF DRAWING: 1"=20' or 1"=50'. If acreage exceeds 40 acres, use 1"=100' scale.
3. OUTLINE OF PROPERTY: Indicated by a heavy bold line include lot lines, distances and area of the parcel(s) by square feet and acreage. (To figure acreage, divide square feet by 43,560.)
4. VICINITY MAP: A vicinity map must be included on all plats with the scale of 1"=1,000' WITH SITE CLEARLY AND ACCURATELY DEPICTED. DO NOT PUT THIS MAP ON A SEPARATE SHEET; IT MUST BE ON THE SAME SHEET AS THE SITE PLAT!
5. PRIOR ZONING HEARINGS: The case number(s), date of the Order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat of all prior zoning hearings.
6. OWNERSHIP: Of parcel(s) and relation of parcel(s) to adjacent property including reference deed numbers, lot numbers and subdivision names.
7. LOCATION: Street address and name of adjoining street(s), beginning point of description and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in Room 206, County Office Building.) This beginning point and distance should also be the first statement in the zoning description on Page 5.
8. STREETS, WIDENING, S/W, EASEMENTS: Include all existing public boundary streets with the existing right-of-way and paving width. Include any existing or proposed easements or right-of-ways and indicate if it is public or private.
9. BUILDINGS: Use, dimensions, height and location of all existing buildings and improvements on property with building-to-property line and building-to-building setbacks shown for each structure. Also, the front orientation of any dwellings and the use, dimension and location of all proposed buildings or additions and the proposed use if the use is to be changed. The general use, building and lot dimensions and all facing property line setbacks of buildings on adjoining lots.
10. STREET SETBACKS: If a new dwelling is proposed or the proposed addition or improvement is located on the street side (front) and if either adjacent side is unimproved and your property is zoned D.R.-2, D.R.-3.5 or O.R.-5.5, then you must show on your site plan the front setback of all dwellings on your side of the street within a distance of 200 feet from the joint side property lines.
11. UTILITIES: Show location and size of all public utilities and right-of-ways both adjacent to and on-site. If no public water or sewer exist, well and septic system locations and setbacks must be indicated. (Public utilities reference - Room 206, County Office Building.)
12. FEATURES: Location of streams, storm water management systems drainage, and pipe systems on or within 50 feet of the property.
13. B.C.C.A.: Buildings must meet the building code, as well as the fire code requirements, with regard to type of construction, windows, etc.
14. SPECIAL REQUIREMENTS: For Special Hearings on 2 apartment dwellings, floor plans detailing each floor with room square footages and use are required.

All of the above information MUST be complete and accurate or the petition CANNOT be accepted for filing and another appointment will have to be made!

74-81-EX (Jan. 10, 30) **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Kenneth L. Deinlein, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 5.5 zone to an DR 3.5 zone; for the following reasons: Extension of existing mobile park.

SEE ATTACHED MEMORANDUM

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... mobile park

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

Kenneth L. Deinlein
Kenneth L. Deinlein

Contract purchaser
Legal Owner
Address: 1427 Providence Road
Towson, Maryland 21204

BY Robert J. Romadka
Robert J. Romadka, Esquire
Address: 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of August, 1973, 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 14th day of October, 1973, at 10:00 o'clock.

Robert J. Romadka
Zoning Commissioner of Baltimore County.

(over)

MEMORANDUM

Re: Kenneth L. Deinlein
W/s Glider Road
Reclassification from DR 5.5 to DR 3.5
and Special Exception for mobile park

Subject property contains 3.131 acres and is a portion of property now owned by the Petitioner, consisting of 5.67 acres more or less, located on the West side of Glider Road, and running along the entire westernmost property line is an existing mobile home park owned and operated by your Petitioner.

As the zoning plot plan has indicated, your Petitioner is asking for a portion of said tract to be reclassified DR 3.5 and special exception for a mobile home park. The parcel to be rezoned would allow your Petitioner to construct 18 mobile sites and which sites would be located along an existing macadam road that now services the present mobile home park. The remaining tract of land would be developed DR 5.5 for residential development and would act as a further residential buffer zone between the proposed extended mobile park and existing residential homes on Glider Road.

Running along the easternmost line of the subject property is a stream and storm drain system which completely bisects the Petitioner's 5.64 acres and acts as a natural barrier between the subject property to be reclassified and the remaining portion to be developed DR 5.5. Due to the location and size of this stream, your Petitioner cannot develop his entire tract of land in residential development due to the high cost of bridging or piping said stream.

Due to the recent increase in construction of homes, there has been a strong demand for mobile home residence in Baltimore County, but due to the unavailability of mobile space and the inadequacies that exist in some of the older mobile parks, this demand has never been adequately met nor have prospective mobile owners had the opportunity to live in a modern up-to-date mobile park. In the present case, Petitioner is the owner and developer of an existing modern mobile home park and is requesting the Office of Zoning and Planning to allow him to expand his existing park. It is the Petitioner's opinion that with the shortage of houses being built in the area and the strong demand that now exists, that this change warrants the reclassification of this property to meet these demands; that due to the location of the stream and storm drain that runs through the Petitioner's property, your Petitioner cannot develop the subject property as residential homes and that failure on the part of the Zoning authorities to reclassify the property as a mobile park would be confiscatory in nature by depriving the Petitioner the use of his property.

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3066

RESIDENCE: 771-4932

March 29, 1973

DESCRIPTION TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY OF
KENNETH DEINLEIN AND WIFE
CRENS ROAD
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point at the southernmost point of Parcel 7 as shown on the plat entitled "Victory Villa", Section 2, Plat F, recorded among the Land Records of Baltimore County, Liber G.L.B. 22, Folio 114, said point being located N88°27'17" W 386.06' from the intersection formed by the center line of Crens Road and the center line of Glider Drive, running thence and binding on the westernmost outline of Parcel 7 as shown on aforesaid plat N18°45'52" E 914.90', running thence and binding on part of the northernmost outline of Parcel 7 as shown on the aforesaid plat S71°01'39" E 165.00', thence leaving the outline of Parcel 7 as shown and running for a line of division S18°49'52" W 737.06' to intersect the southeastern outline of Parcel 7 as shown on aforesaid plat, running thence and binding on the aforesaid southeastern outline of Parcel 7 S61°54'44" W 241.57' to the place of beginning, CONTAINING 3.131 acres of land more or less.

BEING part of Parcel 7 as shown on the plat entitled "Victory Villa", Section 2, Plat F, recorded among the Land Records of Baltimore County, Liber G.L.B. 22, Folio 114.



E. F. RAPHEL
Eugene F. Raphael
Registered Professional
Land Surveyor #2246

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 23, 1973

Mr. S. Eric Dinenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item #36, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Kenneth L. Deinlein
Location: 386' W of the intersection of Crens Road and Glider Drive; also on the eastern most side of Ken Lee Mobile Home Park
Present Zoning: D.R.5.5
Proposed Zoning: Reclassification to D.R.3.5, Special Exception for mobile home park
District: 15
No. Acres: 3.131

The site plan should be revised to indicate the storm drainage swale that goes through the site and how the storm water can be handled.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2811 ZONING 484-2821

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



MEMBERS AND STAFF PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

COUNTY OFFICE BLDG.
105 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

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

RE: Petition for Reclassification
and Special Exception
Kenneth L. Deinlein - Petitioner
Item No. 36
Fifth Zoning Cycle

Dear Mr. Romadka:

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

These 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 with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on Crens Road and Glider Drive, in the Fifteenth District of Baltimore County. This property is currently improved with a trailer park, and the Petitioner is requesting a Reclassification for a parcel of land, which is currently zoned D.R. 5.5. He is requesting a Reclassification to D.R. 3.5 with a Special Exception for a mobile park. An inspection of the site revealed that although the park is in thoroughly good condition, there are several inadequacies insofar as the trailer regulations of Baltimore County are concerned. Mainly, curbs are not provided to prevent drainage water from running onto the tenant properties. Parking pads are not provided on the site for each trailer and parking is accommodated on the street. The property in question, for Reclassification, is a wooded tract that is immediately adjacent to Crens Road in this vicinity. Also, the Petitioner is advised that his traffic control bumps are far too high for the average car to travel without causing some damage to the under carriage.

Robert J. Romadka, Esquire
April 13, 1973
Page Two

This petition for Reclassification and Special Exception is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and advertising. Failure to comply any result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1973 and October 15, 1973 will be forwarded to you well in advance of the date and time.

Very truly yours,
John J. Dillon, Jr.
JOHN J. DILLON, JR.
Chairman
Zoning Advisory Committee

JJD:gc

Enclosure

cc: Eugene F. Raphael
E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DYER, P. E. CHIEF

April 26, 1973

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #36 (April to October 1973 - Cycle V)
Property Owner: Kenneth L. Deinlein
386' W of the intersection of Crens Road and Glider Drive; also on the eastern most side of Ken Lee Mobile Home Park
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. to D.R. 3.5; Special Exception for mobile home park
District: 15th No. Acres: 3.131

Dear Mr. Dinenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Adequate access can be provided from Crens Road via the existing private drives in Ken Lee Mobile Home Park.

Circulation is difficult and may be hazardous to representatives of the Fire Department arriving on fire call. There is no off-street parking provided in the existing park.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating 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 improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The area proposed for expansion is traversed by a storm drainage swale conveying drainage from upstream offsite areas to Crens Road. Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner's proposals relative to the continued conveyance of this drainage are not shown. This drainage also traverses the existing trailer park and inadequate provisions (non-public) were provided. This situation will have to be corrected in conjunction with any further expansion.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had; and it further appearing that by reason of the requirements of Section 592.1 of the Baltimore County Zoning Regulations having been

met
a Special Exception for a Mobile Park should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October, 1973, that the herein described property or area should be and the same is hereby reclassified from a D.R. 5.5 Zone to a D.R. 3.5 Zone and as a Special Exception for a Mobile Park should be and the same is granted, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of October, 1973, that the above re-classification 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 a D.R. 5.5 Zone, and/or the Special Exception for a Mobile Park be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Item #36 (April to October 1973) - Cycle V
Property Owner: Kenneth L. Deinlein
Page 2
April 26, 1973

Sediment Control:

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

Water:

Public water is available to this site in Orens Road. An existing 2-inch system exists onsite for domestic use. Additional water service may be obtained.

There are no provisions noted for the provision of water to meet fire demand on this property. This condition could be hazardous to the existing residents and to responding Fire Department personnel.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property from the existing system in Orens Road.

Very truly yours,

Samuel N. Diver, Jr.
SILVERMONT N. DIVER, JR.
Chief, Bureau of Engineering

END:RAM:CM:ass

1-NN Ker Sheet
12 NR 30 Ker Sheet
NR 3 & 4 H Topo Sheets

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE A. CLIFFORD, P.E.
Wm. T. MELDER
JOHN J. HOFFMAN, ENGINEER

April 27, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 36 - Cycle Zoning V - April to Oct. 1973
Property Owner: Kenneth L. Deinlein
Orens Rd. & Glider Drive
Reclass to DR 3.5 - District 15

Dear Mr. DiNenna:

The subject petition is requesting a change from DR 5.5 to DR 3.5. This proposal should not increase the trip density of the subject property.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:nc

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. ~~Samuel N. Diver, Jr.~~ Chairman
Zoning Advisory Committee

Re: Property Owner: Kenneth L. Deinlein

Location: Orens Road and Glider Drive

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
36

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Paul H. Reinke* Noted and Approved: *Paul H. Reinke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 46 Z.A.C. Meeting of:
Property Owner: Kenneth L. Deinlein
Location: Orens Road and Glider Drive
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to D.R. 3.5 and a Special Exception for mobile park

District: 15
No. Acres: 3.131 acres

Dear Mr. DiNenna:

See Attached Sheet

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

COMMENTS

School Situations:

School	Sept. 20, 1972 Enrollment	Capacity	Over/Under
Orens Elementary	467	565	-98
Middle River Jr.	1416	1215	+201
Kenswood Sr.	2266 *	1985	+281

Projections: *Does not include 204 pupils (10th grade) housed in Deep Creek Jr. High

School	Sept. 1973	Sept. 1974	Sept. 1975	Sept. 1976	Sept. 1977
Orens Elementary	436	409	384	372	361
Middle River Jr.	1430	1395	1340	1275	1235
Kenswood Sr.	2580	2655	2645	2630	2555

** Figures include those students who will be housed at Deep Creek Jr. High

Budgeted Construction:

School	Status	Capacity	Estimated To Open
None			

Programmed Construction: (Subject to availability of funds)

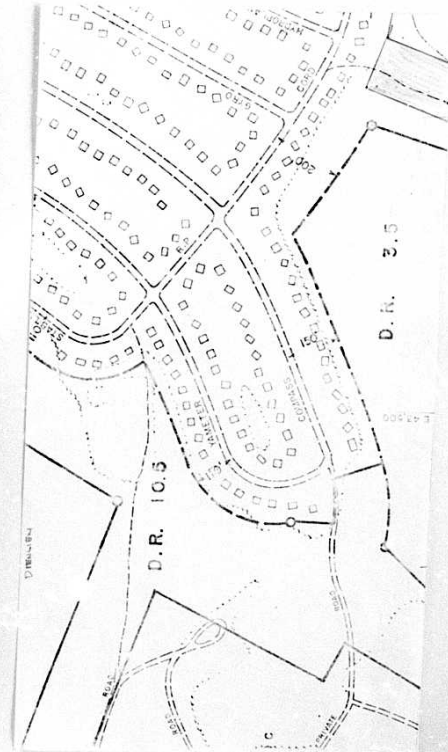
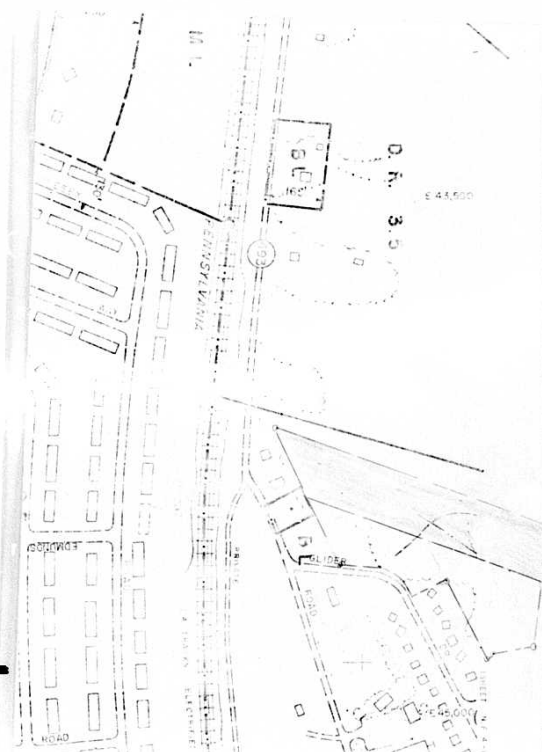
School	Capacity	Year Programmed	Estimated To Open
Chesapeake Sr. High	1260	FY '76	FY '76
Orens Elementary Add'n	290	FY '78	FY '79

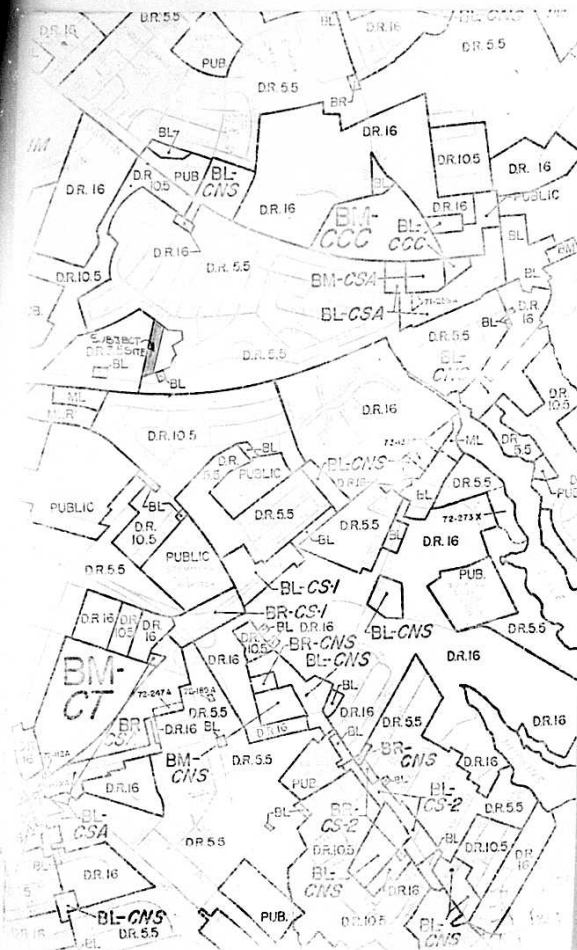
Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning:	11	8	4
Proposed Zoning:	9	2	1

Comments concerning effect on school housing matters:

Population projections are self explanatory.





CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: Sept. 13-73
Posted for: Neunig, Thos. Oct. - 44, 1973 & 10:00 P.M.
Petitioner: Kenneth L. Reinlein
Location of property: Nb. of Belman Rd. 386.06' West of Hilder Rd.
Location of Sign: 2 Signs, 1st & 2nd to Hilder Court
Remarks: Merit H. New
Posted by: Merit H. New Date of return: Sept. 20 - 73

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 5 day of March 1972. Item # 1

S. Eric Williams
Zoning Commissioner

Petitioner: K.L. Reinlein's Submitted by: K.L. Reinlein
Petitioner's Attorney: R. Rasmussen Reviewed by: JP

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 12453
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Oct. 2, 1973 ACCOUNT: 01-662

AMOUNT: \$129.32

WHITE - CASHIER
Kameth L. Reinlein
Ken-Lee Mobile Home Court
900 Owens Rd.
Baltimore, Md. 21221
Advertising and Posting of Property 129.32 MC
7/16-81-RX

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 13, 1973
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on Sept. 11, 1973, immediately before the 10th day of October, 1973, the first publication appearing on the 13th day of September, 1973.

THE JEFFERSONIAN
G. Leand Stronberg
Manager

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
The undersigned, Kenneth L. Reinlein, of Baltimore County, Maryland, do hereby certify that the following is a true and correct copy of the petition for reclassification and special exception filed with the Planning and Zoning Commission of Baltimore County, Maryland, on the 13th day of September, 1973, and that the same is being published in the Baltimore County News for the purpose of giving notice to the public of the same.

OFFICE OF THE
THE TIMES
NEWSPAPERS
RANDALLSTOWN, MD. 21133 September 17, 1973

THIS IS TO CERTIFY that the annexed advertisement of S. Eric Williams, Zoning Commissioner was inserted in the Baltimore County

☐ Catonsville Times
☐ Dundalk Times
☒ Essex Times
☐ Towson Times
☐ Arbutus Times
☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 10th day of October, 1973, that it was the same was inserted in the issue of September 13, 1973.

STROMBERG PUBLICATIONS, INC.

BY Ruth Morgan

Robert J. Rasmussen, Esq. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
509 Eastern Boulevard
Baltimore, Maryland 21221

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

Your Petition has been received and accepted for filing

this 18th day of April 1973.

S. Eric Williams
Zoning Commissioner

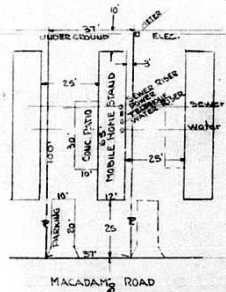
Petitioner: Kenneth L. Reinlein
Petitioner's Attorney: Robert J. Rasmussen, Esq. Reviewed by: JP
cc: Eugene F. Raphael
E. F. Raphael & Assoc.
261 Courland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND No. 8356
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 3, 1973 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER
Kameth L. Reinlein
Ken-Lee Mobile Home Court
900 Owens Rd.
Baltimore, Md. 21221
Petition for Reclassification and Special Exception 50.00 MC
7/16-81-RX



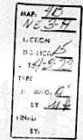
TYPICAL SITE

NOTE
ALL MOBILE HOME STANDS & PARKING AREAS
TO BE OF DUSTLESS DURABLE SURFACE

GENERAL DATA

AREA OF PROPERTY 5.64 AC.
AREA OF RECLASSIFICATION 3.131
EXISTING ZONE DR S.S.
PROPOSED ZONE DR S.S. S.P.E.X. MOBILE HOME PARK
EXISTING USE VACANT
PROPOSED USE MOBILE HOME PARK

E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204



PLAT TO ACCOMPANY ZONING PETITION
ADDITION TO KEN-LEE MOBILE HOME PARK
15TH ELECTION DISTRICT BALTO. CO.
SCALE 1"=50' MAR. 26, 1973

sed Plat



O R E M S
ROAD

EX ENTRANCE TO
KEN-LEE MOBILE HOME
PARK

ZONE DR S.S.
USE RESIDENTIAL

KEN-LEE MOBILE HOME COURT
ZONE DR S.S. - S.P.E.X.
USE MOBILE HOME PARK

EXISTING MACADAM ROAD

N 18° 49' 52" E

MOBILE HOME STANDS

ZONE DR S.S.
USE VACANT

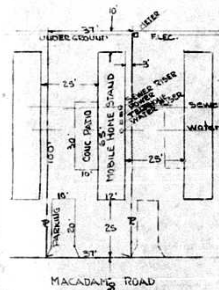
RESERVED FOR FUTURE
RESIDENTIAL DEVELOPMENT

GLIDER ROAD

ZONE DR S.S.
USE RESIDENTIAL

PROPELLER
DRIVE

2601



TYPICAL SITE

NOTE: ALL MOBILE HOME STANDS & PARKING AREAS TO BE OF DUSTLESS DURABLE SURFACE

GENERAL DATA

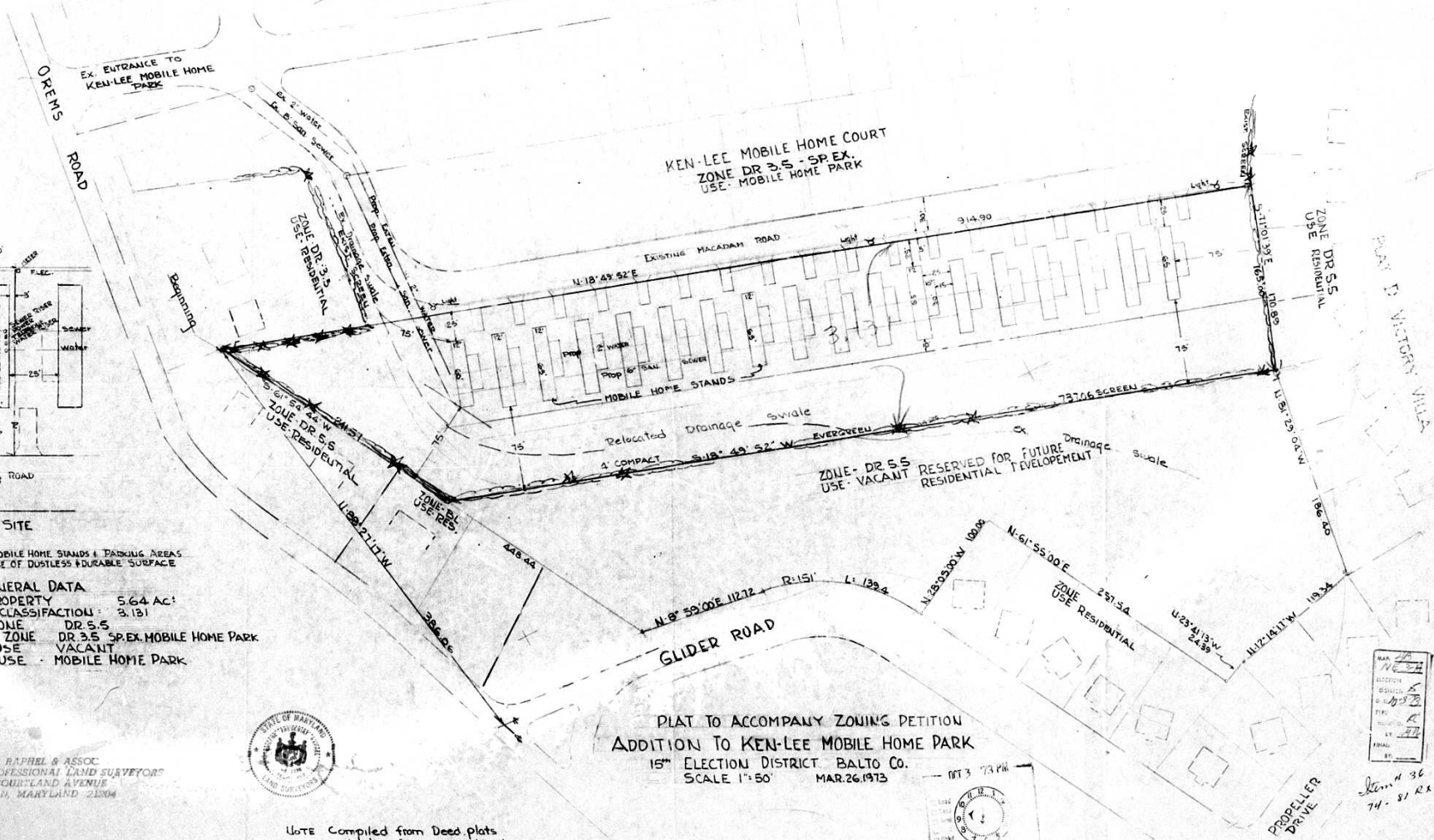
AREA OF PROPERTY: 5.64 AC.
 AREA OF RECLASSIFICATION: 3.131
 EXISTING ZONE: DR S.S.
 PROPOSED ZONE: DR 3.5 SP EX MOBILE HOME PARK
 EXISTING USE: VACANT
 PROPOSED USE: MOBILE HOME PARK

E. F. RAPHEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204



NOTE: Compiled from Deed plots and other sources and not Field Surveys

PLAT TO ACCOMPANY ZONING PETITION
 ADDITION TO KEN-LEE MOBILE HOME PARK
 15TH ELECTION DISTRICT BALTO CO.
 SCALE 1"=50' MAR. 26, 1973



Amended - Oct-73
 1092