

Baltimore County, Maryland
DEPARTMENT OF PERMITS AND LICENSES
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

March 31, 1975

John D. Seyffert
Director

C. Elmer Hoppert, Jr.
Deputy Director and
Buildings Engineer

JB
Mr. Hobart Thomas
Big Falls Road
White Hall, Maryland 21161

RE: B-75-1-7
Addition to existing Mobile Home
Zoning Case No. 74-126-X

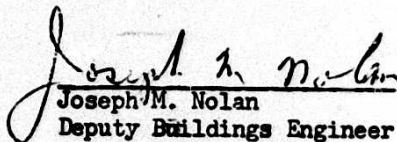
Dear Mr. Thomas:

On February 18, 1975 a meeting was held to discuss the addition to the mobile home on your property on Big Falls Road. At that time I agreed to withhold a final decision until I could discuss the matter with a representative of the State Department of Community Development which has jurisdiction over new mobile homes. I have been informed that no addition is approved or allowed on State Approved Mobile Homes.

I regret that I must order you to remove the addition to the mobile home not later than June 1, 1975.

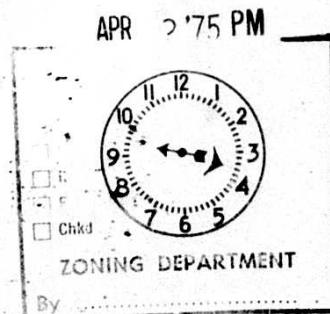
If you do not concur with this order you may file an appeal with the Baltimore County Board of Appeals within fifteen (15) days of the date of this letter.

Very truly yours,


Joseph M. Nolan
Deputy Buildings Engineer

JMN:slm

CC: Mr. Nolan
Inspector Gunther
Date File
Correspondence File
Folder
Mr. Fred Taylor--703 Mercantile Building--21204
Zoning (Case No. 74-126-X)



113

file

BUILDING ENGINEER'S OFFICE
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

COMPLAINANTS

NAME S: Eric Di Nenna
Zoning Commissioner

DISTRICT 7

DATE January 3, 1975

PHONE _____

FILE NO. B-75-1-7

Zoning Case No. 74-126-X

NATURE OF COMPLAINT Inspector, see attached letter from the complainant.

DEFENDANT'S

NAME _____ PHONE _____

ADDRESS W/S of Big Falls Road, 2000' N of Monkton Rd.

RECEIVED BY Neville Coleman PHONE _____ LETTER XX PERSON _____

The above complaint has been received and is being investigated. If the field inspection discloses a violation of the Baltimore County Building Code, necessary action will be taken. For information regarding this complaint, call the Inspector at 494-3953 between 8:00 and 8:15 a.m.

INVESTIGATION BY INSPECTOR Wojciechowski DATE _____

ACTION TAKEN _____

DATE OF CORRECTION _____

JAN 6 1975 PM



C. Elmer Hoppert Jr.
C. Elmer Hoppert, Jr.
Buildings Engineer

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Robert B. Thomas, 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 reclassified, pursuant to the Zoning Law of Baltimore County, and (2) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, and (3) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County.

See attached description

and (1) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the situate of a house trailer, on a portion of 11.5 acres located on Big Falls Road, Monkton, Maryland.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Robert B. Thomas
Contract purchaser
Address: Big Falls Road
Monkton, Maryland 21111
A. Frederick Taylor
Petitioner's Attorney
Address: 203 M. Chesapeake Avenue
Towson, Maryland 21204 828-6900
Protetant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of November, 1973, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 27, 1973

A. Frederick Taylor, Esq.,
203 M. Chesapeake Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 48
Robert B. Thomas - Petitioner

Dear Mr. Taylor:

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.

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 the west side of Big Falls Road, 2000 feet north of Monkton Road, in the 7th District of Baltimore County. This property is zoned RDP and contains a total of 11.5 acres.

The petitioner is requesting a Special Exception to erect a house trailer on less than 25 acres of land, specifically on a tract of 9-1/2 acres contained within the 11.5 acres.

The property is currently improved with an existing two-story farm house, two sheds, and is on a private water and sewer system.

The proposed location of the trailer would be 300 feet west of Big Falls Road and 75 feet from the northern property line. There is a private

- 2 -

A. Frederick Taylor, Esq.
Item 48
September 27, 1973

lane directly adjacent to the location of the trailer. The trailer is currently located on this site.

This office is accepting this petition for filing; however, before a hearing date can be scheduled a description of the 9.5 acres must be submitted so that it may be properly advertised and posted. I am requesting the petitioner to submit this at his earliest possible convenience in order to facilitate your hearing being scheduled.

There are no comments from the State Highway Administration regarding this petition.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be 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,
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JD

Enclosure

cc: Edward V. Coenen & Co.
1209 E. 36th Street
Baltimore, Maryland 21218

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

Bureau of Engineering
ELLENWORTH H. DIVER, P.E. CHIEF
September 20, 1973

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

Re: Item 48 (1973-1974)
Property Owner: Robert B. Thomas
702 Big Falls Rd., 2000' N. Monkton Rd.
Existing Zoning: RDP
Proposed Request: Special Exception for Trailer on portion of 9.5 tract
District: 7th No. Acres: 11.5

Dear Mr. DiMenna:
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
Big Falls Road, an existing County road, is proposed to be improved in the future on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary re-surface applications for all lanes will be required in connection with any grading or building permit application.

The status of the "line" indicated on the plat is unknown and assumed to be private. It is the responsibility of the petitioner to ascertain and clarify rights therein.

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 graded permit is, therefore, necessary for all grading, including the striping of the soil.

Storm Drainage
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem with any runoff, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item 48 (1973-1974)
Property Owner: Robert B. Thomas
Page 2
September 20, 1973

Storm Drainage (Cont'd)

Drainage and utility easements and/or reservations will be required through this property in the future for public utilities.

Water and Sanitary Sewer

Public water supply and sanitary sewerage are not available to serve this property which is located beyond the Baltimore County Metropolitan District and the limits of the Baltimore County Comprehensive Water and Sewage Plan for 1970-1980, Amended 1971.

Very truly yours,
ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURES
11-16-73
11-20-73
22 Tax Map

cc: J. Coenen

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD, P.E. CHIEF WILLIAM T. MULLER DEPUTY CHIEF

September 27, 1973

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

Re: Item 48 - ZAC - September 4, 1973
Property Owner: Robert B. Thomas
W/S Big Falls Road, 2000' north Monkton Road
Special Exception for Trailer on portion of 9-1/2 tract
District 7

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested special exception for a house trailer.

Very truly yours,
Michael S. Flanagan
Traffic Engineer Assoc.

MSF/pk

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
822-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert B. Thomas

Location: W/S Big Falls Road, 2000' N Monkton Road

Item No. 48 Zoning Agenda Tuesday, September 4, 1973

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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. The vehicle dead-end condition shown at XXXXXX the maximum allowed by the Fire Department.
- () 3. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 4. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association on Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
- () 5. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. J. Ball Planning Group
Special Inspection Division
Noted and Approved: Paul H. Rinebe
Deputy Chief
Fire Prevention Bureau

ms
4/16/73

