Dallimore County, Maryland
DEPARTMENT OF PERMITS AND LICENSES

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

March 31, 1975

C. Elmer Hoppert, Jr.

Deputy Director and
Buildings Engineer

John D. Seyffert

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 withold 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)



file

B

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

| DATE January 3, 1975 PHONE FILE NO. B-75-1-7 Zoning Case No. 74-126-X tter from the complainant. |
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| Prom |
| DIALE |
| PHOM R: |
| PHONE |
| onkton Rd. |
| LETTER XX PERSON |
| garding this complaint, call |
| DATE |
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| 3 |

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

nty and which is described in the description and plat attached hereto and made a part hereof

See attached description

WAR NOW 11. JA

*48

grad (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, Mar. to. sifnate. e. house troller en e.

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

Mi me Thomas porce Hobert B. Thomas Contract Purcha Big Falls Road Address Big Falls Road Monkton, Maryland 21111 A. Frederick Taylor

203 W. Chesapeake Avenue Maryland 21204 825-690

197 .3 that the subject matter of this petition be advertised, as out Baltimore County, that property be posted, and that the public hearing be had before the Zoning ssioner 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

Honkton, Maryland 21111

21st

雷 PETITION AND SITE PLAN

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

loss J. Dillion, O

September 27, 1973

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

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

Dear Mr. Taylor:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made a non size 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 ill parties are made assure for 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 access.

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

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.

- 2 -

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, but 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 same date of the same date of the held not less a least some than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

JOHN J. DILLON, JR., Chairman Zoning Advisory Committee

JJDJr.:JD

Enclosure

cc: Edward V. Coonen & Co. 1209 E. 36th Street Baltimorc, Maryland 21218

Baltimore County, Maryland Bevartment Of Bublic Borks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bareau of Evgineering

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September 20, 1973

Mr. S. Bric DiMenna Zoning Commissioner County Office Building Towson, Maryland 2110h

Re: Item #48 (1973-1974) Itas sid (1973-1974)
Proporty Owner Tobert D. Thomas
M/S sig Table Sid, 207 ° N. Tonkton Ed.
Butsting Commant S.D.F.
Proposed Scaling: Special Exception for Trailer on
portion of 9t tract
Butsting 7th We. Acres: 11.5

Dest Mr. Dimenna:

The following comments are furnished in repart to the plat submitted to this office for review by the lonion Advisory localities in connection with the subject item.

Mig Falls Boad, an editing Jounty road, is proposed to be improved in the Outers on a 60-foot trialt-drawy. Highway improvements are not required at this time, the control of the control

The status of the "line" indicated on the plat is unknown and assured to be private. It is the responsibility of the Petitioner to expertain and clarify rights therein.

Development of this greenty threeth stripting, grading and stabilization could recult in a address policion needles, denote private and public holding downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripting of two soil.

The Petitioner must provide accessary frainage facilities (temporary or permanent) to prevent ormains any muteoness or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem within any families to improve greating or improper installation of drainage facilities, would be the fall responsibility of the retitioner.

Itom #48 (1973-1974) Property Owner: Hobert B. Thomas Page 2 Se; tember 20, 1973

Storm Draing. (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 smittery severage are not available to serve this property which is located beyond the Salthere County Notropolitan District and the limits of the Salthere County Comprehensive Water and Sewage Flan for 1976-1950, Assumed 1971.

ery truly yours,

Die Die ELLSWORTH N. DIVER, P.E. Onief, Bureau of Engineering

END: EAM: FAR: SS

MI_ME Key Sheet 109 W 6 & 7 Pos. Sheets 1W 27 & 28 B 7-0 22 Tex Map

es. J. Comer:

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

September 27, 1973

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

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

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

Very truly yours.

"michaeld Hangan Michael S. Flanigan Traffic Engineer Associa

Baltimore County Fire Department

J. Austin Deitz



Towson. Maryland 21204 925-7310

Office of Planning and Loning Baltimore County Office Building Towson, Haryland 21204

Attention: Hr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Hobardt B. Thomas

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

Zoning Agenda Tuesday, September 4, 1973

Gentlenen:

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 approved road in accordance with Baltimore county Standards as published by the Jepartment of Public Force.
() 2. A second means of rehicle access is required for the site.
() 3. The wehicle dead-end condition shown at

EXCESS the maximum allowed by the Fire Department.

(200330) the maximum allowed by the Fire Department.

The site shall be made to compty with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

5. The buildings and structures existing or proposed on the compty with all applicable requirements of the flational compty with all applicable requirements of the flational flational compty with all applicable requirements. On the lational compty of the plan are approved as drawn.

(20) 7. The Fire Prevention Sureau has no comments at this time.

Reviewer: Hanning Group Iloted and Approved: Faul H Reache Special Inspection Division Fire Prevention Bureau

Deputy Chief Fire Prevention Bureau

mls 4/16/73

| Pursua | ant to the advertisement, posting of property, and public hearing on the above petition and |
|--------------|--|
| it appearin | g that by reason of the requirements of Section 502.1 of the Baltimore |
| County Z | Coning Regulations having been met. |
| 1100100000 | |
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| | Beckenification charlet beckede and its furthers appearing that day rouses of second second |
| the spheros: | Extended Since Of the Control of the |
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| | |
| a Special I | Exception for a. Trailer should be granted |
| AT IS | ORDERED by the Zoning Commissioner of Baltimore County, this. 29. |
| day of | .November, 197 A, that the Special Exception for a Trailer should be |
| and the | same is GRANTED, from and after the date of this Order, subject to |
| tile ippi | roval of a site plan by the Department of Public Works and the Office of |
| | g and Zoning. |
| ~ | XX.10.11. |
| | Zoning Commissioner of Baltimore County |
| | / |
| 120 | uant to the advertisement, posting of property and public hearing on the above petition |
| | pearing that by reason of |
| | pearing that by reason of |
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| | |
| | |
| the above | e re-classification should NOT BE HAD, and or the Special Exception should NOT BE |
| GRANTE | D. |
| | |
| | S ORDERED by the Zoning Commissioner of Baltimore County, this |
| | , 197 that the above re-classification be and the same is hereby |
| | and that the above described property or area be and the same is hereby continued as and |
| to remain | n azone; and or the Special Exception for |
| | be and the same is hereby DENIED |
| | |
| | ** |
| | Zoning Commissioner of Baltimore Counts |

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date. November 23, 1973 FROM William D. Fromm, Director of Planning SUBJECT Petition #74-126-X. West side of Big Valls Road 2000 feet North of Petition for Special Exception for a Trailor Petitioner - Hobart B. Thomas

7th District

HEARING: Wednesday, November 78, 1973 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to offer at this time.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

September 7, 1973

DONALD J. ROOP, M.D., M.P.H.

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

Dear Mr. DiNenna:

Comments on Item 48, Zoning Advisory Committee Meeting September 4, 1973, are as follows:

Property Owner: Hobart B. Thomas Location: W/S Big Falls Rd., 2000' N Monkton Road Present Zonings; R.D.P. Proposed Zoning; Special Exception for Trailer on a portion of 9-1/2

Complete soil evaluation must be conducted and approved water well must be drilled prior to issuance of trailer permit.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

OFFICE OF

TOWSON IMES

was inserted in THE TOWSON TIMES, a weekly newspaper published

weeks before the 12thday of November 1973 that is to say, the same

By Luth morgan

STROMBERG PUBLICATIONS, Inc.

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County

in Baltimore County, Maryland, once a week for one m

was inserted in the issued of November 5, 1973.

TOWSON, MD. 21204

CRIGINAL

HVB:mn



Mr. S. Eric DiNenna, Zoning Commissione Zoning Advisory Committee Office of Planning and Zoning

Comments on Item *48, Zoning Advisory Committee Meeting, September 4, 1973, are as follows:

Property Owner: Hobert B. Thomas Location: W/S Bg Falls Road, 2000' N Monkton Road Existing Zoning: R.D.P. Proposed Zoning: Special Exception for Trailer on partian of 9-1/2 tract No. of Acres: 11.5 District: 7

This plan has been reviewed and there are no site-planning factors requiring com

who Zulimbly John L. Wimbley Planning Specialist II Project & Developmen

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING DING 105 WEST CHESAFEAKE AVENUE

CERTIFICATE OF PUBLICATION

| TOWSON, MD |
|---|
| THIS IS TO CERTIFY, that the annexed advertisement was |
| published in THE JEFFERSONIAN, a weekly newspaper printed |
| and published in Towson, Baltimore County, Md., canadaccech |
| nt_one_timememoraler weaks before the25th |
| day ofdoverber, 19_73, the first publication |
| ppearing on the 8th day of November |
| 19.72. |
| THE JEFFERSONIAN, |
| H. Fernel Streeter |

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

| PETITION | MAPPING | | | PROGRESS | | | SHEET | | | | |
|---|-------------|----|------|-----------------|------|-----------|--------|---------|------|----------|--|
| all trame at the | Wall Map Or | | Orig | ginol Dupl | | icate Tre | | cing | 200 | 00 Sheet | |
| FUNCTION | date | by | date | by | date | by | date | by | date | by | |
| Descriptions checked and outline plotted on map | | | | | | | | | | | |
| Petition number ed to outline | | | | | | | | | | | |
| Denied | | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | | |
| Reviewed by: | | - | | | | | or des | c ripti | | Ye: | |

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: Sept. 5, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Z.A.C. Mueting of: Sept. 4, 1973

: Item ht
Property Owner: Hobart B. Thomas
Location: see agenta
Present Zonding HOP
Proposed Zoning: 3E for a trailer on property

District: 7

Dear Mr. DiNenna:

No hearing on student population.

WNP/ml

W. Nick Feterack Field Representation

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

H74-126-X

Date of Posting 11-2-23 Posted for Many Ped Ver 36 1973 6 11:00 AM. Petitioner Holast B. Thomas Location of property. 11/5 of Bry Let Id. Leas A J. Menter 12 water of Signe Lodge Pool in Final of Sticky Timber are Posted by Maril 11 Masse: Date of return 11-15-73

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesepeake Avenu Touson, Maryland 21204

og:Edward V. Cooman & Co 1209 F. 36th St., Baltimore, Nd. 21218

BALTIMORE COUNTY, MARYLAND OFFICE OF FINA E - REVENUE DIVISION

BALTIMORE COUNTY, MARYLAND OFFICE OF FINAN REVENUE DIVIS ON MISCELLANEOUS CASH RECEIPT

DATE NOV. 26, 1973 ACCOUNT 01-662 DATE August 29, 1973 ACCOUNT1-662

PINK AGENCY ND-6352585 Advertising and posting of property for Hobert Thomas #74-126-X 34 0 72 ... 20 4 3.00

No. 12747

