

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. George Almony, legal owner s 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a trailer (12 x 70) as a living unit on a five (5) acre tract, zoned R.D.P., and located outside of the Metropolitan District of Baltimore County is order to house a family to care for the petitioner's wife disabled by multiple sclerosis.

See attached description

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

Contract Purchaser
Address
Legal Owner
Address
Protestant's Attorney
Address

ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of September, 1975, 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 20th day of September, 1975, at 10:30 o'clock A. M.

S. Eric Di Nenna
Zoning Commissioner of Baltimore County

(over)

Peter M. Levin, Esquire
2001 East Joppa Road
Baltimore, Maryland 21234

Dear Mr. Levin:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

SED/me

Attachments

cc: John W. Hession, III, Esquire/
People's Counsel

Health Department

RE: PETITION FOR SPECIAL HEARING
NE/S of Bunker Hill Road, 1830' W
of York Road - 7th Election District
George Almony - Petitioner
NO. 76-85-SPH (Item No. 49)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has requested a Special Hearing to determine whether or not the Zoning Commissioner should approve a 12 foot by 70 foot trailer as a living unit on a five acre tract of land in a R.D.P. Zone, located outside of the Metropolitan District of Baltimore County.

Testimony presented during the course of the hearing revealed that the Petitioner's wife is disabled with Multiple Sclerosis. Due to this condition, the trailer has been requested to house a family to care for her.

Without reviewing the evidence in detail but based on all testimony presented at the hearing, it is the opinion of the Zoning Commissioner that the requested Petition should be granted for as long as the Petitioner's wife lives on the subject premises.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of October, 1975, that the Special Hearing to approve a 12 foot by 70 foot trailer as a living unit on a five acre tract of land in a R.D.P. Zone, located outside the Metropolitan District of Baltimore County, should be GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Health Department, Department of Public Works and the Office of Planning and Zoning.

It is further ORDERED that the trailer is to be used only as long as the Petitioner's wife lives on the subject premises. Upon the Petitioner's wife no longer living on the subject premises, the trailer shall be removed within ninety days thereafter.

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

RE: PETITION FOR A SPECIAL HEARING
Northwest side of Bunker Hill Road
1830 feet West of York Road, 7th District
GEORGE ALMONY, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-85-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

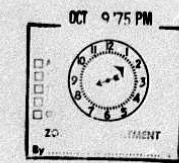
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kautz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 8th day of October, 1975, a copy of the foregoing Order was mailed to Mr. George Almony, Bunker Hill Road, Parkton, Maryland 21120, Petitioner.

John W. Hession, III



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 8, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Mr. George Almony
Bunker Hill Road
Parkton, Maryland 21120

Franklin T. HOGANS, Jr.
Chairman

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BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

RE: Special Hearing Petition
Item 49
Mr. & Mrs. George Almony -
Petitioners

Dear Mr. Almony:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you September 15, 1975 under the above referenced subject.

Very truly yours,

Franklin T. HOGANS, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

DESCRIPTION FOR SPECIAL HEARING

MR. & MRS. GEORGE ALMONY

BEGINNING FOR A POINT IN THE CENTERLINE OF BUNKER HILL ROAD APPROXIMATELY 1830 FEET NORTHWEST FROM THE INTERSECTION OF THE CENTERLINES OF YORK AND BUNKER HILL ROADS AND RUNNING ALONG THE CENTERLINE OF BUNKER HILL ROAD
N 39° 12' 30" W 6.10 FEET, THENCE N 34° 30' 10" W 260.90 FEET, THENCE N 53° 17' 50" E 1090 FEET, THENCE S 61° 08' 30" E 132 FEET, THENCE S 40° 30' 30" W 1163.62 FEET TO THE PLACE OF BEGINNING.

CONTAINING APPROXIMATELY 5 ACRES.

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

September 26, 1975

Division of Engineering
ELLSWORTH H. DIVER, P. E. CHIEF

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

Re: Item #49 (1975-1976)
Property Owner: Mr. and Mrs. George Almony
1/23 of Bunker Hill Rd., 1,830' N/W of York Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve a trailer (12 x 70) as a living unit.
No. of Acres: 5 District: 7th

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:

Bunker Hill Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way with vertical and horizontal realignments where necessary. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading, building or other permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Sediment Control:

Development of this property through stripping, 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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. The submitted plan must be revised to indicate the existing drainage course which traverses the eastern portion of this site.

Item #49 (1975-1976)
Property Owner: Mr. and Mrs. George Almony
Page 2
September 26, 1975

Storm Drains: (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

A drainage and utility easement and/or reservation is required through this property. 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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This property is located beyond the Baltimore County Metropolitan District and the Urban Rural Dispersal Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No Planned Service" in the area, which is surrounded by Gunpowder State Park property.

Very truly yours,

Ellsworth H. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:TAM:PMR:es

cc: J. Trenner
D. Grise

HH-WR Key Sheet
112 & 113 NW 9 & 10 Pos. Sheets
NW 28 & 29 C Topo
22 Tax Map

JOHN HUMMER HAINES, M.D.
Buckner Hill Road
Parkton, Maryland 21120

April 22, 1975

Re: Mrs. Margaret R. Almony
Buckner Hill Road
Parkton, Maryland 21120

TO WHOM IT MAY CONCERN:

This is to certify that Mrs. Margaret Almony has multiple sclerosis and is totally disabled. Therefore, I feel that she should have someone with her at all times.

If there are any questions please do not hesitate to call my office.

Sincerely yours,

John S. Haines, M.D.
John S. Haines, M.D.

JSH/jc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 20, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-85-SPH. Petition for Special Hearing to approve a trailer in Northeast side of Bunker Hill Road 1830 feet, more or less, West of York Road. Petitioner - George Almony

7th District

HEARING: Monday, October 20, 1975 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

This area was identified on the Comprehensive Plan as a watershed protection area and as such is likely to be proposed for an R.C. 4 zoning classification if approved by the County Council.

The granting of this request appears to be inconsistent with the Comprehensive Plan, the County's official Master Plan.

William D. Fromm
William D. Fromm
Director of Planning

OCT 20 '75 AM



National Multiple Sclerosis Society
Maryland Chapter
5401 Debar Road/Lower Level
Baltimore, Maryland 21206
Tel.: (301) 485-8150

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JAMES P. GARDNER
First Vice-Chairman

RICHARD E. WARDENFELT
Second Vice-Chairman

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Dr. Arthur A. Sebens

Dear Mrs. Almony -
We have been talking and meeting with some of our Petition Group, the real necessity at times of having someone come into your home to lend aid on the days that you might not feel up to it, and amply want some necessary things attended to that probably could not wait until tomorrow.

Then one day when Multiple Sclerosis will cause immobility and show you down temporarily.

I realize you probably won't need someone for the entire day. But it is a comforting feeling to know someone is as close as the telephone.

While our husband is working and you have someone to call, it will certainly give you peace of mind and probably make each day a more enjoyable one for you.

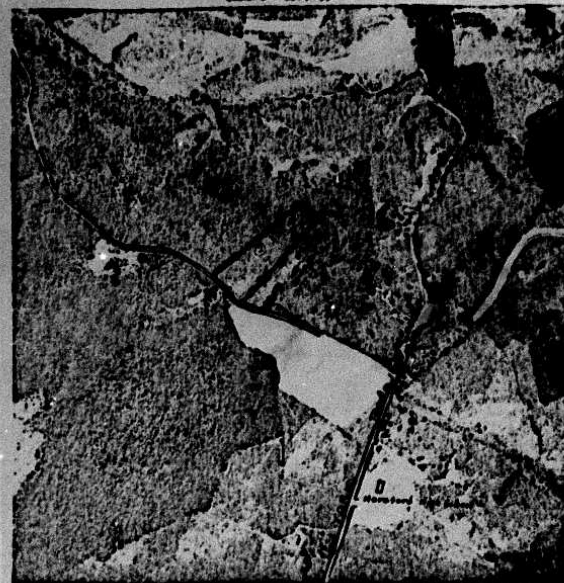
Hope everything will work out to your advantage.

Sincerely
E. P. Blum
Petition Group Co. Coordinator

CICHA Charter Member... Registered Under Maryland Charitable Organizations Act

CONSERVATION PLAN MAP

Prepared by U. S. Department of Agriculture, Soil Conservation Service, cooperating with
Baltimore County Soil Conservation District
Owner: George Almony, Address: Parkton, Md.
Operator: J. S. Haines, Address: Baltimore, Md.
Planning: J. S. Haines, Address: Baltimore, Md.
Photo No. 440-54-30 Area: 11.5 Acres Date Prepared: 11-1-75
Scale: 1" = 200' App.



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

Office of Engineering
BALTIMORE COUNTY, MARYLAND
September 26, 1975

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

Re: Item #76 (1975-1976)
Property Owner: Mr. and Mrs. George Almony
N/2 of Bunker Hill Rd., 1,830' N/W of York Rd.
Relating Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve a trailer (12 x 70) as a living unit.
No. of Acres: 5 District: 7th

Dear Mr. DiNenna:

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

Highways:

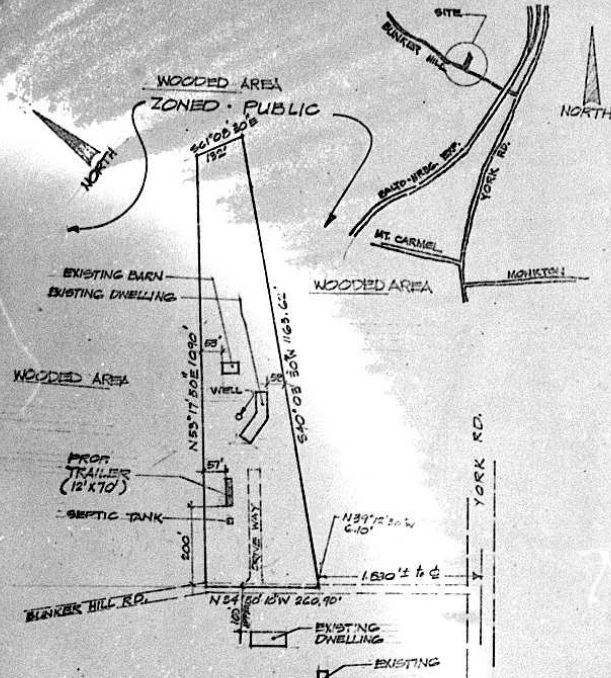
Bunker Hill Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way with vertical and horizontal realignments where necessary. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading, building or other permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Sediment Control:

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. The submitted plan must be revised to indicate the existing drainage course which traverses the eastern portion of this site.



PETITION FOR SPECIAL HEARING
FOR
MR. & MRS. GEORGE ALMONY
BUNKER HILL RD. PARKTON, MD. 21120

DISTRICT NO. 7, ZONED R.D.P.
G.L.B. NO. 2055 TOLD 296

SCALE: 1" = 200'

MAP 11-92
NOV 21, 1975
BY: 7
8-26-75
TYPED: SH
BY: AN
CHECKED: E-4-75
BY: CH

Item #76 (1975-1976)
Property Owner: Mr. and Mrs. George Almony
Page 2
September 26, 1975

Storm Drains: (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

A drainage and utility easement and/or reservation is required through this property. 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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This property is located beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1976, indicates "No Planned Service" in the area, which is surrounded by Comptow State Park property.

Very truly yours,

William D. Fromm
WILLIAM D. FROMM, P.E.
Chief, Bureau of Engineering

END:ENR:PM:ee

cc: J. Trueman
D. Orin

RE: 11-92
112 & 113 NW 9 & 10 Pcs. Sheets
NW 25 & 29 C Tops
22 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 8, 1975

Mr. George Almony
Bunker Hill Road
Parkton, Maryland 21120

Re: Special Hearing Petition
Item 49
Mr. & Mrs. George Almony -
Petitioners

Dear Mr. Almony:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you September 15, 1975 under the above referenced subject.

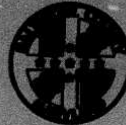
Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 15, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hoggans, Jr.
Chairman

Mr. George Almony
Bunker Hill Road
Parkton, Maryland 21120

Re: Special Hearing Petition
Item 49
Mr. & Mrs. George Almony -
Petitioners

Dear Mr. Almony:

The Zoning Plans 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, zoned R.D.P., is located on the northwest side of Bunker Hill Road, approximately 1830 feet northwest of the intersection of York and Bunker Hill Roads, in the 7th Election District of Baltimore County.

The property, which contains approximately five acres, is improved with a large one-story dwelling, a barn in the rear, and a mobile home approximately 12'x70', which is the subject of this hearing. Immediately opposite the subject property on Bunker Hill Road is an existing dwelling, with the property of the State of Maryland completely surrounding these two dwellings.

The petitioner is requesting a Special Hearing to determine if a trailer may be used as a living unit

Mr. George Almony
Re: Item 49
September 15, 1975
Page 2

to house a family to care for his invalid wife. Section 415.1 c. of the Baltimore County Zoning Regulations states that a trailer may be placed only on a tract of land of 25 acres or more outside of the Metropolitan District of the county. While the latter requirement is met, the subject property is only 5 acres in area. However, due to the extenuating circumstances that exist, the Special Hearing has been requested.

It should be noted that the existing trailer is located approximately 15 feet from the property line and not 57 feet, as shown on the site plan submitted with this petition and is clearly visible from the road.

The petitioner should take particular note of the comments of the Health Department with regard to the issuance of a trailer permit should his request be granted.

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Zoning Technician II

NBC:JD

Enclosure

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

Stephen R. Collins
DIRECTORWm. T. Nelson
DEPUTY TRAFFIC ENGINEER

September 15, 1975

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

Re: Item 49 - ZAC - September 2, 1975
Property Owner: Mr. & Mrs. George Almony
Location: NE/S of Bunker Hill Road 1830' NW of York Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve a trailer (12 x 70) as a living unit.
No. of Acres: 5
District: 7th

Dear Mr. DiNenna:

No Traffic Engineering problems are anticipated by the requested variance for a trailer.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 8, 1975

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item #49, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Mr. & Mrs. George Almony
Location: NE/S of Bunker Hill Rd. 1830' NW of York Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve a trailer (12 x 70) as a living unit.

No. of Acres: 5
District: 7th

Drilled water well in poor physical condition. Approved water well must be provided prior to issuance to trailer permit.

Complete soil evaluation test must be conducted.

Separate approved septic system must be provided for trailer.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

PHB:dls@

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 4, 1975

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

Z.A.C. Meeting of: September 2, 1975

Re: Item 49
Property Owner: Mr. & Mrs. George Almony
Location: NE/S of Bunker Hill Rd. 1830' N.W. of York Rd.
Present Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve a trailer (12 x 70) as a living unit.

District: 7th
No. Acres: 5

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP:ml

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DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



September 22, 1975

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 #49, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Mr and Mrs. George Almony
Location: NE/S of Bunker Hill Road 1830' NW of York Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve a trailer (12 x 70) as a living unit
No. of Acres: 5
District: 7th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3281



880

12-34 SE



4