

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Napoleon N. Del Negro, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, do hereby petition for a variance from the regulations of the 1955 Baltimore County Zoning Regulations to permit setbacks of side (Y) Top from the boundary lines instead of the required fifteen (15) feet for all mobile homes with the exception of the mobile home identified on the plat as No. 1300, TOP WIDTH 10' ZERO (10' ZERO) setback lines instead of three and one-half (3 1/2) feet between No. 1300 and the existing service building, instead of the required twenty (20) feet. (B) As to the area identified as Area "B" variance from Section 41.20 of the 1955 Baltimore County Zoning Regulations to permit a setback of 10 feet instead of the required 100 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) proposed 10' line on which the trailer park above instead of the required 100 feet. (C) As to the area identified as Area "C" variance from Section 41.20 of the 1955 Baltimore County Zoning Regulations to permit a setback of 10 feet instead of the required 100 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) proposed 10' line on which the trailer park above instead of the required 100 feet. Area "C" to permit a trailer to be located 20 feet to boundary of the existing trailer park instead of the required 75 feet.

SEE ATTACHED STATEMENT 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 regulations of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Napoleon N. Del Negro

Contract purchaser

Address: 1300 Evering Avenue
Baltimore, Maryland 21237

William R. Hansen

Protestant's Attorney

2000 First Maryland Building
22 S. Charles Street
Baltimore, Maryland 21201

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of November, 1977, 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 7th day of February, 1978, at 10:45 A.M.

Zoning Commissioner of Baltimore County.

(over)

Please forward a copy of all correspondence to Petitioner's Attorney.

Statement to Accompany Petition for Zoning Variance from Area Regulations.

This statement is submitted in support of and to clarify the Petition of Napoleon N. Del Negro for variances from the area regulations applicable, under the Baltimore County Zoning Regulations, to the Mobile Manor Trailer Park. The variances are being requested in order to eliminate certain minor encroachments by mobile homes which are located in the park, (i) as to required setback lines and (ii) with respect to the minimum distances which must be maintained between each trailer or between a trailer and a service building or structure used in connection with the trailer park.

For convenience the property, which has not been subdivided into separate lots, has been identified on the plat submitted with the Petition as Areas A, B, and C. While the 1955 Baltimore County Zoning Regulations are applicable to Area A (north of Evering Avenue) and Area C (south of Evering Avenue), the 1955 Baltimore County Zoning Regulations are applicable to Area B. Evering Avenue is a private road, and is owned and maintained by the Petitioner. The variances requested for Areas A, B, and C, are set forth in the Petition to which this statement is attached.

The unreasonable hardship or practical difficulty which necessitates the request for variances is as follows:

(1) The Mobile Manor Trailer Park is a well-established park which has been in existence for over 23 years. The great preponderance of the park (Area A) has been in existence since September, 1955. Area C has been in existence since early 1955 and that portion of the park identified as Area B has been in existence since September, 1963.

(2) Each of the three areas (A, B and C) initially received and continues to be subject to such Baltimore County zoning approvals as are necessary to operate as a trailer park. The areas identified as A and C were granted special permits to operate as a trailer park, and Area B was granted a special exception as a trailer park. Although the 1971 comprehensive rezoning of Baltimore County amended the zoning status of Area B, that area has continued to be part of the Mobile Manor Trailer Park as a legal, non-conforming use. In view of the long tenure during which the Mobile Manor Trailer Park has continued to operate as a legally-established trailer park, it would be unreasonable, at this late date, to require the Petitioner to relocate trailers which have been in the park for up to 23 years.

(3) The Mobile Manor Trailer Park is not a park for transients. The majority of the trailers located in the park have been there over 20 years, and many of the residents have lived there since the park opened in 1953. Moreover, most of the residents are retired elderly with fixed incomes, and to require those people to either move their mobile homes to be

in conformance with area regulations or to move their trailers out of the park will cause an extreme and unreasonable hardship on both the residents and the Petitioner. It is expensive to move a trailer, even if the relocation involves a movement of only a few feet. Most of the trailers in the park are on concrete pads with cinder block foundations. At the front of each trailer is a parking pad, which in most cases is topped with a macadam surface. Moreover, with one exception each trailer has an aluminum awning over a concrete patio. Thus, it would cause great practical difficulty and an unreasonable expense to move the trailers forward, with respect to the boundary set back requirements, or to so move the trailers to increase the distance between them.

(4) It would be impractical to move the existing concrete block service buildings, and very expensive to construct a new service building on the property. The existing service building houses the main water meters and main sewer connection for all trailers located in the park. To move the main water meter alone would cost in excess of \$1,000.00 over and above the cost of constructing a new service building. It is for this reason that the Petitioner has requested a variance of the 20 foot requirement with respect to the minimum distance between the service building and the trailer identified as No. 1300.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: February 1, 1977
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-142-A. Petition for Variance for Front and Side Yards
North side of Rustic and Evering Avenues 183 feet, more or less,
West of Philadelphia Road (Md. Rte. 7)
Petitioner - Napoleon N. Del Negro

14th District

HEARING: Monday, February 7, 1977 (10:45 A.M.)

There are no comprehensive planning factors requiring comment on the requested variances for this existing trailer park.

Norman E. Gerber
Acting Director of Planning

NEG:JDN:rw

February 28, 1977

William R. Hansen, Esquire
2000 First Maryland Building
22 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Variances
N/S of Rustic and Evering Avenues,
183' W of Philadelphia Road -
Fourteenth Election District
Napoleon N. Del Negro - Petitioner
NO. 77-142-A (Item No. 98)

Dear Mr. Hansen:

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

Very truly yours,

George J. Martin
Deputy Zoning Commissioner

GJM/mc

cc: Mr. Jerome Mass
8509 Coon Road
Baltimore, Maryland 21237

John W. Heslian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Jack B. Sturgill, Esquire
TO: Office of Law Date: April 13, 1977
FROM: Zoning Enforcement Section
SUBJECT: Case No. 77-142-A
Case No. 77-142-A
1300 Evering Avenue
14th Election District

As per your request of April 13, 1977, I hereto provide you with the status of the above referenced cases.

The first of the subject cases involves a zoning violation and, subsequent to a public hearing, the Deputy Zoning Commissioner Ordered that the defendant submit a site plan for approval and establish compliance with same, all within sixty (60) days from the date of his Order (copy enclosed). The defendant's attorney filed a timely appeal to the Board of Appeals and a hearing is currently scheduled for April 26, 1977.

The second of the above referenced cases was a Petition request for setback Variances that, after a public hearing, was granted by the Deputy Zoning Commissioner on February 7, 1977 (copy enclosed). In this instance, one of the protestants filed a timely appeal to that decision. That case has yet to be scheduled by the Board of Appeals.

Inasmuch as the Order, granting the Variances would make our violation cases moot, this office does not plan to pursue the violation cases until there is an ultimate disposition of the appeals.

If we can be of any further assistance, please feel free to contact us.

JAMES D. BYRNES, III
Zoning Enforcement Section

JDB:rk
cc: Files

KENWOOD WELDING CO.

MODERN WELDING METHODS
SPECIALIZING IN TRAILER HITCHES
REAR HITCHES & PARTS

8402 PHILADELPHIA ROAD
BALTIMORE, MD. 21237

TELEPHONE
848-5700

To: The Zoning Commissioner of Baltimore County
We the undersigned do hereby give written notice that we appeal the recent decision given by the deputy zoning Commissioner of Balto. County in regards to case # 77-142-A concerning trailer placement at 1300 Evering Avenue, Balto. Co. Md. 21237.

JEROME H. MASS
8509 COON ROAD
BALTO. MD. 21237

Jerome H. Mass

JOSEPH F. WALBYNSKI
8412 PHIL. ROAD
BALTO. MD. 21237

Joseph F. Walbynski



JOHN D. SEYFFERT
DIRECTOR

November 9, 1976

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

Dear Mr. DiMenna:

Comments on Item # 98 Zoning Advisory Committee Meeting, November 16, 1976 are as follows:

Property Owner: Napoleon N. Del Negro
Location: N/S Eversing Ave. - 183' W. Philadelphia Road
Existing Zoning: R. 5.5
Proposed Zoning: Variance to permit setbacks of 9' from property lines in lieu of the required 15' with the exception of mobile home No 1300 which a 0' setback is required of the required 20'. Variance to permit a setback of 30' from the street on which the trailer park abuts in lieu of the required 100' and to permit a 30' setback from the road on which the park fronts in lieu of the required 50'.
ACRES: 4.19 DISTRICT: 14th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☒ G. Requested setback variance of Mobile Home #1300 conflicts with the Baltimore County Building Code - See Section 425.51 & 425.54

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief
(21212)

JOHN D. SEYFFERT
DIRECTOR

November 9, 1976

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

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ACRES: 4.19 DISTRICT: 14th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
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- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☒ G. Requested setback variance of Mobile Home #1300 conflicts with the Baltimore County Building Code - See Section 425.51 & 425.54

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief
(21212)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
215 Commerce Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Acting Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

January 31, 1977

William R. Hansen, Esq.
2000 First Maryland Building
25 S. Charles Street
Baltimore, Maryland 21201

RE: Variance Petition
Item 98
Napoleon N. Del Negro - Petitioner

Dear Mr. Hansen:

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.

Located on the north side of Rustic Avenue and Eversing Avenue, west of Philadelphia Road, in the 14th Election District, this site is currently improved with the facilities of the Del Negro Trailer Park. Vacant land and a welding shop exist to the northeast and southeast of this site, while residences exist to the northwest, west, southwest and east.

This trailer park was developed as a result of three previous zoning hearings. However, in light of the fact that certain structures are in violation of your required setbacks at the time of development, and considering possible changes in location, these variances are requested.

William R. Hansen, Esq.
Re: Item 98
January 31, 1977
Page 2

Particular attention should be afforded the comments of Mr. Burnham of the Department of Permits and Building Code.

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
Acting Chairman, Zoning
Plans Advisory Committee

ENC:JD

Enclosure

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

THOMAS M. MURPHY, P.E.
DIRECTOR

December 15, 1976

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

Re: Item #98 (1976-1977)
Property Owner: Napoleon N. Del Negro
N/S Eversing Ave., 183' W. Philadelphia Rd.
Existing Zoning: R. 5.5
Proposed Zoning: Variance to permit setbacks of 9' from property lines in lieu of the required 15', with the exception of mobile home No. 1300 which a 0' setback is required and to permit a 30' setback between No. 1300 and the existing service building in lieu of the required 20'. Variance to permit a setback of 30' from the street on which the trailer park abuts in lieu of the required 100' and to permit a 30' setback from the road on which the park fronts in lieu of the required 50'.
Acres: 4.19 acres District: 14th

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:

Philadelphia Road (Md. 7) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the state road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Eversing Avenue, a private lane, is maintained however by Baltimore County for a distance of 250 feet westerly of Philadelphia Road (Md. Rte. 7), and no further highway improvements are proposed.

Rustic Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Item #98 (1976-1977)
Property Owner: Napoleon N. Del Negro
Page 2
December 15, 1976

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 striping of top soil.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.

Water and Sanitary Sewer

This trailer camp is connected to public water supply and sanitary sewerage (although there is no public sanitary sewerage, and there is approximately 250 feet of 8-inch water main (Drawing #53-1836, File #3 in Eversing Avenue). Connection to the 8-inch public sanitary sewer within a 10-foot right-of-way, west of this site and north of Earl Avenue (Drawing #57-0752, File 1) apparently is via the petitioner's private sanitary sewer main within a private right-of-way.

Very truly yours,
Ellsworth M. Diver
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

cc: Walter Gross/J. Somers
Herb Hanson

J-MW Key Sheet
12 NE 21 & 22 Pos. Sheets
82 3 & 4 P Topo
89 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: February 1, 1977
FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-142-A. Petition for Variance for Front and Side Yards
North side of Rustic and Eversing Avenues 183 feet, more or less,
West of Philadelphia Road (Md. Rte. 7)
Petitioner - Napoleon N. Del Negro

14th District

HEARING: Monday, February 7, 1977 (10:45 A.M.)

There are no comprehensive planning factors requiring comment on the requested variances for this existing trailer park.

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG:JON:fw

RE: PETITION FOR VARIANCES
N/S of Rustic and Eversing Aves. 183'
W of Philadelphia Rd., 14th District
NAPOLÉON N. DEL NEGRO, Petitioner : BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
: OF BALTIMORE COUNTY
: Care No. 77-142-A

ORDER TO ENTER APPEARANCE

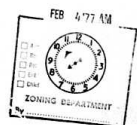
Mr. Commissioner:

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 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. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Hesston, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of February, 1977, a copy of the foregoing Order was mailed to William R. Hansen, Esquire, 2000 First Maryland Building, 25 S. Charles Street, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hesston, III
John W. Hesston, III



RE: PETITION FOR VARIANCE
N/S Ruttie and Evering Avenues
183 W. Philadelphia Road
14th District
Napoleon N. Del Negro
Petitioner
Baltimore County
No. 77-142-A

OPINION

In open hearing on August 25, 1977, prior to the commencement of any testimony and evidence, the Appellants moved for a dismissal of their appeal. The Board granted said Motion and on appropriate Order of Dismissal follows hereafter. Hence, the findings and Order of the Deputy Zoning Commissioner in this case are final.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 30th day of August, 1977, by the County Board of Appeals, ORDERED that Appellant's Motion for Dismissal be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gilliland
Chairman

Robert L. Gilliland
Chairman

Herbert A. Davis
Secretary

Mobile Manor
8220 N. ...
Baltimore, Md. 21237

Dear Sir,
Being a tenant in Mobile Manor since September 25, 1968, my husband and I have been enjoying the beautiful view of the Park. I have been for eleven years, could not afford to be moved forward or back in it. It is a 30 ft x 10 ft glass room attached to my Mobile home. I live in my second security, and I have no one to help me. It is a very good Park and we do have nice people quite a few in the same lot. I feel my self. I hope it will not become old folks to move, one.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 19th day of January, 1977. Filing Fee \$ Received Check Cash Other

S. Eric Dineen
Zoning Commissioner

Petitioner: Napoleon N. Del Negro
Petitioner's Attorney: William S. ...
Reviewed by: ...
This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Dear Sir,
I live in the Mobile Manor Park. I have been my home for ten years. The Park is close to transportation. I have wonderful friends here. Also I have a nice view, he is nice to all of the tenants. I live in a first income because I am a senior citizen. I hope you would reconsider your decision. Thank you for our Park.

Julian ...

1C

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 20, 1977
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 19th day of February, 1977, the last publication appearing on the 20th day of January, 1977.

THE JEFFERSONIAN
S. ...
Manager

Cost of Advertisement, \$

William S. ...
Baltimore, 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 19th day of January, 1977.

...
Zoning Commissioner

Petitioner: Napoleon N. Del Negro
Petitioner's Attorney: William S. ...
Reviewed by: ...
Nicholas S. ...
Planning & Zoning Associate III

OFFICE OF THE TIMES
TOWSON, MD. 21204
Jan. 20, 1977

THIS IS TO CERTIFY that the annexed advertisement of Petition for a Variance-- Del Negro was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for 7 consecutive weeks before the 19th day of February, 1977, that is to say, the same was inserted in the issues of Jan. 20, 1977.

STROMBERG PUBLICATIONS, INC.
BY: ...

CERTIFICATE OF POSTING

District: 14th
Posted for: ...
Petitioner: ...
Location of property: ...
Location of Sign: ...
Remarks: ...
Posted by: ...
Date of return: ...

CERTIFICATE OF POSTING

District: 14th
Posted for: ...
Petitioner: ...
Location of property: ...
Location of Sign: ...
Remarks: ...
Posted by: ...
Date of return: ...

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: March 29, 1977
ACCOUNT: 01-668
AMOUNT: \$10.00
RECEIVED: ...
FOR: ...
Cost of Appeal: ...
Napoleon N. Del Negro
77-142-A
\$7.25
\$2.75

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Feb. 9, 1977
ACCOUNT: 01-668
AMOUNT: \$78.25
RECEIVED: ...
FOR: ...
Cost of Appeal: ...
Napoleon N. Del Negro
77-142-A
\$72.25
\$6.00

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOMSON, MARYLAND 21204

Description to Accompany Zoning Variances
Del Negro Trailer Park
14th Election District

October 26, 1976

Beginning for the same at a point North 65° 07' 10" West 183 feet ± from the centerline of Philadelphia Road Maryland Route 7 running thence the ten following courses, viz: (1) northeasterly 61 feet ±, (2) South 65° 07' 10" East 27 feet ± (3) northeasterly 52 feet ±, (4) North 62° 47' 30" West 860 feet (5) South 26° 00' West 277.00 feet, (6) South 65° 14' 20" East 529 feet, (7) North 24° 41' 20" East 97.20 feet, (8) South 65° 07' 10" East 150 feet, (9) North 24° 41' 20" East 30 feet and (10) South 65° 07' 10" East 150.8 feet ± to the place of beginning.

Containing 4.19 acres of land, more or less.

As per deed reference (Liber E.H.K., Jr. 5527 folio 270).



Ba
BALTIMORE COUNTY

ZONING PLANS

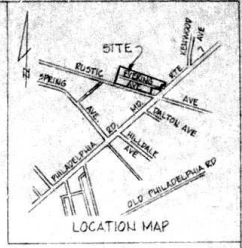
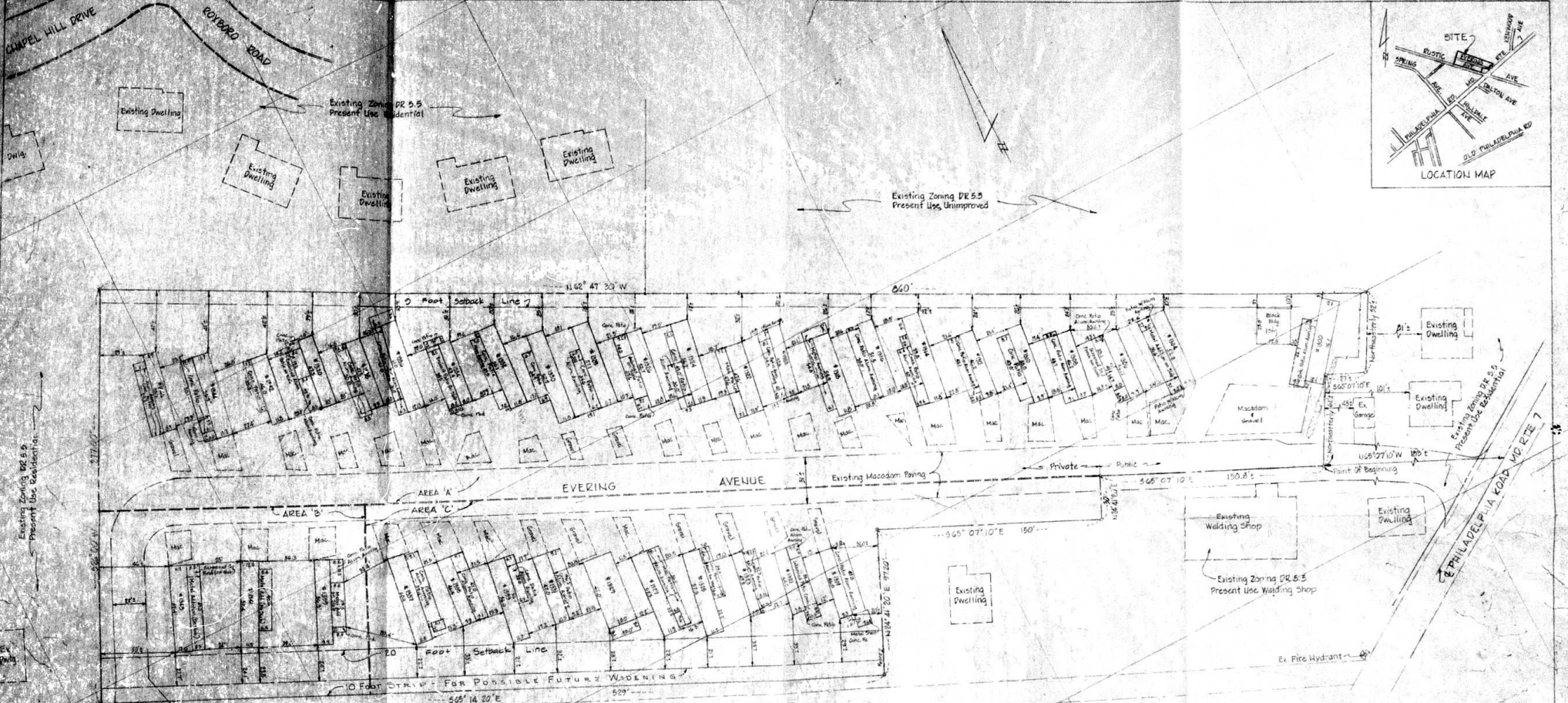
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS





GENERAL NOTES

1. Total Area Of Tract 4.19 Acres
2. Existing Zoning DR 5.5
3. Existing Public Water & Sewer Facilities in Bed Of Evering Ave.
4. Area 'A' Shown Hereon - Refer To Special Permit 26-785
Area 'B' Shown Hereon - Refer To Case Nos. 59-35 RNV & 62-52 RNV
Area 'C' Shown Hereon - Refer To Special Permit 34-86
5. All Trailers Have Sewer & Water Connections by laterals from Evering Avenue.

VARIANCE REQUESTS AS FOLLOWS:
 Area 'A' - To Permit Setbacks Of Nine (9) Feet From The Boundary Lines Instead Of The Required Fifteen (15) Feet For All Mobile Homes With The Exception Of No 1502 For Which A Zero (0) Foot Setback Is Requested. And To Permit a setback Of Three and One Half (3 1/2) Feet Between No 1502 and the Existing Service Bldg Instead of the Required Twenty (20) Feet.
 Area 'B' - To Permit a Setback Of Twenty (20) Feet From The Possible Future Widening Line On Which The Park Abuts Instead Of The Required One Hundred (100) Feet.
 Area 'C' - To Permit a Setback of Twenty (20) Feet From The Possible Future Widening Line On Which The Park Abuts Instead Of The Required Fifty (50) Feet.

REVISION PLAN
 Item 98
 OFFICE OF PLANNING & ZONING
 JUN 12 77 AM

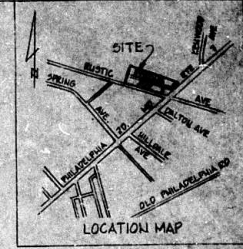
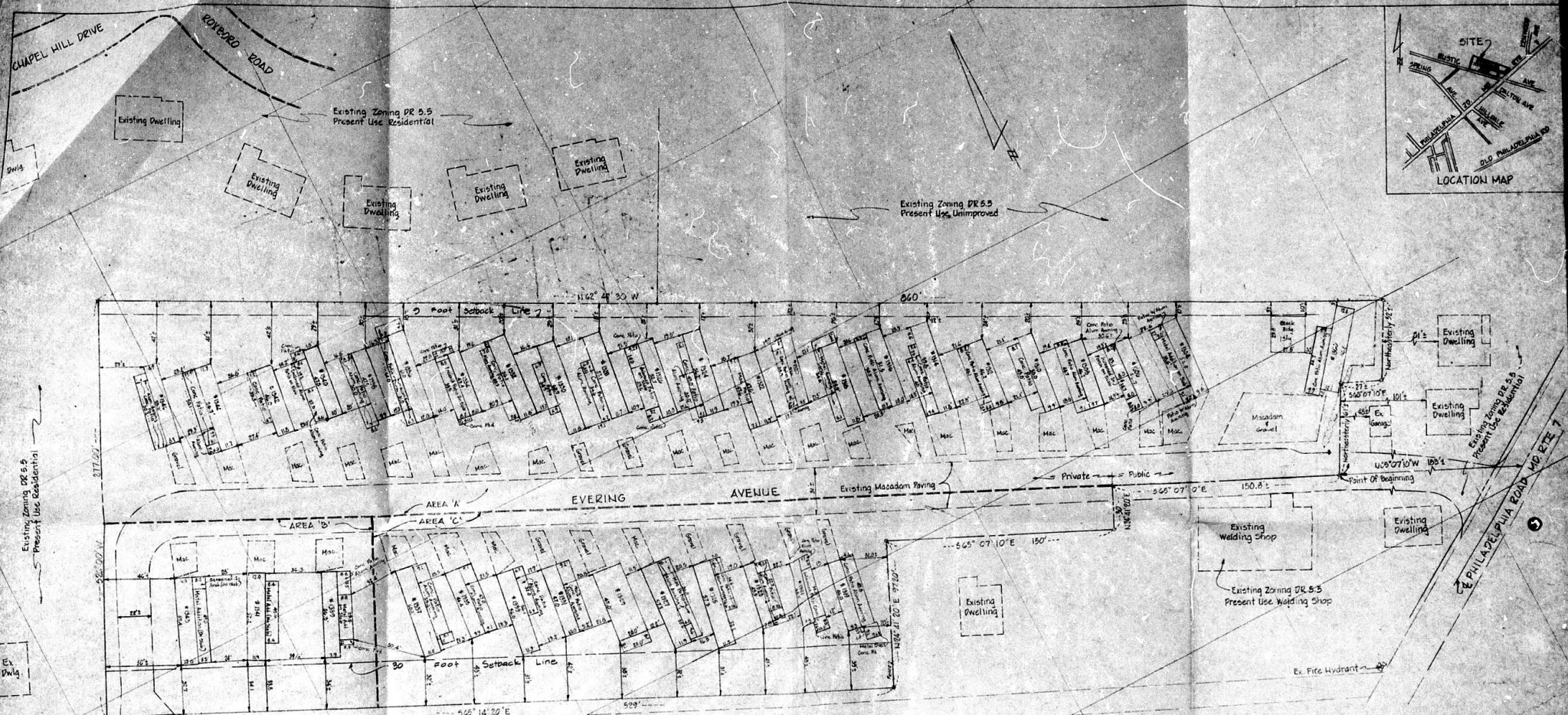
**PLAT TO ACCOMPANY
 PETITION FOR ZONING VARIANCES
 DEL NEGRO TRAILER PARK
 EVERING AVENUE**

BALTIMORE CO., MD. ELECT. DIST. 14
 SCALE: 1"=30' OCT. 22, 1976

REVISED JANUARY 7, 1977 - ADDED 10 FOOT STRIP FOR POSSIBLE FUTURE WIDENING ALONG ALL SIDE PROPERTY ADJACENT UNLESS REQUESTS (AREAS B & C) TO SAME.

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON & BARTLAND





GENERAL NOTES

1. Total Area Of Tract 4.19 Acres.
2. Existing Zoning DR 5.5.
3. Existing Public Water & Sewer Facilities in Bed Of Evering Ave.
4. Area 'A' Shown Hereon - Refer To Special Permit 26-783.
5. Area 'B' Shown Hereon - Refer To Case Nos. 59-35 EXV & 63-52 EXV.
6. Area 'C' Shown Hereon - Refer To Special Permit 34-86.
7. All Trailers have Sewer & Water Connections by laterals from Evering Avenue.

VARIANCE REQUESTS AS FOLLOWS:

Area 'A' - To Permit Setbacks Of Nine (9) Feet From The Boundary Lines Instead Of The Required Fifteen (15) Feet For All Mobile Homes With The Exception Of No. 1500 For Which A Zero (0) Foot Setback Is Requested. And To Permit A Setback Of Three and One Half (3 1/2) Feet Between No. 1500 and the Existing Service Bldg. Instead of the Required Twenty (20) Feet.

Area 'B' - To Permit a Setback Of Thirty (30) Feet From The Street On Which The Park Abuts Instead of the Required One Hundred (100) Feet.

Area 'C' - To Permit a Setback of Thirty (30) Feet From the Street on which the Park Abuts instead of the Required Fifty (50) Feet.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES DEL NEGRO TRAILER PARK EVERING AVENUE

BALTIMORE CO, MD. ELECT. DIST. 14
SCALE: 1"=50' OCT. 22, 1976

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TOWSON 4, MARYLAND

