

79-134-X 73 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Estate of
I, or we, Edgar F. Berry, 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, 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 _____ zone to an _____ zone for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for community building, including pool or other uses of a civic, social, recreational or educational nature HERNIMAN, HENRIETTA, 111 PARK, RD. 21204, PARKTON, MD.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and/or Special Exception, including 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 of Baltimore County.

Edgar F. Berry Contract purchaser
Address: 111 Park Road, Parkton, Md. 21204
Hampstead, Md. 21074
Petitioner's Attorney
Robert J. Eusick, III Esquire
Post Office Box 7
Manchester, Maryland 21102
Mr. & Mrs. James E. Bailey
4 Single Tree Lane
Parkton, Maryland 21202
William H. Kaufman, M.D.
1551 York Road
Sparks, Maryland 21152

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
I, or we, Edgar F. Berry, legal owner of the property situated in Baltimore County the property outline of which is shown to scale, complete with dimensions, on the attached map, 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 _____ zone to an _____ zone for the following reasons:

Exception: 1. RE-CLASSIFICATION TO THE HIGH DENSITY RESIDENTIAL ZONE (R-10) FOR A COMMERCIAL/RECREATION VEHICLES, TRAILERS, RENTS, AT WITH ASSOCIATED RECREATIONAL FACILITIES
THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 32.678 ACRES DEED REF. REC. 501-105
GRAZING 10 % OF OVERALL SITE WILL REQUIRE IMPROVEMENT
BUILDING SIZE Not applicable
GROUND FLOOR 1 AREA 1
NUMBER OF FLOORS 1 TOTAL HEIGHT 1
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 1

BUILDING USE COMMERCIAL/RECREATION VEHICLES, TRAILERS, RENTS, AT WITH ASSOCIATED RECREATIONAL FACILITIES
GROUND FLOOR 1 OTHER FLOORS 0

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 1 OTHER FLOORS 0 TOTAL 1

UTILITIES
AREA OF SITE TO BE PROVIDED TO ACCOMMODATE REQUIRED PARKING SPACES = 1.14
(TRAFFIC AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY .360)

UTILITIES
WATER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM Well
SEWER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM Septic

UTILITIES SECURITY APPROVAL See attached
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Edgar F. Berry
Address: 111 Park Road, Parkton, Md. 21204
Hampstead, Md. 21074

THE PLANNING BOARD HAS DETERMINED ON 10-19-78 THAT THE PROPOSED DEVELOPMENT DOES CONFORM TO THE REQUIREMENTS OF SECTION 22-101 OF THE BALTIMORE COUNTY CODE, 1966.
Refer all correspondence to agent for applicant:
Douglas L. Kennedy, P.E.
D.L. Kennedy Engineering Co.
1720 Grafton Shop Road
Forest Hill, Md. 21050
Phone: 878-8171/858-1727

IDCA FORM NO. 2 REVISED 6-6-77

RECEIVED
JUL 27 1978

OFFICE OF
PLANNING & ZONING

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
SW/S of Mt. Carmel Road, 850' NW of Single Tree Lane - 5th Election District : DEPUTY ZONING
Estate of Annie M. Mays - Petitioner : COMMISSIONER
NO. 79-134-X (Item No. 73) : OF
BALTIMORE COUNTY

The Petitioner has withdrawn this Petition; therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of December, 1978, that said Petition be and the same is hereby DISMISSED without prejudice.

John W. Heston, III
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/S of Mt. Carmel Rd., 850' NW of Single Tree Lane, 5th District : BALTIMORE COUNTY
ESTATE OF ANNIE M. MAYS, Petitioner, Case No. 79-134-X

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.

John W. Heston, III
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 20th day of November, 1978 a copy of the aforesaid Order was mailed to The Estate of Annie M. Mays, c/o Mr. Kenneth Mays, Mt. Carmel Road, Parkton, Maryland 21202, Petitioner.

John W. Heston, III
John W. Heston, III



STATE OF MARYLAND

LETTERS OF ADMINISTRATION

Estate No. _____

To all persons who may be interested in the Estate of:
ANNIE MARGARET MAYS
Admin: stration of the Estate of the deceased has been granted on JANUARY 29, 1978, to KENNETH E. MAYS & ROBERT F. MAYS, SR.

The appointment is in full force and effect as of this date.
(SEAL) WITNESS:

James Davis
Register of Wills for WALTON County, Maryland

VALID ONLY WITH IMPRINTED SEAL

DATED: JANUARY 28, 1978

Page No. 1 of 2

LEO W. RADEP
REGISTERED SURVEYOR

38 Belair Road - Timonium, Maryland 21093
DESCRIPTION FOR SPECIAL EXCEPTION
PARCEL 1

BEGINNING for the same in the Mount Carmel Road distant 325 feet measured at right angles in a southeasterly direction from the centerline of the southernmost electrical transmission tower line there situated, thence leaving the Mount Carmel Road and running parallel with said tower line and distant 225 feet measured at right angles in a northwesterly direction therefrom South 46 degrees 36 minutes 10 seconds West 7631.40 feet; thence leaving said tower line and running for the nine following courses and distances respectively, viz: South 72 degrees 32 minutes 56 seconds West 408.34 feet, North 43 degrees 12 minutes 20 seconds West 295.20 feet, North 1 degree 53 minutes 22 seconds East 973.50 feet, North 58 degrees 26 minutes 26 seconds East 1442.15 feet, South 26 degrees 33 minutes 35 seconds East 523.51 feet, North 60 degrees 16 minutes 54 seconds East 200.49 feet, North 65 degrees 21 minutes 15 seconds East 689.98 feet, North 37 degrees 52 minutes 34 seconds West 51.65 feet, North 60 degrees 13 minutes 27 seconds East 201.19 feet; thence South 42 degrees 14 minutes 29 seconds East running in the macadam paving of the Mount Carmel Road 85.46 feet to the place of beginning. CONTAINING 47.678 acres of land more or less.

PARCEL 2
BEGINNING for the same in the Mount Carmel Road distant 75 feet measured at right angles in a southeasterly direction from the centerline of the southernmost electrical transmission tower line there situated, thence running in the paving of the Mount Carmel Road South 42 degrees 24 minutes 29 seconds East 275.42 feet; thence leaving the Mount Carmel Road and running South 44 degrees 46 minutes 00 seconds West 858.03 feet; thence South 73 degrees 12 minutes 42 seconds West 676.72 feet; thence running parallel

LEO W. RADEP
REGISTERED SURVEYOR

38 Belair Road - Timonium, Maryland 21093
DESCRIPTION FOR SPECIAL EXCEPTION
MAY'S PARCEL 1, PARCEL 1, PARCEL 1, 18, 1978 (cont'd.)

with said tower line and distant 75.00 feet measured at right angles in a southeasterly direction therefrom North 46 degrees 16 minutes 10 seconds East 1466.96 feet to the place of beginning. CONTAINING 7.809 acres of land more or less.

Leo W. Radep



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-654-3360
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

Mr. Kenneth E. Mays
Mt. Carmel Road
Parkton, Maryland 21120

RE: Petition for Special Exception
SW/S of Mt. Carmel Road, 850' NW of Single Tree Lane - 5th Election District
Estate of Annie M. Mays - Petitioner
NO. 79-134-X (Item No. 73)

Dear Mr. Mays:
I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,
George J. Martinak
Deputy Zoning Commissioner

cc: Robert J. Eusick, III, Esquire
Post Office Box 7
Manchester, Maryland 21102
Mr. & Mrs. James E. Bailey
4 Single Tree Lane
Parkton, Maryland 21202
William H. Kaufman, M.D.
1551 York Road
Sparks, Maryland 21152

MAR 13 1979

THORNTON M. MOURING, P.E.
DIRECTOR

December 5, 1978

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

Re: Item #73 (1978-1979)

Property Owner: Estate of Annie M. Mays
S/W 1/4 Mt. Carmel Rd. 850' NW Single Tree La.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a 200 unit
campground for recreational vehicles and tent camping
IDCA 78-47-X
Acre: 47.678 District: 5th

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.

General:

Comments were supplied for this property for Project IDCA 78-47-X.

Highways:

Mt. Carmel Road (Mt. 127) 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.

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 Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #73 (1978-1979)
Property Owner: Estate of Annie M. Mays
Page 2
December 5, 1978

Storm Drainage (Cont'd)

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:

Public water supply and sanitary sewers are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Manor Detention Line, and in an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W-10A and S-10A, as amended.

The Petitioner indicates proposed use of private onsite means of water supply and sewage disposal facilities.

This property is tributary to Loch Raven Reservoir and Gunpowder Falls via Black Rock and Western Run.

Very truly yours,

William M. Diver, P.E.
WILLIAM M. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:SS

02-SE Key Sheet
104 & 105 NW 21, 22 & 23 Pw. Sheets
SW 26 & 27 Pw. Topo
21 Tax Maps



Maryland Department of Transportation

State Highway Administration

Harmon B. Inman
Secretary
R. L. Colburn
Administrator

October 13, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, October 3, 1978
Item: 73
Property Owner: Estate of Annie M. Mays
Location: SW 1/4 Mt. Carmel Rd. (Rte. 137)
850' NW Single Tree Lane
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a 200 unit campground for recreational vehicles and tent camping. IDCA 78-47-X.
Acre: 47.678
District: 5th

Dear Mr. DiNenna:

The location of the proposed entrance does not provide adequate stopping sight distance. This is especially critical since the entrance, slow moving vehicles (campers, trailers, etc.) would be using the entrance. Stopping sight distance would be improved if the entrance could be located approximately 80' to the south, however, this would require extensive grading on the transmission company right of way. This may not be possible, but should be investigated.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers

CL:JEM:dj

My telephone number is (301) 383-6320

P.O. Box 7-7100 West Patuxent Street, Baltimore, Maryland 21203

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

November 22, 1978

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

Dear Mr. DiNenna:

Comments on Item #73, Zoning Advisory Committee Meeting of October 3, 1978, are as follows:

Property Owner:	Estate of Annie M. Mays
Location:	SW 1/4 Mt. Carmel Rd. 850' NW Single Tree La.
Existing Zoning:	R.C. 2
Proposed Zoning:	Special Exception for a 200 unit campground for recreational vehicles and tent camping. IDCA 78-47-X
Acre:	47.678
District:	5th

Prior to consideration of approval of a building permit, a letter will be required containing information regarding the total usage of the property such as maximum number of people to be serviced by the facility per day, types of facilities to be constructed, etc.

Soil evaluation and percolation tests must be conducted prior to the approval of any building permit and installation of sewage disposal systems. An adequate supply of potable water will also have to be obtained.

Prior to submission of a building permit, the owner should contact the Division of Community Hygiene for requirements and specifications for all recreational facilities.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

Charles E. Dumbauld
Charles E. Dumbauld, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:JSE/PLG

cc: W. L. Phillips
J. J. Dieter

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

December 5, 1978

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

Dear Mr. DiNenna:

This is an additional comment to those of my November 22, 1978 letter on the following request for a special exception:

Item 73 of the Zoning Advisory Committee Meeting of October 3, 1978
Property Owner: Estate of Annie M. Mays
Location: SW 1/4 Mt. Carmel Rd. 850' NW Single Tree La.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a 200 unit campground for R.V.s and tent camping
IDCA # 78-47-X
Acre: 47.678
District: 5th

The streams on this site drain to Loch Raven Reservoir, a primary drinking water source for Baltimore County. Protecting these streams from pollution from runoff water will protect the Reservoir from this type of pollution. Camp sites are very intensively used places which means that large quantities of pollutants will accumulate there by means of oil dripping from vehicles and accidental spills from cooking or eating areas. Because of this high potential for non-point source pollution it is expected that no part of any campsite will be within 200' of any stream or spring on the final plan.

Very truly yours,

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

THD:JSE/PLG

cc: L. Forrester
W. Phillips
J. Dieter



STEPHEN E. COLLINS
DIRECTOR

November 22, 1978

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

Item No. 73 - ZAC - Meeting of October 3, 1978
Property Owner: Estate of Annie M. Mays
Location: SW 1/4 Mt. Carmel Rd. 850' NW Single Tree Lane
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a 200 unit campground for recreational vehicles and tent camping. IDCA 78-47-X
Acre: 47.678
District: 5th

Dear Mr. DiNenna:

The requested special exception for a campground is expected to generate approximately 600 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MEF:ajs

Paul H. Reinke
Chief

November 9, 1978

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Estate of Annie M. Mays

Location: SW 1/4 Mt. Carmel Rd. 850' NW Single Tree La.

Item No. 73

Zoning Agenda Meeting of 10/3/78

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.
3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
4. The site shall be made to comply 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 site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "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.

NOTE: All vehicular roads shall be a minimum width of 20 feet.

REVIEWED BY: *Charles E. Dumbauld*
Special Inspection Division
Fire Prevention Bureau

JOHN F. SEIBERT
DIRECTOR

October 6, 1978

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

Dear Mr. DiNenna:

Comments on Item # 73 Zoning Advisory Committee Meeting, October 3, 1978

Property Owner:	Estate of Annie M. Mays
Location:	SW 1/4 Mt. Carmel Rd. 850' NW Single Tree Lane
Existing Zoning:	R.C. 2
Proposed Zoning:	Special Exception for a 200 unit campground for recreational vehicles and tent camping. IDCA 78-47-X
Acre:	47.678
District:	5th

The items checked below are applicable:

- Ia. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building Code and all other applicable codes.
- Ib. A building permit shall be required before construction can begin.
- Ic. Additional Miscellaneous Permits shall be required.
2. Any existing building proposed for a new use shall require a change of occupancy and the building shall be updated to new use - respective alteration permit.
3. Three sets of construction drawings will be required to file an application for a building permit.
4. Any set of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
5. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 50' of property line.
6. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
7. No Comments.
8. Comments: The proposed use shall comply to Article IV Section 425.0 where more stringent than the Zoning Code. The other applicable sections of 425.0 shall be complied with.

Very truly yours,

Charles E. Dumbauld
Charles E. Dumbauld
Plans Review Chief

CHD:zj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1978

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

Z.A.C. Meeting of: October 3, 1978

RE: Item No: 73
Property Owner: Estate of Annie M. Mays
Location: SW/S Mt. Carmel Rd. 850' NW Single Tree Lane
Present Zoning: R.C.2
Proposed Zoning: Special Exception for a 300 unit campground for recreational vehicles and tent camping. IDCA 78-47-X.

District: 5th
No. Acres: 47.678

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. TOTERIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCH
ROGER B. HAYDEN

ALVIN LOROCK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

ROBERT T. E. EL. SUPERVISOR

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 5th Date of Posting: Nov. 25, 1978
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: THE ESTATE OF ANNIE M. MAYS
Location of property: SW/S OF MT. CARMELO RD. 850' NW OF SINGLE TREE LANE
Location of Sign: SW/S OF MT. CARMELO RD. 1275' E OF NW OF SINGLE TREE LANE
Remarks: Thomas E. Beland
Posted by: Thomas E. Beland Date of return: Dec. 1, 1978
Signature: 1-SIGN

79-134-X

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received - this 25 day of Nov 1978. Filing Fee \$ 27.00 Received Check Cash Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Annie Mays Submitted by Day Kennedy 825-0121
Petitioner's Attorney Day Kennedy 825-0117

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 23, 1978.

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 or about the 23rd day of November, 1978, the 11th day of December, 1978, the 11th publication appearing on the 23rd day of November, 1978.

H. L. Smith
H. L. Smith,
Manager

Cost of Advertisement, \$.....

THE TIMES NEWSPAPERS

TOWSON, MD. 21204 November 23 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - The Estate of Annie M. Mays 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 one successive weeks before the 24th day of November, 1978, that is to say the same was inserted in the issues of November 23, 1978

STROMBERG PUBLICATIONS, INC.

BY *Edith Burger*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76139
DATE: November 15, 1978 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED BY: Kennedy Engineering Co.
FOR: Filing Fee for Case No. 78-134-X Estate of Annie M. Mays, SW/S of Mt. Carmel Rd., 850' NW of Single Tree Ln.
2537-2538 15 50.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76191
DATE: December 15, 1978 ACCOUNT: 01-662
AMOUNT: \$97.96
RECEIVED BY: S. P. Perry, General Contractor
FOR: Cost of Advertisement and Posting Case No. 78-134-X
2537-2538 15 97.96
VALIDATION OR SIGNATURE OF CASHIER



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>DB</i>			Revised Plans: Change in outline or description ____ Yes ____ No							
Previous case:			M-p # _____							



PLAN TO ACCOMPANY APPLICATION
FOR TRCA SPECIAL EXCEPTION
FOR RECREATIONAL VEHICLE TRAILER
CAMP GROUNDS IN RC-1 ZONE

54 ELECTION DISTRICT
BALTIMORE COUNTY
SCALE: 1"=200'

OWNER
THE ESTATE OF MARIE M. MAYS
96 KENNETH MAYS
MT. CARMEL ROAD
PARKTON, MD.

APPLICANT (CONTRACT PURCHASER)
EDGAR F. BERRY
1213 WYNSIDE LANE
HAMPSTEAD, MD. 21074

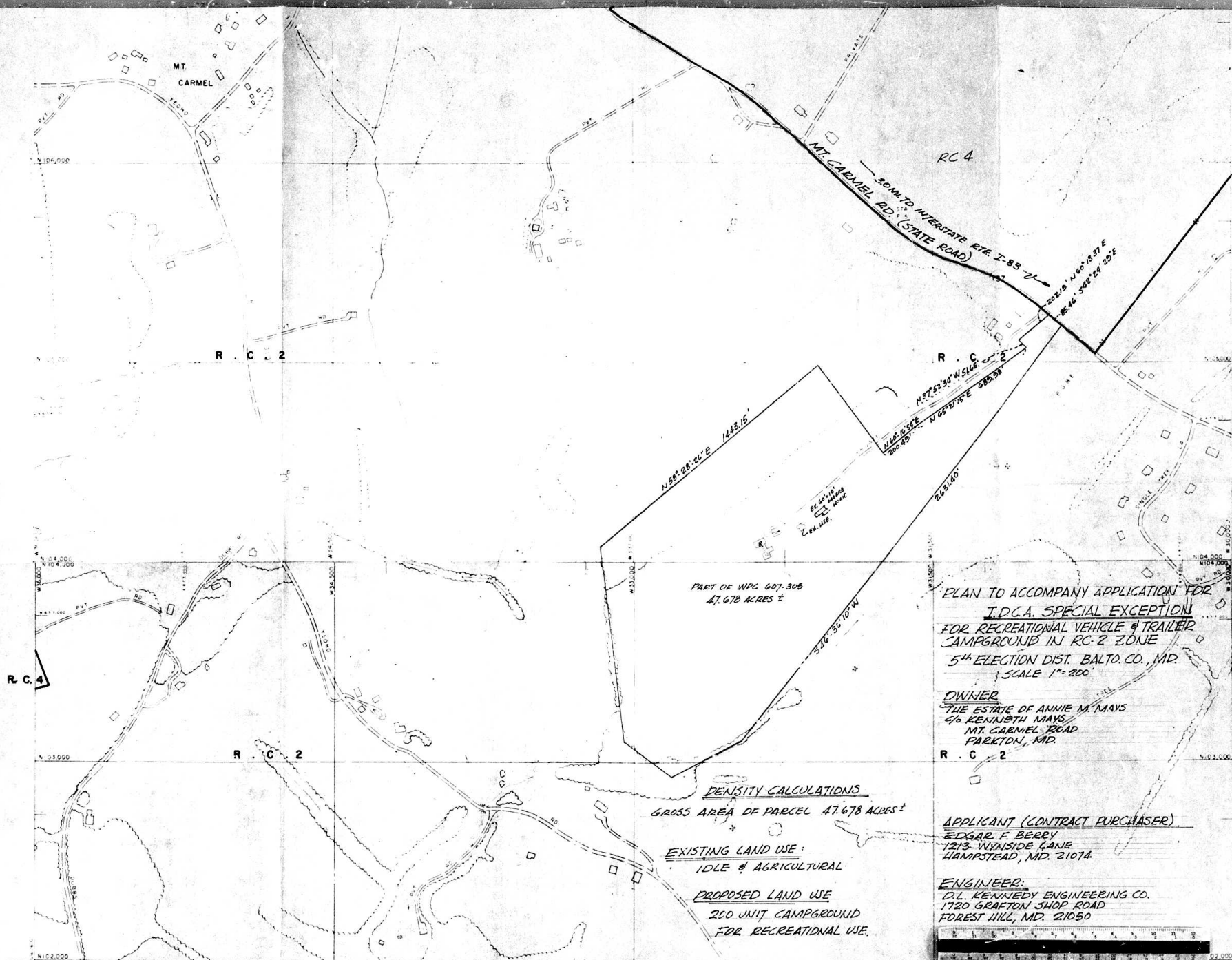
ENGINEER
D.L. KENNEDY ENGINEERING CO.
1720 GANTON ROAD
FOREST HILL, MD. 21050

JULY 20, 1978

DENSITY CALCULATIONS
GROSS AREA OF PARCEL 47.7 ACRES ±
EXISTING LAND USE
IDLE AGRICULTURAL
PROPOSED LAND USE:
200 UNIT CAMP GROUND
FOR RECREATIONAL USE

PART OF MAP 607-31-5
47.678 AC ±





PLAN TO ACCOMPANY APPLICATION FOR
IDCA SPECIAL EXCEPTION
 FOR RECREATIONAL VEHICLE & TRAILER
 CAMPGROUND IN RC-2 ZONE
 5th ELECTION DIST. BALTO. CO., MD.
 SCALE 1" = 200'

OWNER
 THE ESTATE OF ANNIE M. MAVS
 c/o KENNETH MAVS
 MT. CARMEL ROAD
 PARKTON, MD.

APPLICANT (CONTRACT PURCHASER)
 EDGAR F. BERRY
 1213 WYNDSIDE LANE
 HAMPSHIRE, MD. 21074

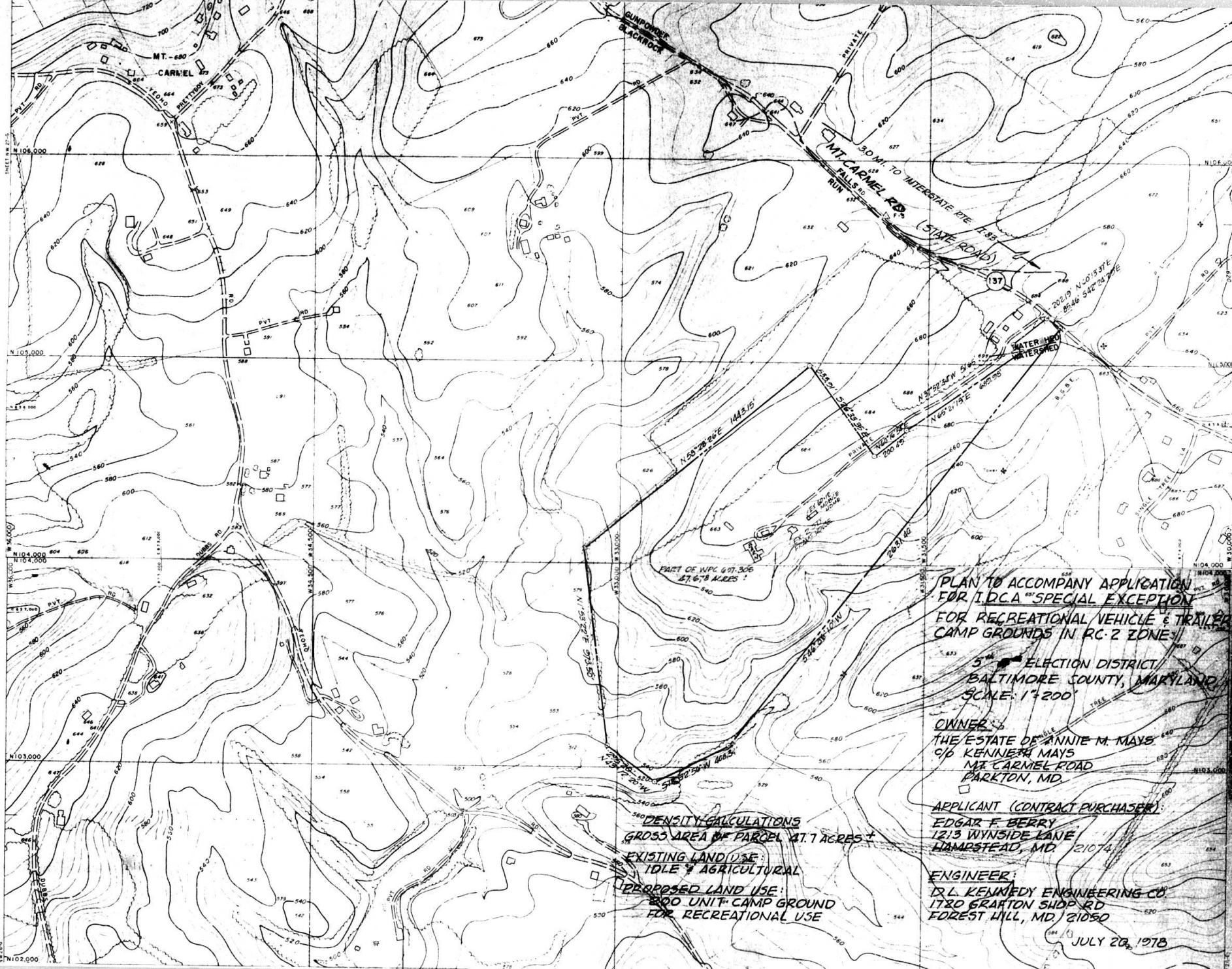
ENGINEER:
 D.L. KENNEDY ENGINEERING CO.
 1720 GRAFTON SHOP ROAD
 FOREST HILL, MD. 21050

DENSITY CALCULATIONS
 GROSS AREA OF PARCEL 47.678 ACRES ±

EXISTING LAND USE:
 IDLE & AGRICULTURAL

PROPOSED LAND USE
 200 UNIT CAMPGROUND
 FOR RECREATIONAL USE.

BALTO. CO.
 200' SCALE
 TOPO SHEETS
 NW 26F
 NW 27F



PLAN TO ACCOMPANY APPLICATION
FOR IDCA "SPECIAL EXCEPTION"
FOR RECREATIONAL VEHICLE & TRAILER
CAMP GROUNDS IN RC-2 ZONE

5th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=200'

OWNER:
THE ESTATE OF ANNIE M. MAYS
c/o KENNEDY MAYS
MT CARMEL ROAD
PARKTON, MD.

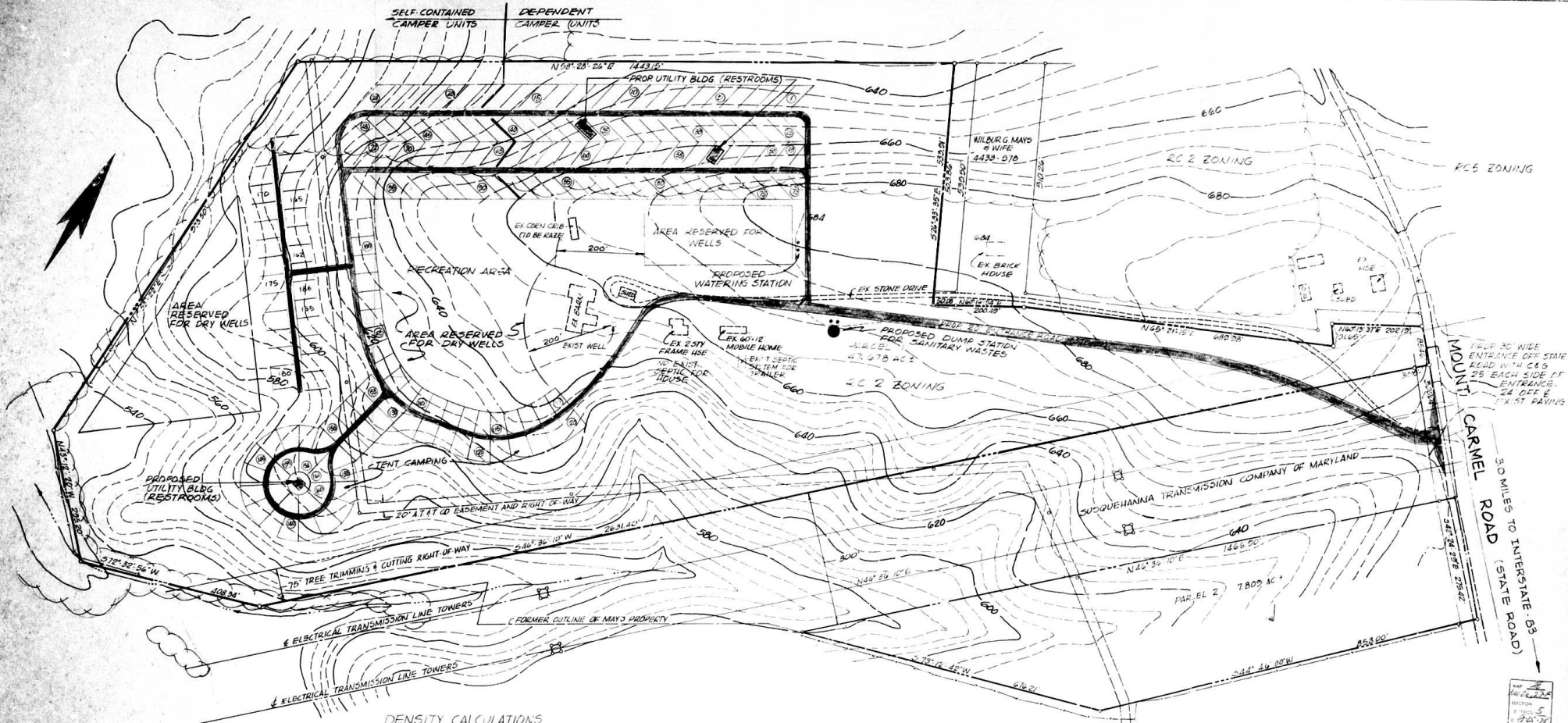
APPLICANT (CONTRACT PURCHASER):
EDGAR F. BERRY
1213 WYNSIDE LANE
DAMPSTEAD, MD 21074

ENGINEER:
D.L. KENNEDY ENGINEERING CO.
1780 GRANTON SHOP RD
FOREST HILL, MD 21050

JULY 29, 1978

DENSITY CALCULATIONS
GROSS AREA OF PARCEL AT 7 ACRES ±
EXISTING LAND USE:
IDLE & AGRICULTURAL
PROPOSED LAND USE:
200 UNIT CAMP GROUND
FOR RECREATIONAL USE

200 SCALE
IDPC SHEETS
NW 24E
NW 27E



DENSITY CALCULATIONS

AREA OF PARCEL 1 = 47,678 AC
 AREA OF PARCEL 2 = 7,809 AC
 TOTAL AREA = 55,487 AC

EXISTING ZONING

RC 2

EXISTING LAND USE

AGRICULTURAL & IDLE USE

PROPOSED ZONING

RC 2 WITH SPECIAL EXCEPTION

PROPOSED LAND USE

200 UNIT CAMPGROUND FOR RECREATIONAL VEHICLES AND TENT CAMPING
 100 UNITS OF SELF-CONTAINED RECREATIONAL VEHICLES AND TRAILERS
 50 UNITS OF DEPENDENT TRAILERS
 50 UNITS FOR TENT CAMPERS

PROPOSED FACILITIES

1 EACH WATERING STATION AND 1 EACH DUMPING STATION TO SERVE 100 UNITS OF SELF-CONTAINED RECREATIONAL VEHICLES AND TRAILERS
 3 EACH UTILITY BUILDINGS (RESTROOMS) TO SERVE 100 UNITS OF DEPENDENT TRAILERS AND TENT CAMPERS

PROPOSED RECREATIONAL USES

(1) NATURE TRAILS, (2) ARCHERY RANGE
 (3) BALL FIELD, (4) MINIATURE GOLF COURSE
 (5) POSSIBLE FUTURE SWIMMING POOL

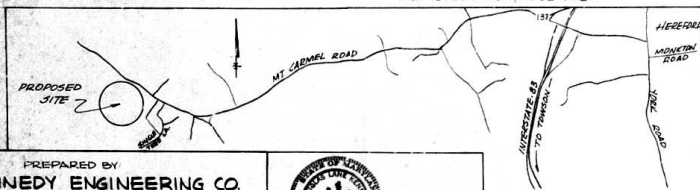
NOTE

THIS SITE SHALL BE DEVELOPED IN PHASES OF APPROXIMATELY 50 CAMPING UNITS EACH

BOUNDARY DATA FROM:

"PROPERTY SURVEY FOR ANNIE M. MAYS"
 NOVEMBER 30, 1917 AMENDED APRIL 8, 1918

LEO W. RADER
 REGISTERED LAND SURVEYOR



LOCATION PLAN

SCALE 1" = 2000'

PREPARED BY
D.L. KENNEDY ENGINEERING CO.
 CIVIL ENGINEERS
 1720 GRAFTON SHOP ROAD
 FOREST HILL, MD. 21050
 819-8111 / 828-0127



Douglas A. Kennedy
 PE 10148

PLAT TO ACCOMPANY PETITION FOR
 SPECIAL EXCEPTION IN A RC 2 ZONE
 PROPERTY OF ANNIE M. MAYS
 5TH DISTRICT, BALTIMORE COUNTY, MD.

OWNER:
 THE ESTATE OF ANNIE M. MAYS
 C/O KENNETH MAYS
 117 CARMEL ROAD
 PARKTON, MD

APPLICANT (CONTRACT PURCHASER):
 EDGAR F. BERRY
 1213 WINDSIDE LANE
 HAMPSTEAD, MD 21014

AUGUST 13, 1978

SCALE: 1" = 100'

MAR 13 1979

PROPERTY SURVEY
FOR
ANNIE M. MAYS
BALTO. CO., MD. 5TH DIST. SCALE: 1" = 100'
NOVEMBER 30, 1977
AMENDED APRIL 8, 1978



PARCEL 1
47.678 ACRES ±

0.614 OF AN ACRE ±

AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AND RIGHT-OF-WAY
AS LOCATED FROM FIELD MARKERS

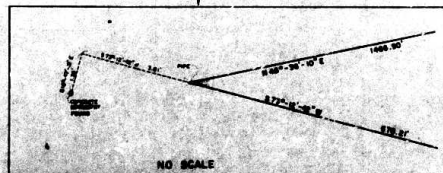
TREE CUTTING AND TRIMMING
RIGHT OF WAY

BANKERS TRUST COMPANY, TRUSTEE

SUBQUEHANNA TRANSMISSION COMPANY OF MARYLAND

PARCEL 2
7.809 ACRES ±

INSET



NO SCALE



Leo W. Radner

LEO W. RADER
RES. LAND SURVEYOR
30 DELFAY ROAD
TIMMONS, MD. 20786

MAR 13 1979

DATE	BY	REVISION
11/30/77	LR	ORIGINAL SURVEY
04/08/78	LR	AMENDMENT