PETITION FOR ZONING VARIANCE

82-50-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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

Variance from Section 414.4 to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers and/or other structures to be located within a minimum distance of 15' from a boundary line in lieu of the required 75'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See attached statement to accompany Variance in Special Exception Petition

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 restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Louis DiPasquale
(Type or Print Name)

Louis Di Pasquale
Signature

Mary DiPasquale
(Type or Print Name)

Mary Di Pasquale
Signature

Attorney for Petitioner:

Michael P. Tanczyn
(Type or Print Name)

Michael P. Tanczyn
Signature

501 York Road
Address

Towson, Maryland 21204
City and State

10025 Pulaski Highway
Address Phone No.

Baltimore, Maryland 21220
City and State

687-1796
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

Attorney's Telephone No.: 296-8822

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1981, 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 27th day of August, 1981 at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE May 29, 1981
BY Louis DiPasquale, et ux

MICROFILMED

PETITION FOR SPECIAL EXCEPTION

82-50-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a trailer park

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Louis DiPasquale
(Type or Print Name)

Louis Di Pasquale
Signature

Mary DiPasquale
(Type or Print Name)

Mary Di Pasquale
Signature

Attorney for Petitioner:

Michael P. Tanczyn
(Type or Print Name)

Michael P. Tanczyn
Signature

501 York Road
Address

Towson, Maryland 21204
City and State

10025 Pulaski Highway
Address Phone No.

Baltimore, Maryland 21220
City and State

687-1796
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

Attorney's Telephone No.: 296-8822

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1981, 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 27th day of August, 1981 at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

ORDER RECEIVED FOR FILING
DATE May 29, 1981
BY Louis DiPasquale, et ux

MICROFILMED

Louis DiPasquale, et ux
N/S Mohrs Ln. 750' SE of c/line Pulaski Hwy.
82-50-XA
15th

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 18, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

RE: Item No. 226
Petitioner - Louis DiPasquale, et ux
Special Exception & Variances

Dear Mr. Tanczyn:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

The subject property, located at the termination of Mohrs Lane and having frontage on Pulaski Highway, in the 15th Election District consists of 47.9 acres that is presently improved with two dwellings, garage, shed and industrial buildings. Adjacent properties are improved with dwellings to the northeast and south, while a motel and commercial uses exist to the west and southwest.

Because of your clients' proposal to develop this property as a trailer park, the special exception is required, while variances to allow trailers and other structures (proposed pool) to be located closer to the street and tract boundary lines are also requested.

In accordance with our meeting on June 17th with you, your engineer, Mr. Kloetzli, and members of this committee, the proposed development was discussed in detail. At that time revisions were requested, and I was waiting all comments before writing this letter. As of this writing, I have still not received comments from Mr. Michael Flanigan, Department of Traffic Engineering. In view of this, I suggest that you and/or your engineer personally contact Mr. Flanigan at 494-3554 in order to obtain his comments prior to revising the site plans.

As was discussed at this meeting, it is your intention that the proposed layout may change at a later date. In view of this and at the time of the scheduled hearing, this matter should be thoroughly discussed.

Item No. 226
Louis DiPasquale, et ux
Special Exception & Variances
August 18, 1981
page 2

In addition to any revisions that may be required by the enclosed comments, the revised site plan should also depict the existing zoning and the areas where the variances are requested. In addition, since "extra parking" and a "putting green" are proposed on M.L. zoned land, within the transmission right-of-way, this also should be discussed at the hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Chm.

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Werner Kloetzli, Jr.
1006 Chatham Road
Ellicott City, Md. 21043

BUREAU OF ENGINEERING - BALTIMORE COUNTY MD

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

July 8, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #226 (1980-1981)
Property Owner: Louis & Mary DiPasquale
N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy.
Acres: 47.935 District: 15th

Dear Mr. Hammond:

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:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 331 (1969-1976) and Item 10 Zoning Cycle V (April-October 1979) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 226 (1980-1981).

Very truly yours,

Robert A. Morton

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

23 & 24 NE 22 & 24 Pos. Sheets
M-SE Key Sheet
NE 6 I Topo
82 Tax Map

Attachments

May 2, 1979

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

Re: Item #10 (Cycle V-April - October 1979)
Property Owner: Louis J. & Mary Di Pasquale
S/S Pulaski Hwy. 650' N/W Mohr's Lane
Existing Zoning: M.L.-I.M.
Proposed Zoning: M.L.-I.M. with a special exception for a mobile trailer park
Acres: 47.935 District: 15th

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 in conjunction with the Zoning Advisory Committee review for Item 331 (1969-1976), Cycle V (April-October 1979).

Highways:

Pulaski Highway (U.S. 40) is a fully access highway. 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.

Mohr's Lane, an existing public road, is proposed to be improved in the future as a 42-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible curves for slopes, will be required in connection with any grading or building permit application or development of this property.

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

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.

Item #10 (Cycle V-April - October 1979)
Property Owner: Louis J. & Mary Di Pasquale
Page 2
May 2, 1979

Soil Erosion Control: (Cont'd)

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm Drainage:

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

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.

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.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages 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:

There are public 12-inch water mains in Mohr's Lane and Pulaski Highway. Public 8-inch sanitary sewerage is available to the north easterly portion of this property and the Gwynn Oak Interceptor Sewer traverses the southeasterly portion of this property.

Very truly yours,

(signed) Edward A. McDonough

EDWARD H. DEYER, P.E.
Chief, Bureau of Engineering

EHD:EAM:FWR:ss

cc: J. Trenner
D. Crino
S. DiNenna
J. Wimbley

M-SE Key Sheet
23 & 24 NE 22 & 24 Pos. Sheets
NE 6 I Topo
82 Tax Map

FEB 1 1979

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~xxxxxx~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~xxx~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~xxxxxxx~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of November, 1981, that the herein Petition for Variance(s) to permit trailers and other structures to be located within a minimum distance of 15 feet from a boundary line in lieu of the required 75 feet and to permit trailers to be located within 50 feet of a road in lieu of 100 feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE November 12, 1981
BY Stella M. Pevsner
Administrative Assistant

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

herefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of November, 1981, that the herein Petition for Special Exception for a trailer park, in accordance with the site plan prepared by Werner Kloetzli, Jr., P.E., revised August 24, 1981, and marked Petitioners' Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated July 16, 1981. The petitioners shall install the "fully channelized entrance as an alternate to emergency access" and permanently close the "emergency access for mobile homes" if requested at a later date.

2. The key to the emergency access gates shall be the responsibility of the owners and/or managers of the trailer park.

3. The zoning lines shall be indicated on the site plan.

4. The putting green and gardens shall be eliminated from the easement area zoned M. L. -I. M.

5. The Tee-Turn arounds shall be a minimum of 30 feet wide and 70 feet long.

6. Note No. 11 on the site plan shall be revised to read; "The accuracy of this plat is the same - that accuracy required for a Preliminary Plan of Subdivision. Any changes made in this Mobile Park design during the Subdivision/Development Approval Process shall be reviewed by the zoning office to insure that such changes are minor and in the spirit of the Special Exception granted."

7. The "Existing House" shown on Petitioners' Exhibit 2 and located approximately 50 feet from Mohrs Lane shall not be used as a service building.

8. The storage area for recreational vehicles shall be set back a minimum of 80 feet from the property line and shall be screened by shrubbery (privet hedge).

9. Compliance with Section 414 of the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING
DATE November 12, 1981
BY Stella M. Pevsner
Administrative Assistant

MICROFILMED

It is also (Cycle V-April - October 1982)
Property of Frank D. Cicone, Esquire & Mary DiPasquale
Page 2
May 5, 1980

Sediment Controls (cont'd)

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm Drains

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

In accordance with the drainage policy, the Petitioner is responsible for the total actual storm drainage problem that may be created by the storm water run-off from the property, and is responsible for the necessary improvements to the public storm drainage system. However, a minimum relief [illegible]

The Petitioner is responsible for the necessary grading of the facilities (temporary or permanent) to prevent any [illegible] of storm water run-off to adjacent properties, especially by the construction of [illegible]. Construction or any positive means may result, due to the [illegible] of the proposed improvements, would be the full responsibility of the Petitioner.

[illegible]

Storm drains [illegible] to serve the [illegible] Highway. Public storm drainage [illegible] this property and the [illegible] of this property.

Very truly yours,

[illegible]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trescher
D. Cashe
D. Wolfgang
J. Wimbley

[illegible]
20 & 21 in 33 & 34 Sec. Charles
[illegible]
12 E. Kirby

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 26, 1980

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21204

c/o

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Frank D. Cicone, Esquire
First National Bank Building
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
Location: S/S side Pulaski Highway
[illegible] of Mohrs Lane
Petitioners: Louis & Mary DiPasquale
Scheduled Meeting of May 6, 1980
15th District
Item 331 [illegible]

Dear Mr. Cicone:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with some dwellings, but the majority of the land is unimproved. The property to the east is improved with a motel and the Farmers Market complex. The Farmers Market complex would border the southwest property line. The rest of the property is vacant unimproved land. Pulaski Highway and Mohrs Lane in this location are not improved as far as concrete curb and gutter are concerned.

HIGHWAY COMMENTS:

Highways:

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

It is recommended that another road intersection should not be created along the east side of Pulaski Highway, between Kranes Road and Mohrs Lane. Further, Mohrs Lane would continue to serve as the main entry to access to the property. The internal road pattern, horizontal and vertical alignment, widths, and pavement widths, etc. will be determined when the proposed development of this site is reviewed by the Joint Subdivision Planning Committee.

The entrance locations are subject to approval by the Department of Traffic Engineering.

- 2 -

Frank D. Cicone, Esquire
Item 331

Sediment Controls:

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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

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

Pulaski Highway (U.S. 40) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by construction of public sanitary sewerage to the White Marsh Sanitary Intercepter Sewer, and to the White Marsh Sewage Pumping Station located northeast of this site.

STATE ROAD COMMENTS:

The subject plan indicates what appears to be a proposed public street intersecting with Pulaski Highway. The street would be approximately 730' from an existing street (Farmer's Road) intersection with Pulaski Highway. The minimum distance between intersecting streets on a state highway is 750'.

There is no median crossover in the highway opposite the proposed street. In order to establish a crossover at this point the existing crossover to the east would have to be closed. Closing of the crossover may be difficult if not impossible to accomplish.

Access to the site from Pulaski Highway will be subject to State Roads Commission approval and permits.

BUREAU OF FIRE PREVENTION:

No comment from the Building Engineer's office at this time.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from MH-IM to IM. This change should not create a major change in trip density.

MICROFILMED

- 3 -

Frank D. Cicone, Esquire
Item 331

HEALTH DEPARTMENT:

Public water and sewers are proposed.

Food Service Comments: If a food service facility is planned, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to requirements and regulations of the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE PREVENTION:

Owner shall be required to comply with all applicable requirements of the 1976 Life Safety Code, 1976 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants for the proposed site are adequate and shall be in accordance with Baltimore County Standards. The hydrants shall be spaced at 300' intervals along an approved road. No building shall be more than 300 feet from a hydrant.

PLANNING:

No hearing on student population.

ZONING ADMINISTRATION COMMENTS:

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 days nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:mhe

Enclosure

MICROFILMED

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

July 1, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 6-2-81
ITEM: #226
Property Owner: Louis & Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy (Route 40E)
Existing Zoning: MH-IM
Proposed Zoning: Variance to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance to 15' from a boundary line in lieu of the required 75'. Special exception for Trailer Park
Acres: 47.935
District: 15th

Dear Mr. Hammond:

The District #4 Traffic Engineer is reviewing the effects of this project on the intersection of Pulaski Highway (Route 40-E) and Mohrs Lane.

Additional comments will be forthcoming upon completion of this review.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley

My telephone number is (301)659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

July 16, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 6-2-81
ITEM: 226
Property Owner: Louis & Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy. (Route 40E)
Existing Zoning: MH-IM
Proposed Zoning: Variance to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance to 15' from a boundary line in lieu of the required 75'. Special Exception for Trailer Park.
Acres: 47.935
District: 15th

Dear Mr. Hammond:

On review of the plan of May 4, 1981 and field inspection, the State Highway Administration offers additional comments to the letter of July 1, 1981.

The State Highway Administration will require the plan to be revised to show the following.

An emergency point of access at the existing entrance 35'± west of the east property line must be secured by metal post with lock and chain. All access must be strictly for emergency only.

The State Highway Administration is agreeable to the emergency point of access under the following conditions.

My telephone number is (301)659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

July 16, 1981

Mr. W. Hammond

The revised plan must show a fully channelized 30' entrance with 20' radius returns centered 175' from the west property line. The frontage to the west must show an S.H.A. concrete curb and gutter 250' to the west with full width paving and a taper of 220'. The frontage to the east must show an S.H.A. concrete curb and gutter 105' to the east property line with full width paving and 10:1 taper to meet the existing edge of roadway. The face of the concrete curb and gutter must be 15' from the edge of existing roadway and the curb end sections must be nosed down.

If the State Highway Administration finus the emergency access is being used in an abusive manner then the State Highway Administration will request the Zoning Commissioner to have the owner of the property comply with the revised plan showing a fully channelized entrance.

The District #4 Traffic Engineer has reviewed the effects of the project on the intersection of Pulaski Highway and Mohrs Lane and offers the following comments.

The Mobile Home Park will have little influence on the intersection and may require minor signal timing modifications. Baltimore County Traffic Engineering should be contacted for any modification requirements on Mohrs Lane since all the traffic to and from the site will be using this road. We suggest that some sort of lane designation on Mohrs Lane and Pulaski Highway be considered.

In the event the access to Pulaski Highway is improved and parking occurs along the S.H.A. right of way line, the State Highway Administration will require an S.H.A. concrete curb on or in back of the R/W line.

I am sending a sketch to show the areas of revision needed, if you have any questions please do not hesitate to call.

Very truly yours,

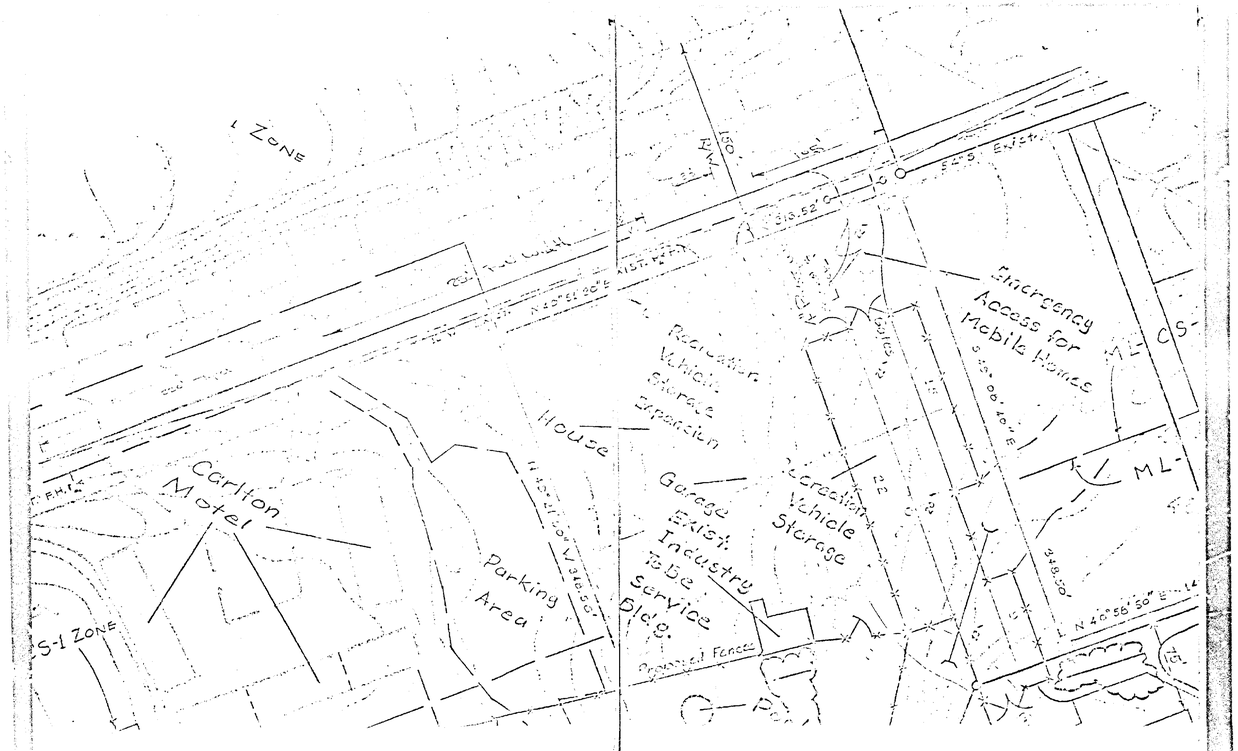
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley (w-sketch)
Mr. R. Morton "
Mr. E. Bober "
Mr. R. Moole "

- 2 -



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

August 3, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 2120-

Dear Mr. Hammond:

Comments on Item #226, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Louis and Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy.
Acres: 47.935
District: 15th

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.

The emergency access on Pulaski Highway must comply with State Highway Administration and Traffic Engineering requirements.

The recreational open space acreage should be indicated on the site plan.

The developer/petitioner should save as many trees as possible and provide additional landscaping.

Documentation for easements must be provided where roadways cross adverse properties.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

June 29, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 226, Zoning Advisory Committee Meeting of June 2, 1981, are as follows:

Property Owner: Louis & Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy.
Existing Zoning: MH-IM
Proposed Zoning: Variance to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance to 15' from a boundary line in lieu of the required 75'. Special Exception for Trailer Park.
Acres: 47.935
District: 15th

Metropolitan water and sewer are available.

The dwellings on the property that are to be razed must have any accompanying wells and septic systems located and properly backfilled prior to approval of a building permit and/or grading permit for the Trailer Park. The Health Department must be notified 24 hrs. in advance of the backfilling of the private systems. The existing structures presently served by wells and/or septic systems that will remain, must be connected to metropolitan water and sewer and the existing private systems properly backfilled under Health Department supervision.

Sidewalks will be required throughout the entire trailer park and each trailer must have individual water and sewer connections. The construction, maintenance and operation of the trailer park must comply with the Maryland State Department of Health and Mental Hygiene Regulations governing mobile home parks (COMAR 10.03.23).

Prior to any new construction of a public swimming pool, wading pool, bathhouse, or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information

Mr. William E. Hammond, Zoning Commissioner June 25, 1981
Comments on Item 226, June 2, 1981
Page Two

contact the Recreational Hygiene Section, Division of Environmental Support Services at 494-2762.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Department of Health, for review and approval prior to construction.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing the method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

BHS:mgt

BALTIMORE COUNTY
FIRE DEPARTMENT
[illegible]
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commoli, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Louis & Mary DiPasquale

Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Highway

Item No.: 226 Zoning Agenda: June 9, 1981

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.

(XX) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Provide Hydraulic calculations showing most remote hydrant is capable of delivering 1000 GPM at 20 PSI residual. Public hydrant is capable of delivering 1000 GPM at 20 PSI residual.

(XX) 2. A second means of vehicle access is required for the site. Tee-Turn around shall be a minimum width of 30 feet and minimum length of 70 feet.

( ) 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 operation.

( ) 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", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [signature] 6-24-81 Noted and Approved: George M. Cannon
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

June 5, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 226 Zoning Advisory Committee Meeting, June 2, 1981 are as follows:

Property Owner: Louis & Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E ofrom centerline of Pulaski Highway
Existing Zoning: MH-IM
Proposed Zoning: Variance to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance to 15' from a boundary line in lieu of the required 75'. Special Exception for Trailer Park.
Acres: 47.935
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes, and other miscellaneous

X B. A building/ _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0 of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: See attached sheet 2 for additional comments.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Chief
Plans Review

CEB:rrj

PETITION FOR ZONING VARIANCE

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of November, 19 81, that the herein Petition for Variance(s) to permit trailers and other structures to be located within a minimum distance of 15 feet from a boundary line in lieu of the required 75 feet and to permit trailers to be located within 50 feet of a road in lieu of 100 feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

James M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE November 12, 1981
BY Stella P. Lowe
ADMINISTRATIVE ASSISTANT

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of November, 1981, that the herein Petition for Special Exception for a trailer park, in accordance with the site plan prepared by Werner Kloetzli, Jr., P.E., revised August 24, 1981, and marked Petitioners' Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated July 16, 1981. The petitioners shall install the fully channelized entrance as an alternate to emergency access" and permanently close the "emergency access for mobile homes" if requested at a later date.

2. The key to the emergency access gates shall be the responsibility of the owners and/or managers of the trailer park.

3. The zoning lines shall be indicated on the site plan.

4. The putting green and gardens shall be eliminated from the easement area zoned M.L.-I.M.

5. The Tee-Turn arounds shall be a minimum of 30 feet wide and 70 feet long.

6. Note No. 11 on the site plan shall be revised to read; "The accuracy of this plat is the same as that accuracy required for a Preliminary Plan of Subdivision. Any changes made in this Mobile Park design during the Subdivision/Development Approval Process shall be reviewed by the zoning office to insure that such changes are minor and in the spirit of the Special Exception granted."

7. The "Existing House" shown on Petitioners' Exhibit 2 and located approximately 50 feet from Mohrs Lane shall not be used as a service building.

8. The storage area for recreational vehicles shall be set back a minimum of 80 feet from the property line and shall be screened by shrubbery (privet hedge).

9. Compliance with Section 414 of the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING
DATE November 12, 1981
BY Stella P. Lowe
ADMINISTRATIVE ASSISTANT

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 24, 1979

COUNTY OFFICE BLDG
111 W Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Frank S. Cicone, Esquire
First National Bank Building
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
Location: S/S side Pulaski Highway
850' E/E of Mohr's Lane
Petitioner: Louis & Mary DiPasquale
Committee Meeting of May 26, 1970
15th District
Item 331 (1969-1970)

Dear Mr. Cicone:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with some dwellings, but the majority of the land is unimproved. The property to the west is improved with a motel and the Farmers Market complex. The Farmers Market complex would border the southwest property line. The rest of the property is vacant unimproved land. Pulaski Highway and Mohrs Lane in this location are not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

It is recommended that another road intersection should not be created along the east side of Pulaski Highway, between Reames Road and Mohr's Lane. Rather, Mohr's Lane would continue to serve as the main means of access to this property. The internal road pattern, horizontal and vertical alignment, right-of-way and pavement widths, etc. will be determined when the proposed development of this site is reviewed by the Joint Subdivision Planning Committee.

The entrance locations are subject to approval by the Department of Traffic Engineering.

MICROFILMED

- 2 -

Frank S. Cicone, Esquire
Item 331

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.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

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

Pulaski Highway (U.S. 40) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by construction of public sanitary sewerage to the White Marsh Sanitary Interceptor Sewer, and to the White Marsh Sewage Pumping Station located northeast of this site.

STATE ROADS COMMISSION:

The subject plan indicates what appears to be a proposed public street intersecting with Pulaski Highway. The street would be approximately 720' from an existing street (Reamer's Road) intersecting with Pulaski Highway. The minimum distance between intersecting streets on a state highway is 750'.

There is no median crossover in the highway opposite the proposed street. In order to establish a crossover at this point the existing crossover to the east would have to be closed. Closing of the crossover may be difficult if not impossible to accomplish.

Access to the site from Pulaski Highway will be subject to State Roads Commission approval and permit.

BUILDING ENGINEER'S OFFICE:

No comment from the Building Engineer's office at this time.

TRAFFIC ENGINEER'S OFFICE:

The subject petition is requesting a change from MLR to ML. This change should not create a major change in trip density.

MICROFILMED

- 3 -

Frank S. Cicone, Esquire
Item 331

HEALTH DEPARTMENT:

Public water and sewers are proposed.

Food Service Comments: If a food service facility is planned, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be spaced at 300' intervals along an improved road. No building shall be more than 300 feet from a hydrant.

BOARD OF EDUCATION:

No hearing on student population.

ZONING ADMINISTRATION DIVISION:

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,

Oliver L. Myers

OLIVER L. MYERS
Chairman

OLM:rc
Enclosures

MICROFILMED

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

July 1, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 6-2-81
ITEM: #226
Property Owner: Louis & Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy (Route 40E)
Existing Zoning: MH-IM
Proposed Zoning: Variance to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance to 15' from a boundary line in lieu of the required 75'. Special exception for Trailer Park
Acres: 47.935
District: 15th

Dear Mr. Hammond:

The District #4 Traffic Engineer is reviewing the effects of this project on the intersection of Pulaski Highway (Route 40-E) and Mohrs Lane.

Additional comments will be forthcoming upon completion of this review.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley

My telephone number is (301)659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

July 16, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 6-2-81
ITEM: 226
Property Owner: Louis & Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy. (Route 40E)
Existing Zoning: MH-IM
Proposed Zoning: Variance to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance to 15' from a boundary line in lieu of the required 75'. Special Exception for Trailer Park.
Acres: 47.935
District: 15th

Dear Mr. Hammond:

On review of the plan of May 4, 1981 and field inspection, the State Highway Administration offers additional comments to the letter of July 1, 1981.

The State Highway Administration will require the plan to be revised to show the following.

An emergency point of access at the existing entrance 35'± west of the east property line must be secured by metal post with lock and chain. All access must be strictly for emergency only.

The State Highway Administration is agreeable to the emergency point of access under the following conditions.

MICROFILMED

My telephone number is (301)659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

July 16, 1981

Mr. W. Hammond

The revised plan must show a fully channelized 30' entrance with 20' radius returns centered 175' from the west property line. The frontage to the west must show an S.H.A. concrete curb and gutter 250' to the west with full width paving and a taper of 220'. The frontage to the east must show an S.H.A. concrete curb and gutter 105' to the east property line with full width paving and 10:1 taper to meet the existing edge of roadway. The face of the concrete curb and gutter must be 15' from the edge of existing roadway and the curb end sections must be nosed down.

If the State Highway Administration finds the emergency access is being used in an abusive manner then the State Highway Administration will request the Zoning Commissioner to have the owner of the property comply with the revised plan showing a fully channelized entrance.

The District #4 Traffic Engineer has reviewed the effects of the project on the intersection of Pulaski Highway and Mohrs Lane and offers the following comments.

The Mobile Home Park will have little influence on the intersection and may require minor signal timing modifications. Baltimore County Traffic Engineering should be contacted for any modification requirements on Mohrs Lane since all the traffic to and from the site will be using this road. We suggest that some sort of lane designation on Mohrs Lane and Pulaski Highway be considered.

In the event the access to Pulaski Highway is improved and parking occurs along the S.H.A. right of way line, the State Highway Administration will require an S.H.A. concrete curb on or in back of the R/W line.

I am sending a sketch to show the areas of revision needed, if you have any questions please do not hesitate to call.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley (w-sketch)
Mr. R. Morton "
Mr. E. Bober "
Mr. R. Moore "

- 2 -

MICROFILMED

June 5, 1981

ITEM #226 Zoning Advisory Committee Meeting June 2, 1981

"MOBILE HOMES"

Section 424.1 thru Section 424.3.1 of the Baltimore County Building Code as amended shall be applicable and complied with wind design for anchorage shall take into consideration that we are in an area subject to hurricane force winds. See Article Seven in Building Code (1978 B.O.C.A.)

"OTHER STRUCTURES"

All types of permits for grading, razing, alterations, new construction, etc., etc shall be acquired before that type of construction is started. Some of the existing structures if utilized may require change of occupancy permits as well as alteration permits. It shall be the responsibility of the owner to see that the proper permits are applied for and that the required inspections are called for.

The amendments some of which may be applicable here are found in Council Bill 199-79.

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Supervisor

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland – 21204

Date: May 27, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 2, 1981

RE: Item No: 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT is entered into this 13th day of October, 1980, by and between LOUIS J. DIPASQUALE, JR. and MARY DIPASQUALE, his wife, parties of the first part, and Arvella Wingen & Stanley Wingen, Sr. parties of the second part.

RECITALS

1. The parties of the first part are the owners of certain property located in the Fifteenth Election District of Baltimore County containing 47.935 acres, more or less, on the southeast side of Pulaski Highway, and more particularly described in a Deed dated July 13, 1966 from John P. O'Farrell and Jerry Glassman, Trustees, to the parties of the first part herein, which Deed is recorded among the Land Records of Baltimore County in Liber O.T.G. 5015, Folio 359. The description therein contained is hereby incorporated herein by reference.

2. The above described land is presently zoned M.H. - I.M. (Manufacturing, Light - Industrial, Major); and

3. The parties of the first part desires the rezoning of that land as M.H. (Manufacturing, Heavy) with a special exception so as to allow the operation thereon of a mobile home trailer park.

4. The parties of the second part, although not opposed to the operation of such a mobile home trailer park on the subject property, would object to certain other uses to which the property might be put if zoned M.H.

NOW, THEREFORE, in consideration of the mutual agreements, covenants and restrictions herein contained and in consideration of Five Dollars ($5.00) paid by each party to the other and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the parties hereby covenant and agree, for themselves, their successors and assigns, it being the intention of the parties hereto that these covenants and agreements shall run with and bind the lands heretofore referred to, as follows:

THE PARTIES OF THE FIRST PART HEREBY COVENANT AND AGREE, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS THAT:

1. If the subject land is zoned M.H.

a. and they are granted a special exception, through final appeal, to use the subject land as a mobile home trailer park; and

b. if that special exception is not granted, they will, until the adoption by the Baltimore County Council of the 1984 Comprehensive Zoning Map, use the subject land for no purpose other than one currently permitted by Baltimore County Zoning Regulations for M.H. - I.M. zones.

2. That this covenant and restriction shall run with and bind the land heretofore described and shall inure to the benefit of Arvella Wingen & Stanley Wingen, Sr., his, their successors and assigns.

THE PARTIES OF THE SECOND PART HEREBY COVENANT AND AGREE, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS THAT:

1. They will cooperate with, and in no way oppose, the efforts of the parties of the first part to obtain for the subject property a zoning classification of M.H. - I.M. on the 1980 Comprehensive Zoning Map for Baltimore County.

IN WITNESS WHEREOF, the parties have affixed their hands and seals the date first above written.

ATTEST:

Michael P. Tanczyn — Louis J. DiPasquale, Jr. (SEAL)
LOUIS J. DIPASQUALE, JR.

Michael P. Tanczyn — Mary DiPasquale (SEAL)
MARY DIPASQUALE

Michael P. Tanczyn — (SEAL)
PARTY OF THE SECOND PART

Michael P. Tanczyn — Stanley Wingen, Sr. (SEAL)
STANLEY WINGEN, SR.

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 13th day of October, 1980, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared LOUIS J. DIPASQUALE, JR. and MARY DIPASQUALE, his wife, satisfactorily identified to me, who acknowledged that they signed the above instrument for the purposes contained therein.

AS WITNESS my hand and Notarial Seal.

Michael Paul Tanczyn
Notary Public

My Commission Expires:
7-1-82

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 13th day of October, 1980, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Arvella Wingen & Stanley Wingen, Sr. who satisfactorily identified himself/herself to me, and acknowledged that he/she signed the above instrument for the purposes contained therein.

AS WITNESS my hand and Notarial Seal.

Michael Paul Tanczyn
Notary Public

My Commission Expires:
7-1-82

MANUEL B. TANCZYN
501 YORK RD
TOWSON, MD 21204
296-6622

MARY DIPASQUALE and LOUIS DiPASQUALE Plaintiffs v. BALTIMORE COUNTY, MARYLAND Defendant	:	IN THE CIRCUIT COURT FOR BALTIMORE COUNTY At Law 15/62/80/12

ORDER

Upon the matter contained in the aforegoing Petition for Writ of Mandamus and Answer thereto, it is this 24th day of August, 1981,

ORDERED, that Baltimore County, Maryland, through its agents, servants and employees, Norman E. Gerber, Director of the Office of Planning and Zoning, and William E. Hammond, Baltimore County Zoning Commissioner, annotate and correct the erroneous 200' scale maps so as to reflect the proper boundary outlines on the property known as 10025 Pulaski Highway as depicted on Petitioner's Exhibit 1, and to thereby reflect the legislative intent of the Baltimore County Council as evidenced in Issue V-4.

Edward A. McCollister Jr.
Judge

True Copy Test
ELMER W. KAHLINE, JR., Clerk
Per J. E. Dize
Deputy Clerk

Plat 3

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

Beginning at a point 150 feet southeast from the center line of Pulaski Highway on the north side of Mohrs Lane, and running the following courses and distances, north 25° 46' 30" east 277.10'; thence north 67° 22' 50", west 117.02'; thence north 23° 35' 20" east 392.12'; thence north 49° 21' 30" west 348.56'; thence north 47° 51' 20" east 313.52', thence south 49° 18' 40" east 348.50'; thence north 40° 58' 50" east 143.88'; thence south 49° 6' 10" east 352.35'; thence north 27° 07' 50" east 116.34'; thence south 87° 31' 00" east 626.05'; thence south 29° 23' 20" west 662.31'; thence south 65° 36' 30" east 150.57'; thence north 29° 33' 20" east 614.96'; thence south 20° 04' 10" west 211.36'; thence south 48° 39' 40" east 649.80'; thence south 41° 19' 40" west 342.08'; thence north 48° 40' 40" west 255.26'; thence south 18° 59' 40" west 356.92'; thence north 66° 2' 40" west 778.99'; thence north 28° 12' 20" east 266.50'; thence north 66° 10' 10" west 196.40'; thence north 21° 56' 10" east 40.28'; thence north 69° 43' 30" west 289.00' to the place of beginning. Containing 47.935 acres of land, more or less.

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCES
N/S Mohrs La., 750'
SE of Pulaski Hwy., 15th District : BEFORE THE ZONING COMMISSIONER

LOUIS DiPASQUALE, et ux, Petitioners : OF BALTIMCRE COUNTY

Case No. 82-50-XA

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.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1981, a copy of the aforegoing Order was mailed to Michael P. Tanczyn, Esquire, 501 York Road, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hessian, III

STATEMENT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION FOR VARIANCE

Your Petitioners are the record owners of the 47.9 acre parcel which is the subject of this Petition located north of the northeast corner of Pulaski Highway at Mohrs Lane. This parcel was reclassified MH-IM by the Baltimore County Council on the comprehensive zoning maps. The Petitioners requested of the Council that this rezoning be granted so that they could make further requests by way of a special exception due with the bulk of this property for use as a mobile home trailer park. In the Legislative history on October 14, 1980, the County Council, by a vote of six in favor with one abstention, moved the unanimously approved reclassification of this property to MH-IM as requested to further the Petitioners' request. The record of the voting procedures would reveal a comment by the Councilperson from the Fourth District that this property was desired to be developed as a mobile home trailer park and that this was a good location and would provide a needed resource for those seeking moderate cost housing in Baltimore County.

Your Petitioners crave a variance from Baltimore County Zoning Regulation 414 and, particularly, 414.3 in that that regulation requires a trailer space of not less than 30 feet in width. Your Petitioners have filed a detailed site plan showing proposed site spaces for the various trailer sites. A number of the trailers are double width and they are shown on the site plan where appropriate in the opinion of the Petitioners. The reason for the different size trailers is that the trend within the industry favors larger and double width trailers and the Petitioners wish to accomodate the most popular designs in their park to the extent that they are able. Accordingly, they request that the Commissioner, after due consideration for the plan, afford them latitude based on large size trailer spaces afforded under their plan to have a variance from Section 414.3 in the few instances where double width trailers may be located closer on a drive[illegible] than 30 feet.

Petitioners next crave a variance from Section 414.4 of the Baltimore County Zoning Regulations in the following locations:

a) In the property line due north and adjacent to Mohrs Lane, they crave a reduction to 50 feet from 100 feet, the closest permissible lot line for trailers located on the south end of the park. The reason for this request is simply that the topography of the land is such that most of the trailer units throughout the park will be located within a natural [illegible] and, particularly, in this part of the tract. Thus, they will be less visible from the road.

Secondly, Mohrs Lane is proposed for no greater improvement than as a closed loop feeder road. Additionally, the uses of adjacent properties, principally the Farrer's Market and Harvey Salt Company, are commercial and business uses and, thus, the reduction in setback to 50 feet would not impact on any adjacent residential community and would permit a better alignment of the roads and lot lines in larger lots for the trailers in this park.

b) The second location where the Petitioners crave an allowance from Section 414.4 is located along side the fee simple portion of the Susquehanna Power Take Line. In those areas on the interior of the project, these properties would not encumber any maintenance or other reasonable proper use of the transmission line property and, if by variance, the setback be reduced, it will assist in the optimum alignment of the roads and trailer sites to minimize the excavation and disruption to the existing topography.

c) In several locations around the periphery of the interior project boundary line, the Petitioners' property is adjacent to a 100 year flood plain which is located to the north and east of the subject property. Since the flood plain provides a natural barrier to improvement and setback distances, your Petitioners crave a variance from the provisions of Section 414.4 to a distance of 50 feet or less. It should be noted that at each of these locations, the property is substantially wooded and would, thus, be screened from offsite development, if any.

Petitioners crave a variance from Section 414.5 from the requirement that a space of not less than 25 feet be maintained between each trailer and any other service building or structure. The reason for this request is that the review of the site plan will indicate that the area allocated for each trailer site pursuant to Baltimore County Zoning Regulation 414.2 is substantially exceeded on the Petitioners' proposed site plan. In many of the lots equal to approximately 4,000 square feet or more is allocated for each lot site. In certain circumstances, there are certain lot locations. The optimum development of the project on this topography would require an area less than 25 feet between certain trailers and service buildings. Where this is mentioned, a plan to site the trailers as to minimize the effect of their relative location, will be made by Petitioners in the event this request is granted.

For the aforementioned reasons, your Petitioners crave variances and a favorable decision of this Board on their request for special exception.

Additional information and data will be furnished to the Commissioner upon the hearing of this matter.

Respectfully submitted,

Michael P. Tanczyn
501 York Road
Towson, Maryland 21204
296-8822

Attorney for Petitioners

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner — Date: August 4, 1981

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Petition No. 82-50-XA Item 226

Petition for Special Exception and Variance
North side of Mohrs Lane, 750 ft. Southeast of Pulaski Hwy.
Petitioner- Louis DiPasquale, et ux

If granted, it is requested that details of landscaping be submitted to the Division of Current Planning and Development for their approval.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

Law Offices
Michael P. Tanczyn
501 York Road
Towson, Maryland 21204
(301) 296-8822
(301) 296-8825

October 20, 1981

Ms. Jean H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

RE: DiPasquale
Case #82-50-XA

Dear Ms. Jung:

I am writing on behalf of my clients, Louis and Mary DiPasquale, Petitioners, in the instant case because nearly two months has elapsed since you heard this case on August 27, 1981. My clients have made several inquiries of me concerning the status of this matter and I have been unable to tell them anything beyond your statement at the hearing that you were considering the matter favorably at that time.

I would appreciate hearing from you concerning this matter either with your decision or with your estimate of when you expect to be able to render a written decision.

If you have any questions which I may answer for you concerning this Petition, don't hesitate to call.

Very truly yours,

Michael P. Tanczyn

MPT/kvm

cc: Mr. and Mrs. Louis DiPasquale
Theodore Potthast, Jr., Esq.
Werner Kloetzli, Sr.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th DISTRICT

ZONING: Petition for Special Exception and Variance

LOCATION: North side of Mohrs La., 750 ft. Southeast of Pulaski Hwy.

DATE & TIME: Thursday, August 27, 1981 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Exception for a trailer park and Variance to permit trailers to be located within 50' of a road in lieu of 100', and to permit trailers and other structures to be located within a minimum distance of 15' from a boundary line in lieu of the required 75'.

The Zoning Regulations to be excepted as follows:

Section 414.4 - Minimum distance between trailers and other structures from Road and Tract boundary lines.

All that parcel of land in the Fifteenth District of Baltimore County.

Being the property of Louis DiPasquale, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 27, 1981 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 26, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 226 - ZAC - Meeting of June 2, 1981
Property Owner: Louis and Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy.
Existing Zoning: MH-IM
Proposed Zoning: Variance to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance to 15' from a boundary line in lieu of the required 75'. Special Exception for Trailer Park.

Acres: 47.935
District: 15th

Dear Mr. Hammond:

Mohrs Lane should be improved to serve the proposed trailer park.

Michael S. Flanigan
Traffic Engineering Associate II

MSF/lvm

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 25, 1981

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

RE: **Petition for Special Exception & Variance**
N/s Mohrs Lane, 750' SE of Pulaski Hwy.
Louis DiPasquale, et ux - Petitioners
Case #82-50-XA

Dear Mr. Tanczyn:

This is to advise you that $85.88 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100486

DATE 8/27/81 ACCOUNT 01-662

AMOUNT $85.88

RECEIVED L. DiPasquale & Sons
FROM

FOR Posting & Advertising for Case #82-50-XA

VALIDATION OR SIGNATURE OF CASHIER

Terms, Conditions and Limitations Governing
Construction on the Property of the
Baltimore Gas & Electric Company

1. Access to and from the Grantor's facilities must be maintained at all times. If existing access to and along the Grantor's fee simple and/or easement right of way or access to the Grantor's facilities is denied due to the Grantee's construction, the Grantee will provide temporary access during construction and permanent access thereafter or reimburse the Grantor for access obtained by the Grantor after prior approval by the Grantee of said cost (and where applicable, the approval of other governmental agencies). Where any access road is relocated and/or disturbed, the road shall be thoroughly compacted and restored to a condition equal to or better than its present condition.

2. No blasting will be permitted within the Grantor's right of way and/or within forty (40) feet of the Grantor's facilities without prior approval and under arrangements satisfactory to the Grantor. The Grantor shall be fully reimbursed in the event any damages occur as the result of such operations. The Grantor must be notified as provided for in Section 12 at least three (3) working days in advance of any blasting in the vicinity of the Grantor's right of way in order that it may arrange to have a representative on the job site.

3. The Grantee, at its expense, will protect and support all Grantor's facilities, install sheathing, and air ram the back fill of excavations including the use of select back fill materials as directed by the Grantor's representative, in order to avoid settlement which may result from Grantee's construction.

   Hand excavation shall be required when working within three (3) feet of any of Grantor's underground facilities.

4. Should any rearrangement, repairs, replacement, modification or protection of Grantor's existing or planned facilities be necessitated by the construction of Grantee, as determined by the Grantor, the Grantee will reimburse the Grantor for such expense incurred. However, prior to performing such work, Grantor will notify Grantee of the estimated cost and will wait for instructions from Grantee to proceed. It is agreed that should such work be required, the Grantor will be given an adequate and reasonable amount of time within which to complete said work.

5. Every precaution, including the grounding of the Grantee's equipment and materials must be used while working near the Grantor's facilities. Under no circumstances should the Grantee's equipment maintain less than twenty (20) feet clearance from any overhead transmission wires or less than ten (10) feet clearance from any other overhead electric wires. In addition to these clearances required by the Grantor, the Grantee, its employees, agent, and contractors shall be subject to and must comply with those applicable provisions of the High Voltage Line Act, Maryland Code Article 89 Sections 58 through 62, as amended from time to time, and the Occupational Safety and Health Act Standards contained in Title 29 CFR Parts 1910 and 1926 which were also adopted by the State of Maryland.

3/19/81

-2-

6. Clearances between the Grantor's electric overhead wires and the finished grade of the said construction shall be maintained in conformity with accepted good engineering practice and the Grantor's standards.

7. No change in grade is to be made that will reduce the cover over the underground facilities of the Grantor to less than three (3) feet or increase it to more than five (5) feet without requiring rearrangement of the said facilities or as otherwise approved by the Grantor.

8. Clearances between the Grantor's underground facilities shall be maintained in conformity with accepted good engineering practice to avoid damage during construction and provide clearance for future maintenance. A minimum horizontal clearance of five (5) feet and a vertical clearance of twelve (12) inches must be maintained with underground facilities, unless greater clearances or special protective measures are stipulated.

9. No grading will be permitted on the Grantor's fee simple and/or easement right-of-way within forty (40) feet of any tower or steel pole foundations or within ten (10) feet of any wood pole existing as of the time of such grading.

10. The Grantor's fee simple and/or easement right-of-way, if disturbed by construction or future maintenance operations, shall be restored to an acceptable condition including necessary screening and landscaping, if applicable, subject to the Grantor's approval.

11. Any undesirable sediment, erosion and/or drainage conditions or ponding of water on the Grantor's fee simple and/or easement right-of-way caused by acts of the Grantee, its agents, and employees, which will adversely affect the Grantor's right-of-way or facilities, shall be the responsibility of the Grantee to correct.

12. Grantee agrees to indemnify, protect, and hold harmless the Grantor, its successors, and assigns, against and from any and all costs, liability, and expense in respect of any and all loss of life or property, or injury or damage to persons or property of any person, firm or corporation (including the parties hereto, their respective officers, agents, and employees) and against and from any and all claims, demands, and actions in respect to such loss, injury, or damage, caused by or growing out of the existence or the installation, construction, reconstruction, maintenance repair, operation and/or inspection of said installation, provided that such loss, injury, or damage is not caused by the vehicular traffic of the general public after completion of construction of the Grantee's facility.

13. Three (3) working days' notice must be given before the start of the work of construction and of any future maintenance which will affect the Grantor's fee simple or easement right-of-way or the Grantor's facilities by telephoning 301- , between the hours of 7:00 AM and 3:30 PM, so that arrangements can be made to send Grantor's representative to the site of such work. When the Grantee's agents, servants, employees, and/or contractors call for this notification, please be sure to refer to this Job number_____.

14. In the event any rearrangement of the Grantor's facilities is necessitated by the rights granted herein or by future maintenance requirements and/or alterations of the Grantee, the Grantor must be given reasonable notice so that adequate time may be had in which the rearrangement of the Grantor's facilities may be accomplished.

3/19/81

-3-

15. The Grantee shall notify its agents, servants, employees, and/or contractors performing the installation and maintenance of the Grantee's facilities of all conditions and provisions of this deed of easement.

16. The Grantor reserves the right to construct, operate, and maintain present and/or future gas and/or electric facilities, cables, pipes, and mains, and appurtenant facilities including, but not limited to, steam, sewer, oil, water and communication lines under and over the herein described parcel(s) of land together with the right of the Grantor, its successors and assigns, to cut, trim, and top and keep cut, trimmed and topped any trees, which in the sole judgment of the Grantor, its successors and assigns, might interfere with or fall upon the Grantor's facilities. Any further installations or improvements by the Grantor, across public roads pursuant to this reservation are to be accomplished after prior notice to the Grantee and under such satisfactory and coordinate arrangements between the Grantor and Grantee as will not interfere with the rights granted herein.

17. Buildings or structures, on the Grantor's fee simple and/or easement rights-of-way are prohibited. Any further installations or improvements by the Grantee are prohibited unless approved by the Grantor and only after prior notice to the Grantor and under satisfactory and coordinated arrangements between the Grantee and the Grantor, as not to interfere with the rights reserved herein by the Grantor.

18. Any increase in property taxes caused by the improvements placed on the Grantor's property by the Grantee will be paid by the Grantee. The Grantee agrees to pay such increase within 30 days after receiving notification from the Grantor. (This will apply only to property owned in fee simple by the Grantor.)

19. No heavy equipment is to be moved over the Grantor's underground facilities without its approval.

20. The Grantee shall be responsible for obtaining any and all permits required by law before performing any work upon Grantor's premises.

21. The term "Grantee" as used herein shall include and be applicable to any and all successor(s) and assignee(s) of the Grantee.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 12, 1981

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variance
N/S of Mohrs Lane, 750' SE of
Pulaski Hwy. - 15th Election District
Louis DiPasquale, et ux - Petitioners
NO. 82-50-XA (Item No. 22)

Dear Mr. Tanczyn:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

July 30, 1981

NOTICE OF HEARING

RE: Petition for Special Exception & Variance
N/s Mohrs La., 750' SE of Pulaski Hwy.
Louis DiPasquale, et ux - Petitioners
Case #82-50-XA

TIME: 11:00 A.M.

DATE: **Thursday, August 27, 1981**

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Michael P. Tanczyn, Esquire
501 York Road
Towson, Md. 21204

cc: Werner Klostali, Jr.
1606 Chatham Road
Ellicott City, Md. 21043

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 2nd day of June, 19 81.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Louis DiPasquale, et ux
Petitioner's Attorney Michael P. Tanczyn, Esq. Reviewed by: Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: [illegible] Revised Plans: Change in outline or description ___Yes ___No

Previous case: _____ Map # _____

PETITION FOR SPECIAL EXCEPTION AND VARIANCE 15th DISTRICT

ZONING: Petition for Special Exception and Variance
LOCATION: North side of Mohrs Lane, 750 ft. southeast of Pulaski Hwy.
DATE & TIME: Thursday, August 27, 1981 at 11:00 A.M.
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a trailer park and Variance to permit trailers to be located within 50' of a road in lieu of 100', and to permit trailers and other structures to be located within a minimum distance of 15' from a boundary line in lieu of the required 75'.

The Zoning Regulations to be excepted as follows:

Section 414.4--Minimum distance between trailers and other structures from Road and Tract boundary lines

All that parcel of land in the Fifteenth District of Baltimore County

Beginning at a point 750 feet southeast from the center line of Pulaski Highway, on the north side of Mohrs Lane, and running the following courses and distances, north 27° 00' east 277.19'; thence north 47° 32' 30" west 179.07'; thence north 13° 35' 20" east 392.12'; thence north 19° 21' 30" west 340.56'; thence north 40° 51' 30" east 313.82'; thence south 49° 08' 30" east 349.50'; thence north 40° 58' 50" east 143.88'; thence south 49° 8' 10" east 382.28'; thence north 27° 07' 50" east 114.24'; thence north 49° 11' 00" east 626.05'; thence south 39° 23' 30" west 662.31'; thence south 45° 30' east 150.57'; thence north 29° 27' 30" east 616.80'; thence south 39° 08' 10" west 21.30'; thence south 49° 39' 40" west 849.90'; thence south 41° 19' 40" west 943.20'; thence north 48° 40' 40" west 255.26'; thence south 18° 59' 40" west 334.80'; thence north 64° 7' 40" west 778.80'; thence north 26° 13' 20" east 146.50'; thence north 66° 1' 00" west 196.80'; thence north 21° 0m. 10" east 40.28'; thence north 69° 43' 30" west 249.00' to the place of beginning. Containing 47.935 acres of land, more or less.

Being the property of Louis DiPasquale, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 27, 1981 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Aug 6

CERTIFICATE OF PUBLICATION

TOWSON, MD., 19 81

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each of one time successive weeks before the 27th day of August, 19 81, the first publication appearing on the 6th day of August, 19 81.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, $_____

82-50-XA

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 8/13/81

Posted for: Petition for Special Except. & Variance

Petitioner: Louis DiPasquale, et ux

Location of property: N/S Mohrs La. 750' SE of Pulaski Hwy.

Location of Signs: On property

Remarks:

Posted by [signature] Date of return: 8/15/81
Signature

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 11 day of May, 19 81.*

Filing Fee $ 50 Received: ____ Check
____ Cash
____ Other

#226

William E. Hammond, Zoning Commissioner

Submitted by M. Tanczyn

Reviewed by

f the Petition for assignment of a

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100414

DATE 7/29/81 ACCOUNT 01-662

AMOUNT $50.00

RECEIVED FROM: Michael P. Tanczyn, Esquire

FOR: Filing fee for case #82-50-XA

VALIDATION OR SIGNATURE OF CASHIER

Michael P. Tanczyn, Esquire
501 York Road
Towson, Md. 21204

cc: Warner Kloetzli, Jr.
4006 Chatham Road
Ellicott City, Md. 21043

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 2nd day of June, 19 81

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Louis DiPasquale, et ux

Petitioner's Attorney Michael P. Tanczyn, Esq. Reviewed by: Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

49° 6' 10" east 352.35'; thence north 27° 07 50" 116.34'; thence south 87° 31' 00" east 626.05'; thence south 29° 23' 20" west 662.31'; thence south 65° 36' 30" east 150.67'; thence north 29° 23' 20" east 614.96'; thence south 20° 04' 10" west 211.36'; thence south 48° 39' 40" east 649.80'; thence south 41° 19' 40" west 9[illegible].08'; thence north 48° 40' 40" west 255.26'; thence south 18° 59' 40" west 356.92'; thence north 66° 2' 40" west 778.99'; thence north 28° 12' 20" east 266.50'; thence north 66° 10' 10" west 196.40' thence north 21° 56' 10" east 40.28'; thence north 69° 43' 30" west 289.00' to the place of beginning. Containing 47.935 acres of land, more or less.

BEING the property of Louis DiPasquale, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 27, 1981 at 11:00 A.M.

Public Hearing: Room 106, County Office Building 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

Petition For Special Exception & Variance

15TH DISTRICT

ZONING: Petition for Special Exception and Variance

LOCATION: North side of Mohrs La., 750 ft. Southeast of Pulaski Hwy.

DATE & TIME: Thursday, August 27, 1981 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Exception for a trailer park and Variance to permit trailers to be located within 50' of a road in lieu of 100', and to permit trailers and other structures to be located within a minimum distance of 15' from a boundary line in lieu of the required 75'.

The Zoning Regulations to be excepted as follows:

Section 414.4 - Minimum distance between trailers and other structures from Road and Tract boundary lines.

ALL THAT PARCEL OF LAND in the Fifteenth District of Baltimore County.

BEGINNING at a point 750 feet southeast from the center line of Pulaski Highway, on the north side of Mohrs Lane, and running the following courses and distances, north 27° 46' 30" east 277.10'; thence north 67° 22' 50", west 117.02'; thence north 23° 35' 20" east 392.12'; thence north 49° 21' 30" west 348.56'; thence north 40° 51' 20" east 313.52', thence south 49° 08' 40" east 348.0'; thence north 40° 58' 50" east 143.88'; thence south

The Times

Middle River, Md., June 6 19 81

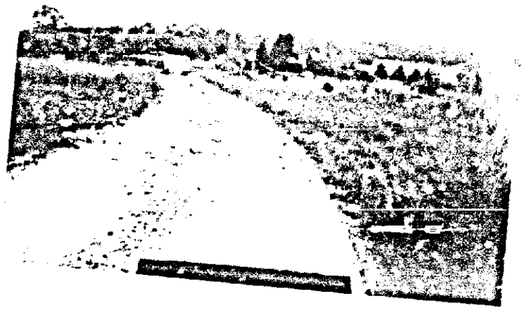
This is to Certify, That the annexed

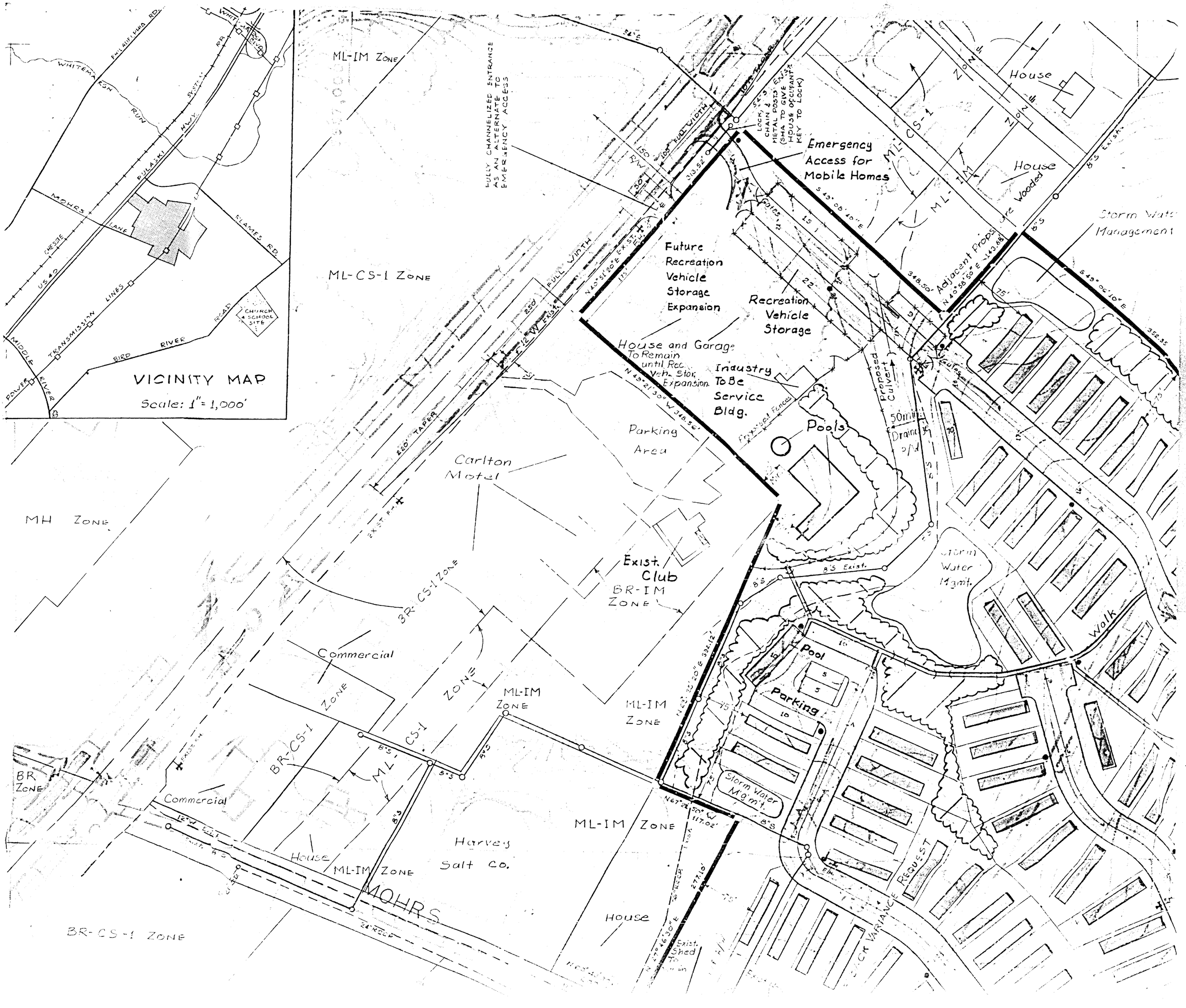
Petition

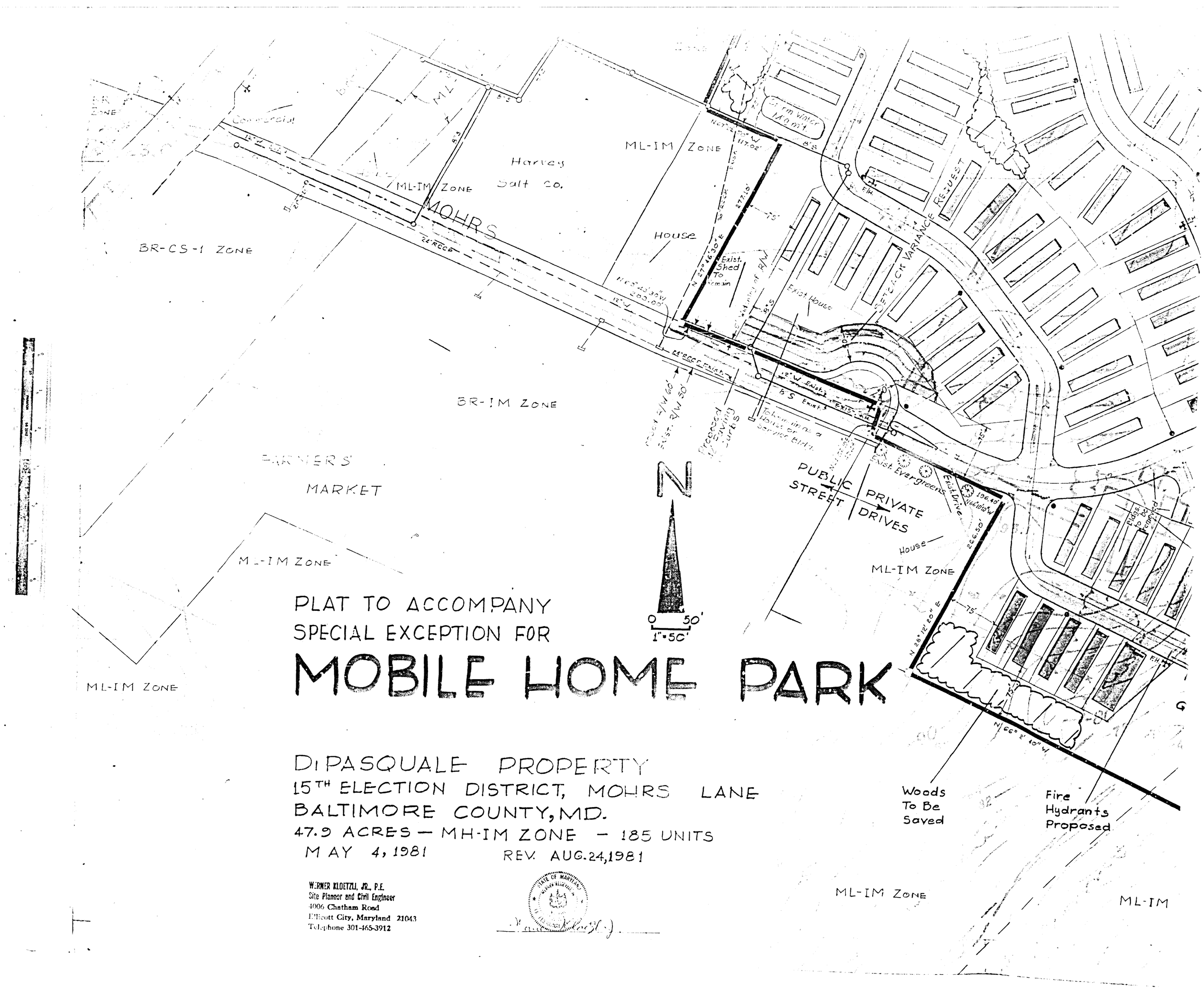
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 2nd day of June, 19 81

Publisher.






VICINITY MAP
Scale: 1" = 1,000'
WHITEMARSH RUN
PHILADELPHIA RD.
PULASKI HWY
RR
MOHRS LANE
CHESSIE
US 40
TRANSMISSION LINES
FLAMES RD.
MIDDLE RIVER
POWER
BIRD RIVER ROAD
CHURCH & SCHOOL SITE
ML-IM Zone
ML-CS-1 Zone
MH Zone
BR Zone
BR-CS-1 Zone
FULLY CHANNELIZED ENTRANCE AS AN ALTERNATE TO EMERGENCY ACCESS
54'S
LOCK, CHAIN & METAL POSTS ENST. (SHA TO GIVE HOUSE OCCUPANT KEY TO LOCK)
100' FULL WIDTH
150' R/W
30'
313.52'
Emergency Access for Mobile Homes
S 43° 08' 40" E
Gates
15'
22'
Future Recreation Vehicle Storage Expansion
Recreation Vehicle Storage
348.50'
Adjacent Props N 40° 58' 50" E ~143.68'
House
are Wooded
8'S Enst.
Storm Water Management
S 49° 06' 10" E
352.35'
75'
House and Garage To Remain until Rec. Veh. Stor. Expansion.
N 43° 21' 30" W 348.56'
Industry To Be Service Bldg.
Proposed Culvert
50in R.C.P. Drainage
Pools
Proposed Fences
Parking Area
Carlton Motel
FULL WIDTH
N 43° 51' 20" E Ex. St. E.L.
175'
250'
12" W. F.M.S.
220' TAPER
EXIST. E.L.
Exist. Club
BR-IM Zone
BR-CS-1 Zone
Commercial
ML-IM Zone
ML-CS-1 Zone
House
Harvey Salt Co.
MOHRS
24' R.C.P.
Exist. Shed
N 27° 46' 30" E
277.10'
N 67° 22' 30" W 117.02'
Storm Water M'g'm't
Pool
Parking
Walk
Flk.
CLICK VARIANCE REQUEST



PLAT TO ACCOMPANY SPECIAL EXCEPTION FOR MOBILE HOME PARK

DiPASQUALE PROPERTY
15TH ELECTION DISTRICT, MOHRS LANE
BALTIMORE COUNTY, MD.
47.9 ACRES — MH-IM ZONE — 185 UNITS
MAY 4, 1981 REV. AUG. 24, 1981

WERNER KLOETZLI, JR., P.E.
Site Planner and Civil Engineer
4006 Chatham Road
Ellicott City, Maryland 21043
Telephone 301-465-3912

STATE OF MARYLAND
WERNER KLOETZLI, JR.

Putting Green

Open Space 0.6 Ac.

ML-IM Zone

S 65°36'30" E 150.57'

Play Area

Baseball

Softball

Badminton

Football

Extra Parking 13

Horseshoe Pits

Barbecues

Gardens

Extra Parking 114

Street Lights

"Tee" Turnarounds 70 Ft. x 30 Ft.

Mobile Home Pads

Storm Water Management

Face of Cut

Fill

Existing 42" Force Main

Existing 16" S

Drainage Easement

40' Min. R/W. Required

ML-IM Zone

S 42.08'

S 41° 19' 40" W

N 48° 40' 40" W 356.92'

S 48° 59' 40" W 778.99'

Note: Base Map compiled from "Photogrammetric Map of Baltimore County Metropolitan Area" of 1"=200', and from Deeds, Plats and other sources (Not from a field survey).

PROP. BASE MAP 4-30-81 1"=50'

DI, PASQUALE

ML - IM Zone

Notes:

1. Mobile Home Pads less than 85' long have their lengths indicated.
2. Mobile Homes and Pads may be used which are smaller than Pad sizes shown.
3. Any Utility Sheds desired by residents must be approved by Mobile Home Park Management before installation.
4. Storm Water Management Ponds shown are schematic designs only and have not been calculated.
5. Parking Data:

Use	No. of Spaces Required	Provided
a. Mobile Home Lots 185 Units x 2 =	370	370
b. Pool =		40
c. Recreation & Visitors (In B.G. & E. R/W) =		78
d. Recreation Vehicle Storage =		46

6. Curbs 8" wide & 6" high (Bituminous) to be provided around Parking Lots above (Notes 5. b, c, & d).
7. Each mobile home will be connected to public sewer, public water and electricity.
8. Each mobile home will have direct vehicular access to a public road.
9. Sec. 424.1 thru Sec. 424.3.1 of the Balto. Co. Bldg. Code shall be complied with and anchorage shall be provided adequate to withstand hurricane force winds.
10. Swimming Pools are to be for use of mobile home park residents and their guests only.
11. The accuracy of this Plat is the same as that accuracy required for a Preliminary Plan of Subdivision. Any minor changes made in this MobileHome Park design during the Subdivision Approval Process will automatically be permitted by the Zoning Board without a rehearing of the Special Exception Request.
12. A perimeter security fence may be constructed along part or parts or all of the property boundary lines, or at variable setback distances within the property.
13. Recreation & Open Space = 17.3 Ac. Aprox. within ℄.

ML-IM
ML-CS-1
MH-IM
BR-CS
BR-IM
MH
BR
ML-CS-1
ML-IM
MH-IM
MH-IM
BR-IM
ML-IM
D. R. 3.5
R. C. 3
BL
BL
ML
ML-IM
D. R. 2
D. R. 3.5
D.R. 5.5
D.R. 5.5
D. R. 1
D. R. 1
D.R. 16
DR 2
MLR-IM

1,504
1,505
1,505
1,010
1,010
1,013
1,012
1,016
1,020

N 24,000
N 23,000
N 22,000
N 21,000
N 20,000
E 48,000
E 49,500
E 51,000
E 52,500
E 54,000

WERNER KLOETZEL, JR., P.E.
Site Planner and Civil Engineer
4006 Chatham Road
Ellicott City, Maryland 21043
Telephone 301-465-3912

Boundary of DiPasquale Property as shown in Deed 5015/359, and as located by using culture on "Photogrammetric Map of Baltimore County Metropolitan Area" of 1"=200' (not located from a field survey) is shown by Red Line.

Werner Kloetzel

STATE OF MARYLAND — WERNER KLOETZEL JR. — NO. 7109 — REGISTERED PROFESSIONAL ENGINEER

1980 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1980
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80, AND 190-80

CHAIRMAN, COUNTY COUNCIL

M - SE
I - NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	MIDDLE RIVER VICINITY	N.E. 6-1
			DATE OF PHOTOGRAPHY APRIL 1953.		

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

7-2-81
W.K.

MICROFILMED

54"S Exist.

REAMES ROAD

ML-IM Zone

L-IM Zone

Shed

House

Sheds

ML-IM Zone

ML-IM Zone

ML-IM Zone

ML-IM Zone

E/W

EXISTING WIRES & POLES

J.C. Pardoe & Sons, Inc. Metal Fabricators

S87° 31' 00" E

626.05'

N27° 07' 50" E

116.34'

Gardens

Bldgs. to be removed

Play Area

Baseball

Softball

Putting Green

Extra Parking 12

ML-IM Zone

S 65° 36' 30" E

150.07'

S45° 39' 45" E

643.50'

ML-IM Zone

5.4.81 SITE DESIGN STUDY

Lots to be Leased

Max. Length Mobile Home

15'

6'

40'

4,400# / Lot Min.

26'

Patio

9.5'

20'

Parking Pad 2 Cars

10'

Varies 20' Min.

110'

Walk

Grass

Private Road 40' E/W

30' Paving

Paving, Curbs & Walks of Bituminous Material

TYPICAL
LOT & STREET DETAIL

Scale: 1"=20'

VICINITY MAP

Scale: 1" = 1,000'

Emergency Access for Mobile Homes

Future Recreation Vehicle Storage Expansion

Recreation Vehicle Storage

House and Garage To Remain until Rec. Veh. Stor. Expansion

Industry To Be Service Bldg.

Proposed Culvert

Parking Area

Carlton Motel

Exist. Club

Storm Water Management

Adjacent Props are Wooded

Pool

Parking

Storm Water M'g'm't.

Walk

Harvey Salt Co.

House

Commercial

Commercial

MOHRS

STREAMS RD.

MIDDLE RIVER

FIRD RIVER ROAD

CHURCH & SCHOOL SITE

TRANSMISSION LINES

US 40

CHESTE

FULASKI HWY. SYSTEM

WHITEMARSH RUN

FULLERTON RD.

WHITEMARSH BLVD.

ML-IM ZONE

ML-CS-1 ZONE

MH ZONE

BR-CS-1 ZONE

BR ZONE

ML-IM ZONE

BR-CS-1 ZONE

FULLY CHANNELIZED ENTRANCE AS AN ALTERNATE TO EMERGENCY ACCESS

LOCK, 36" CHAIN & 3' METAL POSTS EACH (SHA TO GIVE HOUSE OCCUPANT KEY TO LOCK)

10% TAPER

150' R/W

105' FULL WIDTH

518.52'

S 49° 08' 40" E

348.50'

N 40° 58' 50" E 143.68'

S 49° 08' 40" E 352.55'

N 43° 51' 20" E

FULL WIDTH

12" W EXIST.

820' TAPER

EXIST. F.H.

N 49° 21' 30" W 348.56'

N 67° 22' 50" W 117.02'

N 23° 35' 20" E 332.10'

N 27° 46' 30" E

277.10'

30' R/C

EXIST. SHED TO REMAIN

EXIST. HOUSE

N 63° 43' 30" W

24' R/C

BUILDING SETBACK VARIANCE REQUEST

EXIST. F.H.

EXIST. 8"S

8"S

12" W EXIST.

EXIST. 8"S

2-12" W

N 23,000

PLAT TO ACCOMPANY
SPECIAL EXCEPTION FOR

MOBILE HOME PARK

DiPASQUALE PROPERTY
15TH ELECTION DISTRICT, MOHRS LANE
BALTIMORE COUNTY, MD.
47.9 ACRES — MH-IM ZONE — 185 UNITS
MAY 4, 1981 REV. AUG. 24, 1981

[illegible] & Bostil, P.E.
Site Planning and Development
[illegible] Chatham Road
Ellicott City, Maryland 21043
Telephone [illegible]

N

0 50'
1"=50'

BR-CS-1 ZONE

ML-IM ZONE

Commercial

MARKET

Storm Water Mg'm't

BACK VARIANCE REQUEST

Exist. Shed To Be Removed

Exist. House

Existing Garage

Exist. Evergreens

Exist. Drive

PUBLIC STREET

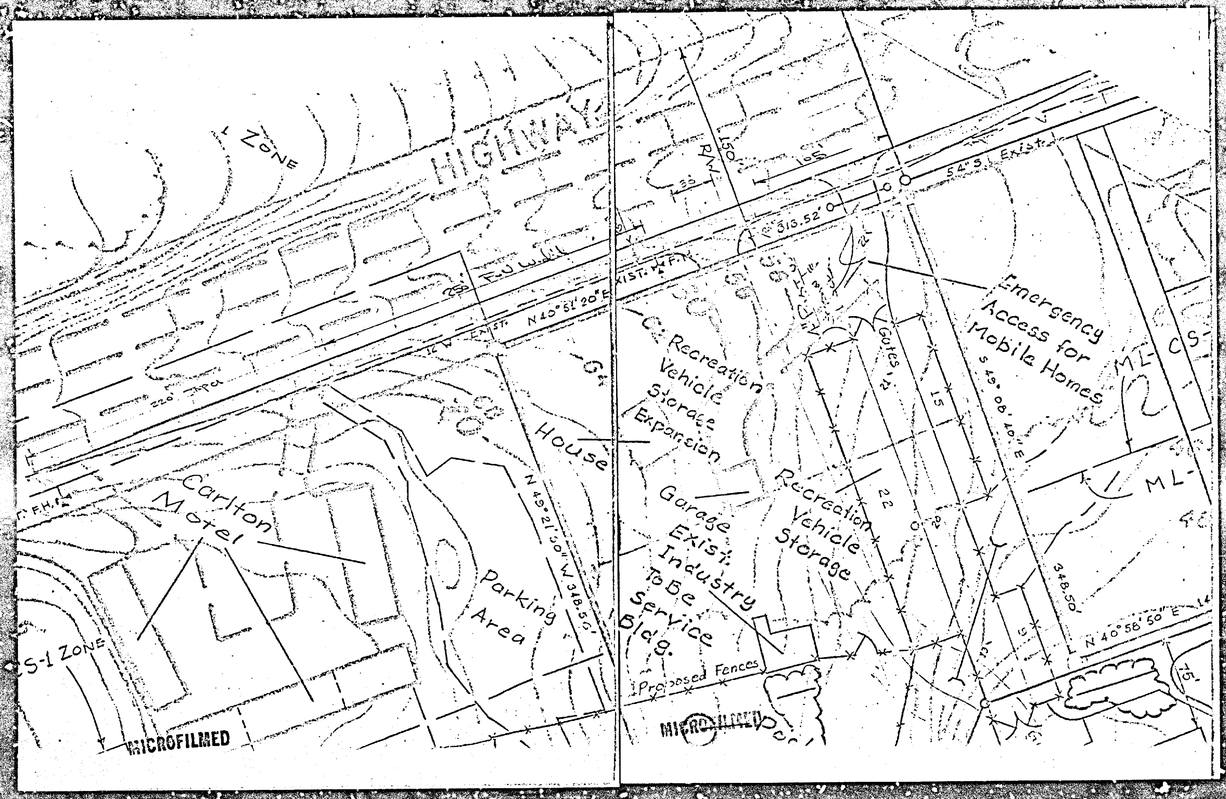
PRIVATE DRIVES

House

Plans to be removed

Woods To Be Saved

Fire Hydrants Proposed



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

August 3, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #226, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Louis and Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy.
Acres: 47.935
District: 15th

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.

The emergency access on Pulaski Highway must comply with State Highway Administration and Traffic Engineering requirements.

The recreational open space acreage should be indicated on the site plan.

The developer/petitioner should save as many trees as possible and provide additional landscaping.

Documentation for easements must be provided where roadways cross adverse properties.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

June 29, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 226, Zoning Advisory Committee Meeting of June 2, 1981, are as follows:

Property Owner:	Louis & Mary DiPasquale
Location:	N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy.
Existing Zoning:	MH-IM
Proposed Zoning:	Variance to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance to 15' from a boundary line in lieu of the required 75'. Special Exception for Trailer Park.
Acres:	47.935
District:	15th

Metropolitan water and sewer are available.

The dwellings on the property that are to be razed must have any accompanying wells and septic systems located and properly backfilled prior to approval of a building permit and/or grading permit for the Trailer Park. The Health Department must be notified 24 hrs. in advance of the backfilling of the private systems. The existing structures presently served by wells and/or septic systems that will remain, must be connected to metropolitan water and sewer and the existing private systems properly backfilled under Health Department supervision.

Sidewalks will be required throughout the entire trailer park and each trailer must have individual water and sewer connections. The construction, maintenance and operation of the trailer park must comply with the Maryland State Department of Health and Mental Hygiene Regulations governing mobile home parks (COMAR 10.03.23).

Prior to any new construction of a public swimming pool, wading pool, bathhouse, or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information

MICROFILMED

Mr. William E. Hammond, Zoning Commissioner June 25, 1981
Comments on Item 226, June 2, 1981
Page Two

contact the Recreational Hygiene Section, Division of Environmental Support Services at 494-2762.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Department of Health, for review and approval prior to construction.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing the method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF:mgt

MICROFILMED

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Louis & Mary DiPasquale

Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Highway

Item No.: 226 Zoning Agenda: June 9, 1981

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.

(XX) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Provide Hydraulic calculations showing most remote hydrant is capable of delivering 1000 GPM at 20 PSI residual.

(XX) 2. A second means of vehicle access is required for the site. Tee-Turn around shall be a minimum width of 30 feet and minimum length of 70 feet.

( ) 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 operation.

( ) 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", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Planning Group Special Inspection Division *Noted and Approved: Fire Prevention Bureau*

/mb

MICROFILMED

10. A revised site plan, incorporating the above restrictions, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE November 13, 1981
BY Linda L. Kanetzke
Administrative Assistant

MICROFILMED

L 2216 F 345

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT is entered into this 8th day of October, 1980, by and between LOUIS J. DIPASQUALE, Jr. and MARY DIPASQUALE, his wife, parties of the first part, and Arvella Vingsen, Stanley Vingsen, Sr. parties of the second part.

RECITALS

1. The parties of the first part are the owners of certain property located in the Fifteenth Election District of Baltimore County containing 47.935 acres, more or less, on the southeast side of Pulaski Highway, and more particularly described in a Deed dated July 10, 1969 from John P. O'Farrell and Jarry Glassman, Trustees, to the parties of the first part herein, which Deed is recorded among the Land Records of Baltimore County in Liber O.T.G. 5015, Folio 359. The description therein contained is hereby incorporated herein by reference.

2. The above described land is presently zoned M.L. - I.M. (Manufacturing, Light - Industrial, Major); and

3. The parties of the first part desire the rezoning of that land as M.H. (Manufacturing, Heavy) with a special exception so as to allow the operation thereon of a mobile home trailer park.

4. The parties of the second part, although not opposed to the operation of such a mobile home trailer park on the subject property, would object to certain other uses to which the property might be put if zoned M.H.

MICROFILMED

MANDELL & TANCZYN
901 YORK RD.
TOWSON, MD. 21204
296-6626

FEB 1 365

OF ENGINEERING - BALTIMORE COUNTY, MD

REAMES ROAD

54'S Exist.

ML-IM ZONE

IM ZONE

Shed

House

Sheds

Fill Embankment

ML-IM ZONE

EXISTING WIRES & POLES

J.C. Pardoe & Sons, Inc. Metal Fabricators

ML-IM ZONE

ML-IM ZONE

S87° 31' 00" E 626.05'

N 21° 07' 50" E 116.34'

68

72

Gardens

662.31'

614.36'

VARIANCE REQUEST

Open Space 1.2 AC

SETBACK

TRANSMISSION

Bldgs. to be removed

F.H.

Extra Parking 12'

Putting Green

Open Space 0.6 AC

ML-IM ZONE

S 65° 36' 30" E 150.57'

Play Area

Baseball

Softball

S 29° 23' 20" W

N 29° 23' 20" E

S 45° 39' 40" E 643.50'

ML-IM ZONE

Water Management

EXIST. 42" F.E.M. Main

18"S

F.H.

5-4-81 SITE DESIGN STUDY

...topographic ...County Metropolitan ...from Deeds, Plats and ...from a field survey).

Lots to be Leased

Max. Length Mobile Home

15'

6'

4.0'

4,400#/Lot Min.

26'

Patio

20' Parking Pad 2 Cars

10'

Varies 80' Min.

110'

Walk

Grass

Private Road 40' R/W

30' Paving

Paving, Curbs & Walks of Bituminous Material

10'

2

TYPICAL
LOT & STREET DETAIL

Scale: 1"=20'

Play Area

Putting Green

Open Space 0.6 AC

ML-IM Zone

150.57'
S 65°38'30" E

Baseball

Softball

100.5

Badminton

Extra Parking 13

Football

Horseshoe Pits

Barbecues

Gardens

Extra Parking 14

Ladders

94.2

776.99'

S 18°59'40" W

356.92'

N 48°40'40" W

Street Lights

"Tee" Turnarounds
70 Ft. x 30 Ft.

Mobile Home Pads

Storm Water Management

FACE OF CUT

942.05'

S 41°19'40" W

Drainage Easement

40' Min. R/W. Required

ML - IM Zone

Note: Base Map compiled from "Photogrammetric Map of Baltimore County Metropolitan Area" of 1"=200', and from Deeds, Plats and other sources (Not from a field survey).

PROP. BASE MAP 4-30-81 1"=50'

D. PASQUALE

ML - IM ZONE

Notes:

1. Mobile Home Pads less than 65' long have their lengths indicated.
2. Mobile Homes and Pads may be used which are smaller than Pad sizes shown.
3. Any Utility Sheds desired by residents must be approved by Mobile Home Park Management before installation.
4. Storm Water Management Ponds shown are schematic designs only and have not been calculated.
5. Parking Data:

Use	No. of Spaces Required	Provided
a. Mobile Home Lots 185 Units x 2 =	370	370
b. Pool		40
c. Recreation & Visitors (In G.G & E. R/W)		78
d. Recreation Vehicle Storage		46

6. Curbs 8" wide x 6" high (Bituminous) to be provided around Parking Lots above (Notes 5. b, c, & d).
7. Each mobile home will be connected to public sewer & public water [illegible]
8. Each mobile home [illegible] access to a public road.
9. Sec. 424.1 thru Sec. 424.3.1 of the Balto. Co. Bldg. Code shall be complied with and anchorage shall be provided adequate to withstand hurricane force winds.
10. Swimming Pools are to be for use of mobile home park residents and their guests only.
11. The accuracy of this Plat is the same as that accuracy required for a Preliminary Plan of Subdivision. Any minor changes made in this Mobile Home Park design during the Subdivision Approval Process will automatically be permitted by the Zoning Board without a rehearing of the Special Exception Request.
12. A perimeter security fence may be constructed along part or parts or all of the property boundary lines, or at variable setback distances within the property.
13. Recreation & Open Space = 17.3 Ac. Aprox. within RE.

REAMES ROAD

ML-IM Zone

ML-IM Zone

orm Water
nagement

Shed

House

Sheds

S87° 31' 00" E 666.05'

352.35

N 27° 07' 50" E 116.34'

J.C. Pardoe & Sons, Inc. Metal Fabricators

EXISTING WIRE & POLES

ML-IM Zone

ML-IM Zone

Gardens

Extra Parking 16

Putting Green

ML-IM Zone

Play Area

Baseball

Softball

ML-IM Zone

S 65° 36' 30" E 150.57'

S 48° 33' 49" E 643.50'

ML-IM Zone

Lots to be Leased

Max. Length Mobile Home

40' 4,400# / Lot Min.

26'

Patio

20' Parking Pad 2 Cars

Walk

Grass

Varies 20' Min.

110'

Private Road 40' R/W

30' Paving

Paving, Curbs & Walks of Bituminous Material

TYPICAL
LOT & STREET DETAIL

Scale: 1" = 20'

5-4-81 SITE DESIGN STUDY

Putting Green

ML-IM Zone

Play Area

Baseball

Softball

Badminton

Extra Parking 16

Football

Horseshoe Pits

Barbecues

Gardens

Extra Parking 16

Gardens

Storm Water Management

Face of Cut

Fill

Existing 42" Force Main

18" S Exist.

Drainage Easement

ML - IM Zone

Di Pasquale

ML - IM Zone

40' Min. R/W Required

Street Lights

Speed Bumps

Mobile Home Pads

ML-IM Zone

Storm Water Management

ML - IM Zone

Reames Road

River

Notes:

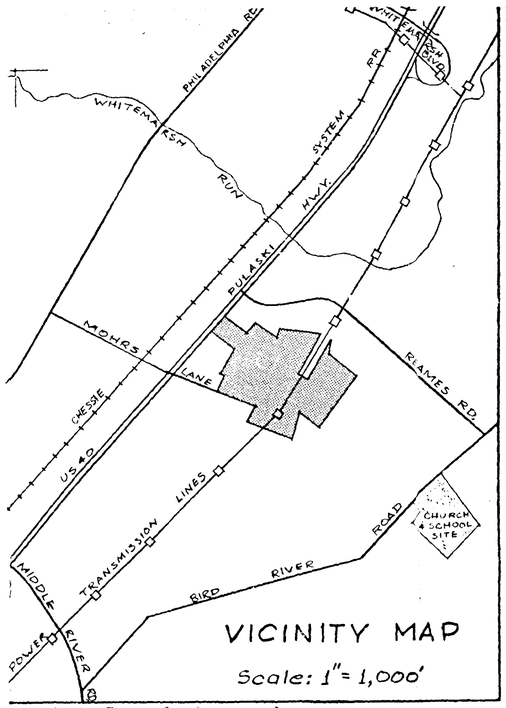
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a. Mobile Home Lots 186 Units x 2 =	372	372
b. Pool & Club =		40
c. Recreation & Visitors (In B.G. & E. R/W) =		95
d. Recreation Vehicle Storage =		46

6. Curbs 8" wide & 6" high (Bituminous) to be provided around Parking Lots above (Notes 5. b, c, & d).

Note: Base Map compiled from "Photogrammetric Map of Baltimore County Metropolitan Area" of 1"=200', and from Deeds, Plats and other sources (Not from a field survey).

SCALE: BASE MAP 4-30-81 1"=50'



VICINITY MAP

Scale: 1" = 1,000'

ML-IM Zone

ML-CS-1 Zone

MH Zone

BR-CS-1 Zone

BR Zone

BR-IM Zone

E 957,000

E 958,000

E 959,000

E 960,000

E 961,000

E 962,000

E 963,000

E 964,000

E 965,000

E 966,000

N 23,000

N 23,100

N 23,200

N 23,300

N 23,400

N 23,500

N 23,600

N 23,700

N 23,800

N 23,900

N 24,000

N 24,100

N 24,200

N 24,300

N 24,400

N 24,500

N 24,600

N 24,700

N 24,800

N 24,900

N 25,000

N 25,100

N 25,200

N 25,300

N 25,400

N 25,500

N 25,600

N 25,700

N 25,800

N 25,900

N

MOBILE HOME PARK
SCHEMATIC DESIGN

DiPASQUALE PROPERTY
15TH ELECTION DISTRICT, MOHRS LANE
BALTIMORE COUNTY, MD.
47.9 ACRES — MH-IM ZONE — 186 UNITS
MAY 4, 1981

WERNER KLOETZLI, JR., P.E.
Site Planner and Civil Engineer
4006 Chatham Road
Ellicott City, Maryland 21043
Telephone 301-465-3912

1" = 50'

BR-CS-1 ZONE
BR-IM ZONE
ML-IM ZONE
MOHRS
Commercial
House
Harvey Salt Co.
Shed
PUBLIC STREET
PRIVATE DRIVE
FARMER'S MARKET
Play Area
Badminton
Horseshoe Pits
Barbecues
Extra Parking 16
Gardens
Woods To Be Saved
Fire Hydrants Proposed
Storm Water Management

REAMES ROAD

E 49,500

ML-IM Zone

Storm Water Management

Shed

House

Sheds

Storm Water Management

ML-IM Zone

ML-IM Zone

J.C. Pardoe & Sons, Inc. Metal Fabricators

ML-IM Zone

ML-IM Zone

50

Gardens

TRANSMISSION

Extra Parking 16

Putting Green

ML-IM Zone

Play Area

Baseball

Softball

100.5

Badminton

Extra Parking 16

Football

Horseshoe pits

Barbecues

Gardens

Extra Parking 16

Gardens

Street Lights

Speed Bumps

Mobile Home Pads

41.0

40' Min. R/W Required

Fire Hydrants Proposed

ML-IM Zone

Storm Water Management

ML-IM Zone

Storm Water Management

ML-IM Zone

ML-IM Zone

Drainage Easement

ML-IM Zone

ML-IM Zone

Walk

Lots to be Leased

Max. Length Mobile Home

26'

14'

6'

85'

Patio

20' Parking Pad 2 Cars

10'

Walk

40' 4,400 ± SF/Lot Min.

110'

Varies 80' Min.

Grass

Private Road 40' R/W

30' Paving

Paving, Curbs & Walks of Bituminous Material

TYPICAL LOT & STREET DETAIL.

Scale: 1"=20'

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SITE DESIGN STUDY

BASE MAP 4-30-81 1"=50'

PRAB

DiPASQUALE

ROAD

ML-IM
ML-CS-1
MH-IM
BR-CS-1
BR-IM
MH
BR
ML-CS-1
ML-IM
BR-IM
MH-IM
MH-IM
ML-IM
D.R. 3.5
R.C. 3
BL
BL
ML
D.R. 3.5
ML-IM
D.R. 5.5
D.R. 5.5
D.R. 16
D.R. 1
D.R. 1
DR 2
MLR-IM
D.R. 1

WERNER KLOETZLI, JR., P.E.
Site Planner and Civil Engineer
4006 Chatham Road
Ellicott City, Maryland 21043
Telephone 301-465-3912

Boundary of D'Pasquale Property as shown in Deed 5015/350, and as located by using culture on "Photogrammetric Map of Baltimore County Metropolitan Area" at 1"=200' (not located from a field survey) is shown by Red Line.

1980 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1980
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80, AND 190-80

CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS	DATE	SCALE	LOCATION	SHEET
		1" = 200'	MIDDLE RIVER VICINITY	N.E. 6-I
		DATE OF PHOTOGRAPHY APRIL, 1953		

Aerotriangulated Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA

7-2-81
M.L.

6216 p 745-A

NOW, THEREFORE, in consideration of the mutual agreements, covenants and restrictions herein contained and in consideration of Five Dollars ($5.00) paid by each party to the other and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the parties hereby covenant and agree, for themselves, their successors and assigns, it being the intention of the parties hereto that these covenants and agreements shall run with and bind the lands heretofore referred to, as follows:

THE PARTIES OF THE FIRST PART HEREBY COVENANT AND AGREE, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS THAT:

1. If the subject land is zoned M.H.

a. and they are granted a special exception, through final appeal, to use the subject land as a mobile home trailer park; and

STATE OF MARYLAND, I HEREBY

the subscriber, Liber 6216 p 745 B

LOUIS J. DIPASQ

fied to me, who ack

purposes contained

AS WITNESS

b. if that special exception is not granted, they will, until the adoption by the Baltimore County Council of the 1984 Comprehensive Zoning Map, use the subject land for no purpose other than one currently permitted by Baltimore County Zoning Regulations for M.L. - I.M. zones.

2. That this covenant and restriction shall run with and bind the land heretofore described and shall inure to the benefit of Arvella Vingsen & Stanley Vingsen, Sr., , his, their successors and assigns.

STATE OF MARYLAND, I HEREBY CERTIFY that on

, a Notary Public of the State of

THE PARTIES OF THE SECOND PART HEREBY COVENANT AND AGREE, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS THAT:

the purposes contain

1. They will cooperate with, and in no way oppose, the efforts of the parties of the first part to obtain for the subject property a zoning classification of M.H. - I.M. on the 1980 Comprehensive Zoning Map for Baltimore County.

IN WITNESS WHEREOF, the parties have affixed their hands and seals the date first above written.

ATTEST:

Mark V. Tanczyn — Louis J. DiPasquale, Jr. (SEAL)
LOUIS J. DIPASQUALE, JR.

Michael P. Tanczyn — Mary DiPasquale (SEAL)
MARY DIPASQUALE

Michael P. Tanczyn — Arvella Vingsen (SEAL)
PARTY OF THE SECOND PART
ARVELLA VINGSEN

Michael P. Tanczyn — Stanley Vingsen, Sr. (SEAL)
STANLEY VINGSEN, SR.

July 30, 1980

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 13th day of October, 1980, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared LOUIS J. DIPASQUALE, JR. and MARY DIPASQUALE, his wife, satisfactorily identified to me, who acknowledged that they signed the above instrument for the purposes contained therein.

AS WITNESS my hand and Notarial Seal.

Michael Paul Tanczyn
Notary Public

My Commission Expires:
7-1-82

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 13th day of October, 1980, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Arvella Vingsen & Stanley Vingsen, Sr. who satisfactorily identified himself/herself to me, and acknowledged that he/she signed the above instrument for the purposes contained therein.

AS WITNESS my hand and Notarial Seal.

Michael Paul Tanczyn
Notary Public

My Commission Expires:
7-1-82

MANELLI & TANCZYN
501 S YORK RD
TOWSON, MD 21204
494-6662

MICROFILMED

- 2 -

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW
13/262/76.12

MARY DIPASQUALE and LOUIS DIPASQUALE, Plaintiffs
v.
BALTIMORE COUNTY, MARYLAND, Defendant

ORDER

Upon the matter contained in the aforegoing Petition for Writ of Mandamus and Answer thereto, it is this 24th day of August, 1981,

ORDERED, that Baltimore County, Maryland, through its agents, servants and employees, Norman E. Gerber, Director of the Office of Planning and Zoning, and William E. Hammond, Baltimore County Zoning Commissioner, annotate and correct the erroneous 200' scale maps so as to reflect the proper boundary outlines on the property known as 10025 Pulaski Highway as depicted on Petitioner's Exhibit 1, and to thereby reflect the legislative intent of the Baltimore County Council as evidenced in Issue V-4.

Edward A. DeWaters Jr.
Judge

True Copy Test
ELMER J. KAHLINE, JR., Clerk
Per J. T. Hoss
Deputy Clerk

MICROFILMED

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

MARY AND LOUIS DiPASQUALE

Beginning at a point 750 feet southeast from the center line of Pulaski Highway, on the north side of Mohrs Lane, and running the following courses and distances, north 27° 46' 30" east 277.10'; thence north 67° 22' 50", west 117.02'; thence north 23° 35' 20" east 392.12'; thence north 49° 21' 30" west 348.56'; thence north 40° 51' 20" east 313.52', thence south 49° 08' 40" east 348.50'; thence north 40° 58' 50" east 143.88'; thence south 49° 6' 10" east 352.55'; thence north 27° 07' 50" east 116.34'; thence south 87° 31' 00" east 626.05'; thence south 29° 23' 20" west 662.31'; thence south 65° 36' 30" east 150.57'; thence north 29° 23' 20" east 614.96'; thence south 20° 04' 10" west 211.36'; thence south 48° 39' 40" east 649.80'; thence south 41° 19' 40" west 942.08'; thence north 48° 40' 40" west 255.26'; thence south 18° 59' 40" west 356.92'; thence north 66° 2' 40" west 778.99'; thence north 28° 12' 20" east 266.50'; thence north 66° 10' 10" west 196.40'; thence north 21° 56' 10" east 40.28'; thence north 69° 43' 30" west 289.00' to the place of beginning. Containing 47.935 acres of land, more or less.

William Kahl Jr.

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCES
N/S Mohrs La., 750'
SE of Pulaski Hwy., 15th District
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

LOUIS DiPASQUALE, et ux, Petitioners
Case No. 82-50-XA

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.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1981, a copy of the aforegoing Order was mailed to Michael P. Tanczyn, Esquire, 501 York Road, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hessian, III

MICROFILMED

STATEMENT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION FOR VARIANCE

Your Petitioners are the record owners of the 47.9 acre parcel which is the subject of this Petition located north of the northeast corner of Pulaski Highway at Mohrs Lane. This parcel was reclassified MH-IM by the Baltimore County Council on the comprehensive zoning maps. The Petitioners requested of the Council that this rezoning be granted so that they could make further requests by way of a special exception due with the bulk of this property for use as a mobile home trailer park. In the Legislative history on October 14, 1980, the County Council, by a vote of six in favor with one abstention, moved the unanimously approved reclassification of this property to MH-IM as requested to further the Petitioners' request. The record of the voting procedures would reveal a comment by the Councilperson from the Fourth District that this property was desired to be developed as a mobile home trailer park and that this was a good location and would provide a needed resource for those seeking moderate cost housing in Baltimore County.

Your Petitioners crave a variance from Baltimore County Zoning Regulation 414 and, particularly, 414.3 in that that regulation requires a trailer space of not less than 30 feet in width. Your Petitioners have filed a detailed site plan showing proposed site spaces for the various trailer sites. A number of the trailers are double width and they are shown on the site plan where appropriate in the opinion of the Petitioners. The reason for the different size trailers is that the trend within the industry favors larger and double width trailers and the Petitioners wish to accomodate the most popular designs in their park to the extent that they are able. Accordingly, they request that the Commissioner, after due consideration for the plan, afford them latitude based on large size trailer spaces afforded under their plan to have a variance from Section 414.3 in the few instances where double width trailers may be located closer on a driveway than 30 feet.

Petitioners next crave a variance from Section 414.4 of the Baltimore County Zoning Regulations in the following locations:

a) In the property line due north and adjacent to Mohrs Lane, they crave a reduction to 50 feet from 100 feet, the closest permissible lot line for trailers located on the south end of the park. The reason for this request is simply that the topography of the land is such that most of the trailer units throughout the park will be located within a natural valley and, particularly, in this part of the tract. Thus, they will be less visible from the road.

Secondly, Mohrs Lane is proposed for no greater improvement than as a closed loop feeder road. Additionally, the uses of adjacent properties, principally the Farmer's Market and Harvey Salt Company, are commercial and business uses and, thus, the reduction in setback to 50 feet would not impact on any adjacent residential community and would permit a better alignment of the roads and lot lines in larger lots for the trailers in this park.

b) The second location where the Petitioners crave an allowance from Section 414.4 is located along side the fee simple portion of the Susquehanna Power Take Line. In those areas on the interior of the project, these properties would not encumber any maintenance or other reasonable proper use of the transmission line property and, if by variance, the setback be reduced, it will assist in the optimum alignment of the roads and trailer sites to minimize the excavation and disruption to the existing topography.

c) In several locations around the periphery of the interior project boundary line, the Petitioners' property is adjacent to a 100 year flood plain which is located to the north and east of the subject property. Since the flood plain provides a natural barrier to improvement and setback distances, your Petitioners crave a variance from the provisions of Section 414.4 to a distance of 50 feet or less. It should be noted that at each of these locations, the property is substantially wooded and would, thus, be screened from offsite development, if any.

Petitioners crave a variance from Section 414.5 from the requirement that a space of not less than 25 feet be maintained between each trailer and any other service building or structure. The reason for this request is that the review of the site plan will indicate that the area allocated for each trailer site pursuant to Baltimore County Zoning Regulation 414.2 is substantially exceeded on the Petitioners' proposed site plan. In many of the lots equal to approximately 4,000 square feet or more is allocated for each lot site. In certain circumstances, there are certain lot locations, the optimum development of the project on this topography would require an area less than 25 feet between certain trailers and service buildings. Where this is mentioned, a plan to site the trailers as to minimize the effect of their relative location, will be made by Petitioners in the event this request is granted.

- 2 -

- 3 -

MICROFILMED

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BUREAU OF ENGINEERING - BALTIMORE COUNTY, MD.

FEB 1 1985

For the aforementioned reasons, your Petitioners crave variances and a favorable decision of this Board on their request for special exception.

Additional information and data will be furnished to the Commissioner upon the hearing of this matter.

Respectfully submitted.

Michael P. Tanczyn

Michael P. Tanczyn
501 York Road
Towson, Maryland 21204
296-8822

Attorney for Petitioners

- 4 -

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

June 5, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 226 Zoning Advisory Committee Meeting, June 2, 1981 are as follows:

Property Owner: Louis & Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E of from centerline of Pulaski Highway
Existing Zoning: MH -IM
Proposed Zoning: Variance to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance to 15' from a boundary line in lieu of the required 75'. Special Exception for Trailer Park.
Acres: 47.35
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
and other miscellaneous
X B. A building/ permit shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
X D. Comercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
X I. Comments - See attached sheet 2 for additional comments.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

MICROFILMED

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 2, 1981

RE: Item No: 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Distric :
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

MICROFILMED

-2-

June 5, 1981

ITEM #226 Zoning Advisory Committee Meeting June 2, 1981

"MOBILE HOMES"

Section 424.1 thru Section 424.3.2 of the Baltimore County Building Code as amended shall be applicable and complied with wind design for anchorage shall take into consideration that we are in an area subject to hurricane force winds. See Article Seven in Building Code (1978 B.O.C.A.)

"OTHER STRUCTURES"

All types of permits for grading, razing, alterations, new construction, etc., etc shall be acquired before that type of construction is started. Some of the existing structures if utilized may require change of occupancy permits as well as alteration permits. It shall be the responsibility of the owner to see that the proper permits are applied for and that the required inspectors are called for.

The amendments some of which may be applicable here are found in Coumcil Bill 199-79.

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Supervisor

CEB:rrj

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner
Date: August 4, 1981

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Petition No. 82-50-XA Item 226

Petition for Special Exception and Variance
North side of Mohrs Lane, 750 ft. Southeast of Pulaski Hwy.
Petitioner- Louis DiPasquale, et ux

If granted, it is requested that details of landscaping be submitted to the Division of Current Planning and Development for their approval.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

81-337A

Law Offices
Michael P. Tanczyn
501 York Road
Towson, Maryland 21204
(301) 296-8822
(301) 296-8825

October 20, 1981

Ms. Jean H. Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

RE: DiPasquale
Case #82-50-XA

Dear Ms. Jung:

I am writing on behalf of my clients, Louis and Mary DiPasquale, Petitioners, in the instant case because nearly two months has elapsed since you heard this case on August 27, 1981. My clients have made several inquiries of me concerning the status of this matter and I have been unable to tell them anything beyond your statement at the hearing that you were considering the matter favorably at that time.

I would appreciate hearing from you concerning this matter either with your decision or with your estimate of when you expect to be able to render a written decision.

If you have any questions which I may answer for you concerning this Petition, don't hesitate to call.

Very truly yours,
Michael P. Tanczyn
Michael P. Tanczyn

MPT/kvm

cc: Mr. and Mrs. Louis DiPasquale
Theodore Potthast, Jr., Esq.
Werner Kloetzli, Jr.

OCT 21 '81 AM

By

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th DISTRICT

ZONING: Petition for Special Exception and Variance

LOCATION: North side of Mohrs La., 750 ft. Southeast of Pulaski Hwy.

DATE & TIME: Thursday, August 27, 1981 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Exception for a trailer park and Variance to permit trailers to be located within 50' of a road in lieu of 100', and to permit trailers and other structures to be located within a minimum distance of 15' from a boundary line in lieu of the required 75'.

The Zoning Regulations to be excepted as follows:

Section 414.4 - Minimum distance between trailers and other structures from Road and Tract boundary lines.

All that parcel of land in the Fifteenth District of Baltimore County.

Being the property of Louis DiPasquale, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 27, 1981 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

---

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 26, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 226 - ZAC - Meeting of June 2, 1981
Property Owner: Louis and Mary DiPasquale
Location: N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy.
Existing Zoning: MH-IM
Proposed Zoning: Variance to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance to 15' from a boundary line in lieu of the required 75'. Special Exception for Trailer Park.
Acres: 47.935
District: 15th

Dear Mr. Hammond:

Mohrs Lane should be improved to serve the proposed trailer park.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/jes

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 25, 1981

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

RE: Petition for Special Exception & Variance
N/s Mohrs Lane, 750' SE of Pulaski Hwy.
Louis DiPasquale, et ux - Petitioners
Case #82-50-XA

Dear Mr. Tanczyn:

This is to advise you that $85.88 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100466

DATE 8/27/81 ACCOUNT 01-662

AMOUNT $85.88

RECEIVED L. DiPasquale & Sons
FROM: Posting & Advertising for Case #82-50-XA
FOR:

B 87 5 5 PMC 27 8588

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

Terms, Conditions and Limitations Governing
Construction on the Property of the
Baltimore Gas & Electric Company

1. Access to and from the Grantor's facilities must be maintained at all times. If existing access to and along the Grantor's fee simple and/or easement right of way or access to the Grantor's facilities is denied due to the Grantee's construction, the Grantee will provide temporary access during construction and permanent access thereafter or reimburse the Grantor for access obtained by the Grantor after prior approval by the Grantee of said cost (and where applicable, the approval of other governmental agencies). Where any access road is relocated and/or disturbed, the road shall be thoroughly compacted and restored to a condition equal to or better than its present condition.

2. No blasting will be permitted within the Grantor's right of way and/or within forty (40) feet of the Grantor's facilities without prior approval and under arrangements satisfactory to the Grantor. The Grantor shall be fully reimbursed in the event any damages occur as the result of such operations. The Grantor must be notified as provided for in Section 13 at least three (3) working days in advance of any blasting in the vicinity of the Grantor's right of way in order that it may arrange to have a representative on the job site.

3. The Grantee, at its expense, will protect and support all Grantor's facilities, install sheathing, and air ram the back fill of excavations including the use of select back fill materials as directed by the Grantor's representative, in order to avoid settlement which may result from Grantee's construction.

Hand excavation shall be required when working within three (3) feet of any of Grantor's underground facilities.

4. Should any rearrangement, repairs, replacement, modification or protection of Grantor's existing or planned facilities be necessitated by the construction of the Grantee, as determined by the Grantor, the Grantee will reimburse the Grantor for such expense incurred. However, prior to performing such work, Grantor will notify Grantee of the estimated cost and will wait for instructions from Grantee to proceed. It is agreed that should such work be required, the Grantor will be given an adequate and reasonable amount of time within which to complete said work.

5. Every precaution, including the grounding of the Grantee's equipment and materials must be used while working near the Grantor's facilities. Under no circumstances should the Grantee's equipment maintain less than twenty (20) feet clearance from any overhead transmission wires or less than ten (10) feet clearance from any other overhead electric wires. In addition to these clearances required by the Grantor, the Grantee, its employees, agent, and contractors shall be subject to and must comply with those applicable provisions of the High Voltage Line Act, Maryland Code Article 89 Sections 58 through 62, as amended from time to time, and the Occupational Safety and Health Act Standards contained in Title 29 CFR Parts 1910 and 1926 which were also adopted by the State of Maryland.

3/19/81

MICROFILMED

Pet exh 5

6. Clearances between the Grantor's electric overhead wires and the finished grade of the said construction shall be maintained in conformity with accepted good engineering practice and the Grantor's standards.

7. No change in grade is to be made that will reduce the cover over the underground facilities of the Grantor to less than three (3) feet or increase it to more than five (5) feet without requiring rearrangement of the said facilities or as otherwise approved by the Grantor.

8. Clearances between the Grantor's underground facilities shall be maintained in conformity with accepted good engineering practice to avoid damage during construction and provide clearance for future maintenance. A minimum horizontal clearance of five (5) feet and a vertical clearance of twelve (12) inches must be maintained with underground facilities, unless greater clearances or special protective measures are stipulated.

9. No grading will be permitted on the Grantor's fee simple and/or easement right-of-way within forty (40) feet of any tower or steel pole foundations or within ten (10) feet of any wood pole existing as of the time of such grading.

10. The Grantor's fee simple and/or easement right-of-way, if disturbed by construction or future maintenance operations, shall be restored to an acceptable condition including necessary screening and landscaping, if applicable, subject to the Grantor's approval.

11. Any undesirable sediment, erosion and/or drainage conditions or ponding of water on the Grantor's fee simple and/or easement right-of-way caused by acts of the Grantee, its agents, and employees, which will adversely affect the Grantor's right-of-way or facilities, shall be the responsibility of the Grantee to correct.

12. Grantee agrees to indemnify, protect, and hold harmless the Grantor, its successors, and assigns, against and from any and all costs, liability, and expense in respect of any and all loss of life or property, or injury or damage to persons or property of any person, firm or corporation (including the parties hereto, their respective officers, agents, and employees) and against and from any and all claims, demands, and actions in respect to such loss, injury, or damage, caused by or growing out of the existence or the installation, construction, reconstruction, maintenance repair, operation and/or inspection of said installation, provided that such loss, injury, or damage is not caused by the vehicular traffic of the general public after completion of construction of the Grantee's facility.

13. Three (3) working days' notice must be given before the start of the work of construction and of any future maintenance which will affect the Grantor's fee simple or easement right-of-way or the Grantor's facilities by telephoning 301- , between the hours of 7:00 AM and 3:30 PM, so that arrangements can be made to send Grantor's representative to the site of such work. When the Grantee's agents, servants, employees, and/or contractors call for this notification, please be sure to refer to this job number .

14. In the event any rearrangement of the Grantor's facilities is necessitated by the rights granted herein or by future maintenance requirements and/or alterations of the Grantee, the Grantor must be given reasonable notice so that adequate time may be had in which the rearrangement of the Grantor's facilities may be accomplished.

3/19/81

MICROFILMED

15. The Grantee shall notify its agents, servants, employees, and/or contractors performing the installation and maintenance of the Grantee's facilities of all conditions and provisions of this deed of easement.

16. The Grantor reserves the right to construct, operate, and maintain present and/or future gas and/or electric facilities, cables, pipes, and mains, and appurtenant facilities including, but not limited to, steam, sewer, oil, water and communication lines under and over the herein described parcel(s) of land together with the right of the Grantor, its successors and assigns, to cut, trim, and top and keep cut, trimmed and topped any trees, which in the sole judgment of the Grantor, its successors and assigns, might interfere with or fall upon the Grantor's facilities. Any further installations or improvements by the Grantor, across public roads pursuant to this reservation are to be accomplished after prior notice to the Grantee and under such satisfactory and coordinate arrangements between the Grantor and Grantee as will not interfere with the rights granted herein.

17. Buildings or structures, on the Grantor's fee simple and/or easement rights-of-way are prohibited. Any further installations or improvements by the Grantee are prohibited unless approved by the Grantor and only after prior notice to the Grantor and under satisfactory and coordinated arrangements between the Grantee and the Grantor, as not to interfere with the rights reserved herein by the Grantor.

18. Any increase in property taxes caused by the improvements placed on the Grantor's property by the Grantee will be paid by the Grantee. The Grantee agrees to pay such increase within 30 days after receiving notification from the Grantor. (This will apply only to property owned in fee simple by the Grantor.)

19. No heavy equipment is to be moved over the Grantor's underground facilities without its approval.

20. The Grantee shall be responsible for obtaining any and all permits required by law before performing any work upon Grantor's premises.

21. The term "Grantee" as used herein shall include and be applicable to any and all successor(s) and assignee(s) of the Grantee.

3/19/81

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 12, 1981

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variance
N/S of Mohrs Lane, 750' SE of
Pulaski Hwy. - 15th Election District
Louis DiPasquale, et ux - Petitioners
NO. 82-50-XA (Item No. 226)

Dear Mr. Tanczyn:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

MICROFILMED

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

July 30, 1981

NOTICE OF HEARING

RE: Petition for Special Exception & Variance
N/s Mohrs La., 750' SE of Pulaski Hwy.
Louis DiPasquale, et ux - Petitioners
Case #82-50-XA

TIME: 11:00 A.M.

DATE: Thursday, August 27, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, Maryland

ZONING COMMISSIONER OF
BALTIMORE COUNTY

MICROFILMED

82-50-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 8/14/81

Posted for: Petition for Special Exception & Variance

Petitioner: Louis DiPasquale, et ux

Location of property: N/S Mohrs Lane, 750' SE of Pulaski Highway

Location of Signs: (2) facing Mohrs Lane, (2) facing Pulaski Highway

Remarks:

Posted by Signature Date of return: 8/14/81

Nicholas Commodari

Michael P. Tanczyn, Esquire
501 York Road
Towson, Md. 21204

Louis DiPasquale, et ux
5206 Old Annapolis Road
Ellicott City, Md. 21043

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 2nd day of June, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Louis DiPasquale, et ux

Petitioner's Attorney Michael P. Tanczyn, Esq. Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
12th DISTRICT

ZONING: Petition for Special Exception and Variance

LOCATION: North side of Mohrs Lane, 750 ft. Southeast of Pulaski Hwy.

DATE & TIME: Thursday, August 27, 1981 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a trailer park and Variance to permit trailers to be located within 50' of a road in lieu of 100', and to permit trailers and other structures to be located within a minimum distance of 9' from a boundary line in lieu of the required 19'.

The Zoning Regulations to be excepted as follows:

Section 414--Minimum distance between trailers and other structures from Road and Tract boundary lines.

All that parcel of land in the Fifteenth District of Baltimore County,

beginning at a point 750 feet northeast from the center line of Pulaski Highway, on the north side of Mohrs Lane, and running the following courses and distances, north 57° 49' 30" east 377.19', thence north 67° 30' 00" west 137.00', thence north 82° 30' 00" west 265.15', thence run 5 49° 30' west 248.88', thence north 42° 30' east 213.00', thence south 49° 00' east 248.00', thence south 49° 00' 00" east 148.00', thence south 49° 0' 00" east 324.00', thence north 77° 00' 00" east 116.00', thence south 77° 00' 00" east 436.00', thence south 49° 00' 00" west 692.00', thence south 49° 00' 00" west 188.00', thence north 49° 00' 00" west 414.00', thence south 49° 00' 00" west 211.00', thence south 49° 00' 00" west 140.00', thence south 49° 00' 00" west 212.00', thence south 49° 00' 00" west 212.00', thence south 49° 00' 00" west 212.00', thence south 49° 00' 00" west 776.00', thence south 49° 00' 00" west 296.00', thence north 49° 00' 00" west 296.00', thence north 49° 00' 00" west 296.00', thence north 49° 00' 00" west 300.00' to the point of beginning. Containing 47.5 acres, more or less.

Being the property of Louis DiPasquale, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 27, 1981 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 6, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successively~~ one time ~~successive weeks~~ before the 27th day of August, 1981, the first publication appearing on the 6th day of August, 1981.

THE JEFFERSONIAN,

B. Frank Bosley
Manager.

Cost of Advertisement, $

The Times

Middle River, Md., Aug 6 19 81

This is to Certify, That the annexed

Petition

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of One successive weeks before the 6th day of Aug, 19 81

Publisher.

#37.13

MICROFILMED

Petition For Special Exception & Variance

16TH DISTRICT

ZONING: Petition for Special Exception and Variance.

LOCATION: North side of Mohrs La., 700 ft. South east of Pulaski Hwy.

DATE & TIME: Thursday, August 27, 1981 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County by by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Exception for a trailer park and Variance to permit trailers to be located within 50' of a road in lieu of 100', and to permit trailers and other structures to be located within a minimum distance of 16'± from a boundary line in lieu of the required 75'.

The Zoning Regulations to be excepted as follows: Section 414.2-Minimum distance between trailers and other structures from Road and Tract boundary lines.

ALL THAT PARCEL OF LAND in the Fifteenth District of Baltimore County.

BEGINNING at a point 750 feet southeast from the center line of Pulaski Highway on the north side of Mohrs Lane, and running the following courses and distances, north 27° 45' 30" east 277.10'; thence north 67° 05' 00" west 117.03'; thence north 22° 35' 20" east 202.12'; thence north 49° 21' 30" west 548.56'; thence north 40° 41' 30" east 213.62'; thence south 49° 00' 00" east 548.06'; thence north 49° 43' 30" east 143.80'; thence south

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: MR

Previous case: —

Revised Plans: Change in outline or description ___Yes ___No

Map # ___

MICROFILMED

OFFICE COPY

Michael P. Tanczyn, Esquire
501 York Road
Towson, Md. 21204

Neil Warner Linstall, Jr.
1206 Southern Road
Ellicott City, Md. 21043

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 2nd day of June, 19 81

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Louis DiPasquale, et ux

Petitioner's Attorney Michael P. Tanczyn, Esq. Reviewed by

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 11 day of May, 19 81.*

Filing Fee $ 50 Received: ___ Check ___ Cash ___ Other

#226

William E. Hammond, Zoning Commissioner

Submitted by M Tanczyn

Reviewed by

* the Petition for [illegible]

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100414

DATE 7/29/81 ACCOUNT 01-662

AMOUNT $50.00

RECEIVED Michael P. Tanczyn, Esquire

FOR Filing fee for case #81-50-XA

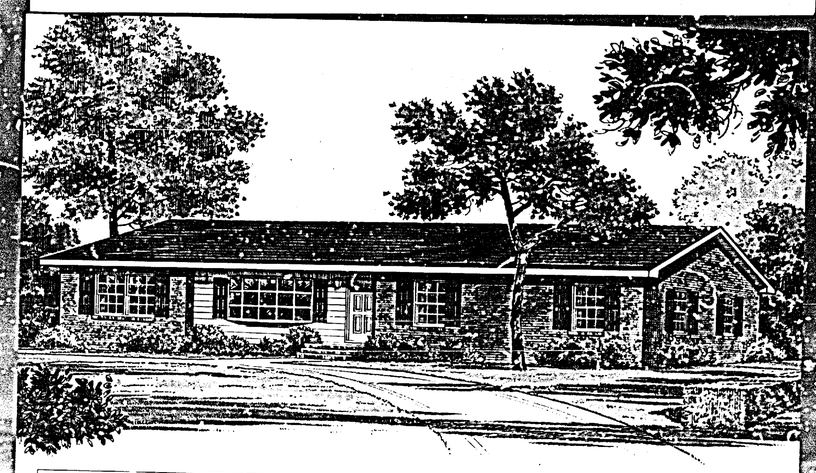
VALIDATION OR SIGNATURE OF CASHIER



Virginia Homes Manufacturing Corp.
P. O. BOX 410
BOSTON, VIRGINIA 22917
TELEPHONE 804-738-6107

STAR CREST SERIES

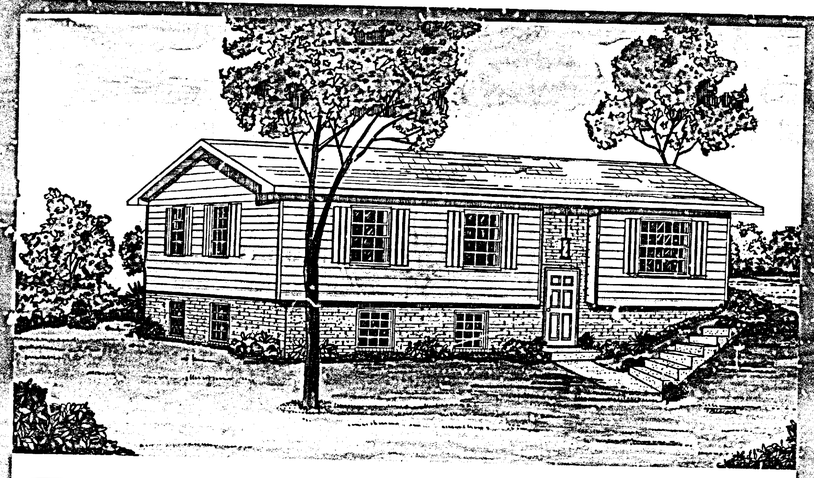
Artists conception. Not actual photograph.



Virginia Homes Manufacturing Corp.
P. O. BOX 410
BOSTON, VIRGINIA 22917
TELEPHONE 804-738-6107

LEXINGTON PARK

Artists conception. Not actual photograph.



Virginia Homes Manufacturing Corp.
P. O. BOX 410
BOSTON, VIRGINIA 22917
TELEPHONE 804-738-6107

VIRGINIA SERIES I Split Foyer

Artists conception. Not actual photograph.

VIRGINIA HOMES

Comfortable, Luxurious Living . . .

designed by craftsman with your personal pleasure and family comfort in mind.



VIRGINIA HOMES

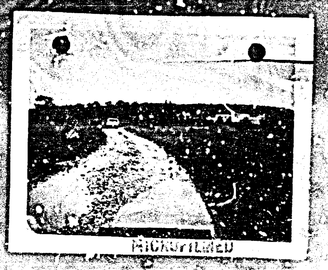
All Virginia Homes are built to conform to the Federal Mobile Home Construction and Safety Standards with a HUD recognized DAPIA / IPIA acting as the third party inspection agency on design and construction.

Any deviations from the above specifications and / or prices must be confirmed in writing by an authorized representative of Virginia Homes Manufacturing Corporation.



Virginia Homes Manufacturing Corp.
P. O. BOX 410
BOSTON, VIRGINIA 22917
TELEPHONE 804-738-6107



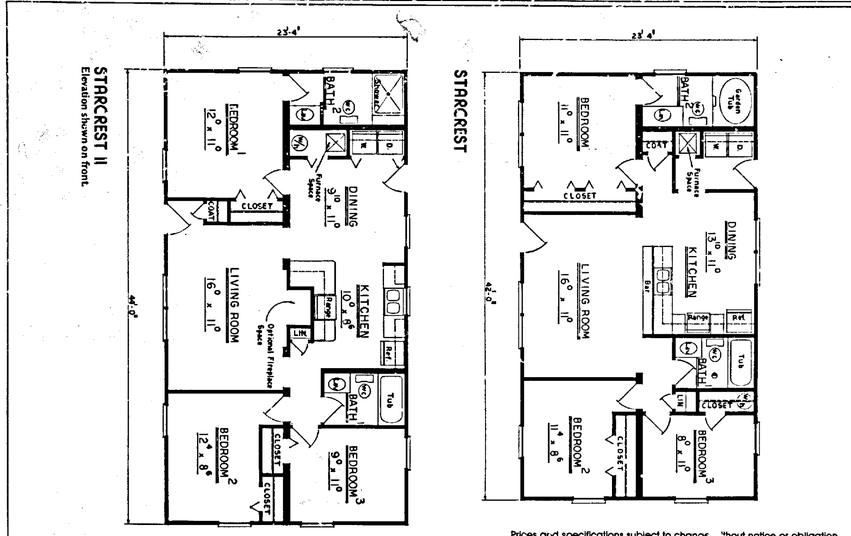


MICROFILMED

FEB 4 1985

Virginia Homes Manufacturing Corp.
P. O. BOX 410
BOYDTON, VIRGINIA 23917
TELEPHONE 804-738-6107

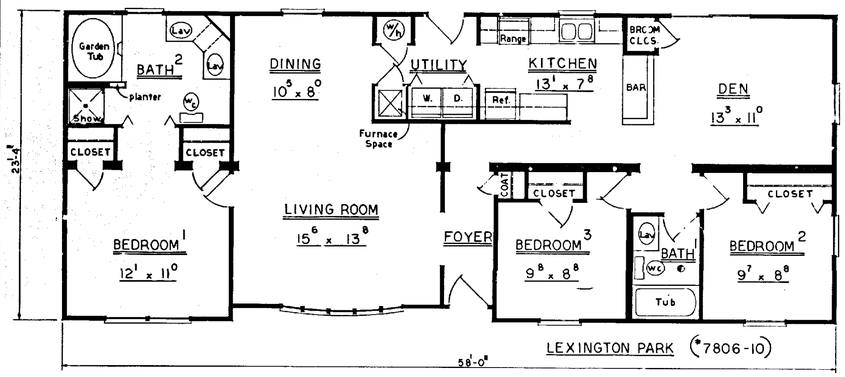
STAR CREST SERIES



Prices and specifications subject to change without notice or obligation.

Virginia Homes Manufacturing Corp.
P. O. BOX 410
BOYDTON, VIRGINIA 23917
TELEPHONE 804-738-6107

LEXINGTON PARK

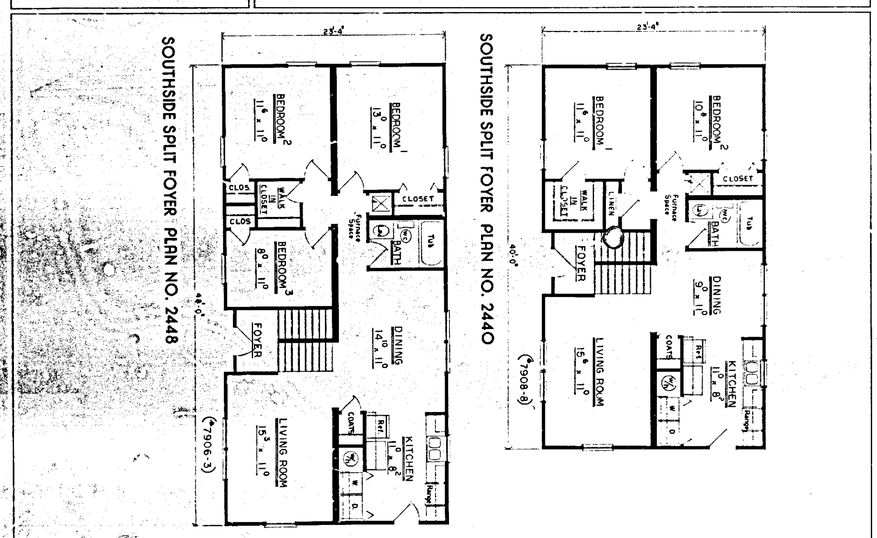


LEXINGTON PARK PLAN NO. 7806-10

Prices and specifications subject to change without notice or obligation.

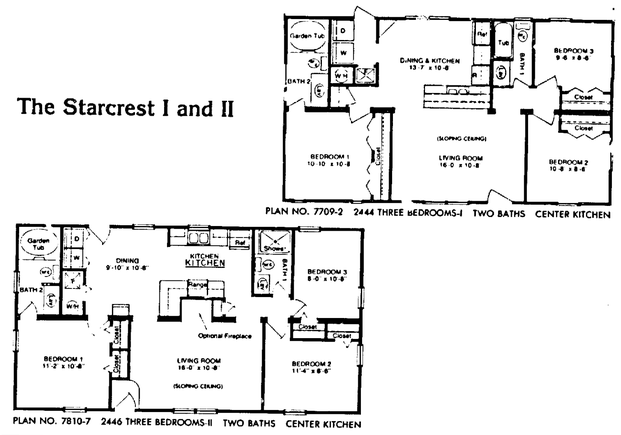
Virginia Homes Manufacturing Corp.
P. O. BOX 410
BOYDTON, VIRGINIA 23917
TELEPHONE 804-738-6107

VIRGINIA SERIES I Split Foyer



Prices and specifications subject to change without notice or obligation.

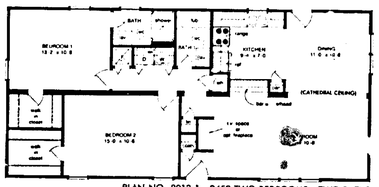
The Starcrest I and II



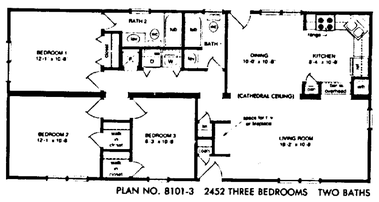
PLAN NO. 7709-2 2444 THREE BEDROOMS-I TWO BATHS CENTER KITCHEN

PLAN NO. 7810-7 2446 THREE BEDROOMS-II TWO BATHS CENTER KITCHEN

The Wintergreen



PLAN NO. 8012-1 2452 TWO BEDROOMS TWO BATHS



PLAN NO. 8101-3 2452 THREE BEDROOMS TWO BATHS

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

OPTIONS AVAILABLE ON DOUBLEWIDES

EXTERIOR

10" Overhang
Dormer Roof
6/6 Window Grills
30/72 Windows with 6/6 Grills
Bronze Windows
Mill Finish Storm Door
Bronze Cross-Buck Storm Door
White Cross-Buck Storm Door
Full View Storm Door
Deluxe Front Door Package:
(Full View Storm Door, Dead Bolt Lock, Viewer and Brass Door Knocker)
Dead Bolt Lock Only
Thermopane Sliding Glass Door
Doorbell
Bow Windows:
Walk-In Bow Windows (3)
Regular Bow 43K
Regular Bow 53K

GUTTER PACKAGE

SIDING

Cedar Lap With ½" Insulation Board
Cedar Reverse Board and Batten
Board and Batten Pine Reverse

ENERGY CONSERVATION

EXTRA INSULATION
R-19 FLOOR — R-30 CEILING — R-38 CEILING
Thermostat Controlled Attic Fan
Fiberglass Heat Duct

Energy Package which includes: 2 x 6 Exterior Walls; R-19 Insulation in Floors and Walls; R-38 Insulation in Ceiling; Thermostat Controlled Attic Fan in Roof; Fiberglass Heat Duct and G. E. Heat Pump.

THE ABOVE AVAILABLE WITH HEAT PUMP OR WITHOUT HEAT PUMP

FIREPLACES

B136 Preway Fireplace
Slate Hearth
Grate
Blower
Brick Face & Hearth
Simulated Brick Chimney Package
Emberduct Fireplace

HEATING AND AIR CONDITIONING

Electric Baseboard Heat with Individual Controls in Each Room
Total Electric with Intertherm Electric Furnace
Total Electric with Coleman Electric Furnace
Total Electric with G. E. Electric Furnace
(ALL THE ABOVE INCLUDE 200 AMP SERVICE)
Heat Pump Ready
(Run 7 Wire Thermostat Wire with Furnace Adaptable to Heat Pump)
3 Ton Air Conditioning

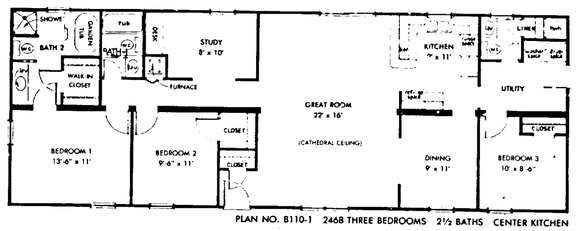
APPLIANCES

17 Cu. Ft. 2-Door Frost Free Refrigerator
17 Cu. Ft. 2-Door Frost Free Refrigerator with Icemaker
Continuous Cleaning Deluxe Electric Range
Deluxe Gas Range
Continuous Cleaning Deluxe Gas Range
Washer
Dryer
Dishwasher
Garbage Disposal
Microwave Oven
Trash Compactor

MISCELLANEOUS

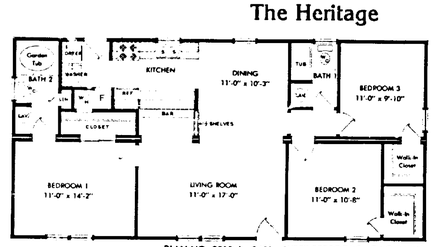
200 AMP Service
Outside Weather Proof Receptacle
Outside Freezeless Water Faucet
40 Gal. Electric Water Heater
40 Gal. Gas Water Heater
52 Gal. Electric Water Heater
Cut-Off Valves Above Floor on all Water Lines
Tub Enclosure
32" Shower Door 48" Shower Door
Exhaust Fan for Bath
Wood Beams
Paddle Fan Paddle Fan with Light
Deluxe Carpet Padding
Skylight
Wainscoting Walls (Chair Rail)
Reverse Floor Plan
Mirrored Closet Doors
Additional Single Lever Faucet

The American Dream

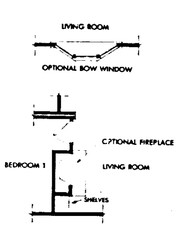


PLAN NO. 8110-1 2468 THREE BEDROOMS 2½ BATHS CENTER KITCHEN

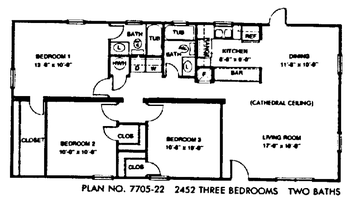
The Heritage



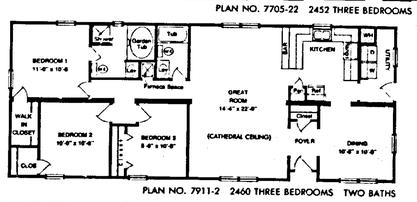
PLAN NO. 8211-6 2452 THREE BEDROOMS TWO BATHS



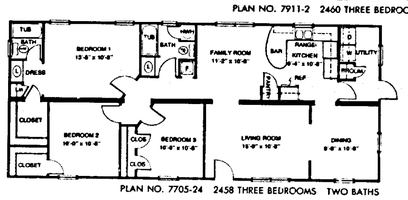
The Modernaire



PLAN NO. 7705-22 2452 THREE BEDROOMS TWO BATHS



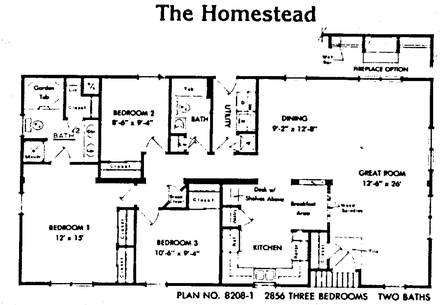
PLAN NO. 7911-2 2460 THREE BEDROOMS TWO BATHS



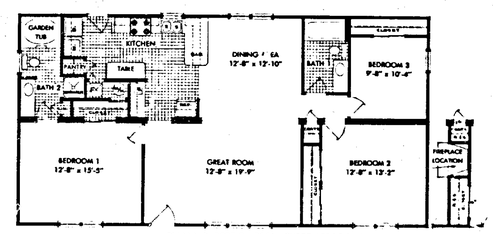
PLAN NO. 7705-24 2458 THREE BEDROOMS TWO BATHS

It is could be the dawn of a bright new day

The Homestead



PLAN NO. 8208-1 2856 THREE BEDROOMS TWO BATHS



PLAN NO. 8207-2 2856 THREE BEDROOMS TWO BATHS

VIRGINIA HOMES MANUFACTURING CORP.
BOYDTON, VIRGINIA

P. O. Box 410 • Boydton, Virginia 23917 • Telephone: (804) 738-6107

STANDARD ITEMS FEATURED ON VIRGINIA HOMES DOUBLEWIDES

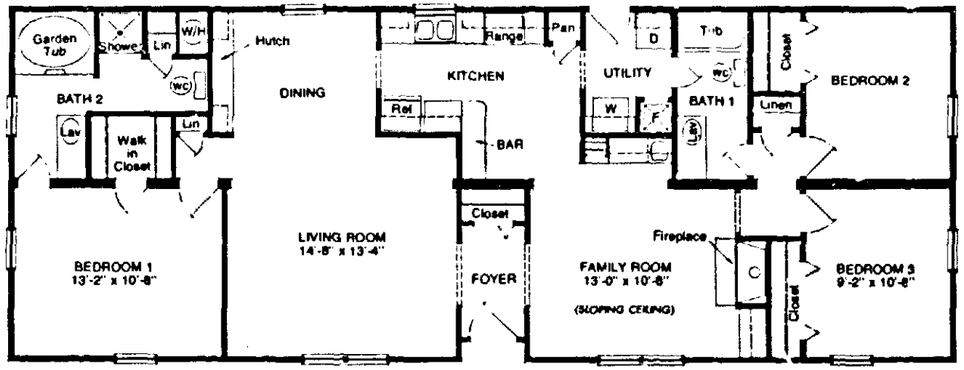
★ STANDARD ITEMS ★

★ BUILT TO HUD SPECIFICATIONS
★ HAND NAILED PANELING AND TRIM
★ AUTOMATIC SMOKE DETECTOR
★ ¼" PANELING AND VINYL COVERED SHEETROCK
★ 7.33 FT. CEILINGS
★ 2.5j-12 PITCH ROOF
★ PLUMBED FOR WASHER AND WIRED FOR DRYER
★ INSULATED WOODGRAIN ALUMINUM SIDING - 8" LAP
★ REMOVABLE HITCH AND AXLES
★ 2" X 6" FLOOR JOIST 16" O. C.
★ 10" STEEL FRAME
★ 235# ASPHALT SHINGLES OVER 2 LAYERS OF 15# FELT
★ 2" X 4" STUDS ON 16" CENTERS ON WALLS

★ SINGLE HUNG WINDOWS AND SELF STORING STORMS WITH REMOVABLE TOP SASH
★ WOOD SHUTTERS COMPLETE
★ HOUSE DOORS ON FRONT AND REAR
★ OUTSIDE DOOR LIGHT FIXTURES AT ALL EXTERIOR DOORS
★ R-11 INSULATION IN FLOORS AND WALLS
★ R-19 INSULATION IN CEILING
★ 100 AMP BREAKER BOX
★ GROUND FAULT CIRCUIT INTERRUPTER
★ 30 GALLON ELECTRIC HOT WATER HEATER
★ FIBERGLASS TUBS IN BOTH BATHS
★ GUN OIL OR LP GAS FURNACE (INTERTHERM)

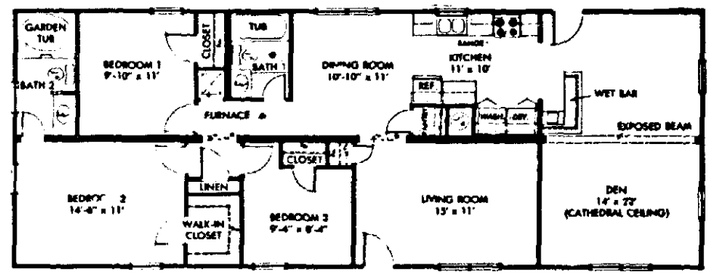
★ DELUXE CARPET IN LIVING ROOM AND ALL 3 BEDROOMS, DINING ROOM, HALL AND DEN IN DEN MODELS
★ VINYL FLOOR COVERING IN KITCHEN, UTILITY AREA AND BOTH BATHS
★ STAINLESS STEEL LEDGE TYPE SINK WITH SINGLE LEVER FAUCET IN KITCHEN
★ 2 DOOR PARTIAL FROST FREE REFRIGERATOR
★ DELUXE ELECTRIC RANGE
★ RANGE HOOD VENTED THROUGH ROOF
★ ONE (1) WEATHERPROOF OUTSIDE RECEPTACLE
★ CUSTOM BUILT CABINETS
★ DELUXE DRAPERY PACKAGE
★ HOUSE TYPE MOULDING WITH WIDE BASEBOARD
★ CABINETS OVER WASHER/DRYER AREA
★ SLOPING CEILING OR CATHEDRAL CEILING PER PLAN

The Southernaire

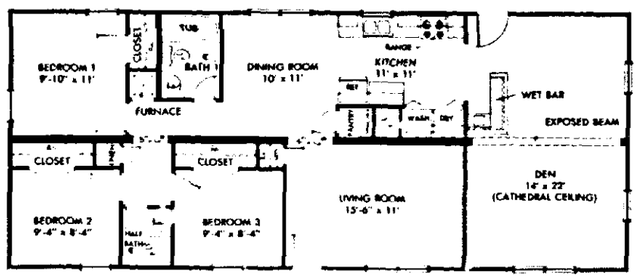


PLAN NO. 7907-9 2464 THREE BEDROOMS TWO BATHS CENTER KITCHEN

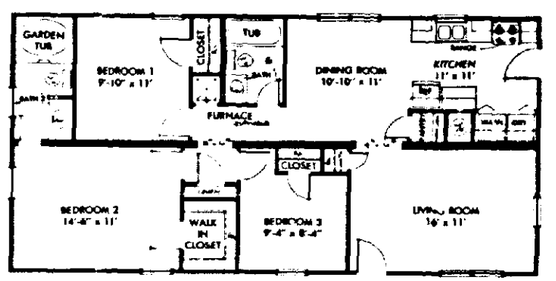
The Park Royale



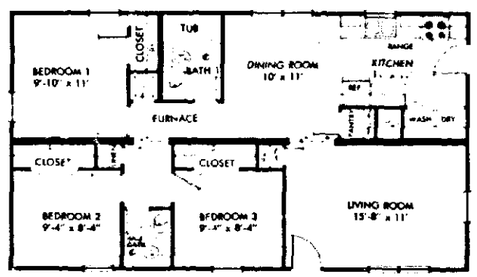
PLAN NO. 7801-2 2464 THREE BEDROOMS TWO BATHS CENTER KITCHEN



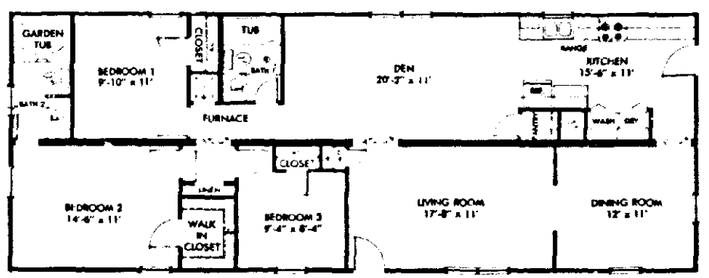
PLAN NO. 7802-9 2458 THREE BEDROOMS ONE BATH CENTER KITCHEN



PLAN NO. 7802-7 2450 THREE BEDROOMS TWO BATHS FRONT KITCHEN



PLAN NO. 7802-5 2444 THREE BEDROOMS ONE BATH FRONT KITCHEN



PLAN NO. 7802-11 2464 THREE BEDROOMS TWO BATHS FRONT KITCHEN

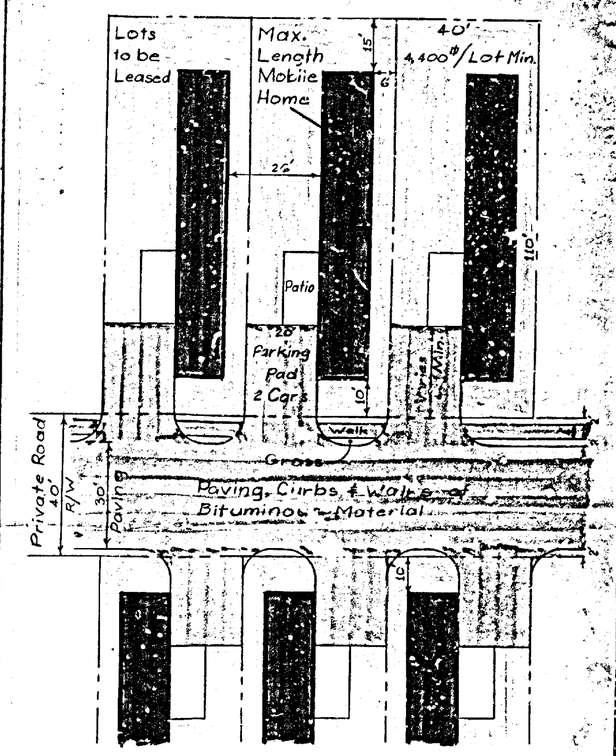
MOBILE HOME PARK
SCHEMATIC DESIGN

DI PASQUALE PROPERTY
15TH ELECTION DISTRICT, MOHRS LANE
BALTIMORE COUNTY, MD.
47.9 ACRES — MH-IM ZONE — 186 UNITS
MAY 4, 1981

WERNER KLUETZ, JR., P.E.
Site Planner and Civil Engineer
6006 Chatham Road
Ellicott City, Maryland 21043
Telephone 301-465-3913

VICINITY MAP
Scale: 1" = 1,000'

HIGHWAY
PULASKI
GENERAL
MOHRS
PUBLIC STREET
PRIVATE DRIVES
Proposed R/W 60'
Exist. R/W 50'
Proposed 42' Paving w/ Curbs
Exist. Club
Carlton Motel
Parking Area
Recreation Vehicle Storage Expansion
Recreation Vehicle Storage
Garage
Exist. Industry to be Service Bldg.
Emergency Access for Mobile Homes
Harvey Salt Co.
Farmers' Market
Commercial
House
Shed
Pool & Club
Parking
Play Area
Gardens
Extra Parking
Woods To Be Saved
Fire Hydrants Proposed
Storm Water Management
Storm Water Mgmt.
Poles
Walk
Horses
BR-CS-1 Zone
ML-CS-1 Zone
ML-IM Zone
BR-IM Zone
MH Zone
BR Zone
E 957,000
E 49,500
N 23,000
N 22,000
N 557,000
X B.M. 152A 89.2
84.8
85.5
94.2
92.5
93.1
0 50'
1" = 50'



TYPICAL
LOT & STREET DETAIL

Scale: 1"=20'

Notes:

1. Mobile Home Pads less than 85' long have their lengths indicated.
2. Mobile Homes and Pads may be used which are smaller than Pad sizes shown.
3. Any Utility Sheds desired by residents must be approved by Mobile Home Park Management before installation.
4. Storm Water Management Ponds shown are schematic designs only and have not been calculated.
5. Parking Data:

Use	No. of Spaces Required	Provided
a. Mobile Home Lots 185 Units x 2 =	370	370
b. Pool =		40
c. Recreation & Visitors (In G.G. 4E. R/W) =		78
d. Recreation Vehicle Storage =		46

6. Curbs 8" wide & 6" high (Bituminous) to be provided around Parking Lots above (Notes 5.b, c, & d).
7. Each mobile home will be connected to public sewer, public water and electricity.
8. Each mobile home will have unobstructed access to a public road.
9. Sec. 424.1 thru Sec. 424.5.1 of the Balto. Co. Bldg. Code shall be complied with and anchorage shall be provided adequate to withstand hurricane force winds.
10. Swimming Pools are to be for use of mobile home park residents and their guests only.
11. The accuracy of this Plat is the same as that accuracy required for a Preliminary Plan of Subdivision. Any minor changes made in this Mobile Home Park design during the Subdivision Approval Process will automatically be permitted by the Zoning Board without a rehearing of the Special Exception Request.
12. A perimeter security fence may be constructed along part or parts or all of the property boundary lines, or at variable setback distances within the property.
13. Recreation & Open Space = 17.3 Ac. Aprox. within PE.

Note: Base Map Compiled from Photogrammetric Map of Baltimore County Metropolitan Area of 1"=200', and from Deeds, Plats and other sources. (Not from a field survey)

PRELIMINARY SITE DESIGN STUDY 3-4-81 4-30-81 1"=50'

PLAT TO ACCOMPANY SPECIAL EXCEPTION FOR

MOBILE HOME PARK

DiPASQUALE PROPERTY

15TH ELECTION DISTRICT, MOHRS LANE

BALTIMORE COUNTY, MD.

47.9 ACRES — MH-IM ZONE — 185 UNITS

MAY 4, 1981 REV. AUG. 24, 1981

WERNER KLOETZLI, JR., P.E.
Site Planner and Civil Engineer
4006 Chatham Road
Ellicott City, Maryland 21043
Telephone 301-465-3912

VICINITY MAP
Scale: 1" = 1,000'

N
0 50'
1" = 50'

REAMES ROAD

54'S Exist.

E 49,500

ML-IM Zone

Storm Water Management

House

Shed

Sheds

Wooded

8'S

S 49° 16' 10" E 135.35'

N 27° 16' 31" E 360.00'

S 87° 31' 00" E 626.05'

J.C. Pardoe & Sons, Inc. Metal Fabricators

F/W

EXISTING WIRES & POLES

Gardens

Open Space 1.6 AC

SETBACK VARIANCE REQUEST

TRANSMISSION

S 29° 23' 20" W

N 29° 23' 20" E

S 20° 08' 10" W 211.36'

S 45° 19' 20" E 642.84'

Putting Green

Extra Parking 12

Open Space 0.6 AC

ML-IM Zone

150.57'

S 55° 36' 40" E

Play Area

Baseball

Softball

Football

Badminton

Extra Parking 13

Horseshoe pits

Barbecues

Walk

Bldgs. to be removed

Face of Cut

Drainage Easement

Storm Water Management

Existing 42" Force Main

18'S Exist.

Gardens

Extra Parking 44

Street Lights

"Tee" Turnarounds 70 Ft. x 30 Ft.

Mobile Home Pads

41.0

40' Min. R/W. Required

Fire Hydrants Proposed

ML-IM Zone

Storm Water Management

Lots to be Leased

Max. Length Mobile Home

40'

4,400 #/Lot Min.

26'

Patio

24' Parking Pad 2 Cars

Walk

Varies 55' Min.

110'

Private Road 40' R/W

30' Paving

Grass

Paving, Curbs & Walks of Bituminous Material

TYPICAL LOT & STREET DETAIL

Scale: 1" = 20'

Note: Base Map Compiled from Photogrammetric Map of Baltimore County, Metropolitan Area of 1"=200', and from Deeds, Plats and other sources (Not from a field survey).

PROP. BASE MAP 4-29-81 1"=50' ±

SITE DESIGN STUDY 5-4-81

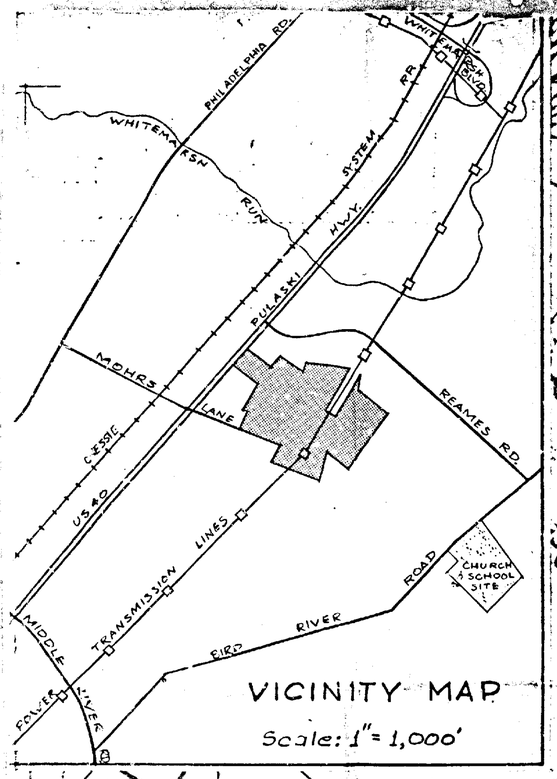
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a. Mobile Home Lots 185 Units x 2 =	370	370
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12. A perimeter security fence may be constructed along part or parts or all of the property boundary lines, or at variable setback distances within the property.
13. Recreation & Open Space = 17.3 Ac. Approx. within R.E.

Petitioner



X B.M. 852
152A
MH Zone
N 557,000
E 84.9

E 49,500

E 557,000

ML-IM Zone

ML-CS-1 Zone

HIGHWAY

PULASKI

GENERAL

U.S. 40

FULLY CHANNELIZED ENTRANCE AS AN ALTERNATE TO EMERGENCY ACCESS

54'R CHAIN & LOCK; METAL POSTS EACH SIDE (SHA TO GIVE HOUSE OCCUPANTS KEY TO LOCK)

Emergency Access for Mobile Homes

S 43° 08' 40"E 348.50'

Adjacent Props. are Wooded

Adjacent Props N 40° 58' 50" E 143.88'

S 49° 00' 10" E 352.35'

Future Recreation Vehicle Storage Expansion

Recreation Vehicle Storage

House and Garage To Remain until Rec. Veh. Stor. Expansion

Industry To Be Service Bldg.

Proposed Fences

Pools

Parking Area

Carlton Motel

Exist. Club

BR-IM Zone

Proposed Culvert

50mm Drainage R/W

Storm Water Management

House

Shed

Commercial

BR-CS-1

CS-1

ML-IM Zone

Harvey Salt Co.

MOHRS

BR-CS-1 Zone

BR-IM Zone

FARMERS MARKET

N 23,000

N 22,000

Pool

Parking

Storm Water M'g'm't.

Play Area

SETBACK VARIANCE REQUEST

Exist. Shed To Remain

Exist. House

5' Widening of R/W

Proposed R/W 60'

Exist. R/W 50'

Proposed 42' Paving w/ curbs

To Remain as a House or Service Bldg.

PUBLIC STREET

PRIVATE DRIVES

Exist Evergreens

Exist Drive

Bldgs. to be removed

Walk

Gardens

Extra Parking

Woods To Be Saved

Fire Hydrants Proposed

N

0 50'
1"=50'

PLAT TO ACCOMPANY SPECIAL EXCEPTION FOR

MOBILE HOME PARK

DiPASQUALE PROPERTY

15TH ELECTION DISTRICT, MOHRS LANE

BALTIMORE COUNTY, MD.

47.9 ACRES — MH-IM ZONE — 185 UNITS

MAY 4, 1981 REV. AUG. 24, 1981

WERNER KLOETZL, JR., P.E.
Site Planner and Civil Engineer
4006 Chatham Road
Ellicott City, Maryland 21043
Telephone 301-465-3912

STATE OF MARYLAND — WERNER KLOETZL — NO. 7494 — PROFESSIONAL ENGINEER

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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

Variance from Section 414.4 to permit trailers to be located within 50' of a road in lieu of 100' and to permit trailers to be located within a minimum distance of 15' from a boundary line in lieu of the required 75'. and other structures

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of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See attached statement to accompany Variance in Special Exception Petition

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 restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Louis DiPasquale
(Type or Print Name)

Louis Di Pasquale
Signature

Mary DiPasquale
(Type or Print Name)

Mary Di Pasquale
Signature

Attorney for Petitioner:

Michael P. Tanczyn
(Type or Print Name)

Michael P. Tanczyn
Signature

501 York Road
Address

Towson, Maryland 21204
City and State

10025 Pulaski Highway
Address Phone No.

Baltimore, Maryland 21220
City and State

687-1796
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

Attorney's Telephone No.: 296-8822

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 19 81, 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 27th day of August, 19 81, at 11:00 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE 6/2/81
BY Louis DiPasquale

Louis DiPasquale, et ux #226
N/S Mohrs Lane, 750' SE of c/l Pulaski Hwy
15th Election District
Petitioner(s) Louis DiPasquale, et ux
Hearing Date: Aug. 27, 1981 at 11:00 A.M.

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the

herein described property for a trailer park

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Louis DiPasquale
(Type or Print Name)

Louis Di Pasquale
Signature

Mary DiPasquale
(Type or Print Name)

Mary Di Pasquale
Signature

Attorney for Petitioner:

Michael P. Tanczyn
(Type or Print Name)

Michael P. Tanczyn
Signature

501 York Road
Address

Towson, Maryland 21204
City and State

10025 Pulaski Highway
Address Phone No.

Baltimore, Maryland 21220
City and State

687-1796
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

Attorney's Telephone No.: 296-8822

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 19 81, 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 27th day of August, 19 81, at 11:00 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

ORDER RECEIVED FOR FILING
DATE 6/2/81
BY Louis DiPasquale

10. A revised site plan, incorporating the above restrictions, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE Mar. 12, 1981
BY Louis DiPasquale

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 18, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

RE: Item No. 226
Petitioner - Louis DiPasquale, et ux
Special Exception & Variances

Dear Mr. Tanczyn:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

The subject property, located at the termination of Mohrs Lane and having frontage on Pulaski Highway, in the 15th Election District consists of 47.9 acres that is presently improved with two dwellings, garage, shed and industrial buildings. Adjacent properties are improved with dwellings to the northeast and south, while a motel and commercial uses exist to the west and southwest.

Because of your clients' proposal to develop this property as a trailer park, the special exception is required, while variances to allow trailers and other structures (proposed pool) to be located closer to the street and tract boundary lines are also requested.

In accordance with our meeting on June 17th with you, your engineer, Mr. Kloetzli, and members of this committee, the proposed development was discussed in detail. At that time revisions were requested, and I was waiting all comments before writing this letter. As of this writing, I have still not received comments from Mr. Michael Flanigan, Department of Traffic Engineering. In view of this, I suggest that you and/or your engineer personally contact Mr. Flanigan at 494-3554 in order to obtain his comments prior to revising the site plans.

As was discussed at this meeting, it is your intention that the proposed layout may change at a later date. In view of this and at the time of the scheduled hearing, this matter should be thoroughly discussed.

Item No. 226
Louis DiPasquale, et ux
Special Exception & Variances
August 18, 1981
page 2

In addition to any revisions that may be required by the enclosed comments, the revised site plan should also depict the existing zoning and the areas where the variances are requested. In addition, since "extra parking" and a "putting green" are proposed on Y.L. zoned land, within the transmission right-of-way, this also should be discussed at the hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Chm.

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Werner Kloetzli, Jr.
4006 Chatham Road
Ellicott City, Md. 21043

BALTIMORE COUNTY
TOWSON, MARYLAND 21204

EMIL E. PORTH, P.E.
DIRECTOR

July 8, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #226 (1980-1981)
Property Owner: Louis & Mary DiPasquale
N/S Mohrs Lane 750' S/E from centerline of Pulaski Hwy.
Acres: 47.935 District: 15th

Dear Mr. Hammond:

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:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 331 (1969-1970) and Item 10 Zoning Cycle V (April-October 1979) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 226 (1980-1981).

Very truly yours,

Robert A. Morton

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

23 & 24 NE 22 & 34 Pos. Sheets
M-SE Key Sheet
NE 6 I Topo
82 Tax Map

Attachments

May 2, 1979

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

Re: Item #10 (Cycle V-April - October 1979)
Property Owner: Louis & Mary DiPasquale
N/S Mohrs Lane 750' S/E of c/l Pulaski Hwy.
Existing Zoning: M.L.-I.M.
Proposed Zoning: M.L.-I.M. with a special exception for a mobile trailer park
Acres: 47.935 District: 15th

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 in conjunction with the Zoning Advisory Committee review for Item 331 (1969-1970), 71-118-A.

Highways:

Pulaski Highway (U.S. 40) 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.

Mohr's Lane, an existing public road, is proposed to be improved in the future as a 60-foot closed section roadway on a 70-foot wide right-of-way. Highway right-of-way widening, including any necessary revertible or non-revertible easements, will be required in connection with any grading or building permit applications or development of this property.

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

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.