

83-224-X 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 trailer.

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 _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s):
RAYMOND ZINKHAN
(Type or Print Name)
Signature _____
CORR. ZINKHAN
(Type or Print Name)
Signature _____
3400 Blenheim Road
Address
Phoenix, Maryland 21131-666-1245
City and State Phone No.
Name, address, and phone number of legal owner, contract purchaser or representative to be contacted
Gerard V. Caldwell, Jr., Esquire
Name
7701 Belair Road 668-7742
Address
Baltimore, Md. 21236
City and State Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of February, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of March, 1983, at 9:45 o'clock A.M.

Gerard V. Caldwell, Jr.
Zoning Commissioner of Baltimore County.

ECO-NO. 1

(over)

Gerard V. Caldwell, Jr., Esquire
7701 Belair Road
Baltimore, Md. 21236

Purdum & Jeschke
1023 N. Calvert Street
Baltimore, Md. 21202

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 25th day of February, 1983.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Raymond Zinkhan, et ux

Petitioner's Attorney Gerard V. Caldwell, Jr. Respected by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1983

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

ofo
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

Gerard V. Caldwell, Jr., Esquire
7701 Belair Road
Baltimore, Maryland 21236

RE: Item No. 128 - Case No. 83-224-X
Petitioner - Raymond Zinkhan, et ux
Special Exception Petition

Dear Mr. Caldwell:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Purdum & Jeschke
1023 N. Calvert Street
Baltimore, Md. 21202

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of Manor Rd., 1,710' NW of
the Centerline of Carroll Manor Rd.,
10th District : OF BALTIMORE COUNTY

RAYMOND ZINKHAN, et ux, : Case No. 83-224-X
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 therefor,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of March, 1983, a copy of the foregoing

Order was mailed to Gerard V. Caldwell, Jr., Esquire, 7701 Belair Road, Baltimore, MD

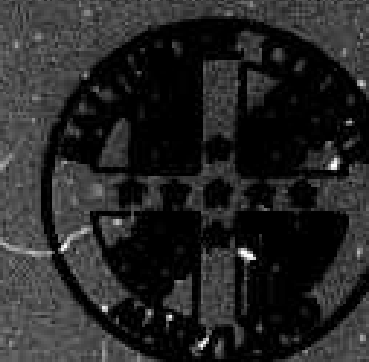
21236, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 3, 1983

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

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.

Highways:

Manor Road, an existing public road, is proposed to be further improved in the future on a 70-foot right-of-way.

Sediment Control:

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

Storm Drains:

Drainage courses traverse this property. Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 83-224-X
SUBJECT: Raymond Zinkhan, et ux
Date: March 18, 1983

There are no comprehensive planning factors requiring comment on this petition.

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess

Item #128 (1982-1983)
Property Owner: Raymond & Cora Zinkhan
Page 2
March 3, 1983

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is located beyond the Baltimore County Metropolitan District and the Comprehensive Metropolitan Facilities Planning Area. The Baltimore County Water Supply and Sewerage Plans W and S-11A, as amended through January 1982, indicate respectively, "No Planned Service" in the area.

Very truly yours,

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

RAM:EAM:FWR:ss

U-NE Key Sheet
74-75 NE 17 Pos. Sheets
NE 19 E Topo
44 Tax Map

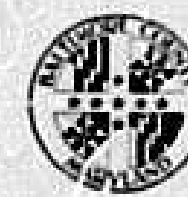
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

1. The petitioners propose to place a trailer on the site to be used as a residence by their daughter and her family. The subject property is zoned R.C.2 and contains approximately 20 acres. The petitioners stated that the property is unsuitable for agricultural purposes, i.e., timber or other crops, and has never been used for such.
2. The protestant testified that wood has been removed recently and that there is marketable timber on the site. Further, the site is suitable for agriculture and the proposed use is inconsistent with both the spirit of the regulations and with the current general agricultural and residential uses in the area.
3. The requirements of Section 502.1 of the Baltimore County Zoning Regulations have not been met and, as such, the proposed trailer would be detrimental to the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of May, 1983, that the Petition for Special Exception for a trailer is hereby DENIED.

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



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 25, 1983

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

ZAC - January 4, 1983
Item Nos. 126, 127, 128, 129, 130, and 131.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 126, 127, 128, 129, 130, and 131.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/ccm

Jan. 28, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 128, Zoning Advisory Committee Meeting of Jan 4, 1983

Property Owner: Raymond + Cora Zinkhan

Location: NE/S Manor Rd District: 10

Water Supply: Private Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities 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, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

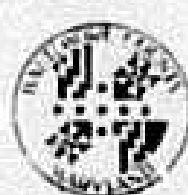
SS 20 1082 (1)

Zoning Item # 128
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until _____
() Revised plans must be submitted prior to approval of the percolation tests.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others: 1) Prior to approval of the Trailer Permit, satisfactory soil percolation tests must be conducted and a water well drilled. The well must meet all requirements set forth by the Baltimore County Dept. of Health.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)
N/A



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 21, 1983

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: Raymond and Cora Zinkhan

Location: NE/S Manor Road 1710' N/W from centerline of Carroll Manor Road

Item No.: 128 Zoning Agenda Meeting of January 4, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Charles E. Burnham* 1-24-83
Planning Group
Special Inspection Division

Noted and

Approved: *Charles E. Burnham*
Fire Prevention Bureau



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 128 Zoning Advisory Committee Meeting

are as follows:

Property Owner: Raymond + Cora Zinkhan
Location: NE/S Manor Road 1710' N/W from centerline of Carroll Manor Road.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a trailer.

Area: 20.09
District: 10th

The items checked below are applicable:

- X. All structures shall conform to the Baltimore County Building Code 1961/Ordinance 111-1-31 REQUIREMENTS FOR CONSTRUCTION OF BUILDINGS and other applicable Codes.
- X. A building and other miscellaneous permits 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.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X. 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 fireproof door is required if construction is on the lot line. See Table 101, line 2, Section 1007 and Table 1009.
- X. Requested variances/conflicts with the Baltimore County Building Code, Section/s 603.0.
- 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.
- X. 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/cross requirements of Table 505 and the required construction classification of Table 101.
- X. Comments: An mobile homes are not usually constructed in a manner which is compatible with the Building Code. It cannot usually be classified as a dwelling. For this reason, Section 603.0 is provided to control the use, construction and location of mobile homes. See also Section 101.5.

NOTE: These comments reflect only on the information provided by the drawings 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., 21204.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rvj

PGM 02-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 4, 1983

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

Z.A.C. Meeting of: January 4, 1983

RE: Item No: 126, 127, 128, 129, 130, 131
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

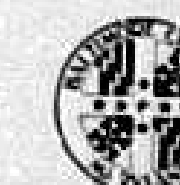
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

KNP/bp



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 10, 1983

Gerard V. Caldwell, Jr., Esquire
7701 Belair Road
Baltimore, Maryland 21236

RE: Petition for Special Exception
NE/S of Manor Rd., 1,710' NW
of the center line of Carroll
Manor Rd. - 10th Election District
Raymond Zinkhan, et ux - Petitioners
NO. 83-224-X (Item No. 128)

Dear Mr. Caldwell:

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

Very truly yours,

Jan M. H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Alfred Herman
13813 Ansari Lane
Baldwin, Maryland 21013

Mr. Larry Morgan
Greater Jacksonville Association, Inc.
P.O. Box No. 126
Phoenix, Maryland 21131

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

ORDER RECEIVED FOR FILING

DATE May 19, 1983
BY *John P. Sauer*
ADMINISTRATIVE ASSISTANT

JK/mb/cm

March 2, 1983

Gerald V. Caldwell, Jr., Esquire
7701 Belair Road
Baltimore, Maryland 21236

NOTICE OF HEARING
Re: Petition for Special Exception
NE/S of Manor Rd., 1,710' NW of the
centerline of Carroll Manor Road
Raymond Zinkhan, et ux - Petitioners
Case No. 83-224-X

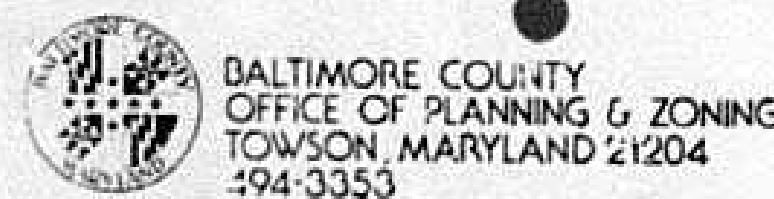
TIME: 9:45 A.M.

DATE: Thursday, March 31, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland


ZONING COMMISSIONER OF
BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 18, 1983

Gerald V. Caldwell, Jr., Esquire
7701 Belair Road
Baltimore, Maryland 21236

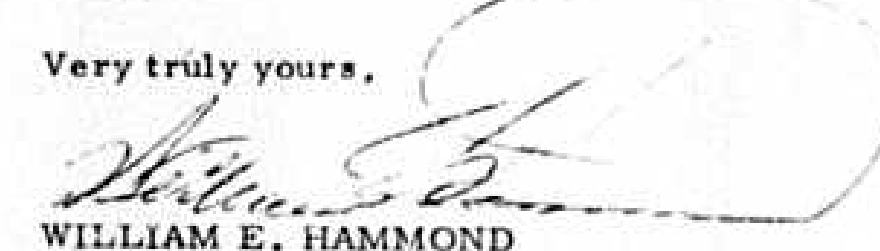
Re: Petition for Special Exception
NE/S Manor Rd., 1,710' NW of the
c/l of Carroll Manor Rd.
Raymond Zinkhan, et ux - Petitioners
Case No. 83-224-X

Dear Mr. Caldwell:

This is to advise you that \$79.05 is due for advertising and posting
of the above property.

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

Very truly yours,


WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

DESCRIPTION

TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
PROPERTY OF RAYMOND AND CORA ZINKHAN
10TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in the centerline of Manor Road, said point
being distant 1,710 feet more or less northwesterly from the intersection formed by the
centerline of Manor Road and the centerline of Carroll Manor Road and running thence
binding along the centerline of Manor Road, the seven (7) following courses and
distances, viz.:

- (1) North 39° 41' 50" West 37.03 feet,
- (2) North 38° 12' 20" West 70.64 feet,
- (3) North 36° 27' 20" West 85.05 feet,
- (4) North 34° 29' 00" West 80.78 feet,
- (5) North 32° 04' 20" West 54.52 feet,
- (6) North 27° 35' 20" West 38.51 feet, and
- (7) North 24° 15' 51" West 46.53 feet, thence leaving said centerline and running
the three (3) following courses and distances, viz.:

- (1) North 55° 50' 30" East 437.17 feet,
- (2) North 20° 40' 40" West 253.96 feet, and
- (3) South 69° 52' 10" West 424.06 feet to a point in the aforesaid centerline of
Manor Road, thence binding along said centerline the four (4) following courses and
distances, viz.:

- (1) North 20° 07' 49" West 46.55 feet,
- (2) North 26° 35' 54" West 124.59 feet,
- (3) North 33° 17' 53" West 102.61 feet, and
- (4) North 41° 12' 00" West 74.17 feet, thence leaving said centerline and running
the six (6) following courses and distances, viz.:

Revised 2-25-83
#128

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS

1023 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21202

Page 1 of 2

DESCRIPTION

TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
PROPERTY OF RAYMOND AND CORA ZINKHAN
10TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

- (1) North 31° 34' 50" East 33.97 feet,
- (2) South 73° 20' 10" East 163.77 feet,
- (3) South 70° 20' 10" East 204.60 feet,
- (4) North 21° 39' 50" East 731.75 feet,
- (5) South 51° 41' 08" East 1,039.54 feet, and
- (6) South 43° 01' 47" West 1,277.50 feet to the point of beginning
containing 20.09 acres of land more or less.

BEING that parcel of land which by deed dated September 30, 1980 and recorded
among the Land Records of Baltimore County, Maryland in Liber E.H.K. Jr. 8212 at
Folio 076 was conveyed by Gerard V. Caldwell to Raymond Zinkhan and Cora Zinkhan,
his wife.

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS

1023 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21202

Page 2 of 2

PETITION FOR SPECIAL EXCEPTION

10th Election District

ZONING: Petition for Special Exception
LOCATION: Northeast side of Manor Road, 1,710 ft. Northwest of the
centerline of Carroll Manor Road
DATE & TIME: Thursday, March 31, 1983 at 9:45 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

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

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

Hearing Date: Thursday, March 31, 1983 at 9:45 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

William L. Hermann
714 Stoneleigh Road
Baltimore, Maryland 21212

April 5, 1983 ZONING DEPARTMENT

Ms. Jean M. Jung
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Raymond Zinkhan, et ux
Special Exception Petition No. 83-224-X

Dear Ms. Jung:

Enclosed please find three letters pertaining to the above indicated petition.

It is quite clear to us that such an exception would be inconsistent with the
purposes of the subject property's zoning classification, and the spirit and intent
of the zoning regulations.

We realize that your decision must be made in the context of regulations per-
taining to RC-2 zoning; the complexities of which appear to us to require a special-
ized knowledge in order to properly present our position in protest of the proposed
special exception. We therefore request that no decision be made by you at this
time and that the hearing of March 31, 1983 be continued in order for us to present
our position in a more thorough and sophisticated manner.

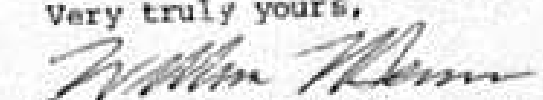
We hope that you will consider this request, especially in light of testimony
on March 31 by witnesses on both sides of this issue that on at least two occasions
of undetermined length, the notification sign was not visible.

We also believe that a personal inspection by you of the property and surrounding
area would be most beneficial to you in evaluating the situation.

By certified mail, as per your request, copies of all documentation have been
submitted to Mr. Gerard V. Caldwell, Jr.

Additionally, copies of the correspondence have been submitted to Mr. Eugene W.
Gallagher.

Very truly yours,


William L. Hermann
For himself, Alfred Hermann, III
and Mrs. Alfred Hermann, Jr.

Greater Jacksonville Association inc.

P. O. BOX No. 126

PHOENIX, MARYLAND 21131

April 5, 1983

Ms. Jean M. Jung
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Raymond Zinkhan, Et Ux
Special Exception Petition
No. 83-224-X

Dear Ms. Jung:

The Greater Jacksonville Association represents the interests of approximately
250 property owners in the Greater Jacksonville area, which includes the Zinkhan
property.

It was not possible for a representative of our Association to attend the March 31,
1983 hearing due to inadequate prior notice; primarily caused by the notification
sign not being in evidence.

This Association is opposed in principle to zoning exceptions for trailers any-
where in Baltimore County, and especially in the Greater Jacksonville area. Such
an exception would be inconsistent with the best interests of both the agricul-
tural and residential property owners in our area.

Therefore, on behalf of the entire community, and on behalf of the 250 families
who comprise our membership, we, the Greater Jacksonville Association, urge you
to rule against this special except'on on the grounds that it is parocnial and
not in the best interests of the community at large.

We regret that, due to the short notice involved, that we were not able to
appear before you in person to present our position. We sincerely appreciate the
opportunity to present our position to you in written form and should you deem it
necessary, would be pleased to have our representative meet with you firsthand at
some later date to answer any further questions that you may have regarding our
position.

For the community,


Larry Morgan
President, Greater Jacksonville Assn.

cc: Mr. Eugene W. Gallagher
Sixth Councilmanic District
Second Floor, Old Courthouse, Towson, MD. 21204

Clarence E. Elbrich
4704 Carroll Manor Road
Baltimore, Md. 21013
April 6, 1983

Ms. Jean M. Jung
County Office Bldg.
111 W. Chesapeake Ave.
Towson, Md. 21204

RE: Raymond Zinkhan
Special Exception
Petition No. 83-224-X

I have been a resident of the Carroll Manor
area (1/2 mile from the subject property) for
approximately 30 years I own live on,
and actively work a 32 acre farm I also
regularly farm other parcels of land in
the immediate area (including the adjacent
"Hermann" 30 acre tract for the last 6-7
years), and am very familiar with the
Zinkhan property.

There is absolutely no question in my
mind that area of the proposed trailer
is viable agricultural land in all
respects. Existing timber has economic
value and could be harvested profitably
(indeed, Mr. Zinkhan has already harvested
considerable timber) after which the
ground would be tillable, and with
normal fertilization procedures, could

I am opposed to this exception,
and would have been present at the
hearing had I known of the proposal.
Even though I pass the Zinkhan
property regularly, (sometimes more
than once daily), I saw no sign
indicating that the hearing was to be
held.

Very Truly Yours
Clarence E. Ellrich
C.E. Ellrich
7704 Carroll Manor Rd.
Baldwin, Md. 21013
Mary F Ellrich

TOWSON, MD., March 10, 1983.

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 in each~~ one time ~~one time~~ before the 31st day of March, 1983, the ~~last~~ publication appearing on the 10th day of March, 1983.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

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

Revised Plans: _____
Change in outline or description: Yes _____ No _____
Map # _____

Reviewed by: Mar
Previous case: _____

12812 Anwarisone
Baldwin, Md. 21013
April 4, 1983

Dear Sir

№ 83-224-X

My attention has been drawn to a petition to place a trailer (mobile home) on Ransom Zink's property, which is within a mile or less from my property.

intended to protect the
installation of mobile homes
in this W. Councilman's Dist
(10th dist. 10th dist.). It will
not remove the responsibility
on the value of property and
tax base of Baltimore County

Yours truly

Edward S. Rüster

CERTIFICATE OF PUBLICATION

TOWSON, MD. 3/15 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 7th day of March 1983.

THE TOWSON TIMES

Cost of Advertisement, \$ 35.⁰55

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 10 Date of Posting 3/12/53
 Posted for: Petitioner for Special Exception
 Petitioner: Raymond E. Fisher, Clerk
 Location of property: 2633 Manor Rd., 1710' west of
the centerline of Laurel Manor Rd.
 Location of Signs: front of property (across Manor
Rd.)
 Remarks: _____
 Posted by Harold G. Gorman Date of return: 3/18/53
 Signature _____
 Number of Signs: 1

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

No. 117312

DATE 3/31/83 ACCOUNT R-01-615-000

AMOUNT \$79.05

RECEIVED FROM Raymond Zinkhan
Advertising & Posting Case no. 55-224-X

FOR

G 0517*****7905b 0318A

