Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 30, 1999

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
P. O. Box 5517
Towson, MD 21285-5517

Dear Mr. Hoffman:

RE: Spirit and Intent, Proposed Office and Manufactured Home Display, Williams Estates, 15th Election District

Thank you for your letter of June 18, 1999 to W. Carl Richards, Zoning Supervisor. This correspondence has been referred to me for reply.

You requested confirmation that the proposed relocation of the sales office and two display homes (from the western corner of Eastern Avenue and Benjies Road to the east portion of the intersection) is within the spirit and intent of Zoning Cases 66-185-X, 70-184-ASPH, and 84-283-A.

Based upon the information you have submitted, please be advised that the Zoning Office will consider the relocation of said buildings as within the spirit and intent of the granted zoning relief, on the basis that the new location is within the documented area approved via the referenced zoning hearings, and provided that all proposed buildings meet the minimum and current setback and parking standards or relief that was granted in those hearings. It appears that the setbacks and parking do not meet that criteria and all improvements must be modified prior to final zoning approval.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Mitchell J. Kellman
Planner II
Zoning Review

MJK:ggs

c: Zoning Cases 84-283-A, 70-184-ASPH, 66-185-X

Come visit the County's Website at www.co.ba.md.us

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069215

DATE [illegible] ACCOUNT [illegible]

AMOUNT $ [illegible]

RECEIVED FROM: Venable, Baetjer & Howard

FOR: Williams Estates

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

[illegible]

VENABLE, BAETJER AND HOWARD LLP
Attorneys at Law
210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200 Fax (410) 821-0147
www.venable.com

MEMBER OF
MERIDIAN 500
WORLDWIDE NETWORK
LAW FIRMS

VENABLE

Robert A. Hoffman
(410) 494-6262

June 18, 1999

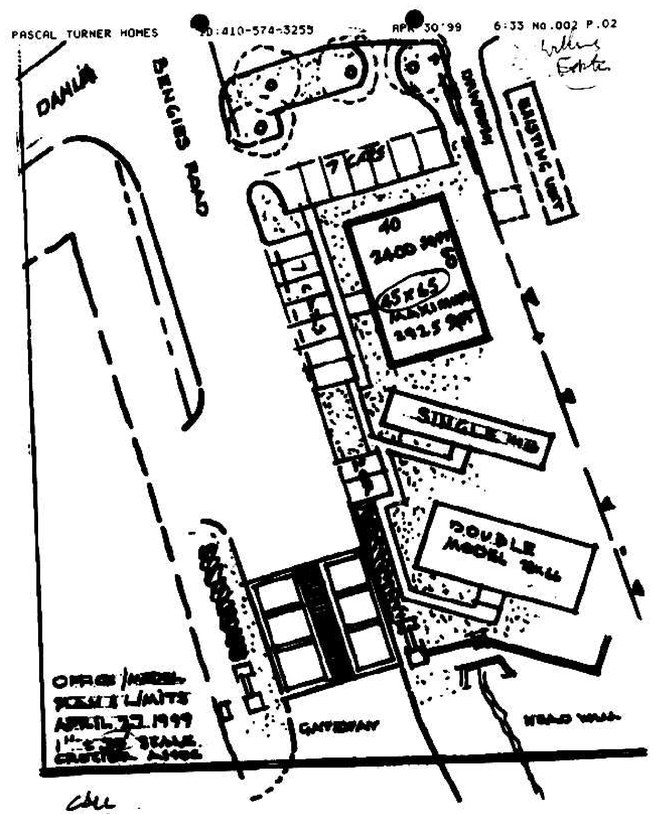
W. Carl Richards, Jr.
Zoning Supervisor
County Office Building - 1st Floor
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Williams Estate
Proposed Office and Manufactured Home Display

Dear Mr. Richards:

As we discussed in our meeting several weeks ago, the owner of the manufactured home park, Wiliams Estates, located along Eastern Avenue and Benjies Road wishes to relocate the sales office and two display homes from the western corner of Eastern Avenue and Benjies Road to the east portion of the intersection. Additionally, the owner is changing and improving the entrance to the community with a "gateway" as shown on the attached drawing.

I have reviewed each of the zoning cases that are applicable to this portion of the Williams Estates Manufactured Home Park. The most recent case, 92-460-SPHA was to permit a space of 20 feet from side-to-side and to permit a space of 16 feet from rear-to-rear on one unit in lieu of the required 25 feet. There was an additional special hearing to amend the Special Exceptions granted in case No. 66-185-A and to amend and add the variances granted in Case No. 70-184 ASPH and Case No. 84-283A. I asked the engineer for the project at GW Stephens, Jr. to take each of the site plans from each of the referenced cases and draw the proposed sales office and display home onto the site plans that were submitted as part of those cases. Please keep in mind that although the special hearing and variances in the most recent case were granted by the Zoning Commissioner and the Circuit Court for Baltimore County, the relief was ultimately denied by the Court of Special Appeals of Maryland.



VENABLE

Because an office and display homes are basically being located across the street, I would submit that the proposed relief is clearly within the spirit and intent of the zoning relief that has already been granted on the site.

I have enclosed a check for $40.00 to cover your administrative cost to review.

Yours truly,

Robert A. Hoffman

RAH:sm

TOHDOCS1 RAH01#0192012

PENN CENTRAL RAILROAD

ZONED MH-IM

EXISTING MAINTENANCE BUILDING

EXISTING STORAGE YARD
ZONED MH-IM

RECREATION AREA
3.2 Ac±

BUCKBOARD LANE 50' WIDE

EXISTING HONEYSUCKLE (PRIVATE) LANE 50' WIDE

EXISTING WAGON TRAIN ROAD

RENTAL OFFICE & COMMUNITY CENTER
1 Ac±

RODEO DRIVE 50' WIDE

RODEO CIRCLE (PRIVATE) 50' WIDE

COWHIDE CIRCLE (PRIVATE) 50' WIDE

ROUNDUP ROAD

WHEEL HOUSE ROAD

DAHLIA LANE

CONESTAGA ROAD

WHISTLE STOP ROAD

TRAILWAY ROAD

WAGON ROAD

COVERED BRIDGE ROAD

BENGIES ROAD

ZONED OAKDALE MH-IM
EXISTING MOBILE HOME PARK

LARIAT ROAD (PRIVATE) 50' WIDE

DRAINAGE & UTILITY EASEMENT

EXISTING STORM WATER MANAGEMENT

POINT OF BEGINING

ZONED DR 5.5

ML-IM

DR 5.5

BAY COACH CIRCLE

OPEN SPACE

CARROLL ISLAND ROAD

EASTERN AVENUE

EXIST 30' WIDE PAVED ROAD

EXIST 30' WIDE PAVED ROAD

TYPICAL UNIT SPACING
SCALE = 1" = 50'

TABULATION

ZONED ML-IM W/SPECIAL EXCEPTION FOR TRAILER PARK #66-195X

GROSS AREA = 89.419 Ac±

NET AREA = 86.924 Ac±

EXISTING SPACES - 557

PROPOSED SPACES - 587

GROSS DENSITY - $\frac{587}{89.419}$ = 6.56

NET DENSITY - $\frac{587}{86.924}$ = 6.75

MINIMUM AREA PER SPACE - 5000 SF

TYPICAL SPACE - 44' x 90'

TYPICAL UNIT 24' x 60'
14' x 70'

VARIANCE TO SECTION 414.5 TO PERMIT A SPACE OF 20 FEET FROM SIDE TO SIDE AND TO PERMIT A SPACE OF 15 FEET FROM REAR TO REAR OF UNIT IN LIEU OF REQUIRED 25 FEET. SPECIAL HEARING TO AMEND SPECIAL EXCEPTION GRANTED IN CASE #66-195 AND TO AMEND AND ADD TO THE VARIANCES GRANTED IN CASE # 70-184 ASPH AND CASE # 84-285 A.

#487

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER & DEVELOPER
WILLIAMS ESTATES MARYLAND PARTNERSHIP
5100 EASTERN AVENUE
BALTIMORE MARYLAND 21220
574-8666

NOTE:- SEE FOLLOWING ZONING CASES
66-195 X
70-184 ASPH
84-285-A

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE

WILLIAMS ESTATES

ZAC JR-55/101

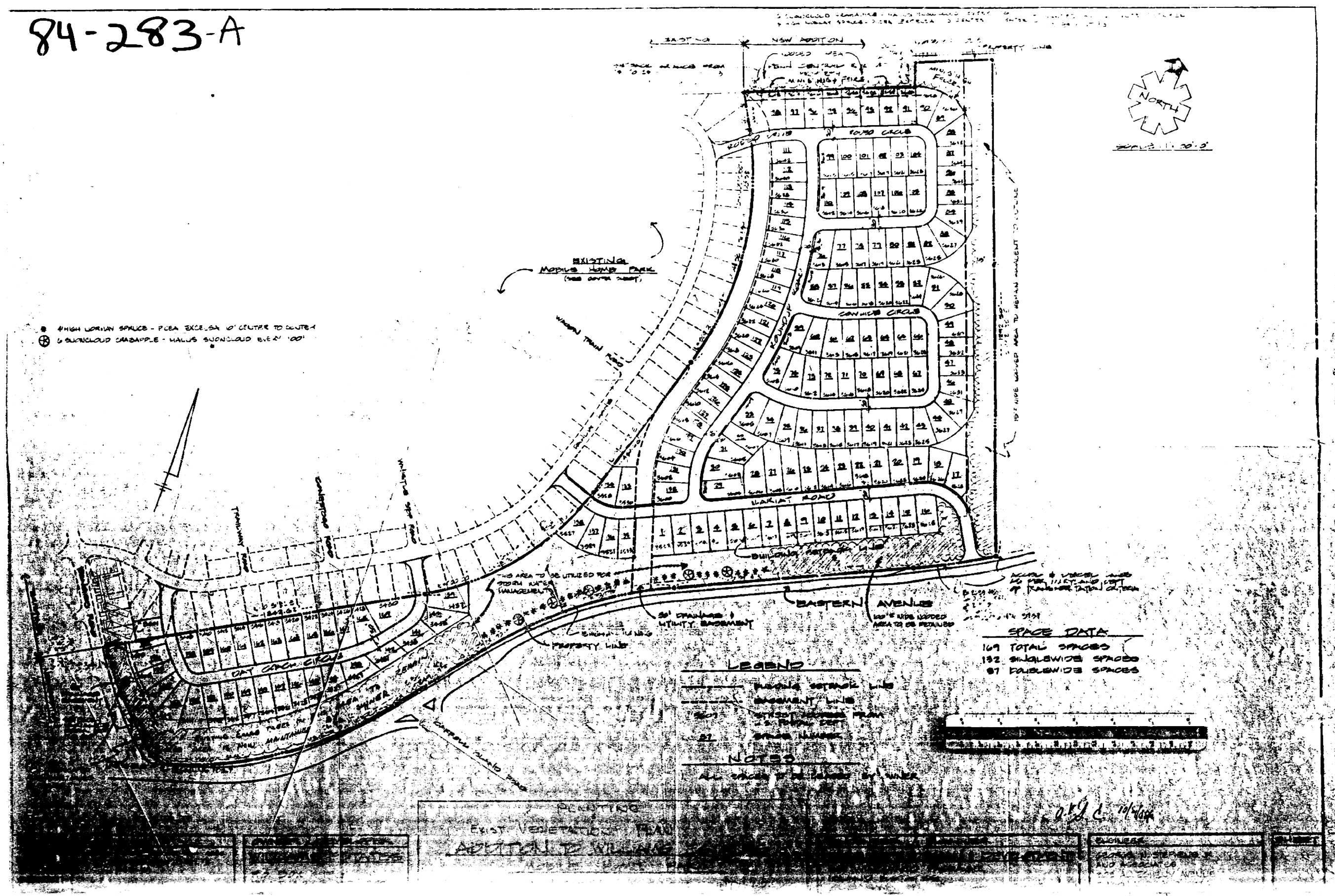
16th ELECTION DISTRICT. BALTIMORE COUNTY MARYLAND

SCALE 1" = 100' DATE - APRIL 26th, 1982

SHEET 2 OF 2

MICROFILMED

84-283-A


NEW ADDITION
EXISTING MOBILE HOME PARK
ROUND CIRCLE
CONVICTS CIRCLE
MARIAT ROAD
DAY CARE CIRCLE
EASTERN AVENUE
PROPERTY LINE
NORTH
SPACE DATA
169 TOTAL SPACES
132 SINGLEWIDE SPACES
37 DOUBLEWIDE SPACES
LEGEND
NOTES
PLANTING
EXIST VEGETATION PLAN
APPROVED TO WILLIAMS

PETITION FOR ZONING VARIANCE 84-283-A

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 (1) to permit a 60 foot setback from Bengies Road instead of the required 100 feet for lots 151 through 157 and (2) to permit a 25 setback from the north boundary line adjacent to the Penn Central Railroad property instead of the required 75 feet for lots 91 through 98.

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

(1) The 60 foot setback will allow mobile homes to within 10 feet of an existing 50 foot drainage easement along Bengies Road. Variance was granted to permit 25 foot setback immediately adjacent north of this area.
(2) There is an existing wooded buffer area 62.6 feet in width between the north boundary line and the main Penn Central Railroad right of way.

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): Williams Estates
(Type or Print Name)
Signature
William T. Poole
(Type or Print Name)
Signature
P. O. Box 4996 — 574-8666
Address — Phone No.
Baltimore, Maryland — 21220
City and State

Attorney for Petitioner:
John B. Howard
(Type or Print Name)
Signature
210 Allegheny Avenue
P.O. Box 5517
Address
Towson, MD., 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
Name
210 Allegheny Ave. — 823-4111
P.O. Box 5517 — 823-4111
Address — Phone No.

Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March, 19 84, 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 25th day of April, 19 84, at 1:30 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
Date 3/27/84
By May Compagni/Clerk

Williams Estates
NE/cor. Eastern Avenue and Bengies Rd.
15th
84-283-A
Item #201

PETITION FOR ZONING VARIANCE 84-283-A

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 (1) to permit a 60 foot setback from Bengies Road instead of the required 100 feet for lots 151 through 157 and (2) to permit a 25 setback from the north boundary line adjacent to the Penn Central Railroad property instead of the required 75 feet for lots 91 through 98.

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

(1) The 60 foot setback will allow mobile homes to within 10 feet of an existing 50 foot drainage easement along Bengies Road. Variance was granted to permit 25 foot setback immediately adjacent north of this area.
(2) There is an existing wooded buffer area 62.6 feet in width between the north boundary line and the main Penn Central Railroad right of way.

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): Williams Estates
(Type or Print Name)
Signature
William T. Poole
(Type or Print Name)
Signature

Attorney for Petitioner:
John B. Howard
(Type or Print Name)
Signature
210 Allegheny Avenue
P.O. Box 5517
Address
Towson, MD., 21204
City and State

P. O. Box 4996 — 574-8666
Address — Phone No.
Baltimore, Maryland — 21220
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
Name
210 Allegheny Avenue
P.O. Box 5517 — 823-4111
Address — Phone No.

Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March, 19 84, 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 25th day of April, 19 84, at 1:30 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE 84-283-A

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 (1) to permit a 60 foot setback from Bengies Road instead of the required 100 feet for lots 151 through 157 and (2) to permit a 25 setback from the north boundary line adjacent to the Penn Central Railroad property instead of the required 75 feet for lots 91 through 98.

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

(1) The 60 foot setback will allow mobile homes to within 10 feet of an existing 50 foot drainage easement along Bengies Road. Variance was granted to permit 25 foot setback immediately adjacent north of this area.
(2) There is an existing wooded buffer area 62.6 feet in width between the north boundary line and the main Penn Central Railroad right of way.

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): Williams Estates
(Type or Print Name)
Signature
William T. Poole
(Type or Print Name)
Signature

Attorney for Petitioner:
John B. Howard
(Type or Print Name)
Signature
210 Allegheny Avenue
P.O. Box 5517
Address
Towson, MD., 21204
City and State

P. O. Box 4996 — 574-8666
Address — Phone No.
Baltimore, Maryland — 21220
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
Name
210 Allegheny Avenue
P.O. Box 5517 — 823-4111
Address — Phone No.

Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March, 19 84, 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 25th day of April, 19 84, at 1:30 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

cc: George W. Stephens, Jr. & Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204

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

Your petition has been received and accepted for filing this 21st day of March, 1984.

ARNOLD JABLON
Zoning Commissioner

Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Petitioner: Williams Estates
Petitioner's Attorney: John B. Howard

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

April 13, 1984

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Item No. 84-283-A (Item No. 201)
Petitioner - Williams Estates
Variance Petition

Dear Mr. Howard:

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.

In view of your client's proposal to expand the existing trailer park within the original boundaries of Case #66-185-X, which granted the existing use, these variances are required.

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
Chairman
Zoning Plans Advisory Committee

NBC:mch

Enclosures

cc: George W. Stephens, Jr. & Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: April 11, 1984

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

SUBJECT: Williams Estate, 84-283-A

Please note that the proposed development is in conflict with the Master Plan; i.e., it is in the path of a proposed alignment of Whitemarsh Boulevard.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #201 (1983-1984)
Property Owner: Williams Estates
N/E corner Eastern Ave. and Bengies Rd.
Acres: 31.7 District: 15th

Dear Mr. Jablon:

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:

This property (Project 9296) was reviewed by the Baltimore County Joint Subdivision Planning Committee December 13, 1979.

Baltimore County Bureau of Public Services provided Preliminary Plan comments to the Petitioner June 16, 1980, with additional comments provided the Petitioner September 29, 1983.

Additional State Highway Administration comments were provided the Baltimore County Bureau of Public Services regarding White Marsh Boulevard June 30, 1980, November 23, 1981 and August 26, 1983.

All of the above comments 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 201 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:ss

Encls.

I-NE & Z-NW Key Sheets — 15-17 NE 34-42 Pos. Sheets
NE 4 & 5 J & K Topo — 83 & 91 Tax Maps

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 ~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will/will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should/not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of May, 1984, that the herein Petition for Variance(s) to permit a 60 foot setback from Bengies Road in lieu of the required 100 feet for Lots 153 through 157 and a 25 foot setback from the north boundary line adjacent to the Penn Central Railroad property in lieu of the required 75 feet for Lots 91 through 98, in accordance with the site plan prepared by George W. Stephens and Associates, dated January 18, 1984, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Landscaping shall be provided along Bengies Road and wooded areas shall be retained along Eastern Avenue and the east side of the site. A landscaping plan shall be submitted to and approved by the Current Planning and Development Division.
2. A fence, a minimum of 6 feet high shall be installed along the north property line adjacent to Lots 89 through 98 with evergreens and deciduous trees planted along the entire length of the fence.
3. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning.

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

ORDER RECEIVED FOR FILING
DATE May 4, 1984
BY Mary Campagna (Clerk)
Administrative Assistant

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 ~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will/will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should/not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of May, 1984, that the herein Petition for Variance(s) to permit a 60 foot setback from Bengies Road in lieu of the required 100 feet for Lots 153 through 157 and a 25 foot setback from the north boundary line adjacent to the Penn Central Railroad property in lieu of the required 75 feet for Lots 91 through 98, in accordance with the site plan prepared by George W. Stephens and Associates, dated January 18, 1984, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Landscaping shall be provided along Bengies Road and wooded areas shall be retained along Eastern Avenue and the east side of the site. A landscaping plan shall be submitted to and approved by the Current Planning and Development Division.
2. A fence, a minimum of 6 feet high shall be installed along the north property line adjacent to Lots 89 through 98 with evergreens and deciduous trees planted along the entire length of the fence.
3. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning.

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

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 ~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will/will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should/not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of May, 1984, that the herein Petition for Variance(s) to permit a 60 foot setback from Bengies Road in lieu of the required 100 feet for Lots 153 through 157 and a 25 foot setback from the north boundary line adjacent to the Penn Central Railroad property in lieu of the required 75 feet for Lots 91 through 98, in accordance with the site plan prepared by George W. Stephens and Associates, dated January 18, 1984, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Landscaping shall be provided along Bengies Road and wooded areas shall be retained along Eastern Avenue and the east side of the site. A landscaping plan shall be submitted to and approved by the Current Planning and Development Division.
2. A fence, a minimum of 6 feet high shall be installed along the north property line adjacent to Lots 89 through 98 with evergreens and deciduous trees planted along the entire length of the fence.
3. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning.

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

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

RECEIVED
AUG 31 1983
DEVELOPERS ENGINEERING DIVISION
BUREAU OF PUBLIC SERVICES

August 26, 1983

G. Williams Stephens & Assoc.
303 Allegheny Avenue
P.O. Box 6828
Towson, Md. 21204

Att: Mr. Charles K. Stark

Re: A. V. Williams Trust
S/S Ebeneezer Road
W/S Earls Road, Proposed
White Marsh Blvd. (Extended)
(Route 43) U.S. Route 40
to Md. Route 150

Dear Mr. Stark:

On review of your submittal of 7-25-83 requesting any revision in the proposed eastern alignment of White Marsh Blvd., the State Highway Administration - Bureau of Project Planning and Bureau of Planning & Program Development offers the following comments.

"Project Planning" -

The referenced section of Md. 43, from U.S. 40 to Md. 150 is not included as a part of our current Project Planning studies for Md. 43 which extends from I-95 to U.S. 1. However, note that the referenced section of Md. 43 is included in the 1980 Highway Needs Inventory - Secondary, Baltimore.

"Planning & Program Development" -

The 1983 Highway Needs Inventory 1982 updated lists an improvement in the Secondary Section as follows: Md. 43 from U.S. 40 to Md. 150 at Carroll Island Road; multi-lane construct. This project is not included in the Consolidated Transportation Program and we have no official alignment to base comments on. We still would like to keep the corridor open but it is up to Baltimore County.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. C. Stark -2- August 26, 1983

If you have any questions, please do not hesitate to call this office or Mr. Ron Moon at 659-1106 of S.H.A. Project Planning or Mr. Ron Spalding at 659-1127 of S.H.A. Planning & Program Development.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. R. Morton
Mr. R. Moon
Mr. R. Spalding

Maryland Department of Transportation
State Highway Administration

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

RECEIVED
DEC 1 1981
DEVELOPERS DESIGN APPROVAL SECTION
BUREAU OF PUBLIC SERVICES

November 23, 1981

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Maryland 21204

Re: Williams Trailer Park
N/S Eastern Ave. (Route 150)
opposite Carroll Island Rd.
(White Marsh Blvd.)

Dear Mr. Morton:

On review of the site plan (Williams Trailer Park) by the State Highway Administration, the Bureau of Planning & Program Development's updated comments are as follows.

White Marsh Blvd.-Md. Route 43 extended from Pulaski Highway-Md. Route 40 to Eastern Avenue-Md. Route 150 at Carroll Island Road is shown in the Maryland State Highway Needs Inventory-1981 Secondary Section. It has the lowest priority in the Highway Needs Inventory and is not in the Maryland Transportation Program or the Consolidated Transportation Program.

It is a long range planning concept and the State Highway Administration could not purchase any right of way for protection purposes.

If Baltimore County is intent on approving the plan than the State Highway Administration can see no way to keep the corridor open.

Therefore, the State Highway Administration feels that all protection to the White Marsh corridor should be undertaken by Baltimore County if possible.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. E. McDonough
Mr. E. Bober
Mr. H. Kassoff
Mr. W.K. Lee, III

My telephone number is (301)659-1350
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Maryland Department of Transportation
State Highway Administration

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

RECEIVED
JUL 9 1980
DEVELOPERS DESIGN APPROVAL SECTION
BUREAU OF ENGINEERING

June 30, 1980

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: Williams Trailer Park
N/S Eastern Ave. (Route 150)
opposite Carroll Island Rd.
(Whitemarsh Blvd.)
Baltimore County Project
#9256

Dear Mr. Morton:

The State Highway Administration had reviewed this matter on January 16, 1980.

The site is affected in its entirety and is in the Twenty Year Needs Study. It is not included in any funded program and the State is not in a position to acquire the proposed R/W.

We are concerned about development in this area and believe that the reservation should be retained.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. E. McDonough
Mr. E. Bober
Mr. C. Stark
Mr. W.K. Lee, III
Mr. H. Kassoff

My telephone number is (301)383-4320
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 29, 1983

RECEIVED
SEP 30 1983
DEVELOPERS ENGINEERING DIVISION
BUREAU OF PUBLIC SERVICES

Williams Estate, Inc.
8660 Pulaski Highway
P.O. Box 836
Baltimore, Maryland 21203

Re: Williams Trailer Park
District 15 C5

Gentlemen:

The plan for the referenced subdivision has been reviewed and comments are enclosed for your information and guidance as provided by the following agencies:

1. Office of Current Planning & Development comments dated August 15, 1983.
2. Health Department comments dated August 2, 1983.
3. State Highway Administration comments dated August 1, 1983 and September 19, 1983.

These comments are based on information as shown on the plan and are subject to change and/or addition with submission of a more complete plan. They shall not be construed to indicate approval, which is obtained only with the signatures of authorized County officials on the plan itself.

DIVISION OF LAND DEVELOPMENT COMMENTS:

House numbers for each lot must be shown on the plat. They may be obtained in Room 323 of the Baltimore County Office Building.

Very truly yours,
Robert A. Morton
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:CEB:jhn
Attachments

cc: G. W. Stephens, Jr. & Assoc., Inc., 303 Allegheny Ave., Towson, Md., 21204
E. McDonough
E. Bober
File

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE 15, 1983

PROJECT NAME: Addition to Williams Estates
COUNCIL & ELECTION DISTRICT XV-149

PLAN
PLAN EXTENSION
REVISED PLAN XXXXXXXXXXXXXXXXX
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated July 18, 1983, and has the following comments:

The revised road layout is satisfactory as it pertains to the requirements of this office. This is not a material amendment to the plan previously approved on November 11, 1981; therefore, a County Review Group Meeting is not required.

The existing wooded areas should be retained as much as possible along Eastern Avenue and the 75' setback area along the East property line. Screening and landscaping should be provided wherever site preparation renders the above impossible.

The term "lots" should be revised to "spaces". It must be noted on the plan that the "spaces" are for lease.

Revised density calculations should be shown on this plan.

The previous Zoning Petition Case Numbers should be shown on this plan

The note regarding the setback variance from 75' to 25' for the eight lots along the Penn Central Railroad should be revised to clarify that the variance is to be requested in the future. Since the eight spaces back up to the railway, it is recommended that a fence be provided along the rear property line for the safety of the future residents.

The minimum setback from Bengies Road is 100 feet. The plan shows a setback of 50 feet which will need a variance from this requirement. It appears that the setbacks for these spaces were not varianced under Zoning Case No. 70-184ASPH.

Susan Carrell

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

September 19, 1983

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Maryland 21204

Re: A.V. Williams Estate
"Williams Trailer Park"
N/S Eastern Ave. (Route 150)
opposite Carroll Island Road
Project #9296

Dear Mr. Morton:

The State Highway Administration is providing additional comments to the letter of August 1, 1983 to clarify comments of the Joint Subdivision Planning Committee Meeting of December 13, 1979.

The proposed intersection at Roundup Road and Eastern Avenue must be improved with channelized intersection as stated below.

The proposed 30' roadway must show a channelized access of S.H.A. Type "A" concrete curb and gutter with a distance of 24' from the centerline at Eastern Avenue to the face of curb.

The radii must be 30' with acceleration and deceleration lanes at 195' full width and 230' taper.

The proposed R/W must be shown as 80' (40' each side of centerline).

A by-pass lane must be constructed opposite Roundup Road that consists of a 150' taper, 150' full width paving (24' from centerline) and 100' full width paving (24' from centerline) with a 150' taper for adequate access to the site.

All work within the S.H.A. Right of Way must be through permit with the posting of a $35,000.00 bond.

My telephone number is (301)659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

September 19, 1983

Mr. R. A. Morton

The developer's engineer G.W. Stephens & Assoc. has provided this office with material for a Hydraulic Review now in progress.

Attached for your review is a sketch of the proposed improvements.

Very truly yours,

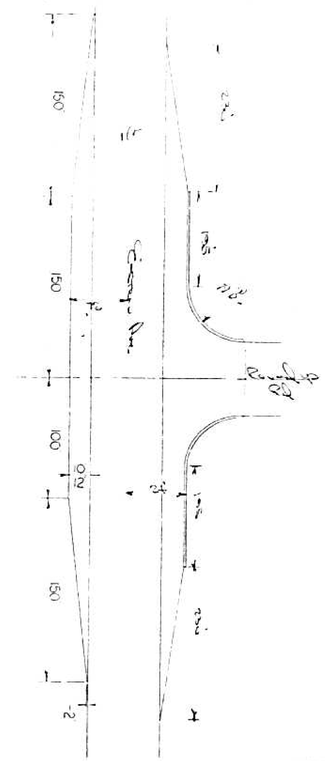
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:vrd

By: George Wittman

Attachment

cc: G.W. Stephens & Assoc. (Att.: Mr. C. Stark)



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

AUG 4 1983
BUREAU OF PUBLIC SERVICES

August 1, 1983

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Revised Preliminary to "Williams Trailer Park"
N/S Eastern Ave., Route 150
Opposite Carroll Island Rd.
(White Marsh Blvd. Extended)
Project #9296

Dear Mr. Morton:

The submittal of 7-26-83 was reviewed by the State Highway Administration - Bureau of Planning & Program Development and all comments to the letter of 11-23-81 (copy attached) remain unchanged.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

November 23, 1981

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Maryland 21204

Re: Williams Trailer Park
N/S Eastern Ave. (Rou... 150)
Opposite Carroll Island Rd.
(White Marsh Blvd.)

Dear Mr. Morton:

On review of the site plan (Williams Trailer Park) by the State Highway Administration, the Bureau of Planning & Program Development's updated comments are as follows.

White Marsh Blvd.-Md. Route 43 extended from Pulaski Highway-Md. Route 40 to Eastern Avenue-Md. Route 150 at Carroll Island Road is shown in the Maryland State Highway Needs Inventory-1980 Secondary Section. It has the lowest priority in the Highway Needs Inventory and is not in the Maryland Transportation Program or the Consolidated Transportation Program.

It is a long range planning concept and the State Highway Administration could not purchase any right of way for protection purposes.

If Baltimore County is intent on approving the plan than the State Highway Administration can see no way to keep the corridor open.

Therefore, the State Highway Administration feels that all protection to the White Marsh corridor should be undertaken by Baltimore County if possible.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:vrd

By: George Wittman

cc: Mr. M. McDonough
Mr. H. Dober
Mr. H. Rassoff
Mr. N.E. Lee, III

August 2, 1983
Date

COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Addition to Williams Estates (Williams Trailer Park)
Subdivision Name, Section and/or Plat

Williams Estates — George W. Stephens & Assoc
Developer and/or Engineer

Middle River	10 (15 P 1 new)	31	Public	Public
Watershed	No. of Lots or Units	Total Acreage	Water	Sewer

COMMENTS ARE AS FOLLOWS:

___ Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

___ Soil percolation tests have been conducted. Revised plans, ___ must be submitted prior to approval of plats, ___ are not required and the plat can be approved as submitted. Contact this office at 494-2762 for more complete information.

X Public sewers must be utilized and/or extended to serve the property.

___ No sewage disposal area shall be located within ___ feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

___ Wells must be located a minimum distance of ___ from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

X Public water must be utilized and/or extended to serve the property.

___ Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

___ Sewage disposal areas must not be placed on slopes of 25% or greater.

COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

X A Hydrogeological Study and Environmental Effects Report for this subdivision, ___ must be submitted, ___ must be updated, ___ can be waived, ___ must be revised. X Are not Required.

___ A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

___ Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

___ The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

X This plan can be approved as submitted.

___ This plan cannot be approved at this time. See checked revisions and/or comments.

August 2, 1983

SS 782

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

RECEIVED
JUN 18 1980
DEVELOPERS DESIGN APPROVAL SECTION
BUREAU OF ENGINEERING

HARRY J. PISTEL, P.E.
DIRECTOR

June 16, 198

William Estates Inc.
P.O. Box 4996
Baltimore, Maryland 21220

Re: Williams Trailer Park
District 15

Gentlemen:

The preliminary plan for the referenced subdivision has been reviewed and comments are enclosed for your information and guidance as provided by the following agencies:

1. Bureau of Engineering comments dated 2/22/80.
2. Office of Current Planning and Development comments dated 6/11/80.
3. Bureau of Engineering supplementary comments dated 3/21/80.
4. Department of Traffic Engineering comments dated 1/28/80.
5. Department of Recreation & Parks comments dated 1/25/80.
6. Fire Department comments dated 1/23/80.
7. State Highway Administration comments dated 1/16/80.

These comments are based on such information as shown on the preliminary plan and are subject to change and/or addition with submission of a more complete plan. They shall not be construed to indicate tentative approval, which is obtained only with the signatures of authorized County officials on the plan itself.

DIVISION OF LAND DEVELOPMENT COMMENTS:

Upon compliance with the enclosed comments, the plan may be submitted for tentative approval.

In order to process this project in accordance with current procedure, a fee is being charged for processing. The fee is determined by the number of units. For processing this plan to tentative approval, the Developer shall submit a certified or cashiers check in the amount of $829.00, payable to Baltimore County, Maryland, for 162 units. The Developer shall be responsible to pay the fees for subsequent steps to Baltimore County in accordance with procedure as the project is processed.

The Developer is cautioned to review the provisions of Bill #178-79 to determine its impact on this development proposal before continuing subdivision process.

Very truly yours,

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

RAM:GEB:bjn
cc: G.W. Stephens, Jr., & Assoc.
303 Allegheny Ave. 21204
Messrs. McDonough, Bober, Stafford
Permits & Licenses
File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: June 11, 1980

FROM: CURRENT PLANNING AND DEVELOPMENT

PROJECT NAME: Addition to Williams Estate	PRELIMINARY PLAN XXXXXXXXXX
PROJECT NUMBER:	TENTATIVE PLAN
LOCATION	DEVELOPMENT PLAN
COUNCIL & ELECTION DISTRICT XV—149 C-5	FINAL PLAT

The Office of Current Planning and Development has reviewed the subject plat of which there are 31.7 acres of which there are 164 lots presently zoned M.L and has the following comments:

Type of paving for roadways

The setbacks from Eastern Avenue must be a minimum of 100' from the widening line.

The trailers along the north property will require a variance to the required 75 foot setback.

The type of screening must be indicated on the plan.

John L. Wimbley
Planner III

BALTIMORE COUNTY, MARYLAND

TO: Robert Morton
Bureau of Public Services

DATE: January 28, 1980

FROM: C. Richard Moore
Department of Traffic Engineering

SUBJECT: Subdivision Review Comments

PROJECT NAME:	Williams Trailer Park	PRELIMINARY PLAN:	xxxx
PROJECT NUMBER:	9296	TENTATIVE PLAN:	
LOCATION:	Eastern Avenue, north of Carroll Island Road	DEVELOPMENT PLAN:	
DISTRICT:	15C5	FINAL PLAT:	

The plan as shown appears satisfactory as it pertains to this department, however the access points on Eastern Avenue must be approved by the State Highway Administration.

C. Richard Moore
Assistant Traffic Engineer

CRM/GMJ/mjo

BALTIMORE COUNTY, MARYLAND

Subject: Subdivision Review Comment Date: 1/25/80

From: Recreation and Parks

Project Name: WILLIAMS TRAILER PARK	Preliminary Plan
Project Number: 9296	Tentative Plan
Location:	Development Plan
District: 15, C-5	Final Plat

COMMENTS:

ML Zoning - No O.S. required.

Local Open Space provided will suffice.

Albert R. Sveda
Facilities Coordinator

Form 200 6/21/73

BALTIMORE COUNTY, MARYLAND

DATE: January 23, 1980

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

PROJECT NAME Williams Trailer Park	PRELIMINARY PLAN
PROJECT NUMBER: 9296	TENTATIVE PLAN
LOCATION: Eastern Avenue & Duncan Road	DEVELOPMENT PLAN
DISTRICT: 15 C5	FINAL PLAT

1. Plan fails to indicate hydrant as being provided at 750 foot intervals along Dayscoch Circle.

Maryland Department of Transportation
State Highway Administration

RECEIVED
JAN 18 1980
BUREAU OF LAND DEVELOPMENT

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

January 16, 1980

Mr. Robert A. Morton
Bureau of Public Services
County Office Building Rm 213
Towson, Md. 21204

Re: Williams Estates Trailer Park
N/S Eastern Ave. opposite
Carroll Island Rd.
White Marsh Blvd.

Dear Mr. Morton:

The State Highway Administration has reviewed the matter of affects to the site by the proposed highway improvement and the following was revealed:

As mentioned at the Joint Subdivision Planning Committee meeting, the site is affected in it's entirety. Although the project is listed in the Twenty Year Needs Study, it is not included in any funded program. Therefore, the state is not in a position to acquire the proposed right of way. We are, however, concerned about development taking place in an area that was formerly reserved for highway improvements. We believe that the reservation should be retained.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:mah

cc: Mr. E.A. McDonough
Mr. Eugene Bober
Mr. C. Stark
Mr. W.K. Lee 111
Mr. Hal Kassoff

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

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

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

3/19/84

Re: Zoning Advisory Meeting of [illegible]
Item # [illegible]
Property Owner: [illegible]
Location: [illegible]

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(✓)There are no site planning factors requiring comment.
( )A County Review Group Meeting is required.
( )A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
( )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
(✓)A record plat will be required and must be recorded prior to issuance of a building permit.
( )The access is not satisfactory.
( )The circulation on this site is not satisfactory.
( )The parking arrangement is not satisfactory.
( )Parking calculations must be shown on the plan.
( )This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
(✓)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( )The amended Development Plan was approved by the Planning Board on
( )Landscaping should be provided on this site and shown on the plan.
( )The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
( )The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(✓)Additional comments:
Tentative Plan was approved by Planning Board 11/01/84. It is recommended that a study be made along the rear yards line of lots 91-95 for the safety of the future students. Wooded area must be retained along Eastern Ave. along 75' setback area on east side of the site. Screening should be provided along Bengies Rd. Potential Master Plan conflict with right of way for White Marsh Blvd.

Eugene A. Bober
Chief, Current Planning and Development

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

February 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 2-7-84
ITEM: #201.
Property Owner: Williams Estates
Location: NE/Cor. Eastern Avenue, Route 150, and Bengies Road
Existing Zoning: M.L.-IM
Proposed Zoning: Variance to permit 60' setback from Bengies Road in lieu of the required 100' for lots 153 through 157 and to permit 25' off-set from the north boundary line adjacent to the Penn Central Railroad property in lieu of the required 75' for lots 93 through 98.
Acres: 31.7
District: 15th

Dear Mr. Jablon:

On review of the revised submittal of 1-13-84 requesting variancer at Bengies Road and the Penn Central Railroad, the State Highway Administration finds the proposal generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Feb 29, 1984
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 201, Zoning Advisory Committee Meeting of Feb 7, 1984

Property Owner: Williams Estates

Location: NE/Cor. Eastern Avenue District 15

Water Supply public Sewage Disposal public

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 # 201 Zoning Advisory Committee Meeting of Feb 7, 1984
Page 2

( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

( ) Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768

( ) Soil percolation tests (have been/must be) conducted.
( ) The results are valid until _____
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) 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 and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

(✓) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

(✓) Others Variance requests regarding distances have the approval of this office.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

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

STEPHEN E. COLLINS
DIRECTOR

March 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 195, 196, 197, and 201. ZAC- February 7, 1984.
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 195, 196, 197, and 201.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 1[illegible], 1984

Mr. Willi[illegible] and
Zoning Com[illegible]ioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Williams Estates

Location: NE/Cor. Eastern Avenue and Bengies Road

Item No.: 201 Zoning Agenda: Meeting of February 7, 1984

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 750 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.

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

REVIEWER: [illegible] Kelly 2-14-84
Planning Group
Special Inspection Division

Noted and Approved: George M. Wegmann
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

February 7, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 201 Zoning Advisory Committee Meeting are as follows:

Property Owner: Williams Estates
Location: NE/Cor. Eastern Avenue and Bengies Road
Existing Zoning: M.L. -IM
Proposed Zoning: Variance to permit 60' setback from Bengies Road in lieu of the required 100' for lots 153 through 157 and to permit 25' off-set from the north boundary line adjacent to the Penn Central Railroad property in lieu of the required 75' for lots 91 through 98.
Acres: 31.7
District: 15th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building/ & other / miscellaneous 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. Non-reproduced seals and signatures are required on Plans and Technical Data.

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

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1406, also Section 503.2.

F. Requested variance appears to conflict 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, then 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 505 and the required construction classification of Table 401.

I. Comments - Please review Section 623.0 for the limited Code requirements for mobile homes. New mobile home units also require a State Registration Seal.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

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

Date: February 2, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 7, 1984

RE: Item No: 195, 196, 197, 198, 199, 200, 201 & 202.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/lh

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE Corner Eastern Ave. &
Bengies Rd., 15th District : OF BALTIMORE COUNTY

WILLIAMS ESTATES, : Case No. 84-283-A
Petitioner

: : : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 5th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., P. O. Box 5517, Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman

PETITION MAPPING PROGRESS SHEET

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

Reviewed by: DT
Previous case: 66-185 X, 70-184ASPH

Revised Plans:
Change in outline or description ___Yes ___No
Map # _____

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

ARNOLD JABLON
ZONING COMMISSIONER

May 2, 1984

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Petition for Variances
NE/corner of Eastern Ave. and Bengies Rd. - 15th Election District
Williams Estates - Petitioner
No. 84-283-A (Item No. 201)

Dear Mr. Howard:

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

Very truly yours,

JUAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances

LOCATION: Northeast corner Eastern Avenue and Bengies Road

DATE & TIME: Wednesday, April 25, 1984 at 1:30 P.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 Variances to permit a 60 ft. setback from Bengies Road instead of the required 100 ft. for Lots 153 through 157 and to permit a 25 ft. setback from the north boundary line adjacent to the Penn Central Railroad property instead of the required 75 ft. for Lots 91 through 98

Being the property of Williams Estates, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances

LOCATION: Northeast corner Eastern Avenue and Bengies Road

DATE & TIME: Wednesday, April 25, 1984 at 1:30 P.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 Variances to permit a 60 ft. setback from Bengies Road instead of the required 100 ft. for Lots 153 through 157 and to permit a 25 ft. setback from the north boundary line adjacent to the Penn Central Railroad property instead of the required 75 ft. for Lots 91 through 98

Being the property of Williams Estates, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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: _____ Revised Plans:
Change in outline or description ___Yes ___No
Previous case: 66-112-X, 82-189-A, PH Map # _____

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

January 16, 1984

Description to Accompany Petition
For a Variance

Beginning for the same at the intersection of the north right of way line of Eastern Avenue 50 feet wide with the east right of way line of Bengies Road as shown on a Plat of Bengies Trailer Village filed among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 35 folio 101 thence binding on the last right of way line of Bengies Road as shown on said Plat the three following courses and distances:

1) North 74° 58' 43" West 41.48 feet
2) North 44° 41' 40" West 163.14 feet and
3) Northwesterly by a line curving to the north with a radius of 575.00 feet for an arc distance of 140.02 feet (the chord of said arc being North 37° 43' 06" West 139.68 feet) thence binding on the outlines of Parcel A as shown on said Plat the five following courses and distances:
4) North 60° 51' 32" East 842.62 feet
5) Northeasterly by a line curving to the north with a radius of 700.00 feet for an arc distance of 526 57 feet (the chord of said arc being North 39° 18' 32" East 514.24 feet)
6) North 17° 45' 32" East 430.68 feet
7) Northeasterly by a line curving to the north with a radius of 800.00 feet for an arc distance of 641.58 feet (the chord of said arc being North 5° 12' 58" West 624.53 feet) and
8) North 28° 11' 28" West 97.57 feet to the south right of way line of the Penn Central Railroad thence binding on the south right of way line of the Penn Central Railroad as shown on said Plat the three following courses and distances
9) North 68° 48' 20" East 449.00 feet
10) North 18° 01' 40" West 62.60 feet and
11) North 68° 48' 20" East 202.95 feet, thence
12) South 19° 21' 30" East 1292.50 feet to the said north right of way line of Eastern Avenue thence binding on said right of way the five following courses and distances,

---

Description to Accompany Petition
For a Variance -2- January 16, 1984

13) Southwesterly by a line curving to the west with a radius of 2058.48 feet for an arc distance of 219.70 feet (the chord of said arc being South 62° 36' 14" West 219.59 feet)
14) South 65° 39' 40" West 622.81 feet
15) Southwesterly by a line curving to the south with a radius of 1170.92 feet for an arc distance of 564.39 feet (the chord of said arc being South 51° 51' 10" West 558.94 feet)
16) South 38° 02' 40" West 249.69 feet and
17) Southwesterly by a line curving to the west with a radius of 975.00 feet for an arc distance of 624.24 feet (the chord of said arc being South 56° 23' 10" West 613.63 feet) to the place of beginning.

STATE OF MARYLAND
CHARLES E. STARK
No. 7026
LAND SURVEYOR

Charles E. Stark
#7026

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

ARNOLD JABLON
ZONING COMMISSIONER

April 17, 1984

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Variances
NE/cor. Eastern Avenue and Bengies Rd.
Williams Estates - Petitioner
Case No. 84-283-A

Dear Mr. Howard:

This is to advise you that $55.58 is due for advertising and posting of the above property.

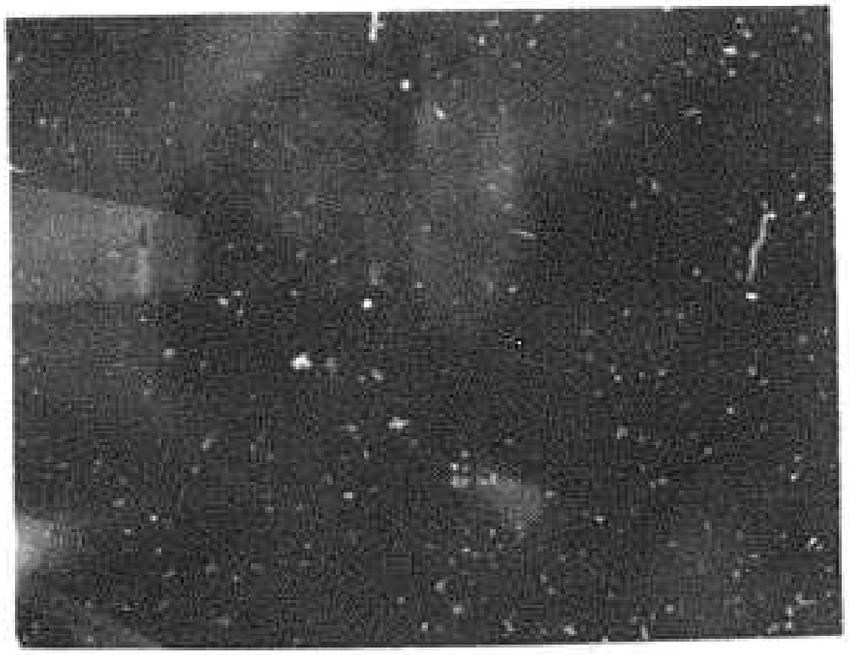
This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 130255
DATE 4/25/84 ACCOUNT R-01-615-000
AMOUNT $55.58
RECEIVED FROM: Cook, Howard, Downes & Tracy
FOR: Advertising & Posting Case #84-283-A (Williams Estates)
VALIDATION OR SIGNATURE OF CASHIER



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

January 16, 1984

Description to Accompany Petition
For a Variance

Beginning for the same at the intersection of the north right of way line of Eastern Avenue 50 feet wide with the east right of way line of Bengies Road as shown on a Plat of Bengies Trailer Village filed among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 35 folio 101 thence binding on the last right of way line of Bengies Road as shown on said Plat the three following courses and distances:

1) North 74° 58' 43" West 41.48 feet
2) North 44° 41' 40" West 163.14 feet and
3) Northwesterly by a line curving to the north with a radius of 575.00 feet for an arc distance of 140.02 feet (the chord of said arc being North 37° 43' 06" West 139.68 feet) thence binding on the outlines of Parcel A as shown on said Plat the five following courses and distances:
4) North 60° 51' 32" East 842.62 feet
5) Northeasterly by a line curving to the north with a radius of 700.00 feet for an arc distance of 526.57 feet (the chord of said arc being North 39° 18' 32" East 514.24 feet)
6) North 17° 45' 32" East 430.68 feet
7) Northeasterly by a line curving to the north with a radius of 800.00 feet for an arc distance of 641.58 feet (the chord of said arc being North 5° 12' 58" West 624.53 feet) and
8) North 28° 11' 28" West 97.57 feet to the south right of way line of the Penn Central Railroad thence binding on the south right of way line of the Penn Central Railroad as shown on said Plat the three following courses and distances
9) North 68° 48' 20" East 449.00 feet
10) North 18° 01' 40" West 62.60 feet and
11) North 68° 48' 20" East 202.95 feet, thence
12) South 19° 21' 30" East 1292.50 feet to the said north right of way line of Eastern Avenue thence binding on said right of way the five following courses and distances,

OFFICE COPY

Description to Accompany Petition
For a Variance -2- January 16, 1984

13) Southwesterly by a line curving to the west with a radius of 2050.48 feet for an arc distance of 219.70 feet (the chord of said arc being South 62° 36' 14" West 219.59 feet)
14) South 65° 39' 40" West 622.81 feet
15) Southwesterly by a line curving to the south with a radius of 1170.92 feet for an arc distance of 564.39 feet (the chord of said arc being South 51° 51' 10" West 558.94 feet)
16) South 38° 02' 40" West 249.09 feet and
17) Southwesterly by a line curving to the west with a radius of 975.00 feet for an arc distance of 624.24 feet (the chord of said arc being South 56° 23' 10" West 613.63 feet) to the place of beginning.

319
622
564
849
634
278

STATE OF MARYLAND CHARLES E. SHEETS LAND SURVEYOR

Charles E. Sheets
#3026

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

February 7, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 201 Zoning Advisory Committee Meeting are as follows:

Property Owner: Williams Estates
Location: NE/Cor. Eastern Avenue and Bengies Road
Existing Zoning: M.L. -IM
Proposed Zoning: Variance to permit 60' setback from Bengies Road in lieu of the required 100' for lots 153 through 157 and to permit 25' off-set from the north boundary line adjacent to the Penn Central Railroad property in lieu of the required 75' for lots 91 through 98.
Acres: 31.7
District: 15th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building/ & other miscellaneous 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. Non-reproduced seals and signatures are required on Plans and Technical Data.

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

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict 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 505 and the required construction classification of Table 401.

I. Comments - Please review Section 623.0 for the limited Code requirements for mobile homes. New mobile home units also require a State Registration Seal.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

February 13, 1984

PAUL H. RENCKE
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: Williams Estates

Location: NE/Cor. Eastern Avenue and Bengies Road

Item No.: 201 Zoning Agenda: Meeting of February 7, 1984

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 750 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.

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

REVIEWER: Lt. Jack Kelly 2-14-84 Noted and Approved: George W. Kennedy
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

April 13, 1984

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Case No. 84-283-A (Item No. 201)
Petitioner - Williams Estates
Variance Petition

Dear Mr. Howard:

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.

In view of your client's proposal to expand the existing trailer park within the original boundaries of Case #66-185-X, which granted the existing use, these variances are required.

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:mch

Enclosures

cc: George W. Stephens, Jr. & Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

March 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #201 (1983-1984)
Property Owner: Williams Estates
N/E corner Eastern Ave. and Bengies Rd.
Acres: 31.7 District: 15th

Dear Mr. Jablon:

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:

This property (Project 9296) was reviewed by the Baltimore County Joint Subdivision Planning Committee December 13, 1979.

Baltimore County Bureau of Public Services provided Preliminary Plan comments to the Petitioner June 16, 1980, with additional comments provided the Petitioner September 29, 1983.

Additional State Highway Administration comments were provided the Baltimore County Bureau of Public Services regarding White Marsh Boulevard June 30, 1980, November 23, 1981 and August 26, 1983.

All of the above comments 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 201 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:ss

Encls.

I-NE & Z-NW Key Sheets 15-17 NE 39-42 Pos. Sheets
NE 4 & 5 J & K Topo 83 & 91 Tax Maps

Maryland Department of Transportation
State Highway Administration

RECEIVED
AUG 31 1983
DEVELOPERS ENGINEERING DIVISION
BUREAU OF PUBLIC SERVICES

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

August 26, 1983

G. Williams Stephens & Assoc.
303 Allegheny Avenue
P.O. Box 6828
Towson, Md. 21204

Att: Mr. Charles K. Stark

Re: A. V. Williams Trust
S/S Ebeneezer Road
W/S Earls Road, Proposed
White Marsh Blvd. (Extended)
(Route 43) U.S. Route 40
to Md. Route 150

Dear Mr. Stark:

On review of your submittal of 7-25-83 requesting any revision in the proposed eastern alignment of White Marsh Blvd., the State Highway Administration - Bureau of Project Planning and Bureau of Planning & Program Development offers the following comments.

"Project Planning" -

The referenced section of Md. 43, from U.S. 40 to Md. 150 is not included as a part of our current Project Planning studies for Md. 43 which extends from I-95 to U.S. 1. However, note that the referenced section of Md. 43 is included in the 1980 Highway Needs Inventory - Secondary, Baltimore.

"Planning & Program Development" -

The 1983 Highway Needs Inventory 1982 updated lists an improvement in the Secondary Section as follows: Md. 43 from U.S. 40 to Md. 150 at Carroll Island Road; multi-lane construct. This project is not included in the Consolidated Transportation Program and we have no official alignment to base comments on. We still would like to keep the corridor open but it is up to Baltimore County.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. C. Stark -2- August 26, 1983

If you have any questions, please do not hesitate to call this office or Mr. Ron Moon at 659-1106 of S.H.A. Project Planning or Mr. Ron Spalding at 659-1117 of S.H.A. Planning & Program Development.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. R. Morton
Mr. R. Moon
Mr. R. Spalding

Maryland Department of Transportation
State Highway Administration

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

RECEIVED
DEC 1 1981
DEVELOPERS DESIGN APPROVAL SECTION
BUREAU OF PUBLIC SERVICES

November 23, 1981

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Maryland 21204

Re: Williams Trailer Park
N/S Eastern Ave. (Route 150)
opposite Carroll Island Rd.
(White Marsh Blvd.)

Dear Mr. Morton:

On review of the site plan (Williams Trailer Park) by the State Highway Administration, the Bureau of Planning & Program Development's updated comments are as follows.

White Marsh Blvd.-Md. Route 43 extended from Pulaski Highway Md. Route 40 to Eastern Avenue-Md. Route 150 at Carroll Island Road is shown in the Maryland State Highway Needs Inventory [illegible] as long. It has the lowest priority in the Highway Needs Inventory and is not in the Maryland Transportation Program or the Consolidated Transportation Program.

It is a long range planning concept and the State Highway Administration could not purchase any right of way for protection purposes.

If Baltimore County is intent on approving the plan then the State Highway Administration can see no way to keep the corridor open.

Therefore, the State Highway Administration feels that all protection to the White Marsh corridor should be undertaken by Baltimore County if possible.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. E. McDonough ✓
Mr. E. Bober
Mr. H. Kassoff
Mr. W.K. Lee, III

My telephone number is (301)659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Maryland Department of Transportation
State Highway Administration

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

RECEIVED
JUL 9 1980
DEVELOPERS DESIGN APPROVAL SECTION
BUREAU OF ENGINEERING

June 30, 1980

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Md. 21204

Re: Williams Trailer Park
N/S Eastern Ave. (Route 150)
opposite Carroll Island Rd.
(Whitemarsh Blvd.)
Baltimore County Project
#9296

Dear Mr. Morton:

The State Highway Administration had reviewed this matter on January 16, 1980.

The site is affected in its entirety and is in the Twenty Year Needs Study. It is not included in any funded program and the State is not in a position to acquire the proposed R/W.

We are concerned about development in this area and believe that the reservation should be retained.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. E. McDonough ✓
Mr. E. Bober
Mr. C. Stark
Mr. W.K. Lee, III
Mr. H. Kassoff

My telephone number is (301)383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 29, 1983

RECEIVED
SEP 30 1983
DEVELOPERS ENGINEERING DIVISION
BUREAU OF PUBLIC SERVICES

Williams Estate, Inc.
8660 Pulaski Highway
P.O. Box 836
Baltimore, Maryland 21203

Re: Williams Trailer Park
District 15 C5

Gentlemen:

The plan for the referenced subdivision has been reviewed and comments are enclosed for your information and guidance as provided by the following agencies:

1. Office of Current Planning & Development comments dated August 15, 1983.
2. Health Department comments dated August 2, 1983.
3. State Highway Administration comments dated August 1, 1983 and September 19, 1983.

These comments are based on information as shown on the plan and are subject to change and/or addition with submission of a more complete plan. They shall not be construed to indicate approval, which is obtained only with the signatures of authorized County officials on the plan itself.

DIVISION OF LAND DEVELOPMENT COMMENTS:

House numbers for each lot must be shown on the plat. They may be obtained in Room 323 of the Baltimore County Office Building.

Very truly yours,

Robert A. Morton

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

RAM:CEB:jhe
Attachments

cc: G. W. Stephens, Jr. & Assoc., Inc., 303 Allegheny Ave., Towson, Md., 21204
✓E. McDonough
E. Bober
File

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY [illegible]EW GROUP COMMENTS
FROM: OFFICE [illegible]NING AND ZONING

DATE: August 15, 1983

PROJECT NAME [illegible]tion to Williams Estates.
COUNCIL & E[illegible]ION DISTRICT XV-149

PLAN
PLAN EXTENSION
REVISED PLAN XXXXXXXXXXXXXXXXX
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated July 18, 1983, and has the following comments:

The revised road layout is satisfactory as it pertains to the requirements of this office. This is not a material amendment to the plan previously approved on November 11, 1981; therefore, a County Review Group Meeting is not required.

The existing wooded areas should be retained as much as possible along Eastern Avenue and the 75' setback area along the East property line. Screening and landscaping should be provided wherever site preparation renders the above impossible.

The term "lots" should be revised to "spaces". It must be noted on the plan that the "spaces" are for lease.

Revised density calculations should be shown on this plan.

The previous Zoning Petition Case Numbers should be shown on this plan.

The note regarding the setback variance from 75' to 25' for the eight lots along the Penn Central Railroad should be revised to clarify that the variance is to be requested in the future. Since the eight spaces back up to the railway, it is recommended that a fence be provided along the rear property line for the safety of the future residents.

The minimum setback from Bengies Road is 100 feet. The plan shows a setback of 50 feet which will need a variance from this requirement. It appears that the setbacks for these spaces were not variances under Zoning Case No. 70-184ASPH.

Susan Carrell

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

September 19, 1983

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Maryland 21204

Re: A.V. Williams Estate
"Williams Trailer Park"
N/S Eastern Ave. (Route 150)
opposite Carroll Island Road
Project #9296

Dear Mr. Morton:

The State Highway Administration is providing additional comments to the letter of August 1, 1983 to clarify comments of the Joint Subdivision Planning Committee Meeting of December 13, 1979.

The proposed intersection at Roundup Road and Eastern Avenue must be improved with channelized intersection as stated below.

The proposed 30' roadway must show a channelized access of S.H.A. Type "A" concrete curb and gutter with a distance of 24' from the centerline at Eastern Avenue to the face of curb.

The radii must be 30' with acceleration and deceleration lanes at 195' full width and 230' taper.

The proposed R/W must be shown as 80' (40' each side of centerline).

A by-pass lane must be constructed opposite Roundup Road that consists of a 150' taper, 150' full width paving (24' from centerline) and 100' full width paving (24' from centerline) with a 150' taper for adequate access to the site.

All work within the S.H.A. Right of Way must be through permit with the posting of a $35,000.00 bond.

My telephone number is (301)659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

September 19, 1983

Mr. R. A. Morton

The developer's engineer G.W. Stephens & Assoc. has provided this office with material for a Hydraulic Review now in progress.

Attached for your review is a sketch of the proposed improvements.

Very truly yours

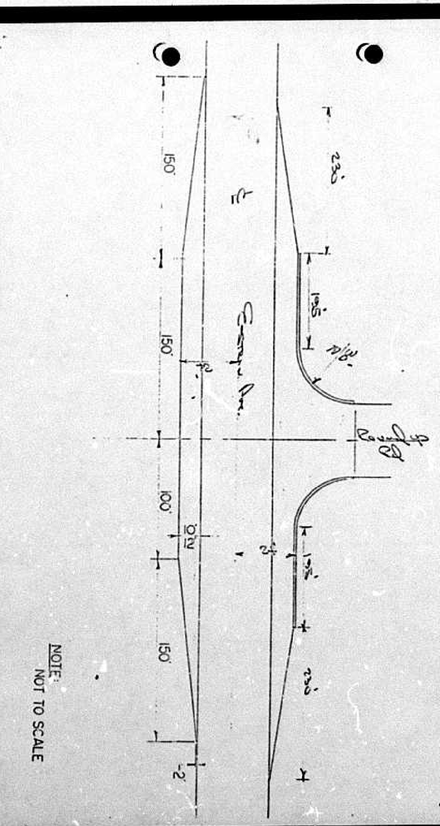
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

Attachment

cc: G.W. Stephens & Assoc. (Att.: Mr. C. Stark)



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

RECEIVED
AUG 4 1983
BUREAU OF PUBLIC SERVICES

August 1, 1983

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Revised Preliminary to
"Williams Trailer Park"
N/S Eastern Ave., Route 150
Opposite Carroll Island Rd.
(White Marsh Blvd. Extended)
Project #9296

Dear Mr. Morton:

The submittal of 7-26-83 was reviewed by the State Highway Administration - Bureau of Planning & Program Development and all comments to the letter of 11-23-81 (copy attached) remain unchanged.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

November 23, 1981

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Maryland 21204

Re: Williams Trailer Park
N/S Eastern Ave. (Route 150)
opposite Carroll Island Rd.
(White Marsh Blvd.)

Dear Mr. Morton:

On review of the site plan (Williams Trailer Park) by the State Highway Administration, the Bureau of Planning & Program Development's updated comments are as follows.

White Marsh Blvd.-Md. Route 43 extended from Pulaski Highway-Rt. Route 40 to Eastern Avenue-Rd. Route 150 at Carroll Island Road is shown in the Maryland State Highway Needs Inventory-1980 Secondary Section. It has the lowest priority in the Highway Needs Inventory and is not in the Maryland Transportation Program or the Consolidated Transportation Program.

It is a long range planning concept and the State Highway Administration could not purchase any right of way for protection purposes.

If Baltimore County is intent on approving the plan than the State Highway Administration can see no way to keep the corridor open.

Therefore, the State Highway Administration feels that all protection to the White Marsh corridor should be undertaken by Baltimore County if possible.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. N. McDonough
Mr. P. Bober
Mr. H. Kassoff
Mr. H.R. Lee, III

August 2, 1983
Date

COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Addition to Williams Estates (Williams Trailer Park)
Subdivision Name, Section and/or Plat
Williams Estates — George W. Stephens + Assoc
Developer and/or Engineer
Middle River — 104157 Index — 31 — Public — Public
Watershed — No. of Lots or Units — Total Acreage — Water — Sewer

COMMENTS ARE AS FOLLOWS:

____ Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

____ Soil percolation tests have been conducted. Revised plans, ____ must be submitted prior to approval of plats, ____ are not required and the plat can be approved as submitted. Contact this office at 494-2762 for more complete information.

X Public sewers must be utilized and/or extended to serve the property.

____ No sewage disposal area shall be located within _____ feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

____ Wells must be located a minimum distance of _____ from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

X Public water must be utilized and/or extended to serve the property.

____ Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

____ Sewage disposal areas must not be placed on slopes of 25% or greater.

COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

X A Hydrogeological Study and Environmental Effects Report for this subdivision, ____ must be submitted, ____ must be updated, ____ can be waived, ____ must be revised. X Are not Required.

____ A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

____ Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

____ The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

X This plan can be approved as submitted.

____ This plan cannot be approved at this time. See checked revisions and/or comments.

K B Powell
August 2, 1983

SS 782

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

RECEIVED
JUN 18 1980
DEVELOPERS DESIGN APPROVAL SECTION
BUREAU OF ENGINEERING

HARRY J. PISTEL, P.E.
DIRECTOR

June 16, 1980

William Estates Inc.
P.O. Box 4996
Baltimore, Maryland 21220

Re: Williams Trailer Park
District 15

Gentlemen:

The preliminary plan for the referenced subdivision has been reviewed and comments are enclosed for your information and guidance as provided by the following agencies:

1. Bureau of Engineering comments dated 2/22/80.
2. Office of Current Planning and Development comments dated 6/11/80.
3. Bureau of Engineering supplementary comments dated 3/21/80.
4. Department of Traffic Engineering comments dated 1/28/80.
5. Department of Recreation & Parks comments dated 1/25/80.
6. Fire Department comments dated 1/23/80.
7. State Highway Administration comments dated 1/16/80.

These comments are based on such information as shown on the preliminary plan and are subject to change and/or addition with submission of a more complete plan. They shall not be construed to indicate tentative approval, which is obtained only with the signatures of authorized County officials on the plan itself.

DIVISION OF LAND DEVELOPMENT COMMENTS:

Upon compliance with the enclosed comments, the plan may be submitted for tentative approval.

In order to process this project in accordance with current procedure, a fee is being charged for processing. The fee is determined by the number of units. For processing this plan to tentative approval, the Developer shall submit a certified or cashiers check in the amount of $326.00, payable to Baltimore County, Maryland, for 162 units. The Developer shall be responsible to pay the fees for subsequent steps to Baltimore County in accordance with procedure as the project is processed.

The Developer is cautioned to review the provisions of Bill #178-79 to determine its impact on this development proposal before continuing subdivision process.

Very truly yours,

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

RAM:CEB:bjn

cc: G.W. Stephens, Jr., & Assoc.
303 Allegheny Ave., 21204
Messrs. McDonough, Bober, Stafford
Permits & Licenses
File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS — DATE: June 11, 1980
FROM: CURRENT PLANNING AND DEVELOPMENT

PROJECT NAME: Addition to Williams Estate		PRELIMINARY PLAN	XXXXXXXXX
PROJECT NUMBER:		TENTATIVE PLAN	
LOCATION		DEVELOPMENT PLAN	
COUNCIL & ELECTION DISTRICT XV—149 C-5		FINAL PLAT	

The Office of Current Planning and Development has reviewed the subject plat of which there are 31.7 acres of which there are 164 lots presently zoned M.L and has the following comments:

Type of paving for roadways

The setbacks from Eastern Avenue must be a minimum of 100' from the widening line.

The trailers along the north property will require a variance to the required 75 foot setback.

The type of screening must be indicated on the plan.

John L. Wimbley
John L. Wimbley
Planner III

BALTIMORE COUNTY, MARYLAND

TO: Robert Morton
Bureau of Public Services

DATE: January 28, 1980

RECEIVED
JAN 29 1980
BUREAU OF LAND DEVELOPMENT

FROM: C. Richard Moore
Department of Traffic Engineering

SUBJECT: Subdivision Review Comments

PROJECT NAME:	Williams Trailer Park	PRELIMINARY PLAN:	xxxx
PROJECT NUMBER:	9296	TENTATIVE PLAN:	
LOCATION:	Eastern Avenue, north of Carroll Island Road	DEVELOPMENT PLAN:	
DISTRICT:	15C5	FINAL PLAT:	

The plan as shown appears satisfactory as it pertains to this department, however the access points on Eastern Avenue must be approved by the State Highway Administration.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GNJ/mjn

BALTIMORE COUNTY, MARYLAND

Subject: Subdivision Review Comments — Date 1/25/80
From: Recreation and Parks

Project Name:	WILLIAMS TRAILER PARK	Preliminary Plan	
Project Number:	9296	Tentative Plan	
Location:		Development Plan	
District:	15, C-5	Final Plat	

COMMENTS:

RECEIVED
JAN 29 1980
BUREAU OF LAND DEVELOPMENT

ML Zoning - No L.O.S. required.

Local Open Space provided 4.2 acres.

Albert R. Sveda
Facilities Coordinator

BALTIMORE COUNTY, MARYLAND

Form 200 6/21/73

DATE: January 23, 1980

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

PROJECT NAME	Williams Trailer Park	PRELIMINARY PLAN	
PROJECT NUMBER:	9296	TENTATIVE PLAN	
LOCATION:	Eastern Avenue & Dundalk Road	DEVELOPMENT PLAN	
DISTRICT:	15 C5	FINAL PLAT	

1. Plan fails to indicate hydrant as being provided at 750 foot intervals along Dayton Circle.

Maryland Department of Transportation
State Highway Administration

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

RECEIVED JAN 18 1980 BUREAU OF LAND DEVELOPMENT

January 16, 1980

Mr. Robert A. Morton
Bureau of Public Services
County Office building Rm 213
Towson, Md. 21204

Re: Williams Estates Trailer Park
N/S Eastern Ave. opposite
Carroll Island Rd.
White Marsh Blvd.

Dear Mr. Morton:

The State Highway Administration has reviewed the matter of affects to the site by the proposed highway improvement and the following was revealed:

As mentioned at the Joint Subdivision Planning Committee meeting, the site is affected in it's entirety. Although the project is listed in the Twenty Year Needs Study, it is not included in any funded program. Therefore, the state is not in a position to acquire the proposed right of way. We are, however, concerned about development taking place in an area that was formerly reserved for highway improvements. We believe that the reservation should be retained.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:mah

cc: Mr. E.A. McDonough
Mr. Eugene Bober
Mr. C. Stark
Mr. W.K. Lee 111
Mr. Hal Kassoff

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

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

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

3/14/84

Re: Zoning Advisory Meeting of 2-7-84
Item # 201
Property Owner: Williams Estates
Location: N/S Eastern Ave. & Bengies Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(✓)There are no site planning factors requiring comment.
( )A County Review Group Meeting is required.
( )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
( )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
(✓)A record plat will be required and must be recorded prior to issuance of a building permit.
( )The access is not satisfactory.
( )The circulation on this site is not satisfactory.
( )The parking arrangement is not satisfactory.
( )Parking calculations must be shown on the plan.
( )This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
(✓)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( )The amended Development Plan was approved by the Planning Board on
( )Landscaping should be provided on this site and shown on the plan.
( )The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
( )The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(✓)Additional comments:
Amended Dev. Plan was approved by Planning Board 11/21/81. It is recommended that a road be provided along the easterly boundary of lots 91-98 for the multiple lots behind students. Would access multiple lots using Eastern Ave. also. 25' setback access on east side of the site, bordering state highway, as recommended by Bengies Rd. Potential Master Plan conflict with right of way for White Marsh Blvd.

Eugene A. Bober
Chief, Current Planning and Development

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

February 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 2-7-84
ITEM: #201.
Property Owner: Williams Estates
Location: NE/Cor. Eastern Avenue, Route 150, and Bengies Road
Existing Zoning: M.L.-IM
Proposed Zoning: Variance to permit 60' setback from Bengies Road in lieu of the required 100' for lots 153 through 157 and to permit 25' off-set from the north boundary line adjacent to the Penn Central Railroad property in lieu of the required 75' for lots 91 through 98.
Acres: 31.7
District: 15th

Dear Mr. Jablon:

On review of the revised submittal of 1-18-84 requesting variances at Bengies Road and the Penn Central Railroad, the State Highway Administration finds the proposal generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Feb 27, 1984
Date

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING

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

Zoning Item # 201, Zoning Advisory Committee Meeting of Feb 7, 1984
Property Owner: Williams Estates
Location: NE/Cor. Eastern Avenue District 15
Water Supply public Sewage Disposal public

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 # 201 Zoning Advisory Committee Meeting of Feb 7, 1984
Page 2

( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

( ) Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

( ) Soil percolation tests (have been/must be) conducted.
( ) The results are valid until _____.
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) 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 and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

(✓) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

(✓) Others Variance requests regarding distances have the approval of this office.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

PETITION FOR VARIANCES
15th Election District

ZONING: Petition for Variances
LOCATION: Northeast corner Eastern Avenue and Bengies Road
DATE & TIME: Wednesday, April 25, 1984 at 1:30 P.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 Variance to permit a 60 ft. setback from Bengies Road instead of the required 100 ft. for Lots 153 through 157 and to permit a 25 ft. setback from the north boundary line adjacent to the Penn Central Railroad property instead of the required 75 ft. for Lots 91 through 98.

Being the property of Williams Estates, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

April 5.

84-287-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 5, 19 84

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~~ ~~successive weeks~~ of one time ~~successive weeks~~ before the 25th day of April, 19 84, the ~~first~~ publication appearing on the 5th day of April 19 84.

THE JEFFERSONIAN,
S. Frank Streaker
Manager.

Cost of Advertisement, $ 20.00

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., ~~April 5~~, 19 84

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~~ ~~successive weeks~~ of one time ~~successive weeks~~ before the 25th day of April, 19 84, the ~~first~~ publication appearing on the 5th day of April 19 84.

THE JEFFERSONIAN,
S. Frank Streaker
Manager.

Cost of Advertisement, $ 20.00

PETITION FOR VARIANCES
15TH ELECTION DISTRICT

ZONING: Petition for Variances
LOCATION: Northeast corner Eastern Avenue and Bengies Road
DATE & TIME: Wednesday, April 25, 1984 at 1:30 P.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 Variances to permit a 60 ft. setback from Bengies Road instead of the required 100 ft. for Lots 153 through 157 and to permit a 25 ft. setback from the north boundary line adjacent to the Penn Central Railroad property instead of the required 75 ft. for Lots 91 through 98.

Being the property of Williams Estates, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md., April 5 19 84

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 5th day of April, 19 84

S. D. Wright
Publisher.

84-283-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 4/8/84
Posted for: Petition for Variances
Petitioner: Williams Estates
Location of property: N.E. / C Eastern Ave. & Bengies Rd
Location of Signs: A - facing Eastern Ave. east of Carroll Island Rd; B - facing intersection of Eastern Ave. & Carroll Island Rd; C - facing intersection of Bengies Rd & Eastern Ave
Remarks:
Posted by Sean P. Coleman Date of return: 4/11/84
Signature
Number of Signs: 3

March 2[illegible] 1984

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variances
NE/corner Eastern Avenue & Bengies Road
Williams Estates - Petitioner
Case No. 84-283-A

TIME: 1:30 P.M.

DATE: Wednesday, April 25, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

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

No. 126800

DATE 1/26/84 ACCOUNT R-01-615-000
AMOUNT $100.00
RECEIVED FROM: Williams ~~[illegible]~~ - (Estates)
FOR: Item 201
(Cal.
B 012*****1000010 6274A
VALIDATION OR SIGNATURE OF CASHIER


Williams
Estates

6' SNOWCLOUD CRABAPPLE - MALUS SNOWCLOUD EVERY 100'
4' HIGH NORWAY SPRUCE - PICEA EXCELSA 10' CENTER TO CENTER } PLANTED ALONG FENCE BETWEEN LOT 89 & LOT 98

NEW ADDITION

PROPERTY LINE

NORTH

SCALE: 1" = 100'-0"

SETBACK VARIANCE FROM 19' TO 26'

WOODED AREA TO REMAIN CONTRARY TO ZONING MIN. 6' HIGH FENCE

MIN. 6' HIGH FENCE

ROUND CIRCLE

ROUND DRIVE

EXISTING MOBILE HOME PARK (SEE COVER SHEET)

WAGON TRAIN ROAD

ROUNDUP ROAD

CONESTOGA CIRCLE

LARIAT ROAD

TRAILWAY ROAD

CONESTOGA ROAD

WHISTLE STOP ROAD

BUILDING SETBACK LINE

THIS AREA TO BE UTILIZED FOR STORM WATER MANAGEMENT

50' DRAINAGE & UTILITY EASEMENT

EASTERN AVENUE

100' WIDE WOODED AREA TO BE RETAINED

ACCESS & VISCEL LANES NO PER MARYLAND DEPT. OF TRANSPORTATION CRITERIA

PROPERTY LINE

75' WIDE WOODED AREA TO REMAIN ADJACENT TO OUTLINE

* 4' HIGH NORWAY SPRUCE - PICEA EXCELSA 10' CENTER TO CENTER
⊕ 6' SNOWCLOUD CRABAPPLE - MALUS SNOWCLOUD EVERY 100'

EXISTING

NEW ADDITION

BELGIAN ROAD

DAY COACH CIRCLE

501 DRAINAGE EASEMENT

SETBACK VARIANCE FROM 19' TO 60 FT

EXISTING LARGE TREES IN THIS AREA TO REMAIN MAINTAINED BY OWNER

41.48' AREA IS NOW LANDSCAPED

THIS AREA IS NON LANDSCAPED AND MAINTAINED BY OWNER

BEGINNING POINT

CARROLL ISLAND ROAD

SPACE DATA

169 TOTAL SPACES
132 SINGLEWIDE SPACES
37 DOUBLEWIDE SPACES

LEGEND

-------- BUILDING SETBACK LINE
-------- EASEMENT LINE
3607 STREET ADDRESS FROM U.S. POSTAL DEPT.
57 SPACE NUMBER

NOTES

1. ALL SPACES TO BE LEASED BY OWNER

O.K. A.C. 10/4/84

DATE: 5-11-84 DRAWN: CHECKED:	REVISIONS: 7-2-84 - FORMER FENCED SWM AREA REMOVED - EXIST. TREES TO REMAIN.	OWNER / DEVELOPER WILLIAMS ESTATES P.O. BOX 4996 BALTIMORE, MD 21220	ENGINEER / PLANNER COMMUNITY DESIGN & DEVELOPMENT 251 WINDWARD PASSAGE, ISLAND ESTATES CLEARWATER, FLORIDA. 33515	ENGINEER GEORGE W. STEPHENS JR AND ASSOCIATES 305 ALLEGHENY AVENUE TOWSON, MARYLAND 21204

PLANTING & EXIST. VEGETATION PLAN

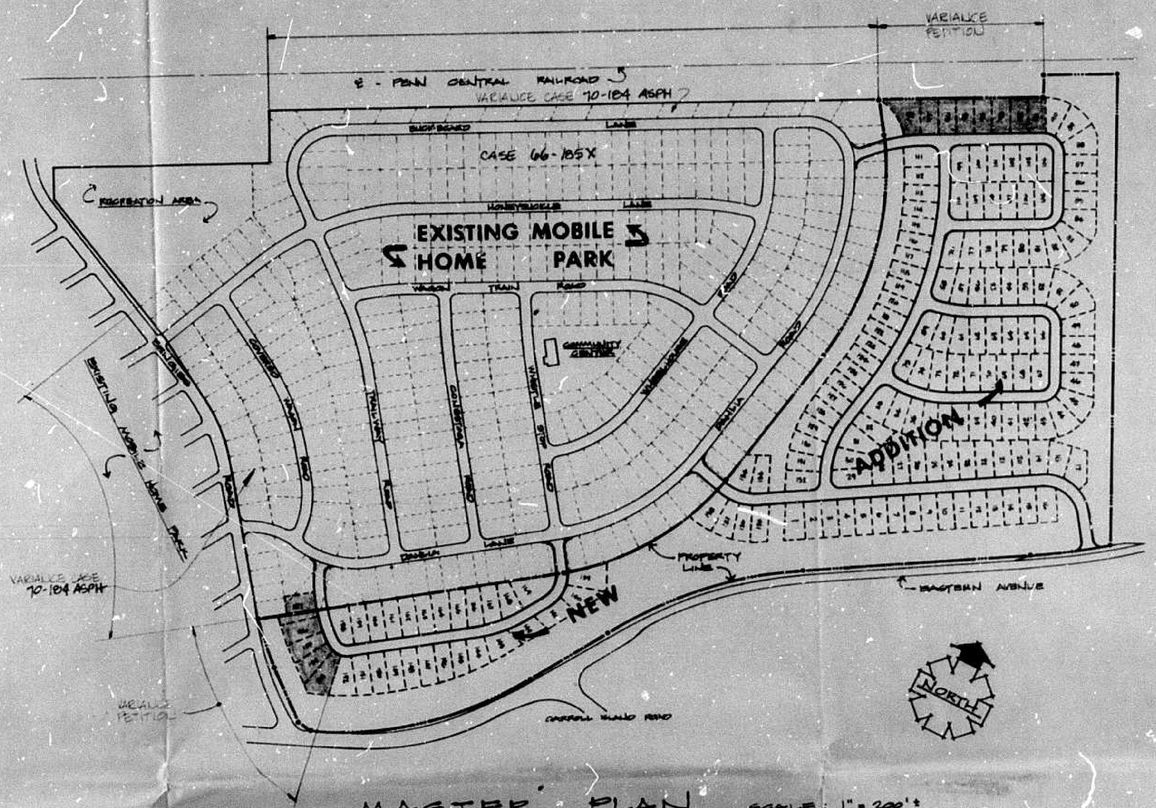
ADDITION TO WILLIAMS ESTATES

MOBILE HOME PARK

15TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

SHEET

PU 4277



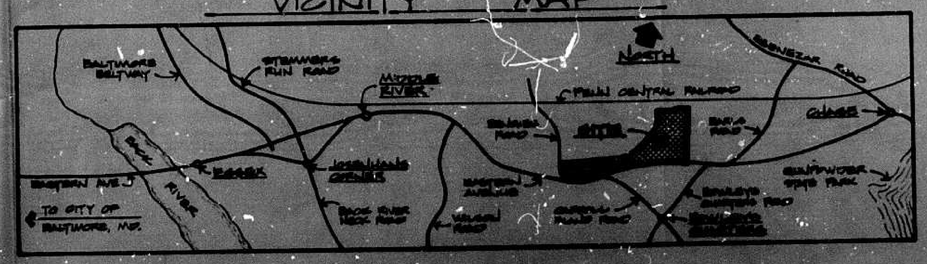
MASTER PLAN SCALE: 1" = 200'±

PLAN TO ACCOMPANY PETITION FOR VARIANCE

ADDITION TO WILLIAMS ESTATES MOBILE HOME PARK

BALTIMORE COUNTY, MARYLAND

VICINITY MAP



DATE - 1-18-84

OWNER / DEVELOPER

WILLIAMS ESTATES
P.O. BOX 4996
BALTIMORE, MARYLAND 21220

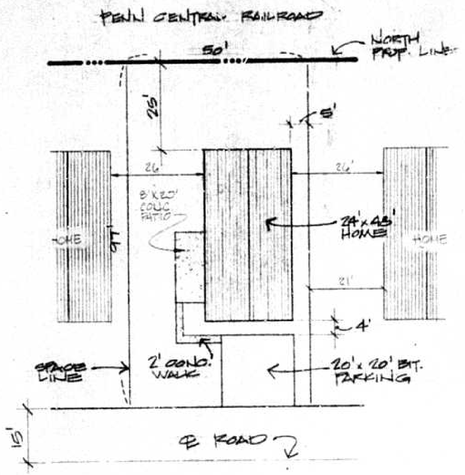
ENGINEER	ENGINEER / PLANNER
[illegible]	[illegible] DEVELOPMENT [illegible] ENGINEER [illegible] ISLAND ESTATES [illegible] WATER FLORIDA 33515

PETITIONER'S EXHIBIT 1

TITLE SHEET

A PLANNED ADDITION TO WILLIAMS ESTATES
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

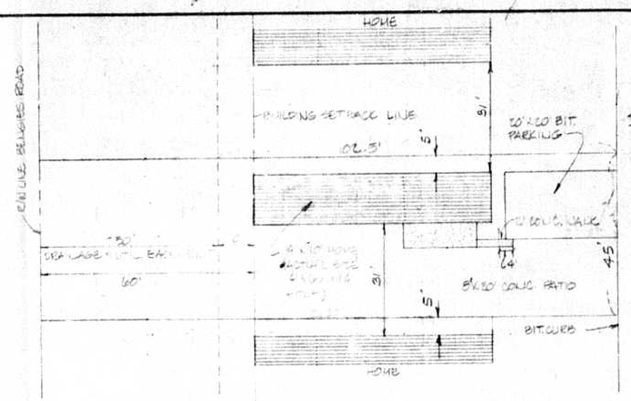
SHEET 1



TYP. SPACE DETAIL Nº 1

SCALE: 1" = 20'-0"

(SPACES 91 THRU 98)

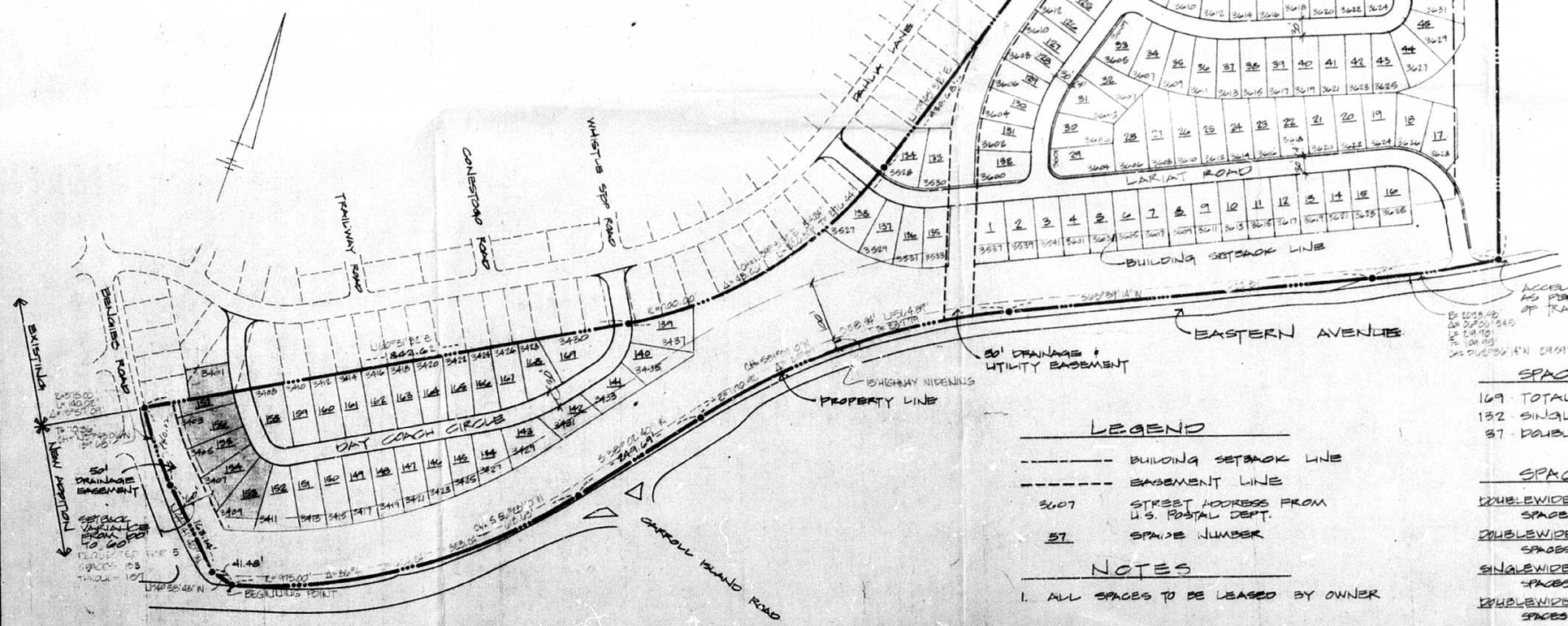


TYP. SPACE DETAIL Nº 2

SCALE: 1" = 20'-0"

(SPACES 132 & 150)

(SPACE 132 = DOUBLE WIDE SPACE - 50 WIDE +)



SCALE: 1" = 100'-0"

SPACE DATA

169 TOTAL SPACES
132 SINGLEWIDE SPACES
37 DOUBLEWIDE SPACES

SPACE KEY

DOUBLEWIDE SPACE (SEE TYP DETAIL #1)
SPACES 91 THRU 98

DOUBLEWIDE SPACE
SPACES 46 THRU 49 & 83 THRU 85

SINGLEWIDE SPACE
SPACES 111 THRU 131

DOUBLEWIDE SPACE (50' x 102.5' OR 4500 SQ FT. MIN)
SPACES 1, 2, 16 THRU 22, 28, 31, 50, 58, 84, 132, 141 THRU 144, 157, & 169

SINGLEWIDE SPACE (45' x 102.5' OR 4500 SQ FT. MIN)
ALL REMAINING SPACES NOT LISTED ABOVE
(SEE TYP. DETAIL #2)

LEGEND

---------- BUILDING SETBACK LINE
- - - - - - - EASEMENT LINE
3607 STREET ADDRESS FROM U.S. POSTAL DEPT.
57 SPACE NUMBER

NOTES

1. ALL SPACES TO BE LEASED BY OWNER

STATE OF MARYLAND — CHARLES E. STARKS — REGISTERED PROFESSIONAL ENGINEER — CIVIL DIVISION

Charles E. Starks #3076

PLAN TO ACCOMPANY PETITION FOR VARIANCE

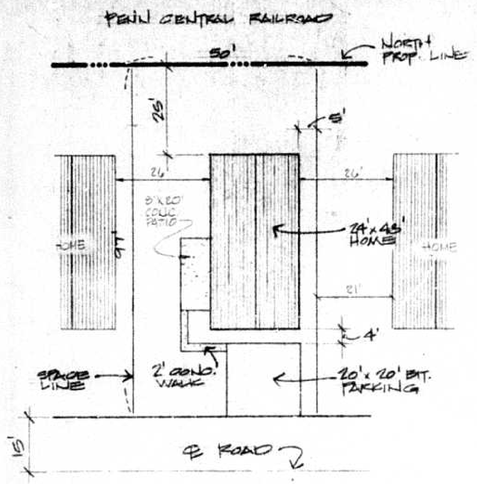
LOTS 91 THROUGH 98 AND 53 THROUGH 157

ADDITION TO WILLIAMS ESTATES

MOBILE HOME PARK

15TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

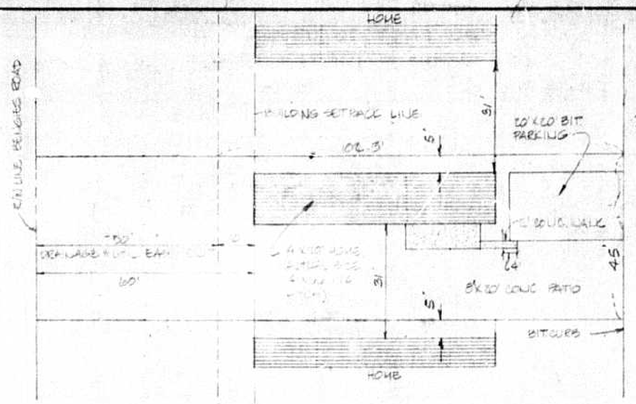
DATE: 9-19-83 DRAWN: J.H. & G.E.W. CHECKED: D.A. & G.E.W.	REVISIONS: 1-18-84 - VAR. INFO. ADDED	OWNER / DEVELOPER WILLIAMS ESTATES P.O. BOX 4996 BALTIMORE, MD 21220	ENGINEER / PLANNER COMMUNITY DESIGN & DEVELOPMENT 251 WINDWARD PASSAGE, ISLAND ESTATES CLEARWATER, FLORIDA 33715	AUDIT GEORGE W. FERGUSON JR. AND ASSOCIATES PROFESSIONAL ENGINEERS TOWSON, MARYLAND 21204	SHEET 2



TYP. SPACE DETAIL Nº 1

SCALE: 1" = 20'-0"

(SPACES 91 THRU 98)

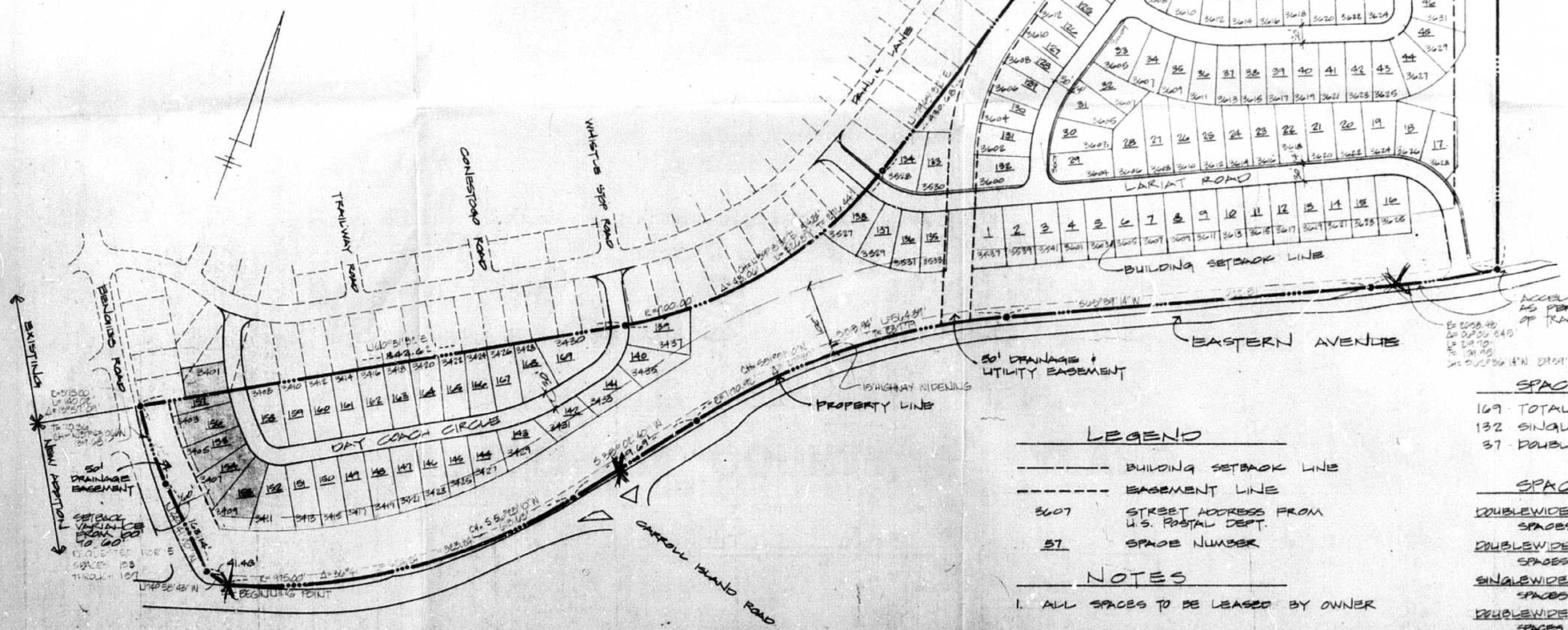


TYP. SPACE DETAIL Nº 2

SCALE: 1" = 20'-0"

(SPACES 100 & 105)

(SPACE 105 = DOUBLE WIDE SPACE - 50 WIDE +)



LEGEND

- -------- BUILDING SETBACK LINE
- - - - - - - EASEMENT LINE
- 3607 STREET ADDRESS FROM U.S. POSTAL DEPT.
- 57 SPACE NUMBER

NOTES

1. ALL SPACES TO BE LEASED BY OWNER

SPACE DATA

169 TOTAL SPACES
132 SINGLEWIDE SPACES
37 DOUBLEWIDE SPACES

SPACE KEY

DOUBLEWIDE SPACE (SEE TYP DETAIL #1)
SPACES 91 THRU 98

DOUBLEWIDE SPACE
SPACES 46 THRU 49 & 83 THRU 85

SINGLEWIDE SPACE
SPACES 111 THRU 131

DOUBLEWIDE SPACE (50' x 102.5' OR 4500 SQ. FT. MIN)
SPACES 1, 2, 16 THRU 22, 28, 31, 50, 58, 84, 132, 141 THRU 144, 157, & 169

SINGLEWIDE SPACE (45' x 102.5' OR 4600 SQ. FT. MIN)
ALL REMAINING SPACES NOT LISTED ABOVE
(SEE TYP. DETAIL #2)

STATE OF MARYLAND
CHARLES W. STARK
REGISTERED PROFESSIONAL ENGINEER
Charles W. Stark
#3036

PLAN TO ACCOMPANY PETITION FOR VARIANCE

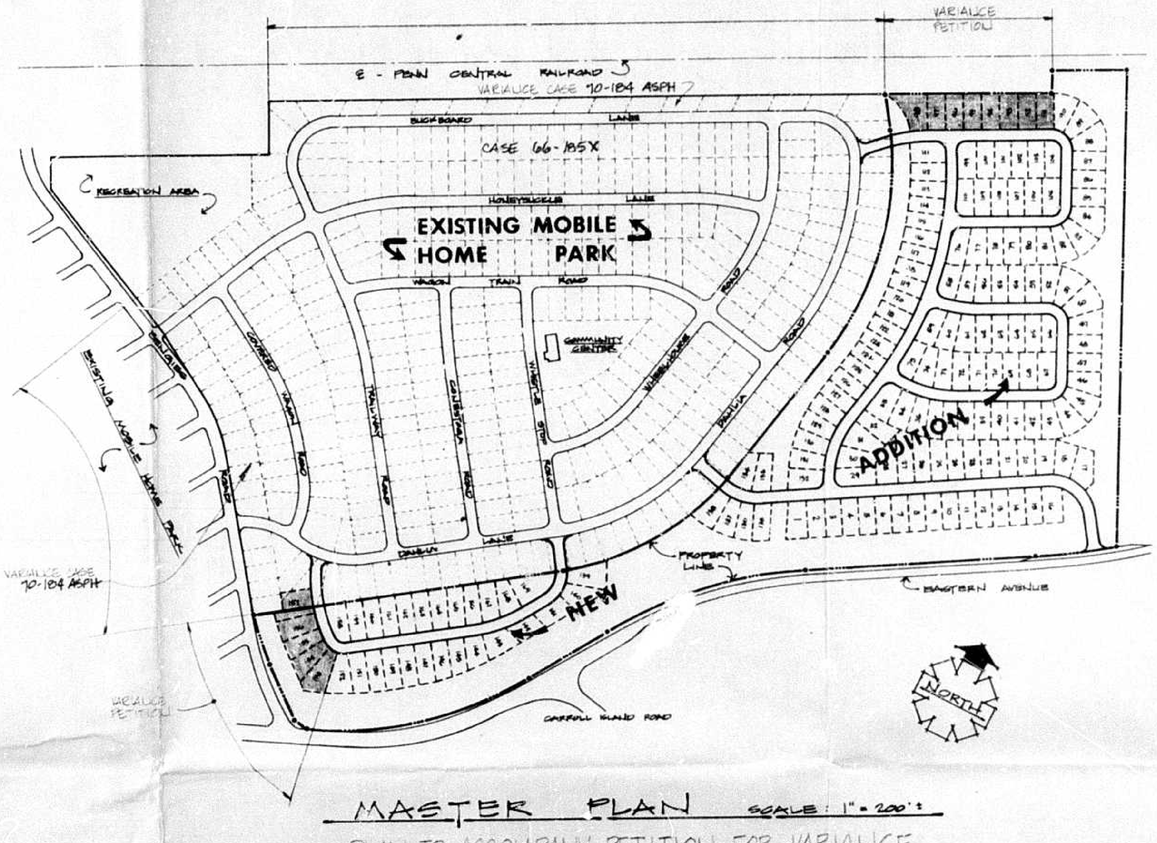
LOTS 91 THROUGH 98 AND 50 THROUGH 131

ADDITION TO WILLIAMS ESTATES

MOBILE HOME PARK

15TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

DATE: 9-17-83 DRAWN: J.H. & G.E.W. CHECKED: D.L.B. & G.E.W.	REVISIONS: 1. 18. 84 - VAR. INFO. ADDED.	OWNER / DEVELOPER WILLIAMS ESTATES P.O. BOX 4996 BALTIMORE, MD 21220	ENGINEER / PLANNER COMMUNITY DESIGN & DEVELOPMENT 251 WINDWARD PASSAGE, ISLAND ESTATES CLEARWATER, FLORIDA 33515	ENGINEER GERALD E. FEENEY & ASSOCIATES [illegible]	SHEET 2



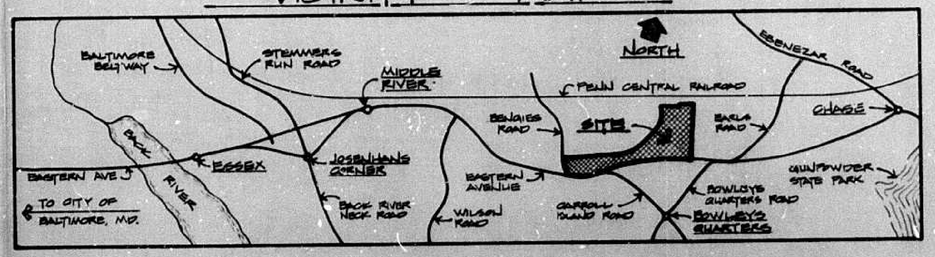
MASTER PLAN SCALE: 1" = 200'±

PLAN TO ACCOMPANY PETITION FOR VARIANCE

ADDITION TO WILLIAMS ESTATES MOBILE HOME PARK

BALTIMORE COUNTY, MARYLAND

VICINITY MAP



DATE - 1-18-84

OWNER / DEVELOPER
WILLIAMS ESTATES P.O. BOX 4996 BALTIMORE, MARYLAND 21220

ENGINEER	ENGINEER / PLANNER
SEARCH ENGINEERING AND BOX ALLOCATION PARTNERSHIP TOWSON, MARYLAND 21204	DEVELOPMENT PROGRESS GLADE ESTATES CLEARWATER FLORIDA 33515

TITLE SHEET

A PLANNED ADDITION TO WILLIAMS ESTATES

15TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

SHEET 1

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

66-155-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mercantile-Safe Deposit

I/We, and Trust Co., et al ....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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an ..... zone to an ..... zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said 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 re-classification and/or 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.

Redevelopment Inc. by
Contract purchaser
Address

Mercantile-Safe Deposit and Trust Co. by
Wilfred J. Sneller, Trustee
Legal Owner
Address

Petitioner's Attorney
Protestant's Attorney

Address 828 Fairmont Bldg. (21)

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of January, 196.6, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out 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 ... day of February, 196.6 at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

66-155-X

December 20, 1965

Description of a part of land of Mercantile Safe Deposit and Trust Company, et al, Northeast Corner of Eastern Avenue and Bengies Road, 15th Election District, Baltimore County, Maryland.
Present Zoning - M-L; Proposed Zoning - M-L w/ special exception for trailer park.

Beginning for the same at the point of intersection of the centerline of Bengies Road with the centerline of Eastern Avenue, and running thence binding on said centerline of Eastern Avenue northeasterly 1300 feet, more or less, to a point on the west property line extended of the property of George W. Dowling as recorded in the Land Records of Baltimore County in Liber E.H.K., Jr. No. 3047, folio 431; thence binding on said west property line extended and continuing, binding on the west property line and on the west property line of the property of Louis W. Dassler as described in the Land Records of Baltimore County in Liber T.B.S. 1738, folio 264, North 11°-04' East 1206.8 feet to a point in the centerline of the Pennsylvania Railroad; thence binding on said centerline South 73° West 208.8 feet to a point; thence South 18°-30' East 300 feet; thence binding on the centerline of the Pennsylvania Railroad property the following three courses and distances, viz: (1) South 73° West 1100 feet, (2) South 17° East 150 feet, and (3) South 73° West 700 feet; thence South 17° East 100 feet to a point; thence North 73° East 160 feet to a point on the centerline of Bengies Road; thence binding on said centerline northeasterly 1600 feet, more or less, to the point of beginning;

Containing 90 acres of land, more or less.

(This description not to be used for conveyance of properties.)

Prepared in the office of:
KNIGHT AND HOMAN
Landscape Architects & Engineers
1828 York Road
Lutherville, Maryland 21093

Andrew J. Russell
Dec. 10, 1965

A. T. WILLIAMS
Appellant
vs.
WILLIAM S. BALDWIN, JOHN J. SLOUGH and PAUL T. McHENRY Constituting the COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY
Appellees
MERCANTILE SAFE DEPOSIT & TRUST COMPANY BY Wilfred J. Sneller, Trustee
and
REDEVELOPMENT, INC.
Intervenor, Appellees

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
Misc. Docket 8
Folio 174
Case No. 3893

ORDER

The above entitled matter having come on for hearing in open court upon the Motion to Dismiss an Order for Appeal; testimony having been taken and argument of counsel heard, it is this 25th day of May, 1967, by the undersigned, one of the judges of the Circuit Court for Baltimore County,

ORDERED that the Order for Appeal filed by the Appellant in this case be dismissed, and it is further ORDERED that the Appellant, A. T. Williams, pay the costs of these proceedings.

JUDGE

A. T. WILLIAMS
vs.
WILLIAM S. BALDWIN, JOHN J. SLOUGH, and PAUL T. McHENRY, Constituting the County Board of Appeals for Baltimore County

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
(At Law)
Misc. Docket: Folio:
File No.:

ORDER FOR APPEAL

Mr. Clerk:

Please enter an appeal on behalf of A. T. WILLIAMS from the opinion and order of the Board of Appeals for Baltimore County, dated January 6, 1967, in Case No. 66-155-X, a petition for special exception for a trailer park, northeast corner of Eastern Avenue and Bengies Road, 15th Election District of Baltimore County, said appeal is taken pursuant to the provisions of Chapter 1100, Subtitle B, of the Baltimore Rules of Procedure.

Attorney for Appellant
Suite 708, Federal Building
20 N. Pennsylvania Ave.
Towson, Maryland 21204
VA 3-5244

CERTIFICATE OF NOTICE BY MAILING

I HEREBY CERTIFY that on the 6th day of February, 1967, prior to filing the above Order of Appeal, a copy of the aforegoing Order of Appeal was served by me on the Board of Appeals for Baltimore County by leaving a copy of same with the Clerk of said Board of Appeals for Baltimore County.

Attorney for Appellant

A. T. WILLIAMS, Appellant
vs.
WILLIAM S. BALDWIN, JOHN J. SLOUGH and PAUL T. McHENRY Constituting the COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY, Appellees
MERCANTILE SAFE DEPOSIT & TRUST COMPANY BY WILFRED J. SNELLER, Trustee
and
REDEVELOPMENT, INC., Intervenor Appellees

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
6/29/2017

ORDER FOR APPEAL

Mr. Clerk:

Please enter an appeal in the above entitled case to the Court of Appeals of Maryland.

Attorney for A. T. Williams

I HEREBY CERTIFY, that a copy of the aforegoing Order for Appeal was mailed this 12th day of June, 1967, to Edward J. Gentemann, Esquire, Equitable Building, Calvert and Redwood Streets, Baltimore Maryland, 21202, Attorney for Mercantile Safe Deposit and Trust Company and Redevelopment, Inc. and to the County Board of Appeals, Baltimore County Office Building, Towson, Maryland, 21204.

Attorney

RE: PETITION FOR SPECIAL EXCEPTION for a Trailer Park, Northeast Corner of Eastern Avenue and Bengies Road, 15th District, Mercantile Safe Deposit and Trust Company, et al, Petitioners

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
No. 66-155-X

OPINION

The petitioner in this case seeks a special exception on a tract of land approximately eighty-nine (89) acres in size, situate on the northeast corner of Eastern Avenue and Bengies Road, in the Fifteenth Election District of Baltimore County, for use as a trailer park. The tract is presently zoned Manufacturing Light, and has been zoned industrially since 1946. A trailer park is a permitted use in a manufacturing light zone as a special exception. The petitioner proposes, if the special exception is granted, to develop the property to provide for six hundred and fifty-nine (659) trailer spaces. The property is bounded on the north side by the Pennsylvania Railroad, on the south side by Eastern Avenue, and on the west by Bengies Road. To the north of the subject property are the Pennsylvania Railroad tracks, and north of that is a large undeveloped M-H zone. To the east the zoning is M-L; to the south across Eastern Boulevard are two large commercially zoned tracts of ground. The majority of the frontage along Eastern Avenue is zoned B-R and the smaller portion is zoned Business Local. To the west across Bengies Road the property is zoned M-L, and is developed with an existing trailer park known as "Trailer Village".

The property is an asset of the estate of Henry Wagner, which is being administered by the Mercantile Safe Deposit and Trust Company. Mr. V. O. Mitchell, Real Estate Officer for the Bank, testified he received the property in May of 1962. He has actively promoted the sale of the property since October of 1962. He stated

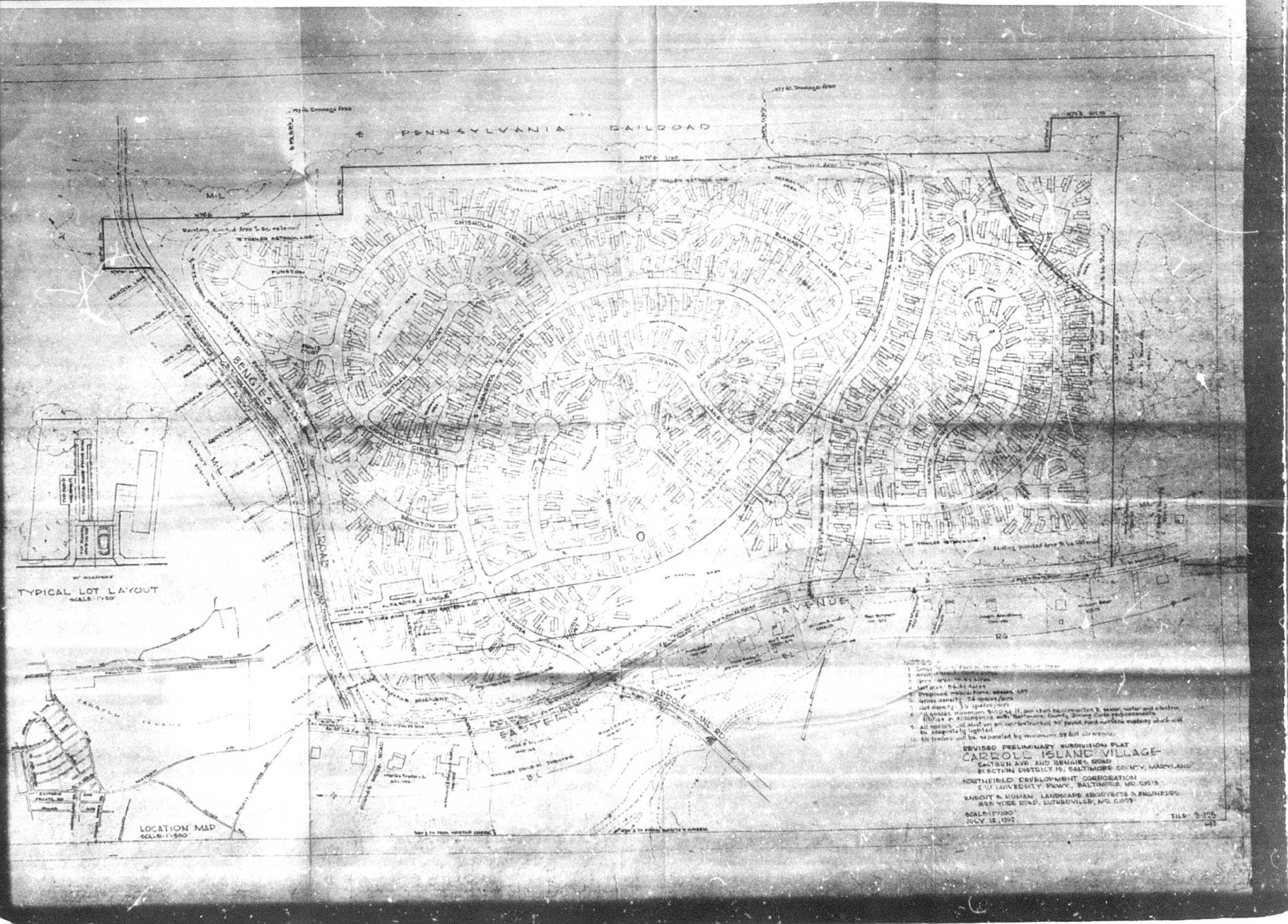
the property had been posted with "For Sale" signs, that sales information was circulated and recirculated to over [illegible] and Realtors brochure. No offers were ever received on the property except the [illegible] request, which is contingent on the granting of the special exception. He said [illegible] attempting to sell the property, they had indicated to prospective buyers that they [illegible] an offer, but could find no buyers.

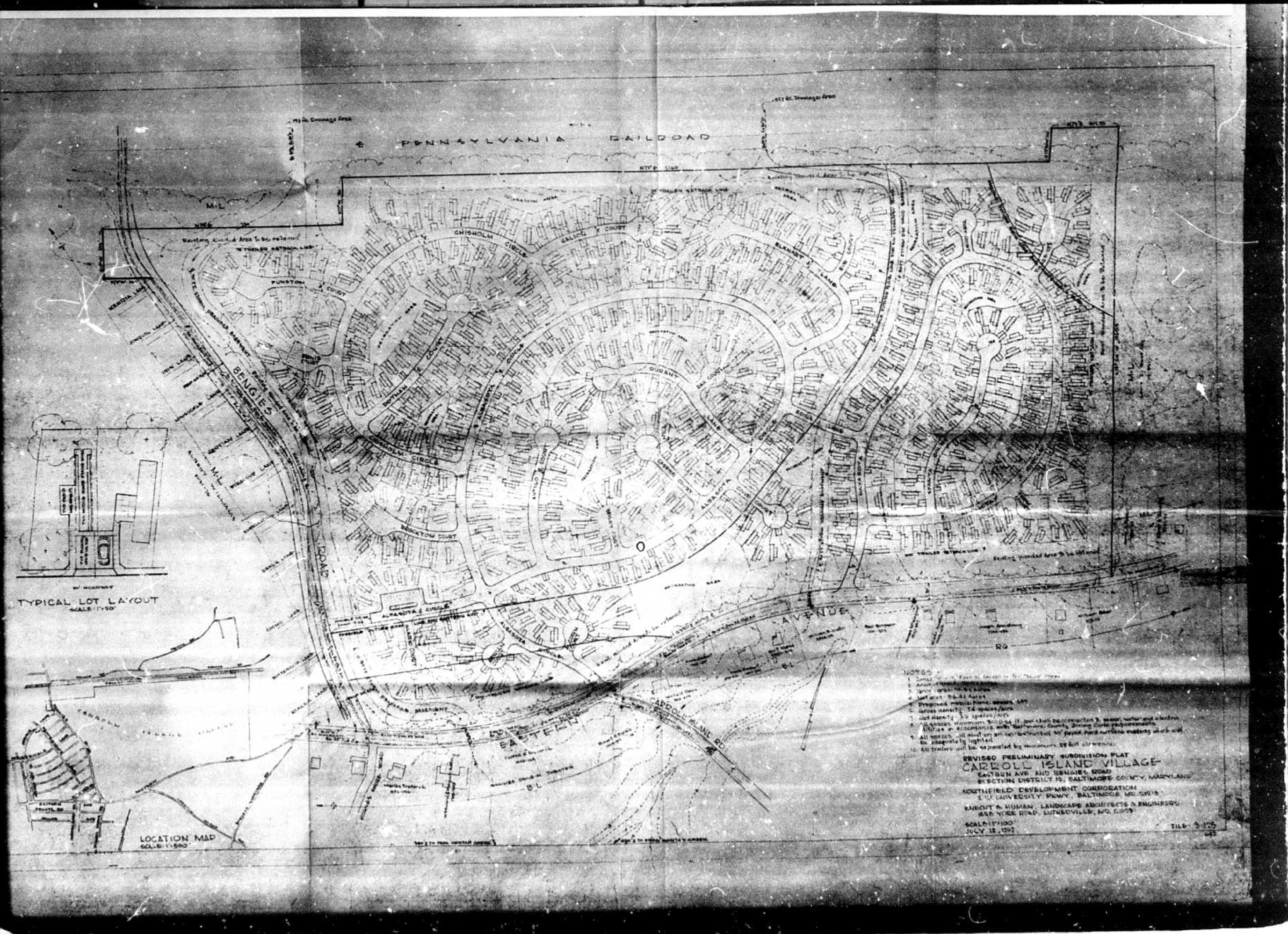
A witness for the petitioner, Mr. Harold Weldon, Vice President of the Maryland Mobile Home Association, testified extensively to the operation of trailer parks in general in Baltimore County, particularly there is a great need for additional trailer spaces in Baltimore County and that almost percent of the existing parks have long waiting lists. He stated there are a total of 1746 mobile spaces in Baltimore County, housing a total of 3,104 children, 656 of which are of school age. Statistics indicate an average yield of .20 school child per trailer. Jerome Wolfe, an expert on traffic and utilities, testifying on behalf of the petitioner, stated that he had studied the adjacent Trailer Village park and its traffic movements, and that there would be no difficulty in handling any additional traffic generated by the trailer park might have. He did recommend, however, that the site plan be altered so as to provide an unbroken access to Eastern Avenue from Bengies Road to Carroll Island Road. He also stated that all utilities are available to the property and have sufficient capacity to handle the proposed park.

Bernard Willemain, an expert land planner testifying on behalf of the petitioner, stated that Baltimore County had never provided adequately for the public need for trailer parks, and felt that the park would provide a better balance in the housing needs for the community, and that the granting of the special exception would not burden public facilities but be detrimental to the area. He took exception to the criterion the projection of estimating school pupil yield as used by the Board of Education.

and their use of .4 pupil per trailer was based on the yield at Trailer Village, which is the highest pupil yield figure for any trailer park in Baltimore County. In his opinion a yield of .20 school pupils per trailer is a more realistic estimate of the expected school pupil yield from the proposed park, and he further felt that the granting of the special exception here would not create any undue concentration of population in the property, pointing out that under the Zoning Regulations an R-6 zone, which can be developed with semi-detached houses, yields a 6 to 8-1/2 housing units per acre, while the proposed plan here would yield only 7.4 units per acre. He also noted that the proposed plan has two open space recreational areas incorporated into it, and that the setbacks required under the Baltimore County Zoning Regulations give an additional 17.5 acres of open space around the perimeter of the park. The plan provides adequate parking for each space, and that in his opinion it is one of the best planned parks he has seen. He agreed with Mr. Weldon that there is a pressing and immediate need for additional trailer spaces in Baltimore County.

George Gerwell, Director of Planning for Baltimore County, opposed the granting of the special exception on the back that it would remove potential future industrial land from the County's [illegible] of such land, and that the granting of the special exception would overburden the schools in the community. Also, he noted that the proposed White Marsh Expressway is now set to eventually go through the subject property and will take twenty-five to thirty percent of the land. However, he did acknowledge that there is presently an abundance of industrially zoned land in the area, and that the supply should be more than adequate to supply the need for the next twenty to twenty-five years. He also stated that the construction of the White Marsh Expressway could be as far off as 1980. He further testified that the County's Master Plan proposes additional school sites for the area, and the Plan indicates that within a two mile radius there will be eight elementary schools, two junior high schools




PENNSYLVANIA RAILROAD
BENGIES ROAD
EASTERN AVENUE
CARROLL ISLAND RD
CHISHOLM CIRCLE
GALICIA COURT
BLANKET LANE
FUNSTON COURT
DOTHAN COURT
ALBACOTA CIRCLE
DURANT COURT
ANTIGO COURT
BROCKTON COURT
TYPICAL LOT LAYOUT
SCALE 1"=50'
LOCATION MAP
SCALE 1"=500'
NOTES:
REVISED PRELIMINARY SUBDIVISION PLAT
CARROLL ISLAND VILLAGE
EASTERN AVE. AND BENGIES ROAD
ELECTION DISTRICT 15, BALTIMORE COUNTY, MARYLAND
NORTHFIELD DEVELOPMENT CORPORATION
5 W. UNIVERSITY PKWY., BALTIMORE, MD. 21218
KNEOTT & HUMAN, LANDSCAPE ARCHITECTS & ENGINEERS
8625 YORK ROAD, LUTHERVILLE, MD. 21093
SCALE 1"=100'
JULY 12, 1967
FILE: 9-126

Zoning

#66-185-X

66-185-X

A. V. WILLIAMS

vs. Merc. Safe Dep. & Trust

WILLIAM S. BALDWIN,
JOHN A. SLOWIK and
PAUL T. McHENRY, JR.,
constituting the
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW

Misc. Docket No. 8
Folio No. 124
File No. 3013

ANSWER TO ORDER OF APPEAL TO CIRCUIT COURT FOR BALTIMORE COUNTY AND CERTIFIED COPIES OF PROCEEDINGS BEFORE THE ZONING COMMISSIONER AND BOARD OF APPEALS OF BALTIMORE COUNTY

MR. CLERK:

Please file, &c.

Muriel E. Buddemeier
County Board of Appeals of Baltimore County

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 1101-8 [illegible] William S. Baldwin, John A. Slowik and Paul T. McHenry, constituting the County Board of Appeals of Baltimore County, [illegible] to the representative of every party to the proceeding before it; namely, Robert J. [illegible], Esq., [illegible] Building, [illegible], Baltimore, Maryland [illegible], Attorney for the Petitioners, and Robert Paul Moon, Esq., Loyola Federal Building, Towson, Maryland [illegible], Attorney for the Protestants, a copy of which notice is attached hereto and prayed that it may be made a part thereof.

[illegible], Secretary
County Board of Appeals of Baltimore County
County Office Building, Towson, Md. 21204
Valley 3-3000, Ext. 370

I hereby certify that a copy of the aforegoing Certificate of Notice has been mailed to Robert J. [illegible], Esq., [illegible] Building, [illegible] Streets, Baltimore, Maryland [illegible], Attorney for the Petitioners, and Robert Paul Moon, Esq., Loyola Federal Building, Towson, Maryland 21204, Attorney for the Protestants, on this 8th day of February, 1967.

[illegible], Secretary
County Board of Appeals of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
for a Trailer Park
Northeast Corner of Eastern Avenue
and Bengies Road
15th District
Mercantile Safe Deposit and
Trust Company, et al.
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 66-185-X

OPINION

The petitioners in this case seek a special exception for a tract of land approximately eighty-nine (89) acres in size, situate on the northeast corner of Eastern Avenue and Bengies Road, in the Fifteenth Election District of Baltimore County, for use as a trailer park. The tract is presently zoned Manufacturing Light, and has been zoned industrially since 1945. A trailer park is a permitted use in a manufacturing light zone as a special exception. The petitioners proposed, if the special exception is granted, to develop the property to provide for six hundred and fifty-nine (659) trailer spaces. The property is bounded on the north side by the Pennsylvania Railroad line, on the south side by Eastern Avenue, and on the west by Bengies Road. To the north of the subject property are the Pennsylvania Railroad tracks, [illegible] M-H zone. To the east the zoning is M-L, to the south across Eastern Boulevard are two large commercially zoned tracts of ground. The majority of the frontage along Eastern Avenue is zoned B-R and the smaller portion is zoned Business Local. To the west across Bengies Road the property is zoned M-L, and is developed with an existing trailer park known as "Trailer Village".

The property is an asset of the estate of Henry Walters, which [illegible] Mercantile Safe Deposit and Trust Company. [illegible] Real Estate Officer for the Bank, testified he appraised the property in May of 1962. He has actively promoted the sale of the property since October of 1962. He stated

---

-2-

Mercantile Safe Deposit and Trust Co. - No. 66-185-X

the property had been posted with "For Sale" signs, that sales information was circulated and re-circulated to over one hundred and fifteen brokers. No offers were ever received on the property except the present contract, which is contingent on the granting of the special exception. He testified that in attempting to sell the property, they had indicated to prospective buyers that they were open to an offer, but could find no buyers.

A witness for the petitioners, Mr. Harold Walton, Vice President of the Maryland Mobile Homes Association, testified extensively to the operation of trailer parks in general in Baltimore County, particularly there is a great need for additional trailer spaces in Baltimore County, and that ninety percent of the existing parks have long waiting lists. He stated there are a total of 1746 trailer spaces in Baltimore County, housing a total of 1,924 children, 446 of which are of school age. Statistics indicate an average yield of .25 school child per trailer. Jerome Wolfe, an expert on traffic and utilities, testifying on behalf of the petitioners, stated that he had studied the adjacent Trailer Village park and its traffic movements, and that there would be no difficulty in handling any additional traffic generated by the trailer park sought here. He did recommend, however, that the site plan be altered so as to provide no vehicular access to Eastern Avenue from Bengies Road to Carroll Island Road. He also stated that all utilities are available to the property and have sufficient capacity to handle the proposed park.

Bernard Willemain, an expert land planner testifying on behalf of the petitioners, said that Baltimore County has never provided adequately for the growth need for trailer parks, and felt that the park would provide a better balance in the housing needs for the community, and that the granting of the special exception would not burden public facilities nor be detrimental to the area. He took exception to the unit or [illegible] projection of [illegible] school pupil yield as used by the Board of Education

---

-3-

Mercantile Safe Deposit and Trust Co. - No. 66-185-X

and that a use of .4 pupil per trailer was based on the yield at Trailer Village, which is the highest pupil yield figure for any trailer park in Baltimore County. In his opinion a yield of .25 school pupils per trailer is a more realistic estimate of the expected school pupil yield from the proposed park, and he further felt that the granting of the special exception here would not create any undue concentration of population on the property, pointing out that under the Zoning Regulations on this zone, which can be developed with semi-detached houses, yields 8 to 8.5 housing units per acre, while the proposed plan here would yield only 7.4 units per acre. He also noted that the proposed plan has two open space recreational areas incorporated into it, and that the setback required under the Baltimore County Zoning Regulations give an additional 17.6 acres of open space around the perimeter of the park. The plan provides off-street parking for each space, and that in his opinion it is one of the best planned parks in the area. He agrees with Mr. Walton that there is a pressing and immediate need for additional trailer spaces in Baltimore County.

George Gavrelis, Director of Planning for Baltimore County, opposed the granting of the special exception on the basis that it would remove potential future industrial land from the County's reservoir of such land, and that the granting of the special exception would overburden the schools in the community. Also, he noted that the proposed White Marsh Expressway is now set to eventually go through the subject property and will take twenty-five to thirty percent of the land. However, he did acknowledge that there is presently an abundance of industrially zoned land in the area, and that the supply should be more than adequate to supply the need for the next twenty to twenty-five years. He also stated that the construction of the White Marsh Expressway could be as far off as 1980. He further testified that the County's Master Plan proposes additional school sites for the area, and the Plan indicates that within a two mile radius there will be eight elementary schools, two junior high schools

---

-4-

Mercantile Safe Deposit and Trust Co. - No. 66-185-X

and two senior high schools. Mr. Malcolm Dill, a land planning expert and former head of the Baltimore County Planning Department, testified on behalf of the protestants, and agreed with Mr. Gavrelis' comments regarding the special exception requested. He referred to the tract as a "prime industrial site". It should be noted, however, that the property has been zoned for industrial use since 1945 and never developed, and has been actively on the market since 1962 and the Bank has been able to find no takers for this property for industrial use.

Mr. David Black, Assistant in Capital Planning for the Baltimore County Board of Education, testified at length as to the public school situation in the eastern section of Baltimore County, and gave the Board numerous statistics regarding the enrollment in various schools in the eastern section of the County. In addition to these statistics, which we will go into later, he stated that he had investigated five different trailer parks in Baltimore County, and that the child yield per trailer ranged from a low of .11 child per housing unit to a high of .41 child per unit. Additionally, he testified that additions to schools normally require two years from inception to completion, and new schools normally require three years for completion, and that a new vocational school in the area will be opened in 1967 which will have a pupil capacity of 864 children. The statistics indicated that presently there are 940 vacancies in elementary schools and a 609 over-capacity in the high schools. However, it is expected that in 1967 there will be a total enrollment of 28 pupils over capacity in the elementary schools, and a reduction to 475 pupils over capacity in the high schools due to the opening of the new Perry Hall Junior High in 1967. He stated that these statistics were not unusual but were typical of what is consistently found in the County in growth areas such as Essex, Dundalk and Towson. The figures given did not take into consideration any relief from the proposed vocational school to be constructed, nor did it include the Chase Elementary School, which is presently under capacity.

-5-

Mercantile Safe Deposit and Trust Co. - No. 66-185-X

The Board finds that this property bounded on one side by a main line Railroad and Manufacturing Heavy zoning, on another by Manufacturing Light zoning, on the third by extensive commercial zoning, and on the fourth side by an existing trailer park, is a very suitable location for the proposed use. We further find that the granting of the special exception will not be detrimental to the health, safety and general welfare of the community, or violate any of the other sections of Section 502.1 of the Zoning Regulations. There may be a need for additional classroom spaces in the area; however, the Board feels that this point is fairly debatable and is alleviated to a great extent by the petitioner's willingness to restrict temporarily the rental of trailer spaces to families with no children of school age. Testimony indicated that there is presently no demand for the land for industrial use, that there is more than ample industrially zoned land in the area to meet the needs for years to come. Further, the schedule for construction of the White Marsh Expressway through the property is very remote and speculative, and the Board feels that it would be unjustified and unfair to the petitioner and deprive him of any reasonable use of the land to deny the special exception petition on the basis of the proposed road coming through the property.

For the reasons given above, the Board will grant the special exception for a trailer park, subject to the following restrictions:

1. That the site shall have no vehicular access or exit along Eastern Avenue from Bengies Road to Carroll Island Road.
2. That the site plan be subject to the approval of the Planning Department.
3. That the property shall be developed substantially in accordance with the site plan submitted by the petitioner as Exhibit No. 2, in that it shall contain open space recreational areas within the confines of the Trailer Park at least three (3) acres in size, and that the existing wooded areas around the perimeter of the park be left in tact so as to screen the park from the surrounding properties.

-6-

Mercantile Safe Deposit and Trust Co. - No. 66-185-X

4. That for a period for two (2) years from the date of Baltimore County's approval of the petitioner's site plan, no trailer spaces shall be rented to tenants having children of elementary or high school age.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 6th day of January, 1967, by the County Board of Appeals ORDERED, that the Special Exception petitioned for be and the same is hereby GRANTED, subject to the aforesaid restrictions.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin
William S. Baldwin, Chairman

John A. Slowik

Paul T. McHenry, Jr.
Paul T. McHenry, Jr.

-4-

Mercantile Safe Deposit and Trust Co. - No. 66-185-X

and two senior high schools. Mr. Malcolm Dill, a land planning expert and former head of the Baltimore County Planning Department, testified on behalf of the protestants, and agreed with Mr. Gavrelis' comments regarding the special exception requested. He referred to the tract as a "prime industrial site". It should be noted, however, that the property has been zoned for industrial use since 1945 and never developed, and has been actively on the market since 1962 and the Bank has been able to find no takers for this property for industrial use.

Mr. David Black, Assistant in Capital Planning for the Baltimore County Board of Education, testified at length as to the public school situation in the eastern section of Baltimore County, and gave the Board numerous statistics regarding the enrollment in various schools in the eastern section of the County. In addition to these statistics, which we will go into later, he stated that he had investigated five different trailer parks in Baltimore County, and that the child yield per trailer ranged from a low of .11 child per housing unit to a high of .41 child per unit. Additionally, he testified that additions to schools normally require two years from inception to completion, and new schools normally require three years for completion, and that a new vocational school in the area will be opened in 1967 which will have a pupil capacity of 864 children. The statistics indicated that presently there are 940 vacancies in elementary schools and a 609 over-capacity in the high schools. However, it is expected that in 1967 there will be a total enrollment of 28 pupils over capacity in the elementary schools, and a reduction to 475 pupils over capacity in the high schools due to the opening of the new Perry Hall Junior High in 1967. He stated that these statistics were not unusual but were typical of what is consistently found in the County in growth areas such as Essex, Dundalk and Towson. The figures given did not take into consideration any relief from the proposed vocational school to be constructed, nor did it include the Chase Elementary School, which is presently under capacity.

-5-

Mercantile Safe Deposit and Trust Co. - No. 66-185-X

The Board finds that this property bounded on one side by a main line Railroad and Manufacturing Heavy zoning, on another by Manufacturing Light zoning, on the third by extensive commercial zoning, and on the fourth side by an existing trailer park, is a very suitable location for the proposed use. We further find that the granting of the special exception will not be detrimental to the health, safety and general welfare of the community, or violate any of the other sections of Section 502.1 of the Zoning Regulations. There may be a need for additional classroom spaces in the area; however, the Board feels that this point is fairly debatable and is alleviated to a great extent by the petitioner's willingness to restrict temporarily the rental of trailer spaces to families with no children of school age. Testimony indicated that there is presently no demand for the land for industrial use, that there is more than ample industrially zoned land in the area to meet the needs for years to come. Further, the schedule for construction of the White Marsh Expressway through the property is very remote and speculative, and the Board feels that it would be unjustified and unfair to the petitioner and deprive him of any reasonable use of the land to deny the special exception petition on the basis of the proposed road coming through the property.

For the reasons given above, the Board will grant the special exception for a trailer park, subject to the following restrictions:

1. That the site shall have no vehicular access or exit along Eastern Avenue from Bengies Road to Carroll Island Road.
2. That the site plan be subject to the approval of the Planning Department.
3. That the property shall be developed substantially in accordance with the site plan submitted by the petitioner as Exhibit No. 2, in that it shall contain open space recreational areas within the confines of the Trailer Park at least three (3) acres in size, and that the existing wooded areas around the perimeter of the park be left in tact so as to screen the park from the surrounding properties.

-6-

Mercantile Safe Deposit and Trust Co. - No. 66-185-X

4. That for a period for two (2) years from the date of Baltimore County's approval of the petitioner's site plan, no trailer spaces shall be rented to tenants having children of elementary or high school age.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 6th day of January, 1967, by the County Board of Appeals ORDERED, that the Special Exception petitioned for be and the same is hereby GRANTED, subject to the aforesaid restrictions.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin
William S. Baldwin, Chairman

John A. Slowik
John A. Slowik

Paul T. McHenry
Paul T. McHenry, Jr.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February [illegible], 19[illegible]

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 OF [illegible] SUCCESSIVE weeks before the 23rd day of February, 19 66, the first publication appearing on the 3rd day of February, 19 66.

THE JEFFERSONIAN,

Cost of Advertisement, $

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. March 9, 19 66

THIS IS TO CERTIFY, that the annexed advertisement of "Mercantile Safe Deposit and Trust Co." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 9th. day of March 19 66; that is to say, the same was inserted in the issues of 3-3-66

Stromberg Publications, Inc.
Publisher

By Mrs. Palmer Frank
Mrs. Palmer Frank

Appeal

#66-185

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th
Date of Posting 2-24-66
Posted for:
Petitioner: Mercantile Safe Deposit & Trust Co. et al
Location of property: NE Cor. Eastern Ave. and Bengies Rd.
Location of Signs: [illegible] Eastern Ave. and Bengies Rd. [illegible] and Bengies Rd.
Remarks:
Posted by Robert Lee Balk
Date of return: 2-25-66

A. V. WILLIAMS

vs.

WILLIAM J. BALDWIN, JOHN A. SLOWIK and PAUL T. McHENRY, JR., constituting the COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW

Misc. Docket No. 8
Folio No. 176
File No. 2693

ANSWER TO ORDER OF APPEAL TO CIRCUIT COURT FOR BALTIMORE COUNTY AND CERTIFIED COPIES OF PROCEEDINGS BEFORE THE ZONING COMMISSIONER AND BOARD OF APPEALS OF BALTIMORE COUNTY

MR. CLERK:

Please file, &c.

Mabel I. Tuckwexler
County Board of Appeals of Baltimore County

A. V. WILLIAMS

vs.

WILLIAM J. BALDWIN, JOHN A. SLOWIK and PAUL T. McHENRY, constituting the COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW

Misc. Docket No. 8
Folio No. 176
File No. 2693

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 1100-2 (d) of the Maryland Rules of Procedure, William J. Baldwin, John A. Slowik and Paul T. McHenry, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the Appeal to the representative of every party to the proceeding below by: namely, Robert J. Gontrum, Esq., Keyser Building, Calvert and Redwood Streets, Baltimore, Maryland 21202, Attorney for the Petitioners, and Robert Paul Mann, Esq., Loyola Federal Building, Towson, Maryland 21204, Attorney for the Protestants, a copy of which notice is attached hereto and prayed that it may be made a part thereof.

Mabel I. Tuckwexler, Secretary
County Board of Appeals of Baltimore County
County Office Building, Towson, Md. 21204
VAlley 2-3000, Ext. 270

I hereby certify that a copy of the aforegoing Certificate of Notice has been mailed to Robert J. Gontrum, Esq., Keyser Building, Calvert and Redwood Streets, Baltimore, Maryland 21202, Attorney for the Petitioners, and Robert Paul Mann, Esq., Loyola Federal Building, Towson, Maryland 21204, Attorney for the Protestants, on this 26th day of February, 1967.

Mabel I. Tuckwexler, Secretary
County Board of Appeals of Baltimore County

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW

RE: PETITION FOR SPECIAL EXCEPTION
for a Trailer Park
Northeast Corner of Eastern Avenue and Bowley's Road
17th District
Mercantile Safe Deposit and Trust Company
Petitioner

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Mercantile Safe Deposit and Trust Co. - No. 66-180-X

the property has been posted with "For Sale" signs, that sales information was circulated and recirculated to over one hundred and fifteen brokers. No offers were received on the property, except the present contract, which is contingent on the granting of the special exception. He testified that in attempting to sell the property, there had occasionally been prospective buyers that they were open to an offer. [illegible]

As witness for the petitioners, Mr. Harold Walker, Vice President of the Maryland Mobile Homes Association, testified extensively to the operation of trailer parks in general in Baltimore County, particularly there is a great need for additional trailer spaces in Baltimore County, that ninety percent of the existing parks have long waiting lists. He stated there are a total of 1,700 trailer spaces in Baltimore County, housing a total of 1,900 children, 100 of which are of school age. Testimony indicated an average yield of [illegible] per trailer. Jerome Wolff, an expert on traffic and utilities, testifying on behalf of the petitioners, stated that he has studied the adjacent Eastern Village [illegible] and its traffic movements, and that there would be no difficulty in handling any additional traffic generated by the trailer park. He did recommend, however, that the [illegible] be allowed to go to provide additional access to Eastern Avenue from Bowley's Road to Carroll Island Road. He also stated that all utilities are available to the property, and [illegible] for the next ten years.

[illegible] on behalf of the petitioners, [illegible] testified that there is a need for trailer parks [illegible] housing needs for the community, [illegible] not burden public facilities and be compatible to the area. He made exception to the [illegible] of the proposed [illegible] as set by the Board of Education.

Mercantile Safe Deposit and Trust Co. - No. 66-180-X

[illegible] Mr. Mann [illegible] Director of Planning for the Baltimore County Planning Department, testified on behalf of the protestants and agreed with Mr. Gerwitz' comments regarding the special exception requested. He referred to the area as a "prime industrial site". He testified that the property has been zoned for industrial uses since 1945 and has been actively on the market since 1963 and that the Bank has been able to find no takers for this property for industrial use.

Mr. David Black, Assistant in Capital Planning for the Baltimore County Board of Education, testified at length as to the public school situation in the eastern section of Baltimore County, and gave the Board numerous statistics regarding the enrollment in various schools in the eastern section of the County. In addition to these statistics, which we will go into later, he stated that he had investigated five different trailer parks in Baltimore County, and that the child yield per trailer ranged from a low of .11 child per housing unit to a high of .4 child per unit. Additionally, he testified that additions to schools normally require two years from inception to completion, and new schools normally require three years for completion, and that a new vocational school in the area will be opened in 1969 which will have a pupil capacity of 864 children. The statistics indicated that presently there are 940 vacancies in elementary schools and a 689 overcapacity in the high schools. However, it is expected that in 1967 there will be a total enrollment of 28 pupils over capacity in the elementary schools, and a reduction to 475 pupils over capacity in the high schools due to the opening of the new Perry Hall Junior High in 1967. He stated that these statistics were not unusual but were typical of what is consistently found in the County in growth areas such as Essex, Dundalk and Towson. The figures given did not take into consideration any relief from the proposed vocational school to be constructed, nor did it include the Chase Elementary School, which is presently under capacity.

Mercantile Safe Deposit and Trust Co. - No. 66-180-X

[illegible] Mr. Mann [illegible] Director of Planning for the Baltimore County Planning Department, testified on behalf of the protestants and agreed with Mr. Gerwitz' comments regarding the special exception requested. He referred to the area as a "prime industrial site". He testified that the property has been zoned for industrial uses since 1945 and has been actively on the market since 1963 and the Bank has been able to find no takers for this property for industrial use.

Mr. David Black, Assistant in Capital Planning for the Baltimore County Board of Education, testified at length as to the public school situation in the eastern section of Baltimore County, and gave the Board numerous statistics regarding the enrollment in various schools in the eastern section of the County. In addition to these statistics, which we will go into later, he stated that he had investigated five different trailer parks in Baltimore County, and that the child yield per trailer ranged from a low of .11 child per housing unit to a high of .4 child per unit. Additionally, he testified that additions to schools normally require two years from inception to completion, and new schools normally require three years for completion, and that a new vocational school in the area will be opened in 1969 which will have a pupil capacity of 864 children. The statistics indicated that presently there are 940 vacancies in elementary schools and a 689 overcapacity in the high schools. However, it is expected that in 1967 there will be a total enrollment of 28 pupils over capacity in the elementary schools, and a reduction to 475 pupils over capacity in the high schools due to the opening of the new Perry Hall Junior High in 1967. He stated that these statistics were not unusual but were typical of what is consistently found in the County in growth areas such as Essex, Dundalk and Towson. The figures given did not take into consideration any relief from the proposed vocational school to be constructed, nor did it include the Chase Elementary School, which is presently under capacity.

Mercantile Safe Deposit and Trust Co. - No. 66-180-X

4. That for a period for two (2) years from the date of Baltimore County's approval of the petitioner's site plan, no trailer spaces shall be rented to tenants having children of elementary or high school age.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 6th day of January, 1967, by the County Board of Appeals, ORDERED, that the Special Exception petitioned for be and the same is hereby GRANTED, subject to the aforesaid restrictions:

1. That the site shall have no vehicular access or exit along Eastern Avenue from Bowley's Road to Carroll Island Road.
2. That the site plan be subject to the approval of the Planning Department.
3. That the property shall be developed substantially in accordance with the site plan submitted by the petitioner as Exhibit No. 2, in that it shall contain open space recreational areas within the confines of the Trailer Park of at least three (3) acres in size, and that the existing wooded areas around the perimeter of the park be left in tact so as to screen the park from the surrounding properties.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William J. Baldwin, Chairman

John A. Slowik

Paul T. McHenry, Jr.

- 4 -

Mercantile Safe Deposit and Trust Co. - No. 66-180-X

and two senior high schools. Mr. Malcolm Dill, a land planning expert and former head of the Baltimore County Planning Department, testified on behalf of the protestants and agreed with Mr. Gerwitz' comments regarding the special exception requested. He referred to the area as a "prime industrial site". It should be noted, however, that the property has been zoned for industrial uses since 1945 and never developed, and has been actively on the market since 1963 and the Bank has been able to find no takers for this property for industrial use.

Mr. David Black, Assistant in Capital Planning for the Baltimore County Board of Education, testified at length as to the public school situation in the eastern section of Baltimore County, and gave the Board numerous statistics regarding the enrollment in various schools in the eastern section of the County. In addition to these statistics, which we will go into later, he stated that he had investigated five different trailer parks in Baltimore County, and that the child yield per trailer ranged from a low of .11 child per housing unit to a high of .4 child per unit. Additionally, he testified that additions to schools normally require two years from inception to completion, and new schools normally require three years for completion, and that a new vocational school in the area will be opened in 1969 which will have a pupil capacity of 864 children. The statistics indicated that presently there are 940 vacancies in elementary schools and a 689 overcapacity in the high schools. However, it is expected that in 1967 there will be a total enrollment of 28 pupils over capacity in the elementary schools, and a reduction to 475 pupils over capacity in the high schools due to the opening of the new Perry Hall Junior High in 1967. He stated that these statistics were not unusual but were typical of what is consistently found in the County in growth areas such as Essex, Dundalk and Towson. The figures given did not take into consideration any relief from the proposed vocational school to be constructed, nor did it include the Chase Elementary School, which is presently under capacity.

- 5 -

Mercantile Safe Deposit and Trust Co. - No. 66-180-X

The Board feels that this property bounded on one side by a main line Railroad and Manufacturing Heavy zoning, on another by Manufacturing Light zoning, on the third by extensive commercial zoning, and on the fourth side by an existing trailer park, is a very suitable location for the proposed use. We further find that the granting of the special exception will not be detrimental to the health, safety and general welfare of the community, or violate any of the other sections of Section 502 of the Zoning Regulations. There may be a need for additional classroom spaces in the area; however, the Board feels that this point is fairly debatable and is alleviated to a great extent by the petitioner's willingness to restrict temporarily the rental of trailer spaces to families with no children of school age. Testimony indicated that there is presently no demand for the land for industrial use, that there is more than ample industrially zoned land in the area to meet the needs for years to come. Further, the schedule for construction of the White Marsh Expressway through the property is very remote and speculative, and the Board feels that it would be unjustified and unfair to the petitioner and deprive him of any reasonable use of the land to deny the special exception petition on the basis of the proposed road coming through the property.

For the reasons given above, the Board will grant the special exception for a trailer park, subject to the following restrictions:

1. That the site shall have no vehicular access or exit along Eastern Avenue from Bowley's Road to Carroll Island Road.
2. That the site plan be subject to the approval of the Planning Department.
3. That the property shall be developed substantially in accordance with the site plan submitted by the petitioner as Exhibit No. 2, in that it shall contain open space recreational areas within the confines of the Trailer Park of at least three (3) acres in size, and that the existing wooded areas around the perimeter of the park be left in tact so as to screen the park from the surrounding properties.

- 6 -

Mercantile Safe Deposit and Trust Co. - No. 66-180-X

4. That for a period for two (2) years from the date of Baltimore County's approval of the petitioner's site plan, no trailer spaces shall be rented to tenants having children of elementary or high school age.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 6th day of January, 1967, by the County Board of Appeals ORDERED, that the Special Exception petitioned for be and the same is hereby GRANTED, subject to the aforesaid restrictions.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William J. Baldwin, Chairman

John A. Slowik

Paul T. McHenry, Jr.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 2, 19 66

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 of 1 time successively before the 17th day of January, 19 66, the first publication appearing on the 12th day of January, 19 66.

THE JEFFERSONIAN,

By [signature] Manager

Cost of advertisement, $ [illegible]

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., March 9, 19 66

THIS IS TO CERTIFY, that the annexed advertisement of "Mercantile Safe Deposit and Trust Co." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 8th day of March 19 66; that is to say, the same was inserted in the issues of 3-8-66.

Strumberg Publications, Inc.
Publisher

By [signature]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
Courthouse, Towson, Maryland

No. 41081

Date 3/9/66

Received from [illegible]

For Filing Special Exception - Mercantile Safe Deposit & Trust Co. - Northeast Cor. Eastern Ave. and Bowley's Rd.

	50.00
1 Cert.	
3 Copies	3.00
	53.00

VALID ONLY WHEN STAMPED AND VALIDATED BY CASHIER OR TREASURER

Appeal

#66-180-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting 2-25-66

District 15th

Posted for: [illegible]

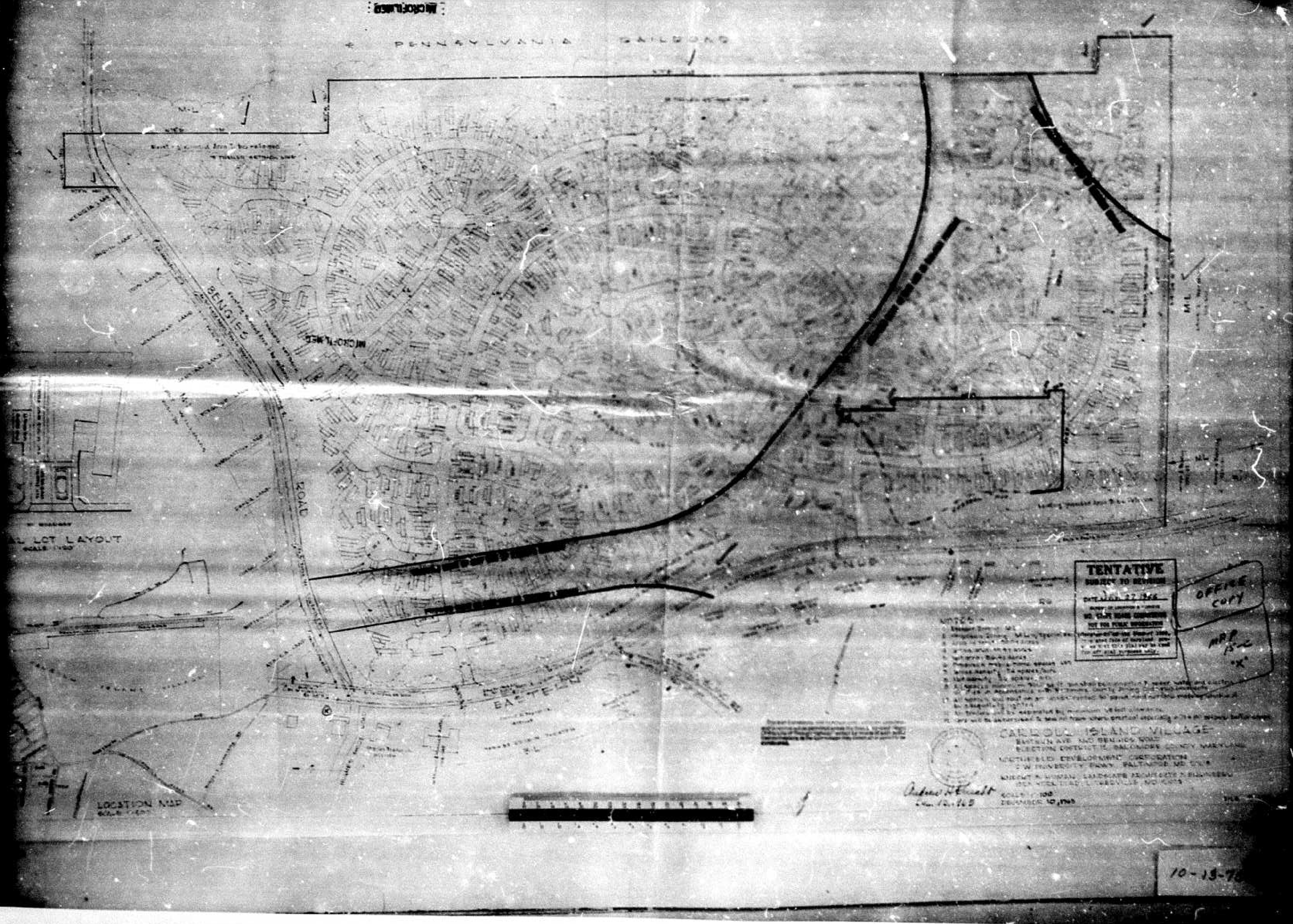
Petitioner: Mercantile Safe Deposit & Trust Co. et al

Location of property: N.E. Cor. Eastern Ave. and Bowley's Rd.

Location of signs: E. side Bowley's Rd. approx. 50' S. of Eastern Ave. Eastern Ave. S. side approx. 50' E. of Bowley's Rd. and Bowley's Rd.

Remarks:

Posted by [signature] Date of return: 2-28-66



ORDER RECEIVED FOR FILING
DATE _____
BY _____

RE: PETITION FOR SPECIAL EXCEPTION
For Trailer Park - N.W. Cor. of Eastern Ave. and and Bengies Road, 15th Dist., Mercantile Safe Deposit & Trust Co., Petitioner - Rude Enhancement, Inc. Cont. Pur.

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-185-X

The petitioners have requested a special exception for a Trailer Park on the northwest corner of Eastern Avenue and Bengies Road, in the 15th District of Baltimore County. This property is located in a Manufacturing Light Zone. Section 253.2 of the Baltimore County Zoning Regulations reads as follows:

"Residential Uses in M-L Zone as follows:

Dwellings, one-family or two family on lots of record before March 30, 1955, but new subdivisions for residential development are prohibited;
Farm (See Section 404);
Living quarters for watchmen and caretakers and their families employed and living on the premises, in connection with the lawful use in the M-L Zone".

This would indicate a very strong inclination on the part of the drafters of the original zoning regulations that residential uses in an M-L Zone should be exceedingly limited. The petitioners are requesting 659 mobile home spaces on 70.0 acres of land.

Mr. George E. Gavrelis, Director of the Office of Planning and Zoning has the following to says

"After consultation with the Department of Education, the planning staff has determined that execution of the subject proposal would impact schools in the area. The following table shows the present school enrollment situation in this part of the County:

School	Capacity	Present Enrollment	Overload or Pupil Deficit
Chase	540	543	-3
Glenmar	700	871	+171
Northgate	700	930	+230
Martin Blvd.	420	451	- 31
Totals	2,360	2,732	+372

Seneca Elementary School is scheduled to open in September, 1966. In some shifting of service areas, the September school population is estimated as follows

School	Capacity	September 1966 Enrollment	September Overload or Pupil Deficit
Chase	540	520	-20
Glenmar	700	694	- 6
Northgate	700	771	+71
Martin Blvd.	420	412	-8
Seneca	553	533	-20
Totals	2,953	2,930	-31

It should be pointed out that not all of the schools listed above are close enough to serve the proposed trailer park satisfactorily. Schools in other neighborhoods and communities are included only because their eventual use to serve the trailer park would become necessary if the trailer park were to be established.

Trailer Village, adjacent to the petitioners' property, has an elementary school population of 228 children, housed in 522 trailers, or 0.43 students per trailer. These students are now accommodated in the Glenmar school, and will attend Seneca Elementary in 1966.

Using the Trailer Village pupil ratio as a basis, the trailer park proposed under the subject petition would yield 283 elementary school pupils. Even considering only the September, 1966 projections, without regard to expected future growth, the total overload for the area would be 304, and the total average for Chase school, where the new pupils would go initially, would amount to 263. The yield from both trailer parks (520) would be enough to fill an 18-room school.

It may be argued that Chase and Seneca schools could be enlarged to the maximum desirable size, or 24 rooms each. The school areas of both schools, however, have not been fully developed and enlargement to 24 rooms each will be necessary in any event.

If the subject petition should be granted and the trailer park development, only the following alternatives will be available:

a) Build a new school to serve the trailer park. This is economically unsound because of the large acquisition costs of industrial land and the uncertain stability of trailer parks as a land use.

b) Build a school in another area and transport the entire student body to it by bus. This, too, is impractical. A heavy permanent financial transportation commitment of this nature runs counter to present policies. But more important, the area would be deprived of what is from a planning viewpoint a significant part of its life - the school-recreation center.

c) Severely overtrend the present schools and those now proposed.

It is clear that none of the alternatives is desirable.

-2-

2. The subject petition threatens basic premises of planning. Planning is done to promote orderly, desirable growth and conservation of land and other resources. In providing for orderly growth, economies should be effected. The County has invested heavily in a plan that presents land embraced by the subject petition in industrial and related uses.

It is true that trailer parks are permitted as special exceptions in M-L and M-R zones - but the intention of the Zoning Regulations here is to permit trailer parks as interim uses. We are by no means certain that the subject proposal would constitute an interim use, nor are we certain that it would not. From the plan submitted with the petition however, it would definitely appear most likely that the trailer park would be a permanent one.

Thus, in short, development of this project would constitute a negation of planning - by removing valuable property from the County's planned industrial land reservoir, by throwing off balance the projected needs for public facilities based on the plan, and by pouring down the drain a great deal of effort and money that went into planning for this area in the first place.

3. In view of the above considerations, we firmly believe that the subject proposal would tend to overtrend land and cause undue concentration of population, would interfere with adequate provisions for schools, parks ... transportation or other public requirements, conveniences or improvements; and would thus be detrimental to the ... general welfare of the locality involved.

The figures mentioned by Mr. Gavrelis pertaining to schools were confirmed by Mr. David Black, Assistant for Capital Planning, Board of Education of Baltimore County. For the above reasons it follows that the granting of the special exception would be detrimental to the health, safety and general welfare of the locality involved; tend to overtrend land; create undue concentration of population and interfere ... adequate provisions for schools.

It should be emphasized that what areas of land have been zoned for manufacturing uses and as manufacturing uses are proposed on the new Eastern Area Map, it would follow that Planning would not recommend as many schools in such an area.

For the above reasons the special exception SHOULD NOT BE GRANTED.

It is ordered this ___ day of April, 1966, by the Zoning Commissioner of Baltimore County, that the special exception for a Trailer Park should be and the same is hereby DENIED.

Zoning Commissioner of
Baltimore County

-3-

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

66-185-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mercantile-Safe Deposit & Tr. Co. and Trust Co., et al ... 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "M-L" zone to an "X" zone; (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a trailer park

See attached description

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

I, or we, agree to pay expenses of above re-classification and or Special Exception 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.

Redevelopment Inc. [illegible]
Contract purchaser

Mercantile-Safe Deposit and Trust Co. [illegible]
Legal Owner

Address

Address

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of January, 196[illegible], 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 [illegible] day of February, 196[illegible], at 1:30 o'clock

Zoning Commissioner of Baltimore County

Andrew S. Kunes
Dec. 10, 1965

PETITION FOR SPECIAL EXCEPTION
15th DISTRICT

ZONING: Petition for Special Exception for a Trailer Park.
LOCATION: Northwest corner of Eastern Avenue and Bengies Road.
DATE & TIME: FRIDAY, APRIL 1, 1966 at 10:00 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.

All that parcel of land in the fifteenth district of Baltimore County

being the property of Mercantile-Safe Deposit and Trust Company and Mildred J. Moeller, trustee.

Hearing: Friday, April 1, 1966 at 10:00 A.M.
Public hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

March 4, 1966

Redevelopment Inc.
2 W. University Pkwy.
Baltimore, 18, Maryland

NOTICE OF HEARING

Re: Petition for Special Exception for Trailer Park
For Mercantile-Safe Deposit & Trust Co., et al and Mildred J. Moeller, Trustee
66-185-X

TIME: ~~10:00 A.M.~~
DATE: ~~Friday, April 1, 1966~~
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND

cc: Robert J. Hanna, Esq.
Legal General Building
Towson, Md. 21204

ZONING COMMISSIONER OF
BALTIMORE COUNTY

January [illegible], 1966

Robert J. Hanna, Esq.
809 Eastern Blvd.
Baltimore 21, Md.

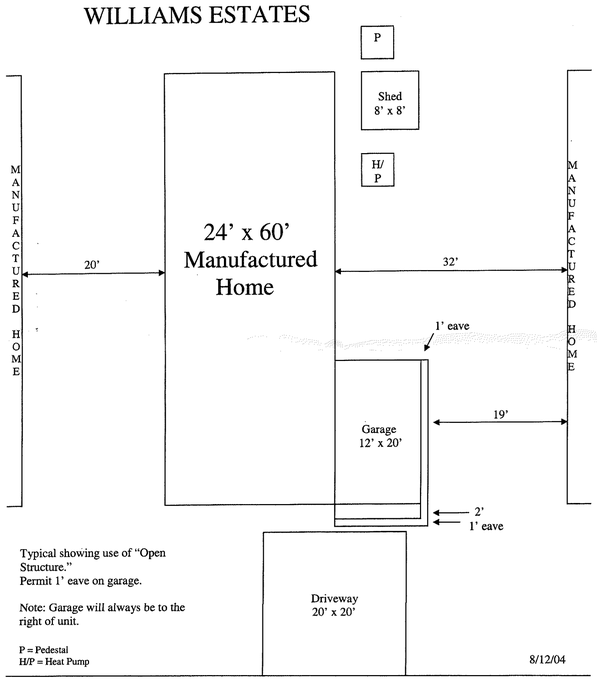
NOTICE OF HEARING

Re: Petition for Special Exception for Mercantile-Safe Deposit and Trust Co., et al
66-185-X

TIME: ~~10:00 A.M.~~
DATE: ~~Wednesday, February 9th, 1966~~
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND

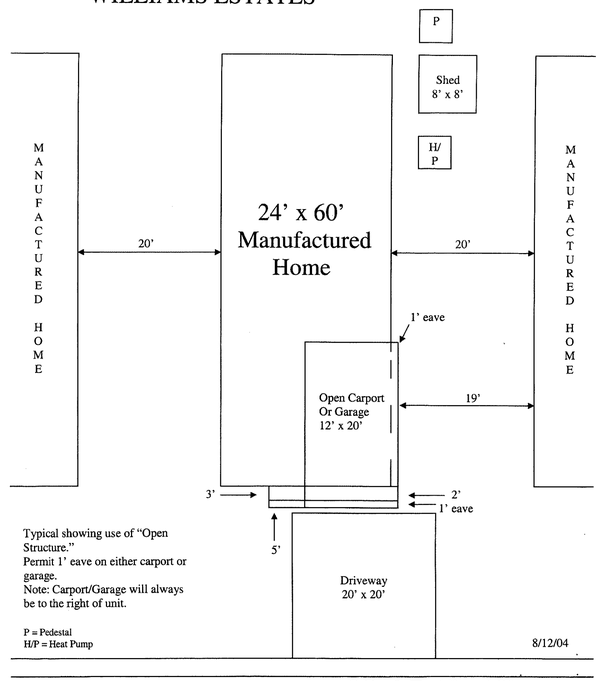
ZONING COMMISSIONER OF
BALTIMORE COUNTY

WILLIAMS ESTATES



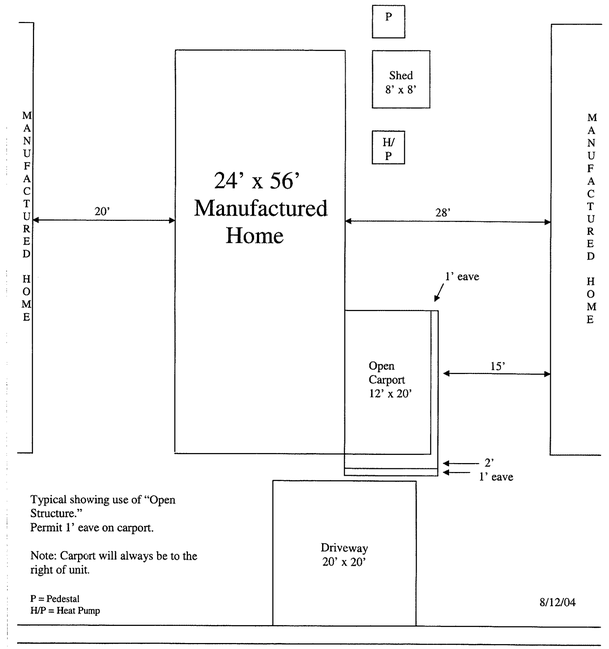
G:\ Sales\Williams Estates Carport, Garage\WE new site layout-24' x 60' outside SCALE: 1" = 10'

WILLIAMS ESTATES



G:\ Sales\Williams Estates Carport, Garage\WE new site layout-24' x 60' revised SCALE: 1" = 10'

WILLIAMS ESTATES



G:\ Sales\Williams Estates Carport,Garage\WE new site layout-24' x 56' outside carport SCALE: 1" = 10'

50TH ANNIVERSARY GWS 1940-1990

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS

TOWSON

SENIOR ASSOCIATES
ROBERT B. BARKLEY
FREDERICK N. GHADIMS, IV, P.E.
PASQUALE R. GIARLO
ROBERT F. HENRY, P.L.S.
J. STRONG SMITH, P.E.

ASSOCIATES
NICHOLAS J. BRAUNER, III, P.E.
WALTER F. DENNER, P.L.S.
ROBERT L. HUTSWITZ, P.E.
DAVID L. MARTIN, R.L.A.
ROBERT W. MATTS, P.L.S.
BERNT C. PETERSEN, R.L.A.
RICHARD L. UMBARGER, P.E.

GEORGE WILLIAM STEPHENS, JR.
(1888-1985)

W. HARRY JENSEN, JR., P.L.S.
CHIEF EXECUTIVE OFFICER

CHARLES E. FICK, P.E.
PRESIDENT

LEONARD A. PARRISH, P.E.
VICE PRESIDENT

BEL AIR

SENIOR ASSOCIATES
WAYNE E. MARSENGOLDER, P.L.S.
PAUL W. TAYLOR, P.E.

ASSOCIATES
GERALD P. MARAGOS, PE. & P.L.S.

May 17, 1995

Williams Estates
c/o Mr. William T. Poole, Jr.
Williams Management Services, Inc.
3300 Eastern Boulevard
Baltimore, Maryland 21220

RE: 100 Year Flood Boundary

Gentlemen,

The property known as Williams Estates as shown on Tax Map 91 does not lie within the 100 Year Flood Boundary shown on the National Flood Insurance Program Flood Insurance Rate Map for Baltimore County, Maryland, Community Panel Number 240010 0435 B. The effective date is March 2, 1981.

Very truly yours,

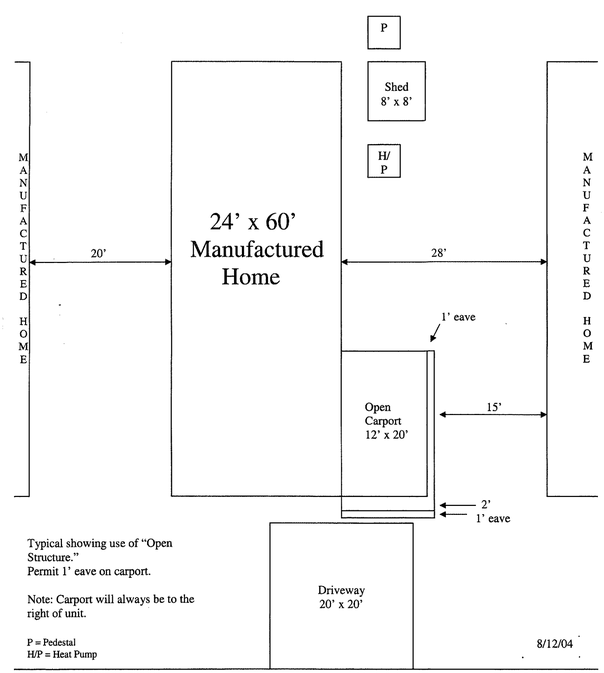
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Richard L. Umbarger, P.E.,
Chief Engineer
Md. Reg. No. 10568

RLU:kmp

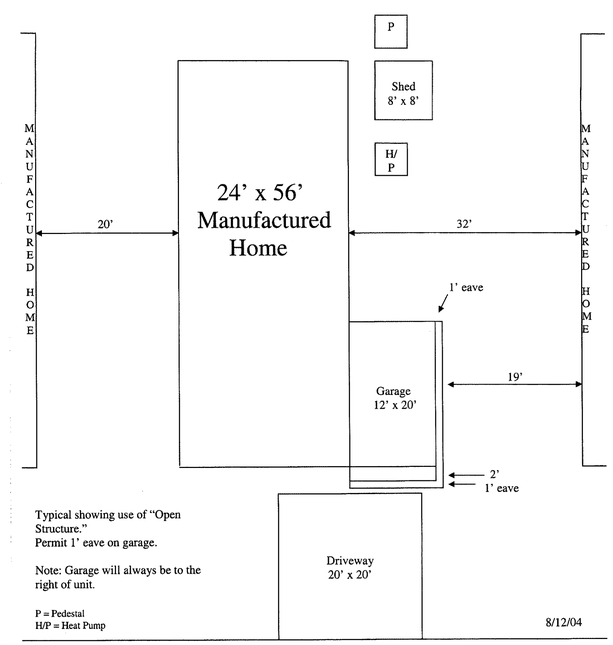
TOWSON: 658 KENILWORTH DRIVE • SUITE 100 • TOWSON, MARYLAND • 21204 • (410) 825-8120 • FAX (410) 585-0288
BEL AIR: 205 EAST BROADWAY • BEL AIR, MARYLAND • 21014 • (410) 879-1500 • (410) 838-5800 • FAX (410) 893-0425

WILLIAMS ESTATES



G:\ Sales\Williams Estates Carport,Garage\WE new site layout-24' x 60' outside carport SCALE: 1" = 10'

WILLIAMS ESTATES



G:\ Sales\Williams Estates Carport,Garage\WE new site layout-24' x 56' outside SCALE: 1" = 10'

Notes:

- No part of the site is in the 100 Year Flood Plain.
- All Carport and Garages will be to the right of the units.
- There will not be any Carports or Garage on:
  - Corner units.
  - Units which are parallel with road.

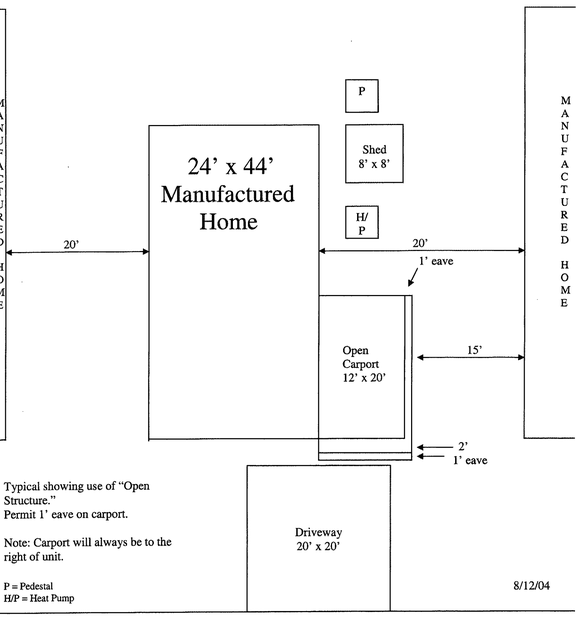
Williams Estates Revised Plan
EHK JR 35/101
15th Election District
Scale 1" = 100'

Baltimore County Maryland
Date – May 23rd, 2005

Sheet 2 of 3

Williams Estates: Name: _____
Date: _____
Approved by Baltimore County 502.10 BCZR
Name: _____
Date: 6/14/05
Per 414.7

WILLIAMS ESTATES



Typical showing use of "Open Structure."
Permit 1' eave on carport.

Note: Carport will always be to the right of unit.

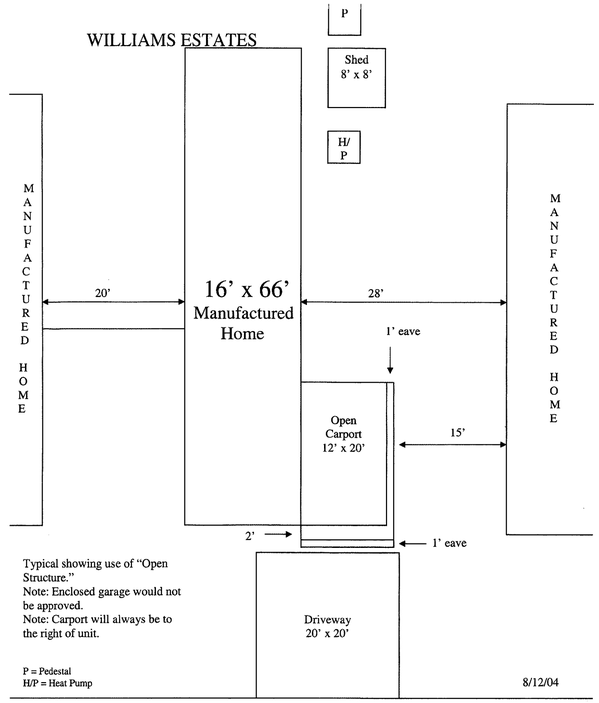
P = Pedestal
H/P = Heat Pump

8/12/04

G:\ Sales\Williams Estates Carport,Garage\WE new site layout-24' x 44' outside carport

SCALE: 1" = 10'

WILLIAMS ESTATES



Typical showing use of "Open Structure."
Note: Enclosed garage would not be approved.
Note: Carport will always be to the right of unit.

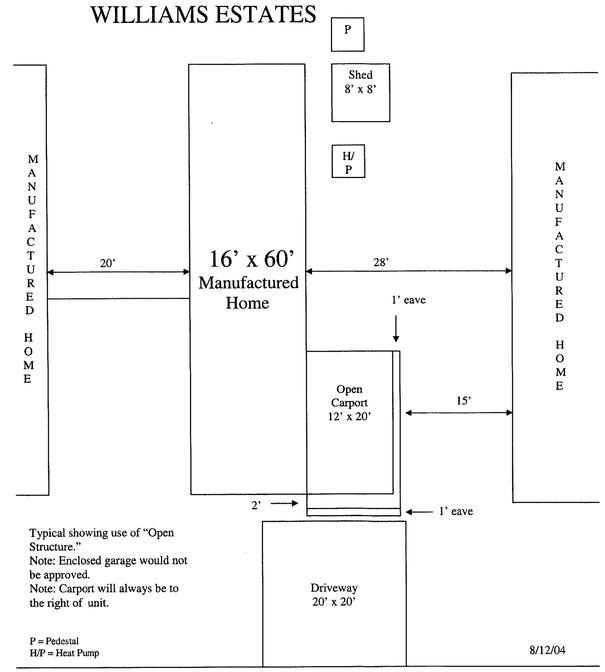
P = Pedestal
H/P = Heat Pump

8/12/04

G:\Sales\Williams Estates carport, garage\WE new site layout – 16' x 66' carport

SCALE: 1" = 10'

WILLIAMS ESTATES



Typical showing use of "Open Structure."
Note: Enclosed garage would not be approved.
Note: Carport will always be to the right of unit.

P = Pedestal
H/P = Heat Pump

8/12/04

G:\Sales\Williams Estates carport, garage\WE new site layout – 16' x 60' carport

SCALE: 1" = 10'

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS

TOWSON

SENIOR ASSOCIATES
ROBERT H. BARKLEY
FREDERICK W. CEMARSKY, PE, P.E.
PASQUALE R. CIARLO
ROBERT P. HEMAN, PE, L.S.
J. STRONG SASSTI, P.E.

ASSOCIATES
NICHOLAS J. FILAGHER, III., P.E.
WALTER F. EISNER, PE, S.
ROBERT L. HEWSITZ, P.E
DAVID L. MARTIN, R.L.A.
ROBERT W. MATH, PE, S.
HENRY C. PETERSON, R.L.A
RICHARD L. UMBARGER, P.E.

GEORGE WILLIAM STEPHENS, JR.
(1888-1985)
W. HARRY JESSUP, JR., PE, L.S.
CHIEF EXECUTIVE OFFICER
CHARLES E. PICK, P.E.
PRESIDENT
LEONARD A. PARRISH, P.E.
VICE PRESIDENT

BEL AIR

SENIOR ASSOCIATES
WAYNE E. MASENHOLDER, P.E.S.
PAUL W. TAYLOR, P.E.

ASSOCIATES
GERALD P. MARAGOS, P.E. & P.L.S.

May 17, 1995

Williams Estates
c/o Mr. William T. Poole, Jr.
Williams Management Services, Inc.
3300 Eastern Boulevard
Baltimore, Maryland 21220

RE: 100 Year Flood Boundary

Gentlemen,

The property known as Williams Estates as shown on Tax Map 91 does not lie within the 100 Year Flood Boundary shown on the National Flood Insurance Program Flood Insurance Rate Map for Baltimore County, Maryland, Community Panel Number 240010 0435 B. The effective date is March 2, 1981.

Very truly yours,

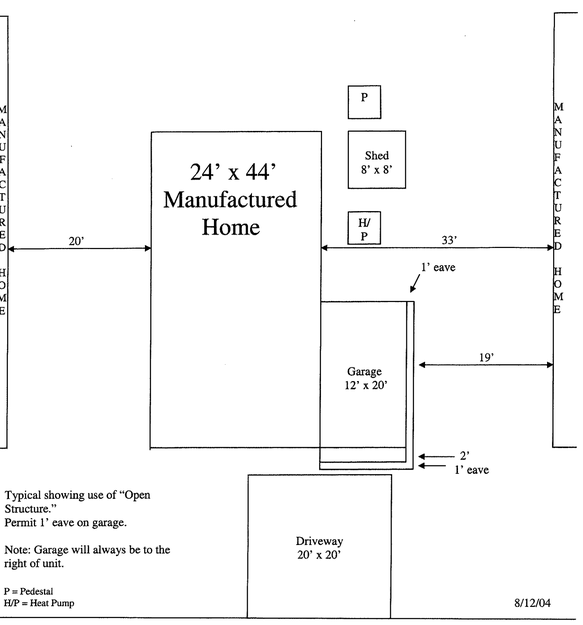
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Richard L. Umbarger, P.E.,
Chief Engineer
Md. Reg. No. 10568

RLU:kmp

TOWSON: 658 KENILWORTH DRIVE • SUITE 100 • TOWSON, MARYLAND • 21204 • (410) 825-8120 • FAX (410) 583-0288
BEL AIR: 203 EAST BROADWAY • BEL AIR, MARYLAND • 21014 • (410) 879-1500 • (410) 838-3800 • FAX (410) 893-0425

WILLIAMS ESTATES



Typical showing use of "Open Structure."
Permit 1' eave on garage.

Note: Garage will always be to the right of unit.

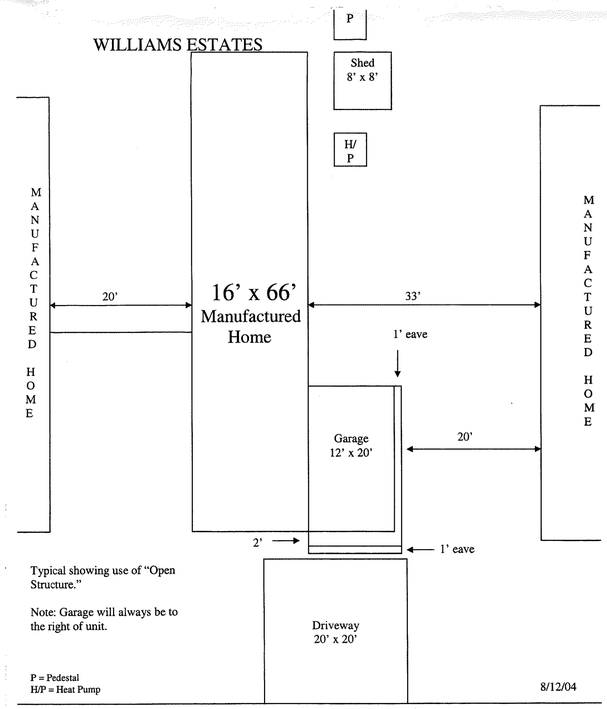
P = Pedestal
H/P = Heat Pump

8/12/04

G:\ Sales\Williams Estates Carport,Garage\WE new site layout-24' x 44' outside carport

SCALE: 1" = 10'

WILLIAMS ESTATES



Typical showing use of "Open Structure."

Note: Garage will always be to the right of unit.

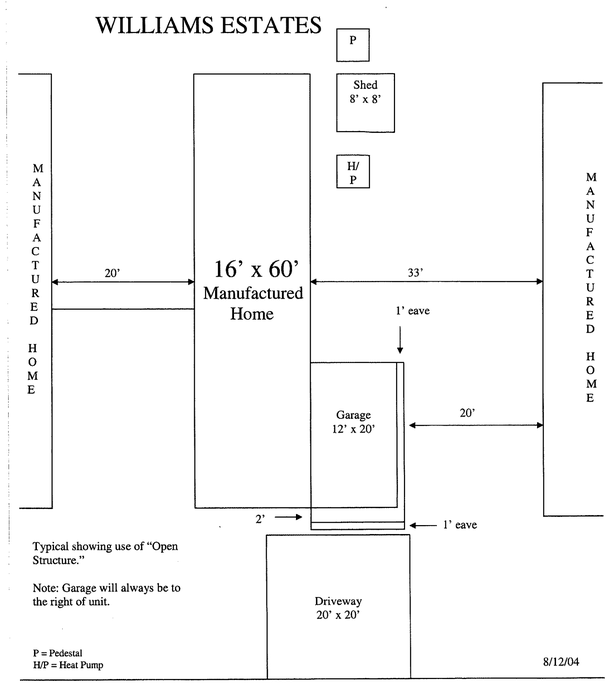
P = Pedestal
H/P = Heat Pump

8/12/04

G:\Sales\Williams Estates Carport, Garage\WE new site layout – 16' x 66' garage

SCALE: 1" = 10'

WILLIAMS ESTATES



Typical showing use of "Open Structure."

Note: Garage will always be to the right of unit.

P = Pedestal
H/P = Heat Pump

8/12/04

G:\Sales\Williams Estates Carport, Garage\WE new site layout – 16' x 60' garage

SCALE: 1" = 10'

Notes:

- No part of the site is in the 100 Year Flood Plain.
- All Carport and Garages will be to the right of the units.
- There will not be any Carports or Garage on:
  - Corner units.
  - Units which are parallel with road.

Williams Estates Revised Plan
EHK JR 35/101
15th Election District
Scale 1" = 100'

Baltimore County Maryland
Date – May 23rd, 2005

Sheet 3 of 3

Williams Estates: Name: _____
Date: _____

Approved by Baltimore County 502.10 BCZR
Name: [illegible]
Date: 6/14/05
Per 414.7

PENN CENTRAL RAILROAD

ZONED MH-IM

SEE BCZC CASE # 70-184 ASPH

N 68° 48' 20" E 2111.65'

N 18°01'40" W 62.60'

N 68° 48' 20" E 202.95'

84-283 A

EXISTING MAINTENANCE BUILDING

EXISTING STORAGE YARD
ZONED MH-IM

N 68° 48' 20" E 585.64'

N 21° 11' 40" W 90.60'

N 21° 11' 40" W 1210.00'

RECREATION AREA
3.2 Act±

EX. 50' R/W

N 53° 23' 10" W 330.02'

R = 1019.99' L = 99.92'
CHD N 56° 40' 47" W 99.88'

N 53° 52' 24" W 200.00'

R = 425.00 L = 176.04'
CHD N 42° 00' 26" W 174.78'

ZONED OAKDALE MH-IM

EXISTING MOBILE HOME PARK

SEE BCZC CASE # 70-184 ASPH

N 30° 08' 28" W 441.58'

EX. 50' R/W

R = 575.00' L = 146.05'
CHD N 37° 25' 04" W 145.56'

84-283 A

N 44° 41' 40" W 163.14'

N 74° 58' 43" W 41.48'

R = 375.00' L = 624.24' CHD S 86° 23' 10" W 613.63'

S 38° 02' 40" W 249.69'

R = 1170.92' L = 564.39' CHD S 51° 51' 10" W 558.34'

S 65° 39' 40" W 622.81'

R = 2058.45' L = 219.70' CHD S 62° 36' 14" W 219.53'

EX. 50' R/W

EX. 50' R/W

EX. 50' R/W

EXISTING STORM WATER MANAGEMENT

CAL

(CRITICAL AREA LINE)

CARROLL ISLAND ROAD

EASTERN AVENUE

POINT OF BEGINING

S 19° 21' 30" E 1292.50

DR 5.5

ZONED DR 5.5

BUCKBOARD LANE 30' WIDE

EXISTING HONEYSUCKLE (PRIVATE) LANE 30' WIDE

EXISTING WAGON TRAIN ROAD

EXISTING COVERED WAGON ROAD

EXISTING TRAILWAY

EXISTING CONESTOGA ROAD

WHISTLE STOP ROAD

WHEELHOUSE ROAD

EXISTING DAHLIA LANE

DAHLIA ROAD

EXISTING DRAINAGE & UTILITY EASEMENT

EXISTING ROUNDUP ROAD

EXISTING LARIAT ROAD (PRIVATE) 30' WIDE

EX. RODEO DRIVE 30' WIDE

EX. RODEO CIRCLE (PRIVATE) 30' WIDE

EX. COWHIDE CIRCLE (PRIVATE) 30' WIDE

EXISTING PAY COACH CIRCLE

OPEN SPACE

RENTAL OFFICE & COMMUNITY CENTER
1 Act±

BENGIES

EXISTING MOBILE HOME PARK

EXIST. 30' WIDE PAVED ROAD

SINGLE SECTION 70'

DOUBLE SECTION 60'

DOUBLE SECTION 60'

SINGLE SECTION 70'

EXIST. 30' WIDE PAVED ROAD

TYPICAL UNIT SPACING
SCALE - 1" = 50'

TABULATION

ZONED ML-IM W/SPECIAL EXCEPTION FOR TRAILER PARK #66-185X

GROSS AREA = 86.413 Act

NET AREA = 84.524 Act

EXISTING SPACES - 557

PROPOSED SPACES - 557

GROSS DENSITY - $\frac{557}{86.413} = 6.45$

NET DENSITY $\frac{557}{84.524} = 6.58$

MINIMUM AREA PER SPACE = 3816 SF

TYPICAL SPACE - 44' X 90'

TYPICAL UNIT 24' X 60'
14' X 70'

VARIANCE TO SECTION 414.5 TO PERMIT A SPACE OF 20 FEET FROM SIDE TO SIDE AND TO PERMIT A SPACE OF 16 FEET FROM REAR TO REAR OF UNIT IN LIEU OF REQUIRED 25 FEET. SPECIAL HEARING TO AMEND SPECIAL EXCEPTION GRANTED IN CASE #66-185 AND TO AMEND AND ADD TO THE VARIANCES GRANTED IN CASE # 70-184 ASPH AND CASE # 84-283 A.

MICROFILM THEN SEND TO HEARING FILE

NOTE - CAL - DESIGNATES UNITS IN AREA LIKELY SEE UNITS IN CRITICAL AREA LINE # 91 LOTS 101, 102, 135, 137, 139, 141, 143, 140, AND 142 ON LARIAT ROAD AND LOTS 102, 105, 107 AND 109 THROUGH 122 INCLUSIVE ON DAYCOACH CIRCLE WHICH ARE WITHIN THE CRITICAL AREA ARE EXCLUDED FROM THIS PETITION.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 325-8120

OWNER & DEVELOPER

WILLIAMS ESTATES MARYLAND PARTNERSHIP
3100 EASTERN AVENUE
BALTIMORE MARYLAND 21220
574-8666

NOTE:- SEE FOLLOWING ZONING CASES
66-185 X
70-184 ASPH
84-283-A

6-10-92 ADDED FIRE HYDRANTS
7-1-92 ADDED CRITICAL AREA LINE EXCLUDES LOTS WITHIN CRITICAL AREA

PLAN NAME

Williams Estates Revised Plan
EHK JR 35/101
15th Election District
Scale 1" = 100'
Baltimore County Maryland
Date – May 23rd, 2005

Sheet 1 of 3

Williams Estates: Name: _____
Date: _____
Approved by Baltimore County 502.10 BCZR
Name: Williams
Date: 6/14/05
PER 414.7
PN 4217