

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Residential use of trailer for temporary living purposes, pursuant to

\$415.1, BCZR.

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

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

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

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

Legal Owner(s):
Frank L. Wilson Jr.
(Type or Print Name)
Signature _____
Mabel E. Wilson
(Type or Print Name)
Signature _____

21128 Lents Rd. 357-8375
Address Phone No.
Parkton, Maryland 21120
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Lindsay Wilson or Scott L. Wilson
21128 Lents Rd.
Parkton, Maryland 357-8375
Address Phone No.

MAN. 36
NW 38A
ELECTION
DISTRICT
D. 15 214/86
TYPE
REASONING
BY
REUL
BY

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of July, 1985, 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 27th day of August, 1985, at 10:30 o'clock

Calvin J. Jablon
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

Case No. 86-84-SPH

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 24th day of July, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Frank L. Wilson, Jr., et ux
Petitioner's Attorney
Received by: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 16, 1985

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

Mr. and Mrs. Frank L. Wilson, Jr.
21128 Lents Road
Parkton, Maryland 21120

RE: Item No. 399 - Case No. 86-84-SPH
Petitioner - Frank L. Wilson, Jr., et ux
Special Hearing Petition

Dear Mr. and Mrs. Wilson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

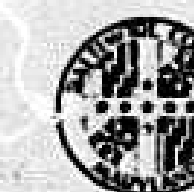
Very truly yours,

JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. Joseph W. Shaw
47 West Pennsylvania Avenue
Stewartstown, PA 17363



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

July 15, 1985

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

Re: Item #399 (1984-1985)

Property Owner: Frank L. Wilson, Jr.
E/S Lents Road 1000' N/W fr. Old York Rd.
District 7th

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 Comments:

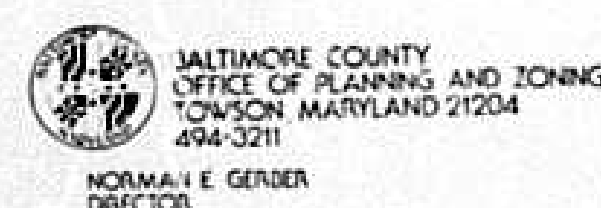
Since no public facilities are involved, this office has no comment.

Very truly yours,

JAMES A. MARBLE, P.E., Chief
Bureau of Public Services

JAN:PMO:blp

cc: File



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

JULY 30, 1985

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

Re: Zoning Advisory Meeting of JUNE 25, 1985
Property Owner: FRANK L. WILSON, JR. ET UX
Location: E/SIDE LENTS RD. 1000' N/E FROM OLD YORK ROAD.

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.

- (X) 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; therefore 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 22-96 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: Must comply with Baltimore County Landscape Manual.
- () The property is located in a "refill" service area as defined by §111.178-79. No building permit may be issued until a Refill 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 §111.178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell



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

STEPHEN E. COLLINS
DIRECTOR

June 25, 1985

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

Item No. 385, 386, 387, 392, 394, 396, 397, 398, and 399 ZAC-Meeting of 06/25/85
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Across:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 385, 386, 387, 392, 394, 396, 397, 398, and 399.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

July 2, 1985

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

Attention: Wick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Frank L. Wilson, Jr., et ux

Location: E/S Lents Road 1000' N/E from Old York Road

Item No.: 399

Zoning Agenda: Meeting of June 25, 1985

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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: Pat J. Kelly 7-3-85
Planning Group
Special Inspection Division

Approved: Roy W. Kemmer
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510

TED ZALESKI, JR.
DIRECTOR

July 18, 1985

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

Dear Mr. Jablon:

Comments to Item # 399 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank L. Wilson, Jr., et ux
Location: E/S Lents Road 1000' N/E from Old York Road
District: 7th.

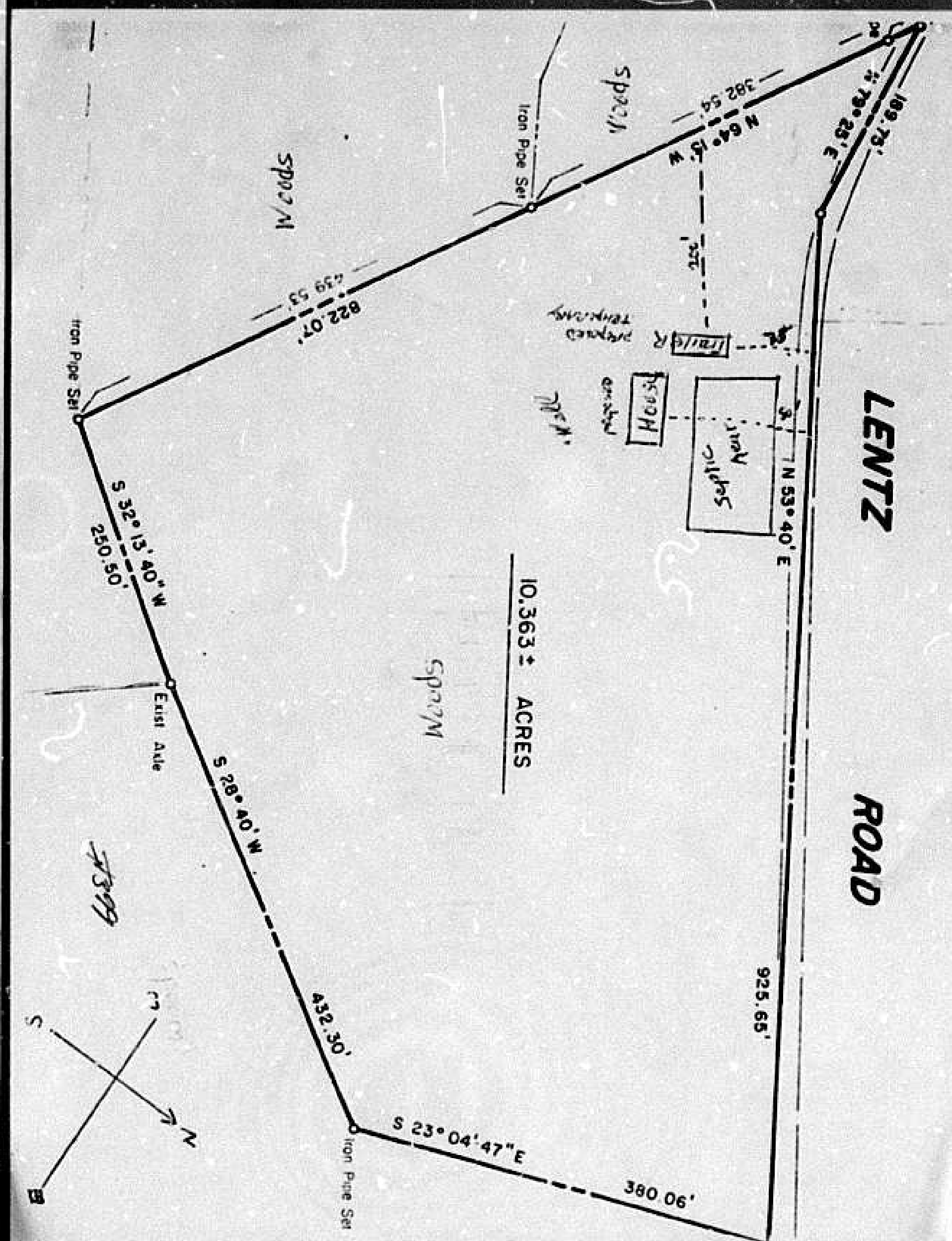
APPLICABLE CODES AND STANDARDS:

- (X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85. The Maryland Code for the Handicapped and Ages (A.N.C.L. #117-1 - 1980) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- (X) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Approved seals are not acceptable.
- (X) All Two Groups except 1-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. 1-4 Two Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (X) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are free Use _____ to the _____ or to Mixed Use _____ See Section 311 of the Building Code.
- (X) The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 314.0 of the Building Code as adopted by Bill #11-85. The place shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (X) Comments: Mobile units can not be classified as a dwelling and are not to be installed on permanent foundations. All units require a State Seal unless exempt by the State. Section 613.0 of B.O.C.A. is applicable. Tie down of unit is required to protect against wind overturn.
- (X) These abbreviated 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 the applicant may obtain additional information by visiting Room 103 of the County Office Building at 11 W. Chesapeake Avenue, Towson, Maryland 21204.

W. J. Dumbarton
Bldg. Plans Review

L/21/85

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



Joseph W. Shaw
PROFESSIONAL LAND SURVEYOR
P.S.L.S. - FELLOW A.C.S.M. - N.S.P.S.
47 West Pennsylvania Avenue
STEWARTSTOWN, PA 17383
Phone: (717) 993-3182

April 17, 1985

BEGINNING for the same at a point in or near the centerline of Lentz Road at the point of beginning of a deed dated February 10, 1969 from Emerson L. Ensor to Peter G. Dongarra and recorded among the Land Records of Baltimore County in Liber 4963, folio 284; thence running with said Lentz Road the two following courses, as now surveyed, viz: (1) N 79°25'00"E, 189.75' and (2) N 53°40'00"E, 925.65' to an iron pipe now set; thence binding reversely on the first line of the third part of a deed dated May 27, 1959 from George O. Lentz to Irling B. Lentz and recorded among the Land Records of Baltimore County in Liber 3533, folio 475 (3) S 23°04'47"E, 380.06' to an iron pipe now set; thence binding on part of the sixth line of the second part of said deed recorded in Liber 3533, folio 475 (4) S 28°40'00"W, 432.30' to an axle in place; thence binding on the seventh and part of the eighth lines of a deed dated September 4, 1957 from Ethel M. Brown to Emerson L. Ensor and recorded among the Land Records of Baltimore County in Liber 3224, folio 203 the following two courses, viz: (5) S 32°13'00"W, 250.50' to an iron pipe now set and (6) N 64°13'00"W, 439.53' to an iron pipe now set; thence binding reversely on the first line of the aforesaid deed recorded in Liber 4963, folio 284 (7) N 64°13'00"W, 382.54' to the place of BEGINNING and passing over an iron pipe in place 31.27' from the end of said course.

Containing 10.363 acres of land, be the same more or less.



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 29, 1985

Mr. & Mrs. Frank L. Wilson, Jr.
21128 Lentz Road
Parkton, Maryland 21120

RE: PETITION FOR SPECIAL HEARING
E/S of Lentz Road, 1000' NE
of Old York Road, (21128 Lentz
Road) - 7th Election District
Frank L. Wilson, Jr., et ux,
Petitioners
Case No. 86-84-SPH

Dear Mr. & Mrs. Wilson:

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

Very truly yours,

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

JMHJ:bg

Attachments

cc: People's Counsel

RE: PETITION FOR SPECIAL HEARING
E/S of Lentz Road, 1000' NE
of Old York Road, (21128 Lentz
Road) - 7th Election District
Frank L. Wilson, Jr., et ux,
Petitioners
Case No. 86-84-SPH

The Petitioners herein request approval of the residential use of a trailer (mobile home) for temporary living purposes.

Testimony by the Petitioner indicated he owns over 240 contiguous acres described on one deed, but with the subject ten plus acres separated from the rest by Lentz Road. The Petitioner himself lives on the farm about one-quarter mile away. His son, who farms with him, wishes to live in a mobile home for no more than two years. During that time the father and son will construct a home for the use of the son and his wife. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the granting of the Special Hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety and general welfare of the community and, therefore, should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 29th day of August, 1985, that the residential use of a trailer (mobile home) for temporary living purposes be approved and, as such, the Petition for Special Hearing, in accordance with the site plan submitted and filed herein, is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The mobile home may be utilized only by members of the immediate family of the Petitioner.
2. The mobile home shall be removed within two years from the date of this Order.

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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
E/S Lentz Rd., 1000' NE/Old : OF BALTIMORE COUNTY
York Rd. (21128 Lentz Road),
7th District
FRANK L. WILSON, JR., et ux, : Case No. 86-84-SPH
Petitioners :

ENTRY OF APPEARANCE

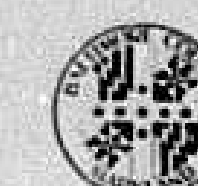
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-7118

I HEREBY CERTIFY that on this 31st day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Frank L. Wilson, Jr., and F. Lindsay Wilson or Scott I. Wilson, 21128 Lentz Road, Parkton, MD 21120.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

August 20, 1985

Frank L. Wilson, Jr.
21128 Lentz Road
Parkton, Maryland 21128

Re: Petition for Special Hearing
E/S Lentz Rd., 1000' NE/Old York Road
(21128 Lentz Road)
7th Election District
Frank L. Wilson, et ux, Petitioners
Case No. 86-84-SPH

Dear Mr. Wilson:

This is to advise you that \$52.62 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 8-29-85 ACCOUNT: R-01-615-000
AMOUNT: \$ 52.62
RECEIVED FROM: Frank Wilson Jr.
FOR: Advertising & Posting 86-84-SPH
VALIDATION OR SIGNATURE OF CASHIER

Frank L. Wilson, Jr.
21128 Lentz Road
Parkton, Maryland 21126

July 26, 1985

NOTICE OF HEARING

RE: Petition for Special Hearing
E/S Lentz Rd., 1030' NE/Old York Road
(21128 Lentz Road)
7th Election District
Frank L. Wilson, Jr., et ux, Petitioners
Case No. 86-84-SPH

TIME: 10:30 a.m.

DATE: Tuesday, August 27, 1985

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: August 8, 1985

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

SUBJECT: Zoning Petition No. 86-84-SPH

This office has no objection to the placement of a
mobile home on this site.

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

NEG:JGH:slm

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 8, 1985

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
August 8, 1985

THE JEFFERSONIAN,

JB Venturi

Publisher

Cost of Advertising
22.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th Date of Posting: 8/14/85
Posted for: Special Hearing
Petitioner: Frank L. Wilson, Jr., et ux
Location of property: E/S Lentz Rd. 1030' NE/Old York Rd.
21128 Lentz Rd. (Address of Petitioner - Notation of site)
Location of Signs: Signs posted on above property. Signs posted on adjacent property. Signs posted on adjacent property. Signs posted on adjacent property.
Remarks: Identified by a Mr. Wilson, owner of property. Signs posted on adjacent property. Signs posted on adjacent property. Signs posted on adjacent property.
Posted by: M. H. Haly Signature: M. H. Haly Date of return: 8/19/85
Number of Signs: 1

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

No. 007346

DATE: 6/17/85
ACOUNT: 8-01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Scott L. Wilson

FOR: Filing Fee

8105*****30008 218HF

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING
7th Election District
LOCATION: East side of Lentz Road, 1030' NE/Old York Road
(21128 Lentz Road)
DATE AND TIME: Tuesday, August 27, 1985 at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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
on the Petition for Special Hearing, under Section 500.7 for approval of a
residential use of trailer for temporary living purposes.
Being the property of Frank L. Wilson, Jr., et ux as shown on the plat filed with
the Zoning Office.
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

UNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Aug. 8, 1985

RTIFY that the annexed Req. #173284, P.O. #67804
ie. (1) ~~XXXXXX~~ days previous
day of August, 1985, in the

County Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
stown News, a weekly newspaper published
in Baltimore County, Maryland.
inity Times, a weekly newspaper published
in Baltimore County, Maryland.
MUNITY NEWSPAPERS OF MARYLAND, INC.

Per *James H. Haly*