

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an addition to an existing trailer park in a MH-IM Zone pursuant to §256.4 B.C.Z.R.

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

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 823-4111
Towson, MD 21204

Legal Owner(s): _____
Oakdale, Inc.
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21204
City and State _____
Attorney's Telephone No.: 823-4111
Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of October, 1985, at 1:00 o'clock

Bel...
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE October 21, 1985
BY John B. Howard
BY John B. Howard

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 414.4 to permit a setback of 10 feet to a road or street instead of the required 100 feet, and to permit a setback of 10 feet to a boundary line instead of the required 75 feet.

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

to be determined at hearing

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 _____
Attorney for Petitioner: _____
John B. Howard, Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 823-4111
Towson, MD 21204

Legal Owner(s): _____
Oakdale, Inc.
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 823-4111
Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of October, 1985, at 1:00 o'clock

Bel...
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE October 21, 1985
BY John B. Howard
BY John B. Howard

PETITION FOR SPECIAL EXCEPTION & VARIANCE

15th Election District

LOCATION: Northwest corner of Eastern Avenue and Bengies Road (3100 Eastern Avenue)

DATE AND TIME: Wednesday, October 16, 1985 at 1:00 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 Special Exception for an addition to an existing trailer park in a MH-IM Zone; and Variances from Section 414.4 to permit a setback of 10' to a road or street in lieu of the required 100', and to permit a setback of 10' to a boundary line in lieu of the required 75'.

Being the property of Oakdale, Inc., as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
NW/Corner Eastern Ave. & Bengies Rd. (3100 Eastern Ave.), 15th District :
OAKDALE, INC., Petitioner : Case No. 86-165-XA

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
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
494-2188

I HEREBY CERTIFY that on this 18th day of September, 1985, 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.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

October 14, 1985

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

Re: Petition for Special Exception and Variance
NW/Corner Eastern Ave & Bengie Rd.
(3100 Eastern Ave.)
15th Election District
Oakdale, Inc.
Case No. 86-165-XA

Dear Mr. Howard:

This is to advise you that \$57.90 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 106, County Office Building,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012494
DATE 10-16-85 ACCOUNT R-01-615-000
AMOUNT \$ 57.90
RECEIVED FROM John Howard Esq
FOR Advertising & Posting 86-165-XA
B 0113*****57900 8/1/85
VALIDATION OR SIGNATURE OF CASHIER

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

June 28, 1985

Description to Accompany Petition
Petition for Special Exception and Variance

Beginning for the same on a south right of way line of Bengies Road distant 1723 feet more or less measured northwesterly along the southwest right of way line of Bengies Road from the corner formed by the intersection of said southwest right of way line of Bengies Road with the northwest right of way line of Eastern Avenue said beginning point being designated as number 7 as shown on a Plat of Oakdale filed among the Plat Records of Baltimore County in Plat Book E.H.K. Jr. 46 folio 5 thence binding on west and northwest right of way line as shown on said Plat the two following courses and distances:

- 1 - N 21° 11' 40" W 150.00 feet and
- 2 - N 68° 48' 20" E 140.36 feet thence
- 3 - N 21° 11' 40" W 155.00 feet to the southeast right of way line of the Pennsylvania Railroad thence binding on said right of way line
- 4 - S 68° 48' 20" W 713.98 feet thence
- 5 - S 28° 04' 01" E 307.21 feet thence
- 6 - N 68° 48' 20" E 536.86 feet to the place of beginning.

Containing 4.236 Acres of land more or less.

Charles H. Stab

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

September 13, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE
NW/Corner Eastern Ave. & Bengies Rd. (3100 Eastern Avenue)
15th Election District
Oakdale, Inc., Petitioner
Case No. 86-165-XA

TIME: 1:00 p.m.

DATE: Wednesday, October 16, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007380
DATE 7/23/85 ACCOUNT R-01-615-000
AMOUNT \$ 200.00
RECEIVED FROM Rob. Howard
FOR Plat to Petition 86-165-XA
B 0113*****57900 8/1/85
VALIDATION OR SIGNATURE OF CASHIER

John B. Howard
Commissioner
Baltimore County

MAY 22 1986

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 30, 1985

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

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

RE: Item No. 29 - Case No. 86-165-XA
Petitioner - Oakdale, Inc.
Special Exception and Variance Petitions

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.

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: George W. Stephens, Jr.
& Associates, Inc.
P. O. Box 6828
Towson, Maryland 21204



Maryland Department of Transportation State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

August 27, 1985

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

Re: Baltimore County
Item #29
Property Owner: Oakdale
Incorporated
Location: Bounded, N. side
Eastern Blvd (Route 150)
W. side Bengies Road &
S. side Conrail R.R.
Existing Zoning: M.H.
I-M.
Proposed Zoning: Spec.
exception for an addition
to an existing trailer
park
Acres: 4.236
District: 15th

Att: James Dyer

Dear Mr. Dyer:

On review of the site plan of 4/22/85, for
Special Exception and Variance for Mobile Home Park,
the State Highway Administration finds the plan generally
acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
3837555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
MORRIS L. GERBER
DIRECTOR

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

SEPTEMBER 23, 1985

Re: Zoning Advisory Meeting of August 6, 1985
Item #29
Property Owner: OAKDALE, INC.
Location: Bounded, N. side Eastern Blvd., W. side Bengies Road and S. side Conrail R.R.

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.
- () 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.
- () The 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.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual. 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 area is located in the area of the required 10' level intersection as defined by Bill 178-79, and as conditions change the area may become more limited. The Basic Services Areas (Additional comments):
- (X) A WAIVER OF C.R.G. PLAN (W-85-74 K/D-OAKDALE, INC.) ON 9/2/85

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

August 20, 1985

Mr. Arnold Jablon
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: Oakdale, Inc.

Location: Bounded, N. side Eastern Blvd., W. side Bengies Road and S. side Conrail R.R.
Item No.: 29
Zoning Agenda: Meeting of August 6, 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 200 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.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Site shall be in accordance with NFPA Standard 501-A - 1977.
- () 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: *Ray W. Kemmer* Noted and Approved: *Ray W. Kemmer*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

August 26, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 29 Zoning Advisory Committee Meeting are as follows:

Property Owner: Oakdale, Inc.
Location: Bounded, N. side Eastern Blvd., W. side Bengies Rd. & S. side Conrail R.R.
District: 15th.

APPLICABLE RULES AND ORDINANCES:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.G.S.), #117-1 - 1980 and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All the Groups except B-4 (Single Detached Dwellings) require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106-2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (F) 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.
- (G) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Temporary 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 from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 210 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- (J) Comments: Mobile homes and their anchorage shall comply to Section 613.0.
- (K) 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. To obtain the applicant new detailed information by visiting the County Office Building at 211 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Lunk
BY: Mark S. Lunk, Chief
Building Plans Review

11/22/85

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

Date: September 26, 1985

SUBJECT: Zoning Petitions No. 86-145-A, 86-146-A, 86-147-A, 86-148-A, 86-149-A, 86-150-A, 86-151-A, 86-152-A, 86-153-A, 86-154-A, 86-155-A, 86-156-A, 86-157-A, 86-158-A, 86-159-A, 86-160-A, 86-161-A and 86-165-XA

There are no comprehensive planning factors requiring comment on these petitions.

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

NEG:JGH:sim

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 26, 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 September 25, 1985.

THE JEFFERSONIAN,

13 Kenton
Publisher

Cost of Advertising

27.50

24.75

Case No. 86-165-XA

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 10th day of September, 1985.

Petitioner: Oakdale, Inc.
Attorney: John B. Howard, Esquire

Received by: *James E. Dyer, Jr.*
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

Petition for Special Exception & Variance

15th Election District
LOCATION: Northwest corner of Eastern Avenue and Bengies Road (100 Eastern Avenue)
DATE AND TIME: Wednesday, October 18, 1985 at 1:00 p.m.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, by authority of the Land Use and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for an addition to an existing trailer park in 15th Election District and Variance from Section 414 to permit a setback of 10' to a road or street in line of the required 100', and to permit a setback of 10' to a boundary line in line of the required 75'.

Being the property of Oakdale, Inc., as shown on plan filed with the Zoning Office. In the event that these Petitions are 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 this instance of said permit during this period for good cause shown. Such request must be received by the date of the hearing as above made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Sept 26, 1985

This is to Certify, That the annexed

Petition - Oakdale
By L-82191

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of _____ successive weeks before the 26th day of Sept 1985

James E. Dyer Publisher

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 9/22/85

Posted for: *Special Exception & Variance*

Petitioner: *Oakdale, Inc.*

Location of property: *W. side Bengies Rd. & S. side Conrail R.R., Approx. 100'*

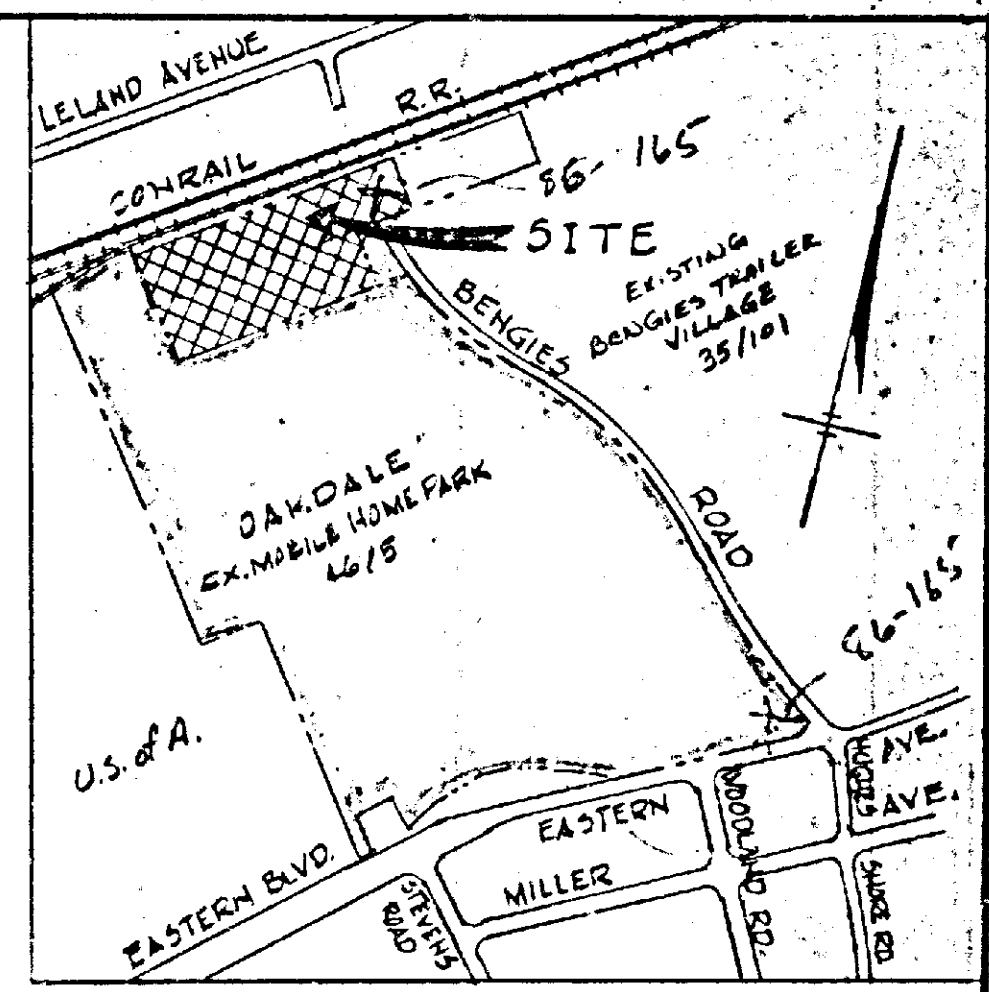
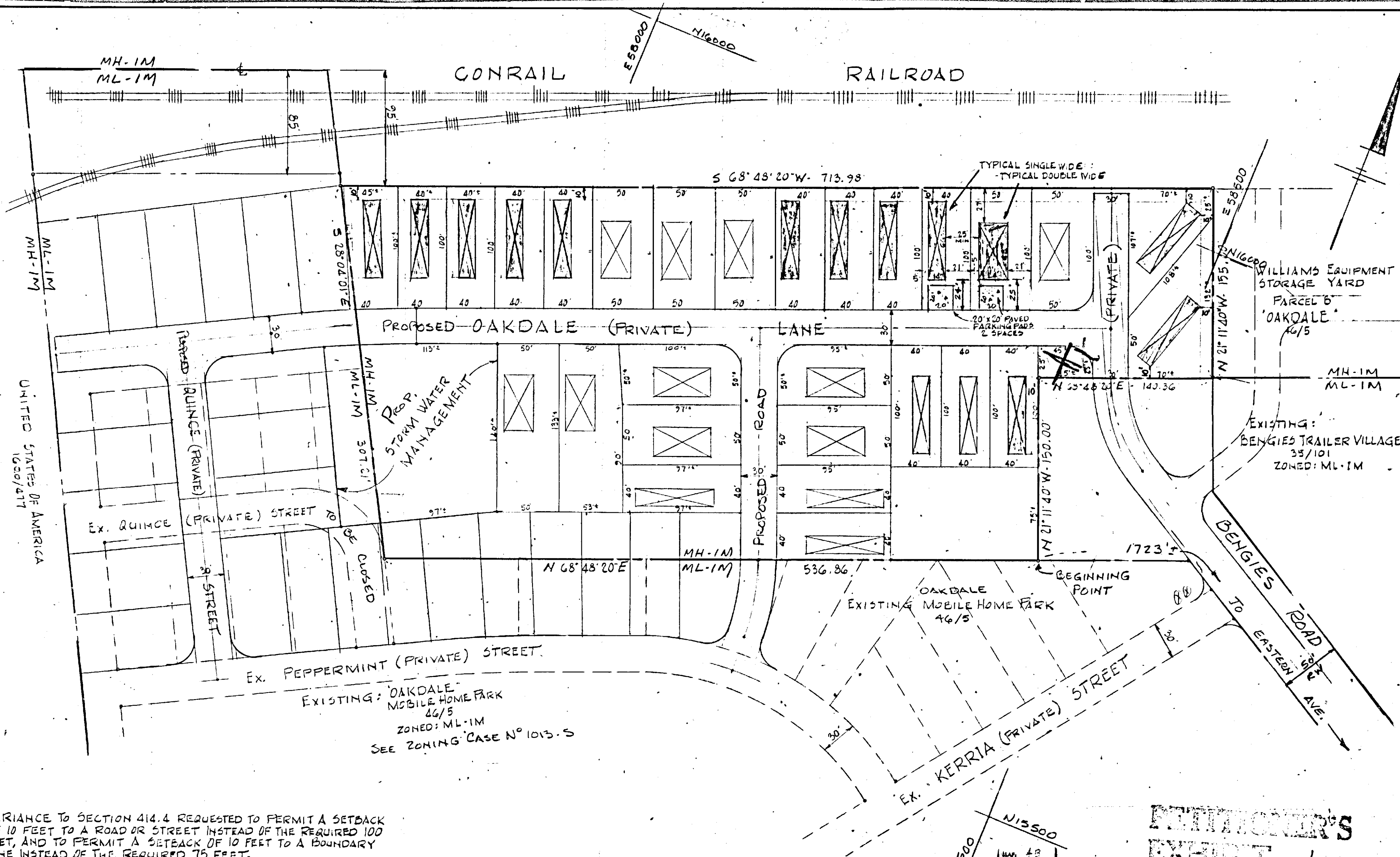
Location of Signs: *Along W. side Bengies Rd. & S. side Conrail R.R.*

Remarks: *See above for details of hearing.*

Posted by: *Mark S. Lunk* Date of return: 9/22/85

Number of Signs: 2

MAY 22 1986



TABULATION:
 AREA: 4.236 ACRES*
 ZONING: MH-1M
 USE: PROPOSED ADDITION TO EXISTING MOBILE HOME PARK.
 NUMBER OF UNITS PROPOSED: 29*
 10 DOUBLE WIDE: 24' x 48'
 19 SINGLE WIDE: 14' x 66'

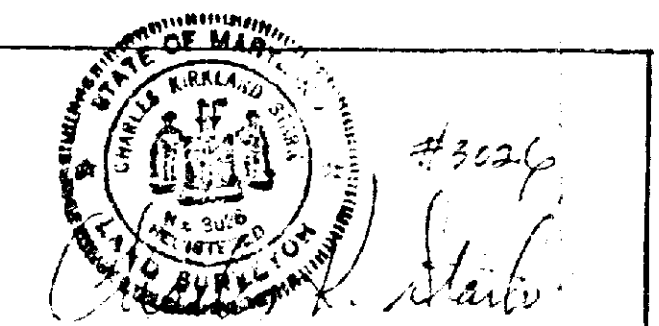
* NOTE: NUMBER OF UNITS SUBJECT TO CHANGE DEPENDING ON TYPE OF UNIT LEASED.

- NOTES:**
1. ALL MOBILE HOME SITES TO HAVE A MINIMUM AREA OF 3800 S.F.
 2. ALL MOBILE HOMES WILL BE CONNECTED TO SEWER, WATER AND ELECTRIC UTILITIES.
 3. ALL MOBILE HOME SITES SHALL ABUT ON UNCONSTRUCTED 30 FT. WIDE PAVED HARD SURFACE ROAD WHICH SHALL BE ADEQUATELY ILLUMINATED.
 4. ALL MOBILE HOMES SHALL HAVE A MINIMUM DISTANCE OF 25 FT. BETWEEN THEM.
 5. ALL INTERIOR ROADS AND UTILITIES ARE PRIVATE.
 6. EACH MOBILE HOME SITE SHALL HAVE A PAVED 2 CAR PARKING PAD 20' x 20'.
 7. THIS MOBILE HOME PARK IS SUBJECT TO THE REGULATIONS AND REQUIREMENTS OF THE BALTIMORE COUNTY HEALTH DEPT. AND WRITTEN APPROVAL WILL BE OBTAINED FROM THE HEALTH DEPARTMENT BEFORE A PERMIT IS ISSUED.
 8. ALL MOBILE HOME SITES ARE FOR LEASE.
 9. LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT.
 10. PRIVATE ROAD PATTERN SUBJECT TO CHANGE, PROPOSED PRIVATE ROADS AS SHOWN ARE FOR SCHEMATIC PURPOSES ONLY.

VARIANCE TO SECTION 414.4 REQUESTED TO PERMIT A SETBACK OF 10 FEET TO A ROAD OR STREET INSTEAD OF THE REQUIRED 100 FEET, AND TO PERMIT A SETBACK OF 10 FEET TO A BOUNDARY LINE INSTEAD OF THE REQUIRED 75 FEET.

GEORGE W. STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVENUE - TOWSON, MD. 21204
 (301-825-8120)

OWNER AND DEVELOPER
OAKDALE, INC.
 3100 EASTERN AVENUE - BALTIMORE, MD. 21220
 (574-8666)



PETITIONER'S EXHIBIT

PLAN TO ACCOMPANY PETITION
 FOR SPECIAL EXCEPTION AND VARIANCE FOR
 MOBILE HOME PARK IN A MH-1M ZONE
ADDITION TO OAKDALE
 46/5
 15TH ELECTION DISTRICT - BALTIMORE COUNTY, MD.
 SCALE: 1" = 50' DATE: APRIL 22, 1985

PJ 4278