



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 9, 1997

Ms. Barbara W. Ormord
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
P.O. Box 5517
TOWSON, MD 21285-5517

RE: Zoning Verification
5780 Baltimore National Pike
Westview Mall
1st Election District

Dear Ms. Ormord:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The zoning of this site is Business, major - Town-center, as shown on the 1 inch = 200 feet scale zoning map #SW-1F, which you submitted. Per the approved submitted CRG plan, recent approved site plans in zoning case #91-426-XA, #91-336-A, #90-435-A, etc. and the latest approved site plan which accompanied building permit #C-1943-91, this site enjoys legal conforming use. In the event a structure is damaged to any extent or destroyed by fire or other casualty the building(s) may be rebuilt to its current square footage.

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,

A handwritten signature in cursive script, reading "John J. Sullivan, Jr.".

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

c: zoning cases 91-426-XA, 91-336-A & 90-435-A

Enclosure



Printed with Soybean Ink
on Recycled Paper

Zoning Office, Room 105
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Sleepy Hollow/formerly Pulaski Mobile
Home Park
Tax Account # 1900005034
47.935 Acres NES Mohrs Lane
District 15 C6

Gentlemen:

Please provide us with a letter stating that our Sleepy Hollow community is in compliance with the requirements of your office. This letter is needed for us to obtain VA Approval.

Our check in the amount of \$35 is enclosed. An Amended CRG Plan is also enclosed. Please return this copy to us along with the requested letter.

Sincerely,

Ernest E. Sligh
President

SEE ATTACHED
RESPONSE.

RECEIVED
JAN 29 1992
ZONING OFFICE

2nd AMENDED C.R.G. PLAN FOR SLEEPY HOLLOW
(formerly known as Bonnie Brook Mobile Home Park
and Pulaski Mobile Home Park)

C.R.G. Refinement Plan
Plan Date: 8/30/91
Comments Date: 11/15/91
Comments Completed: 11/18/91

In the zoning history note, include the amended Order information as granted on 10/28/91 and cite the Zoning Commissioner's Order and restrictions, word for word, since important wording is missing from the C.R.G. plan (i.e., the 100 foot street right-of-way variance is not referenced).

Include the type of unit designation on Lots 1301, 3, 5, 9 and 11.

Key and dimension the location of all variances as granted in the zoning hearing and shown on the approved hearing plan. Also, all plan information must agree on both plans which requires the inclusion of the hearing plan notes on the C.R.G. plan. The 41.38 acre area and the number of lots proposed also differs on the C.R.G. plan. Correct and clarify this discrepancy.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the F.D.P. checklist information being included on the Final Development Plan.

Any requests for further information from the Zoning Office must include a reference to the C.R.G. refinement and written correspondence or revised plans must be accompanied by a copy of these comments.

JLL:scj

cc: Current Planning
Zoning File, 90-434-SPHA; 87-126-2A
Waiver File

SPHA ZONING TYPE
JUST PUT IN LTR FILE.

BY PHONE: CONTACTED MR. SLIGH CONCERNING THE 1987 ZONING
CASE SITE PLAN WHICH HE PROVIDED FOR APPROVAL (Ltr 1/17/92)
THE ZC'S ORDER APPROVED A MODIFIED PLAN IN ZONING
CASE # 90-434-SPHA. I ASKED MR. SLIGH
TO SEND THE LATEST APPROVED PLAN (90-434-SPHA) WITH
ANY CHANGES LISTED AND RED LINED FOR ME TO
TAKE TO ZC FOR INTERPRETATION ON SPIRIT & INTENT
SINCE ORDER WAS PER PET. EXHIBIT 1.

HE REFUSED, I TOLD HIM I COULD NOT
APPROVE WITHOUT ZC'S OK. HE SAID FORGET IT.
(SINCE HE WILL NOT PROVIDE APPROVABLE PLAN)
(NO FURTHER RESPONSE FROM THIS OFFICE)
JLL 2/27/92.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 1, 1992

Ernest E. Sligh, President
Sligh & Howarth Associates, Inc.
11401 Symphony Woods Lane
Silver Spring, MD 20901

RE: Verification of Plan Compliance
with the Baltimore County Zoning
Regulations for Sleepy Hollow
(formerly Bonnie Brook Mobile Home
Park and Pulaski Mobile Home Park)
NE/S Mohrs Lane
15th Election District

Dear Mr. Sligh:

This letter is in response to your last correspondence dated March 20, 1992 requesting verification of plan compliance with the Baltimore County Zoning Regulations (B.C.Z.R.).

The plan submitted for zoning review titled "Second Amended C.R.G. Plan for Sleepy Hollow" dated August 30, 1991 is in agreement with the second amended C.R.G. plan approved on February 19, 1992 and therefore, complies with the Baltimore County Zoning Regulations.

If you need further information or have any questions, please do not hesitate to contact John Lewis at 887-3391.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

By: John L. Lewis
Planner II

JLL:scj

February 27, 1992

MEMO TO THE FILE

BONNIE BROOK MOBILE HOME PARK
(Formerly Pulaski Mobile Home Park;
Now Sleepy Hollow)

By telephone, contacted Mr. Ernest Sligh concerning the 1987 zoning case site plan, which he provided for zoning approval (letter dated January 27, 1992). The Zoning Commissioner's Order approved a modified plan in Zoning Case #90-434-SPHA. Mr. Sligh stated there were further changes from this plan. I asked Mr. Sligh to send the latest approved plan (#90-434-SPHA) with any changes listed and red-lined for me to take to the Zoning Commissioner for interpretation on the spirit and intent since the Order was per Petitioner's Exhibit #1.

He refused; I told him I could not approve without the Zoning Commissioner's okay. He said forget it.

(Since approvable plans will not be forthcoming, there will be no further response from this office.)

JOHN L. LEWIS
Planner II

JLL:scj

cc: Zoning Case #90-434-SPHA
Current Planning Subdivision File
David Thomas, Public Services

HILL

Hill Management Services, Inc.
9640 Deereco Road
Timonium, Maryland 21093
(301) 666-1000

T.C. Julio
President

May 9, 1990

Robert J. Haines
Baltimore County
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Sleepy Hollow Mobile Home Park
Case #90-434-SPHA

Dear Bob:

Pursuant to our brief conversation yesterday regarding the above referenced case, kindly include my name and address on your notification list for this postponed hearing.

Very truly yours,

T.C. Julio

TJ/mmj

RECEIVED
MAY 10 1990
ZONING OFFICE

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

RECEIVED
MAY 4 1990
ZONING OFFICE

May 4, 1990

Commissioner J. Robert Haines
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case #90-434SPHA, AKA Sleepy Hollow Community

Dear Mr. Haines:

On behalf of my client, Sligh and Howarth, applicant for the above referenced project scheduled for hearing at 9:30 AM, May 8, 1990, I am requesting a postponement until further notice.

Cordially,

William P. Monk

WPM/11x

cc: Ernest Sligh

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

March 11, 1991

J. Robert Haines, Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case # 90-434 SPHA

Dear Commissioner Haines:

On behalf of my client, Ernest Sligh I am respectfully requesting an extension to allow us to complete our negotiations with Baltimore County regarding the extension of Mohrs Lane. The County is a public road which terminates at the property. The County wants Mr. Sligh to extend the road through the site which was not part of the previous CRG approval. Mr. Sligh and his attorney have been negotiating with the Bureau of Public Services for over 2 months and hopes to have this issue resolved within 1-2 months.

We ask that you keep the case on the inactive docket until this matter is resolved at which time we will be proceeding with an amended plan and application.

Cordially,

W. P. Monk
William P. Monk

WPM:slk
cc: Ernest Sligh

RECEIVED
MAY 11 1991**ZONING OFFICE**

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 21, 1991

Mr. William P. Monk
Campbell Building
100 W. Pennsylvania Avenue
Suite 305
Towson, Maryland 21204

RE: Zoning case No. 90-434-SPHA
Ernest E. Sligh/Sligh and Howarth Assoc. Inc.
aka Sleepy Hollow Community

Dear Mr. Monk:

Please be advised that the original hearing in this matter was scheduled for May 8, 1990. This case has been on the inactive docket due to requests for postponements from you for more than 8 months.

It is my intention to dismiss this matter without prejudice on or after March 10, 1991.

If there is a valid reason why this matter should not be dismissed, please communicate that reason in writing.

Thank you for your attention to this matter.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm
cc: Sligh and Howarth Assoc., Inc.
11401 Symphony Woods Lane
Silver Spring, Maryland 20901

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

May 11, 1990

Commissioner J. Robert Haines
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case Number 90-434-SPHA, Sleepy Hollow Community

Dear Commissioner Haines:

On Tuesday, May 8, 1990, I appeared on behalf of my client, Sligh and Howarth to request a formal postponement for the above referenced case. Due to the lateness of the request for postponement (Friday, May 4, 1990), notification at the site was not possible. Consequently, three individuals appeared at the hearing on May 8th. No determination was made whether or not these people were in favor or opposed to the applicant, or simply there to gain further information about the project.

Therefore, at such time when my client formally requests a rescheduling of the hearing, we agree to repost the property consistent with the requirements of Baltimore County.

Cordially,

W. P. Monk
William P. Monk

WPM:ljr

cc: Ernest Sligh

RECEIVED
MAY 11 1990**ZONING OFFICE**

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Bill MonkADDRESS
100 W. PENNSYLVANIA AVE
Suite 305Towson MD 2120411401 Symphony Woods Lane
Silver Spring, Md 20901Ernest Sligh3WEN90-434

① Notify Frank Fisher
when re-set

② They are to amend
FDP of Sleepy Hollow
in their requests

per WCR
3/25/91

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

October 1, 1991

Mr. Ernest E. Sligh, President
Sligh & Howarth Associates, Inc.
11401 Symphony Woods Lane
Silver Spring, Maryland 20901

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
SS/S of Pulaski Highway, 811' N of Mohrs Lane
(Sleepy Hollow Community)
15th Election District - 6th Councilmanic District
Sligh & Howarth Associates, Inc. - Petitioners
Case No. 90-434-SPHA

Dear Mr. Sligh:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMR:bjs

cc: Mr. William P. Monk
100 W. Pennsylvania Avenue, Suite 305, Towson, Md. 21204

People's Counsel

File

PETITIONER'S EXHIBIT 4
WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931



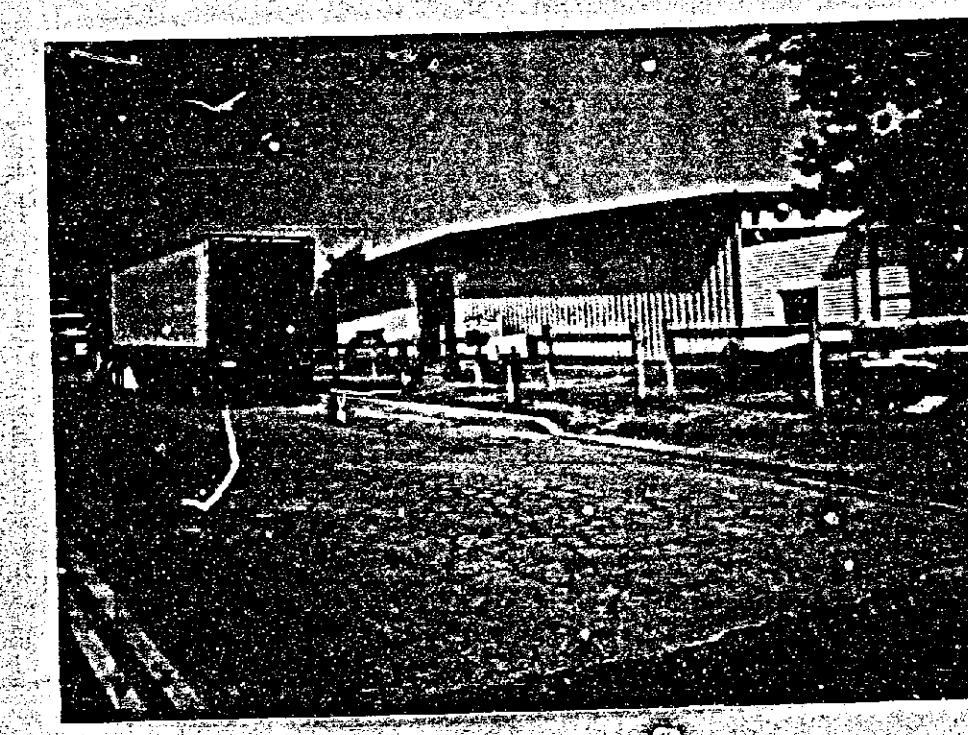
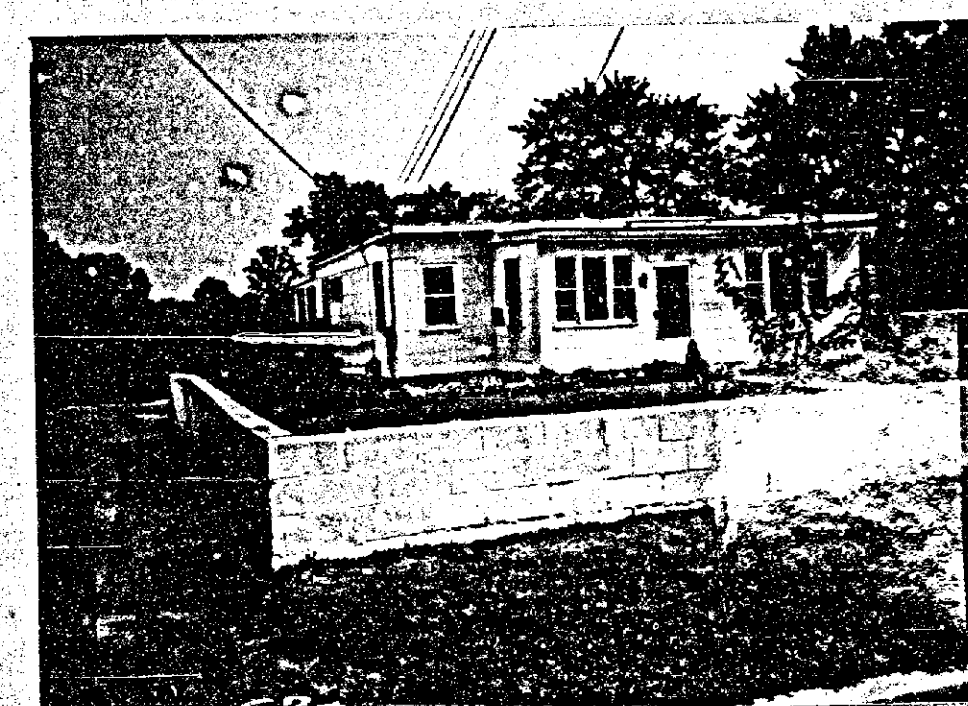
INTERSECTION OF MOHRS
LANE & PULASKI HIGHWAY
(PRIMARY ACCESS TO SLEEPY HOLLOW
COMMUNITY)

EXISTING ENTRANCE TO
SLEEPY HOLLOW
COMMUNITY
FROM MOHRS LANE

**PETITIONER'S EXHIBIT 3**
WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

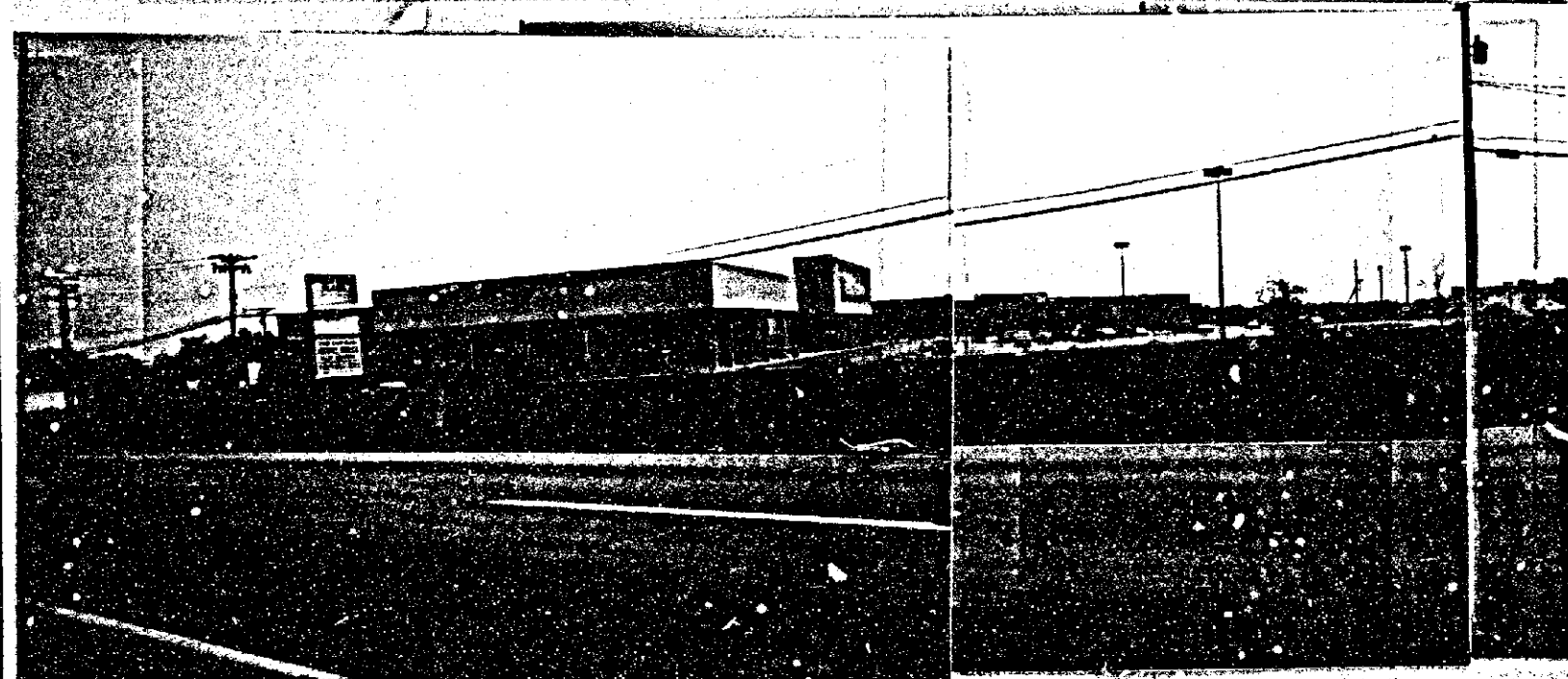
CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

VIEW OF ADJACENT DEVELOPMENT
NORTH SIDE OF MOHRS LANE

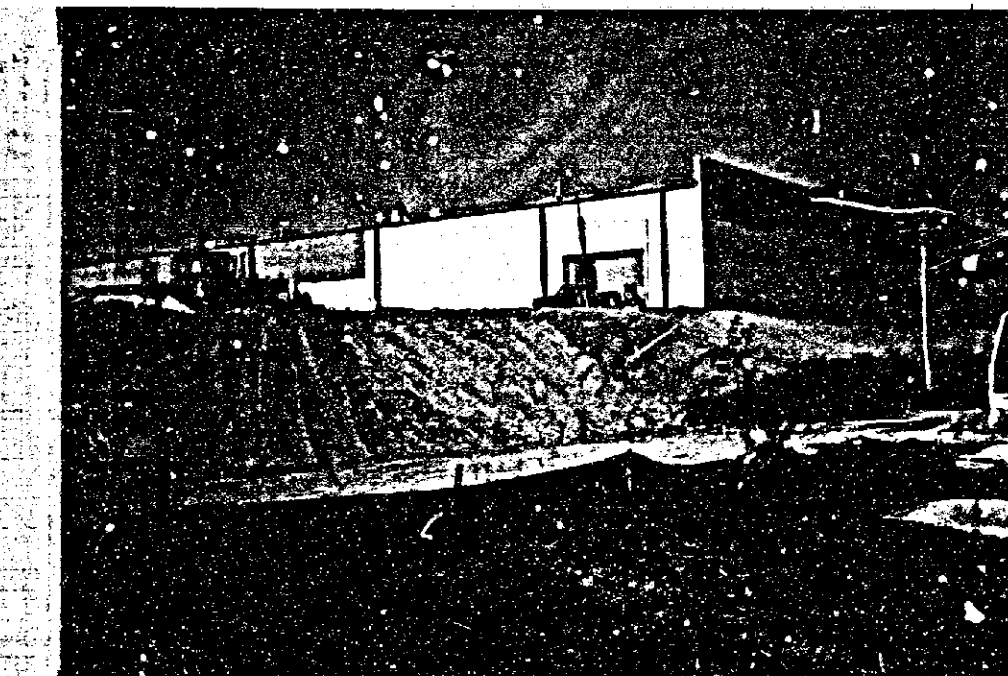
**PETITIONER'S EXHIBIT 2**
WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

VIEW OF PRICE CLUB PLAZA - PULASKI HIGHWAY

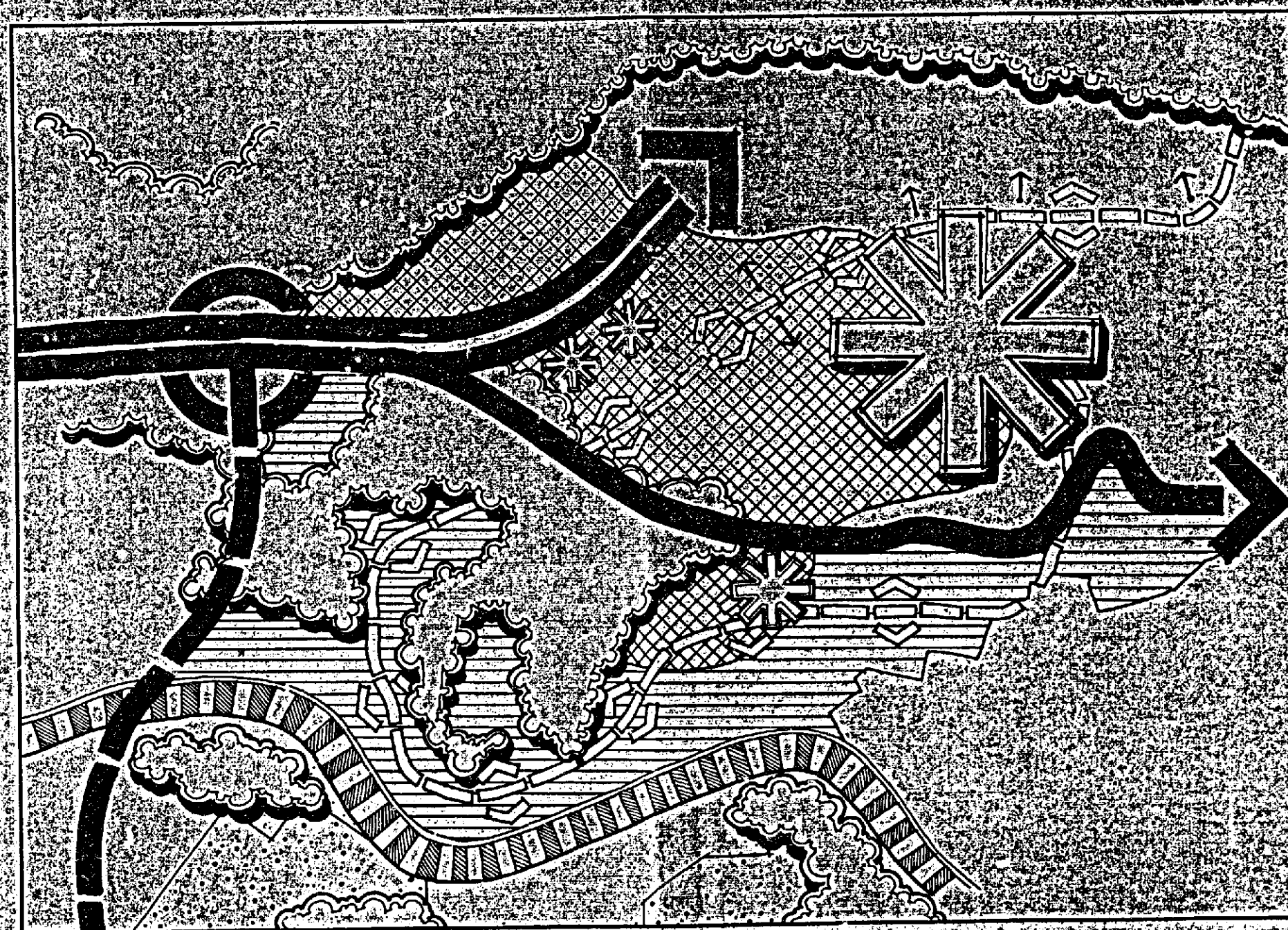


VIEW OF SPORTS AUTHORITY FROM MOHRS LANE (EXTENDED)



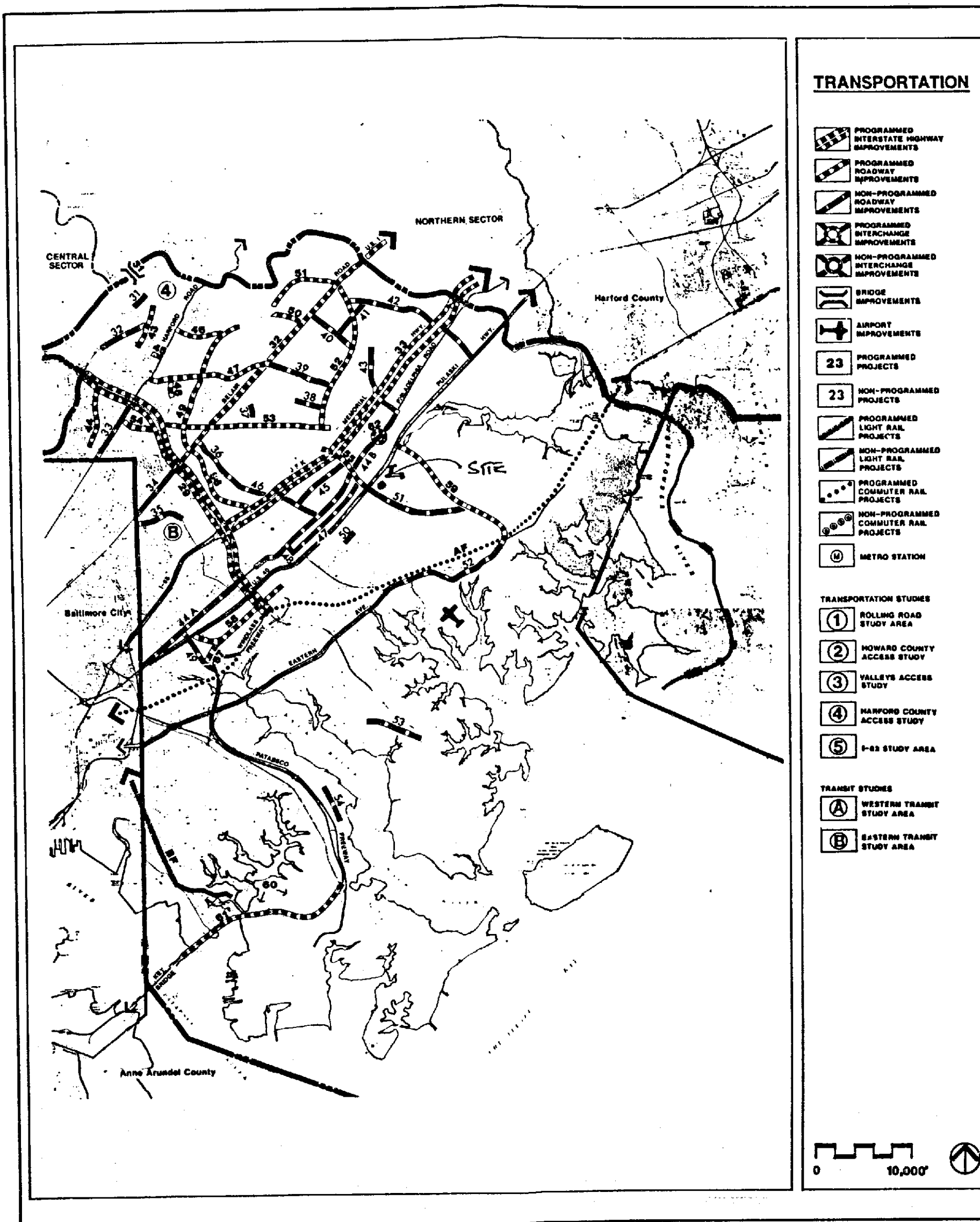
Master Plan Amendments

Baltimore County 1989-2000



As adopted by Baltimore County Planning Board July 27, 1989

Amendments



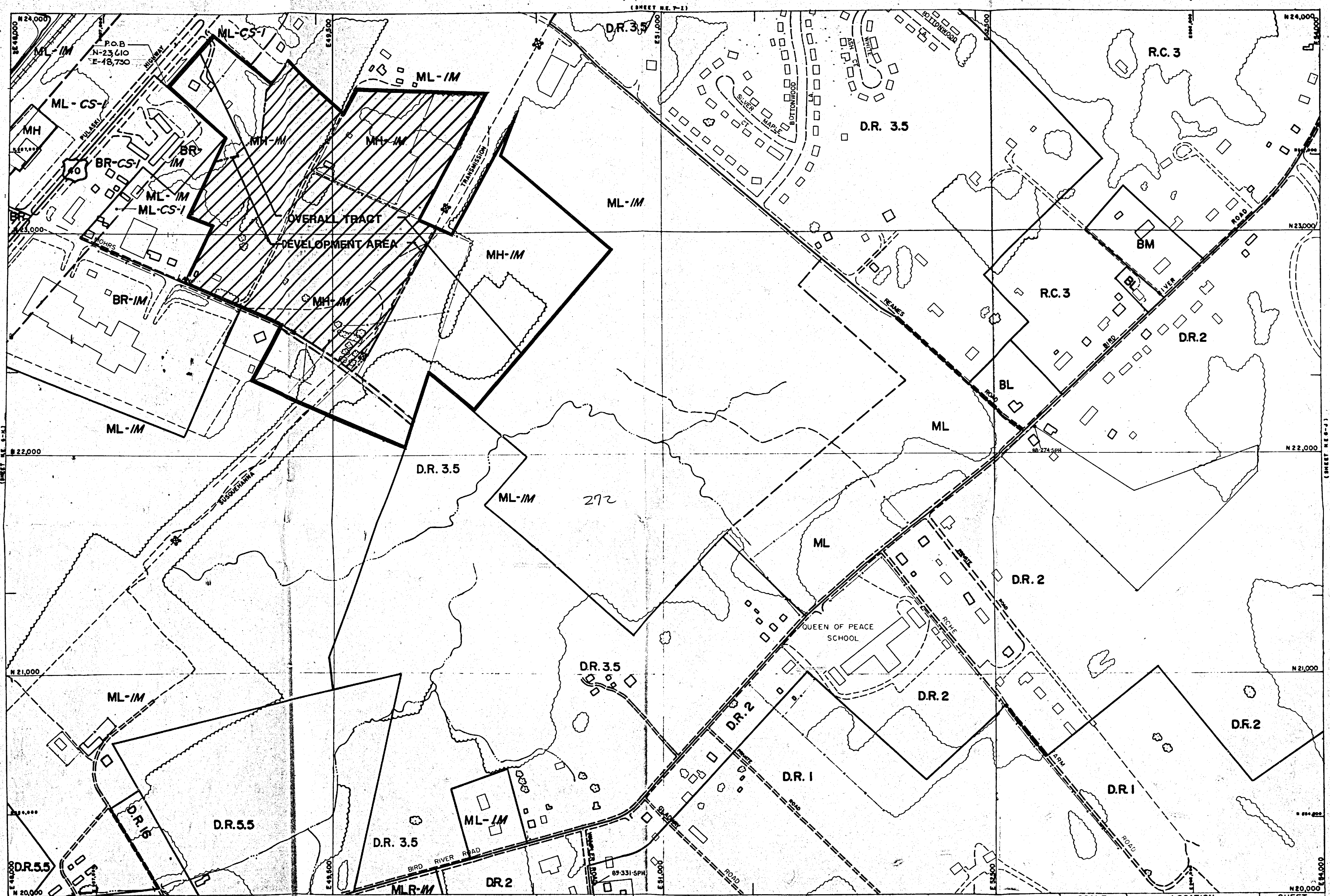
WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

VIEW OF LOT 14 (REAR YARD)





M - SE
I - NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

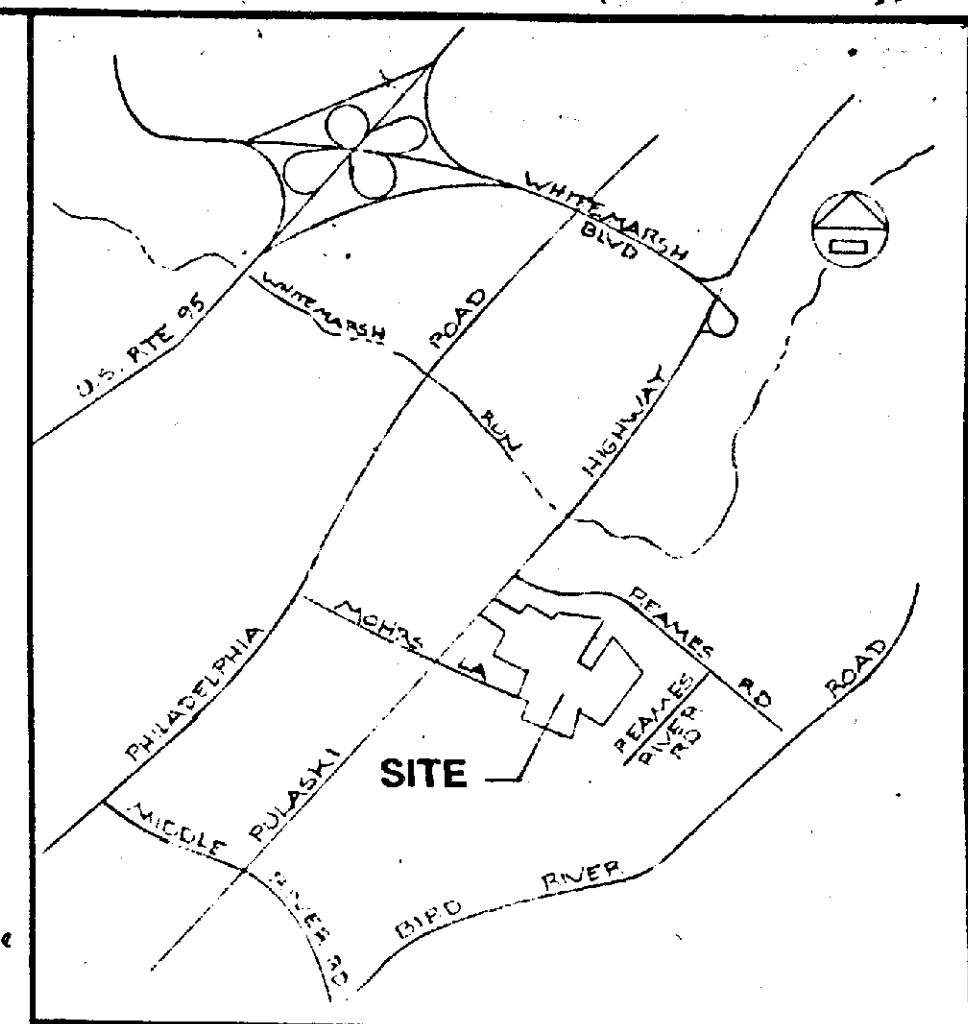
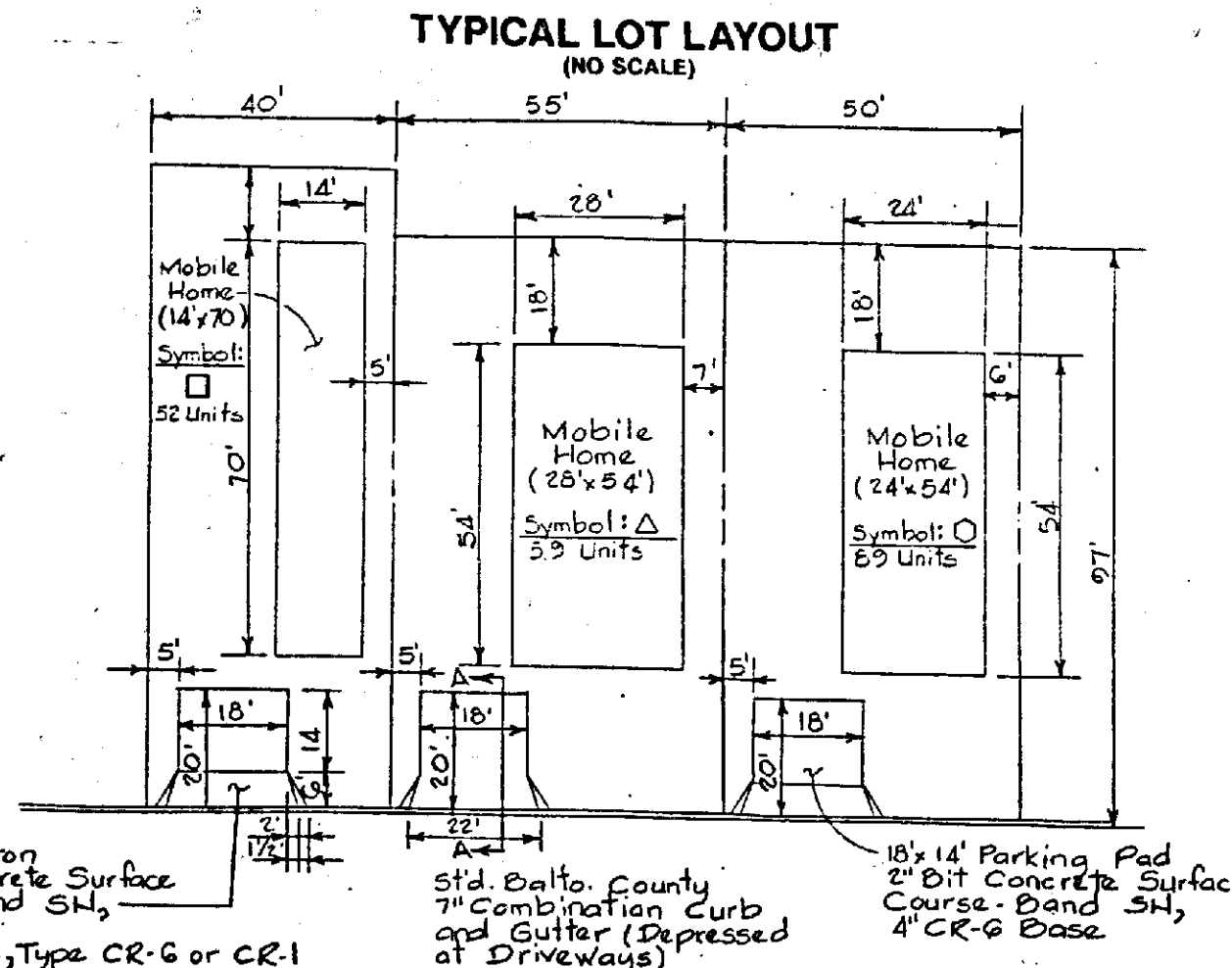
SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
MIDDLE RIVER
VICINITY

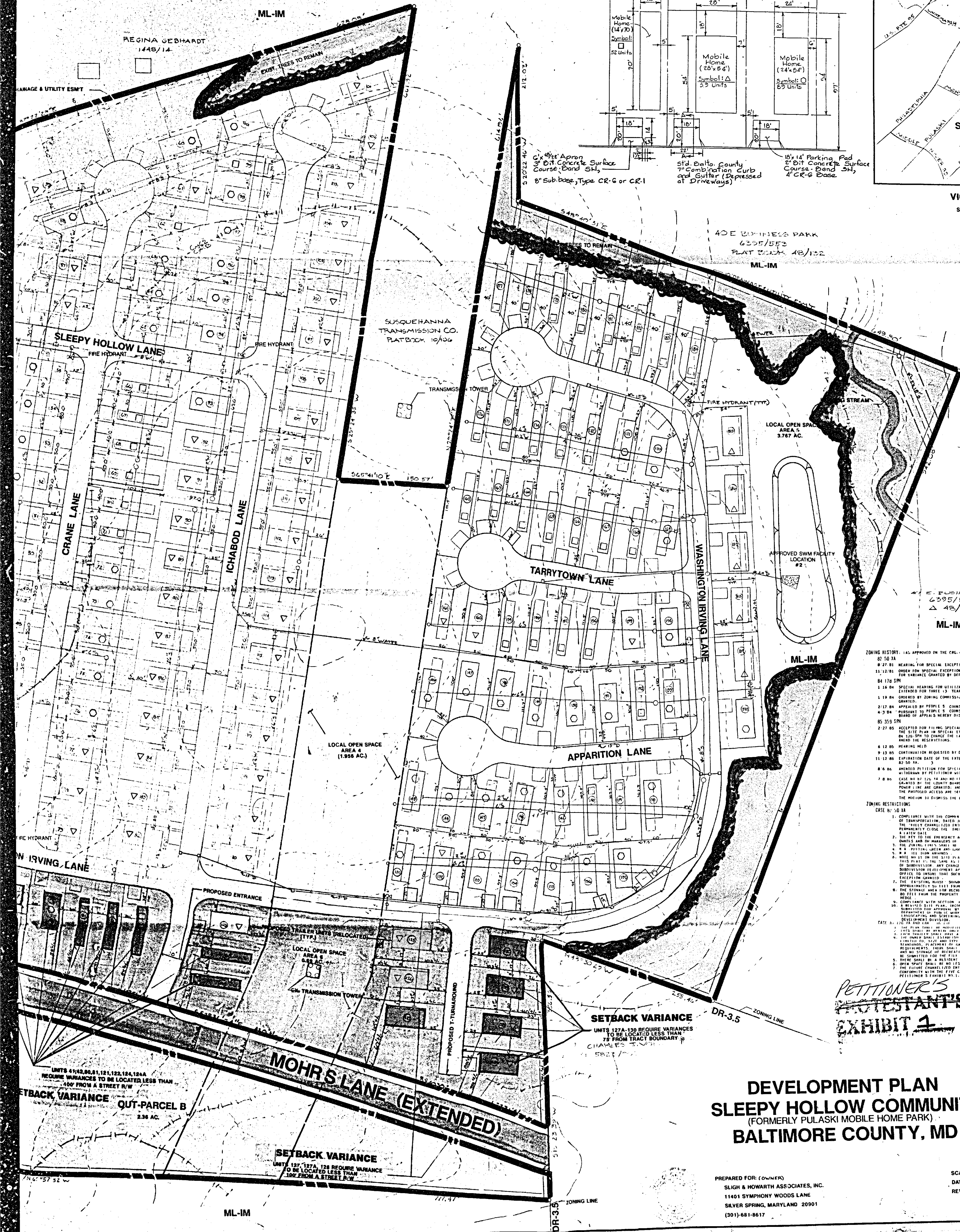
SHEET
NE.
6-1

90-434-SPHA

RIANCE APPLICATION



VICINITY MAP
SCALE: 1" = 1000'

[illegible]

PETITIONER'S
~~PROTESTANT'S~~
EXHIBIT 1

DEVELOPMENT PLAN SLEEPY HOLLOW COMMUNITY (FORMERLY PULASKI MOBILE HOME PARK) BALTIMORE COUNTY, MD

PREPARED FOR: (OWNER)
SLIGH & HOWARTH ASSOCIATES, INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
(301)-681-8617

SCALE: 1" = 50'
DATE: 2/20/1990
REVISIONS: 6/17/1991

(15) SOIL TYPES: LIMITATIONS FOR DEVELOPMENT							
SOIL	SUITABILITY AS A SOURCE OF:		SOIL FEATURES AFFECTING:				
	TOPSOIL	SAND AND GRAVEL	ROAD CONSTRUCTION	RESERVOIR	POND	EMBANKMENT	PIPE CONSTRUCTION
CHRISTIANA, CMC, CMC	FAIR TO 7' DEEP	UNSATURABLE	CUTS AND FILLS: NEEDS DRAINAGE TO VEGETATE PLASTIC MATERIAL	PLASTIC: ONLY PERMEABLE MATERIALS	POOR STABILITY: HIGH COMPRESSIBILITY: GOOD RESISTANCE TO PIPING	POOR STABILITY: HIGH COMPRESSIBILITY: GOOD RESISTANCE TO PIPING	PLASTIC MATERIALS: DIFFICULT TO VEGETATE
LOAMY AND CLAYEY LUG, LUG, LUG	FAIR ABOVE CLAY LAYER	UNSATURABLE	CUT SLOPES: EROSION: HARD TO VEGETATE PLASTIC MATERIALS	PLASTIC: ONLY PERMEABLE MATERIALS	POOR STABILITY: HIGH COMPRESSIBILITY: GOOD RESISTANCE TO PIPING	POOR STABILITY: HIGH COMPRESSIBILITY: GOOD RESISTANCE TO PIPING	PLASTIC MATERIALS: DIFFICULT TO VEGETATE
FALLSINGTON PA, FS	FAIR	SAND - FAIR TO 30" GRAVEL: SATURABLE	SEASONAL HIGH WATER TABLE: POOR ACTIVE	PLASTIC: ONLY PERMEABLE MATERIALS	SEASONAL HIGH WATER TABLE: POOR ACTIVE	SEASONAL HIGH WATER TABLE: POOR ACTIVE	SEASONAL HIGH WATER TABLE: POOR ACTIVE

PLAN NOTES:

- Zoning: Existing - MH-IM Proposed - MH-IM
- Lot Area: Gross 3.13 AC +/- Out-Parcel A 2.32 AC +/- R/W Dedication 1.18 AC +/- Net Development Area 40.72 AC +/-
- Exist. User: Trailer Park
- Proposed Use: Trailer Park
- Building setbacks and area requirements: SECTION 414 TRAILER PARKS (B.C.Z.R. 1955)
 - THE AREA OF THE LOT ON WHICH SUCH PARK IS TO BE LOCATED SHALL BE NO LESS THAN 5 ACRES. (B.C.Z.R. 1955)
 - AN AREA OF NOT LESS THAN 3,000 SQUARE FEET SHALL BE ALLOCATED TO EACH TRAILER, WHICH MUST BE CONNECTED TO SEWER, WATER AND ELECTRICITY. (B.C.Z.R. 1955)
 - EACH TRAILER SPACE SHALL ABUT OR FACE ON A DRIVEWAY OR UNOBSTRUCTED SPACE OF NOT LESS THAN 30 FEET IN WIDTH, WHICH SPACE SHALL HAVE UNOBSTRUCTED ACCESS TO A PUBLIC HIGHWAY. IT SHALL BE HARD SURFACED AND ADEQUATELY LIGHTED. (B.C.Z.R. 1955)
 - NO TRAILER OR SERVICE BUILDING OR STRUCTURE USED IN CONNECTION THEREWITH, SHALL BE PLACED OR PERMITTED WITHIN 100 FEET OF THE ROAD OR STREET UPON WHICH THE LOT OR AREA SO USED FOR SUCH PARK FROTES, OR WITHIN 75 FEET OF ANY OTHER BOUNDARY LINE OF SUCH LOT OR AREA. (B.C.Z.R. 1955)
 - THERE SHALL BE A SPACE OF NOT LESS THAN 25 FEET BETWEEN EACH TRAILER AND ALSO A SPACE OF NOT LESS THAN 25 FEET BETWEEN ANY TRAILER AND ANY SERVICE BUILDING OR STRUCTURE USED IN CONNECTION WITH SUCH PARK. (B.C.Z.R. 1955)
 - NO TRAILER PARK, NOR ANY SERVICE BUILDING OR STRUCTURE USED IN CONNECTION THEREWITH SHALL BE ESTABLISHED OR OPERATED WITHOUT THE APPROVAL OF AND SUBJECT TO THE REGULATIONS AND REQUIREMENTS OF THE BALTIMORE COUNTY HEALTH DEPARTMENT. WRITTEN APPROVAL SHALL BE A REQUIRED CONDITION PRIOR TO ISSUANCE OF A PERMIT. (B.C.Z.R. 1955)
- Development Area Tabulations:
 - Private Road beds: 4.45 acres +/-
 - Area dedicated to Baltimore County for SWM: 1.365 AC +/- (Does not include area of SWM pond #2)
 - Local open space: 3.88 acres (see 27/26)
 - Net area available for trailer lots: 1.18 AC +/-
 - Total trailers permitted: 1 trailer/1,000 sq. ft. = 372 (based upon net area for trailer lots)
 - Maximum trailer proposed: 100
- Parking:
 - Required: 3 spaces per unit (192 units) = 384 spaces
 - Provided: 384 spaces
- Utilities:
 - All proposed on-site roads, sewers, storm drains and water lines shall be privately owned and maintained.
 - Reference drawings: Water 66-0463, Sewer 61-1021-1
- Variances: To section 414.4 to allow 17 trailers to be located less than 100 feet from a street right-of-way line and 6 trailers to be located less than 75 feet from a tract boundary.
- Special Hearing/Conditional Use: A change in the approved order Case #87-126XA and plan as submitted (formerly known as Pulaski Mobile Home Park Subdivision), now known as Sleepy Hollow Community.
- Election District: 15
- Councilmanic District: 6
- Census tract: 4517.01
- Watershed: 6
- Subwatershed: 16
- Deed Reference: 7747/717
- Property Account No: 1900005034
- Tax Map 82, Grid 17, Parcel 119
- Average Daily Trips (ADTs): 10.3 trips/trailer lot (190) = 1,995 trips
- No archeological sites, existing historic buildings or endangered species habitats on site.
- Project area outside of wetlands, flood plans and critical area.
- This site does not contain hazardous materials to the best of our knowledge.
- Well and Septic notes:
 - any existing septic tanks will be pumped and either backfilled or removed prior to grading.
 - any existing well will be backfilled by a licensed well driller and a well abandonment report filed prior to grading.
- Any existing fuel tanks will be pumped and removed under the supervision of personnel of the waste management section of D.E.P.R.N. prior to grading. A permit is required for removal.
- Landscaping/Buffer: Design, screening and landscaping shall be provided in accordance with the currently approved CRG plan.
- Local Open Space:
 - Required: 5.28 acres +/- (13% Min. per Case #87-126XA)
 - Proposed: 3.88 acres +/- (23% of development area)
 - Area 1: 1.11 AC Area 4: 1.96 AC
 - Area 2: 1.49 AC Area 5: 3.77 AC
 - Area 3: 0.29 AC Area 6: 0.59 AC
- Stormwater Management: Existing proposed stormwater management ponds as shown, will serve the entire site (development area).
- Approvals:
 - Received Final Development Plan (FDP) approval on 3/21/89.
 - Received amended CRG approval on 7/10/89.
- F.A.R.: N/A

PULASKI HIGHWAY

OUT-PARCEL A
(2.12 AC +/-)

SETBACK VARIANCE

GUNPOWDER CROSSING LANE

MOHR'S LANE

WILLIAM MONK, INC.
LAND USE PLANNING-ENVIRONMENTAL-ZONING
100 W. PENNSYLVANIA AVENUE
THE CAMPBELL BUILDING SUITE 305
TOWSON, MARYLAND 21204
(301) 494-8931

11 Zoning:
 Painting - MH-1H
 Proposed - MH-1H
 21 Lot Area:
 - Total area of all of overall tract: 47.99 acres +/-
 - Gross & net area of proposed development tract: 26.72 AC +/-
 31 Point Uses: Trailer Park
 41 Unimproved Uses: Trailer Park
 51 Building Setbacks and Area Requirements:
 1. 1/4 AC TRAILER PARKS (B.C.Z.R., 1995)
 - 1/4 AC OF THE LOT ON WHICH SUCH PARK IS TO BE LOCATED
 - SHALL BE NO LESS THAN 7,000 SQUARE FEET SHALL BE
 - ALLOCATED TO EACH TRAILER. SUCH TRAILER MUST BE CONNECTED TO
 - SEWER, WATER, AND ELECTRICITY. (B.C.Z.R., 1995)
 - 1/4 AC TRAILER OF WHICH MUST BE ON A DRIVEWAY OR
 - UNIMPROVED SURFACE OF NOT LESS THAN 1/2 FEET IN WIDTH.
 - SPACE SHALL BE UNIMPROVED ACCESS TO A PUBLIC
 - HIGHWAY. IT SHALL BE HARD SURFACED AND ADEQUATELY LIGHTED
 - 1/4 AC TRAILER OR TRAILER BUILDING OR STRUCTURE USED IN
 - THE TRAILER PARK SHALL BE PLACED ON PLANNED HIGHWAY
 - 1/2 FEET OF THE ROAD OR STREET WHICH WHICH THE LOT OF
 - IS USED FOR THE TRAILER FORMS, OR UP WITHIN 10 FEET OF
 - W/ALTHOUGH SHALL BE LINE OF EACH LOT. (B.C.Z.R., 1995)
 - 1/4 AC TRAILER SHALL BE A SPACE OF NOT LESS THAN 35 FEET
 - BETWEEN EACH TRAILER AND ALSO A SPACE OF NOT LESS THAN
 - 35 FEET BETWEEN ANY TRAILER AND ANY SERVICE BUILDING OR
 - STRUCTURE USED IN CONNECTION WITH SUCH PARK. (B.C.Z.R.,
 - 1995)
 - 1/4 AC TRAILER PARK, NOW BEAT SERVICE BUILDING OR
 - STRUCTURE USED IN CONNECTION THEREWITH SHALL BE
 - DEMOLISHED OR RECONSTRUCTED WITHIN THE APPROVAL OF A
 - PERMIT. THE PERMIT SHALL BE OBTAINED FROM THE
 - DEPARTMENT OF HEALTH DEPARTMENT - WITHIN APPROVAL
 - OF A PERMIT. (NO CONVICTION PRIOR TO ISSUANCE OF A
 - PERMIT. (B.C.Z.R., 1995)
 61 Lot Area Variations:
 - Unimproved net area of unimproved development tract: 26.72 AC +/-
 - Private town area: 1.365 AC +/-
 - Area available to Alameda County for BMM 1.365 AC +/-
 - Local area proposed: 3.73 acres (see 82B)
 - Area available for trailer lot: 18.43 AC +/-
 - Total trailers permitted: 1 trailer/3,000 sq. ft. = 247
 - trailers (based upon 3,000 sq. ft. for trailer lot)
 - Total trailers proposed: 122
 71 Area to be reserved for the extension of Mohr's Lane: 1 AC +/-
 81 Parking:
 - Required: 2 spaces per unit = 244 spaces
 - Provided: 244 spaces
 91 Utilities:
 - All proposed on-site roads, sewers, storm drains and
 - water lines shall be privately owned and maintained
 - Maintenance District: 66-0463, sewer 61-1021-1
 101 Variances:
 - Request for 114.4 to allow 5 trailers to be located less than
 - 100 feet from a street right-of-way line and 2 trailers to
 - be located less than 75 feet from a tract boundary.
 111 Special hearing/Conditional Uses:
 - A Conditional Use Permit under Case 887-1262A and Plan as
 - submitted (formerly known as Public) Mobile Home Park
 - Subdivision, now known as Elsieby Home Community.
 121 Election District: 15
 131 Councilmanic District: 6
 141 Census tract: 4517-01
 151 Watershed: 6
 161 Homeowner: 16
 171 Lead References: 7747/717
 181 Property Address: 1900050324
 191 Tax Map 82, Quid 17, Parcel 119
 201 Avenue width/Right of Way: 1/4 AC +/-
 - 1/4 AC +/- 1/4 AC +/- 1/4 AC +/- 1/4 AC +/- 1/4 AC +/-
 211 No archeological sites, existing historical buildings or
 - endangered species habitats on site.
 221 Protect area outside of wetlands, flood plains and critical
 - areas.
 231 This site does not contain hazardous materials to the best
 - of our knowledge.
 241 Well and Mohr's Lane:
 - No existing septic tanks will be pumped and either
 - abandoned or pumped out and either
 - any existing well will be backfilled by a licensed well
 - driller and a well abandonment report filed prior to
 - reading.
 251 Any existing well tanks will be pumped and removed under
 - the supervision of personnel of the waste management section
 - of the city of Alameda prior to grading. A permit is required for
 - removal.
 261 Landscaping/Surfacing:
 - Landscaping, buffering and landscaping shall be provided in
 - accordance with the Landscape manual.
 271 Local Open Space:
 - Required: 1.47 acres +/- - 113% Min. per Case 887-1262A
 - Proposed:
 - Area 1: 1.76 acres
 - Area 2: 0.50 acres
 - Area 3: 1.40 acres
 - 3.71 acres +/- (total)
 281 Stormwater Management: Existing stormwater management pond
 - will serve the entire site.
 291 Approvals:
 - Received Final Development Plan (FDP) approval
 - on 3/21/89.
 - Received amended CRD approval on 7/10/89.
 301 P.A.S. / M.A.

(15) SOIL TYPES: LIMITATIONS FOR DEVELOPMENT								
SOIL	SUITABILITY AS A SOURCE OF:		SOIL REMEDIES AFFECTING:					
	TOPSOIL	SAND AND GRAVEL	SAND CONSTRUCTION	SEMI-ARID PLASTIC	POND ENHANCEMENT	DRAINAGE	PAVED WATERWAYS	PURE CONSTRUCTION
CHERTHALL, CHM, CHC2	FAIR TO 17" DEEP	UNSATURABLE	CUTS AND FILLS UNSTABLE UNLESS TO VEGETATE PLASTIC MATERIALS	PLASTIC; PLUMBER-REMOVABLE MATERIALS	POOR STABILITY; POOR COMPRESS- HIGH COMPRES- SIBILITY; GOOD RESISTANCE TO PIPING	NOT REQUIRED WELL DRAINED	PLASTIC MATERIALS; DIFFICULT TO VEGETATE	PLASTIC MATERIALS; STRUCTURES SUBJECT TO CARPING WHEN WET
LOAMY AND CLAYEY LTY, LTYO	FAIR ABOVE CLAY LAYER	UNSATURABLE	CUT & COPS; ARTIFICIAL GRASS TO VEGETATE PLASTIC MATERIALS	N A	N A	NOT REQUIRED; WELL DRAINED	PLASTIC MATERIALS; DIFFICULT TO VEGETATE	PLASTIC MATERIALS; STRUCTURES WILL CARP WHEN WET
FALLSINGTON FA, FS	FAIR SLOW - FAIR BLOW - FAIR CLAYEY - UNSATURABLE	UNSATURABLE	SEASONAL HIGH WATER TABLE; ARTIFICIAL GRASS	N A	N A	SEASONAL HIGH WATER TABLE; MODERATE PERMEABILITY; PUMPING NO STAB IN SUBSTRUCTURE	SEASONAL HIGH WATER TABLE; MODERATE TO HIGH PERMEABILITY; HOLDING CAPACITY	SEASONAL HIGH WATER TABLE; STRUCTURES SUBJECT TO CARPING



**OUT-PARCEL NOT TO BE DEVELOPED AS PART
OF THE SLEEPY HOLLOW COMMUNITY**

APPROVED ROAD TO BE ABANDONED
PROPOSED

UNITS 14 & 26 REQUIRE VARIANCES TO BE LOCATED LESS THAN 75 FEET FROM A TRACT BOUNDARY LINE

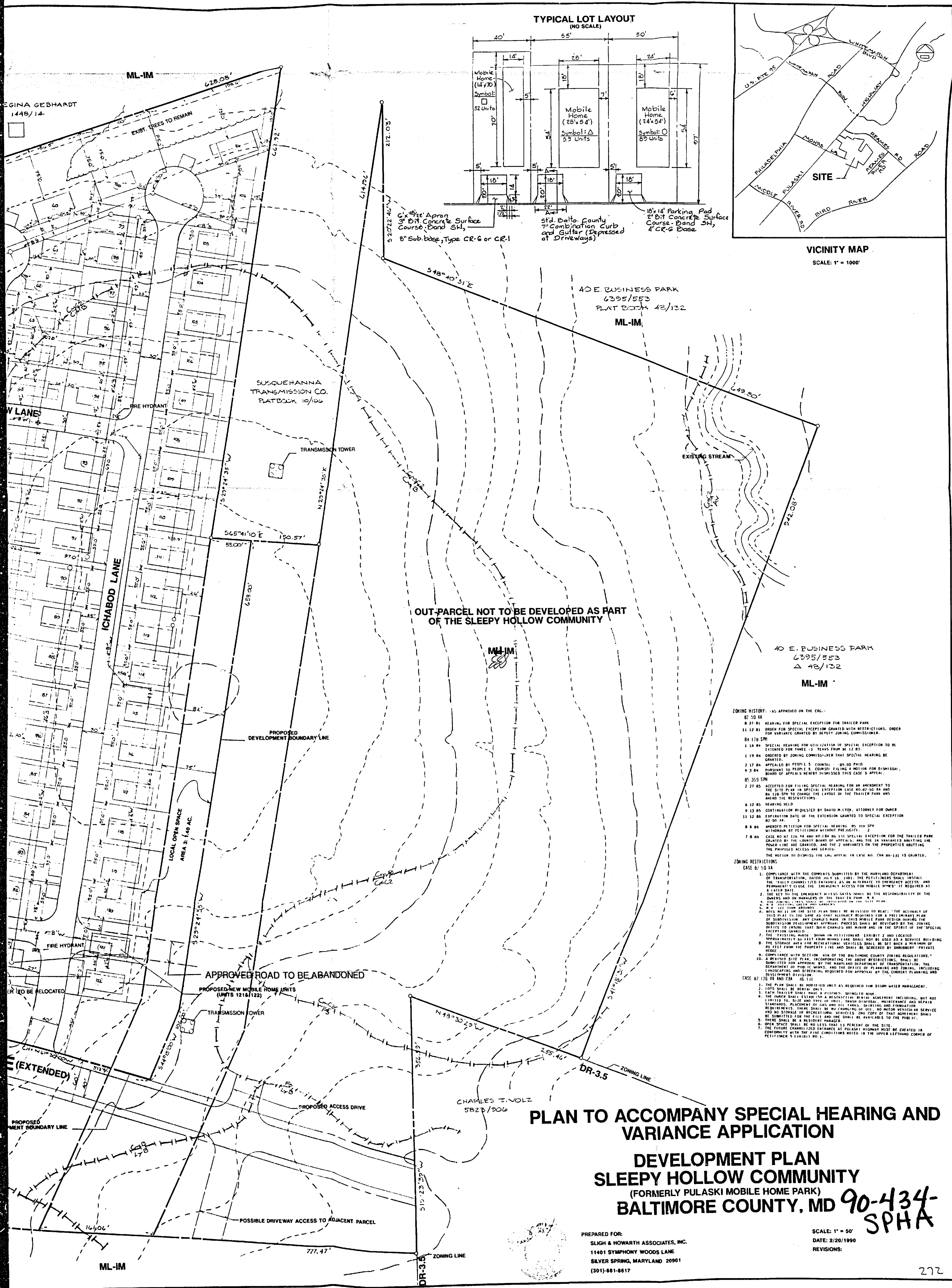
GUNPOWDER CROSS

MOHR'S LANE

MOHR'S LAM

WILLIAM P. MONK, INC.
LAND USE PLANNING-ENVIRONMENTAL-ZONING
CAMPBELL BUILDING SUITE 305
100 W. PENNSYLVANIA AVENUE
TOWSON, MD 21204
(301)-494-8931

NOTE: BOUNDARY OUTLINE AND EXISTING DEVELOPMENT LAYOUT BASED UPON THE FINAL DEVELOPMENT PLAN FOR THE "SLEEPY HOLLOW TRAILER PARK" PREPARED BY WHTMAN, REQUARDT AND ASSOC. AND APPROVED BY BALTIMORE COUNTY ON 3/21/1990



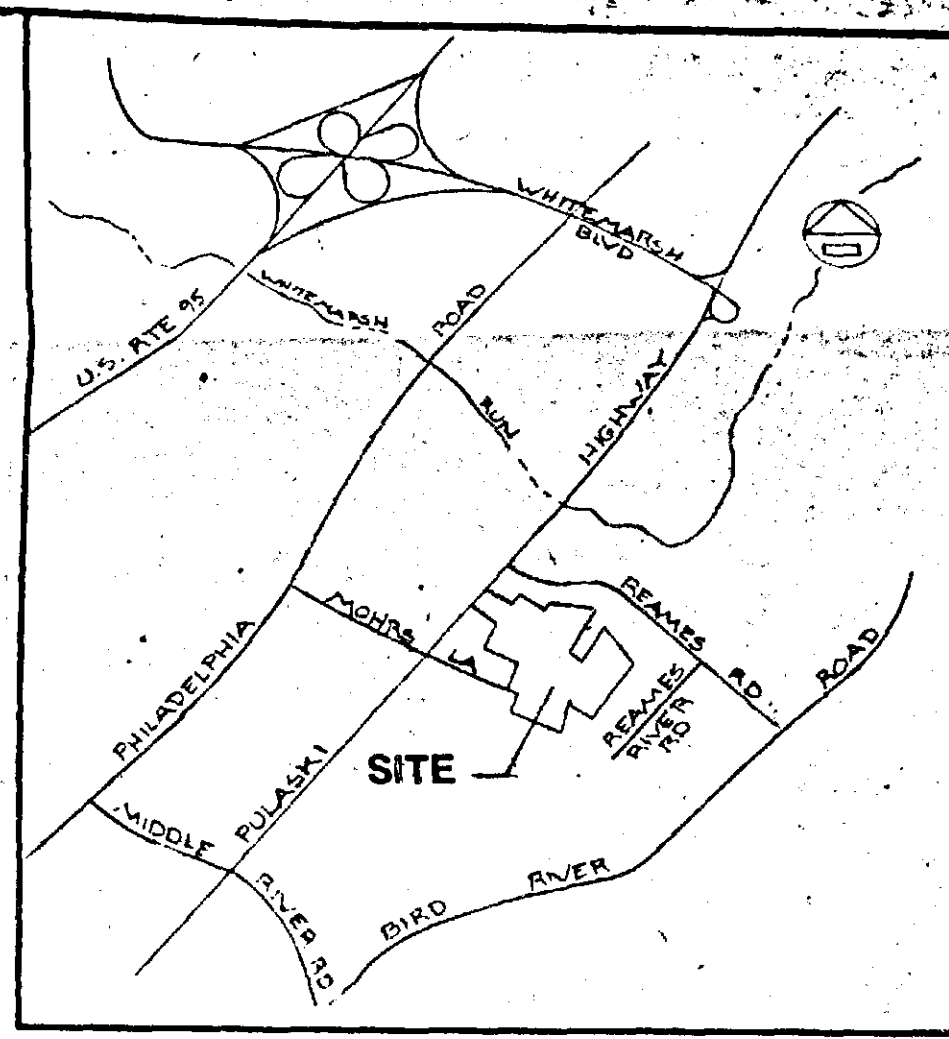
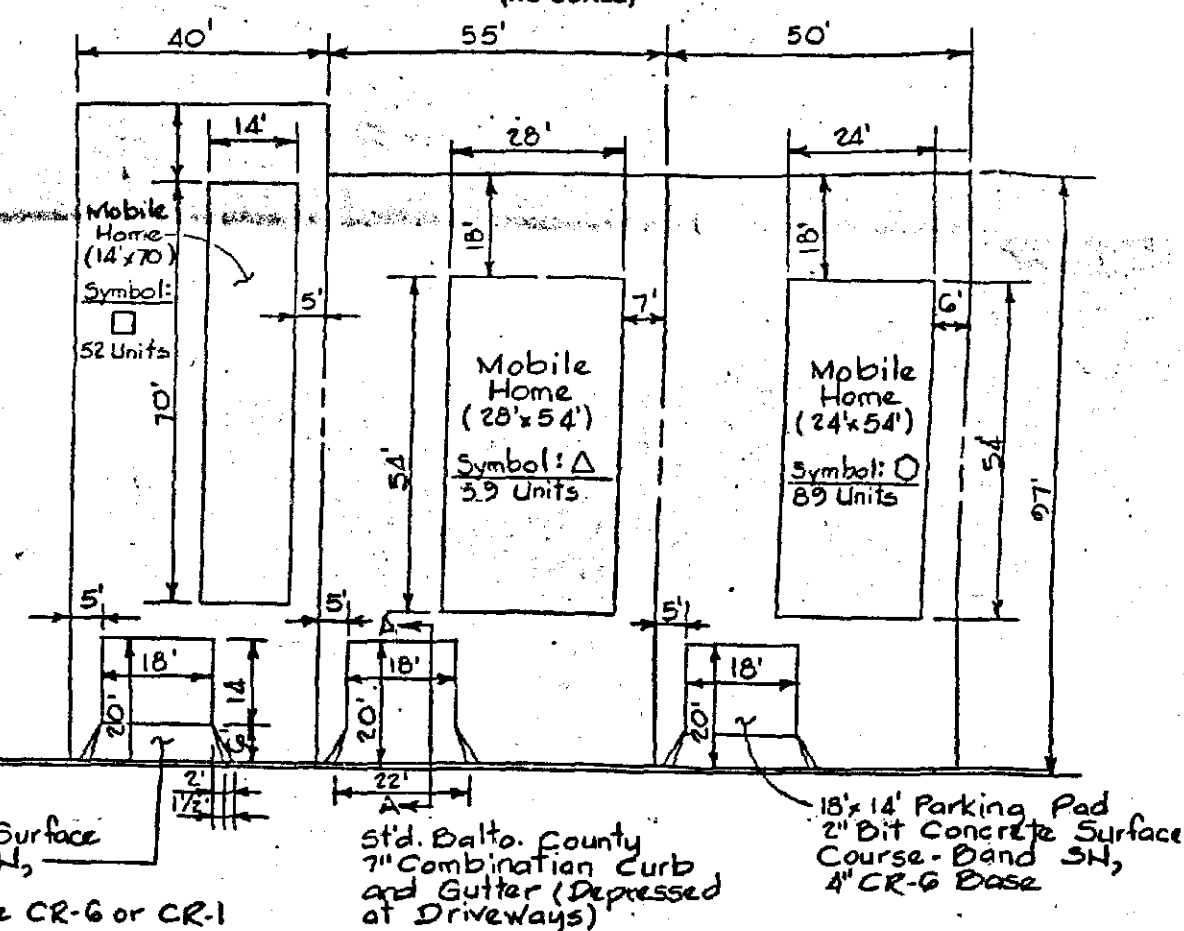
PLAN TO ACCOMPANY SPECIAL HEARING AND VARIANCE APPLICATION
DEVELOPMENT PLAN
SLEEPY HOLLOW COMMUNITY
(FORMERLY PULASKI MOBILE HOME PARK)
BALTIMORE COUNTY, MD

90-434-SPHA

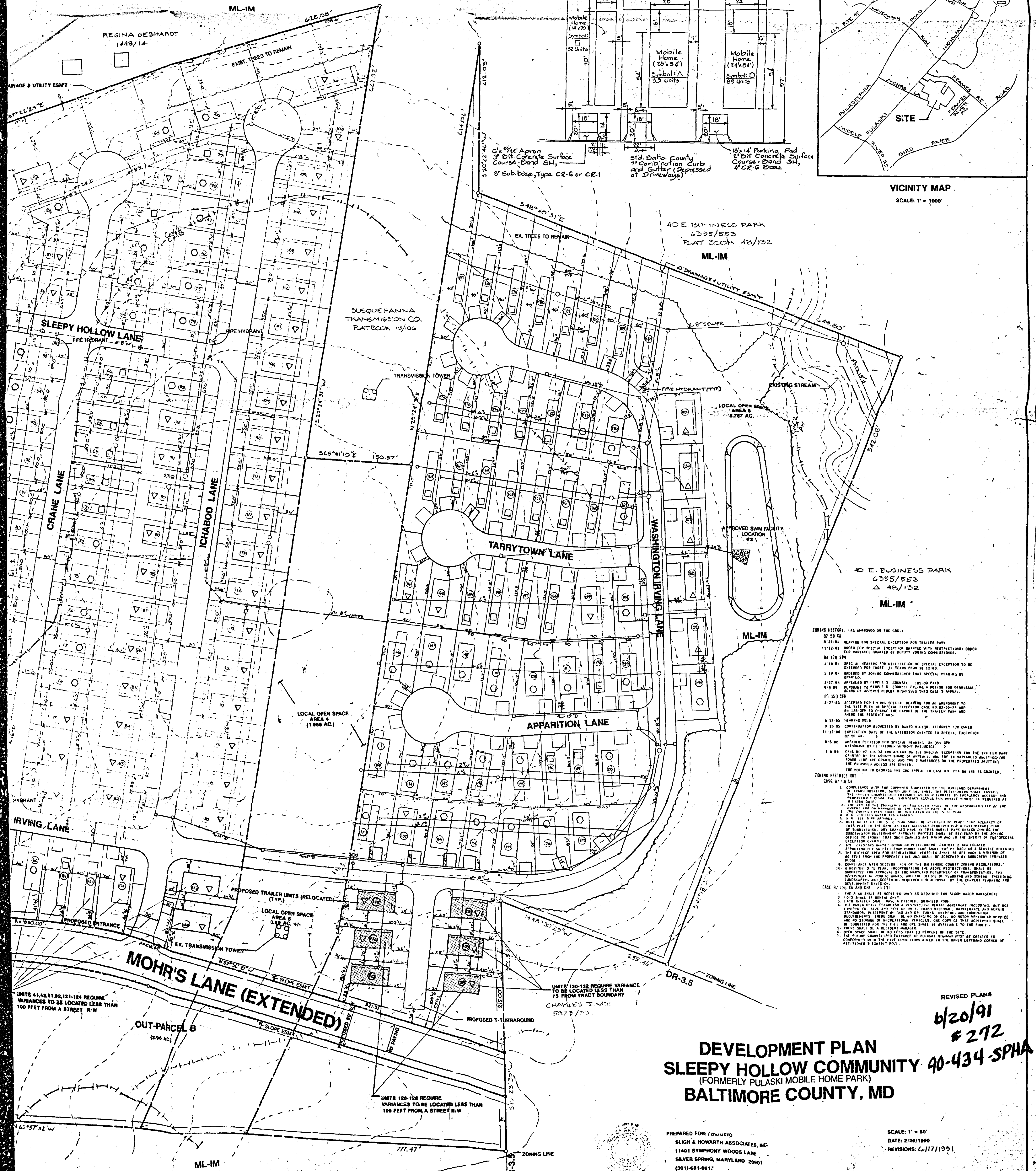
PREPARED FOR:
SLIGH & HOWARTH ASSOCIATES, INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
(301) 581-8517

SCALE: 1" = 50'
DATE: 2/20/1990
REVISIONS:

- ZONING HISTORY:** AS APPROVED ON THE ORG.
- 85 10 1A
 - 8 27 81 HEARING FOR SPECIAL EXCEPTION FOR TRAILER PARK
 - 11 12 81 ORDER FOR SPECIAL EXCEPTION GRANTED WITH RESTRICTIONS; ORDER FOR VARIANCE GRANTED BY DEPUTY ZONING COMMISSIONER.
 - 84 170 SW
 - 1 16 84 SPECIAL HEARING FOR UTILIZATION OF SPECIAL EXCEPTION TO BE EXTENDED FOR THREE (3) YEARS FROM 11 12 81
 - 1 19 84 ORDERED BY ZONING COMMISSIONER THAT SPECIAL HEARING BE GRANTED.
 - 2 17 84 APPEAL BY PEOPLE'S COUNCIL - \$5,000 PAID
 - 4 3 84 PURSUANT TO PEOPLE'S COUNCIL FILING A MOTION FOR DISMISSAL, BOARD OF APPEALS HEREBY DISMISSED THIS CASE'S APPEAL.
 - 85 350 SW
 - 2 27 85 ACCEPTED FOR FILING SPECIAL HEARING FOR AN AMENDMENT TO THE SITE PLAN IN SPECIAL EXCEPTION CASE NO. 84-10-10 1A AND 84-120 SW TO CHANGE THE LAYOUT OF THE TRAILER PARK AND AMEND THE RESTRICTIONS.
 - 4 12 85 HEARING HELD
 - 9 13 85 CONTINUATION REQUESTED BY DAVID M. LYON, ATTORNEY FOR OWNER
 - 11 12 85 EXPIRATION DATE OF THE EXTENSION GRANTED TO SPECIAL EXCEPTION 82 50 1A.
 - 8 6 86 AMENDED PETITION FOR SPECIAL HEARING, 85 10V SW WITHDRAWN BY PETITIONER WITHOUT PREJUDICE.
 - 7 8 86 CASE NO. 85 10V SW AND NO. 86 10V SW SPECIAL EXCEPTION FOR THE TRAILER PARK GRANTED BY THE COUNTY BOARD OF APPEALS; AND THE IN VARIANCES AMENDING THE POWER LINE AND GRANTING, AND THE 2 VARIANCES ON THE PROPERTIES ADJOINING THE PROPOSED ACCESS ARE GRANTED.
 - THE MOTION TO DISMISS THE LAW, APPEAL IN CASE NO. CHA 86-135 IS GRANTED.
- ZONING RESTRICTIONS:**
- CASE 87 10 1A
- 1. COMPLIANCE WITH THE COMMENTS SUBMITTED BY THE MARYLAND DEPARTMENT OF TRANSPORTATION, LATER JULY 16, 1981. THE PETITIONERS SHALL INSTALL THE "FULLY CHANNELLED ENTRANCE AS AN ALTERNATE TO EMERGENCY ACCESS" AND PERMANENTLY CLOSE THE "EMERGENCY ACCESS FOR MOBILE HOMES" IF REQUIRED AT A LATER DATE.
 - 2. THE 15' TO THE EMENTARY AVENUE GATES SHALL BE THE RESPONSIBILITY OF THE OWNERS AND ON MANAGERS OF THE TRAILER PARK. IN A
 - 3. A "FULLY CHANNELLED ENTRANCE" SHALL BE INSTALLED IN THE SITE PLAN.
 - 4. A "FULLY CHANNELLED ENTRANCE" SHALL BE INSTALLED IN THE SITE PLAN.
 - 5. THE EXISTING MOBILE HOMES SHOWN ON PETITIONERS' EXHIBIT 2 AND LOCATED HEREINAFTER AS 50 FEET FROM HUNTS LANE SHALL NOT BE USED AS A SERVICE BUILDING.
 - 6. THE STORAGE AREA FOR RECREATIONAL VEHICLES SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE PROPERTY LINE AND SHALL BE SCREENED BY SHROUBERY. PRIVATE
 - 7. COMPLIANCE WITH SECTION 41A OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 - 8. A REVISION TO THE PLAN, INCORPORATING THE ABOVE RESTRICTIONS, SHALL BE SUBMITTED FOR APPROVAL BY THE BALTIMORE COUNTY DEPARTMENT OF TRANSPORTATION, THE DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING AND ZONING, INCLUDING LANDSCAPING AND SCREENING REQUIRED FOR APPROVAL BY THE CURRENT PLANNING AND DEVELOPMENT DIVISION REQUIRED FOR APPROVAL BY THE CURRENT PLANNING AND DEVELOPMENT DIVISION.
 - 9. THE PLAN SHALL BE NOTIFIED ONLY AS REQUIRED FOR SIGN WATER MANAGEMENT.
 - 10. LOTS SHALL BE BUILT ONLY.
 - 11. EACH TRAILER SHALL HAVE A PITCHED, SHINGLED ROOF.
 - 12. THE INTERIOR SHALL EXHIBIT A RESIDENTIAL APPEARANCE INCLUDING, BUT NOT LIMITED TO, SIZE AND TYPE OF UNIT, TRASH DISPOSAL, MAINTENANCE AND REPAIR STANDARDS, PLACEMENT OF GAS AND OIL TANKS, SHEDDING AND FOUNDATION REQUIREMENTS. THERE SHALL BE NO CHANGING OF OIL, NO MOTOR VEHICLE ON SERVICE AND NO STORAGE OF RECREATIONAL VEHICLES. ONE COPY OF THAT AGREEMENT SHALL BE SUBMITTED FOR THE FILE AND ONE SHALL BE AVAILABLE TO THE PUBLIC.
 - 13. THERE SHALL BE A RESTRICTED PARKING.
 - 14. OPEN SPACE SHALL BE NO LESS THAN 15 PERCENT OF THE SITE.
 - 15. THE FUTURE CHANNELLED ENTRANCE AT PULASKI HIGHWAY MUST BE CREATED IN CONFORMANCE WITH THE FIVE CONDITIONS NOTED IN THE UPPER LEFT HAND CORNER OF PETITIONER'S EXHIBIT 2.
- CASE 87 120 1A AND 120 1A HE 11

RIANCE APPLICATION

VICINITY MAP
SCALE: 1" = 1000'

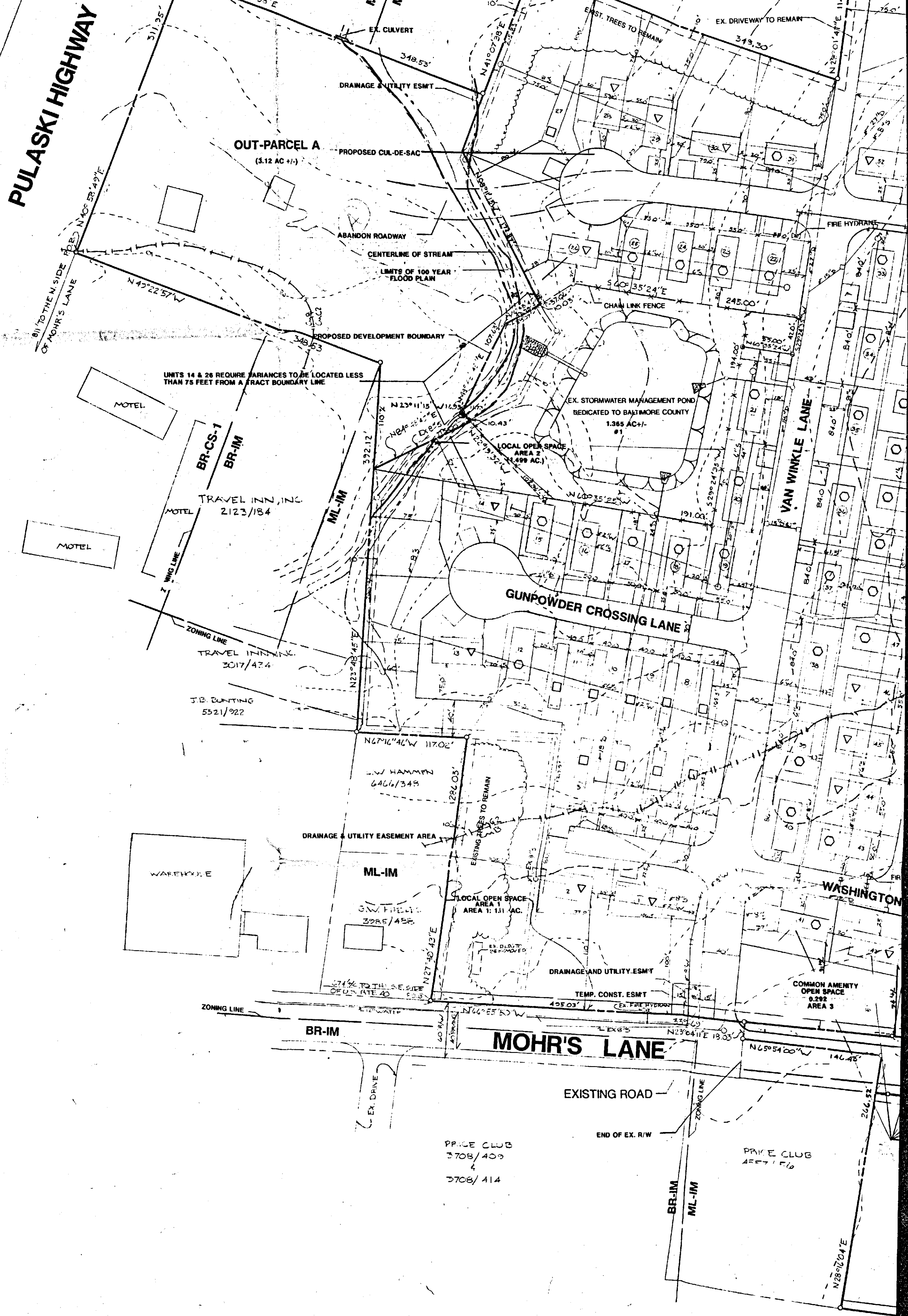


(15) SOIL TYPES: LIMITATIONS FOR DEVELOPMENT									
SOIL	SUITABILITY AS A SOURCE OF:		SOIL FEATURES AFFECTING:						
	TOPSOIL	SAND AND GRAVEL	ROAD CONSTRUCTION	RESESION	EMBANKMENT	DRAINAGE	GRASSED WATERWAYS	PIPE CONSTRUCTION	
CHRISTIANA: CMC, CMC	FAIR TO 7" DEEP	UNSATURABLE	CUTS AND FILLS: UNSTABLE, SANDS TO VEGETATE PLASTIC MATERIAL	PLASTIC: SLOPE: PERMEABLE MATERIALS	POOR STABILITY: POOR CAPACITY: BILITY: GOOD RESISTANCE TO PILING	NOT RECOMMENDED: WELL DRAINED	PLASTIC MATERIALS: DIFFICULT TO VEGETATE	PLASTIC MATERIALS: TRENCHES SUBJECT TO SLIDING WHEN WET	
LOAMY AND CLAYEY SAND, LTY, LTY	FAIR ABOVE CLAY LAYER	UNSATURABLE	CUTS AND FILLS: UNSTABLE, SANDS TO VEGETATE PLASTIC MATERIAL	PLASTIC: SLOPE: PERMEABLE MATERIALS	POOR STABILITY: POOR CAPACITY: BILITY: GOOD RESISTANCE TO PILING	NOT RECOMMENDED: WELL DRAINED	PLASTIC MATERIALS: DIFFICULT TO VEGETATE	PLASTIC MATERIALS: TRENCHES SUBJECT TO SLIDING WHEN WET	
FALLINGTON: FA, FA	FAIR	SAND - FAIR: GRAVEL - UNSATURABLE	SEASONAL HIGH WATER TABLE: POOR ACTIVE	PLASTIC: SLOPE: PERMEABLE MATERIALS	POOR STABILITY: POOR CAPACITY: BILITY: GOOD RESISTANCE TO PILING	NOT RECOMMENDED: WELL DRAINED	PLASTIC MATERIALS: DIFFICULT TO VEGETATE	PLASTIC MATERIALS: TRENCHES SUBJECT TO SLIDING WHEN WET	

PLAN NOTES:

1. Soil: Existing - ML-IM Proposed - ML-IM
2. Lot Area: Gross: 47.98 AC +/- Out-Parcel A: 3.12 AC +/- Out-Parcel B: 2.80 AC +/- E/W Dedication: 1.18 AC +/- Net Development Area: 40.88 AC +/-
3. Existing: Trailer Park
4. Proposed Use: Trailer Park
5. Building Setbacks and Area Requirements: SECTION 414 TRAILER PARKS (B.C.S.R. 1955)
 - 414.1 THE AREA OF THE LOT ON WHICH SUCH PARK IS TO BE LOCATED SHALL BE NO LESS THAN 5 ACRES. (B.C.S.R. 1955)
 - 414.2 AN AREA NOT LESS THAN 2,000 SQUARE FEET SHALL BE ALLOCATED TO EACH TRAILER, WHICH MUST BE CONNECTED TO SEWER, WATER AND ELECTRICITY. (B.C.S.R. 1955)
 - 414.3 EACH TRAILER SPACE SHALL HAVE OR FACE ON A DRIVEWAY OR UNOBSTRUCTED SPACE OF NOT LESS THAN 30 FEET IN WIDTH, WHICH SPACE SHALL HAVE UNOBSTRUCTED ACCESS TO A PUBLIC HIGHWAY. IT SHALL BE PAVED SURFACE AND ADEQUATELY LIGHTED. (B.C.S.R. 1955)
 - 414.4 NO TRAILER OR SERVICE BUILDING OR STRUCTURE USED IN CONNECTION WITH THE ROAD OR STREET UPON WHICH THE LOT OR AREA SO USED FOR SUCH PARK FRONTS, OR WITHIN 10 FEET OF ANY OTHER BOUNDARY LINE OF SUCH LOT OR AREA. (B.C.S.R. 1955)
 - 414.5 THERE SHALL BE A SPACE OF NOT LESS THAN 25 FEET BETWEEN EACH TRAILER AND ALSO A SPACE OF NOT LESS THAN 25 FEET BETWEEN ANY TRAILER AND ANY SERVICE BUILDING OR STRUCTURE USED IN CONNECTION WITH SUCH PARK. (B.C.S.R. 1955)
 - 414.6 NO SUCH TRAILER, PARK, OR ANY SERVICE BUILDING OR STRUCTURE USED IN CONNECTION THEREWITH SHALL BE ESTABLISHED OR OPERATED WITHOUT THE APPROVAL OF AND SUBJECT TO THE REGULATIONS AND REQUIREMENTS OF THE BALTIMORE COUNTY HEALTH DEPARTMENT. WRITTEN APPROVAL SHALL BE A REQUIRED CONDITION PRIOR TO ISSUANCE OF A PERMIT. (B.C.S.R. 1955)
6. Development Area Tabulations:
 - Private Road: 4.85 acres +/-
 - Area Dedicated to Baltimore County for SWM: 1.365 AC +/- (Does not include area of SWM pond #2)
 - Local Open Space: 1.11 AC +/-
 - Net area available for trailer lots: 34.3 AC +/-
 - Total trailers permitted: 1 trailer/5,000 sq. ft. = 672 (based upon net area for trailer lots)
 - Total trailer proposed: 130
7. Parking: Required: 2 spaces per unit (130 units) = 260 spaces. Provided: 260 spaces
8. Utilities:
 - All proposed on-site roads, sewers, storm drains and water lines shall be privately owned and maintained.
 - Reference drawings: Water 64-6467; Sewer 61-1031-1
9. Variances:
 - No section 414.4 to allow 130 trailers to be located less than 100 feet from a street right-of-way line and 5 trailers to be located less than 75 feet from a tract boundary.
10. Special Hearing/Conditional Uses:
 - A change in the approved order Case #87-126KA and plan as submitted (formerly known as Pulaski Mobile Home Park Subdivision), now known as Sleepy Hollow Community.
11. Election District: 15
12. Councilmanic District: 6
13. Census tract: 4517.01
14. Watershed: 6
15. Subwatershed: 16
16. Dead Reference: 7747/717
17. Property Account No: 1900065034
18. Tax Map #2, Grid 17, Parcel 119
19. Average Daily Trips (ADT):
 - 10.5 trips/trailer lot (130) = 1,365 trips
20. No archeological sites, existing historic buildings or endangered species habitats on site
21. Project area outside of wetlands, flood plains and critical areas
22. This site does not contain hazardous materials to the best of our knowledge.
23. Well and Septic notes:
 - any existing septic tanks will be pumped and either backfilled or removed prior to grading.
 - any existing well will be backfilled by a licensed well driller and a well abandonment report filed prior to grading.
24. Any existing fuel tanks will be pumped and removed under the supervision of personnel of the waste management section of D.E.P.R.M. prior to grading. A permit is required for removal.
25. Landscaping/Buffering:
 - Design, screening and landscaping shall be provided in accordance with the currently approved CRD plan.
26. Local Open Space:
 - Required: 5.19 acres +/- (134 Min. per Case #87-126KA)
 - Proposed: 5.11 acres +/- (21% of development area)
 - Area 1: 1.11 AC Area 4: 1.96 AC
 - Area 2: 1.49 AC Area 5: 3.77 AC
 - Area 3: 0.19 AC Area 6: 0.59 AC
27. Stormwater Management: Existing proposed stormwater management ponds as shown, will serve the entire site (development area).
28. Approvals:
 - Received Final Development Plan (FDP) approval on 3/21/88.
 - Received amended CRD approval on 7/10/89.
29. F.A.R.: N/A

PULASKI HIGHWAY



WILLIAM MONK, INC.
LAND USE PLANNING/ENVIRONMENTAL-ZONING
100 W. PENNSYLVANIA AVENUE
THE CAMPBELL BUILDING SUITE 305
TOWSON, MARYLAND 21204
(301) 494-8931

272 REVISOR PLANS 6-20-91 **90-434-SPHA** **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 allow 11 trailers to be located less than 100 feet from a street right-of-way line and 2 trailers to be located less than 75 feet from a tract boundary.

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

(See Attached)

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.

REPRESENTATIVE:

Signature: William P. Monk, Inc.
(Type or Print Name)
Address: 100 W. Pennsylvania Avenue, Campbell
Towson, MD 21204 494-8931
City and State

Attorney for Petitioner:

Signature: [Signature]
(Type or Print Name)
Address: 11401 Symphony Woods Lane
Silver Spring, MD 20901
City and State

Attorney's Telephone No.:

Address: 11401 Symphony Woods Lane
Phone No. (301) 681-8617

ORDERED BY THE Zoning Commissioner of Baltimore County, this 21 day of May, 1990, 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 21 day of May, 1990 at 10:30 o'clock A.M.

J. Robert Hines
Zoning Commissioner of Baltimore County.

(over)

90-434-SPHA
#272

REVISOR PLANS
6-20-91

SLEEPY HOLLOW COMMUNITY
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DESCRIPTION OF THE DEVELOPMENT BOUNDARY SHOWN ON THE PLAN TO ACCOMPANY THE PETITION FOR A SPECIAL HEARING AND VARIANCE

BEGINNING FOR THE SAME AT A POINT LOCATED ON THE NORTH SIDE OF MOHR'S LANE, 80' WIDE, SAID POINT 674 FEET MORE OR LESS EAST OF THE INTERSECTION OF THE NORTH SIDE OF MOHR'S LANE AND THE SOUTHEAST SIDE OF PULASKI HIGHWAY, 150' WIDE; THENCE LEAVING SAID POINT AND RUNNING THE FOLLOWING COURSES AND DISTANCES: NORTH 27 DEGREES 40 MINUTES 43 SECONDS EAST 286.03 FEET, THENCE NORTH 67 DEGREES 16 MINUTES 46 SECONDS WEST 117.02 FEET, THENCE NORTH 23 DEGREES 48 MINUTES 45 SECONDS EAST 280.00 FEET, THENCE NORTH 23 DEGREES 11 MINUTES 15 SECONDS WEST 18.93 FEET, THENCE NORTH 44 DEGREES 48 MINUTES 45 SECONDS EAST 107.63 FEET, THENCE NORTH 78 DEGREES 48 MINUTES 45 SECONDS EAST 43.98 FEET, THENCE NORTH 08 DEGREES 11 MINUTES 15 SECONDS WEST 172.87 FEET, THENCE NORTH 41 DEGREES 07 MINUTES 38 SECONDS EAST 215.83 FEET, THENCE SOUTH 48 DEGREES 04 MINUTES 04 SECONDS EAST 348.30 FEET, THENCE NORTH 28 DEGREES 01 MINUTES 47 SECONDS EAST 114.52 FEET, THENCE SOUTH 97 DEGREES 22 MINUTES 28 SECONDS EAST 628.08 FEET, THENCE SOUTH 28 DEGREES 24 MINUTES 35 SECONDS EAST 150.57 FEET, THENCE SOUTH 20 DEGREES 22 MINUTES 35 SECONDS EAST 614.96 FEET, THENCE SOUTH 20 DEGREES 22 MINUTES 35 SECONDS EAST 212.03 FEET, THENCE SOUTH 48 DEGREES 45 DEGREES 18 MINUTES 45 SECONDS WEST 146.43 FEET, THENCE NORTH 23 DEGREES 11 SECONDS EAST 18.03 FEET, to a point on the north side of Mohr's Lane, running thence on the north side of Mohr's Lane, 191 North 66 degrees 55 minutes 50 seconds West 339.69 feet; thence leaving Mohr's Lane, 20 North 27 degrees 40 minutes 43 seconds East 286.03 feet; 21 North 67 degrees 16 minutes 46 seconds West 117.02 feet; 22 North 23 degrees 48 minutes 45 seconds East 280.00 feet; 23 North 49 degrees 22 minutes 57 seconds West 348.53 feet; to the place of beginning. Containing 47.935 acres of land, more or less, located in the 15th election district.

Ernest E. Sligh
PE 6936

REVISOR PLANS
6-20-91

90-434-SPHA

Petition for Variance #272

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 allow 11 trailers to be located less than 100 feet from a street right-of-way line and 2 trailers to be located less than 75 feet from a tract boundary.

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

The proposed extension of Mohr's Lane by Baltimore County will require elimination of 6 previously approved units. In order to meet the minimum setback requirements for the remaining units adjacent to the proposed road, variances are required. The extension of Mohr's Lane was not an issue when the previous approval was granted. The extension of Mohr's Lane places an undue hardship on the applicant if the variances are not granted. This is due to the fact that an additional 11 lots would be lost (2 units are already occupied) and the present road and utility layouts would no longer be the most cost efficient.

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/Lessee:

Signature: [Signature]
(Type or Print Name)
Address: 11401 Symphony Woods Lane
Silver Spring, MD 20901
City and State

Attorney for Petitioner:

Signature: [Signature]
(Type or Print Name)
Address: 11401 Symphony Woods Lane
Silver Spring, MD 20901
City and State

Attorney's Telephone No.:

Address: 11401 Symphony Woods Lane
Phone No. (301) 681-8617

SLIGH & HOWARTH ASSOC., INC.
Ernest E. Sligh, President
ERNEST E. SLIGH
(Type or Print Name)
Signature

11401 Symphony Woods Lane (301) 681-8617
Address Phone No.
Silver Spring, MD 20901
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
William Monk, Inc.
100 W. Pennsylvania Ave. 494-8931
Address Towson, MD 21204 Phone No.

ESTIMATED LENGTH OF HEARING AVAILABLE FOR HEARING
ALL MOR./TUES./WED. - NEXT TWO MONTHS
OTHER DATE
REVIEWED BY: DATE

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

SLEEPY HOLLOW COMMUNITY
PULASKI HIGHWAY & MOHR'S LANE
BALTIMORE COUNTY, MD

Variance Application
Nature of Hardship

The proposed extension of Mohr's Lane (public) would require elimination of 3 previously approved units. In order to meet the setback requirement. This would place a significant hardship on the applicant due to the fact that the roads and utility lines are in place and 2 of the 3 units are occupied.

The additional mobile home units (2) would have setbacks consistent with the aforementioned units as well, and their locations were predicated on internal road modifications as well as the need to provide a secondary vehicular access point to Mohr's Lane (extended) from the internal private road network.

The applicant would experience practical difficulty and hardship if he were to eliminate the 2 units which are located less than 75 feet from the relocated tract boundary. One of these units is occupied and the other has been approved under the previous plan. Additional buffering is provided between these units and any future development on the contiguous parcels due to a continuous open space corridor and forested buffer area.

Baltimore County Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
N 1460

DATE: 5/20/91

RECEIVED PUBLIC HEARING FEES QTY PRICE
110 - REVISIONS (ALL OTHERS) 1 X \$75.00
TOTAL: \$75.00

LAST NAME OF OWNER: SLIGH

DATE: 5/20/91

RECEIVED PUBLIC HEARING FEES QTY PRICE
110 - REVISIONS (ALL OTHERS) 1 X \$75.00
TOTAL: \$75.00

REVISOR PLANS
6-20-91

DATE: 5/20/91

RECEIVED PUBLIC HEARING FEES QTY PRICE
110 - REVISIONS (ALL OTHERS) 1 X \$75.00
TOTAL: \$75.00

REVISOR PLANS
6-20-91

DATE: 5/20/91

RECEIVED PUBLIC HEARING FEES QTY PRICE
110 - REVISIONS (ALL OTHERS) 1 X \$75.00
TOTAL: \$75.00

Baltimore County Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
N 1460

DATE: 5/20/91

RECEIVED PUBLIC HEARING FEES QTY PRICE
110 - REVISIONS (ALL OTHERS) 1 X \$75.00
TOTAL: \$75.00

LAST NAME OF OWNER: SLIGH

DATE: 5/20/91

RECEIVED PUBLIC HEARING FEES QTY PRICE
110 - REVISIONS (ALL OTHERS) 1 X \$75.00
TOTAL: \$75.00

REVISOR PLANS
6-20-91

DATE: 5/20/91

RECEIVED PUBLIC HEARING FEES QTY PRICE
110 - REVISIONS (ALL OTHERS) 1 X \$75.00
TOTAL: \$75.00

REVISOR PLANS
6-20-91

DATE: 5/20/91

RECEIVED PUBLIC HEARING FEES QTY PRICE
110 - REVISIONS (ALL OTHERS) 1 X \$75.00
TOTAL: \$75.00

90-434-SPHA

SLEEPY HOLLOW COMMUNITY
BALTIMORE COUNTY, MD

DESCRIPTION OF THE OVERALL TRACT BOUNDARY SHOWN ON THE PLAN TO ACCOMPANY THE PETITION FOR A SPECIAL HEARING AND VARIANCE

Beginning for the same at a point located on the southeastern side of the right-of-way line of Pulaski Highway (U.S. Route 40), said point lying about 811 feet north of the intersection of the southeastern right-of-way line of Pulaski Highway and the northern roadway line of Mohr's Lane; thence leaving said point and running on the southeast side of Pulaski Highway, (1) North 40 degrees 58 minutes 49 seconds East, 211.95 feet to a point; thence leaving said southeastern right-of-way line and running for the following 23 courses and distances: (2) South 49 degrees 04 minutes 38 seconds East 348.53 feet; (3) North 41 degrees 07 minutes 38 seconds East 144.93 feet; (4) South 49 degrees 04 minutes 04 seconds East 348.30 feet; (5) North 28 degrees 01 minutes 47 seconds East 114.52 feet; (6) South 97 degrees 22 minutes 28 seconds East 628.08 feet to the northwest side of the Susquehanna Transmission Company right-of-way, thence binding along said northwest side of the transmission line right-of-way; (7) South 29 degrees 24 minutes, 35 seconds West 661.92 feet, thence crossing the aforesaid transmission line right-of-way; (8) South 65 degrees 41 minutes 10 seconds East 150.57 feet to the southeast side of said transmission line right-of-way, thence binding on said southeast side; (9) North 23 degrees 11 seconds East 18.03 feet, thence leaving the said right-of-way; (10) South 20 degrees 22 minutes 45 seconds West 212.03 feet; (11) South 48 degrees 40 minutes 31 seconds East 649.80 feet; (12) South 41 degrees 18 minutes 31 seconds West 942.08 feet; (13) North 48 degrees 30 minutes 29 seconds West 255.46 feet; (14) South 19 degrees 23 minutes 39 seconds West 356.59 feet; (15) North 65 degrees 57 minutes 32 seconds West 777.47 feet; (16) North 28 degrees 01 minutes 47 seconds West 146.43 feet; (17) North 65 degrees 54 minutes 00 seconds East 266.52 feet; (18) North 23 degrees 11 seconds East 18.03 feet; to a point on the north side of Mohr's Lane, running thence on the north side of Mohr's Lane, (19) North 66 degrees 55 minutes 50 seconds West 339.69 feet; thence leaving Mohr's Lane, (20) North 27 degrees 40 minutes 43 seconds East 286.03 feet; (21) North 67 degrees 16 minutes 46 seconds West 117.02 feet; (22) North 23 degrees 48 minutes 45 seconds East 280.00 feet; (23) North 49 degrees 22 minutes 57 seconds West 348.53 feet; to the place of beginning. Containing 47.935 acres of land, more or less, located in the 15th election district.

Ernest E. Sligh
2-21-90

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15TH Date of Posting: 4/27/90
Posted for: Special Hearing & Variance
Petitioner: Ernest E. Sligh, et al.
Location of property: Mohr's Lane, (between Pulaski Highway & Susquehanna Transmission Co. Right-of-Way)
Location of Sign: Ernest E. Sligh, et al.
Remarks: (See Petition for details of property & plan.)
Posted by: [Signature] Date of return: 4/27/90
Number of Signs: 2

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 11, 1990.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER
S. Zeke Olson
Publisher

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353

DATE: Aug 28, 1991

Sligh & Howarth Associates, Inc.
11601 Symphony Woods Lane
Silver Spring, Maryland 20901

RE:
Case Number: 90-434-SPHA
N/S Mohra Lane, 850' E Pulaski Highway
(Sleepy Hollow Community)
15th Election District - 6th Councilmanic
Petitioner(s): Sligh & Howarth Associates, Inc.
HEARING: TUESDAY, SEPTEMBER 17, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$159.03 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

William Monk, Inc.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
90-434
receipt
Account: R-001-6150
Number

Date

7/17/91

PUBLIC HEARING FEES QTY PRICE

030 - POSTING SIGNS / ADVERTISING 1 X \$159.03

TOTAL: \$159.03

LAST NAME OF OWNER: SLIGH

Please Make Check Payable To: Baltimore County \$159.03
BA 0008156A09-17-91

Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
90-434
receipt
Account: R-001-6150
Number

Date

7/17/91

PUBLIC HEARING FEES QTY PRICE

030 - POSTING SIGNS / ADVERTISING 1 X \$145.56

TOTAL: \$145.56

LAST NAME OF OWNER: SLIGH

Please Make Check Payable To: Baltimore County \$145.56
BA 0008156A09-17-91

Cashier Validation

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE APR 18 1990

Ernest Sligh
Sligh & Howarth Associates, Inc.
11401 Symphony Woods Lane
Silver Spring, Maryland 20901

RE: Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-434-SPHA
N/S Mohra Lane, 850' E Pulaski Highway
(Sleepy Hollow Community)
15th Election District - 6th Councilmanic
Petitioner(s): Ernest E. Sligh, et al
HEARING: TUESDAY, MAY 8, 1990 at 9:30 a.m.

Dear Petitioners:

Please be advised that \$153.66 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: William P. Monk, Inc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 8/15, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 8/15, 1991.

THE JEFFERSONIAN

S. Zeke Olson

Publisher

\$84.03

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property captioned herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 90-434-SPHA
N/S Mohra Lane, 850' E Pulaski Highway (Community) 15th Election District - 6th Councilmanic
Petitioner(s): Sligh & Howarth Associates, Inc.
Hearing Date: Tuesday, Sept. 17, 1991 at 9:30 a.m.

Special Hearing: A change in the approved order Case #87-126A and plan as submitted (formerly known as Pulaski Mobile Home Park Subdivision), now known as Sleepy Hollow Community, around the final development plan to be located less than 100 ft. from a street right-of-way line and 5 trailers to be located less than 75 ft. from a tract boundary.

Zoning Commissioner of Baltimore County
NJB/161 August 15

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 90-434-SPHA

Towson, Maryland

District: 15th Date of Posting: 8/19/91

Posted for: Special Hearing - Variance

Petitioner: Sligh & Howarth Associates, Inc.

Location of property: N/S Mohra Lane, 850' E Pulaski Hwy

Sleepy Hollow Community

Location of Sign: Corner the end of Mohra Lane on property of Sligh & Howarth

Remarks:

Posted by: [Signature] Date of return: 8/24/91

Number of Signs: 2

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353

JULY 26, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 90-434-SPHA
N/S Mohra Lane, 850' E Pulaski Highway
(Sleepy Hollow Community)
15th Election District - 6th Councilmanic
Petitioner(s): Sligh & Howarth Associates, Inc.
HEARING: TUESDAY, SEPTEMBER 17, 1991 at 9:30 a.m.

Special Hearing: A change in the approved order Case #87-126A and plan as submitted (formerly known as Pulaski Mobile Home Park Subdivision), now known as Sleepy Hollow Community and to amend the Final Development Plan.
Variances: To allow 11 trailers to be located less than 100 ft. from a street right-of-way line and 5 trailers to be located less than 75 ft. from a tract boundary.

J. Robert Haines

Zoning Commissioner of Baltimore County

cc: Ernest Sligh
William Monk, Inc.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 26, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-434-SPHA
N/S Mohra Lane, 850' E Pulaski Highway
(Sleepy Hollow Community)
15th Election District - 6th Councilmanic
Petitioner(s): Ernest E. Sligh, et al
HEARING: TUESDAY, MAY 8, 1990 at 9:30 a.m.

Special Hearing: A change in the approved order Case #87-126-A and plan as submitted (formerly known as Pulaski Mobile Home Park Subdivision), now known as Sleepy Hollow Community.
Variances: To allow 5 trailers to be located less than 100 feet from a street right-of-way line and 2 trailers to be located less than 75 ft. from a tract boundary.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Ernest Sligh
William P. Monk

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 24, 1990

Mr. Ernest E. Sligh
Sligh & Howarth Associates, Inc.
11401 Symphony Woods Lane
Silver Spring, MD 20901

Dennis F. Rasmussen
County Executive

RE: Item No. 272, Case No. 90-434-SPHA
Petitioner: Ernest E. Sligh
Petition for Special Hearing and Zoning Variance

Dear Mr. Sligh:

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 ensure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. William P. Monk
Campbell Bldg, 100 W. Pennsylvania Ave
Towson, MD 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 28th day of March, 1990.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

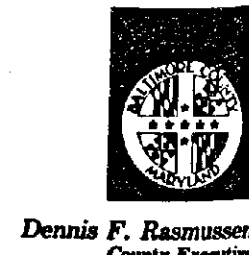
James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Westview Mall Associates, et al

Petitioner's Attorney: Julius W. Lichter

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

March 21, 1990



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 271, 272, 274, 291, and 292.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lvw

MAR 27 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4500
Paul H. Reincke
Chief

MARCH 14, 1990



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: SLIGH AND HOWARTH ASSOC., INC.

Location: SLEEPY HOLLOW COMMUNITY

Item No.: 272 Zoning Agenda: MARCH 20, 1990

Gentlemen:

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

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

REVIEWER: *Capt. Joseph Kelly 3-14-90* Noted and Approved *Captain W. J. Brada*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

MAR 1 1990

May 8th 90-434

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 3, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 20, 1990
Revised Comments - Item 272
Sleepy Hollow Community

The Developers Engineering Division has reviewed the subject revised zoning item and offer the following comment:

Revisions shown on the plan will require submittal of a revised County Review Group Plan. Alignment of Mohrs Lane, as shown on the plan, is acceptable to Bureau of Highways, pending final design.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

5/11/90 CALLED BILL MONK TO PICKUP COMMENTS. jw

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 3, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 20, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 272, 274, 291 and 292.

For Item 271, the ownership of area to be purchased does not agree between plate, i.e. GLB 2368/167 vs. GLB 2368/169, and Alonso Decker, WJR 5907/322 vs. Camera Bare, Jr. GLB 3292/33.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County Government
Department of Public Works



111 West Chesapeake Avenue
Towson, MD 21204

July 25, 1991

Mr. Ernest E. Sligh, President
Sligh & Howarth Associates, Inc.
11401 Symphony Woods Lane
Silver Spring, Maryland 20901

Re: Sleepy Hollow Mobile Home Park
District 15 C6

Dear Mr. Sligh:

Our office, together with the Office of Planning & Zoning and the Department of Environmental Protection and Resource Management, has reviewed your letter of July 1, 1991 concerning the Sleepy Hollow development.

Our office takes no exception to your assessment of the impact of Mohrs Lane Extension on the subject development. We are in agreement that variances and setbacks allowing the addition of the six new lots, as well as those needed to support the other lots listed in your letter, will be supported by our offices. Concerning the expeditious subdivision of the 3.1 acres adjacent to Pulaski Highway, the time frame of December 31, 1991 for approval does not seem unreasonable. Since the completion date will depend on your engineer as well as the County, we would not be able to guarantee the December 31st deadline.

Planning has given general support to the subdivision of the 3.1 acre tract and variances for the mobile homes on the opposite side of the stream. The variance request concerning the stream buffer and setbacks is being expedited now by the Director of the Department of Environmental Protection and Resource Management. To clarify your understanding of the buffer variances, please note that the distances from the stream to a commercial structure would be 75 feet, and to residential structures 85 feet, both of which would include the reduced buffer of 50 feet with the remainder of the distances being the required setbacks. This would still appear to make your commercial site feasible.

Mr. Ernest Sligh
July 25, 1991
Page 2

Concerning the extension of Mohrs Lane, construction cost responsibility will be determined when revised development plans are available from your consultants. The customary fee for transfer of the right-of-way is \$300.00.

Please contact our office to arrange for processing any changes to your development plan and related documents as required. If there are any questions, please do not hesitate to contact me at 887-3321.

Very truly yours,

David L. Thomas
David L. Thomas, P.E., Asst. Chief
Bureau of Public Services

DLT:jha
Attachment

cc: P. Keller
J. Dieter
G. Shaffer
R. E. Conway
R. W. Bowling
File

Sligh & Howarth Associates, Inc.

11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
(301) 681-8517
July 1, 1991

Mr. Dave Thomas
Bureau of Public Services
Baltimore County
Towson, Maryland 21204

Dear Mr. Thomas:

The purpose of this letter is to identify my understanding of the verbal agreement between Sligh & Howarth Associates, Inc. and Baltimore County.

Whereas Baltimore County has approved the CRG Plan for the development of Sleepy Hollow consisting of 198 mobile home sites and 99 of these sites are now constructed and available for occupancy. Since the CRG plan was approved the county has changed its road plan to add the extension of Mohrs Lane through the Sleepy Hollow Community. The effect of this extension on Sleepy Hollow would include but may not be limited to the following:

-- variances from standard setback from Mohrs Lane for 1303, 1305, 1307, 1309, 1311 Washington Irving Lane which are existing developed lots;	
-- loss of 12 sites, 1301 Washington Irving Lane, and 10000, 10001, 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, and 10011 Icabod Lane; and	
-- loss of the area of the Mohrs Lane right-of-way extending through the property amounting to about 1 1/2 acres.	
The values of these effects are listed below.	
Loss of 12 mobile home sites @ \$15,000	\$180,000
Legal, administrative and engineering costs to modify the approved CRG Plan as required to accommodate the Mohrs Lane extension	50,000
Reduction in value for the constructed lots now requiring variances or other adjustments	10,000
Loss in value of entire community because of loss of green space and proximity of extended Mohrs Lane	60,000
Total	\$300,000

In order to reduce the hardship caused by the County's extension of Mohrs Lane, the several county agencies will support variances and special exceptions that would allow the addition of 6 new lots to be located between Mohrs Lane extended and Washington Irving Lane situated east of the W&E transmission line. Additionally variances or special exceptions would be supported for lots 1301, 1303, 1305, 1307, 1309, and 1311 Washington Irving Lane; and 10009 and 10011 Icabod Lane. Also, the several agencies would support the expeditious subdivision of 3.1 acres on the east side of Pulaski Highway generally extending to the small stream and the

subdivision of the land lying south of the extended Mohrs Lane. Support would also be given to variances to allow Structures within 50 feet of the stream on the 3.1 acre tract and to variances for one or more mobile homes to be located at the end of Sleepy Hollow Lane and for a cul-de-sac to be constructed instead of a dead end at the end of Sleepy Hollow Lane. Variances from green space requirements would also be supported.

In exchange for this support Sligh & Howarth Associates, Inc. would deed the land required for the County to extend Mohrs Lane through its property. The extension would be constructed at no expense to Sligh & Howarth Associates, Inc. The transfer of the land required for the Mohrs Lane extension would also be accomplished at no expense to Sligh & Howarth Associates, Inc.

Please let me know if this is not your understanding.

Sincerely,

Ernest E. Sligh
Ernest E. Sligh
President

ESS/ees

Copy to: Benjamin Brockway, William Monk, Inc.
Mes Daub, Whitman, Requaert & Associates
Michael Gisiel, Gisiel & Gisiel