

INTER-OFFICE MEMO

BALTIMORE COUNTY, MARYLAND

DATE: February 6, 1996

TO: Mr. James Thompson
Supervisor - Code Enforcement
Division of Code Inspections and Enforcement

FROM: S. G. Samuel Moxley
Councilman, First District



SUBJECT: Beltway Mobile Park
Hammonds Ferry Road and Monumental Avenue

On Tuesday February 1, 1996 at 10:23 a.m. my Legislative Assistant Steve DeBoy contacted you in reference to the hold up of permit issuance to Mr. George Snyder owner of Beltway Mobile Park.

I am requesting an answer so I may correspond with Mr. Snyder.

I was led to believe from the meeting in October 1995 that a fair and equitable arrangement was to be decided regarding the permit issuance.

I thank you for your immediate attention to this matter.

SGM/rme

thompson.mem



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

October 13, 1995

Mr. E.F. Snyder
2710 Hammonds Ferry Road
Baltimore, Maryland 21227

Dear Mr. Snyder:

Permits and Development Management has carefully reviewed the zoning files and case history of the Beltway Mobile Home Park.

The trailer park was first established in 1941 and approved by Baltimore County. All subsequent data affirmed the existence of the trailer park. As Baltimore County grew, a process of licensing trailer parks within our boundaries was established. The trailer park consistently applied for that license and Baltimore County officials consistently granted approval. The number of trailers authorized, 54, has never been exceeded by the number of actual trailers.

Nonetheless, a question remains as to the trailer park's status. This office would welcome the submittal of a site plan for our review, reflecting the current trailer configurations. Please submit them to my attention. We look forward to your cooperation and a successful conclusion to these events.

Sincerely,

A handwritten signature in cursive script that reads "L. Wayne Flora".

L. Wayne Flora
Ass't. Enforcement Supervisor

c: Mr. S. G. Samuel Moxley
County Councilman for District 1

Baltimore County Government
Department of Community Development
Livability Code Enforcement Office



One Investment Place Suite 825
Towson, MD 21204

(410) 887-4032
Fax: (410) 887-5696

DRAFT

Handwritten notes:
N.J.
Joh
[Signature]

E.F. Snyder
2710 Hammonds Ferry Rd.
Baltimore, Maryland 21227

Dear Mr. Snyder:

Permits and Development Management has carefully reviewed the zoning files and case history of the Beltway Mobile Home Park.

The trailer park was first established in 1941 and approved by Baltimore County. All subsequent data affirmed the existence of the trailer park. As Baltimore County grew, a process of licensing trailer parks within our boundaries was established. The trailer park consistently applied for that license and Baltimore County officials consistently granted approval. The number of trailers authorized, 54, has never been exceeded by the number of actual trailers.

Nonetheless, a question remains as to the trailer park's status. This office would welcome the submittal of a site plan for our review, reflecting the current trailer configurations. Please submit them to my attention. We look forward to your cooperation and a successful conclusion to these events.

Handwritten:
Conrad Moxley
cc: file

Sincerely,

Handwritten signature: L. Wayne Flora
Handwritten: T. Hays

WAYNE

SER 1F

Important

247-1163

R. Synder

9.27.95

of Moxley's Aide - 3386
- 0896

Permit for Trailer
Park

Wed
10:30

Just about this time an article was written in the Arbutus Times about the property and that we hadn't gone through the proper procedures with the county. One of the complaintants was Theresa Lowry.

Shortly after, we were issued a Stop Work Order. The county stated that we needed to have a public hearing. We wanted to know why we weren't told this before we started work, they said that a site plan was not submitted to Zoning and had it been at that time we would have been told that a public hearing was needed. We wanted to know why then we were given Water & Sewer permits and grading permit.

The Zoning Officer that became involved in this was Kevin Connors. We met with Mr. Connors to discuss the Stop Work Order and find out why a public hearing was needed since we were given the permits that were needed and considering the amount of work we had already done, and the fact that County Inspectors had been at the site. We also told Mr. Connors that a special exception had been granted in 1969.

At this time Mr. Connors called on another Zoning Officer, Mitch Kellman, who talked to Arnold Jablon about the special exception. Mr. Jablon stated that a special exception had to be utilized within 2 years and since it was granted in 1969 we lost it. At this point we showed that in fact one row of mobile homes was placed on the property thus utilizing the special exception within the 2 year limit. Then we were told that not only does a special exception have to be utilized within 2 years but also completed in a reasonable amount of time.

Mr. Jablon also told us that since in his estimation that it was not completed in a reasonable time that the row of mobile homes that was placed on the property might be in jeopardy.

At this point we were told that we should retain an attorney. After being told that those mobile homes might be in jeopardy, we felt as though we had to keep going forward. Mr. Connors suggested some attorneys to us, one being Howard Alderman. Mr. Connors recommended him highly. At this time we decided to hire Mr. Alderman to represent us.

Mr. Alderman met with county and community representatives and decided to petition for a public hearing. A hearing was scheduled for July 1993.

In January 1992, the 54" water main that is at the rear of the park broke for the third time in a matter of years. With each occurrence land and trees were lost. After the last break, we were made aware that some of the mobile homes extended over the State right-of-way. At this point the State asked that those mobiles be relocated. We then, because of the danger the situation presented, checked to see if these families could be moved to other parks in the area, but none had spaces available.

Since most of these families have been residents for the park for many years. We felt we should do all we could to resolve this problem. This is when we considered the possibility of relocating these families on the front undeveloped parcel of the park. We were also aware that a special exception was granted in 1969 to use this front property for mobile home sites.

We then went to the county to see if this would be possible. The person we spoke with first was Dave Thomas. We told him about our situation and that the property was granted a special exception for mobile homes in 1969. At that time we were told that we still had the special exception. We also made mention of the flood plain.

Mr. Thomas suggested that we have the Development Review Committee meet and review our situation at a cost to us of \$250. We feel that this was the time we should have been told that the flood plain would not allow us to develop the property. This is the information that we did not get for our \$250., but should have been common knowledge to the persons on the D.R.C. The comments from the D.R.C. are attached.

We also asked to be able to add additional trailer spaces to help offset the cost of developing the lots to relocate the families affected from the water main break. *Ans*

One of the requests made by the D.R.C. was that a site plan be submitted to Zoning. The county states that this was never done. We asked Joe Larson about this and he said that he DID submit one.

Prior to this we applied for and received Water & Sewer permits at the cost of \$13,000. We also obtained a grading permit. After we received the permits we began work installing sewer lines and contacted the county about making connections to public water and sewer, this is when we hired Icaboni Site Specialist who are a county contractor. Icaboni Site Specialist made the sewer connection in Hammonds Ferry Road at a cost of \$6,500.

For the hearing the county requested that an extensive site plan be done including the original portion of the park. Mr. Alderman postponed the hearing because of variance for setbacks was needed and he wanted to incorporate the old section of the park with the new. Just after this, another issue was raised by the county. The issue was non-tidal wetlands on the property referring to the stream at the front of the property. The problem was that we showed on site plan mobile lots sitting parallel with the stream. We were told that setbacks would have to be observed and we complied, eliminating those lots and showing same on new site plans.

After this was resolved, another problem was raised which was the flood prone nature of the property stated by John Maples.

We then decided to contact Dave Thomas again. Mr. Thomas arranged a meeting with us and Joe Larson. At this meeting we were told that the flood plain would not allow us to develop the property entirely, but the county would possibly allow us to relocate six mobile homes on the property. At this time we said that this was unacceptable. Mr. Thomas also asked why Joe Larson didn't show the flood plain on any of the site plans he drew up. He also stated had those plans showed the flood plans the county would have

93-445-SPHA

Corner Monumental Avenue and Hammonds Ferry Road

1st E.D.

Item 450

SE/S Monumental Avenue, SW/S Hammonds Ferry Road

1st C.D.

Beltway Mobile Park

Petitioner(s): Ellsworth F. Snyder and Margaret T. Snyder

07/19/93

Zoning Commissioner Hearing set for this date beginning at 10:00 a.m.



(410) 887-3333

July 14, 1993

Howard L. Alderman, Esquire
Levin & Gann, P.A.
305 West Chesapeake Avenue
Towson, MD 21204

RE: Case No. 93-445-SPHA, Item No. 450
Petitioner: Ellsworth F. Snyder, et ux
Petition for Special Hearing and Variance

Dear Mr. Alderman:

The Zoning Plan Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 June 4, 1993 and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has initiated a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plan Advisory Committee Comments
Date: July 15, 1993
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Helene Kahring in the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,
W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:hsk
Enclosures

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 2, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Senior Engineer
Development Plan Review

RE: Zoning Advisory Committee Meeting
for July 6, 1993
Item No. 450

The Development Plan Review Division has reviewed the subject zoning item. Trailers and sheds must be removed from inside the SBC Stream Easement, so that future maintenance of the 48-inch water and 15-inch sanitary sewer can be accomplished.

The area covered by Grading Permit #151784 should be made subject to the Landscape Manual. We also recommend that existing trailer locations be made subject to the Landscape Manual.

RWB:s

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: July 1, 1993

SUBJECT: BELTWAY MOBILE HOME PARK

INFORMATION:

Item Number: 450

Petitioner: Snyder Property

Property Size:

Zoning: M-1M

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Staff offers the following comment in reference to the subject request:

- Should the 1969 Special Exception for the mobile home park be declared valid, all new and relocated mobile homes should conform to all applicable setback and separation requirements of the Baltimore County Zoning Regulations.
- There should be no tree removal along the eastern property line.
- A Class A landscaped buffer should be planted along Hollins Ferry Road, between trailer #27 and the Baltimore County utility easement.
- Floodplain locations should be established and indicated on the plat accompanying this request.

Prepared by: *Jeffrey M. Z...*

Division Chief: *Carol L. Penna*

PK/JL:lw

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Zoning Advisory Committee

FROM: Captain Jerry Decker

SUBJECT: July 6, 1993 Meeting

DATE: June 28, 1993

- 4450 No Comments
4451 No Comments
4452 No Comments
4453 No Comments
4454 No Comments
4455 No Comments
4456 No Comments
4457 No Comments
4458 No Comments
4459 Building shall be in compliance with 1991 Life Safety Code
4460 No Comments
4461 No Comments



RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
AND VARIANCE : OF BALTIMORE COUNTY
Corner Monumental Ave. and : Case No. 93-445-SPHA
Hammonds Ferry Rd., SE/S
Monumental Ave., SW/S Hammonds
Ferry Rd. (Beltway Mobile Home
Park), 1st Election District
1st Councilmanic District
SYNDER, ELLSWORTH F., ET UX,
Petitioners

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.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Dellilo
Carole S. Dellilo
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 13th day of July, 1993, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esquire, Levin & Gann, P.A., 305 W. Chesapeake Ave., Suite 113, Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY

INTER-OFFICE CORRESPONDENCE

TO: Carl Richards DATE: April 5, 1994
Development Control Section
Zoning Administration and
Development Management Office

FROM: David L. Thomas, P.E.
Assistant to the Director
Department of Public Works

SUBJECT: Beltway Mobile Home Park
Case 93-445SPHA

This is to advise Zoning Advisory Committee comments previously submitted by this department for the subject project.

Beltway Mobile Home Park is contained almost entirely within the one hundred year riverine floodplain. For this reason, construction of new mobile home sites should not be permitted. It is necessary, however, to relocate certain existing mobile homes to avoid encroachment onto the right-of-way for an existing 48" water main.

The applicant should be requested to contact our office to discuss relocation of these and perhaps other mobile home sites onto safer locations on this property.

Erecting mobile homes in the floodplain will require a waiver (Section 26-172, Hill 173-93). It would be appropriate to combine this waiver hearing with this zoning case so both could be presented to the Zoning Commissioner at the same hearing.

Attached is a copy of the floodplain delineation from the Bureau of Engineering records.

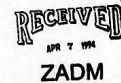
If there are questions, please feel free to contact our office on extension 3451.

DLT:ckt

Attachment: Map

cc: J. Alexander
J. Bowling
J. Maple
Floodplain File

FLOOD/DASGENT.94



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Stephen G. Samuel Moxley DATE: May 15, 1995
Councilman, 1st District

FROM: John A. Alexander, Planner II

SUBJECT: Beltway Mobile Home Park

A violation Citation regarding the above was issued December 17, 1992. The nature of violation was failure to obtain zoning approval through public hearing process permitting the amendment of a trailer park which was previously granted a special exception (case no. 93-445-SPHA) in 1969.

The owners paid the violation fine of \$200.00 on January 7, 1993. No injunction was filed by the county pending the outcome of zoning case 93-445-SPHA for a special hearing and variance filed April 14, 1993.

The review by county agencies determined the site to be expanded in the 100 year flood plain and may not be used. John Maple from the Department of Public Works, Storm Drain Division, reviewed the project with Joe Larson of Spillman, Larson & Associates, the owner's engineer, and explained the situation. The Department of Environmental Protection and Resource Management (DEPRM) also had concerns relating to the flooding issue (comments enclosed).

The attorney, Howard Alderman of Levin & Gann, who originally filed for the required zoning hearings has currently withdrawn from the case.

JLA/alm

Enclosures

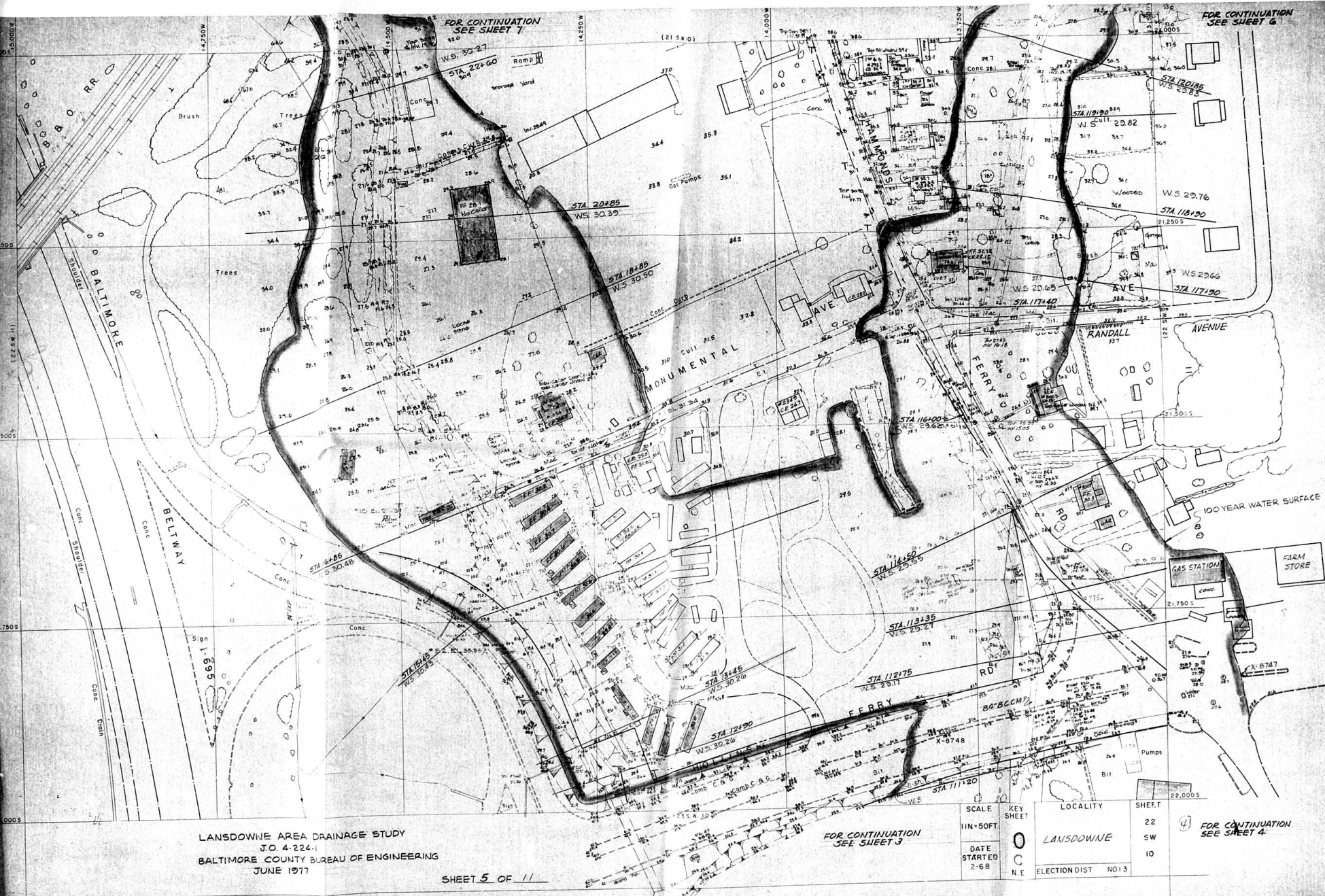
Case No. 153

Case No 70-61-XA

Case # 70-61-XA

Case No 81-121-X

Case # 81-121-X



LANSDOWNE AREA DRAINAGE STUDY
 J.O. 4-224-1
 BALTIMORE COUNTY BUREAU OF ENGINEERING
 JUNE 1977

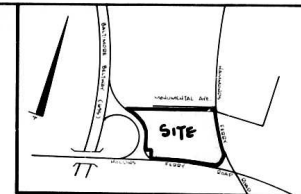
SHEET 5 OF 11

FOR CONTINUATION
SEE SHEET 3

SCALE	KEY	LOCALITY	SHEET
1"=50'	SHEET	LANSDOWNE	22
DATE			SW
STARTED			10
2-68			
		ELECTION DIST	NO 13

④ FOR CONTINUATION
 SEE SHEET 4

WIRE FENCE
 PICKET FENCE
 WOOD DECK
 TRAILER
 CONCRETE
 METAL FENCE



VICINITY MAP
SCALE: 1"=500'

1. COUNCILMANIC DISTRICT: 1
2. AREA OF TRACT: 6.15 AC.
3. EXIST. USE: MOBILE HOME PARK / FUTURE MOBILE HOME PARK
PROP. USE: MOBILE HOME PARK
4. EXISTING ZONING: ML-1M
5. UTILITIES: EXIST. PUBLIC WATER / EXIST. PUBLIC SEWER

93-445-SPHA

HAMMONDS FERRY ROAD: WATER 24-003 65-0501
SEWER 47-066 47-667-A10

HOLLIS FERRY ROAD: WATER 54-777
SEWER 55-084 65-1354 65-1355

MONUMENTAL AVENUE: WATER 24-011
SEWER 54-777 47-710

93-445-SPHA

(9) $\log(10) = 1$

- ② A. BALTIMORE COUNTY 6999/842
B. CLOVERLAND FARMS 7446/5.5
C. STATE ROAD COMMISSION

(U/W 04-101-1)

- A. CLOVERLAND FARMS 7446/416
B. STATE ROAD COMM.

NO	DATE	DESCRIPTION
1	4.29.93	PER ZODING COMMENTS

- | | | |
|---|---------|------------------------|
| 2 | 5-04-73 | PER ATTORNEY'S REQUEST |
|---|---------|------------------------|

SDELLMAN, LA

&
LONDON: PRINTED BY J. JOHNSON, ST. PAUL'S CHURCH-YARD.

CIVIL ENGINEERS AND LAND SUR
SUITE 109, JEFFERSON BLDG. TOWSON

OWNER/DEVELOPER

ELLSWORTH F. SNY

PLAT TO ACCOMPANY THE PETIT

BELTWAY MOBILE

FABR

SCALE: 1" = 40' DES BY: -

450

CALCULATION OF	ACTUAL		
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EXISTING SPACE	EXISTING DISTANCE	VARIANCE REQUIRED
2.6 4	19	17
10.5 10	18	13
6.8 9	18	12
10.5 10	17	10
10.5 12	16	10
10.5 10	16	10
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17.6 44	9	1
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211		

847,700; Exp. 76-61,444,516,000

- 1 PETITION FOR RECLAMIFICATION FILED BY MARWAN HALL A FUGITIVE WHOMLEY FOR A PUBLIC HEARING HELD ON JUNE 2, 1941
- 2 FOR A HEARING OF RECLAMIFICATION FROM DEPORTATION WAS TO CONSIDERATION. THE PETITION FOR THE PROPERTY TO BE IMPROVED
- 3 WITH A STORE, BEER DISPENSARY AND TRADING CAMP. PETITION REQUEST WAS GRANTED ON JUNE 2, 1941.
- 4
- 5 PETITION FOR SPECIAL EXCEPTION 1 THOMAS VANDERBILT AS CASE 15 TO IN-A FILED FOR PUBLIC HEARING ON
- 6 JUNE 11, 1941. THE PETITION TO ALLOW THE USE OF THE PROPERTY FOR A TRADING PARK WITH SPECIFIED FUGITIVE VANDERBILT
- 7 WAS GRANTED ON JUNE 11, 1941.
- 8
- 9 PETITION FOR SPECIAL EXCEPTION FILED BY THE ESTATE OF ALISON WHITNEY, DO OWNER, AND GEORGE SERVICE, INC., AS LEASEE
- 10 FOR THE RELOCATION OF THE AND THE ADDITION OF BUILDING GROUPS, SUBSTANTIAL IN CASE IN CASE IN CASE IN CASE IN CASE

PETITION FOR SPECIAL HEARING: To approve an amend

TO APPROVE AN AMENDMENT TO THE SITE PLAN AND RELIEF GRANTED IN CASE NO. 94-9 AND TO LHM-NA; TO PERMIT PORTIONS OF EXISTING MOBILE HOMES AND OPEN OR ENCLOSE STRUCTURES ACCESSORY THERE-TO TO BE LOCATED WITHIN EXISTING ROAD RIGHT-OF-WAY; TO DETERMINE UTILIZATION OF THE SPECIAL EXCEPTION GRANTED BY CASE NO. 101-NA; AND THAT THE BALANCE OF THE SITE PREVIOUSLY APPROVED MAY BE UTILIZED AS APPROVED; TO APPROVE THE PREVIOUS APPROVALS AND THE EXISTING RESIDENTIAL BUILDING ON THE

PETITION FOR VARIANCES:

- [illegible]

PROPERTY BOUNDARY AS COVERED UND

EXCEPTION PETITION AS IDENTIFIED ABOVE AND DESCRIBED IN THE LEGAL DESCRIPTION ACCOMPANYING THAT PETITION PREPARED BY E.F. RAPHEL & ASSOC. AND DATED JANUARY 14, 1969.