

3841 X
PETITION FOR SPECIAL EXCEPTION
IN THE MATTER OF
Joseph H. Koepfer
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception
To The Zoning Commissioner of Baltimore County

JOSEPH H. KOEPFER Legal Owner
Contract Purchaser

herely petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (underdeveloped) hereinafter described for the excavation of sand, gravel and other soil

All that parcel of land in the Fourteenth District of Baltimore County on the East side of Ridge Road, beginning 850 feet North of Fifth Avenue; thence on the East side of Ridge Road 90 feet; thence North 64 degrees 03 minutes East 170.75 feet; thence North 26 degrees 50 minutes West 225 feet; thence Southwesterly 170.45 feet to the East side of Ridge Avenue; thence North 70 degrees 51 minutes East 335.75 feet; thence North 12 degrees 30 minutes West 359.39 feet; thence North 82 degrees 30 minutes East 825.16 feet; thence South 11 degrees 00 minutes East 65.1 feet; thence South 51 degrees 00 minutes West 550.49 feet; thence South 51 degrees 41 minutes West 207 feet to the place of beginning.

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A Special Exception to use the land (underdeveloped) hereinafter described for the excavation of sand, gravel and other soil

A tract of land containing 21 acres more or less situate in the 14th district of Baltimore County on the northeasternmost side of Ridge Road east of Belair Road and west of Fifth Avenue.

4/26/56
2 P.M.
Contract Purchaser

Joseph H. Koepfer
Legal Owner

ORDERED BY the Zoning Commissioner of Baltimore County this 21st day of May, 1956, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 20th day of June, 1956, at 3 o'clock P.M.

Zoning Commissioner
of Baltimore County

June 20, 1956

\$8.00

RECEIVED of Joseph H. Koepfer, petitioner, the sum of Eight (\$8.00) dollars, being additional cost of advertising and posting the property on the East side of Ridge Road, beginning 850 feet North of Fifth Avenue, 14th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
JUN 20 1956
COMPTROLLER'S OFFICE

01623-157.00
01643-3.00

May 20, 1956

\$35.00

RECEIVED of Ida May Koepfer, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting property on the East side of Ridge Road, beginning 850 feet North of Fifth Avenue, 14th District of Baltimore County.

An additional sign is required, therefore, a balance of Three (\$3.00) dollars is due. Please make check payable to the County Commissioners of Baltimore County, for the same.

Zoning Commissioner
of Baltimore County

RECEIVED
Wednesday, June 20, 1956
at 2:00 P.M.
Room 100
County Office Building
111 W. Chesapeake Avenue
Towson 2, Maryland

01652-16.00
01692-155.00

November 5, 1956

Dr. Wilkie H. Adams,
Zoning Commissioner
Towson 2, Md.

Re: Petition for a Special Exception
for excavation of sand, gravel and
other soil - East side of Ridge Road
850 feet north of Fifth Avenue,
14th District

Dear Sir:

I hereby wish to withdraw the appeal filed in the above matter from the decision denying the special exception for excavation of sand, gravel and soil.

Very truly yours,

Joseph H. Koepfer
Joseph H. Koepfer, Petitioner

Refund

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3841

District 14th Date of Posting 6-5-56
Posted for Special Exception for the excavation of sand, gravel and other soil
Petitioner: Joseph H. Koepfer
Location of property: East side of Ridge Road, beginning 850 feet North of Fifth Avenue, 14th District
Location of Signs: On the East side of Ridge Road, beginning 850 feet North of Fifth Avenue, 14th District
Remarks: None
Posted by George A. McManus Date of return: 6-6-56

RECEIVED
JUN 20 1956
COMPTROLLER'S OFFICE

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 5, 1956
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md.
as 2 times before the 20th day of June, 1956, the first publication appearing on the 1st day of June, 1956.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

Recd 7/28/56 3841
R. LEGARE WEBB
ATTORNEY AT LAW
200 OVERSEA AVE. - TELEPHONE 550-1234-1235
BALTIMORE 6, MD.

July 28th, 1956

Board of Zoning Appeals,
Towson, Md.

Gentlemen:

Joseph H. Koeppe, petitioner, appeals the decision of the Zoning Commissioner in the matter of his petition for a special exception affecting the property east side of Ridge Road, 850 feet north of Fitch Avenue, in the 11th district of Baltimore County.

Very truly yours,

R. Legare Webb
Attorney for Joseph H. Koeppe.

RLM:5

August 6, 1956

\$30.00

RECEIVED of R. Legare Webb, attorney for Joseph H. Koeppe, the sum of Thirty (\$30.00) Dollars, being cost of a seal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying the special exception for excavation of earl, etc., east side of Ridge Road, 850 feet north of Fitch Avenue, 11th District of Baltimore County.

Zoning Commissioner

01.623 Zoning Service Charge



3841X
RE: PETITION FOR A SPECIAL EXCEPTION FOR
EXCAVATION OF SAND, GRAVEL AND OTHER SOIL
East side of Ridge Road 850 feet north of
Fitch Ave., 11th District - Jos. H. Koeppe,
Petitioner

Pursuant to advertisement, posting of property and public hearing on the above petition, from the testimony and facts produced at the hearing, the Zoning Regulations, under which the Zoning Commissioner and Board of Zoning Appeals, upon appeal, shall be governed before the granting of a Special Exception, are as follows:

Section 502.1 - "Before any special exception shall be granted, it must appear that the use for which the special exception is required will not:

- (a) Be detrimental to the health, safety or the general welfare of the locality involved."

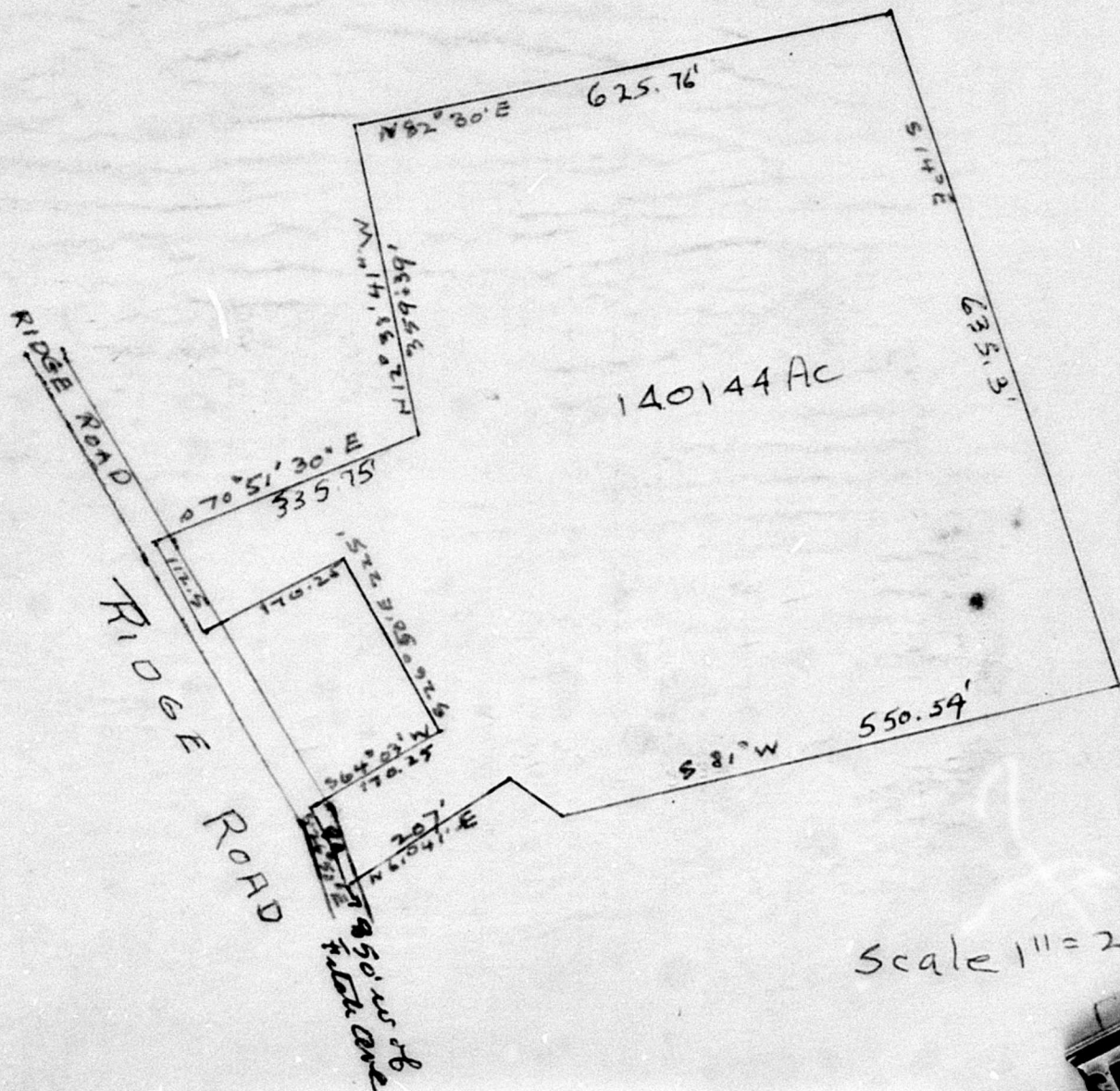
In the opinion of the Deputy Zoning Commissioner, the granting of the special exception would, without a doubt, affect the general welfare pertaining to many persons and their well being. The safety problem would become increasingly dangerous with the increased truck traffic on a very narrow road.

The petitioner, as well as the protestants, agreed that the traffic situation is extremely bad and the road has already reached its saturation point, which point when further increase in intensity produces only an increase in density.

To grant this special exception ^{when} at this time the proposed Fullerton Reservoir site is planned for the general area would be poor planning and zoning and only result in an additional cost to the taxpayers.

It is, therefore, this 19th day of July, 1956, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception, be and the same is hereby denied.

Paul L. Probst
Deputy Zoning Commissioner
of Baltimore County



GRAPHIC
 SYSTEM

