

PETITION FOR ZONING RE-CLASSIFICATION AND SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles T. Coburn, his wife Juanita T. Coburn, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-40-X zone; for the following reasons:

The present classification is in error in that the property is not suitable for and cannot be utilized for the purposes and in the manner permitted under an R-6 classification;

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Riding Stable, Commercial.

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

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

Charles T. Coburn
Miss Joyce V. Richardson
Contract purchaser
Address: 5501 Pioneer Drive
Baltimore, Maryland 21214
William E. Brown
Petitioner's Attorney
301 N. Charles Street
Baltimore, Maryland 21201
Phone 685-5060

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of October, 1965, 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 15th day of November, 1965, at 10:00 o'clock P.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gavett, Director
SUBJECT: R-6 to R-40, Special Exception for Riding Stable, Commercial.
East side of Jarrettsville Pike 1000 feet North of Sunnyview Road. Being the property of Charles T. Coburn and Juanita T. Coburn.
10th District
HEARING: Monday, November 15, 1965 (10:00 P.M.)

The Planning Staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. We have insufficient information concerning the proposed use to make any definitive comment with regard to this petition. The data submitted by the petitioner do not indicate the intensity of the use. In particular, we question whether parking facilities will be provided -- and provided in adequate number. Further, we believe that it would be appropriate for the Health Department to review the subject petition and to confer with the petitioner in order to determine whether there are any potential health problems involved.
2. With regard to the proposed reclassification, we believe that R-40 zoning would be more appropriate for the subject tract in view of typical development to the south and utility limitations of this area.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of R-6 Zone to R-40 Zone based on changes in the character of the area.

the above Reclassification should be had; and it further appearing that the Petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations.

a Special Exception for a Riding Stable should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17 day of November, 1965, that the herein described property or area should be and the same is hereby reclassified, from a R-6 zone to a R-40 zone; and as a Special Exception for a Riding Stable should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17 day of November, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-6 zone; and/or the Special Exception for a Riding Stable be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TAL 2-2800

GEORGE E. GAVETT
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Heredith R. Wilson, Esquire
301 North Charles Street
Baltimore, Maryland 21201

RE: Reclassification From R-6 to R-40 and Special Exception for Riding Stable for Charles T. Coburn Located 1/2 Jarrettsville Pike N of Sunnyview Road, 10th District (Item 8, October 13, 1965)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

James E. Rose
JOHN G. ROSE, CHIEF
Petition and Permit Processing

JRG:yld

Description to Accompany
Zoning Petition - R-6 to R-40 with
Special Exception for Riding Stable
Coburn Property - Jarrettsville Road

October 5, 1965

Beginning for the same in the center of Jarrettsville Road at a point distant 1080 feet more or less measured northwesterly along the centerline of said Jarrettsville Road from the centerline of Sunnyview Road, said point of beginning being at the end of the seventh or South 79° 30' West 210 foot line of that parcel of land described in a deed dated April 10, 1951 from Frederick Richard Cook et ux to Thomas B. Mason et ux and recorded among the Land Records of Baltimore County in Liber G.L.R. 1951 folio 461 and running thence binding reversely on the seventh through the second lines in said deed and binding also on the center of a 25 foot road the six following courses and distances viz: first North 71° 45' 52" East 210 feet, second North 69° 25' 52" East 106.22 feet, third North 63° 15' 52" East 80 feet, fourth North 65° 15' 52" East 200 feet, fifth North 56° 55' 52" East 100 feet, and sixth North 71° 22' 52" East 90 feet to intersect the first or North 14° 33' West 231.23 foot line in that parcel of land described in a deed dated February 7, 1950 from Thomas Shields et ux to Charles T. Coburn et ux and recorded among the Land Records of Baltimore County in Liber T.B.S. 1800 folio 540 at a point distant 99.70 feet from the beginning thereof, thence binding on the remainder of said first line, all of the second through the 24th and on part of the 25th lines in said last mentioned deed the 25 following courses and distances viz: first North 22° 53' 08" West 131.53 feet, second North 55° 29' 52" East 720.98 feet, third North 12° 03' 08" West 305.30 feet, fourth North 1° 10' 08" West 849.26 feet, fifth North 79° 40' 08" West 132 feet, sixth South 29° 49' 52" West 99 feet, seventh North 79° 40' 08" West 99 feet, eighth South 70° 19' 52" West 132 feet, ninth South 71° 49' 52" West 99 feet,

Heredith R. Wilson, Esq.
301 N. Charles Street
Baltimore, Md. 21201

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 11th day of October, 1965.

Petitioner Charles T. Coburn
Petitioner's Attorney Heredith R. Wilson Reviewed by James E. Rose
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 35702

DATE 12/21/65

TO: Heredit R. Wilson, Esq.
301 N. Charles Street
Baltimore, Md. 21201
BILL TO: Zoning Dept. of Balto. Co.

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
Advertising and posting of property for Charles T. Coburn		110.00
		110.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Description to Accompany
Zoning Petition - R-6 to R-20 with
Special Exception for Riding Stable
Coburn Property - Jarrettsville Road

October 5, 1965

South 75° 49' 52" West 330 feet, twentyfour feet, to the center of said Jarrettsville Road thirteenth South 13° 07' 08" East 34.78 feet, fourteenth South 9° 45' 08" East 293.46 feet, fifteenth South 7° 24' 08" East 200.24 feet, sixteenth South 4° 32' 08" East 50.02 feet, seventeenth South 16° 00' 08" East 13.50 feet eighteenth North 83° 35' 52" East 18 feet, nineteenth South 32° 38' 08" East 91.69 feet, twentieth South 44° 30' 08" East 100 feet twenty-first South 51° 57' 08" East 63 feet twenty second 50° 30' 08" East 58.96 feet, twenty third South 46° 38' 08" East 100 feet, twenty fourth South 41° 50' 08" East 100 feet and twenty fifth South 27° 05' 08" East 15 feet to the place of beginning.

Containing 60.2 acres of land more or less.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 33473

DATE 10/19/65

TO: Heredit R. Wilson, Esq.
301 N. Charles Street
Baltimore, Md. 21201

BILL TO: Zoning Dept. of Balto. Co.

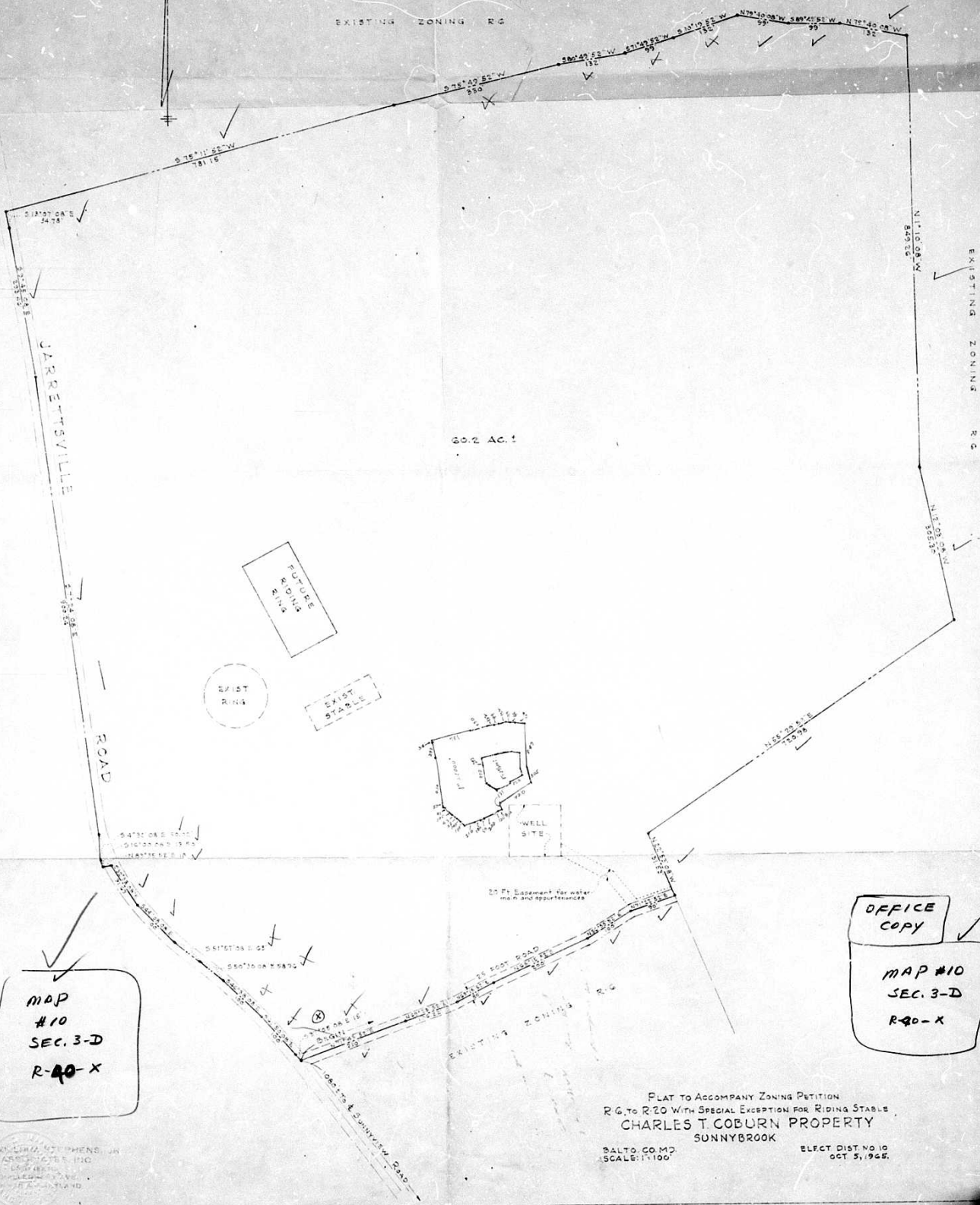
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
Application for Reclassification & Special Exception for Charles T. Coburn		110.00
		110.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10th Date of Posting 10-28-65
Posted for Hearing Room, Nov. 15, 65, 11:00 P.M.
Petitioner Charles T. Coburn
Location of property 1 1/2 Jarrettsville Pike 10th Dist. Sunnyview Rd.
Location of Signs at the beginning of Jarrettsville Pike and at the end of the driveway (at the driveway)
Remarks Driveway sign at 25' from the driveway.
Posted by Robert E. Butler Date of return 11-4-65
at the end of the property line all signs are on Jarrettsville Pike side.

EXISTING ZONING R-2



MAP
#10
SEC. 3-D
R-20-X

OFFICE
COPY

MAP #10
SEC. 3-D
R-20-X

GEORGE W. LIMA, STEPHENS, JR.
AND ASSOCIATES, INC.
1000 EIGHTH AVENUE
BALTIMORE, MARYLAND

PLAT TO ACCOMPANY ZONING PETITION
R-2 TO R-20 WITH SPECIAL EXCEPTION FOR RIDING STABLE
CHARLES T. COBURN PROPERTY
SUNNYBROOK
BALTO. CO. MD.
SCALE: 1"=100'

ELECT DIST NO 10
OCT 5, 1968.