100-145R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Hilds M. Sotdorus, his wife

1. or we Maurica E. Sotdorus and ... legal owner... of the property situate in Baltimore & TM County and which is described in the description and plat attached hereto and made a part hereof, DFST. hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant PCC to the Zoning Law of Baltimore County, from an ... 8-6....

....zone; for the following reasons. Contract Purchasors propose to orect and onstruct on the premises a building in which they will operate an antique business, set including the storage of antiques and them normally used and sold in contract purchasors are operated purchasors are operated purchasors are operated understand the storage of which is adjacent to this property and are storage of expanding the business to the support of the political property in the support of the subject of which property the subject of which property is the subject of which i

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

roperty is to be posted and advertised as prescribed by Zoning Regulations. respects, to to see postero and assertance as presented by aming regulations.

The weapers of pay expense of above re-classification and/or Special Exception advertising, posting, see, upon filing of this putton, and further agree to and are to be bound by the roning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore.

Property Parlimon Zolda C. Peterson, Contract purchase Address Frankland, Maryland.

Maurice & loldone & Milds M. Soldorus, Legal Owner Address White Hall, Maryland

Lawrence 5, Snsor 217 Campbell Building Dasgrunce 5. Shaor 117 Campbell Building Towney, No. 21204 VH 3 - Petitioner's Attorney

Le log Land

866-145-8 Ruhl Rd. 6th

Address

0.2.71

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day 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 Zon' ag Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of December 196.5, at 10:00 o'clock County on the 15th

W. 70

Zoning Commissioner of Baltimore County

66-145R

Maurice F. Sotdorus, et al - No. 66-145-R

tion, and under the circumstances the Board is hesitant to prohibit the Petitioner from moving his business across the road.

-2-

For the reasons set forth in the foregoing Opinion, it is this of January, 1967, by the County Eoard of Appeals, ORDERED, that the reclassification petitioned for, be and the same is hereby Groated.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS

Tame Tom Jer

JAN 11-66 W Petition for Reclassification, 6 Battimore County Office of Panning and Zoning

~- • •

Please enter an appeal to the Order of the Zoning Commissioner in the above Petition on behalf of Birger E. Johansson and Marguerite Johansson his wife, protestants.

r / Petition No. 66-145-R

Pursuant to the advertisement, posting of property, and public hearing on the above petition and t appearing that hyumnomenask the petitioner having proven change in the area to werran

IT IS ORDERED by the Zoning Commissioner of Baltimore County this ... 2/21

the same is hereby reclassified; from an R-6

and it appearing that by reason of ___

GRANTED

contest from and after the date of this order., subject to approve) of the site plan for development of said property by the Bureau of Public pervices and the Office of Pulanting & Loning.

Pursuant to the advertisement, posting of property and public hearing on the above petit

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE

DENIED and that the above described property or area be and the same is hereby continued as and

....... 196..... that the above re-classification be and the same is hereby

zone; and or the Special Exception for

.....be and the same is hereby DENIED

, Zoning Commissioner of Baltimore County

MICROFILMED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this_____

for Protestants

1011 1 1-66 111 -

ALL that lot or percel of land situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point in the road-bed West Huhl Road, said point being South 70 degrees 53 minutes West spee 385 feet from the intersection of the centerlines of West Ruhl Road 2and North Ruhl Road, soid beginning point also being North 36 de grees 02 minutes 23 seconds Best 313.03 feet from the beginning point described in a Deed from Cornelius F. Thrift, Jr. and wife to Maurice E. Sotdorus and wife, dated April 27, 1962, recorded among the Land Records of Baltimora County in Liber W.J.R. No. 3983 folio 345 etc., thence running in or near the center of West Ruhl Road as now surveyed, South 83 degrees 23 minutes 20 seconds West 369.67 feet and to intersect the South 41 degrees 00 minutes East 1597.02 foot line in the above mentioned Dood at the end of 1318.02 feet, thence binding on that Beed the two following lines, South 41 degrees 00 minutes East 279.00 feet to a pipe at the beginning point of said Deed. North 55 degrees 08 minutes East 309.82 feet, thence by a line of division, North 42 degrees 32 minutes West 78.35 feet and to the Southernmost corner of that percel of land conveyed by Deed from Harry A. Stambaugh et al. to Annie V. Diohl, dated April 1, 1938, recorded in Liber C.W.B.Jr. No. 1028 folio 174 etc., thence binding on that Deed reversely, North 42 degrees 32 minutes West 25.00 feet to the place of beginning, containing one acre and three hundred forty-one one thousandths of an acre (1.341) of land none or less.

BEING a part of the same lend described in the above mentioned Deed from Cornelius F. Thrift, Jr. and wife to Maurice E. Secdorus and Hilds M. Setdorus, his wife, dated April 27, 1962, recorded among the Land Records of Beltimore County in Liber W.J.R. No. 3983 folio 345 etc.

AS prepared July 12, 1965.

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RE: PETITION FOR RECLASSIFICATION 6th District Maurice E. Sotdorus, et al,

BEFORE COUNTY BOALD OF APPEALS

. OPINION

The Petitioner seeks a reclassification from an R-6 zone to a B-L zone. The subject property is wooded vacant lund located in the 6th Election District of Baltimore County, on the South side of West Ruhl Road, some 395 feet West of the intersection of the four Ruhl Roads

that he seeks to move the antique business now being conducted at his home across West Ruhl Road to a new 30 x 60 foot building, the details of which seems immaterial.

Evidence of change in the neighborhood was shown by the rezoning of a service garage (Case No. 1165) across the road and near the subject tract, rezoning of Norse Park (Case No., 64-170-X) along North Ruhl Road, and by a Johns Honkins University Animal Research Center now in process. The access road to the research center is alongside of the Peterson property. A general store at the Ruhl Roads' inter

The Protestant owns land bordering the subject property on two sides and objects to commercial use on his side of the road. At the time he bought the farm, Mr. Peterson was in business, and since then has caused some irritation by parking a horse drawn hearse and other antique items on the sebject tract, and by dumping trash

It seems to the Board that the changes in the community warrant reclassifica-

BALTIMORE COUNTY MARYLAN

INTER-OFFICE CORRESPONDENCE

66-145R Date December 3, 1965 Mr. John G. Rose, Zoning Commissioner

FROM Office of Planning and Zoning SUBJECT. Petition 166-145-R. R-6 to B.L. Zone South side of Ruhl Road 395 feet West of North Ruhl Road. Being the property of Maurice E. Sotdorus and Hilds M. Sotdorus

6th District

HEARING: Wednesday, December 15, 1965, (10:00 A.M.)

The planning "aff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

MALTINGER COUNTY OFFICE OF PLANSING AND ZONING COUNTY CYFICE HUTIDING

Heclassification From Raf to Mr

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF TRAFFIC ENGINEERING: This bureau would like to have a grade study of the

BUSHRAU OF GRUINERFILE: Water and sewer are not available. Road - Wahl Road is to be developed on a 60' right of way.

We obove consents are not intended to indicate the appropriateness of the soming action requested, but to some that all parties are note neare of plans are problems that they have a bearing on this case. The literator and/or the Deputy Director of the Orice of Plansing and Soning vill shadt reconsendations on the appropriateness of the requested soning 10 days before the Centing Considerator's bearing.

The following members had no comment to offers

Fire Dursau-Plans Seview Scalth Department Industrial Development Commission Board of Education Swildings Separtment

oc: Mr. C. Hichard Moore-Sureau of Traffic H Mr. Carlyle Brown-Bureau of Engineering

KECOR BALTIMORE COUNTY PRINT £ No. 66-145-R

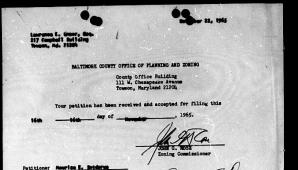
SHEET 2-6 EL

Mr. Bruce Peterson testified to ownership of the subject property, and

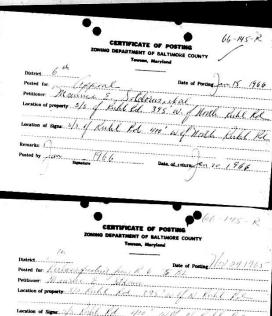
in a stream bed. The Protestant's house is down South Ruhl Road.

rember 19, 19/5

for Maurice R. Soldorue Located S/S West Ruhl Road W of North Ruhl Road, 6th District (Item 2, November 16, 1965)



Petitioner's Attorney



on of Signe of Bull Bil Hee' Will N Bull Posted by Date of return 1th Acres

BALTINORE COUNTY, MARY AND OFFICE OF FINANCE COUNTY OF COUNTY OF COUNTY HOUSE COUNTY HOUSE TOYSON, MARY AND 21094 No.35735 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTAN 175.00 FEET - 2000

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

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INFORTABLE MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & COCEPTS, COURT HOUSE, TOWSE, PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE

BAILMORE COUNTY, MAYLAND OFFICE OF FINANCE
Division of Collection and Revelipte
COURT HOUSE
TOWSON, MARYLAND 21204

PETACH UPF .R SECTION AND RETURN WITH YOU'S REMITTANCE RAIS - Street Company of - Ollowing 121665 acus . 33580 HP-53.00

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

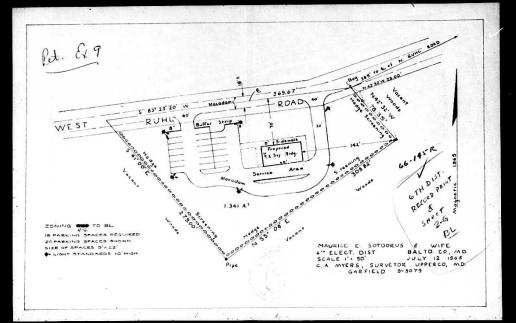
PETITION FOR EXCLASSIFICATION WITH DISTRICT
ZONINGD. Prom. Sci. to R.1. Zone
ZONINGD. Season and Good Rabi
Read 235. feet West of Joseph
Robb 235. feet West of Joseph
Ro The Zoning Commissioner of Bal-more County, by authority of the coing Act and Regulations of Bal-miere County, will hold a public States Worked Strategies of Ballstrate Control, with the space of the Control o

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once characters day of ______Parenter______, 1965__, the first publication appearing on the 25th day of Nov obser 10.65

9 P. Streeth

Cost of Advertisement, \$....



Pet Ex 145.74 NET'25 W255.15 N4=23 W165 € BEC OF 4196-609 RRG 4196-609 NORSE PARK INC. 20A = 543°16'E115.5 N 11=7 W632.6" 514.36,36 1 . 1. 135 36 N 491. 29' 56°22' W 5 46.16.68 M 1068.48 RRG 4222-6 10-27-63 N/3"51' E 1006.5 Roste & T. will ans et al. AFFE NI6"37" N 261. 58 4 68-18'5' WIZ € US7 48 € 86,88 N21+22 WITH. 5 1 . 200 - BIG OF WIR 3983. 345