

66-145-R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maurice E. Sotodorus and Hilda M. Sotodorus, his wife, legal owner, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-6-L zone, for the following reasons:

Contract Purchasers propose to erect and construct on the premises a building in which they will operate an antique business, and including the storage of antiques and items normally used and sold in connection with this type of business. Contract Purchasers are operating an antique business from their home which is adjacent to this property and are desirous of expanding the business to the property, the subject of this Petition.

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:

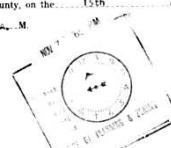
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expense of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions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

Maurice E. Sotodorus, Contract purchaser
Hilda M. Sotodorus, Legal Owner
Address: 395 West Ruhl Road, 6th District, Baltimore County, Maryland

Address: 395 West Ruhl Road, 6th District, Baltimore County, Maryland
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of December, 1965, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioner, having proven change in the area to warrant the rezoning:

the above Reclassification should be had; and to further appearing that by reason of the same:

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of December, 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an R-6-L zone, and as a Special Exception for the use of the site plan for the development of said property by the Bureau of Public Service and the Office of Planning & Zoning.

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of December, 1965, that the above re-classification 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:

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner Date: December 3, 1965
FROM: Mr. George E. Gavelle, Director
Office of Planning and Zoning
SUBJECT: Petition 66-145-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. Sotodorus and Hilda M. Sotodorus.
6th District
HEARING: Wednesday, December 15, 1965. (10:00 A.M.)

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

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-6 zone to a B-L zone, : COUNTY BOARD OF APPEALS
S/S of Ruhl Road 395' West of : OF
North Ruhl Road, : BALTIMORE COUNTY
6th District : No. 66-145-R
Maurice E. Sotodorus, et al, :
Petitioners :
SHEET 2-G
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The Petitioner seeks a reclassification from an R-6 zone to a B-L zone.

The subject property is wooded vacant land 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.

Mr. Bruce Peterson testified to ownership of the subject property, and 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. 1162) across the road and near the subject tract, rezoning of Norse Park (Case No. 64-170-X) along North Ruhl Road, and by Johns Hopkins 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 Road's intersection was also described to the Board.

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 subject tract, and by dumping trash in a stream bed. The Protestant's house is down South Ruhl Road.

It seems to the Board that the change in the community warrant reclassification.

Maurice E. Sotodorus, 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.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 14th day of January, 1967, by the County Board of Appeals, ORDERED, that the reclassification petitioned for, be and the same is hereby Granted.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle 8 of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

R. Bruce Alderman, Acting Chairman

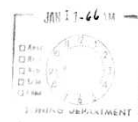
John A. Slawik

Paul T. McHenry, Jr.

Petition for Reclassification from R-6 Zone to B-L Zone S/S Ruhl Road 395' W. North Ruhl Road, 6th District

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.

Attorney for Protestants
220 S. High Street



Lawrence H. Ensey, Esquire
217 Campbell Building
Towson, Maryland 21204
SUBJECT: Reclassification from R-6 to B-L for Maurice E. Sotodorus located 395 feet Ruhl Road W of North Ruhl Road, 6th District (Item 2, November 1, 1965)

Dear Sir:

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 subject property.

BUREAU OF SANITATION: Water and sewer are not available. Road - Ruhl Road is to be developed on a 60' right of way.

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.

The following members had no comment to offer:

Fire Bureau-Plans Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Zoning Administration Division

Very truly yours,
James E. Hise, Chief
Petition and Permit Processing

JED:ylb

cc: Mr. G. Richard Moore-Bureau of Traffic Engineering
Mr. Carlisle Brown-Bureau of Engineering

