

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Theodore L. Ronnenburg, Jr., 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 _____ zone to an _____ zone, for the following reasons:

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 _____

REASON:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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.

Contract purchaser _____ Legal Owner _____

Address _____ Address _____

William O. Jensen, Jr., Petitioner's Attorney

Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this _____ day

February _____ 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out 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 _____ day of April _____ 1967, at 11:00 o'clock

at _____

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for a Kennel : COUNTY BOARD OF APPEALS
NE/S Ridge Road 1200' east of :
Greenspring Avenue, : OF
8th District : BALTIMORE COUNTY
Theodore L. Ronnenburg, Jr., :
et al, Petitioners : No. 67-190-X

OPINION

This case is an appeal from the action of the Zoning Commissioner of April 12, 1967 granting a special exception for a kennel on the northeast side of Ridge Road 1200 feet east of Greenspring Avenue in the Eighth Election District of Baltimore County.

After the action of the Zoning Commissioner and prior to the hearing of this appeal before the Board, the County Council enacted Bill No. 85 on October 2, 1967 which was subsequently signed by the County Executive and became effective November 20, 1967.

Bill 85, on Page 3 - Section 2, repealed Section 212 of the Zoning Regulations and added Sections 200.12a and 200.12b. In essence the enactment of 200.12b allows an animal boarding place as a permitted use in an R-40 zone subject to the provisions of Section 421, which are provisions regarding the necessary setback.

By reason of the enactment of Bill 85 this case has become moot as the proposed use of the property is now an allowable use under the present regulations.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

Charles A. Reiter, Jr.

Date: January 19, 1968

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 23, 1967

FROM: George E. Gervais, Leslie H. Groef, Deputy Director

SUBJECT: Petition #67-190-X, Special Exception for a Kennel, Northeast side of Ridge Road 1200 feet, more or less, East of Greenspring Avenue, Being the property of Theodore L. Ronnenburg, Jr.

8th District

HEARING: Monday, April 3, 1967 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

If it should be decided to grant this petition, we request that the grant be made subject to approval of the site plan by this office, in order that sufficient and properly laid out parking area etc. may be assured.

LAW OFFICE
A. OWEN HENNEGAN
406 JEFFERSON BUILDING
100 WEST CHESTER AVENUE
TOWSON, MARYLAND 21204

May 9, 1967

Honorable: John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland - 21204

Re: Petition for Special Exception
for Kennel - N/E side Ridge Road, 1200'
from Green Spring Avenue - 8th Dist.
Theodore L. Ronnenburg, Jr., et al.,
Petitioners - #67-190-X

Mr. Commissioner:

Please enter an Appeal to the Baltimore County Board of Appeals, on behalf of the Petitioners, Gutter W. Sonntag, et al., from the decision and Order of the Zoning Commissioner, granting the requested Special Exception, which Order is dated the 12th day of April, 1967.

Very truly yours,

A. Owen Hennegan

AO:itf

Encl. (Check in the amount of \$70.00 to cover cost of taking Appeal)



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MD. 21204

William O. Jensen, Jr., Esquire
Duncan Building
Towson, Maryland 21204

March 17, 1967

Dear Sir:

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

HEALTH DEPARTMENT - All premises must be kept in a clean and sanitary condition.

BUREAU OF ENGINEERING -
Water and Sewer - Not available
Road - Ridge Road is to be developed on a minimum 50' R/W

STATE ROADS COMMISSION - Since there are no state roads involved, this Office has no comment.

TRAFFIC ENGINEERING - There will be no appreciable change in trip generation if Special Exception is granted.

ZONING ADMINISTRATION DIVISION - It should be noted that if the Special Exception is granted, no occupancy of the property may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved 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 recommendation on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer: Industrial Development, Board Education, Building Engineer, Bureau of Engineering, Fire Bureau, Project Planning.

Very truly yours,

James E. Dyer
Principal Zoning Technician

/jdr

E. Richard Moore, Traffic Engineering; Mr. Greenwalt, Health Department; Carlisle Brown, Engineering; John Meyers, State Roads Commission.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
For Kennel - N/E Side Ridge Road : ZONING COMMISSIONER
1200' from Green Spring Av., :
8th Dist. Theodore L. Ronnenburg, Jr., et al, Petitioners : OF
BALTIMORE COUNTY
No. 67-190-X

The petitioners have asked for a special exception for a kennel on the northeast side of Ridge Road 1200' from Green Spring Avenue, in the Eighth District of Baltimore County.

The Baltimore County Zoning Regulations permit a kennel "but not on a lot less than three (3) acres and not closer to a property line of 50 feet".

The petitioner meets these requirements and also the requirements of Section 502.1 of said Regulations, except sub-paragraph a. This might be corrected by sound-proofing the kennel and limiting the number of dogs, subject to the special exception, to 25.

For the above reasons the special exception is granted, subject to compliance with the following:

1. That the petitioner must sound-proof the kennel and the kennel must be inspected and approved by the Office of Planning and Zoning.
2. That the number of dogs, subject to this special exception, shall be not more than 25 dogs; and
3. That this special exception shall not commence until Items 1 and 2 of this Order have been complied with.

It is this 17th day of April, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception shall be and the same is hereby granted, subject to compliance with the above stipulations.

It is further ORDERED that the site plan for the development of said property shall be subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

_____ Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: March 18, 1967
Posted for: Special Exception for a Kennel
Petitioner: Theodore L. Ronnenburg, Jr. et al.
Location of property: 1200' Ridge Rd. E. of Greenspring Ave.
Location of Signs: 1200' Ridge Rd. E. of Greenspring Ave.
Remarks: _____
Posted by: J. Dyer Date of return: March 23, 1967

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: May 26, 1967
Posted for: Special Exception for a Kennel
Petitioner: Theodore L. Ronnenburg, Jr. et al.
Location of property: 1200' Ridge Rd. E. of Greenspring Ave.
Location of Signs: 1200' Ridge Rd. E. of Greenspring Ave.
Remarks: _____
Posted by: J. Dyer Date of return: June 11, 1967



MCA
MATE, CHILSON & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301-923-0900

DESCRIPTION

OF PROPERTY OF THEODORE L. RONNEBURG, JR., NORTHWEST SIDE OF RIDGE ROAD, EAST OF GREENSPRING AVENUE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING: R-40

PROPOSED ZONING: R-40 WITH

SPECIAL EXCEPTION.

Beginning from the same at a point in the center of Ridge Road, at the distance of 1200 feet, more or less, as measured northeasterly along said center of Ridge Road from its intersection with the center of Greenspring Avenue, and running thence binding on the center of said Ridge Road, (1) N 63°01'E - 329.0 feet, and (2) N 69°06'E - 47.3 feet, thence leaving said Ridge Road and running (3) N 22°41'30"W - 554.1 feet, (4) N 84°42'30"W - 255.8 feet, (5) N 22°41'30"W - 413.4 feet, (6) N 84°44"W - 170 feet, and (7) S 22°44'E - 1190.4 feet to the place of beginning.

Containing 7.2 acres of land, more or less.

HGW:jc

J. O. #67003

2/2/67



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Development ■ Planning ■ Reports

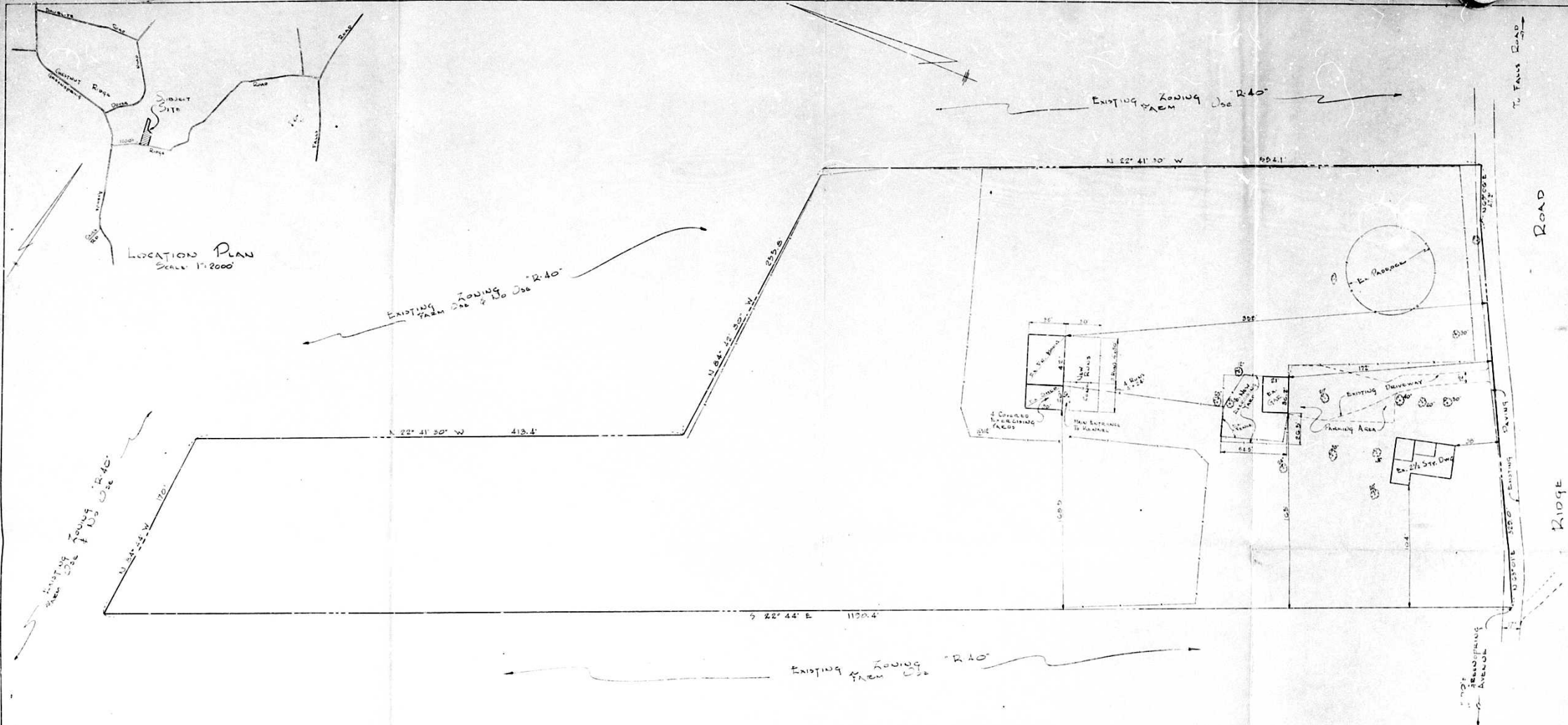
Petitioner's Attorney William O. Jensen, Jr. Reviewed by Chairman of
Advisory Committee

TELEPHONE 823-3000 EXT. 387	
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	
No. 44337 D.T. Mar. 12, 1967 BY _____ Acting Dept. of Sales, Co.	
THOMAS L. BROWNING, Jr. Rt. 1, Box 91 Ridge Road Beltsville, Md. 21136	
REPORT TO ACCOUNT NO. 01-422	
QUANTITY	TOTAL AMOUNT \$50.00
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS Portion for Special Exception 657-195-X PAID - Baltimore County, Md. - 1967 \$-18-67 1 00 = 021337 37A- \$-18-67 1 00 = 043337 37D- 4	COST \$0.00 50.00 50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204	

Cost of Advertisement, \$.....

By Paul J. Morgan
Editor and Manager

BALTIMORE COUNTY, MARYLAND 071617		INVOICE	No. 45550
OFFICE OF FINANCE			DATE 5/16/67
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204			FILED
TO: A. Owen Hennagan, Esq. Jefferson Building Towson, Maryland 21204		Office of Planning & Zoning 119 County Office Bldg. Towson, Maryland 21204	
REPORT TO ACCOUNT NO. 01-622			
QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT
	Cost of appeal in matter of property of Theodore L. Rosenburg Ex. 67-190-X		COST \$70.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			



- GENERAL NOTES
1. AREA OF PROPERTY EQUALS 72 ACRES.
 2. EXISTING ZONING OF PROPERTY "R-40".
 3. EXISTING USE OF PROPERTY "FARM & RESIDENTIAL USE".
 4. PROPOSED ZONING OF PROPERTY "R-40 WITH SPECIAL EXCEPTION".
 5. PROPOSED USE OF PROPERTY "FARM USE & 'DOG' KENNEL".
 6. EXISTING FARM SHED & BARN SHALL BE CONVERTED INTO KENNELS.
 7. EXISTING FARM SHALL HOUSE 100 ANIMALS.
 8. EXISTING GARAGE SHALL HOUSE 10 ANIMALS.
 9. WATER IS SUPPLIED BY PRIVATE WELL.
 10. SEWER FACILITIES ARE PROVIDED BY PRIVATE SEPTIC SYSTEM.

PLAN TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION OF PROPERTY
VICINITY
N. SIDE RIDGE RD. 1200' E. OF GREENSPRING AVE.
ELECTION DISTRICT 8
BALTIMORE COUNTY, MD.
FEB. 3, 1967



MATZ, JR. & ASSOCIATES
1000 GREENSPRING AVE.
BALTIMORE, MARYLAND 21204
603 1-1000
G1003 RLS PL