

Judge

William O. Jensen  
4148

Atty. \$5.00  
Clerk 10.00  
A. Owen Hennegan  
John H. Garner

THEODORE L. RENNENBURG, et al  
Petitioner

GUNTER W. SONNAG  
PASQUEL J. POSSIDENT  
(Interveners)

THE COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

\*\*\*\*\*

(1) February 10, 1969- Petitioners Order  
for Appeal from the Order entered January  
22, 1969 by the County Board of Appeals  
of Baltimore County rec'd and fd. App.  
of William O. Jensen, Jr. for the  
Petitioner.

(2) February 10, 1969 - Appellants  
Petition fd.

(3) February 14, 1969- Certificate of  
Notice fd.

(4) March 4, 1969- Plaintiff's Petition  
to extend time for transmittal of  
Record and Order of Court granting same  
fd. (LLB)

(5) March 6, 1969- Intervener's answer to Petition for Appeal fd. App. of  
A. Owen Hennegan and John H. Garner for the Interveners.

(6) April 10, 1969- Transcript of Record fd.

(7) June 17, 1969- Correspondence from Judge Barrett fd.

(8) June 17, 1969- Petitioner's Petition for extension of time for transmittal  
of Memorandum and Order of Court granting same fd. (LLB)

(9) July 7, 1969- Petitioners Memorandum of Law fd.

(10) August 8, 1969- Appellee's Memorandum of Law fd.

Aug. 28, 1969 Hon. Lester L. Barrett. Hearing had. Case held Sub Curia by  
the Court, Opinion to be filed.

(11) Sept. 2, 1969- Memorandum Opinion and Order of Court that the case be and  
is hereby remanded to the Board of Appeals for a consideration of the "evidence"  
and testimony in this case and to make its determination to either grant or  
deny the requested variance which is a matter of the discretion, knowledge and  
expertise of the Board fd. (LLB)

(12) Sept. 29, 1969 Original case from the Board of Appeals of Baltimore County  
rec'd and filed.

Sept. 29, 1969 Supplementary Opinion and  
Amended Order of the Board of Appeals  
granting the requested variances.

Sept. 29, 1969 Record of Proceedings filed  
in the Circuit Court for Baltimore County  
(Copy of Supplementary Opinion and Amended  
Order, and Court file)

COUNTY BOARD OF APPEALS, et al

\*\*\*\*\* (13) Oct. 29, 1969- Notice of Appeal to  
the Circuit Court of Baltimore County rec'd and fd.

(14) Nov. 4, 1969- Certificate of Notice fd.

(15) Dec. 15, 1969 Petitioner's (Rennenburg) Motion to Dismiss and Show Cause  
Order of Court fd.

(16) Feb. 2, 1970- Order of Court that the case be dismissed with prejudice fd.

40-66-3  
Jf:ch  
2/10/69

RE: PETITION FOR VARIANCES  
From Sections 421.1 and 421.2  
of the Baltimore County Zoning  
Regulations  
Northwest Side of Ridge Road 1200  
feet East of Greenspring Avenue  
8th District  
Theodore L. Rennenburg, Jr.  
Petitioner  
Zoning File No. 68-261-A

IN THE  
CIRCUIT COURT  
FOR  
BALTIMORE COUNTY  
AT LAW  
Misc. Docket No. 8  
Folio No. 399  
File No. 4143

MOTION TO DISMISS

THEODORE L. RENNENBURG, JR., Petitioner, by William O. Jensen, Jr.  
of Gomborov, Steinberg & Schlachman, his Attorney, moves that the Appeal  
filed November 4, 1969 in the above entitled case be dismissed with  
prejudice and for his reasons says:

THAT the Protestants/Appellants has failed to join with his order for  
appeal or file with the Clerk of the Court within ten (10) days after  
filing the order, a petition setting forth the action appealed from,  
the error committed by the agency in taking such action and the relief  
sought - Rule 82F, of the Maryland Rules of Practice and Procedure.

WILLIAM O. JENSEN, JR.  
of Gomborov, Steinberg & Schlachman  
112 East Lexington Street  
Baltimore, Maryland 21202  
Attorney for Theodore L. Rennenburg, Jr.

GOMBOROV, STEINBERG & SCHLACHMAN  
ATTORNEYS AT LAW • 112 E. LEXINGTON STREET • BALTIMORE, MD. 21202 • TELEPHONE 532-2711

RE: PETITION FOR VARIANCES  
From Sections 421.1 and 421.2  
of the Baltimore County Zoning  
Regulations  
Northwest Side of Ridge Road 1200  
feet East of Greenspring Avenue  
8th District  
Theodore L. Rennenburg, Jr.  
Petitioner  
Zoning File No. 68-261-A

IN THE  
CIRCUIT COURT  
FOR  
BALTIMORE COUNTY  
AT LAW  
Misc. Docket No. 8  
Folio No. 399  
File No. 4143

IT IS HEREBY ORDERED this day of , 1969,  
by the Circuit Court of Baltimore County, At Law that the Appeal in the  
above entitled case be dismissed with prejudice for failure on the part of the  
Appellant to comply with Rule 82F, Maryland Rules of Practice and Procedures  
with costs to be paid by the Appellant.

JUDGE

GOMBOROV, STEINBERG & SCHLACHMAN  
ATTORNEYS AT LAW • 112 E. LEXINGTON STREET • BALTIMORE, MD. 21202 • TELEPHONE 532-2711

LAW OFFICES  
A. OWEN HENNEGAN  
406 JEFFERSON BUILDING  
100 WEST GREENSPRING AVENUE  
TOWSON, MARYLAND 21204

June 17, 1968

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

Re: Petition for Variance  
NW/S of Ridge Road, 1200' E of Greenspring Avenue  
8th District - Theodore L. Rennenburg, Jr., Petitioner  
No. 68-261-A

Dear Mr. Rose:

Please enter an appeal to the Baltimore County Board of Appeals on be-  
half of the Protestants in the above matter. From your decision and Order of  
May 20, 1968.

Very truly yours,

A. Owen Hennegan

AOH:mf  
Encl. (Check in the amount of \$70.00)

cc: William O. Jensen, Esq.  
Duacan Building  
Towson, Maryland - 21204

MCA  
MATZ, CHILDS & ASSOCIATES, INC.  
CONSULTING  
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301-823-0900

DESCRIPTION

OF PROPERTY OF THEODORE L. RENNENBURG, 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  
5 YARD VARIANCES

Beginning for 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 - 334.1 feet, (4) N 84° 42' 30" W - 235.8  
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.

BCH:mil

J.O. #67003

3/18/68



THEODORE L. RONNENBURG

Petitioner

vs.

JOHN A. SLOWIN,  
WALTER A. REITER, JR., and  
JOHN A. MILLER, being and  
constituting the Board of Appeals  
for Baltimore County

IN THE  
CIRCUIT COURT  
FOR  
BALTIMORE COUNTY  
AT LAW  
Misc. #398/4143

#### NOTICE OF APPEAL

Mr. Clerk:

Please note an appeal to the Circuit Court for Baltimore County  
in the above entitled case.

Jerome W. Taylor

John W. Sloyer  
Loyola Federal Building  
22 W. Pennsylvania Avenue  
Towson, Maryland 21204  
823-2332

I HEREBY CERTIFY that a copy of this Notice of Appeal was  
mailed to the County Board of Appeals at its office in the Baltimore  
County Office Building, Towson, Maryland 21204 this 20th day of  
October, 1969.

Jerome W. Taylor

RE: PETITION FOR VARIANCE : BEFORE THE  
from Section 421.1 and 421.2 : COUNTY BOARD OF APPEALS  
of the Zoning Regulations :  
NW/4 of Ridge Road 1200' E. : OF  
of Greenspring Avenue : BALTIMORE COUNTY  
8th District :  
Theodore L. Ronnenberg, et al :  
Petitioner : No. 68-261-A

#### OPINION

The petitioner in this case is the owner of a tract of land, approximately  
7.2 acres, presently zoned R-40, situated on the northwest side of Ridge Road 1200 feet  
east of Greenspring Avenue, in the Eighth Election District of Baltimore County.

The property is long and narrow, and is only 376 feet in width. The  
petitioner seeks a variance from Sections 421.1 and 421.2 of the Zoning Regulations to  
permit a side yard setback of 168.5 feet and 141.5 feet respectively, instead of the  
required 200 foot setback. The petitioner proposes to use the property for an Animal  
Boarding Place, a permitted use in an R-40 zone provided no part of such use shall be  
located within 200 feet of the nearest residential zone (Section 421.2 of the Zoning  
Regulations).

It is the opinion of the Board that this distance requirement is not a "yard  
setback requirement" but, in effect, is a use regulation which does not allow an Animal  
Boarding Place unless it is at least 200 feet from the nearest residential zone. The Board  
feels that it should refer to a prior decision of the Board in the case of Donald O. King,  
et al, File #66-176-RA, which the Board decided on January 3, 1967 under the  
Regulations as they existed at that time. The petitioner sought a reclassification from  
an R-10 zone to a B-R zone and a variance from the Zoning Regulations to permit side  
and rear yard setbacks less than that required by the Regulations. In that decision the  
Board used the following language:

"Although our denial of the reclassification alleviates the necessity  
for any ruling on the requested variances, we would like to point  
out that it is the feeling of the Board that, even if the proposed  
reclassification were granted, the petition for variance could not  
possibly be granted. Section 233.2 of the Baltimore County  
Zoning Regulations, which is incorporated by reference into  
Section 236.1 of the Use Regulations for B-R zones, contains  
(as a permitted use in a B-R zone) the following: "Animal  
hospital, when 100 feet from a residential zone." The Board  
feels that the 100 foot buffer requirement is a "use" regulation  
rather than an "area" regulation, and further feels that Section  
307 of the Zoning Regulations specifically prohibits the granting  
of a variance from a "use" regulation."

RE: PETITION FOR VARIANCES :  
from Section 421.1 and :  
421.2 of the Baltimore County :  
Zoning Regulations :  
NW/4 of Ridge Road 1200 feet :  
East of Greenspring Avenue :  
8th District :  
Theodore L. Ronnenberg, Jr., :  
Petitioner :  
Zoning File No. 68-261-A :  
ON REMAND FROM THE :  
CIRCUIT COURT :  
FOR BALTIMORE COUNTY :  
AT LAW :  
Misc. Docket No. 8 :  
Folio No. 399 :  
File No. 4143 :

#### SUPPLEMENTARY OPINION AND AMENDED ORDER

This case involves an appeal from the decision of the Zoning Commissioner  
granting variances from Section 421.1 and 421.2 of the Baltimore County Zoning Regula-  
tions, which Order granted the petitioner side and front yard setback variances. The  
Board heard the case on appeal, and by its Order of January 22, 1969, following a  
previous decision of the Board, ruled that the variance requested by the petitioner was a  
"use variance" rather than an "area variance" and, therefore, could not be legally  
granted. In view of this ruling of the Board, the Board in its Opinion did not  
consider the merits of the case.

The Board's Order was subsequently appealed to the Circuit Court for  
Baltimore County, and by a Memorandum Opinion and Order of Chief Judge Barrett, dated  
August 29, 1969, the Court reversed the Board's legal ruling, and in its Opinion ruled that  
the petitioner's request for a variance is in fact a request for a variance from the area  
regulations, and ruled that under Section 307 the Board has the power to grant the  
requested variance and, therefore, the Court remanded the case to the Board for con-  
sideration on the evidence produced.

In compliance with the Order of Remand by the Circuit Court, the Board  
has met and considered the entire transcript, exhibit, and testimony given in the case to  
determine whether or not the petitioner has a "practical difficulty or unreasonable hardship"  
that would entitle him to the requested variance.

Theodore L. Ronnenberg, et al - #68-261-A

The granting of variances by the Board is controlled by Section 307 of the  
Zoning Regulations. Section 307 says in part: "... any such variance shall be  
granted only if in strict harmony with the spirit and intent of said height, area, offstreet  
parking, or sign regulations, ...". It is the opinion of the Board that the granting  
of a variance that would permit a use of the property that is not permitted without the  
variance would certainly not be in strict harmony with the spirit and intent of the  
Regulations.

Since the Board is of the opinion that it cannot legally grant the variance  
requested by the petitioner, it is useless to go into the testimony produced by the petitioner  
at the hearing.

#### ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day  
of January, 1969 by the County Board of Appeals, ORDERED that the variances  
petitioned for, be and the same are hereby DENIED.

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

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

John A. Slowin, Acting Chairman

Walter A. Reiter, Jr.

John A. Miller

- 2 -

Theodore L. Ronnenberg, Jr. - #68-261-A (Court File #4143)

The petitioner in this case is the owner of a tract of land approximately 7.2  
acres, presently zoned R-40, situated on the northwest side of Ridge Road 1200 feet east of  
Greenspring Avenue, in the Eighth Election District of Baltimore County. The petitioner  
proposes to use the property for an animal boarding place, a permitted use in an R-40 zone,  
provided no part of such use shall be located within 200 feet of the nearest residential zone  
(Section 421.2 of the Zoning Regulations).

The property is long and narrow, and is only 376 feet in width. The  
petitioner seeks a variance from Sections 421.1 and 421.2 of the Zoning Regulations to  
permit a side yard setback of 168.5 feet and 141.5 feet respectively, instead of the  
required 200 foot setback; and a front yard setback of 172 feet instead of 200 feet. The  
premises are improved by a substantial barn, a garage, and a shed. Considerable  
fencing and other valuable on-site improvements are located on this tract. The sur-  
rounding area is rural in nature, although some recent single lot development has taken  
place in the general area.

Considerable testimony was heard regarding the hardship and difficulty that  
would be experienced by the petitioner if these variances were not granted. Emphasis  
was placed on the fact that the petitioner would be using existing buildings, which would  
in fact have little other practical value to him if he could not operate the animal boarding  
place. It is impossible for him to use the existing buildings, and still meet the 200 foot  
setback requirements. The protestors' testimony seemed to be basically directed toward  
the nuisance aspect of this use, which, of course, would be controlled by other authority.

Without going into greater detail reviewing this testimony and evidence,  
the Board finds as a fact that compelling the petitioner in this case to strictly comply with  
the setback regulations would result in practical difficulty and unreasonable hardship.  
Granting the requested variances will not injure the public health, safety, and general  
welfare. For these reasons, it is the judgment of this Board that the variances as  
requested be granted.

RE: PETITION FOR VARIANCE : BEFORE THE  
NW/4 of Ridge Road 1200' E. : ZONING COMMISSIONER  
of Greenspring Avenue :  
8th District : OF  
Theodore L. Ronnenberg, Jr., :  
Petitioner : BALTIMORE COUNTY  
NO. 68-261-A :  
::: :::: :::: :::: :::: ::::

The Petitioner has requested a Variance from  
Section 421.1 and 421.2 of the Baltimore County Zoning Regulations  
to permit side yards of 168.5' and 141.5' instead of the required  
200 feet, and a front yard of 172' instead of the required 200 feet.

On April 3, 1967, the Petitioners in accordance with  
the then requirements of the Baltimore County Zoning Regulations  
petitioned for a Special Exception for a kennel. This was granted  
by the Zoning Commissioner on April 12, 1967. The Zoning Com-  
missioner limited the use of the Special Exception to the follow-  
ing:

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 com-  
mence until Items 1 and 2 of this Order  
have been complied with.

On January 19, 1968, the County Board of Appeals of  
Baltimore County took judicial notice of the fact that Bill No. 85,  
which took effect on November 20, 1967, changed the Zoning Regu-  
lations so that the subject property met the requirements of the Bal-  
timore County Zoning Regulations for use as a kennel without the  
necessity of having a Special Exception.

Under the present law Section 421 requires a setback  
of 200' of the nearest property line instead of 50'. It would be im-  
possible for the Petitioners to meet the requirement of 200'.

The Petitioners have planned to use an existing barn  
as a kennel and by reason of change in the Regulations, the property  
owners now find themselves in the position wherein the Zoning Com-  
missioner can no longer restrict them as he did in the original Zoning  
Order paragraphs 1, 2 and 3 quoted above and yet with an impossible  
requirement of a 200' setback to meet. This does indeed create a  
hardship.

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Theodore L. Ronnenberg, Jr. - #68-261-A (Court File #4143)

#### ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day  
of September, 1969, by the County Board of Appeals ORDERED, that the Order of the  
Zoning Commissioner dated May 20, 1968 is hereby affirmed, and that the variances  
petitioned for, be and the same are hereby GRANTED.

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  
OF BALTIMORE COUNTY

John A. Slowin, Acting Chairman

Walter A. Reiter, Jr.

John A. Miller

IT IS ORDERED by the Zoning Commissioner of  
Baltimore County this 22nd day of May, 1968, that the herein Petition  
for a Variance to permit side yards of 168.5' and 141.5' instead  
of the required 200 feet, and a front yard of 172' instead of the  
required 200' should be and the same is granted, from and after the  
date of this Order, subject to approval of the site plans by the  
Bureau of Public Services and the Office of Planning and Zoning.

John A. Miller  
Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE 5/12/68

BY J. C. HARRIS

# **CERTIFICATE OF POSTING** ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 4-25-68  
 Posted by: John G. Rose  
 Petitioner: Theodore L. Rosenberg, Jr.  
 Location of property: 1330 5th St. E. of Greening Ave.  
 Location of Signs: 1330 5th St. E. of Greening Ave.  
 Remarks:  
 Posted by: John G. Rose Date of return: 5-2-68

## **BALTIMORE COUNTY, MARYLAND** INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 3, 1968  
 FROM: George E. Gavett, Director of Planning

SUBJECT: Petition No. 68-261-A, Variance to permit side yards of 161.5 feet and 141.5 feet instead of the required 200 feet and to permit a front yard of 172 feet instead of the required 200 feet. Northwest side of Ridge Road 1200 feet East of Greening Avenue. Being the property of Theodore L. Rosenberg, Jr.  
 5th District  
 HEARING: Wednesday, May 15, 1968 (11:00 A.M.)

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

Section 307 of the Zoning Regulations allows "variances from height and area regulations, from off-street parking regulations and from sign regulations . . . , and provides that no other variances are allowed."

"Area regulations in zoning are dimensional and areal requirements and limitations established with the intent of providing for adequate light and air and preventing the overcrowding of land, irrespective of use, and also to avoid undue concentration of population."

"Not all dimensional limitations and requirements are 'area regulations,' however a requirement that a specific use (or group of uses) be located a minimum distance from a property line to protect the existing or potential use of adjacent property falls within the category of a use regulation."

Subsection 421.1 of the Zoning Regulations is as follows: "Where an animal boarding place or kennel is allowed in a residential zone, either as a special exception or as a permitted use, no part of any such use shall be located within 200 feet of the nearest property line (emphasis added)." This distance requirement is not termed a "yard" requirement, since its purpose is to protect adjacent residential uses from the adverse effects of such uses as kennels. In short, the requirement is a use regulation. Accordingly, it does not appear that the requested variance could be allowed.

# **CERTIFICATE OF POSTING** ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 6-27-68  
 Posted by: John G. Rose  
 Petitioner: Theodore L. Rosenberg, Jr.  
 Location of property: 1415 5th St. E. of Greening Ave.  
 Location of Signs: 1330 5th St. E. of Greening Ave.  
 Remarks:  
 Posted by: John G. Rose Date of return: 7-1-68

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: A. Owen Hennegan, Esq.,  
406 Jefferson Bldg.,  
Towson, Md. 21204

| REPORT TO ACCOUNT NO. | QUANTITY | RETURN THIS PORTION WITH YOUR REMITTANCE                        | TOTAL AMOUNT |
|-----------------------|----------|-----------------------------------------------------------------|--------------|
| 01-622                | 1        | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | \$5.00       |

Cost of posting property - Theodore L. Rosenberg, Jr., No. 68-261-A - appeal hearing \$5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Theodore L. Rosenberg, Jr.,  
Route 1 Box 91  
Ridge Road  
Beltsville, Md. 21115

| REPORT TO ACCOUNT NO. | QUANTITY | RETURN THIS PORTION WITH YOUR REMITTANCE                        | TOTAL AMOUNT |
|-----------------------|----------|-----------------------------------------------------------------|--------------|
| 01-622                | 1        | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | \$1.13       |

Advertising and posting of property No. 68-261-A \$1.13

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: A. Owen Hennegan, Esq.,  
406 Jefferson Bldg.,  
Towson, Md. 21204

| REPORT TO ACCOUNT NO. | QUANTITY | RETURN THIS PORTION WITH YOUR REMITTANCE                        | TOTAL AMOUNT |
|-----------------------|----------|-----------------------------------------------------------------|--------------|
| 01-622                | 1        | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | \$70.00      |

Cost of appeal - Property of Theodore L. Rosenberg, Jr., No. 68-261-A \$70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Theodore L. Rosenberg, Jr.,  
Route 1 Box 91 Ridge Road  
Beltsville, Md. 21115

| REPORT TO ACCOUNT NO. | QUANTITY | RETURN THIS PORTION WITH YOUR REMITTANCE                        | TOTAL AMOUNT |
|-----------------------|----------|-----------------------------------------------------------------|--------------|
| 01-522                | 1        | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | \$5.00       |

Petition for Variance No. 68-261-A \$5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Mr. Theodore L. Rosenberg, Jr.,  
Route 1, Box 91, Ridge Road  
Beltsville, Md. 21115

| REPORT TO ACCOUNT NO. | QUANTITY | RETURN THIS PORTION WITH YOUR REMITTANCE                        | TOTAL AMOUNT |
|-----------------------|----------|-----------------------------------------------------------------|--------------|
| 01-712                | 1        | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | \$9.00       |

Cost of certified documents - Case No. 68-261-A \$9.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

## **THE TOWSON TIMES** 724 York Road Towson, Md. 21204

THIS IS TO CERTIFY, that the annexed advertisement of Joan G. Rose, Zoning Commissioner of Balto. Co. was inserted in **THE TOWSON TIMES** a weekly newspaper published in Baltimore County, Maryland, once a week for One consecutive week before the 2nd day of May, 1968, that is to say, the same was inserted in the issue of April 25, 1968.

STROMBERG PUBLICATIONS, Inc.

By Carl Morgan Publisher.

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

William B. Jensen, Jr., Esq.,  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

2nd day of April, 1968.

John G. Rose  
JOHN G. ROSE,  
Zoning Commissioner

Petitioner: Theodore L. Rosenberg, Jr.

Petitioner's Attorney: William B. Jensen, Jr., Esq. Reviewed by James S. Shaw  
Chairman of Advisory Committee

## PETITION FOR A VARIANCE - 5th DISTRICT - ZONING: Petition for Variance for Side and Front Yards. LOCATION: Northwest side of Ridge Road 1200 feet East of Greening Avenue. DATE & TIME: Wednesday, May 15, 1968 at 11:00 A.M. PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The zoning commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Variance from the Zoning Regulations of Baltimore County to permit side yards of 161.5 feet and 141.5 feet instead of the required 200 feet, and to permit a front yard of 172 feet instead of the required 200 feet, on the property located at 1330 5th St. E. of Greening Avenue, being the property of Theodore L. Rosenberg, Jr., No. 68-261-A, as follows:

Section 421.1 - Where an animal boarding place or kennel is allowed in a residential zone, either as a special exception or as a permitted use, no part of any such use shall be located within 200 feet of the nearest property line. The Zoning Regulations shall be amended to read as follows:

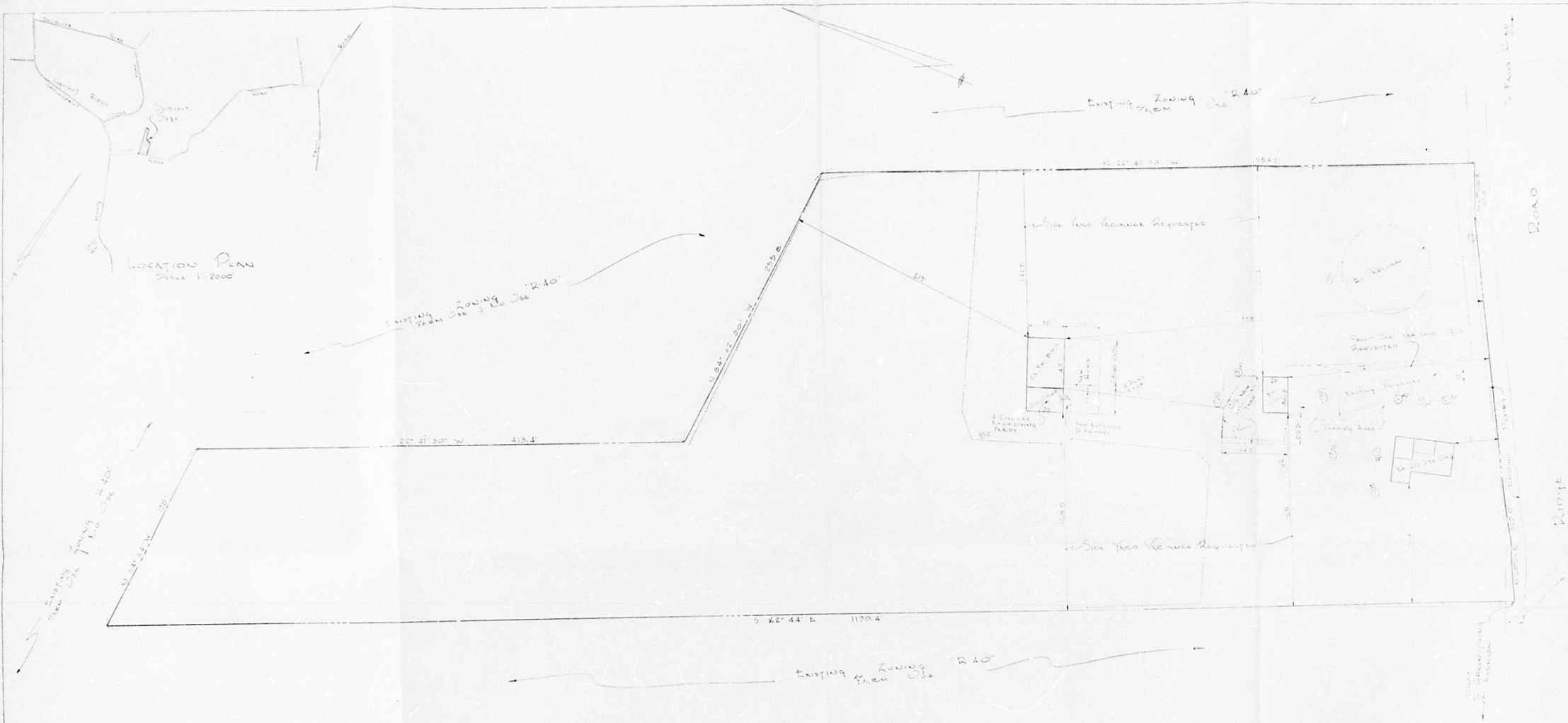
"Where an animal boarding place or kennel is allowed in a residential zone, either as a special exception or as a permitted use, no part of any such use shall be located within 200 feet of the nearest property line, or within 100 feet of the nearest residential zone."

## **CERTIFICATE OF PUBLICATION**

TOWSON, MD. APR 23 1968 1968  
 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 in each of one (1) consecutive week before the 15th day of May, 1968, the first publication appearing on the 25th day of April, 1968.

THE JEFFERSONIAN,  
Manager.

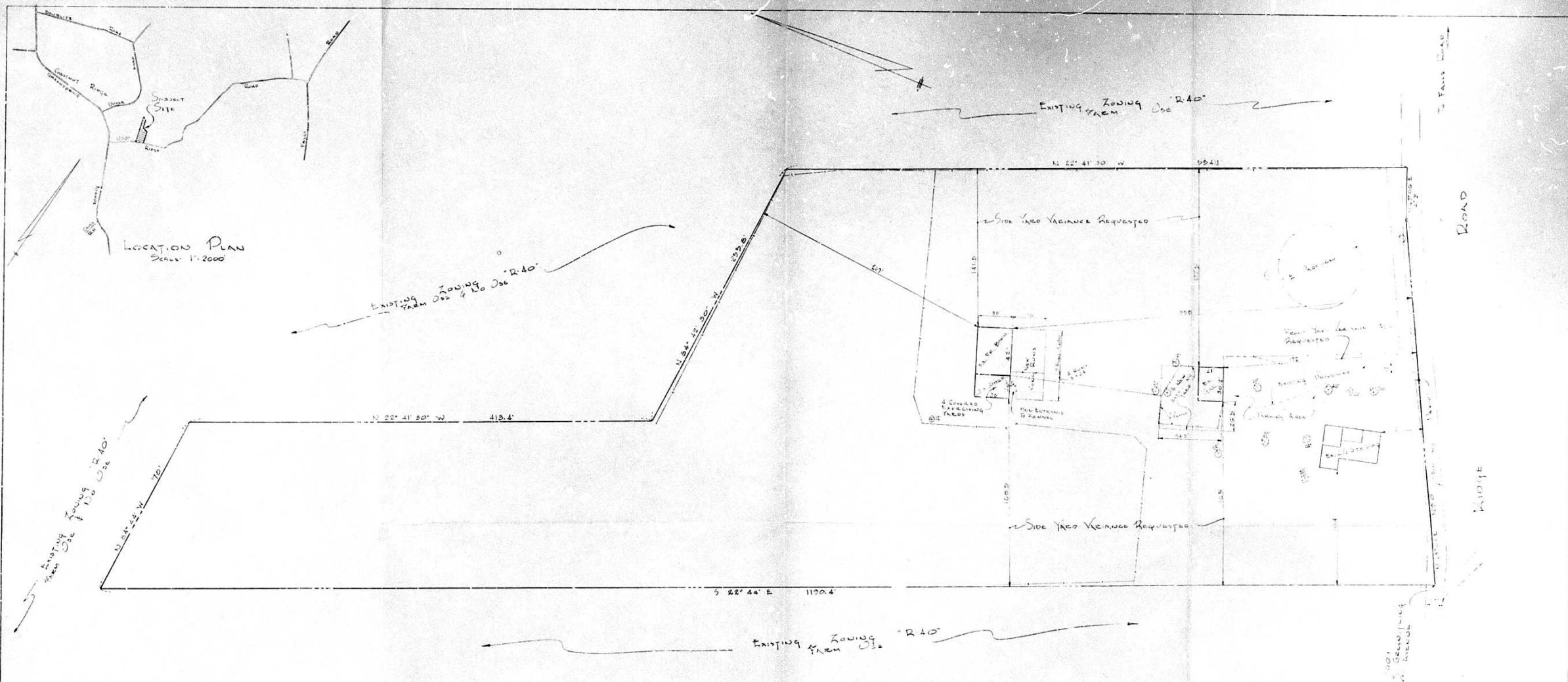
Cost of Advertisement: \$



- GENERAL NOTES**
1. Area of Property Equals 7.2 Acres.
  2. Existing Zoning of Property "R40".
  3. Existing Use of Property Farm & Residential Use.
  4. Proposed Zoning of Property "R40" with Special Exception.
  5. Proposed Use of Property Farm 250 & 100 Animals.
  6. Existing Farm Shed & Barn Shall Be Converted Into 1 Unit.
  7. Existing Garage Shall House 10 Animals.
  8. Existing Garage Shall House 10 Animals.
  9. Water Is Supplied By Private Well.
  10. Sewerage Facilities Are Provided By Private Septic System.
  11. Petitioner Is Requesting A Variance To Section 1211 (Bul "00") From 200 To 172' (Front Yard).
  12. Petitioner Is Requesting A Variance To Section 1211 (Bul "00") From 200 To 141', 117', 128' & 135' (Side Yards).

PLAT TO ACCOMPANY PETITION  
 SPECIAL EXCEPTION & VARIANCES  
 TO PROPERTY VICINITY OF  
 N. SIDE RIDGE RD. 200' E. OF GREENSPRING AVE.  
 ELECTION DISTRICT 5  
 JENN. 1940  
 BAYTOWN, MD.  
 MAR. 19, 1947





- GENERAL NOTES**
1. AREA OF PROPERTY EQUALS 7.5 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 & 1,000 KENNELS
  6. EXISTING FRAME SHED & BARN SHALL BE CONVERTED INTO KENNELS
    - A. EXISTING BARN SHALL HOUSE 25 ANIMALS
    - B. EXISTING GARAGE SHALL HOUSE 10 ANIMALS
  7. WATER IS SUPPLIED BY PRIVATE WELL
  8. SANITARY FACILITIES ARE PROVIDED BY PRIVATE SEPTIC SYSTEM
  9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 221.1 (DIN \*30) FROM 200 TO 172' (FRONT YARD)
  10. PETITIONER IS REQUESTING A VARIANCE TO SECTION 221.1 (DIN \*30) FROM 200 TO 141.5', 177.2', 109.5' & 105' (SIDE YARDS)

PLAN TO ACCOMPANY PETITION  
 FOR  
 SPECIAL EXCEPTION & VARIANCES  
 TO PROPERTY VICINITY OF  
 N. SIDE RIDGE RD. 1200' E OF GREENSPRING AVE.  
 LOCATION DISTRICT 8  
 DISTRICT 8  
 SCALE 1"=40'

07003 ZLS PL



MICROFILMED