

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

That we, Kurt Koschel & 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-40 zone to an R-40-C zone, for the following reasons:

To correct an error in the original zoning map.

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 a commercial riding stable - a riding stable to board and rent horses for hire.

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

I, Kurt Koschel, 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.

Contract purchaser
Address: Gibson Road, Box 103, Rt. 2
Whitehall, Maryland 21161

BY Alan M. Wolf, Petitioner's Attorney
Protestant's Attorney

Address: 110 East Lexington Street
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of August, 1969, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of October, 1969, at 11:00 o'clock.

Zoning Commissioner of Baltimore County

(OFFER)

Alan M. Wolf, Esq.,
110 East Lexington Street
Baltimore, Maryland 21202
Item 33 Page 2

August 28, 1969

Storm Drains: (Continued)

or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Water:

Public water supply is not available to serve this property; therefore, a private water system must be provided in accordance with Department of Health rules and regulations.

Sanitary Sewers:

Public sanitary sewerage is not available to serve this property; therefore, a private sewage disposal system must be provided in accordance with Department of Health rules and regulations.

PROJECT PLANNING DIVISION:

The plat for the special exception for the commercial riding stable should include bridge paths, exercise areas and other facilities to be part of a normal operation.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no major change in trip density.

FIRE DEPARTMENT:

Owner will be required to install one (1) 2 A rated fire extinguisher in stable.

NOTE:

Building is concrete block and wood roof.

BOARD OF EDUCATION:

This area is so far out that a study of R6 yield would be impossible. However, a change to R40 would not increase the student population, and also with the proposed use of the land there would certainly not be an increase.

Persent to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Reclassification should be had, and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

a Special Exception for a Riding Stable, Commercial, should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of November, 1969, that the herein described property or area should be and the same is hereby reclassified, from a R-40 zone to a R-40-C zone, and

and, or a Special Exception for a Riding Stable, Commercial, should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
DEPUTY Zoning Commissioner of Baltimore County

and it appearing that by reason of

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 19th day of November, 1969, 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-40 zone, and/or the Special Exception for

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

Alan M. Wolf, Esq.,
110 East Lexington Street
Baltimore, Maryland 21202
Item 33 Page 3

August 28th, 1969

BUILDING ENGINEER'S OFFICE:

New stable in final stages of completion under Permit #17764.

HEALTH DEPARTMENT:

The sewage must be stored and disposed of in such a manner so as not to create a nuisance. Also, any drainage resulting from washing down floors of building must be discharged into a system approved by the Department of Health.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

It should be noted that the petitioner would be required to provide for adequate site distance from the proposed entrance on to Gibson Road.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning Date: October 17, 1969

Commissioner

FROM: Mr. George E. Gove, Director of Planning

SUBJECT: Petition #70-84-RX. Reclassification from R-6 to R-40-C. Special Exception for a Riding Stable, Commercial. Northwest corner of West Liberty & Gibson Roads. Kurt Koschel, Petitioner.

7th District

HEARING: Monday, October 27, 1969 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-40-C zoning together with Special Exception for a commercial riding stable. Under our present zoning rules R-40-C zoning is required as a base zone for a riding stable to be considered by Special Exception. We agree with the concept here. We do question, however, the details of the request and whether or not commercial riding stable here would be in conflict with the provisions of Section 502.1 of the Zoning Regulations.

GEG:jms

LEO W. RADER

REGISTERED SURVEYOR

38 Bellair Road - Timonium, Maryland 21093
PROPOSED R-20 ZONE
WITH SPECIAL EXCEPTION FOR A RIDING STABLE-COMMERCIAL
SEVENTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
July 21, 1969

BEGINNING for the same at a steel bar near the center of the easement paving of the Gibson Road and distant South 75 degrees 19 minutes 10 seconds west 49 feet more or less measured near the center of the Gibson Road from the center of the paving of the West Liberty Road, thence binding near and south 75 degrees 19 minutes 10 seconds west 341.07 feet to a steel bar heretofore set, of land described in a deed dated August 15, 1966, and recorded among the Land Records of Baltimore County in Liber O.T.O. No. 4670 Folio 361, which eleven following express and distance perceptively, viz: North 68 degrees 01 minute 30 seconds east leaving the Gibson Road 137.13 feet, North 45 degrees 16 minutes 18.99 feet, North 55 degrees 15 minutes 20 seconds east 52.91 feet, North 71 degrees 05 minutes 20 seconds east 112.60 feet, North 67 degrees 24 minutes 20 seconds east 133.26 feet, North 60 degrees 13 minutes 20 seconds east 116.85 feet, North 40 degrees 25 minutes 10 seconds east 108.15 feet, North 47 degrees 30 minutes 30 seconds east 78.99 feet, South 29 degrees 42 minutes 30 seconds east 333.75 feet, and South 27 degrees 41 minutes 30 seconds east 167.46 feet to the place of beginning.

CONTAINING 6.057 acres of land more or less.

BEING the parcel of land described in a deed dated August 15, 1966, and recorded among the Land Records of Baltimore County in Liber O.T.O. No. 4670 Folio 361, which was conveyed by James P. Dalton and wife to Kurt P. Koschel and wife.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 28, 1969

COUNTY OFFICE BLDG.
1118 Chestnut Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Alan M. Wolf, Esq.,
110 East Lexington Street
Baltimore, Maryland 21202

RE: Type of Hearing: Redistricting from R6 zone to a R40 zone, and Special Exception for commercial riding stable. Location: NW of Liberty Rd. & Gibson Rd. Petitioner: Kurt Koschel, et al. Committee Meeting of August 19, 1969. Item 33

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a two story brick and frame dwelling and a large concrete building which is being used as a stable. The proposed riding stable would be located in this concrete block building. The property is completely surrounded by agricultural uses and several dwellings. The concrete block building is rather hard to see from the road due to the fact that there is very dense woods surrounding it. Gibson Road and W. Liberty Road is not improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

West Liberty Road and Gibson Road are existing public roads maintained by Baltimore County which will be improved in the future as collector type highways on 50-foot rights-of-way. Both roads are macadam surfaced and no further highway improvements are required at this time.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances

INVOICE		No. 67046
BALTIMORE COUNTY, MARYLAND		Date: Oct. 27, 1969
OFFICE OF FINANCE		
Division of Collection and Receipts		
COURT HOUSE		
TOWSON, MARYLAND 21204		
To: Cash	Zoning Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 01-622	RETURN THIS MONTHLY WITH YOUR REMITTANCE	TOTAL AMOUNT: \$67.00
Advertising and posting of property for Kurt Koschel #70-84-RX		67.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

CERTIFICATE OF POSTING	
ZONING DEPARTMENT OF BALTIMORE COUNTY	
Towson, Maryland	
District: 7th	Date of Posting: October 17, 1969
Posted for: <u>Alan M. Wolf, Esq.</u>	
Petitioner: <u>Kurt Koschel</u>	
Location of property: <u>Northwest corner of West Liberty & Gibson Roads</u>	
Location of Sign: <u>On West Liberty Road, 1/2 mile south of Gibson Road</u>	
Remarks: <u>See above</u>	
Posted by: <u>Alan M. Wolf</u>	Date of return: <u>Oct. 27, 1969</u>

PLAT OF PROPERTY SURVEY

FOR
KURT KOSCHEL AND WIFE

7TH ELECT. DIST.

BALTO. CO., MD.

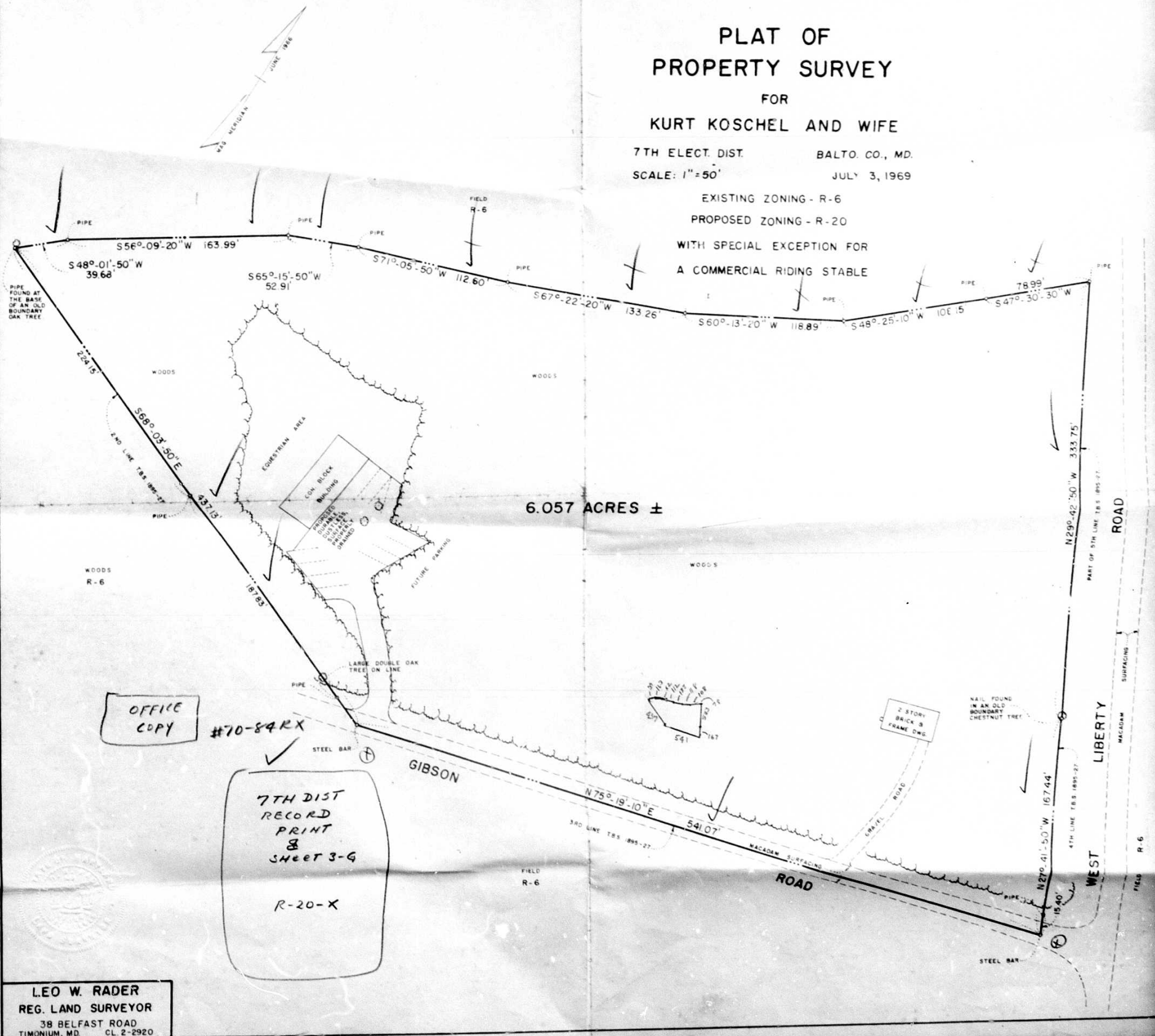
SCALE: 1"=50'

JULY 3, 1969

EXISTING ZONING - R-6

PROPOSED ZONING - R-20

WITH SPECIAL EXCEPTION FOR
A COMMERCIAL RIDING STABLE



6.057 ACRES ±

OFFICE
COPY

#70-84RX

7TH DIST
RECORD
PRINT
&
SHEET 3-G

R-20-X

LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MD. CL 2-2920