

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Richard McCullough, 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 INDUSTRIAL zone to an AGRICULTURAL 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 trailer on 1.8 acres outside of the metropolitan district.

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
Address: Exeter Road
Baltimore, Co., Md.
Petitioner's Attorney
P. M. M. M. M.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of October, 1970, 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 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 19th day of October, 1970, at 2:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 18, 1970

Mr. Richard McCullough
Freeland
Baltimore, Maryland 21053

Re: Type of Hearing: Special Exception
for trailer on 1.8 acres outside of
Metropolitan district
Location: E/S of North Ruhl Rd., 672
No. of Ruhl Road
Petitioner: Richard McCullough
Committee Meeting of August 18, 1970
11th District
Item 27

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 small out building and a driveway leading from North Ruhl Road to the subject site of the proposed trailer. The surrounding properties are residential and farm land in character, partially wooded, partially cleared. North Ruhl Road in this location is not improved as far as concrete curb and gutter are concerned. The proposed site for the trailer sits on a high hill overlooking Ruhl Road, with the driveway proposed at a grade of approximately 15% from Ruhl Road to the proposed location.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

North Ruhl Road is an existing narrow macadam road maintained by the Baltimore County Bureau of Highways which will require improvement in the future within a 50-foot minimum right-of-way. At such time that highway improvements are constructed, highway right-of-way and slope assessments will be required along the frontage of the subject property. The plan should be revised to indicate the existing location of North Ruhl Road in respect to this property and width of paving.

Being located on the East side of North Ruhl Rd. 672 feet north of Ruhl Rd. #71-132-X
Beginning at an iron pin set in the line of land of Stanley Aspascher, at land formerly deeded by Susan Ruhl to Maurice Roth, and running thence along this land South 47 1/2 degrees East 24 feet to a stake; thence by a line of division through the land of R. L. Allen South 66 1/2 degrees West 450 feet to a point at the North Ruhl Road; thence running along the said road North 12 1/2 degrees East 760 feet to a Black Oak tree at the land of Stanley Aspascher; thence along this land South 12 1/2 degrees East 6 1/2 feet to an iron pin; thence along the same North 66 1/2 degrees East 280 feet to the place of beginning; containing an area of 1.8 acres, more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Govelett, Director of Planning
SUBJECT: Petition #71-132-X, East side of North Ruhl Road 672 feet north of Ruhl Road
Petition for Special Exception for a Trailer
Richard McCullough - Petitioner

6th District

HEARING: Monday, October 19, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a trailer and has the following advisory comments to make:

The staff recommends this petition be granted if the Baltimore County Health Department grants approval for the petitioner's private utility system. I would also like to suggest the petitioner "cut" the land only where absolutely necessary to minimize potential erosion of the hillside.

GEG:JTM



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning
FROM: Everett Reed, Plans Review
SUBJECT: #27 Richard McCullough
E/S of North Ruhl Road
672' N. of Ruhl Road
District: 11

No comment from the Buildings Engineers Office, at this time.

Mr. Richard McCullough
Item 27
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September 18, 1970

DEPARTMENT OF TRAFFIC ENGINEERING: (Continued)

Prior to the approval of a building application soil tests must be conducted to determine the suitability of the soil for underground disposal.

ZONING ADMINISTRATION DIVISION:

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

OLH:JD
Enc.

Everett Reed
Everett Reed, Plans Review

12-16-70

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

the above reclassification should be had and the Special Exception should NOT BE GRANTED

a Special Exception for a Trailer should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20 day of October 1970, that the above described property be and the same is hereby reclassified from

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

Pursuant to the advertisement, posting of property and public hearing on the above petition 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 day of 1970, 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 zone, and/or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Richard McCullough

71-132-X

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CERTIFICATE OF PUBLICATION

TOWSON, MD. October 1 1970

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 time 26 weeks before the 19th day of October 1970, the first publication appearing on the 1st day of October 1970.

THE JEFFERSONIAN,

Manager

Cost of Advertisement \$

1516N 71-132-X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District G-TH Date of Posting OCT 3, 1970
Posted for SPECIAL EXCEPTION FOR A TRAILER
Petitioner RICHARD MC CULLOUGH
Location of property E. OF NORTH RULH RD. 675 FT. N. OF RULH RD.
Location of Sign E. OF NORTH RULH RD. 675 FT. N. OF RULH RD.
Remarks
Posted by Charles H. Neal Date of return OCT 8, 1970
Signature

INVOICE		No. 73723
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		DATE July 24, 1970
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		BILLED
To:	Cash	Zoning Dept. of Baltimore County
SECRET TO ACCOUNT NO. 01-423		RECEIVED
RETURN THIS PORTION WITH YOUR REMITTANCE		COST
QUANTITY	1	50.00
Petition for Special Exception for Richard McCullough		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

Mr. Richard McCullough
Froiland
Baltimore, Md. 21033

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

18th day of August 1970.

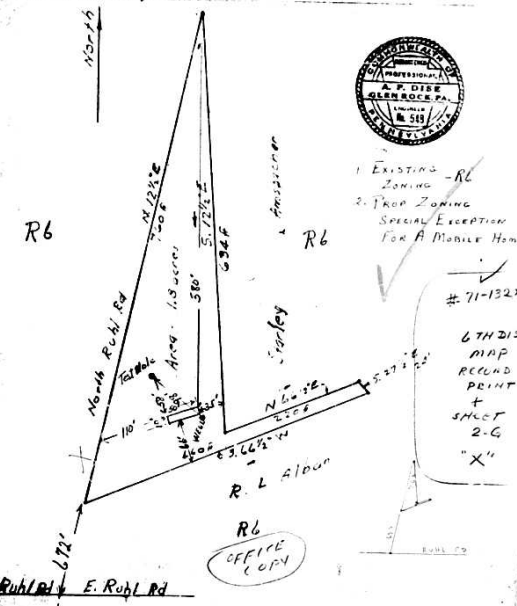
Edward D. Hardisty
EDWARD D. HARDISTY,
Zoning Commissioner

Petitioner Richard McCullough

Petitioner's Attorney

Reviewed by
Chairman of the
Advisory Committee

Draft of a tract of land in the Sixth Election Dist.
Baltimore County, Md. sold to RICHARD G.
McCULLOUGH, A. R. Disc, Reg. Eng. July 16, 1969.
Scale - 1" = 100'



INVOICE		No. 75336
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		DATE Oct 19, 1970
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		BILLED
To:	Cash	Zoning Dept. of Baltimore County
SECRET TO ACCOUNT NO. 01-423		RECEIVED
RETURN THIS PORTION WITH YOUR REMITTANCE		COST
QUANTITY	1	41.75
Advertisement and posting of property for Richard McCullough 71-132-X		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		