

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ronald B. Woodward, 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 reclassified, 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: Riding Stables (Commercial or Non-commercial)

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

I, or we, 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 of Baltimore County.

Contract purchaser: Ronald B. Woodward
Legal Owner: John A. Woodward
Address: 666 Long Avenue
Petitioner's Attorney: John A. Woodward
Protector's Attorney: John A. Woodward

Address: Loyola Federal Bldg., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of September, 1972, 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 18th day of October, 1972, at 1:00 o'clock.

John A. Woodward
Zoning Commissioner of Baltimore County.

(over)

ZONING HEARING CASE DATA SYSTEM

A-1 Keypunch Chart

A or I Card	Col	Date
Case number	1-5	<u>23086</u>
Subcase number	6-7	<u>1</u>
District	8-9	<u>11</u>
Hearing type code	10	<u>1</u>
Existing zoning code	11	<u>2</u>
Requested zoning code	12	<u>1</u>
Existing district code	13	<u>1</u>
Requested district code	14	<u>1</u>
Use code	15-17	<u>267</u>
*Acres multiplied by 100	18-23	<u>000000</u>
Hearing date (MODAYR)	24-29	<u>230918</u>
Hearing decision date (MODAYR)	30-35	<u>230418</u>
Hearing decision code	36	<u>1</u>
Board of appeals date (MODAYR)	37-42	<u>240213</u>
Board of appeals decision code	43	<u>1</u>
Circuit court date (MODAYR)	44-49	<u>111111</u>
Circuit court decision code	50	<u>1</u>
Court of appeals date (MODAYR)	51-56	<u>111111</u>
Court of appeals decision code	57	<u>1</u>
Filing date (MODAYR)	58-63	<u>111111</u>
Variance code	64	<u>1</u>
BLANK	65-73	
Transaction date (MODAYR)	74-79	<u>240403</u>

Card Codes: A if new record
1 to change existing record 80
When entry in indicated field is numeric right justify and zero fill, otherwise left justify all other fields.
Make all dates 6 digits

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
N/S of Baldwin Mill Road and : ZONING COMMISSIONER
the W/S of Little Gunpowder :
Falls - 11th District : OF
Ronald B. Woodward, et ux :
Petitioners : BALTIMORE COUNTY
NO. 73-86-X (Item No. 7) :
111 111 111 111 111 111

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 18 day of April, 1973, that the Order, dated April 6, 1973, passed in this matter should be and the same is hereby AMENDED by deleting restriction No. 1 and in lieu thereof substituting the following:

"1. That an apron be constructed of concrete or asphalt on Lynch Lane for a distance of twenty (20) feet from Baldwin Mill Road."

John A. Woodward
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Riding Stables (Commercial or : COUNTY BOARD OF APPEALS
non-commercial) :
N/S Baldwin Mill Road and : OF
W/S Little Gunpowder Falls :
11th District : BALTIMORE COUNTY
Ronald B. Woodward, et ux, :
Petitioners : No. 73-86-X
111 111 111 111 111 111

OPINION

This case comes before the Board on an appeal by the Protestants from an Order of the Zoning Commissioner, dated April 6, 1973, granting the requested Special Exception, and from his Amended Order, dated April 19, 1973, substituting a restriction based on the granting of the Special Exception.

The petition for Special Exception is to use the subject property for Riding Stables (commercial or non-commercial). The property is located on the north side of Baldwin Mill Road and the west side of Little Gunpowder Falls, in the Eleventh Election District of Baltimore County, Maryland. It is a 24.44 acre tract of land, improved by a three year old stable block construction. Its base size is 40 x 170 feet and is 8 feet high to the square. It has a gable roof, stalls for thirty horses and a large open area where several auctions have been conducted in the past. Also on the tract is a galvanized metal building, 20 x 50 feet, used for hay storage, a mobile trailer for storing tack and a truck for storing feed. There is no dwelling on the site nor any living quarters of any kind.

The property is served by a narrow private road with the right and use thereof in common with others. The description of the tract one of the road is set out in a deed, a copy of which is in evidence on Protestants' Exhibit A. This road is known as Lynch Lane, and runs off Baldwin Mill Road.

The owner of the subject property, Mr. Woodward, leases it to Mr. Walter Phillips, trading as Circle C Stables, which lease expires in 1976. Mr. Phillips also leases ten adjoining acres from another owner. He personally owns eight of the horses and stables twenty more owned by others, who frequently ride them in the area, especially on weekends. He has conducted four auctions at the site during his tenancy. The

Ronald B. Woodward - #73-86-X

believes that the Petitioner has not overcome the burden of satisfying the requirements of Section 502.1. The general welfare would be adversely affected by granting the Special Exception.

Therefore, for those reasons and from all the testimony, the Board hereby reverses the Orders of the Zoning Commissioner, dated April 6, 1973 and April 19, 1973, and denies the petition for Special Exception.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of February, 1974, by the County Board of Appeals, ORDERED that the Special Exception petitioned for, be and the same is hereby DENIED.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik
John A. Slawik, Chairman

Walter A. Reiter, Jr.
Walter A. Reiter, Jr.

John A. Miller
John A. Miller

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
N/S of Baldwin Mill Road, and : ZONING COMMISSIONER
W/S of Little Gunpowder Falls :
11th District : OF
Ronald B. Woodward, et ux :
Petitioners : BALTIMORE COUNTY
NO. 73-86-X (Item No. 7) :
111 111 111 111 111 111

The Petitioners request a Special Exception for a riding academy for a parcel of property located on the north side of Baldwin Mill Road, and the west side of Little Gunpowder Falls, in the Eleventh District of Baltimore County, containing 24.44 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that the property is being leased to several individuals who are operating, and want to continue to operate, a riding academy known as the Circle "C" Stables. This property was rented to these individuals in August of 1971, and is now improved with a barn enabling the operators to stable up to forty (40) horses at any one time.

The nature of the operation anticipated would basically be the storing and stabling of horses by different individuals, allowing them to ride their own horse at their leisure, the renting of horses for trail rides, to be conducted by the operators of the stables.

According to the testimony presented, this site is basically a very rural area adjoining the Gun Powder State Park and, as testified to, is the type of area in which to have the proposed use.

Several residents of the area in protest of the subject Petition indicated that Lynch Lane, a road perpendicular to Baldwin Mill Road which is the access road to the subject property, is very narrow and could not bear any increase in traffic. It was further testified that the road, itself, is a private road owned by an individual with several easements granted, for ingress and egress, to families living on Lynch Lane.

Without reviewing the evidence further in detail but based on all the

Ronald B. Woodward - #73-86-X

automobile traffic generated thereby, and the congestion and blocking of Lynch Lane by parked autos is a major complaint of the Protestants. They also complained that horse trailers and autos cannot pass each other on the narrow lane. The immediate neighbors have been plagued by people knocking on their doors seeking information about the Circle C facilities; animals loose or in distress; trash along the lane; a loud outdoor public address system and other complaints, and are, therefore, opposed to granting the Special Exception because of adverse effects to them and to their property.

The subject property is zoned R.D.P. (Rural Deferred Planning). Under Section 1A00.2-A(10) of the Zoning Regulations, it is entitled as a matter of right to use the property as an Animal Boarding Place (regardless of class), kennels, Veterinarians' offices or Veterinarians, subject to the provisions of Section 421, - - - which provides for setback requirements. However, County Council Bill #100 requires that a Special Exception be obtained before a riding stable may be conducted in an R.D.P. zone, (Section 1A00.2-B(16) of the Zoning Regulations).

In order to qualify for a Special Exception, it must appear that the requirements of Section 502.1 of the Zoning Regulations are satisfied by the Petitioner.

Section 502.1 states: "Before any Special Exception shall be granted, it must appear that the use for which the Special Exception is requested will not:

- Be detrimental to the health, safety, or general welfare of the locality involved;
- Tend to create congestion in roads, streets, or alleys therein;
- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
- Interfere with adequate light and air."

Although this is a rural area, and on the surface may appear to be a proper location for a riding stable, the weight of evidence in this particular case is to the contrary. The Board is particularly concerned because no one lives on the site, there is no resident caretaker. Mr. Phillips' home is a twenty minute drive away from the subject. The Board feels that there just will not be sufficient control over the proposed operation, and

evidence presented at the hearing, in the judgment of the Zoning Commissioner of Baltimore County, the proposed use would not be detrimental to the health, safety and general welfare of the community.

The main concern of the residents of the area involves the usage of Lynch Lane.

This particular type of use is ideal for this rural area, especially since it adjoins a State Park and is sparsely populated.

The Petitioner having met the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations, the Special Exception for a riding academy, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of April, 1973, that the Special Exception for a riding academy should be and the same is hereby GRANTED for the herein described property or area from and after the date of this Order, subject to the following restrictions:

- The paving of Lynch Lane, a private road, from its intersection with Baldwin Mill Road to the entrance of the subject property with the consent of the owner of the private road.
- No more than sixteen (16) horses be made available for hire for purposes of trail riding.
- No more than forty (40) horses be boarded in the stable, being that it is the intention of the Zoning Commissioner that not more than forty (40) horses are permitted on the premises at any one time.
- That no "tack shop" operation take place or be permitted on the premises.
- The auctioning of horses be limited to five (5) individual days per year.
- All junk located on the subject property be removed within thirty (30) days hereof.
- A site plan being approved by the Department of Public Works, State Highway Administration and the Office of Planning and Zoning.

John A. Woodward
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: October 17, 1972

FROM: Norman E. Garber, Office of Planning

SUBJECT: Petition #73-84-X, North side of Baldwin Mill Road and West side of the Little Gunpowder Falls.
Petition for Special Exception for Riding Stables.
Ronald B. Woodward and Jo Anne Lee Woodward - Petitioner

11th District

HEARING: Wednesday, October 18, 1972 (1:00 P.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer:

If the proofs of Sec. 502.1 are met any additional development should be conditioned to conform to an approved plan.

NEG:cm



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 26, 1972

COPIES OF OFFICE MEMO
10 1/2" x 14" (Standard Size)
TOWSON, MARYLAND 21204

TO: Mr. S. Eric DiNenna, Zoning Commissioner
FROM: John J. Dillon, Jr., Chairman

SUBJECT: RE: Special Exception for Riding Stables (Commercial or Non-commercial)

Item 7

Ronald B. Woodward and Jo Anne Lee Woodward

Dear Sirs:

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 attached comments are a result of this review and inspection.

The subject property is located on the north side of Baldwin Mill Road and the Gunpowder River at the Harford County line, in the 11th District of Baltimore County. This 300 property is currently improved with an existing stable and small hay barn. The stable is quite large; however, the dimensions of it are not indicated on the site plan. There is also an existing trailer located behind the stable and next to the existing hay barn. There are approximately 30 horses being boarded at the stables at this time. This property contains approximately 24.44 acres. There are existing dwellings to the west of the subject property that front on Baldwin Mill Road and along the small access road that leads to the entrance to the stables.

The subject petition is being withheld from a hearing until such time as revised plans are submitted that indicate the existing dwellings along the private road to the east of the subject site; the amount of land in addition to the 24.44 acres that is owned by Mr. and Mrs. Woodward, and the petition is revised to include the Special Exception for a trailer if the trailer is intended to be used in connection with this Special Exception, or a permit is issued for, also, the size and dimension of all existing structures must be indicated on this revised site plan. Petitioner is also advised to pay particular attention to the State Highway Administration comments and the Health Department comments.

Very truly yours,

John J. Dillon, Jr., Chairman

Zoning Advisory Committee

JJD:ND

Enclosure

John J. Brennan, Esq.,
Loyola Federal Bldg.,
Towson, Maryland 21204

RE: Special Exception for
Riding Stables (Commercial or
Non-commercial)

Item 7
Ronald B. Woodward and Jo Anne Lee Woodward

Dear Sirs:

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 attached comments are a result of this review and inspection.

The subject property is located on the north side of Baldwin Mill Road and the Gunpowder River at the Harford County line, in the 11th District of Baltimore County. This 300 property is currently improved with an existing stable and small hay barn. The stable is quite large; however, the dimensions of it are not indicated on the site plan. There is also an existing trailer located behind the stable and next to the existing hay barn. There are approximately 30 horses being boarded at the stables at this time. This property contains approximately 24.44 acres. There are existing dwellings to the west of the subject property that front on Baldwin Mill Road and along the small access road that leads to the entrance to the stables.

The subject petition is being withheld from a hearing until such time as revised plans are submitted that indicate the existing dwellings along the private road to the east of the subject site; the amount of land in addition to the 24.44 acres that is owned by Mr. and Mrs. Woodward, and the petition is revised to include the Special Exception for a trailer if the trailer is intended to be used in connection with this Special Exception, or a permit is issued for, also, the size and dimension of all existing structures must be indicated on this revised site plan. Petitioner is also advised to pay particular attention to the State Highway Administration comments and the Health Department comments.

Very truly yours,

John J. Dillon, Jr., Chairman
Zoning Advisory Committee

JJD:ND

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: July 20, 1972

ATTN: John J. Dillon

FROM: Ellsworth S. Mayer, P.E.

SUBJECT: Item #7 (1972-1973)
Property Owner: Robert L. and Joanne L. Woodward
Baldwin Mill Road and Little Gunpowder Falls
Present Zoning: R.D.P.
Proposed Zoning: Special Exception for Stables, commercial or non-commercial
District: 11th
No. Acres: 24.44 acres

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:

Baldwin Mill Road (Md. 165) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

The status of the indicated 50-foot right-of-way is unknown and assumed to be private. It is the responsibility of the petitioner to ascertain and clarify rights therein.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy for this type development, the petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 50-year design storm.

Item #7 (1972-1973)

Property Owner: Robert L. and Joanne L. Woodward

Page 2

July 20, 1972

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Baldwin Mill Road (Md. 165) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Drainage and utility easements will be required through this property for future or ultimate public utility construction.

The Petitioner is responsible for the preparation and submission of a Drainage Study to determine the flood plain and drainage reservations to be established within this property, and will be required in connection with any grading or building permit application.

Water and Sanitary Sewers

Public water supply and sanitary sewerage are not available to serve this property which is located beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1990-2010, amended 1971. The Petitioner must provide adequate private onsite water and sewage facilities subject to Health Department approval.

Ellsworth S. Mayer, P.E.
Chief, Bureau of Engineering

END/EA:PM:mas

cc: Dorwin Grise

UD-W Key Sheet

MS 20 & 21.5 Topo

37 Tax Map

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER

DIRECTOR DEPUTY TRAFFIC ENGINEER

July 27, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item 7 - ZAC - July 11, 1972
Property Owner: Robert L. and Joanne L. Woodward
Baldwin Mill Road & Little Gunpowder Falls
Special exception for stables, commercial or non-commercial - District 11

Dear Mr. DiNenna:

The driveway serving this site also serves other properties in this area. This driveway is only 12 feet wide and traffic problems can be expected on this driveway.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:mf

Maryland Department of Transportation

State Highway Administration

July 12, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: Item 71.
Z. A. C. Meeting July 11, 1972
Property Owner: Robert L. and Joanne L. Woodward
Location: Baldwin Mill Road (Route 165) and Little Gunpowder Falls
Present Zoning: R.D.P.
Proposed Zoning: Spec. Except. for Stables, commercial or non-commercial
District: 11
No. Acres: 24.44 Acres

Dear Sirs:

The access to the subject site from Baldwin Mill Road is by way of a private road which serves several residential properties as well as the stables. The road is only 15 ft. in width and is unpaved. Extreme difficulty is experienced when a vehicle traveling on the road meets another vehicle traveling in the opposite direction.

When the stables are in operation problems at the intersection of the private road with Baldwin Mill Road are anticipated. The best solution to the problem would be to widen the road. An alternative would be to construct pull-off areas.

The unpaved condition of the road results in stone being tracked onto the highway, therefore, at least a portion of the road should be paved.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
By: John E. Meyers (R.E.)
Asst. Development Engineer

CLJ:EN:bk



Baltimore County Fire Department

J. Austin Deitz

Chief

Towson, Maryland 21204

825-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert L. and Joanne L. Woodward

Location: Baldwin Mill Road and Little Gunpowder Falls

Item No. 7

Zoning Agenda July 11, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer:

Planning Group
Special Inspection Division

Noted and

Approved:

Deputy Chief

Fire Prevention Bureau

mls

4/25/72

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING

TOWSON, MARYLAND 21204

July 18, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 7, Zoning Advisory Committee Meeting July 11, 1972, are as follows:

Property Owner: Robert L. and Joanne L. Woodward
Location: Baldwin Mill Road and Little Gunpowder Falls
Present Zoning: R.D.P.
Proposed Zoning: Special Exception for Stables, commercial or non-commercial.
District: 11
No. Acres: 24.44

Unapproved p.e. privy and unapproved water well.

Complete soil evaluation must be conducted, and approved toilet facilities installed prior to acceptance by Health Department. Water well must be pitless adapter type in order to be approved.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WNG:mas

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Oulby
Acting Director
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, MD 21204
(410) 321-1111

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204
(410) 321-1111

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 7, Zoning Advisory Committee Meeting, July 11, 1972, are as follows:

Property Owner: Robert L. and Joanne L. Woodward
Location: Baldwin Mill Road and Little Gunpowder Falls
Present Zoning: R.D.P.
Proposed Zoning: Special Exception for Stables, commercial or non-commercial
District: 11
No. Acres: 24.44 acres

The scale of the plot was too small to give adequate detail and site planning factors.

Very truly yours,
Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

July 11, 1972

TOWSON, MARYLAND - 21204

Property Owner: Woodward
District: 11
Present Zoning: RDP
Proposed Zoning: S.E. for stables
No. Acres: 24.44

No bearing on student population

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 5, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Revised comments on Item 7, Zoning Advisory Committee Meeting, July 11, 1972, are as follows:

Property Owner: Ronald B. Woodward

A complete soil evaluation must be conducted for installation of underground sewage disposal system. If this evaluation determines that percolation is unacceptable, the existing privy must be rebuilt or replaced with an approved privy.

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

BRENNAN AND BRENNAN
ATTORNEYS AT LAW
LODYLA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

September 15, 1972

Zoning Office
County Office Building
Towson, Maryland

Re: Woodward Special Exception

Gentlemen:

It is the intention of the applicant to widen the roadway by three feet and pave the roadway within 15 feet of the highway in order to avoid loose stones from collecting on the highway. It is also the applicant's intention to erect two privies on the premises. All of the above is contingent upon the Special Exception being granted.

Very truly yours,
John J. Brennan
Attorney for Applicant

JJB/syr

PATRICIA S. GRAHAM
ATTORNEY AT LAW
505 BALTIMORE AVENUE
TOWSON, MARYLAND 21204

January 21, 1974

PATRICIA S. GRAHAM
ATTORNEY AT LAW
505 BALTIMORE AVENUE
TOWSON, MARYLAND 21204

January 11, 1974

John J. Brennan, Esquire
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Woodward - Petition for Special Exception

Dear Mr. Brennan:

Pursuant to the request of the Board of Appeals, I have met with the property owners on Lynch Lane relative to restrictions they would want imposed should a Special Exception be granted. These restrictions are set out as follows:

1. No auctions to be held on the premises.
2. Construction of a 25-foot-wide paved roadway leading from the intersection of Lynch Lane and Baldwin Mill Road to the entrance to the Circle C. This road is to be constructed on the 50-foot right-of-way shown on the site plan submitted to the Board and is not to include any portion of the existing Lynch Lane. Said roadway is to be constructed and maintained at the expense of the Petitioners.
3. Full-time, round-the-clock supervision of the stables and Circle C.
4. Trash removal by private contractor with trash receptacles on property of Circle C with no dumping and burning of trash on the premises.
5. Filing of written permission with the Board of Appeals by adjacent property owners who allow use of their land by riders from the Circle C, a diagram of the trail to be followed over these properties, and the restriction that the Circle C riders follow these designated trails.
6. Hours of operation to be limited to a period from 8:00 a.m. to 8:00 p.m. daily.

John J. Brennan, Esquire
January 11, 1974
Page 2

7. Number of horses allowed to be boarded to be determined by the formula of one horse per acre of pasture land with area utilized by stable, storage trailer and hay barn to be deducted from total acreage.
8. No phone or radio hook-up to public address systems.
9. Two privies to be cleaned by a licensed scavenger on a regular basis.
10. No sale of tack.
11. Sign not to measure more than 3'x4' and to be erected on a pole instead of the fence.
12. No more than 8 horses to be available for hire.
13. No horse shows on premises.
14. No vending machines on exterior of property.
15. Use of trailer to conform with Baltimore County Zoning Regulations.
16. Adequate fencing to comply with the recommendations of the Board of Inspection of Horse Riding Stables, and preferably a board or stock fence.
17. No horse shows on premises.

When you have discussed the above with your clients, please give me a call.

With kindest regards, I am

Very truly yours,

Patricia S. Graham

PSG:mg

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-66X

District: 11th Date of Posting: 10/28/72
Posted for: Henry, W. B. Co. 1972 @ 1:00 PM
Petitioner: Ronald B. Woodward
Location of property: N.B. of Baltimore Blvd. East and West Side
Location of Sign: 1 Sign located at front of Ronald B. Woodward
Remarks: 1 Sign located at front of Ronald B. Woodward
Posted by: Paul A. Koss Date of return: 10/5/72

BALTIMORE COUNTY, MARYLAND
OFFICE OF F. NCE. REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5033

DATE Sept. 26, 1972 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

John J. Brennan, Esq.
Loyola Federal Building
Towson, Md. 21204
Petition for Special Exception for Ronald Woodward
#73-56-X



