PETITION OR ZONING RE-CLASSIFICATION 73-86-Y AND/OR SPECIAL EXCEPTION

County and which is described in the description and plat attached hereto and made a part hereof, etition (1) that the zoning status of the herein described property be re-classified

to the Zoning Law of Baltimore County, from an-__zone; for the following reasons

See attached description

FOR PAING

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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 Regula

1. or we, agree to pay expenses of above re-classification and/or Special Exception advertising upon filing of this petition, and further agree to and are to be bound by the zoning Smile & Woodward Julime Le Woochand

Address & F 6 Fing Acces lehe

686 tog frame

Hen arm Md 21057

leves

1011

John J BrewnAN,

Address Loyola Pederal Bldg., Towson, Md. 21204

nissioner of Baltimore County, this. 15th..... 197 2 that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughare County, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of October SEP 15 72

Ferci :

ZONING HEARING CASE DATA SYSTEM

A-1 Keypunch Chart

A or 1 Cord Col Dete Case number 1-5 2308,6 6-7 District 8-9 Hearing type code B Existing zening code di Requested zoning code 12 Existing district code 13 Requested district cod lise code 15-1726.7 *Acres multiplied by 100 18-23 Digici 00,4 Hearing date (MODAYR) 24-29 7121/11/18 Hearing decision date (MODAYE) 30-35 7 13,0,4,0,6 Hearing decision code 36 冮 Board of appeals date (MODAYR) 37-12 7402113 Board of appeals decision code 43 8 Circuit court date (MODAYR) luli-le _____ Circuit court decision code 50 Court of appeals date (HODAYR 51-56 Court of appeals decision and 57 Filing date (MODAYR) 58-63 Variance code 64 __ 65-73 Transaction date (MOUAYR) 74-79 7,40,4,2,3

Card Code: A if new record 1 to change existing record 80 A Minen 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 : N/S of Baldwin Mill Road and the W/S of Little Gunpowder : is - 11th District ald B. Woodward, et ux -Ronald B. Woodware, Petitioners NO. 73-86-X (Item No. 7)

... ...

BEFORE THE ZONING COMMISSIONER

BALTIMOPE COUNTY

...

AMENDED ORDER

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

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

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Ronald B. Woodward - #73-86-X

(8)

believes that the Petitioner has nut overcome the burden of satisfying the requi Section 502.1. The general welfare would be adversely affected by granting the

Therefore, for these reasons and from all the testimony, the Board hereby everses 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 aforegoing 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

John & Slowik Chairma

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3.

N/S of Baldwin Mill Road, and W/S of Little Gunpowder Falls 11th District Ronald B. Woodward, et ux -Petitioners NO. 73-86-X (Item No. 7)

RE: PETITION FO: SPECIAL

EXCEPTION

RE: PETITION FOR SPECIAL EXCEPTION

based on the granting of the Special Exception

guarters of any kind

Lane, and runs off Baldwin Mill Road

COUNTY BOARD OF APPEALS

OF

No. 73-86-X

OPINION

This case comes before the Board on an appeal by the Protest

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

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 of black construction . Its base size is 40 \times 170 feet and is 8 feet

high to the square. It has a gable roof, stalls for thirty horses and a large open area

galvanized metal building, 20×50 feet, used for hay storage, a mobile trailer for storing

in common with others. The description of the tract and of the road is set out in a deed,

a copy of which is in evidence as Protestants' Exhibit A. This road is known as Lynch

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

where several auctions have been conducted in the past. Also on the tract is a

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

The property is served by a narrow private road with the right and use thereof

The owner of the subject property, Mr. Woodward, leases it to Mr. Walter

He has conducted four auctions at the site during his tenancy. The

600

BALTIMORE COUNTY

non-commerc'al) N/S Baldwin Mill Road and

W/S Little Gunpowder Falls
11th D'atrict

BALTIMORE COUNTY

BEFORE THE

ZONING COMMISSIONER

OF

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ORC DA TE

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 Fetitioner 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 at Lynch Lane, a d perpendicular to Baldwin Mill Road which is the access ed 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 ned by an individual with several casements granted, for ingress and egress, families living on Lynch Lane

Withour 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 nurrow 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; trosh along the lone; a loud outdoor public address system and other complaints, and are, therefore, apposed to granting the Special Exception because of adverse effects to them and to their property

The subject property is zo 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 Veterinariums, subject to the provisions of Section 421, - - - which provide 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, I states: "Before any Special Exception shall be granted, it must appear that the use for which the Special Exception is requested will not:

- a. Be detrimental to the health, safety, or general fare 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 improve
- 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, thereis no resident 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 arimental to the health, safety and general welfare of the community

6%

The main concern of the residents of the area involved 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 Sectio 502.1 of the Baltimore County Zoning Regulations, the Special Exception for a riding academ, should be granted

Therefore, IT IS OLDERED by the Zoning Commissioner of Baltimore County, this 6 aday 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.
- 2. No more than sixteen (1b) horses be made available for hire for purposes of trail riding
- No more than forty (40) norses be boarded in the stable, being that it is the intention of the Zoning Commissioner than not more than norty (40) horses are permitted on the premises at any one time.
- That no "tack shop" operation take place or be permitted on
- The auctioning of horses be limited to five (5) individual days
- All junk located & the subject property be removed within thirty (30) days hered
- A site plan being approved by the Department of Public Works. State Highway Administration and the Office of 1 Planning and Zoning.

Millem

₩ UEER4923 MEE330 Gro EXA

THIS DEED, Made this 25 day of September in the year and him hundred and sixty-sight, by and between OHN J. BILLINGSLEA and INEZ L. BILLINGSLEA, his wife of Marford County, State of Maryland, of the first part, and MONALD B. CODWARD and JOANNE L. WOODWARD, his wife of the second part, WITHESSETH, that in consideration of the sum of Five

Dollars (\$5.00) and other good and valuable considerations, receipt of which is hereby acknowledged, the said Parties of the first part do hereby grant and convey unto the said Parties of survivor of them and the survivor's heirs and assigns in fee simp all that lot of ground situate and lying in the 11th Election District of Baltimore County and being described as follows:

Bistrict of Baltimore County and boing described as follows:

BECHNIES for the serie at a pipe heretofore set in the mineteenth or south 75.7% degrees 1961 51. Perfect for a parcel of lend which by in deed doted September 18, 1956 and recorded among the Land Records of Baltimore County in Liber #1.75. No. 1999 folio 279 was conveyed by George V. Burton and wife to Edward P. Hilferty and wife in interest in the row of the force part as a state of the series of the content of a 26 foot Bight of Liga as set forth in an agreement between between the series of a 10 foot Bight of Liga as set forth in an agreement between between the series of t

221 6 3cm 25

Baltimore County.

maket Sunces

75.00 100

We, the undersigned, have no objection of the

peration of Riding Stables situate on the property of Ronald B.

Special Exception for this purpose by the Zoning Commissioner of

Jahn J. Billingslew Balchon Mill Rd Stanles R Chayton Queck Jone Hoyde My 2003.

Marion M. Francis Baldwin Maryland

dward and wife, and we have no objection to the granting of a

North 33 degrees West 20.5 perches and thence running with and continuing to bind on the outlines of the aforesaid percei of land which was conveyed by Burton to Hilferty the four following courses and distances wis: North 38 degrees 15 minutes West to the State of the State of

Containing 10.80 acres of land more or less.

LIBER4923 MEE331

August 9, 1976 and recorded among the Land Succrete of Initiative County, 1976 and recorded among the Land Succrete of Initiative County, 1976 and recorded among the Land Succrete of Initiative County, 1976 and Controlled Tang Granted and Controlled the Said John J. Billington Catherines (1976) and 1976 and

ir nowtheat trip described to the control of the fourteenth or described as follows to with to the middle mail fised and described as follows to with the following the fo

● UEER4923 MEE332

The herein described right of way embraces in part an existing road or lame which is being used by other parties having the right thereto.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways waters, privileges, apportenances and advantages, to the same belonging, or anywise apportaining.

TO HAVE And TO HBUL the same lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; the the rights, privileges, spurienances and advantage thereto be the beginning the same of the second partial to the proper use and baseful of the said parties of the second part, their heirs and sasiens, in fee simple.

ABB the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsever; to encumber the property hereby conveyed that they will warrant specially the property granted and that they will severe such further assurances of the same as may be requi-

WITHESS the hands and seals of the said Grantors.

TEST:

Some J. Belling Steason Der & Billingstond

STATE OF MARYLAND, COUNTY OF MARFORD, to wit:

I MEREBY CERTIFY, that on this 25thday of September, 968, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Harford, personally appeared JOHN J. BILLINGSLEA and INEZ L. BILLINGSERA, his wife known to instrument and acknowledged that they executed the same for the surposes therein contained and in my presence signed and sealed

IN WITNESS HEREOF, I hereunto set my hand and Official



Day Co. Hours Mary Ann Hauer

Mary Ann Hauer

See'd for record SEP 26 1968 at 1 Per Orville 7. Geometh. Clerk

Mail to Mache handau M

Machen Beengs Be. 21110 7 mandau M BEFORE THE

PETITION FOR SPECIAL EXCEPTION N/S of Baldwin Mill Road and the W/S of Little Gunpowder Fails

RONALD B. UNDERWOOD, Et Ux

11th District

Vernon H. Kraft

Box 356 Baldwin Mill Road

Elizabeth M. Kraft

PETITIONERS BALTIMORE COUNTY

No. 73-86-X (Item No. 7)

GRDER OF APPEAL

Please enter an appeal to the ___timore County Board of appeals

on behalf of the following individuals

Joan J. Krug Harold J. Krug Box 358 Baldwin Mill Road Baldwin, Maryland 21013 Dr. Theodore Carski Trudi T. Carski Box 357 Baldwin Mill Road

Baldwin, Maryland 21013 George Kohl Joseph Kohl Ruth Kohl Box 359 Balowin Mill Road Baldwin, Maryland 21013 Baldwin, Maryland 21013

Frances Hope Burroughs 14106 Baldwin Mill Road Baldwin, Maryland 21013 Thor Sverre Ramsland Sweet Air Road

John Thoman Prince Walton, Jr. Baldwin Mill Road Baldwin, Maryland 21013

from the Order of the Zoning Commissioner dated April 6, 1973, granting a Special Exception for a riding academy, boarding of horses, and the auctioning of horses on five (5) individual days per year and from the Amended Order dated April 19, 1973, substituting a restriction based on the granting of said



PATRICIA S. GRAHAM Attorney for Appellants 605 Baltimore Avenue Towson, Maryland 21204 296-8856

Clayto Motor Stanley to Clayton fork of Rolling, md 2013 Honey 89 7 1100 midem had not 1104 OT Wight for

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NAME ADDRESS Ofer T. Kelly Bunard C July . Charlotte 6. Helly Joseph & Steller 5 homes n. Helly Marka a Kelly

Mary Kelly Reall Mancy T Milker O Pobut Milker n Sharon Riley

Hyder, 72d. 21082 Hyder md 21082 13330 Long Sreed the Fyle, nd. 21082 Jong Drun Pike Hyde Mayland Hyde mid 21082 Hyder Md 21082 Tong been Pike Baldwin, Md.

DOLLENBERG BROTHERS Registered Professional Engineers & Land Summon

TOWSON, MD. 21204

June 19, 1972

4oning escription

All that piece or parcel of land situate, lying and being in the sleventh Election Pistrict of Balthnore County, State of Maryland and described as follows to wit:

described as follows to wit:

Seginals for the same in the senter of Saldwin Mill Soed and in the center of bridge over the Little Amnowder Falls, the center the root cells the dividing line between Silthere and Harford Counties the Counties of the County of the Counties and South 57 degrees 3% minutes and 5% feet tore or less, thence and South 57 degrees 3% minutes and South 57 degrees 5% at Maj 57 degrees 3% minutes and South 57 degrees Seat 4% feet to degree 5% of the South 57 degrees 5% of the South 57 de

Containing 24.44 Acres of land more or less.

Being the property of the petitioners herein as shown on a platfiled in the office of the Baltimore County Loning Department.



PARTITION FOR A SPECIAL EXCEPTION 11th DISSULTED

ZORTHG:

Petition for Special Exception for a Riding Stables. TOC ATTON North side of Baldwin Mill Boad and West side of the Little Cumposder Falls.

DATE & TERM

WEDNESDAY, OCTOBER 18, 1972 at 1:00 P.M.

Room 106, County Office Building, 111 V. Chesapeak Avenue, Toumon, Maryland. The Soning Commissioner of Baltimore County, by authority of the Soning Act and Regulations of Baltimore County, will hold a public hearing:

Petitics for a Special Exception for Riding Stable

All that percel of land in the Eleventh Ristrict of Baltimore Cou

Being the property of Ronald B. Woodward and Jo Anne Lee Woodward, as shown or plat plan ffied with the Soning Department.

||Searing Bates Vedmesday, October 18, 1972 at 1900 P.M. ||Public Hearings Noon 106, County Office Bailding, 111 V. Chesapeabe Avenue, To ST CHEST OF 20 MINERIA P. 2010 CHEST OF 2010 P. 2010 P

albert firmaint Huyden md. Danie to Whele Baldion, med. Colus & Cally Bridwin Sal Kalph Drupe Bildun md. Baldwan, Md. Steent to part Baldwan, M. Steent to part Baldwan, M. Steent to part Baldwan, M. Steent to part James and John Steeller Theres an Amper Mary & Kenderson-Raldwin md. 6. Thomas Johnson 4: Overly Rubite Baldwin, Md. Charles R. White Baldwin, Nid Charles T. Wright Fallston Mid. The B. Cym Fell to at Phone to Fedita Ad. Let Circle C

Cy Cx

Met M. Foel Manden Baldwin Mod. To ride Thomas

Oney & Taw h

Bulio Caulto Gran Al. Buldwin Mil.

Baldwin, med. xhappy to grant

Church Jane Hayde Mel 21032

Bellin DOV

APR 25 1974

Baldwin Maryland 21013

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenno, Zoning Commissioner Date October 17, 1972

FROM Norman E. Gerber, Office of Planning

SURJECT Petition 73-86-X. North side of Baldwin Mil! Road and West side of the Little Gunpowder Falls.
Petition for Special Exception for Riding Stubles.

Ronald B. Woodward and Jo Anne Lee Woodward - Petitions

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, I are met any additional developmen



NEG: cm

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIPPORD. P.E. WM. T. MELZER

0

July 27, 1972

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

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

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.

Michael S. Flanigen Michael S. Flanigan Traffic Engineer Associate

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 26, 1972

HN J. BILLON, J

THUREAU OF

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

RE: Special Exception for Riding Stables (Commercial or Item 7 Ronald B.S JoAnne Lee Woodward

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

The subject presery is located on the north side of Meldwin MII Read and the Gunneouder River at the Marford County line, in the III to District of Buildinere County. This RDP processing is corrently instructed with an existing stable and small hay bern, the stable is cuttle large, however, the dates as small hay bern. The stable is cuttle large, however, the dates on existing trailer laceted behind the stable and next to the existing Ray Barn. There are approximately 30 horses being boarded at the stables as this time. This property contains approximately 20 horses being the small stables as the cutter of the subject preservy that most one table in MIII does now being the small across read that tends to the entire or many that the county of the subject to the cuttern of the Stables.

The subject letition is being withheld from a hearing until The subject settion is being withheld from a hearing until such time as revised plans are submitted that indicate the existing shellings along the private road to the east of the subject site; the anomat of land in addition to the 24 acres that is owned by Mr. and Mrs. Moodbard, and the eastion 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 amplified. Along this size and elionsion of all existing structures as in the payment could recome the subject of ents and the Health Department comments.

8

1.00 - 10 Inclosure

David H. Fisher

July 12, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Maryland 21204 Rei Item 71.
Z. A. C. Neeting July 11, 1972
Property Owner' Robert L.
and Joanne L. Modebard
Groute 1859 and Little
Gunyouder Falls
Present Zening R.O.P.
Proposed Joning: Spec. Except.
for Stables, commercial or
non-connercial
DI A. Carsa 13, Vie Acres No. Acres: 24.44 Acres

The access to the subject site from Baldwin Hill 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 Boud 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. Heyers
Asst. Revelopment Engineer

CL:JEH:bl



P.O. Box 717 / 300 West Preston Street, Baltimore, Maryl, nd 21203

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date July 20, 1972 TO S. Eric DiNenna ATTN: John J. Dillon FROM Ellsworth N. Diver. P.E.

SUBJECTItem #7 (1972-1973)
Property Owner: Robert L. and Joanne L. Woodward
Baldwin Mill Road and Little Gunpower 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 twisory 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 Sta s Highway

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.

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.

J. Austin Deitz

Office of Planning and Zoning

Item No. 7

Gentlemen:

Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. Oliver-Le-Myers, Chairman Zoning Advisory Committee Re: Property Owner: Bobert L. and Joanne L. Woodward

Provisions for accommodating storm water or drainage have not been indicated

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 ...n-off through the property to be developed to a mixtube outfall.

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

Baltimore County Fire Department

Towson, Maryland 21204

825-7310

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicabl 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 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

EXCEDS the maximum allowed by the Fire Department.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or br inning.

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.

Site plans are approved as drawn.

The Fire Prevention Bureau has no comments at this time.

/Noted and

Deputy Chief Pire Prevention Bureau

Zoning Agenda July 11, 1972

Location: Baldwin Mill Road and Little Gunpowder Falls

Item #7 (1972-1973)
Pronerty Owner: Dert L. and Joanne L. Woodward Property Owner: Page 2 July 20, 1972

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary The retitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any mismaces or disagree 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 Sta' Road. Therefore, training requirements as they affect the road cone under as 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 The retitioner 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 Sewer:

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 Swange Plan For 1970-2010, Asmedel 1971. The Petitioner must provide adequate private consiste water and swange facilities subject to Health Desarkment approval.

ELLS CETH N. DIVER, P.E.

END: EAM: FWR: SS

cc: Dorwin Grise

UU-NW Key Sheet NE 20 & 21 G Topo 37 Tax Map

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

July 18, 1972

DONALD J. ROOP, M.D., M.P.H

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 Neeting July 11, 1972, are as foilows:

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.t 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

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

WMG: mn#

mls 4/25/72

Reviewer:

Planning Group
Special Inspection Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Acting Director REFERENCE COMMISSION OF THE PROPERTY AND THE PROPERTY AND

August 7, 1972

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,

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

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

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

ITEN # Z

TOWSON, MARYLAND - 21204

Property Owner Woodward

District

RDP Present Zoning

S.E. for atables

No. Acres

24.14

No bearing on student population

BOARD OF EDUCATION

July 11, 1972

0

11

Proposed Zoning

MAG JEHN M ETGEKKA

PATRICIA S GRAHAM

January 11, 1974

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:

Construction of a 25-foot-wide pawed roadway leading from the intersection of Lynch Lane and Baldwin Nill and the land of the Circle C. This road is to be communicated to the Circle C. This road is 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.

Full-time, round-the-clock supervision of the stables and Circle C.

Trash removal by private contractor with trash receptacles on preperty of Circle C with no dumping and burning of trash on the premises.

Filing of written permission with the Seard of Appeals by adjacent preparty emers whe allow use of their land by riders from the Circle C, a diagram of the trail to be followed over these preparties, and the restriction that the Circle C riders follow these designated trails.

Hours of operation to be limited to a period from 8:00 a.m. to 8:00 p.m. daily.

1. No auctions to be held on the premises.

RE: Woodward - Petition for Special Reception

Dear Mr. Brenna: 1

6

PATRICIA S. GRAHAM ATTORNEY AT LAW SOS BALTIMORE AVENUE

January 21, 1974

John A. Slowik, Chairman County Board of Appeals 111 West Chesapeake Avenue Towson, Maryland 21204

Ronald B. Woodward, et ux

Dear Mr. Slowik:

I have received a copy of Mr. Brennan's letter to you dated January 17, 1974, relative to the above-captioned matter.

Bnclosed herewith is a copy of my letter to him, dated January 11, 1974, setting forth the restrictions which my clients would desire should a special exception be granted for the subject premises. It was my understanding that after a proposed set of restrictions had been drawn up, counsel for both parties were to sit down and discuss these restrictions to see if some agreement could be worked out. Wr. Bremman's letter to you was the first reply worked out. Wr. Bremman's letter to you was the first reply not feel that his active of January lith and, personally, I do not feel that his active min this matter were within the contemplation of the Board. tion of the Board.

In the final paracraph of Mr. Remnae's letter, he has requested that the Board inform him of its final decision before charting a final Order so that if it is not agreeable with him he can with the with the second with the period of the second with the second with the with the period of the second with the w

Very truly yours, Patricia S. Graham

Rec'd 1/22/74

JEFFERSON BUILDING

October 5, 1972

-BALTIMORE COUNTY, MARYLAND

DONALD J. ROOP, M.D., M.P.H.

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

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,

Rom/ Livin Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

DEPARTMENT OF HEALTH—

HVB:mn

*

Number of horses allowed to be bearded to be determined by the formals of one beroe per serie of pasture land with arms utilized by stable, storage trailer and key barn to be deducted from todal endobers.

8. He phone or radio best-up to public address systems.

- 9. Two privies to be closed by a licensed scavenger on a
- Sigm not to measure more than 3'x4' and to be erected on a pole instead of the femos.
- more than 8 horses to be available for hire.
- 14. No wending machines on exterior of property.
- 15. Use of trailer to comform with Baltimore County Zoning
- Adequate femcine to comply with the recommendations of the Board of Inspection of Horse Riding Stables, and preferably a board or stock femce.
- 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

BRENNAN AND BRENNAN AT ORNEYS AT LAW
LOYOLA FEDERAL BUILDING
22 WEST BENNST VANIA AVENUE

TOWSON MARYLAND 21204 871 2464

September 15, 1972

County Office Building Towson, Maryland

Re: Woodward Special Exception

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

Very truly yours,

pt. 16 John J. Brennan Attorney for Applicant

JJB/syr

CERTIFICATE OF POSTING #73-86X ZONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting Left 28:72 Posted for Hearing Med sel. 18. 1972 @ lice PM. Petitioner Ronald B. Nordison Location of property N/S & Beldever Will Road and West Sele

E the Surfaced r. Fellow Front of Societ & Merchenost Math tope tota CO Raul on Baldin Rd

Protect by Mark Kers Date of return Oct 5-22 Mixed Reported 10/8/12 Same Sugar

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 28 19 72

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., come descenden day of ___Qctober______, 19_72_, the fifst publication appearing on the ____28th ___day of ___September 19. 72

THE JEFFERSONIAN.

Cost of Advertisement, \$____

1. 73-86 X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District. // st	Date of Posting. 7 73
Petitioner: Royald B. Por	
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Lell Son Freder Fell	Als F. Bokhan Ond has that Lake f
Remarks:	***************************************
Posted by Mul 14 14.	Date of return. June 14" 22

BALTIMORE C' 'NTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

John J. Brennan, Esq. Loyola Federal Building

Towson, Md. 21204

Ronald B. Woodward

PINK - AGENCY

DATE_ 0ct. 19, 1972

ORIGINAL.

OFFICE OF

BESSEX LIMIS

ESSEX, MD. 21221

October 2 - 19 72

THIS IS TO CERTIFY, that the annexed advertisement of C. Eric Dinenna

Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in

weeks before the 2nd day of October 19 72 that is to say, the same was inserted in he issue/of September 28, 1972.

STROMBERG PUBLICATIONS. Inc.

Item 7 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 Petitioner Renald B. S Jelane Lee Moor Petitioner's Attorney John J. Brance

ACCOUNT _01-662 AMOUNT_\$58.25 VELLOW - CUSTOMY Advertising and posting of property for 58.25 × c

BALTIMORE COUNTY, MARYLAND No. 8275 OFFICE OF FINANCE REVENUE DIVISION DATE May 10, 1973 ACCOUNT 01-662 AMOUNT \$75.00 Patricia S. Graham, Require Cost of Appeal and Posting of Property for Case No. 73-86-X N/S of Baldwin Mill Road and the W/S of Little Gunpowder Falls - 11th District Ronald B. Woodward, et ux - Petitioners

BALTIMORE COUNTY, MARYLAND No. 5033 OFFICE OF F NCE - SEVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Sept. 26, 1972 ACCOUNT01-662 DISTRIBUTION John J. Brennan, Esq. Loyola Pederal Puilding Towson, Md. 21204 Petition for Special Exception for Ronald Woodward















