

May 12, 1975

John H. Mears, Jr.
621 6th Street
Annapolis, Maryland 21403

RE: Case No. C-75-348
1220 South Rolling Road
1st Election District

Dear Mr. Mears:

This office has received numerous complaints that the above referenced property has not been maintained and/or complied with the restrictions that were part of the Special Exception (Case No. 73-272-X) that was granted for a commercial riding academy and/or stable. Recent field inspections have substantiated these complaints.

The Special Exception was granted on June 6, 1973 and, under Section 502.3 of the Baltimore County Zoning Regulations, must be utilized within a period of two (2) years from the date of the Order or lose the right to said use. Based on this requirement, it is mandatory that you attain compliance by June 5, 1975, or the matter will become the subject of a violation hearing, at which time the aforementioned Special Exception may be voided.

If further explanation or additional information is required, please feel free to contact this office.

Very truly yours,

151
JAMES B. BYRNES, III, Chief
Zoning Enforcement Section

JBB:tk

cc: Mr. S. Eric Di Nenna
Mr. James E. Dyer
Hearing File
Violation File

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John H. Mears Jr. 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 _____ 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 Commercial Riding Stable

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 for Baltimore County.

Paul Bruce of 1800-371234
John H. Mears Jr. of 21403
Contract purchaser
Address: 21403

John H. Mears Jr.
Petitioner's Attorney
Address: 21403

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of March, 1973, 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, at the _____ day of _____, 1973, at 1:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

DULLENS 5-0397

JOSEPH L. LEITZER
ATTORNEY AT LAW
3810-13 ELSTON STREET
BALTIMORE, MARYLAND 21204

May 5, 1973.

Zoning Commissioner for Baltimore County,
Court House,
Towson, Md. 21204.

Dear Sir,

I reside on the east side of Rolling Road, Catonsville, about one-half mile south of Wilkens Avenue. My property consists of approximately 6 acres of land, improved by a brick dwelling. I have owned the property for over 30 years.

Mr. John Mears owns the property on the west side of Rolling Road between Wilkens Avenue and Gun Road, and his property is directly opposite my residence. Mr. Mears owns in excess of 75 acres, improved by several dwellings, barns and stables.

I understand that Mr. Paul Bruce, on behalf of, or as tenant of, John Mears, has filed a petition for a special exception in order to use part of the property as a riding and/or boarding stable and horse trails.

The purpose of this letter is to certify that I have no objections to the use of the property for the purposes desired by Mr. Mears and/or Mr. Bruce.

I further certify that I have no financial interest in the property for which the petition for a special exception has been filed; that I am not related to either Mr. Mears or Mr. Bruce, and that this letter has been solicited, and that I recommend the granting of the petition.

Very truly yours,

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Rolling Road, 85.97' N of Gun Road - 1st District
John H. Mears Jr. - Petitioner
NO. 73-272-X (Item No. 157)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception to operate a Commercial Riding Stable on a 78.25 acre farm. The farm is zoned D.R. 1 and D.R. 2 and is situated on the west side of Rolling Road between Gun Road and the proposed Metropolitan Boulevard in the First Election District of Baltimore County.

Testimony indicated that the subject horse farm is leased by the Petitioner to Mr. Paul Bruce and is managed by Judith Reineke. The present operation or use has existed for approximately two years, and involves a total of 50 to 60 horses. Approximately 30 horses are rented for riding purposes and 15 to 20 horses are boarded. On a busy weekend, 30 to 40 persons may rent horses for riding purposes. The manager-caretaker lives on the property with her father and younger sisters and provides all required care and feeding of the horses.

A zoning violation complaint was previously filed in protest of the operation, i.e., operating a riding stable in a residential zone without benefit of a Special Exception. A Violation hearing was held and the Order is being held sub curia pending the outcome of this hearing.

In testifying, Mr. Bruce indicated that the farm, for all practical purposes, would remain in its present state. However, his plans do include the construction of a pole barn with approximately 50 standing stalls and 15 box stalls. The entrance to the property will also be relocated in connection with the taking of or improvements to Metropolitan Boulevard. The parking area that handles approximately 50 cars will be improved as necessary. The

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 6th day of June 1973, that the herein described property or area is hereby Granted a Special Exception for a Commercial Riding Academy and/or Stable, subject, however, to the following restrictions:

1. Approval of and compliance to an approved site plan for said use by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.
2. The total number of horses may not be increased beyond the 60 that presently is kept on the property. Of the 60 horses, not more than 30 may be utilized for riding purposes.
3. The size of horses on the property may not exceed 15 in any one calendar year.
4. That there be no tack shop or retail sales area per se on the site.

James E. Lutz
Deputy Zoning Commissioner
of Baltimore County

business does not include the selling of horses. However, from time to time, horses that are not acceptable for riding purposes are sold or traded. Approximately eight horses have been disposed of in this matter since September.

Several area residents appeared and testified in protest to the Special Exception. The area was described as being one of the most desirable residential areas in Baltimore County with the value of the homes ranging from \$60,000 to \$150,000. Some residents indicated that they had adopted a live and let live attitude with regard to the horse farm. However, these residents are objecting to the Petitioner's attempt to legalize the operation on the basis that it is commercial in nature and, if granted, would permit expansion and more intense use of the farm as well as opening the door for yet additional commercial uses in the area.

At least one resident complained of the use in 1971 which has resulted in the aforementioned violation hearing. Other objections included the some-time parking of cars on Rolling Road and the proposed width and location of the relocated entrance.

Mr. Joseph Plocek, project engineer with the Department of Natural Resources of the State of Maryland, testified in behalf of the State. He indicated that he was responsible for coordinating park properties and that the State planned to acquire all of the subject property that is not being taken by the State Highway Administration in connection with Metropolitan Boulevard. He cited that they are attempting to negotiate with the owner of the property at the present time. Under cross-examination, Mr. Plocek indicated that he was not aware that Mr. Bruce had a five year lease on the subject property with an option to buy.

In commenting on the Petitioner's plans to utilize the property, the State and County agencies, in particular, the State Highway Administration and the Baltimore County Department of Traffic Engineering, had no adverse comments with regard to the proposed use.

PROTESTANT'S EXHIBIT B

1303 South Rolling Road
Baltimore, Maryland 21228
September 3, 1971

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

Attention: Mrs. Edith Priester,
Supervisor of Complaints

Dear Sir:

On June 17, 1971 I wrote to you and complained about the use of property on the west side of South Rolling Road opposite my home for a riding club, riding academy or livery stable.

In response to my complaint, I was contacted by your Department and advised that the property was being used by TRAILS END RIDING CLUB as a private riding club and that this was not the same as a riding academy or livery stable and apparently not in violation of the zoning.

Since the time of my initial complaint and your investigation, the use of this property for riding academy or livery stable purposes has substantially increased. Attached is a copy of an advertisement appearing in the CATONSVILLE TIMES of September 2, 1971 advertising TRAILS END RIDING CLUB under "Riding Academies".

This property is not used as a private riding club. The club is a sham and a cover up for a riding academy and anyone may come to this establishment and rent a horse for \$1.50 or more without being a "member" of any club. I understand that after three such horse rentals, the rider automatically becomes a member of the club. There are no club dues or membership applications and the hourly rental is the same for the so called "club members" as for the general public.

If the tone of my letter suggests that I am dissatisfied with the lack of enforcement of the applicable zoning regulations in this instance, you are correct. I am appalled that zoning restrictions can be so easily avoided by subterfuge and sham. It is obvious from all of the

After considering the above testimony and making an on site field inspection of the subject property and surrounding area, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations and that a conditional or interim use of the subject 78 acre farm as a commercial riding academy and stable will not be detrimental to the area in question.

The property has several hundred feet of frontage on public roads, borders the State park for several hundred feet and is, in fact, expected to be purchased by the State of Maryland for park purposes in the near future. Uses permitted as a matter of right under the present zoning classification would include approximately 135 individual homes or apartments, a church or churches and other religious institutions, a hospital, research institutions and schools with an exception of business or trade schools. All of these uses could generate as much or more traffic than the use presently under consideration. Likewise, if developed for one or more of these uses, the impact on the surrounding area would be much greater than if utilized, more or less, in its present state with the only changes being the addition of a pole barn, relocation of the entrance and parking improvements. It should also be noted that a Special Exception is unique to a specific property and use, and as such, should not be considered an entering wedge for additional commercial type uses.

The Petitioner should be aware, however, that the existing use has no legal standing prior to this Order and was apparently being utilized in violation of the zoning regulations. Any future improvements, such as the entrance relocation, parking and the pole barn, should be made only with the full understanding that the State plans to purchase the property in the future. The granting of the Special Exception is intended to permit an interim use of a commercial riding academy and stable on the subject property until such time as same is purchased by the State Highway Administration.

Page 2
September 3, 1971
Baltimore County Office of Zoning

facts and circumstances surrounding the organization and operation of the TRAILS END RIDING CLUB that it is not a bona fide private club. It is purely and simply a commercial riding academy that rents horses to anyone and offers riding lessons and other related riding academy services.

It is my understanding that the Baltimore County Office of Zoning is charged with the responsibility for the enforcement of zoning restrictions. Unless your Department takes prompt action to stop the above described flagrant violation of zoning regulations, I intend to organize the neighbors, retain counsel and utilize every legal means available to us to enforce the laws intended for our protection.

Please respond to this letter in writing and advise me of the action that your Department intends to take.

Very truly yours,

Gordon B. Littlepage

Enclosure

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

MEMBER
JOHN J. DILLON, JR.
Chairman

MEMBER
BUREAU OF ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
HIGHWAY ADMINISTRATION

HEALTH DEPARTMENT

PLANNING DEPARTMENT

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PLANNING DEPARTMENT

April 7, 1973

Whiteford, Taylor, Preston,
Trimble & Johnson
Sun Life Building
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 159
John H. Mears, Jr. - Petitioner

Gentlemen:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northwest corner of Rolling Road and Gunn Road, in the 1st District of Baltimore County. This is a 2.2 acre property, which contains 90.16 acres of land was a subject of an earlier petition for the same use in the fall of 1971. However, requests for revised site plans were not timely in being submitted and the entire petition was returned. The petition now before us is the result of these revised plans being submitted, along with the revised petition. A copy of the previous Committee comments with any additional comments that have been submitted with reference to this petition are enclosed.

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

Whiteford, Taylor, Preston,
Trimble & Johnson
Item 159
April 3, 1973

forwarded to you in the near future.

Very truly yours,
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJDjr:td

(Enclosure)

cc: Purdon & Jeschke
1023 North Calvert Street
Baltimore, Md. 21202

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Review of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

March 27, 1973

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

Re: Item #159 (1972-1973)
Property Owner: John H. Mears, Jr.
Sun Road and Rolling Road
Present Zoning: D.R. 2
Proposed Zoning: Special Exception for commercial riding stable
District: 1st No. Acres: 78.25 acres

Dear Mr. DiNenna:

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:

Rolling Road (Md. 166) and the proposed Metropolitan Boulevard (Md. 46) are State Roads; therefore, all improvements, intersections and entrances on these roads will be subject to State Highway Administration requirements.

Gunn Road, an existing public road, is proposed to be improved in the future as a 48-foot closed-type roadway cross-section on a 70-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, including a fillet area for sight distance at the Gunn Road - Rolling Road intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering.

Any entrance locations along Gunn Road will be subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through striping, 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.

Item #159 (1972-1973)
Property Owner: John H. Mears, Jr.
Page 2
March 27, 1973

Storm Drains: (Cont'd)

Rolling Road (Md. 166) and the proposed Metropolitan Boulevard (Md. 46) are State Roads. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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.

Various drainage and utility easements and drainage reservations will be required for future storm drain improvements necessary in connection with ultimate development of this property. A 100-year storm intensity will be the basis for the design requirements for the Soapstone Branch flood plain and drainage reservations.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:iss

cc: John J. Trenner
Dorwin E. Grise

C-W, G-SW & D-NE Key Sheets
19 thru 22 SW 19, 20 & 21 Postlio. Sheets
SW 27, SW 5 & 6 E Topo Sheets
108 Tax Map



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
James J. O'Donnell
Acting Administrator

March 7, 1973

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

Attention Mr. John J. Dillon:

RE: S.A.C. Meeting, March 6, 1973
Item: 159
Property Owner: John H. Mears, Jr.
Location: Gunn Road and Rolling Road (Route 166)
Present Zoning: D.R. 2
Proposed Zoning: Special Exception for commercial riding stable
District: 1
No. Acres: 78.25 acres

Dear Mr. DiNenna:

The proposed entrance location and geometrics as indicated on the subject plan is acceptable to the State Highway Administration, however, it will be subject to permit from the administration.

The 1971 Average Daily Traffic Count on this section of Rolling is 5,100 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

JOHN E. MEYERS
Asst. Development Engineer

CL:JRM:mc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 14, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY HEALTH 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 159, Zoning Advisory Committee Meeting
March 6, 1973, are as follows:

Property Owner: John H. Mears, Jr.
Location: Gunn Road and Rolling Road
Present Zoning: D.R. 2
Proposed Zoning: Special Exception for commercial riding stable
District: 1
No. Acres: 78.25

Private water supply; private septic system appears to be functioning satisfactorily at time of inspection.

Very truly yours,

THOMAS H. DEVIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

NVB:mc

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
Director

JEFFERSON BUILDING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204
410-3211

March 14, 1973

S. ERIC DINENNA
Zoning Commissioner
County Office Building
Towson, Maryland 21204
410-3211

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 159, Zoning Advisory Committee Meeting, March 6, 1973, are as follows:

Property Owner: John H. Mears, Jr.
Location: Gunn Road and Rolling Road
Present Zoning: D.R. 2
Proposed Zoning: Special Exception for commercial riding stable
District: 1
No. Acres: 78.25 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

JOHN L. WIMBLEY
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: March 7, 1973

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

Re: Item 159
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Z.T.C. Meeting of: March 6, 1973

John H. Mears, Jr.
Gunn Road and Rolling Road
D.R. 2
Special Exception for commercial riding stable

District: 1
No. Acres: 78.25 acres

Dear Mr. DiNenna:

The area as now zoned could ultimately yield 97 elementary, 46 Junior High, and 39 senior high pupils while a special exception for the purpose of a riding stable would not result in a yield of any students.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/ml

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
Wm. T. MELSER Deputy Traffic Engineer

April 11, 1973

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

Re: Item 159 - ZAC - March 6, 1973
Property Owner: John H. Mears, Jr.
Gunn Road & Rolling Road
Special exception for commercial riding stable
District 1

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for a commercial riding stable.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

PETITIONER'S
EXHIBIT A

WE HEREBY CERTIFY: The following Resolution was taken from the minutes of the general membership meeting of GUN ROAD HISTORICAL AND PROTECTIVE ASSOCIATION held on Wednesday, May 2, 1973. This meeting being a duly called meeting at which a quorum was present. The following is a full, true and correct copy of a Resolution which was unanimously adopted and the same has not been altered, amended or repealed, and it is now in full force and effect.

"RESOLVED: That the GUN ROAD HISTORICAL AND PROTECTIVE ASSOCIATION is opposed to the granting of a special exception for a commercial riding stable under Petition 73-272X as filed by John H. Mears, Jr., and also is opposed to the erection of a trailer and barns for the stabling of horses for a commercial riding stable; and that Harold Hedeman, and in his absence a member of the Board of Directors, is directed to appear at the zoning hearing and before the Zoning Commissioner present the opinion of the Association that it would be opposed to any commercial use of this land."

ATTEST:

Lucy S. Mears

GUN ROAD HISTORICAL AND PROTECTIVE ASSOCIATION

Harold Hedeman, Secretary

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1
Posted for: Special Exception
Petitioner: JOHN H. MEARS, JR.
Location of property: W.B. of Rolling Rd. 85' 57" N. of Gun Rd.
Location of Sign: W.B. of Rolling Rd. 85' 57" N. of Gun Rd.
Remarks: [Signature]
Posted by: [Signature]
Date of return: April 20, 1973

DESCRIPTION
TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
PROPERTY OF
JOHN H. MEARS, JR.
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



BEGINNING for the same at a point in the center of Gunn Road (formerly called Avalon Road), distant South 06° 44' 40" East 85.97 feet from the center line of Rolling Road, said point being the end of the Twenty First or South 06° 44' 40" East 85.97 feet line of that parcel of land which by deed dated February 3, 1969 recorded among the Land Records of Baltimore County, Maryland in Liber O.T.C. No. 4962 at Folio 344 was conveyed by Mount Providence Junior College, Inc. to John H. Mears, Jr. and running thence binding along the aforesaid center of Gun Road and along the easterly and southeasterly lines of the aforesaid parcel of land described in the abovementioned deed the eight following courses and distances, viz.:

- (1) South 20° 52' 20" West 188.69 feet,
- (2) South 17° 18' 40" West 218.78 feet,
- (3) South 12° 44' 00" West 105.76 feet,
- (4) South 07° 52' 20" West 181.56 feet,
- (5) South 20° 49' 20" West 103.41 feet,
- (6) South 34° 18' 50" West 134.18 feet,
- (7) South 53° 27' 20" West 34.48 feet, and
- (8) South 59° 58' 40" West 25.88 feet to a point at the southeasternmost corner of that parcel of land which by deed dated June 2, 1969 and recorded among the aforesaid Land Records in Liber T.B.S. No. 1753 at Folio 208 was conveyed by Richard Cromwell Riggs and Eleanor R. Riggs, his wife, to Elvan H. Clayton and Eleonora L. Clayton, his wife, thence binding along the outlines of said deed and along the northern or rear outlines of the parcels of land fronting on the northwest side of Gun Road and along the southeasternmost outlines of that parcel of land described in the above first mentioned deed, as now surveyed, the five following courses and

DESCRIPTION

TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
PROPERTY OF
JOHN H. MEARS, JR.
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



distances, viz.:

- (1) North 41° 24' 40" West 430.00 feet,
- (2) South 41° 55' 10" East 252.36 feet,
- (3) South 50° 11' 30" West 250.00 feet,
- (4) South 28° 54' 30" West 219.64 feet, and
- (5) South 28° 00' 00" West 483.60 feet to the beginning of the last line of that parcel of land described in the above first mentioned deed, thence binding along said last line North 48° 17' 20" West 704.26 feet to the beginning of said deed, thence binding along the First, Second, Third, Fourth, Fifth, Sixth and Seventh lines and for a part along the Eighth line of that parcel of land described in the above first mentioned deed, the eight following courses and distance, viz.:
- (1) North 47° 54' 30" West 220.35 feet,
- (2) North 31° 23' 00" East 184.05 feet,
- (3) North 46° 47' 00" East 355.89 feet,
- (4) North 22° 11' 45" East 462.62 feet,
- (5) North 14° 53' 40" West 531.08 feet,
- (6) North 33° 46' 40" West 649.80 feet,
- (7) North 04° 03' 10" West 410.30 feet,
- (8) North 01° 07' 00" West 193.70 feet, to intersect a point on the south right of way line of through highway of the proposed Metropolitan Boulevard (Maryland Route 45) as shown on the State Roads Commission Plat No. 43226, thence binding along the south right of way line of said through highway as shown on Plat Nos. 43226 and 43229 the four following courses and distances, viz.:
- (1) South 78° 14' 43" East 34.55 feet,

DESCRIPTION

TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
PROPERTY OF
JOHN H. MEARS, JR.
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



- (2) North 66° 30' 26" East 271.90 feet,
- (3) South 75° 22' 31" East 227.47 feet, and
- (4) South 78° 40' 26" East 228.56 feet thence binding along the southwest right of way line of through highway and along the right of way line of the proposed relocated Rolling Road as shown on the State Roads Commission Plat Nos. 43229, 36951 and 36952 the thirteen following courses and distances, viz.:
- (1) South 18° 25' 54" East 311.97 feet,
- (2) South 30° 04' 46" East 155.26 feet,
- (3) South 41° 47' 21" East 358.27 feet,
- (4) South 41° 33' 22" East 260.14 feet,
- (5) South 47° 09' 15" East 216.57 feet,
- (6) South 42° 49' 08" East 174.43 feet,
- (7) North 76° 06' 05" East 84.16 feet,
- (8) South 46° 15' 35" East 233.81 feet,
- (9) South 42° 44' 25" West 3.95 feet,
- (10) South 34° 17' 23" East 135.80 feet,
- (11) South 61° 47' 38" East 103.58 feet,
- (12) North 43° 44' 25" East 4.39 feet, and
- (13) South 46° 15' 35" East 58.48 feet to the center of Gun Road (formerly called Avalon Road) and to intersect a point on the Twenty First or South 06° 44' 40" East 85.97 feet line of that parcel of land described in the above first mentioned deed and distant 39.29 feet from the beginning thereof, and running thence binding along part of said Twenty First and along the aforesaid center of Gun Road South 06° 44' 40" East 46.68 feet to the line of beginning, containing 78.25

DESCRIPTION

TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
PROPERTY OF
JOHN H. MEARS, JR.
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



acres of land more or less.
Subject to a perpetual easement for outlet ditch as established by the Maryland State Highway Administration and as shown on right of way Plat No. 43226.
BEING part of that parcel of land which by deed dated February 3, 1969 recorded among the aforesaid Land Records of Liber O.T.C. No. 4962 at Folio 344 was conveyed by Mount Providence Junior College, Inc. to John H. Mears, Jr.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12 1973

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 on each at one time successive weeks before the 7th day of May, 1972 the first publication appearing on the 19th day of April 1972.

THE JEFFERSONIAN,
G. Frank Strickland
Manager

Cost of Advertisement, \$.....

CATONSVILLE, MD. 21228 April 23 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~xxxxxx~~ week before the 23 day of April 19 73 that is to say the same was inserted in the issue of April 19, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 Baltimore, Taylor, Freeman,
 Trinkle & Johnson
 Sun Life Building
 Baltimore, Md. 21201

County Office Building
 171 W. Chase Avenue
 Towson, Maryland 21204

2000 1000

Your Petition has been received and accepted for filing

this 2nd day of March 1973

[Signature]
S. ERIC DINENIA,
Zoning Commissioner

Petitioner John H. Moore, Jr

Petitioner's Attorney: Winifred Taylor, President
Travis & Johnson
 c/o Purdon & Johnson
 1013 North Calvert St. (11200)

Reviewed by Mr. J. D. Miller Jr.
Chairman,
Zoning Advisory Committee

**Watersford, Taylor, Prosser,
Trimble & Johnson**
Sun Life Building
Baltimore, Md. 21201

1999 1999

Your Petition has been received and accepted for filing

this 2nd day of March 1973


S. ERIC DIENNA,
Zoning Commissioner

Petitioner John M. Moore, Jr.

Petitioner's Attorney: Winfred Taylor, Proctor
Winfred & Johnson
c/o Purdon & Johnson
1003 North 2nd Street, (21200)

Reviewed by James J. Pilla Jr.
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received* this 22nd day of

Sept. 1972. Item # _____

[Signature]
S. Eric D'Amico
Zoning Commissioner

Petitioner: John H. Meigs Submitted by: Paul Bruce - 255-217
 Petitioner's Attorney: _____ Represented by: DB

* This is not to be interpreted as acceptance of the Partition for assignment of a hearing date.

-IMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE Sept. 22, 1972 ACCOUNT 01-66

AMOUNT \$50.00

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Cash
 Deduction for Special Exemption for John H. Moore, Jr.

Retention for Special Assignment for John H. [redacted]

40 325 25 5000

[illegible]

100

100

MICROFILMED

PROPERTY OF
JOHN H. MEARS, JR.

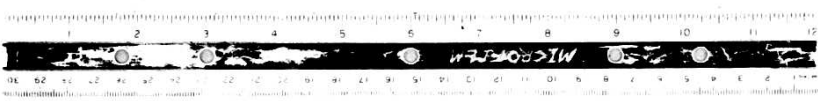
78.25 Acres



Division and Section
Engineers of the General Land Office
Baltimore, MD

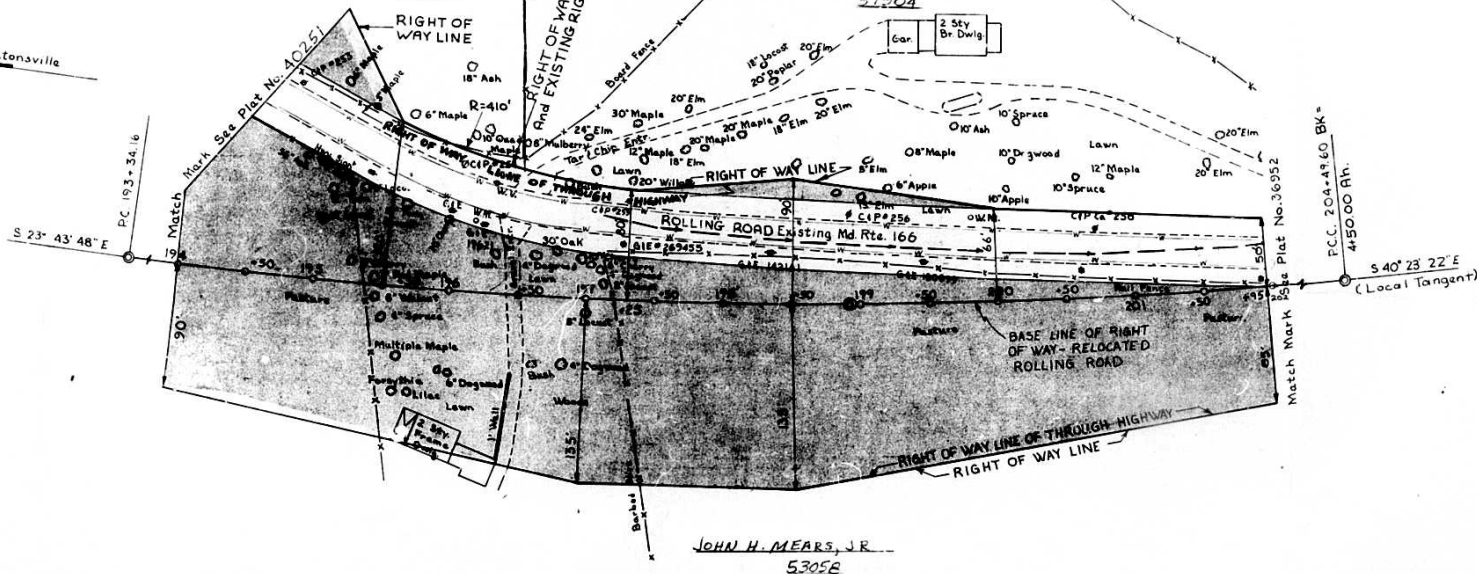
LESSEE OF PROPERTY
PAUL BRIDE
1220 S. ROLLING ROAD
BALTIMORE COUNTY, MARYLAND 21220
TEL. NO. 744-9455

PLAT TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
PROPERTY OF
JOHN H. MEARS, JR.
IN ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
FEBRUARY 15, 1973
SCALE 1"=200'



PI Sta 198+95.84
 $\Delta = 16^\circ 39' 34''$
 $D_c = 1^\circ 29' 37''$
 $R = 3836.27'$
 $L = 1115.44'$
 $T = 561.68'$
 $E = 40.90'$

To Catonsville



To Arbutus

LEGEND	
	REVERTIBLE EASEMENT FOR SUPPORTING SLOPES
	PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT
	PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT (ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)
	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM ON INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE
	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND
	APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE FOR EXPLANATORY PURPOSE ONLY)

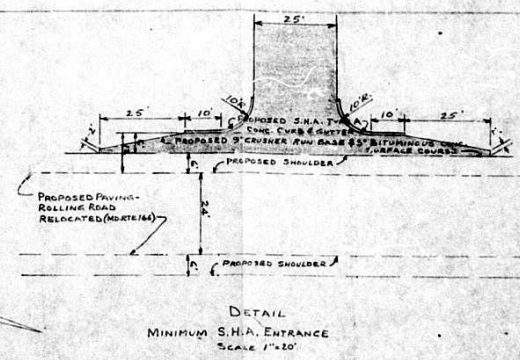
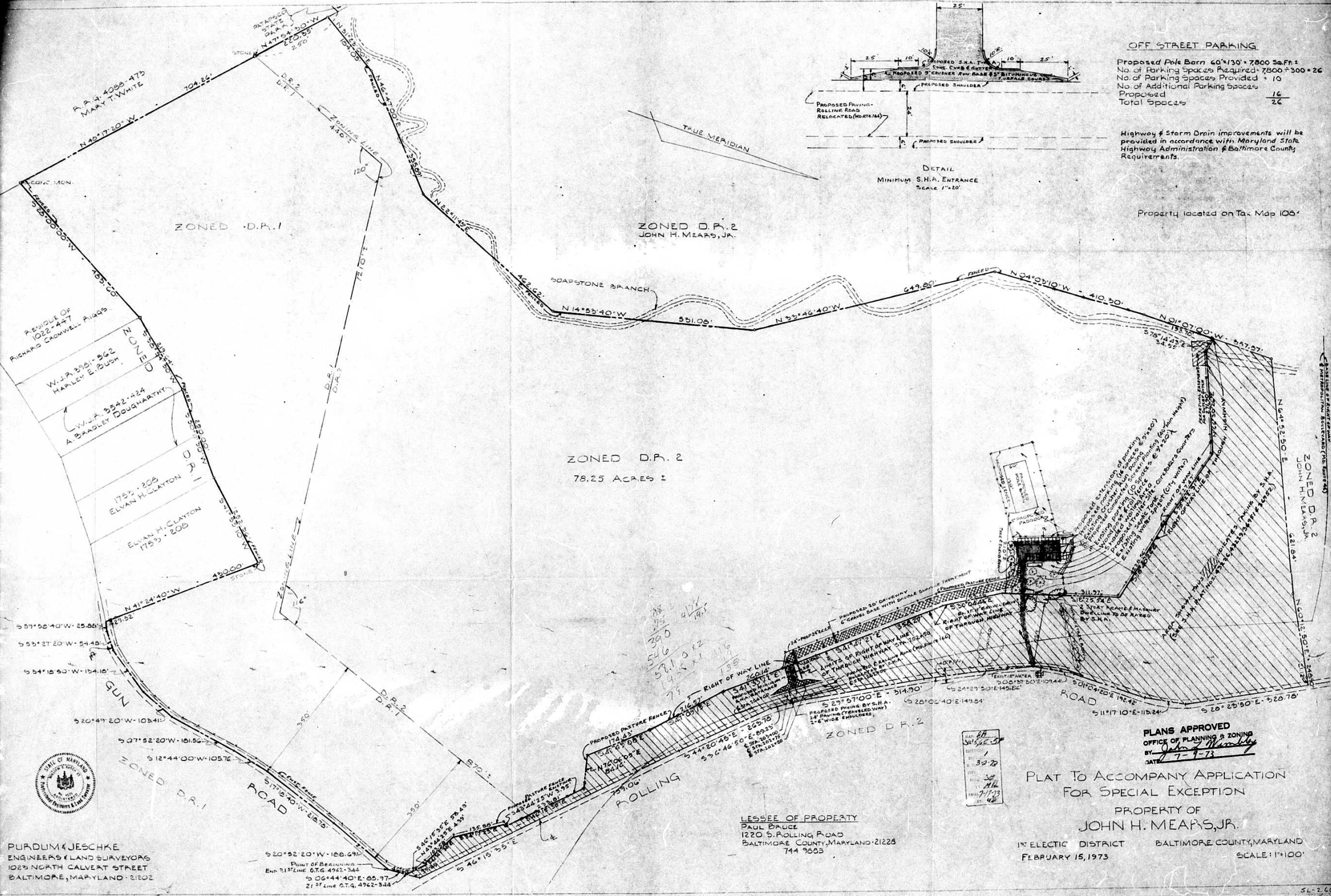
THIS IS AN EXPRESSWAY, AND NO ACCESS EITHER VEHICULAR, PEDESTRIAN AND/OR ANIMAL WILL BE PERMITTED ACROSS THE LINES DESIGNATED "RIGHT OF WAY LINE OF THROUGH-HIGHWAY" EXCEPT BY MEANS OF SUCH PUBLIC ROAD CONNECTIONS AS THE COMMISSION MAY CONSTRUCT OR PERMIT TO BE CONSTRUCTED.	
NOTES OF REVERTED PROPERTY OWNERS AS SHOWN ON THIS PLAT ARE THOSE OF ORIGINAL GRANTORS TO THE COMMISSION, THE APPROPRIATE PROPERTY LINES, SUCAN WHEN NOT ESTABLISHED BY AERIAL SURVEY, BUT ARE INTENDED FOR AN APPROXIMATE GUIDE ONLY.	
SENT TO RECORD OFFICE	JULY 5, 19 72
FINALIZED BY CHAIRMAN AND DIRECTOR	19

REVISIONS	
REV. 6-8-71	

LOCATED IN	BALTIMORE	COUNTY	
PREPARED BY	J. E. GREINER COMPANY, INC.		
CONSTRUCTION PROJECT:	METROPOLITAN BOULEVARD-MD. RTE. 46 ROLLING ROAD TO SULPHUR SPRING ROAD		
CONSTRUCTION PROJECT NO.:	8735-7-426		

STATE ROADS COMMISSION OF MARYLAND			
RIGHT OF WAY PROJECT:		MD RTE 46	
RIGHT OF WAY PROJECT NO.:		US. RTE. 1 TO US. RTE. 40	
FEDERAL AID PROJECT NO.:		B 735-2,8-471	
ISSUED		SCALE 1"=50'	
Louis A. Wolf		PLAT No. 36951	
CHIEF, RIGHT OF WAY DIVISION			





OFF STREET PARKING

Proposed Pole Barn	60'x30' = 7800 Sq.Ft.
No. of Parking Spaces Required	7800 ÷ 300 = 26
No. of Parking Spaces Provided	10
No. of Additional Parking Spaces	16
Proposed Total Spaces	26

Highway & Storm Drain improvements will be provided in accordance with Maryland State Highway Administration & Baltimore County Requirements.

Property located on Tax Map 100.

PURDUM & JESCHKE
ENGINEERS (LAND SURVEYORS)
1023 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202

LESSEE OF PROPERTY
PAUL BRUCE
1220 S. ROLLING ROAD
BALTIMORE COUNTY, MARYLAND 21228
744 9683

PLAN 81
DATE 7-9-73
BY John H. Mears, Jr.
7-9-73

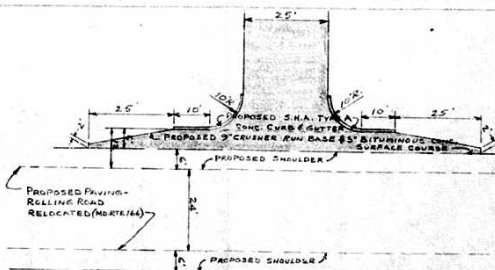
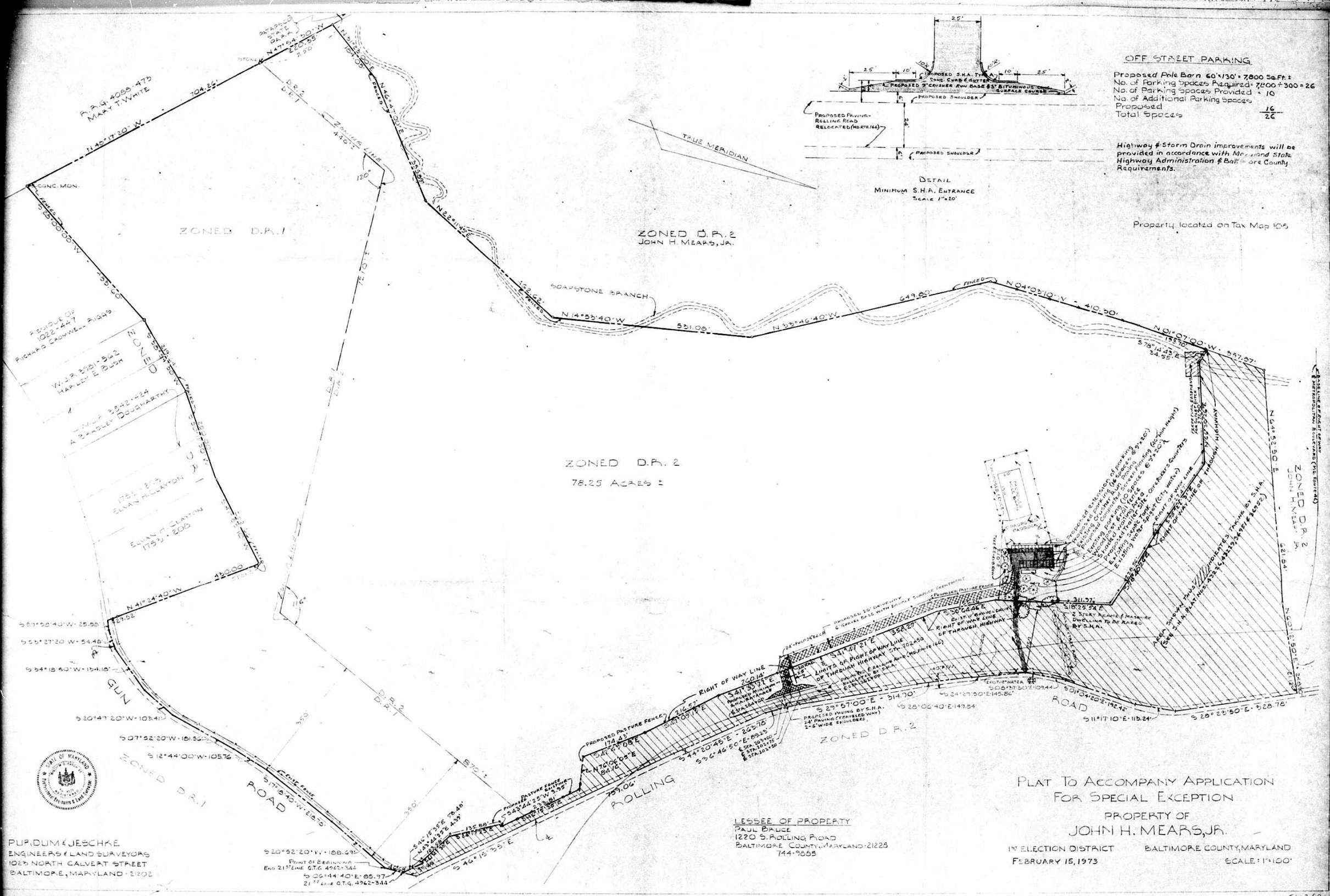
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John H. Mears, Jr.
DATE: 7-9-73

PLAT TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION

PROPERTY OF
JOHN H. MEARS, JR.

1ST ELECTIC DISTRICT BALTIMORE COUNTY, MARYLAND
FEBRUARY 15, 1973 SCALE: 1"=100'





OFF STREET PARKING

Proposed Pole Barn 60'x130'x7800 Sq.Ft.
No. of Parking Spaces Required 7800 ÷ 300 = 26
No. of Parking Spaces Provided = 10
No. of Additional Parking Spaces Proposed = 16
Total Spaces = 26

Highway #5 Storm Drain improvements will be provided in accordance with Maryland State Highway Administration & Baltimore County Requirements.

Property located on Tax Map 105

PURDUM & JESCHKE
ENGINEERS & LAND SURVEYORS
1025 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202

LESSEE OF PROPERTY
PAUL BRUCE
1220 S. ROLLING ROAD
BALTIMORE COUNTY, MARYLAND 21228
744-9055

PLAT TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
PROPERTY OF
JOHN H. MEARS, JR.
1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
FEBRUARY 15, 1973 SCALE: 1"=150'

