

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Clarence E. Elderkin, 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 XX zone to an XX 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 Stable

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Clarence E. Elderkin, Jr.  
Contract purchaser  
Address: 2008 Greenspring Valley Road  
Stevenson, Maryland 21153  
Petitioner's Attorney  
21st Floor One Charles Center  
Baltimore, Maryland 21201  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 1975, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of July, 1975, at 1:00 o'clock P.M.

(over)

RE: PETITION FOR SPECIAL EXCEPTION  
NW/S of Greenspring Valley Road, 810' W of Stevenson Road - 3rd Election District  
Clarence E. Elderkin, Jr. - Petitioner  
NO. 76-5-X (Item No. 212)

BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Clarence E. Elderkin, Jr. for a Special Exception for a riding stable in an R. D. P. Zone. Said property is located on the northwest side of Greenspring Valley Road, 810 feet west of Stevenson Road, in the Third Election District of Baltimore County, and contains 4.57 acres of land, more or less.

Testimony on behalf of the Petitioner indicated that the subject property is part of an overall tract consisting of 61 acres. Mr. Elderkin indicated that he wishes to maintain the rural character of the Greenspring Valley. He further testified that his daughter, Sandra Elderkin, intends to instruct children in the sport of riding horses. Approximately 15 students per week would attend these classes. The Greenspring Valley has been long known as "horse country" the general character of the neighborhood being that of farmland, horse farms, and large residences.

Miss Elderkin indicated that she has been riding horses since she was three years old and that she has been giving individual lessons in riding for approximately one year. Most of the students are from the surrounding area and attend these classes Monday through Friday.

Mr. Schnering, a resident of the area, stated that he felt that Miss Elderkin would only be continuing what has been a common practice in the "Valley" for many years.

Mr. Samuel A. Berg, a resident of the area in protest to the subject Petition, expressed concern over the area becoming commercial.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Special Exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of October, 1975, that the special Exception for a riding stable should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. No horses shall be hired from the subject property for riding purposes.
2. Said Special Exception shall be limited to 25 students per week.
3. The Special Exception is limited only to a riding stable to be operated by the Elderkin family. Said Special Exception shall cease and become void if ownership changes.
4. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

October 2, 1975

Mr. Clarence E. Elderkin, Jr.  
2008 Greenspring Valley Road  
Stevenson, Maryland 21153

RE: Petition for Special Exception  
NW/S of Greenspring Valley Road, 810' W of Stevenson Road - 3rd Election District  
Clarence E. Elderkin, Jr. - Petitioner  
NO. 76-5-X (Item No. 212)

Dear Mr. Elderkin:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

*[Signature]*  
S. ERIC DI NENNA  
Zoning Commissioner

SED/scw  
Attachments

cc: Mr. Samuel J. Berg  
Greenspring Valley Road  
Stevenson, Maryland 21153

John W. Hoesslin, III, Esquire  
People's Counsel

LAW OFFICES OF  
ISRAELSON, PINES & JACKSON, P.A.  
SUITE 2000 ONE CHARLES CENTER  
BALTIMORE, MARYLAND 21201  
LEADSTOCK 9-6633 (CODE 300)

MAX R. ISRAELSON  
JOSEPH I. PINES  
SAMUEL CHAR. JACKSON, JR.  
STUART M. SALSBURY  
JOHN PHILIP MILLER

June 27, 1975

## PETITIONER'S EXHIBIT #3

Mr. C. E. Elderkin, Jr.  
Valley Road  
Stevenson, Maryland 21153

Dear Mr. Elderkin:

I am writing this voluntarily in connection with your application for rezoning part of your property to a riding academy.

I am probably the neighbor most vitally interested, because your property faces mine across Valley Road.

I have observed previously the riding of horses and teaching by your daughter and find it to be totally unobjectionable. If anything, it adds to the interest and rural nature of the area.

The only condition that I would suggest being attached to this rezoning is that the horse barns be continued in the rear section of the property, at considerable distance from Valley Road, and that some limitation be put upon the number of horses that may be boarded, probably ten at the most.

You have my permission to present this letter at any hearing on the subject.

Sincerely yours,

*[Signature]*  
Max R. Israelson

MRI/pmj

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 25, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-5-X, Petition for Special Exception for a Riding Stable. Northwest side of Green Spring Valley Road 810 feet West of Stevenson Road. Petitioner - Clarence E. Elderkin, Jr.

3rd District

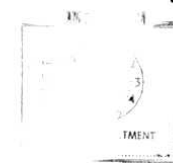
HEARING: Wednesday, July 2, 1975 (1:00 P.M.)

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

The granting of this request would not be inconsistent with the character of the surrounding area.

*[Signature]*  
William D. Fromm  
Director of Planning

WDF:NEG:rw



## TO WHOM IT MAY CONCERN

WE THE UNDERSIGNED, THE ADJOINING PROPERTY OWNERS TO THE LAND OWNED BY MR. CLARENCE E. ELDERKIN, JR., AND WOULD LIKE TO JO ON RECORD THAT WE HAVE NO OBJECTION TO MR. ELDERKIN'S DAUGHTER TEACHING RIDING ON HER FATHER'S LAND.

**PETITIONER'S  
EXHIBIT #1**

*[Signature]* Greenspring Valley Rd 21153

*[Signature]* Valley Rd 21153

*[Signature]* 10704 Stevenson Rd.

*[Signature]* 10709 Stevenson Rd 21153

*[Signature]* Stevenson Rd 21153

*[Signature]* Stevenson & Valley Roads 21153

*[Signature]* 10510 Stevenson Rd, Stevenson, Md 21153

*[Signature]* 2023 Greenspring Valley Rd.

*[Signature]* 10709 Park Heights Road

*[Signature]* 10709 Park Heights Road

*[Signature]* Greenspring Valley Road

*[Signature]* for Mr. Ralph B. (Child)

*[Signature]* 2007 Greenspring Valley Rd. 21153

DEC 02 1975

RE: PETITION FOR SPECIAL EXCEPTION  
FOR A RIDING STABLE.  
Northwest side of Green Spring  
Valley Road 810 Feet West of  
Stevenson Road. 3rd District.  
CLARENCE E. ELDERKIN, JR.

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BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
Case No. 76-5-X, Item 212

# ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Please enter my appearance in the above-captioned case.

*Herbert S. Garten*  
Herbert S. Garten  
Fedder and Garten P.A.  
2100 One Charles Center  
Baltimore, Maryland 21201  
539-2800

I HEREBY CERTIFY that a copy of the foregoing Order was mailed  
this 1st day of July, 1975, to Clarence E. Elderkin, Jr.,  
2800 Greenspring Valley Road, Stevenson, Maryland 21153, Legal Owner.

*Herbert S. Garten*  
Herbert S. Garten

FEDDER AND GARTEN  
PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
BALTIMORE, MARYLAND 21201

RE: PETITION FOR SPECIAL EXCEPTION  
FOR A RIDING STABLE.  
Northwest side of Green Spring Valley  
Road 810 feet West of Stevenson Road.  
3rd District.  
CLARENCE E. ELDERKIN, JR.

\*  
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\*  
\*  
\*

BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
Case No. 76-5-X, Item 212

# ORDER TO ENTER APPEARANCE

Mr. Commissioners:

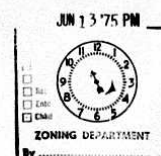
Pursuant to the authority contained in Section 524.1 of the Baltimore  
County Charter, I hereby enter my appearance in this proceeding. You are  
requested to notify me of any hearing date or dates which may be now or  
hereafter designated therefore, and of the passage of any preliminary or final  
Order in connection therewith.

*John W. Hession, III*  
John W. Hession, III  
People's Counsel

*Charles E. Kautz, Jr.*  
Charles E. Kautz, Jr.  
Deputy People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed  
this 13th day of June, 1975, to Clarence E. Elderkin, Jr. 2008 Greenspring  
Valley Road, Stevenson, Maryland 21153, Legal Owner.

*John W. Hession, III*  
John W. Hession, III



I will not attend. JWH.

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

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

June 13, 1975

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

Re: Item #212 (1974-1975)  
Property Owner: Clarence E. Elderkin, Jr.  
W/S of Green Spring Valley Rd., 810' S/W of Stevenson Rd.  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for riding stable.  
No. of Acres: 1.57  
District: 3rd

Dear Mr. DiMenna:

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.

## General:

Baltimore County utilities and highway improvements are not involved. This  
office has no further comment in regard to the plan submitted for Zoning Advisory  
Committee review in connection with this Item #212 (1974-1975).

Very truly yours,

*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:FWH:ee

5-54 Key Sheet  
13 & 14 NW 20 Pos. Sheets  
NW 11 & 12  
59 Tax Map

# BALTIMORE COUNTY

# ZONING PLANS

# ADVISORY COMMITTEE



# PETITION AND SITE PLAN

# EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Franklin T. Hogans,  
XXXXXXXXXXXXXXXXXXXX  
Chairman, Jr.

June 16, 1975

Mr. Clarence E. Elderkin, Jr.  
2008 Green Spring Valley Road  
Stevenson, Maryland 21153

MEMBERS  
ZONING ADMINISTRATION  
HEALTH DEPARTMENT  
BUREAU OF  
FIRE PREVENTION  
DEPARTMENT OF  
TRAFFIC ENGINEERING  
STATE HIGHWAY  
ADMINISTRATION  
BUREAU OF  
ENGINEERING  
PROJECT AND  
DEVELOPMENT PLANNING  
INDUSTRIAL  
DEVELOPMENT  
COMMISSION  
BOARD OF EDUCATION  
OFFICE OF THE  
BUILDINGS ENGINEER

RE: Special Exception Petition  
Item 212  
Clarence E. Elderkin, Jr. -  
Petitioner

Dear Mr. Elderkin:

The Zoning Plans 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 west side  
of Green Spring Valley Road, 810 feet southwest of  
Stevenson Road, and is currently utilized as a farm.  
The farm use on this property consists primarily of  
the training and stabling of horses. This petition  
is a result of a complaint and subsequent zoning  
violation hearing, in which the petitioner was found to  
be in violation of applicable zoning regulations  
concerning the operation of a riding school.

Upon field inspection, and conversation with  
Mr. Clarence Elderkin, it was noted that a riding  
school with boarding of horses was presently

I live within 1000' of Mr. Elderkin's property and feel that  
the granting of his request for zoning change would change  
nothing of environmental, safety or aesthetic importance  
that would affect the neighborhood or offend the citizens of  
the county. My family joins me in my sentiments.

Sincerely,

*Richard W. Wells*  
Richard W. Wells

RWW:rp

Mr. Clarence E. Elderkin, Jr.  
Re: Item 212  
June 16, 1975  
Page 2

in operation on the site. Mr. Elderkin stated that  
his daughter was the sole operator of this school, and  
accordingly, that the operation was conducted on a  
very small scale. Activities and hours of operation  
of this school was noted on the plan submitted. The  
petitioner is requesting a Special Exception in an  
R.D.P. zone to permit this riding school facility.

Properties in the surrounding area exist as rural,  
residential and farm development. It should be noted  
that on the property to the north and northeast are  
in the ownership of the petitioner, and access to the  
buildings proposed to be utilized as the riding  
school, is through this additional property of the  
petitioner.

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

Very truly yours,

*Franklin T. Hogans, Jr.*  
FRANKLIN T. HOGANS, JR.  
Chairman,  
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Mr. Howard D. Tustin, Jr.  
S. J. Martonet & Co.  
9 E. Lexington St.  
Baltimore, Md. 21202

DEC 02 1975

Mr. Clarence E. Elderkin, Jr.  
3000 Green Spring Valley Road  
Stevenson, Md. 21153

Item 212

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for  
filing this 20th day of May 1975

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner Clarence E. Elderkin, Jr.

Petitioner's Attorney \_\_\_\_\_ Reviewed by *Franklin A. Hogans, Jr.*  
Chairman,  
Zoning Advisory  
Committee

cc: Mr. Howard D. Tustin, Jr.  
S. J. Marton & Co.  
9 E. Lexington St. (21202)

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



June 3, 1975

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 #212, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Clarence E. Elderkin, Jr.  
Location: W/S of Green Spring Valley Road 810' SW of Stevenson Road  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for riding stable  
No. of Acres: 4.57  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planning Specialist II  
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING 484-3211 ZONING 484-3221

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EVERETT J. CLIFFORD, P.E.  
DIRECTOR

WM. T. MILLER  
DEPUTY TRAFFIC ENGINEER

June 9, 1975

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

Re: Item 212 - ZAC - May 20, 1975  
Property Owner: Clarence E. Elderkin, Jr.  
Location: W/S of Green Spring Valley Road. 810' SW of Stevenson Rd.  
Existing Zoning: RDP  
Proposed Zoning: Special Exception for riding stable.  
No. of Acres: 4.57  
District: 3rd

Dear Mr. DiNenna:

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

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineering Associate

HSP/bza

Maryland Department of Transportation  
State Highway Administration

Harry R. Hughes  
Secretary  
Bernard M. Evans  
Administrator

May 16, 1975

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

Attention: Mr. Franklin Hogans

Dear Sir:

Upon reviewing the subject plan, visiting the site and conversing with the petitioner, it was determined that the Riding Stable has and will have a limited commercial use with only 2 or 3 students at one time.

Considering the foregoing, there will be no requirements for improving the entrance from Green Spring Valley Road at this time; however, if at any future date there is a considerable increase in traffic to the site, it will be necessary to improve the entrance in accordance with State Highway Administration standards and specifications.

The 1974 average daily traffic count on this section of Green Spring Valley Road is ... 4,600 vehicles.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: John E. Meyers

CLJEH:bkb

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

Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204  
872-7310

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Clarence E. Elderkin, Jr.

Location: W/S of Green Spring Valley Rd. 810' SW of Stevenson Road

Item No. 212 Zoning Agenda May 20, 1975

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 \_\_\_\_\_ 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.  
( ) 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.

Reviewed: *Paul H. Deitz* Noted and Approved: *Paul H. Deitz*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

May 14, 1975

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 #212, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Clarence E. Elderkin, Jr.  
Location: W/S of Green Spring Valley Rd. 810' SW of Stevenson Rd.  
Existing Zoning: RDP  
Proposed Zoning: Special Exception for riding stable.  
No. of Acres: 4.57  
District: 3rd

The guests and attendants are allowed to use the toilet facilities at the guest house.

No health hazards are anticipated, therefore, this office has no objections to this change in zoning.

This operation is subject to the Maryland State Department of Regulations and License concerning the boarding and for hire of horses and ponies.

Very truly yours,

*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

FHVH/ca

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 20, 1975

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

Z.A.C. Meeting of: May 20, 1975

Re: Item 212

Property Owner: Clarence E. Elderkin, Jr.

Location: W/S of Green Spring Valley Rd. 810' S.W. of Stevenson Rd.

Present Zoning: RUP

Proposed Zoning: Special Exception for riding stable

District: 3rd

No. Acres: 4.57

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative.

H. THOMAS PARKS, President  
EUGENE C. HESS, Vice President  
MRS. ROBERT L. BERNY

MARCUS M. ROTGANS  
JOSEPH N. HODMAN  
ALVIN LORICK  
JOSEPH R. WHEELER, Chairman

T. BAYARD WILLIAMS, Jr.  
RICHARD W. TRACY, Jr.  
MRS. RICHARD A. JONES

**PETITION FOR SPECIAL EXCEPTION AND ZONING**  
 ZONING: VILLAGE for Special Exception for a Riding Stable.  
**LOCATION:** NW corner side of Green Spring Valley Road, 111 feet West of Stevenson Road.  
**DATE & TIME:** WEDNESDAY, JULY 2, 1975 at 10 P.M.  
**PUBLIC HEARING:** Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
 Petition for Special Exception for a Riding Stable.  
 All that parcel of land in the Third District of Baltimore County beginning for the same on the Northwest side of Green Spring Valley Road at a point distant 800 feet, more or less, Southerly from the West side of Stevenson Road and running thence, bearing on the Northwest side of Green Spring Valley Road, South 45 degrees and 40 minutes West 440 feet; thence, bearing said road, North 25 degrees and 44 minutes West 411.97 feet; thence North 45 degrees and 40 minutes East 390 feet and thence South 25 degrees and 44 minutes East 477.22 feet to the place of beginning; Containing 4.37 acres of land, more or less.  
 Being the property of Clarence E. Elderkin, Jr., as shown on plat filed with the Zoning Department.  
 Hearing Date: Wednesday, July 2, 1975 at 10 P.M.  
 Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
 BY ORDER OF  
 S. ERIC DINENNA  
 ZONING COMMISSIONER OF BALTIMORE COUNTY  
 June 11 1975

OFFICE OF  
**THE COMMUNITY TIMES**  
 RANDALLSTOWN, MD. 21133 June 11 1975

THIS IS TO CERTIFY, that the annexed advertisement of  
 PETITION- NORTHWEST SIDE OF GREEN SPRING VALLEY ROAD  
 was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 2nd day of July 1975, that is to say, the same was inserted in the issues of June 11, 1975

STROMBERG PUBLICATIONS, Inc.

By: R. Curran

**PETITION FOR SPECIAL EXCEPTION**  
 ZONING: VILLAGE for Special Exception for a Riding Stable.  
**LOCATION:** Northwest side of Green Spring Valley Road, 111 feet West of Stevenson Road.  
**DATE & TIME:** Wednesday, July 2, 1975 at 10 P.M.  
**PUBLIC HEARING:** Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
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 Hearing Date: Wednesday, July 2, 1975 at 10 P.M.  
 Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
 BY ORDER OF  
 S. ERIC DINENNA  
 Zoning Commissioner of Baltimore County  
 June 11

**CERTIFICATE OF PUBLICATION**  
 TOWSON, MD. June 12, 1975

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 a week for one time before the 2nd day of July 1975, the first publication appearing on the 12th day of June 1975.

**THE JEFFERSONIAN**  
S. Leah Smith  
 Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 21658

DATE July 2, 1975 ACCOUNT 01-662

AMOUNT \$45.00

DISTRIBUTION  
 WHITE - CASHIER  
 PINK - AGENCY  
 YELLOW - CUSTOMER

Clarence Elderkin, Jr.  
 2008 Green Spring Valley Rd.  
 Baltimore, Md. 21153  
 Advertising and posting of property - \$76.50  
 18582 JUL 3 4 525 HOC

| PETITION MAPPING PROGRESS SHEET                 |                                                                       |    |          |    |           |    |         |    |           |
|-------------------------------------------------|-----------------------------------------------------------------------|----|----------|----|-----------|----|---------|----|-----------|
| FUNCTION                                        | Wall Map                                                              |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |
|                                                 | date                                                                  | by | date     | by | date      | by | date    | by | date      |
| Descriptions checked and outline plotted on map |                                                                       |    |          |    |           |    |         |    |           |
| Petition number added to outline                |                                                                       |    |          |    |           |    |         |    |           |
| Denied                                          |                                                                       |    |          |    |           |    |         |    |           |
| Granted by<br>ZC, BA, CC, CA                    |                                                                       |    |          |    |           |    |         |    |           |
| Reviewed by: <u>#7 B.C.</u>                     | Revised Plans:<br>Change in outline or description Yes _____ No _____ |    |          |    |           |    |         |    |           |
| Previous case:                                  | Map # _____                                                           |    |          |    |           |    |         |    |           |

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 3rd Date of Posting JUNE 14, 1975

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: CLARENCE E. ELDERKIN, JR.

Location of property: NW/4 OF GREEN SPRING VALLEY ROAD 810' W OF STEVENSON RD.

Location of Signs: NW/4 OF GREEN SPRING VALLEY RD. 1000' +/- W OF STEVENSON RD.

Remarks: \_\_\_\_\_

Posted by: Thomas R. Baland Date of return: JUNE 19, 1975

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 20259

DATE May 5, 1975 ACCOUNT 01-662

AMOUNT \$20.00

DISTRIBUTION  
 WHITE - CASHIER  
 PINK - AGENCY  
 YELLOW - CUSTOMER

Petition for Special Exception for Clarence E. Elderkin, Jr. (Cash)  
 18730 MAY 5 5 000 HOC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 5 day of MAY 1975. Item # \_\_\_\_\_.

S. Eric DiNenna  
 Zoning Commissioner

Petitioner ELDERKIN Submitted by Mr. ELDERKIN  
 Petitioner's Attorney \_\_\_\_\_ Reviewed by MB

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



NEIGHBORHOOD MAP  
SCALE 1"=1000'

R.D.P.

CLARENCE E. ELDERKIN, JR.

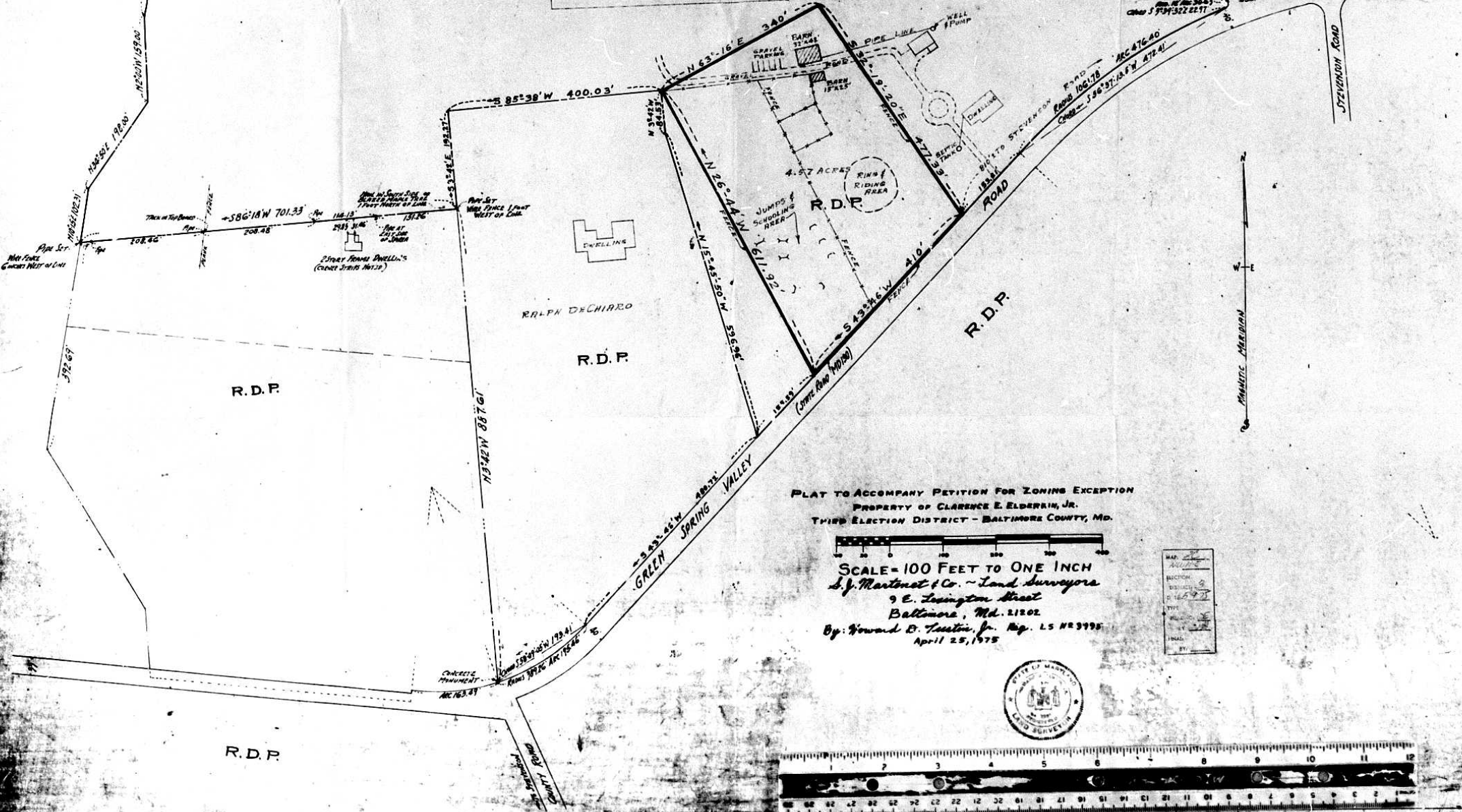
R.D.P.

R.D.P.

R.D.P.

CLARENCE E. ELDERKIN, JR.

**CURRENT ACTIVITIES**  
APPROXIMATELY 5 TO 10 CHILDREN ARE  
GIVEN RIDING LESSONS ON WEEK DAYS  
DURING HOURS OF 10:00 A.M. TO 6:00 P.M.  
ON SATURDAYS AND SUNDAYS THEY ARE  
AWAY TO SHOWS.  
THE AVERAGE NUMBER OF CARS  
PARKED AT ANY GIVEN TIME IS 3



PLAT TO ACCOMPANY PETITION FOR ZONING EXCEPTION  
PROPERTY OF CLARENCE E. ELDERKIN, JR.  
THIRD ELECTION DISTRICT - BALTIMORE COUNTY, MD.

SCALE - 100 FEET TO ONE INCH

S. J. Marton & Co. - Land Surveyors  
9 E. Lexington Street  
Baltimore, Md. 21202

By: Howard B. Tustin, Jr. Reg. L.S. #2995  
April 25, 1975



|         |         |
|---------|---------|
| MAP     | 1       |
| SECTION | 1       |
| DATE    | 4/25/75 |
| BY      | H.B.T.  |
| INCHES  | 1"=100' |

