PETITION FOR ZONING VARIANCE 71-95-+A FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

CHARLOTE T. PRICE

1. or we_WILLIAN: W. PRICE and/_legal ownes.of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof.

hereby pelition for a Variance from Section 1A01.3B ((102.2)) and Section 1A03.4B.4 (B.C. and any other applicable sections of the Baltimore

County Zoning Regulations to permit a distance of nineteen (19) feet and eighty-five (85) feet between buildings in lieu of the regulard one hundred (100) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

induced in the second country of the second law of Baltimer Country, for the following resume findice hardish per precised difficulty.

1. That without the requested variances the futitioners will seating precised difficulty and unreasonable hardship in that there is already existent on the subject property a fine dealing and a barn which are located approximately eighty-five (8). See a second country a fine dealing and a barn which are located approximately eighty-five (8) for a second country a fine dealing and the proposed inducer riding rings to be used in includent seather should be located close to the outsient beam of the second be located close to the outsient beam of the hardward of the spirit and inner of the separations and the proposed riding ring located was chosen to locate it saw yron, and screened by the topography from Oulempy Valley Road rather than in other locations not requiring a variance near to Dulaney Valley Road. Further, the existent dealing and barn have long been located as shown, well prior to the executent of the h.5.0.

WHAT AND THE STATE OF THE STATE Address 12900 Dulaney Valley Road Glen Arm, Maryland 21057

nuter amillions A.WilliamSetitioner's Attorney
Plumhoff & Williams
-204-W: Pennsylvania Avenue
Towson, Md. 21204 (823-7800)

Protestant's Attorney

November 22, 1976

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

cholas D. Convedar cting Chairman

BUREAU OF DEPARTMENT OF

PURE PRODUCTION

PERSONAL TRADESTRATEST

PROPERTY SYSTEM

NUMBER OF PARTIES EGARD OF THE CATION

INDUSTRIAL DEPOSIT

THE OF PLANNING & ZOMAG

RECEIVED FOR FILING

Newton A. Williams, Esq. 204 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Variance Petition Item 66 William W. & Charlotte T. Price -Petitioners

Dear Mr. Williams:

The Cuning Flans Livinory Committee has unrised the plans scarities with the above references, postures and has made an on site field impaction of the property. The following commons are a result of this review and

These comments are not intended to inflict to the appropriateness of the ranking action requested, but to saure that all sertles are made same of films to saure that all sertles are made same of films that the same of the same that the same

This 8, 6 acre tract, zoned RDP, and located on the northeast side of bulancy Valley Road approximately 800 feet northeast of bunen Kill Road, in the 10th Election District, is improved with a dwelling and collection of the collection of the collection of the collection collection of the collection

A Special Exception for a riding stable (indeor) is being requested, and due to the proximity of the proposed stable to the existing structures, a Variance is also included. As indicated on the submitted plan,

PETITION OR ZOWING RECEASUFICATION AND OR SPECIAL EXCEPTION

166

14.50

40

FR RT

N.A....zone; for the following reasons

OFFICE OF PLANESS & ZUMANS

Newton A. Williams, Esq. Re: Item 66 November 22, 1976 Page 2

NBC:JD

County, to use the herein described property, for a riding stable in an R.S.C. zone pursuant to Section 1801.28.13, or for a riding stable in an R.C. 4 2009 DERIVED to Section 18 20 2002 and a reference special property of the Zoning

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 ioning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

WILDIAM W. PRICE
WILDIAM W. PRICE
Contract purchaser
CHARLOTE T. PRICE
Legal Owner Address 12900 Dulaney Valley Road Glenarm, Maryland 21057 Newton a. Williams Williams, Petitioner's Attorney Petitioner's Attorney

204 M. Pennsylvania Avenue
Towson, Maryland 21204
8223-825 57 the Zoning Commissioner of Baltimore County, this. 17th 1976 that the exhibit matter of this petition he advertised as ired by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

19 and 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

129/76

this structure will be constructed into the side of a slope, and as a result of the existing topography will hardly be visible from the road.

The petitioner should take note of all comments, with particular interest given to those of the Fire Department reparting additional acress to this site of the state of the s

This polition is stronged for filling on the date of the antimed filling contribute. 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 filling cotificate, will be forwarded to you in the near future.

cc: Gerhold, Cross, & Etzel, Surveyors 412 Delaware Avenue Towson, Maryland 21204

Very truly yours. Miroles B. Commoder NICHOLAS B. COMMODARI, Acting Chairman, Zoning Plans Advisory Committee

October 27, 1976

PETITION AND SITE PLAN

EVALUATION COMMENTS

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

Item 866 (1976-1977)
Property Obser: William W. & Charlotte T. Price
Property Obser: William W. & Charlotte T. Price
Property Obser: William W. & Charlotte
Proposed Zoning: ROP (R.C. &
Proposed Zoning: Special Exception for a riding stable
and variance to permit distances of 19° and 85° between
buildings in lieu of the required 100°,
Acress 8.6 Districti 100h.

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

Dolaney Valley Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way videring, including revertible easements for slopes, vill he required in connection with any grading or building permit application.

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

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

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

BALLTIMORE COUNTY OFFICE OF PLANNING & ZONIN

Petitioner William W. & Chorlette T. Price

Petitioner's Attorney Deser & Williams

Item #66 (1976-1977)
Property Owner: William W. & Charlotte T. Price Page 2
October 27, 1975

Water and Sanitary Sewer:

Public water supply and samitary severage are not available to serve this property, which is utilizing private ensite facilities, although not indicated on the submitted

This property is beyond the Baltimore County Metropolitan District Boundary and the Urban Narial Demarcation Line. The Baltimore County Comprehensive Mater and Sewerage Plan, adopted January 1976, indicates "No Planned Service" in the area.

Hand I Lordionly ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineer

END : EAM : FWR : US

U-SE Key Sheet 66 & 67 NE 15 & 16 Pos. Sheets NE 17 D Topo 53 Tax Map

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		Deputy Zoning Commis					
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Pursuant to the advertisement, posting of property, at ' public hearing on the above petition and it appearing that by resson of the requirements of 5 ction 502.1 of the Baltimore County Zoning Regulations having been met Promition for a Riding Stable December, 197 6., that a Special Exception for a Riging Stable should by December 1976 that a Special Exception for a Riding Stable should be at the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of ning and Zoning. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.... 197 ... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a ______zone; and/or the Special Exception for_____be and the same is hereby DENIED



Very truly yours

November 15, 1976

I Item 66 - EMC - October 12, 1976
Property Owner: William W. & Charlotte T. Price
Location: RMC Delaney Valley M. 807' NE Dance Mill Nd.
Emisting Zoning: R.D.P. (R.C.4)
Proposed Zoning: Special acception for a riding stable and variance to permit
distances of 19' and 85' bet. buildings in lieu of req. 100'

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

Michael S. Flanigan Wichael S. Flanigan Traffic Engineer Associate

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

Attention: Mr. Prank Hogans Zoning Advisory Committee

Re: Property Owner: William W. & Charolotte T. Price

Location: NE/S Dulaney Valley Rd. 807' NE Dance Mill Rd. Zoning Agenda October 12, 1976

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.

(DDM) 1. Pire hydrants for the referenced property are required and shall by located at intervals or 90 feet along an approved road in accordance with Saittoner County Standards as published by the Department of Public Torte.

(COO) 2. A second means of wehicle access is required for the site.

() 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.

(XX) L. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations

5000 5. The buildings and structures existing or proposed on the shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Dditton prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Pire Prevention Bureau has no comments, at this time.

REVIEWER A J. S. L. Hotel and Long. M. M. Logen. S. Approved.

Planning Group! Bytalion Division Fire Prevention Bureau

RECEIVED FOR FILING

November 15, 1976

Mr. Eric S. DiNenna Zoning Commissioner 2nd Floor, Courthouse Towson, Maryland 21204

Ne: Item 64 - 20c - October 13, 1976.

Propers October 14, 1976.

Location: NE/S Dalaney Valley Md. 807' NE Bance Mill Md.

Existing Consigns N.D.P. (Acception for a riding stable and variance to permit
distances of 19' and 55' bet. buildings in lieu of req. 100'

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

Very truly yours, Michael S. Flanigan Traffic Engineer Associate

MSFino

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

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

Comments on Item #66, Zoning Advisory Committee Meeting, October 12, 1976, are as follows:

October 20, 1976

Property Owner: Location: Rristing Zoning: Proposed Zoning:

William V. & Charlotte T. Price NE/S Dalaney Valley Ed. 807' ZE Dance Mill Ed. R.D.P. (R.C.4) Special Exception for a riding stable and variance to permit distances of 19' and 65' between buildings in lieu of the required 100'.

Thomas H. Devlin, Director BURRAU OF ENVIRONMENTAL SERVICES

TERRITOR DE

ballimore county department of permits and licenses TOWSON, MARYLAND 21201

October 6, 1976

. .

Mr. S. Eric Billenna, Zoning Consissioner Office of Planning and Soning County Office Ballding Towner, Dayland 2120h

Bear Ik. Dillenna:

Comments on Item # 66 Zoning Advisory Committee Meeting, October 12, 1976

William V. & Charlotte T. Price KE/S Dalancy Valley Rd. 807' NE Lance Mill Rd. R.D.P. (R.C.) Special Exception for a riding stable and variance to permit distances of 19' and 55' between buildings in lieu of the required 100'. Property O.mer:

The items checked below are applicable:

A. Structure shall conform to Enltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(I) B. A building permit shall be required before construction can begin. C. Three sots of construction drawings will be required to file an application for a building permit.

Three sets of construction drawings with a registered Earyland Architect or Engineer's original seal will be required to file an application for a building permit.

E. Wood frame walls are not permitted within 3'0" of a property line.

Contact Building Department if distance is between 3'0" and 6'0" of property line.

G. Requesced setback variance conflicts with the Baltimore County Building Code. See Section ______

Very truly yours,

Charles E. Burnham Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 18, 1976

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

Z.A.C. Meeting of: October 12, 1976

Re: Item 66. Item 86.

Property Denri Millia N. a Charlotte I. Price
Property Denri Millia N. a Charlotte I. Price
Present Zoning R.D.P. (R.C.4)
Present Zoning R.D.P. (R.C.4)
Proposed Zoning: Special Exception for a riding stable and variance to permit distances of 19 and 85° between buildings in lieu of the required 100°.

District: 10th No. Acres: 8.6

Dear Mr. DiNenna:

No bearing on student population.

Very truly years, While Heteral



November 10, 1976

Mr. S. Eric DiNenno, Zoning Commissioner Zoning A.Svisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

Comments on Item 66, Zoning Advisory Committee Meeting, October 12, 1976, are as follows:

Paperty Owner: William W. and Charlotte T. Price
Location: NE/S Duleary Volley Road 807 NE Dance Mill Road
Esting Zaning: LD.P. (B.C.4)
Papead Zaning: Special Exception for a riding stable and variance to permit distances of 19 feet
and 85 feet between buildings in fleu of the required 100 feet.

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

The driveway as shown on the plan should not create any problems if the intensity of the use remains the same; however, if the intensity of the use is increased, a commercial type driveway will be required.

Very truly yours.

Planner III Project and Development Plannin

December 2, 1976

204 West Pennsylvania Ave Towson, Maryland 21204

RE: Petitions for Special Exception Politicas for Special Exception and Variance NW/S of Dulancy Valley Road, 807' N of Dance Mill Road - 10th Election District William W. Price, et ux -Petitioners NO. 77-99-LA (Item No. 66)

Dear Mr. Williams

I have this date passed my Order in the above captioned matter in

GJM/me

cer John W. Hoseign, III, Esquire

BALTIMORE COUNTY, MARYLAND

TO S. Eric Dillenna, Zoning Commissioner Date November 24, 1976

FROM Norman E. Gerber, Acting Director of Planning

SUBJECT Petition #77-99-XA. Petition for Special Exception for a Riding Stable

Petition for Variance for Distance between buildings Patitionar - William W. Price and Charlotte T. Price

10th District

HEARING: Monday, November 29, 1976 (10:15 A.M.)

This office is not opposed to the petitioner's request; the proposed use is an appropriate one for the area.

HEG:JGH:rw

November 28, 1976

TO WHOM IT MAY CONCERN:

I have no objections as to the variances and special exception for a riding stable on the property of Mr. Webb Price, 12900 Dulaney Valley Road.

> William I medard WILLIAM T. McFAUL 12901 Dulaney Valley Rd. Lien Arm, Nd. 21057

CERNOLD CROSS & FIZEL

PHUL & DOLLEWICKS PRES IL DOLLEWICKS

September 27, 1976

Zoning Description

All that piece or parcel of land situate, lying and being in the Tenth Election District of Baltimore County, State of Maryland and described as follows to we'r

Beginning for the same at a point in the center of Dulancy Valley Road at the distance of of feet measured now on the company to the company of the company

Containing 8.6 Acres of land more or less.

Being the land of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioners.



RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE NW/S of Dulaney Valley Rd. 807' N of Dance Mill Rd., 10th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

WILLIAM W. PRICE, et ux, Petitioners : Case No. 77-99-XA

......

ORDER TO ENTER APPEARANCE

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.

Charles E. Kountz, Jr. Deputy People's Course

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 9th day of November, 1976, a copy of the aforegoing Order was mailed to Newton A. Williams, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III







THIS IS TO CERTIFY that the appeared advertisement was blished in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 11th ... day of November



OFFICE OF

ELLICOTT CITY, MD.

Nov. 11, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Spec. Exc. & Variance .-- Price was inserted in THE TOWCOM TIMES, a weekly newspaper printed and published in the Towson Maryland, once a week for one successive weeks before the 29thday of Nov. 19 76 that

is to say the same was inserted in the issues of Nov. 11, 1976.

STROMBERG PUBLICATIONS. Inc.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 15 day of

@ #71-59-XH

Date of Posting 11-11-14

Date of return. 11: 18: 36...

Petitioner A Henry Mel Mel M. Submitted by Ju-Petitioner's Attorney Aut Par Reviewed by Phs

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of property A to 15 9 Sandary Velly Ald Sen No of Land Willed

treation of Signs Ships Partil & Sultine 1.60 Asich which from

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

District /C

Posted by Miles Signature

BALTIMORE COUNTY, MARYLAND OFFICE OF FINAL REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 40466

Nov. 4, 1976 ACCOUNT 01-662

AMOUNT_\$50.00

89 K + 285 5

50.0 C HO

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE JINTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 10486

62.00%

DATE NOV. 24, 1976 ACCOUNT 01-662

AMOUNT \$62.00

Mesers. Nolan, Plumboff & Villiams, 204

1800 - V. Fenna: Towney, Mi. 2120.

1800 - Advertising and posting of property for Mn. Price
#17-99-JA

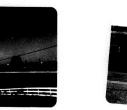
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VALIDATION OR SIGNATURE OF CASHIER













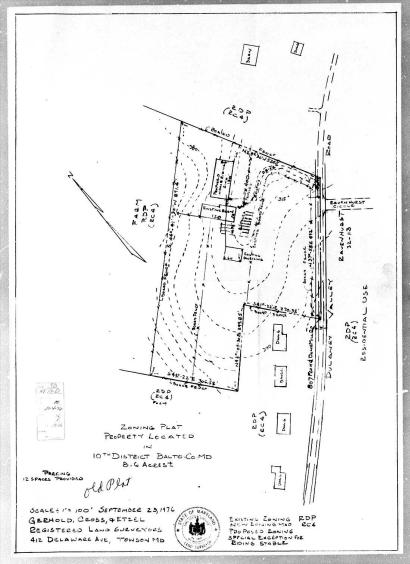


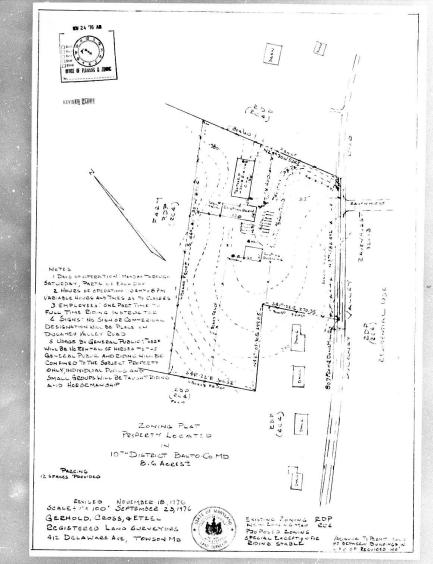












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