

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600

THE ROYSTON BUILDING

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TOWSON, MARYLAND 21204-4575

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OF COUNSEL

EUGENE W. CUNNINGHAM, JR., P.A.

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STEPHEN C. WINTER

LISA J. McGRATH

CARROLL W. ROYSTON

1913-1991

H. ANTHONY MUELLER

1913-2000

RICHARD A. REID

1931-2008

* ALSO ADMITTED IN D.C.

R. TAYLOR McLEAN
WILLIAM F. BLUE
THOMAS F. McDONOUGH
LAUREL PARETTA REESE
KEITH R. TRUFFER*
ROBERT S. HANDZO*
EDWARD J. GILLISS
TIMOTHY J. OURSLER
ROBERT G. BLUE
CRAIG P. WARD
LEANNE M. SCHRECENGOST

JONATHAN M. HERBST
JAMES L. SHEA, JR.
MARTHA K. WHITE
ROBERT F. MILLER
SARAH M. GRABENSTEIN

September 24, 2014

Via Hand Delivery

Adam Rosenblatt, Esq.
Baltimore County Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: Request for "Spirit and Intent" Letter
14309 Phoenix Road
Zoning: RC-6

Dear Mr. Rosenblatt:

This letter follows our recent conversations regarding the above-referenced property. I represent the property owners, Marla J. Hollandsworth and Joyce A. Lammlein.

The property known as 14309 Phoenix Road, Phoenix, Maryland 21131 is recorded among the Land Records of Baltimore County at Liber 34374, Folio 329. The parcel is approximately 34 acres in size and is zoned RC-6.

Presently, the property is operated as a farm and has tenants residing in the one residential structure on the property.

The owners desire to allow the structure to remain occupied by the tenants who assist in the operation of the farm, but now wish to construct a residence for the owners on that same property. The tenant house will continue to be used as a residence for the tenants who maintain the farm. There is no intent for anyone but the tenant farmers to occupy it.

Because issues sometimes arise regarding the propriety of a residence and of a tenant house on a single parcel, with this letter the owners seek the County's express approval in the

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14-315
\$150.00

Adam Rosenblatt, Esq.
Baltimore County Department of Permits, Approvals and Inspections
Page 2
September 24, 2014

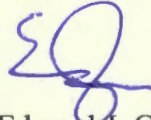
form of a "Spirit and Intent" acknowledgement that the plan to construct a new owners residence is lawful.

Although the owners have not expended monies on architects or engineers, electing to wait until they receive "Spirit and Intent" guidance before so doing, I can report the plan is to construct the new residence in the area now shown on the attached Google Maps aerial as a riding ring. The new home will be approximately equidistant between the property's tenant house and the owners' existing separately described home at 14315 Phoenix Road (which will be marketed for sale).

The new home will be approximately 2500-3000 square feet, and is planned to have three bedrooms and two and one-half baths; it is expected to be one and one-half stories, with a walk-out basement and a two car garage. Its design and size will restrict it to one family's use.

Thank you for your cooperation. Please telephone me if you require additional information in order to address this request.

Very truly yours,

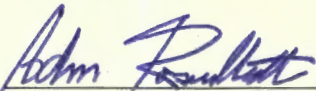


Edward J. Gilliss

EJG/ajf
Enclosure

Baltimore County "Spirit and Intent" approval

I, Adam Rosenblatt, an authorized representative of Baltimore County, Maryland, a body corporate and politic, agree that the property described above may lawfully have an owner's residence and a tenant house, so long as the tenant house is occupied by tenants who perform services on the farm property.



Authorized Representative
Baltimore County, Maryland

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Marie L. F. Stewart, 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 RM-10 to RM-10-1 and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, a Riding Stable.

and, for the following reasons:

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 of Baltimore County.

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 of Baltimore County.

Contract purchaser Marie L. F. Stewart Legal Owner

Address 14309 Phoenix Road, Phoenix, Md. 21131

Joseph Kiel Petitioner's Attorney

Protestant's Attorney

Address 401 Washington Avenue, Suite 406, Towson, Md. 21204

DATE May 22, 1978

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of May, 1978.

1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of May, 1978, at 10:00 A.M.

L.M.

NR 27 78 PM

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IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Marie L. F. Stewart, 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 RM-10 to RM-10-1 and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, a Riding Stable.

and, for the following reasons:

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 of Baltimore County.

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 of Baltimore County.

Contract purchaser Marie L. F. Stewart Legal Owner

Address 14309 Phoenix Road, Phoenix, Md. 21131

Joseph Kiel Petitioner's Attorney

Protestant's Attorney

Address 401 Washington Avenue, Suite 406, Towson, Md. 21204

DATE May 22, 1978

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of May, 1978.

1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of May, 1978, at 10:00 A.M.

L.M.

NR 27 78 PM

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RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
OF BALTIMORE COUNTY
Case No. 78-244-X

Mr. Commissioner:

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 by now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

ORDER TO ENTER APPEARANCE

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

I HEREBY CERTIFY that on this 27th day of April, 1978, a copy of the foregoing Order was mailed to Marie L. F. Stewart, 14309 Phoenix Road, Phoenix, Maryland 21131, Petitioner.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 494-3141

June 20, 1977

Marie L. F. Stewart
14309 Phoenix Road
Phoenix, Md. 21131

RE: Interim Development Control Act (IDCA) Application 77-52-X

Dear Mr. Stewart:

Please be advised that your IDCA application for a Riding Stable hearing was approved by the Planning Board on May 15, 1978 and you may now file your petitions, plans, and Special Exception hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,

Eric D. Nenna
S. ERIC D. NENNA
Zoning Commissioner

SEIJ/JED/scw

Enclosures

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 494-3141

S. ERIC D. NENNA
ZONING COMMISSIONER

May 22, 1978

Joseph Kiel, Esquire
Suite 406, Equitable Towne Building
401 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
872.60' NE of Phoenix Road,
860 SE of Carroll Road -
10th Election District
Marie L. F. Stewart - Petitioner
NO. 78-244-X (Item No. 182)

Dear Mr. Kiel:

I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,

Eric D. Nenna
S. ERIC D. NENNA
Zoning Commissioner

SED/jhm

Attachment

cc: John W. Hession, III, Esquire
People's Counsel

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors

412 DOWLAVER AVENUE
TOWSON, MARYLAND 21204

823-6470

February 13, 1978

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 wit:

Beginning for the same at a point distant the two following courses and distances measured along the southeast side of a 20' Foot Right of Way there situated, from the intersection of the southeast side of said Right of Way with the center line of Phoenix Road, said intersection being distant 1300 Feet measured northerly along Phoenix Road from above said Point, to: North 88 degrees 18 minutes 54 seconds East 374.70 Feet and North 68 degrees 19 minutes 54 seconds East 527.20 Feet and running from said place of beginning and ending on the outlines of the property of the petitioner herein, the 18 following courses and distances: North 0 degrees 24 minutes 54 seconds East 293.10 Feet, North 72 degrees 16 minutes 54 seconds East 297.30 Feet, North 65 degrees 57 minutes 54 seconds East 138.40 Feet, North 13 degrees 23 minutes 28 seconds East 216.30 Feet, North 26 degrees 28 minutes 24 seconds East 216.30 Feet, North 13 degrees 23 minutes 28 seconds East 216.30 Feet, North 71 degrees 11 minutes 20 seconds East 271.00 Feet, North 39 degrees 16 minutes 50 seconds East 321.20 Feet, North 88 degrees 17 minutes 50 seconds East 383.07 Feet, North 10 degrees 32 minutes 10 seconds East 191.00 Feet, North 4 degrees 13 minutes 10 seconds East 338.57 Feet, North 62 degrees 28 minutes 10 seconds East 285.96 Feet, North 3 degrees 11 minutes 46 seconds East 601.74 Feet, North 9 degrees 45 minutes 40 seconds East 700.75 Feet, North 19 degrees 24 minutes 36 seconds East 1326.64 Feet, North 22 degrees 59 minutes 13 seconds East 606.11 Feet, North 24 degrees 25 seconds East 226.33 Feet and North 3 degrees 23 minutes 48 seconds East 313.09 Feet to the place of beginning.

Containing 45.647 Acres of land more or less.

Bein: the property of the petitioner herein as shown on a plat filed with the Baltimore County Zoning Office.



SUBMITTAL REVIEW COMMENTS

DATE: November 22, 1977

By: Elizabeth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Stewart Property
PROJECT NUMBER: IDCA NO. 77-52X
LOCATION: Maryland Avenue
DISTRICT: 1003

IDCA PLAN
PRELIMINARY PLAN
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAN

This application for special exception (No. 77-52X) was received by the Developer Design and Approval Section on October 11, 1977 and we comment as follows:

Water and Sanitary Sewer: Non-Urban Area

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Urban-Rural Separation Line and in an area designated "No Planned Service" on the Baltimore County Water and Sewerage Plans M and P-10 and 11-A. This property is utilizing private onsite facilities. Per sub-section e (1) A. (1) of Bill No. 12-77 (IDCA), this property is not subject to the provisions of sub-section e (1) A and B. This project may be approved.

Storm Drains: Gunpowder Falls - Loch Raven Reservoir - Gunpowder Falls - Gunpowder River - Chesapeake Bay

This property drains to Gunpowder Falls, tributary to the Loch Raven Reservoir. Considerably downstream, along Gunpowder Falls, bridge openings at Route 40, Route 7, Route 1, Sparks Road and Glenview Road are inadequate within the Gunpowder State Park a historical building and a maintenance building have been reported flooded, as has been Council Bridge. However, no increase of runoff is indicated; therefore, this project may be approved. No increase of 100-year design storm is anticipated.

Elizabeth N. Diver, P.E.

ORDER RECEIVED FOR FILING

DATE *May 10, 1978*

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

a Special Exception for a riding stable should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of May, 1978, that the aforementioned Special Exception should be and 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 Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of May, 1978, 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 riding stable and/or the Special Exception for a riding stable and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Marie L.F. Stewart
Phoenix Farm
Phoenix, Maryland 21131

The facility for which the attached application is being made, is a small farm employing only the immediate family of three. There are sixteen proper stalls in which six horses and ten ponies are presently stabled. All fields are well fenced for pasturing. Of the sixteen animals housed, four belong to the family and are used exclusively by the family; three others belong to the family, but are used in one fashion or another by members of the Elvingsford Hunt Pony Club; six are the property of other children and are considered "boarders" in that fees are paid to the family; the three remaining ponies are on loan and are occasionally used to teach (one of these is a pensioner too old to be used). Riding lessons are given to approximately eight to ten children.

Doors, paddocks and equipment are located in the center of the 45.8 acre property. The property is bordered to the north by industrial acreage, to the south and southeast by the Hunt Valley Golf Club and to the southwest by the farm land of Clarence Ritter.

Riding clinics for members of the Elvingsford Hunt Pony Club are held two or three times a year. Summer camp clinics in stable management have been held over the years. There have been horses here since 1962. The family has operated the acreage as a farm since 1950. Through all years prior to the family's ownership, the facility has been a farm facility.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
101 W. Chestapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Bureau of Traffic Engineering
State Roads Commission
Bureau of Fire Protection
Health Department
Project Planning
Building Department
Board of Comptroller
Zoning Administration
Industrial Development

May 4, 1978

Ms. Marie L. F. Stewart
14309 Phoenix Road
Phoenix Farm
Phoenix, Maryland 21131

RE: Special Exception Petition
Item Number 182
Petitioner - Marie Stewart

Dear Ms. Stewart:

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 suitability of the requested zoning.

Located east of Phoenix Road approximately 800 feet southeast of Carroll Road in the 10th Election District, this 45.8 acre tract is presently improved with a dwelling, barn/stable and sheds. As per our conversation at the time of field inspection, this property has been utilized as a riding stable for sometime, without benefit of the proper zoning approval. As a result of this, this Special Exception is now required in order to legalize the existing use.

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 10 nor more than 90 days after the date on the filing certificate,

cc: L. F. Stewart
Number 182
May 4, 1978

will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC: 1

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

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

April 18, 1978

Re: Item 182 (1977-1978)
Property Owner: Marie L. F. Stewart
872.60' N/E Phoenix Rd. 800' E/E Carroll Rd.
Existing Zoning: MC 4
Proposed Zoning: Special Exception for a riding stable
(DCA 77-52 x)
Acre: 45.047 Dist: 10th

Dear Mr. DiNenna:

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

General

Comments were supplied for this property for Project DCA No. 77-52X.

Highways

The indicated 20-foot right-of-way, which is of extreme grade and severely eroded, is private. The portion of this right-of-way from Phoenix Road easterly to the western outline of this tract appears as a 24-foot and 20-foot right-of-way on the recorded plat "Subdivision of Wm. 14209 and 14111 Phoenix Road" B.L.N., Jr. 36, Folio 9 (also known as "Stewart & Hyde property"), as subdivided by this Petitioner.

Phoenix Road, an existing public road, is proposed to be improved in the future on a 60-foot right-of-way. Highway right-of-way widening and raw title assessments for slopes requirements are to be accomplished in connection with the subdivision aforesaid, per Job Order 5-89-06.

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 striping of top soil.

Storm Drains

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

Mr. Marie L. F. Stewart
14309 Phoenix Rd.
Phoenix Farm
Phoenix, Maryland 21131
Baltimore County Office of Planning & Zoning
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of March, 1978

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Ms. Marie Stewart
Petitioner's Attorney: Gerhold, Cross & Eitel
412 Delaware Ave.
Towson, Maryland 21204

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Item 182 (1977-1978)
Property Owner: Marie L. F. Stewart
Page 2
April 18, 1978

Storm Drains (Cont'd)

Future drainage and utility easements and/or drainage reservations will be required through this property.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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

Water and Sanitary Sewers

Public water supply and sanitary sewers are not available to serve this property, which is utilizing private onsite facilities. This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demonstration Line and is tributary to the Loch Raven Reservoir via Dimpower Falls. The Baltimore County Water and Sewerage Plans, W-108 and S-108, as amended, indicate "No Planned Service" in the area.

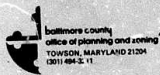
Very truly yours,

Edmund W. Diver, P.E.
Edmund W. DIVER, P.E.
Chief, Bureau of Engineering

END/EMW:RHS

cc: J. Somers

UU-WM Key Sheet
80, 81 & 82 Mc 1 & 2 Pos. Sheets
NE & NW 20 & 21A Topo
3" Tax Map



April 28, 1978

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

Dear Mr. DiNenna:

Comments on Item #182, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

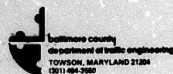
Property Owner: Marie L. F. Stewart
Location: 872.60' NE Phoenix Rd. 800' SE Carroll Rd.
Existing Zoning: R-C-4
Proposed Zoning: Special Exception for a riding stable (IDCA 77-52-X)
Acres: 45.847
District: 10th

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
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

March 29, 1978

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

Item No. 182 - SAC - March 21, 1978
Property Owner: Marie L. F. Stewart
Location: 872.60' NE Phoenix Rd. 800' SE Carroll Rd.
Existing Zoning: R-C-4
Proposed Zoning: Special Exception for a riding stable (IDCA 77-52-X)

Acres: 45.847
District: 10th

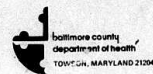
Dear Mr. DiNenna:

No traffic problems are anticipated by the requested Special Exception for a riding stable.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MEF/tms



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

April 25, 1978

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

Dear Mr. DiNenna:

Comments on Item #182, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Property Owner: Marie L. F. Stewart
Location: 872.60' NE Phoenix Rd. 800' SE Carroll Rd.
Existing Zoning: R-C-4
Proposed Zoning: Special Exception for a riding stable (IDCA 77-52-X)
Acres: 45.847
District: 10th

The requested exception will not interfere with the location of the water well or sewage disposal system, therefore no health hazards are anticipated.

Notice to the above property owners that any new installations of fuel burning equipment should contact the Division of Air Pollution Control, 404-3775, to obtain requirements for such installations before work begins.

Very truly yours,

Thomas H. Berlin
Thomas H. Berlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/KS/eth

cc: W. L. Phillips



Paul H. Reineke
CHIEF

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

Attention: S. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Marie L. F. Stewart

Location: 872.60' NE Phoenix Rd. 800' SE Carroll Rd.

Item No. 182 Zoning Agenda Meeting of 3/21/78

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 or 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 _____ ~~is~~ is the minimum allowed by the Fire Department.

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

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1978

() 6. Site plans are approved as drawn.

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

REVISOR: *John L. Wimbley* *John L. Wimbley* Noted and Approved: *George M. Haggett*
Planning Group Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1978

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

Z.A.C. Meeting of: March 21, 1978

RE: Item No: 182
Property Owner: Marie L. F. Stewart
Location: 872.60' NE Phoenix Rd. 800' SE Carroll Rd.
Present Zoning: R-C-4
Proposed Zoning: Special Exception for a riding stable (IDCA 77-52-X)

District: 10th
No. Acres: 45.847

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

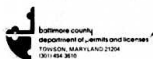
W. Nick Petrowich
W. Nick Petrowich
Field Representative

KSP/bp

JOSEPH M. McDONALD, PRESIDENT
CHARLES L. NICHOLS
HAROLD M. ROYER

THOMAS H. ROYER
MRS. LOREANE F. CHURCH
ROBERT H. HAYES
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECE
MRS. MILTON H. SMITH, JR.
ALFRED W. TRACY, STAFF



JOHN D. STEWART
DIRECTOR

March 23, 1978

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

Dear Mr. DiNenna:

Comments on Item #182 Zoning Advisory Committee Meeting, March 21, 1978 are as follows:

Property Owner: Marie L. F. Stewart
Location: 872.60' NE Phoenix Rd. 800' SE Carroll Rd.
Existing Zoning: R-C-4
Proposed Zoning: Special Exception for a riding stable (IDCA 77-52-X)

Acres: 45.847
District: 10th

The items checked below are applicable:

X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and Code and other applicable codes.

X 2. A building permit shall be required before construction can begin.

C. Additional permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

X 3. Three sets of construction drawings will be required to file an application for a building permit.

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

G. 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.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Footing.

I. No Comment.

J. Comments:

Very truly yours,

Charles E. Dunbar
Charles E. Dunbar
Plans Service Chief

CD:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 3, 1978

FROM: Leslie H. Groef, Director of Planning

SUBJECT: Petition for Special Exception
872.60 feet Northeast of Phoenix Road, 800 feet Southeast of Carroll Road
Petitioner - Marie L.F. Stewart

10th District

HEARING: Wednesday, May 17, 1978 (10:30 A.M.)

The proposed use would not be inappropriate here.

Leslie H. Groef
Leslie H. Groef
Director of Planning

LHG:JGH:rw

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 27, 1978.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~one time~~ successive weeks before the 27th day of May, 1978, the 50th publication appearing on the 27th day of April, 1978.

THE JEFFERSONIAN,
L. Frank Shuck
Manager.

Cost of Advertisement, \$



TOWSON, MD. 21204 April 27 19 78

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Marie L.F. Steward, 872.60 NE of Phoenix Road was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☒ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 28th day of April, 1978, that is to say, the same was inserted in the issues of April 27, 1978

STROMBERG PUBLICATIONS, INC.

BY E. L. Burger

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					3/29	JF				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JS</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>None</u>	Map # <u>NE, NW A-20</u>									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE/REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 6557

DATE: April 19, 1978 ACCOUNT: 01-662

AMOUNT \$50.00

RECEIVED FROM: Marie L.F. Steward, Phoenix Farm, Phoenix, Md.
21131, for Petition for Special Exception
No. 78-244-X (Item No. 182)

3843 APR 20

50.00 USD

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 10 Date of Posting: 4-28-78
Posted for: Special Exception for Riding Stable
Petitioner: Marie L.F. Steward
Location of property: Map to LHW to Property, S. of Phoenix Rd.
Location of Signs: Map to LHW to Property, S. of Phoenix Rd.
Remarks: Copy Envelope
Posted by: Eric D. Hennrich Signature Date of return: 4-28-78

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 8 day of April, 1978. Filing Fee \$ 50.00. Received ✓ Check ✓ Cash ✓ Other ✓

Eric D. Hennrich
S. Eric D. Hennrich,
Zoning Commissioner

Petitioner Marie L.F. Steward Submitted by Mr. Steward
Petitioner's Attorney Reviewed by JS

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE/REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 65613

DATE: May 11, 1978 ACCOUNT: 01-662

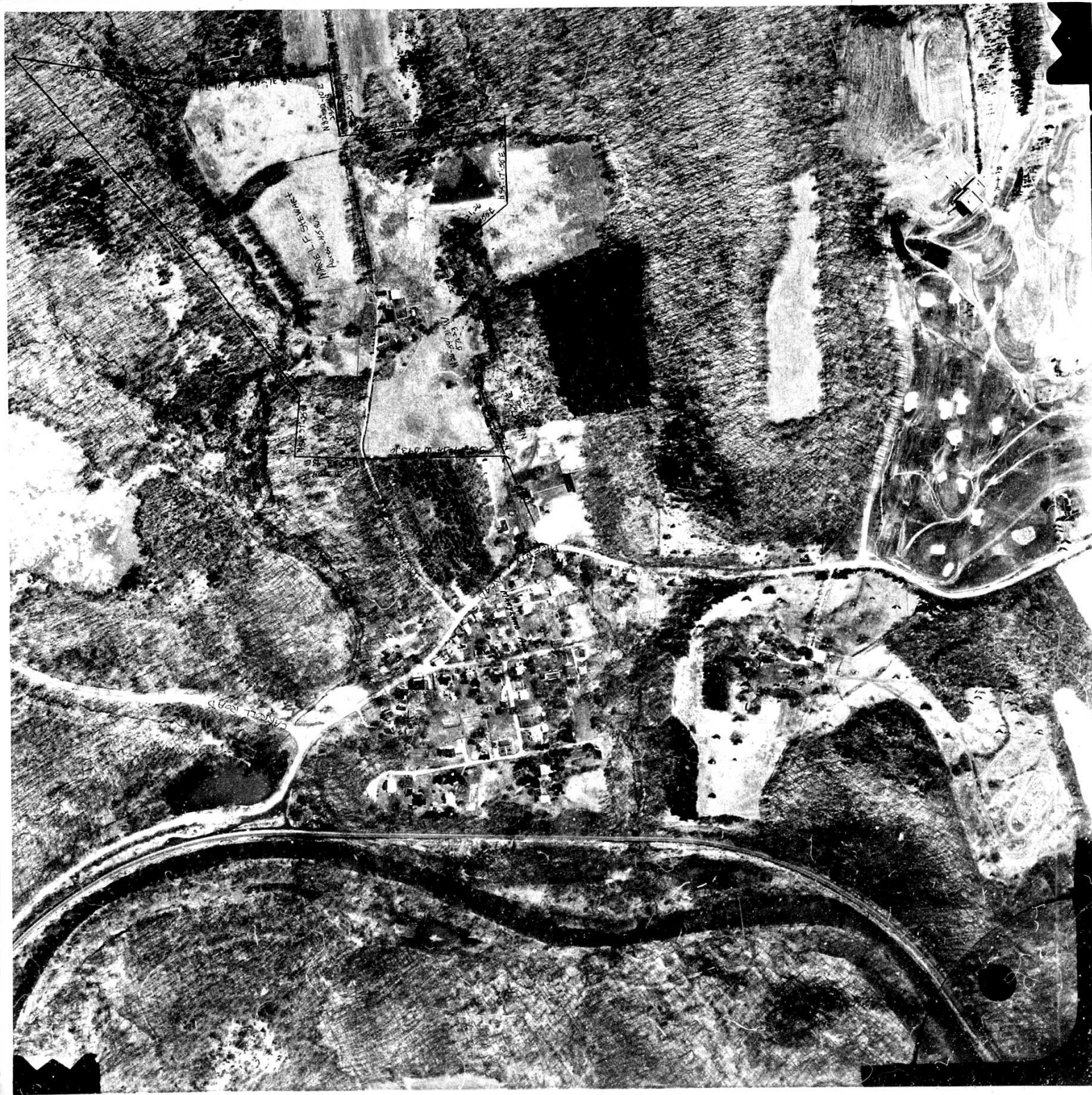
AMOUNT \$72.20

RECEIVED FROM: Marie L.F. Steward, Phoenix Farm, Phoenix, Md.
21131, Cost of Advertising and Posting for Petition
for Special Exception, Case No. 78-244-X

3843 APR 18

72.20 USD

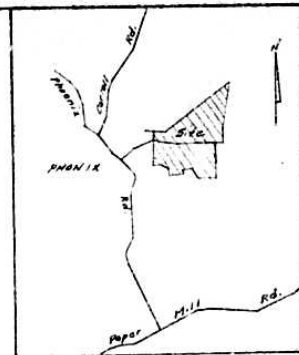
VALIDATION OR SIGNATURE OF CASHIER



M L P STEWART
PHOENIX FARM
PHOENIX, Md. 21132

15-18 SW





VICINITY Map Scale 1" = 2000'

Baltimore City Property
Loch Raven Water Shed

Golf Course.

RC-4

Plat to accompany petition: Special Exception
IDEN # 77-52-X
For Riding Stable in an RC-4 Zone
Present zoning RC-4
Present use Riding Stable
Parking data 10 spaces
No Proposed Bldgs.

Area = 45.647 Acres ±

The Highlands of
Hunt Valley

RC-4

Property of
Marie L. F. Stewart
10th Dist. - Baltimore Co.-Md

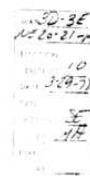
RC-4

Doolittle
RC-4

Ritter

Golf Course
RC-4

RC-4



Philip H. Gross



Scale 1" = 200' Feb. 13, 1978
GERHOLD, GROSS & FEEZEL
Professional Land Surveyors
412 Delaware Ave.
Towson, Md. 21204



