

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, WILLIAM S. MITCHELL, legal owner... of the property situated 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:

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 boarding and/or 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.

William S. Mitchell
Contract purchaser
Address: 12025 Philadelphia Road
Bradshaw, MD. 21021
Nelson R. Kerr
Kerr, Kerr and Howe
Petitioner's Attorney
210 West PA Avenue
Towson, MD. 21204
823-3414

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 1979, 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... day of... 1979, at 10:30 a.m.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE/S of Philadelphia Rd., 620' : OF BALTIMORE COUNTY
W of Jones Rd., 11th District :
WILLIAM S. MITCHELL, Petitioner : Case No. 79-216-X

ORDER TO ENTER APPEARANCE

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

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

I HEREBY CERTIFY that on this 7th day of March, 1979, a copy of the foregoing Order was mailed to Nelson R. Kerr, Esquire, Kerr, Kerr and Howe, 210 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III
John W. Hessian, III

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, WILLIAM S. MITCHELL, LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON 800 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION... IN A... ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR... a boarding and/or riding stable.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 12.25 ACRES DEED REF. 5810, 651
DRAWING... % OF OVERALL SITE WILL REQUIRE GRADING.
BUILDING SIZE Exist
GROUND FLOOR 107' x 43' AREA 4,601
NUMBER OF FLOORS 2 TOTAL HEIGHT 20
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.18

BUILDING USE
GROUND FLOOR HORSE STALLS OTHER FLOORS HAY STORAGE

REQUIRED NUMBER OF PARKING SPACES None

GROUND FLOOR... OTHER FLOORS... TOTAL

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES... N/A

(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES

WATER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM Well

SEWER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM Septic Tank

UTILITIES SECURITY APPROVAL See Security Report

BUREAU OF LAND DEVELOPMENT

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Nelson R. Kerr
APPLICANT'S ATTORNEY FOR CONTRACT PURCHASER
Nelson R. Kerr
Kerr, Kerr and Howe
210 West PA Avenue
Towson, MD. 21204
Attorney for Legal Owner

William S. Mitchell
LEGAL OWNER
Address: 12025 Philadelphia Road
Bradshaw, MD. 21021

THE PLANNING BOARD HAS DETERMINED ON... THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-6(1) OF THE BALTIMORE COUNTY CODE, 1968.

Signed: Leslie H. Groff
DATE... CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 8-12-77

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: January 27, 1978

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

PROJECT NAME: William S. Mitchell

PROJECT NUMBER: IDCA 77-66X

LOCATION: Philadelphia Road

DISTRICT: 11 CS

IDCA PLAN X

PRELIMINARY PLAN

TENTATIVE PLAN

DEVELOPMENT PLAN

FINAL PLAN

This application for special exception (No. 77-66X) was received by the Developers Design and Approval Section on December 2, 1977 and is 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 Demarcation Line and in an area designated "Planned Service" in 11 to 30 years on Baltimore County Water and Sewerage Plans W-17B and S-17B, as amended. This property which is using private onsite water supply and sewage disposal facilities is zoned R-5, per subsection c(3)(2) of Bill 12-77 (IDCA) is not subject to the provisions of subsection e (1) A & B. This project is recommended for approval.

STORM DRAIN: (Gunpowder Falls - Chesapeake Bay)

This property drains to Gunpowder Falls. There are known flooding problems downstream. The Petitioner indicates a proposed increase of onsite impervious area of less than 11,000 square feet. Any increase in 100 year design storm runoff would be infinitesimal, producing no impact downstream of this property. This project is recommended for approval.

END: EAM: EWR: bjo

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

RECEIVED
FEB 3 1978
OFFICE OF
PLANNING & ZONING

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 77-66X

LOCATION: Philadelphia Rd

IDCA Analysis

- 1) Nearest Arterial Intersection Philadelphia Rd + Bradshaw Rd
- a) Level of Service C
- 2) Trip Generation from Site C
- a) Proposed Level of Service C
- 3) Proposed Road Improvements Programmed for Construction Within Next Two Years. NONE

Recommendation

Approval: C. L. Diver

Denial: _____

Remarks: _____

RECEIVED
JAN 16 1978
PLANNING & ZONING

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
0011494-3323
S. ERIC DINENNA
ZONING COMMISSIONER

March 28, 1979

Nelson R. Kerr, Esquire
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SE/S of Philadelphia Road, 620'
W of Jones Road - 11th Election
District
William S. Mitchell - Petitioner
NO. 79-216-X (Item No. 167)

Dear Mr. Kerr:

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

Very truly yours,
S. ERIC DINENNA
Zoning Commissioner

SED:nr

Attachments

cc: Mr. Daryl DeCesare
Assistant Superintendent
Gunpowder State Park
10815 Harford Road
Glen Arm, Maryland 21057

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

CARL L. GERHOLD
PHILIP W. CROSS
JOHN F. ETZEL
WILLIAM M. BURTON
GORDON T. LANGDON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EXEMPTED
PAUL G. COLLEENBERG
FRED H. COLLEENBERG

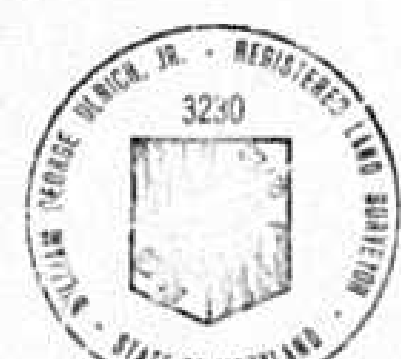
January 27, 1978

Zoning Description

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

Beginning for the same in the center of the Philadelphia Road at the end of the first line of the land of the herein petitioner as described in a deed dated October 5, 1977 and recorded among the Land Records of Baltimore County in Liber E.E.R. No. 5010 folio 651 which was conveyed by Charles A. Surman to William S. Mitchell, the herein petitioner, said point of beginning being South 71 degrees 00 minutes West 620 feet measured westerly along the center line of the Philadelphia Road from the center line of Jones Road, running thence and binding in the center of the Philadelphia Road, South 71 degrees 00 minutes West 478 feet, thence leaving the Philadelphia Road and running and binding on the land of the herein petitioner, the nine following courses and distances viz: South 29 degrees 32 minutes 46 seconds East 309.82 feet, South 11 degrees 40 minutes West 40.50 feet, South 36 degrees 10 minutes West 30 feet, South 67 degrees 59 minutes 20 seconds West 17.21 feet, South 32 degrees 00 minutes East 80.50 feet, North 54 degrees 00 minutes East 616.75 feet, North 45 degrees 30 minutes West 130.45 feet, North 54 degrees 00 minutes West 661 feet and North 7 degrees 00 minutes East 363 feet to the place of beginning.

Containing 11.50 Acres of land more or less.



William S. Mitchell Sr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: _____ Date: March 9, 1979
Leslie H. Groff
FROM: Zoning Commissioner

SUBJECT: Petition #79-216-X, Item 167
Petition for Special Exception for a boarding and/or riding stable
Southeast side of Philadelphia Road, 620 feet West of Jones Road
Petitioner - William S. Mitchell

11th District

HEARING: Monday, March 26, 1979 (10:30 A.M.)

A special exception for the boarding and/or riding stable should not be granted until adequate well water and sewage disposal systems are provided on the site.

Since the barn and refreshment stand are existing but apparently need variances, they should be screened from the road and adjoining properties.

Refreshment stand should be limited to use by patrons of the riding stables only.

Hours of operation should be restricted to daylight hours only.

Petitioner should be required to maintain a dense permanent sod on all pasture land.

If a riding ring is to be constructed, it should be done so surface drainage and soil erosion do not affect the stream on site or adjoining properties.

Leslie H. Groff
Leslie H. Groff, Director
Office of Planning and Zoning

LHG:JCH:rw

ORDER RECEIVED FOR FILING

DATE: March 8, 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, the Special Exception for a commercial boarding and/or riding stable should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of March, 1978, that the herein Petition for Special Exception for a commercial boarding and/or riding stable 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 State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning. Said Special Exception must be utilized within five years or become null and void.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

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

March 7, 1978

Nelson R. Kerr, Esquire
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 167
Petitioner - Mitchell
Special Exception Petition

Dear Mr. Kerr:

Since I have received revised site plans which satisfy the comments from this Committee that were forwarded to you on April 18, 1978, I have proceeded to schedule this petition for a hearing date. Enclosed for your review is the comment from the Office of Current Planning that was submitted subsequent to the aforementioned comment.

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,

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

NBC/sf
Enclosures

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



May 26, 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 #167, Zoning Advisory Committee Meeting, March 7, 1978, are as follows:

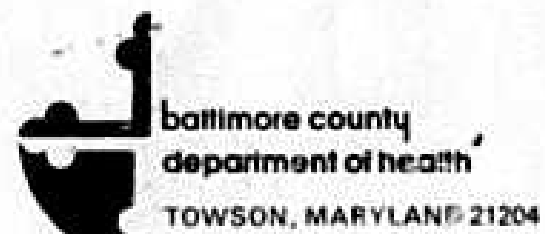
Property Owner: William S. Mitchell
Location: SE/S Philadelphia Road 620' W. Jones Road
Existing Zoning: RC-5
Proposed Zoning: Special Exception for a boarding and/or riding stable (IDCA 77-66-X).
Acres: 11.50
District: 11th

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



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

April 13, 1978

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

Dear Mr. DiNenna:

Comments on Item #167, Zoning Advisory Committee Meeting, March 7, 1978 are as follows:

Property Owner: William S. Mitchell
Location: SE/S Philadelphia Rd. 620' W Jones Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Special Exception for a boarding and/or riding stable (IDCA 77-66-X)
Acres: 11.50
District: 11th

The water well was in poor physical condition and no evidence of a sewage disposal system could be found, a building permit application will not be approved until proper corrections are made and percolation tests meeting state and county requirements are performed.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

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

THD/fth/pgc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

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

April 19, 1978

Nelson R. Kerr, Esquire
Kerr, Kerr and Howe
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item Number 167
Petitioner - William S. Mitchell

Dear Mr. Kerr:

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 on the south side of Philadelphia Road approximately 620 feet west of Jones Road in the 11th Election District, this R.C. 5 zoned property is presently improved with a commercial riding stable facility. Surrounding properties are similarly zoned and are improved with individual dwellings to the east and west, while vacant wooded land exists to the south of this property.

From my understanding of this matter, this operation has existed at this location for some time without proper zoning approval. Because of this, this Special Exception Hearing is now required in order to make said use conform to the zoning regulations. The existing barn and refreshment building are in conflict with the required 50 foot setback from any lot line and 75 feet from the centerline of any street, respectively. Since these buildings are

Nelson R. Kerr, Esq.
Page 2
Item Number 167
April 19, 1978

existing, the setbacks would be considered non-conforming. However, I strongly suggest that Variances be requested in order to "legalize" these setbacks.

The site plan must be revised to indicate the proposed right-of-way of Philadelphia Road, the location of the septic system, a description of the present operation and the comments from the State Highway Administration. As indicated in these comments, your surveyor should contact Mr. John E. Meyers at 383-4321. Particular attention should be afforded the comments of the Department of Permits and Licenses, and since comments from the Office of Current Planning and Development were not available at this time, prior to making the above revisions, I suggest that your surveyor contact Mr. John Wimbley at 494-3335 for his comments concerning this request.

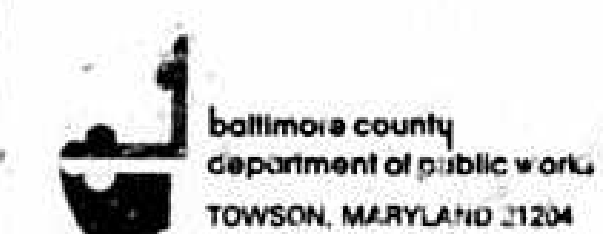
This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

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

NBC:rf

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



THORNTON M. MOURING, P.E.
DIRECTOR

March 31, 1978

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

Re: Item #167 (1977-1978)
Property Owner: William S. Mitchell
S/ES Philadelphia Rd. 620' W. Jones Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Special Exception for a boarding and/or riding stable (IDCA NO. 77-66X)
Acres: 11.50 District: 11th

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.

General:

Comments were supplied for this property for Project IDCA NO. 77-66X.

Highways:

Philadelphia Road (Md. 7) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

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

Storm Drains:

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

A portion of this property is subject to the 100-year design storm flooding of Gunpowder Falls per the U.S. Department of Housing and Urban Development F.I.A. Map 52, which indicates a 100-year design storm flood elevation at this location, of approximately 80 feet above M.L.W. (Baltimore County datum). Further construction is not permitted within 100-year flood plains.

Storm Drains: (Cont'd)

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Urban-Rural Demarcation Line. The Baltimore County Water and Sewerage Plans, W-17B and S-17B, as amended, indicate "Planned Service" in the area in 11 to 30 years.

Very truly yours,

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

END:EM:FW:as

cc: J. Seyffert
D. Grise
R. Morton

QQ-SW Key Sheet
44 & 45 ME 42 & 43 Pos. Sheets
NE 11 & 12 K Topo
64 Tax Map



Maryland Department of Transportation

State Highway Administration

Norman E. Intemann
Secretary
Bernard M. Evans
Administrative

March 8, 1978

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

Re: Z.A.C. Meeting, March 7, 1978
ITEM: 167.
Property Owner: William S. Mitchell
Location: S/S Philadelphia Rd.
(Route 7) 600' W of Jones Rd.
Existing Zoning: RC-5
Proposed Zoning: Special
Exception for horse boarding
and/or riding stable.
11th District - 11.5 Acres

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

The State Highway Administration considers the stable operation as a commercial enterprise, therefore, a commercial entrance is required. The existing entrance is not properly paved, is not channelized, and is unacceptable.

The entrance must be reconstructed under commercial access permit from this Administration.

The plan must be revised prior to the hearing. The petitioner's engineer should contact the writer to determine what should be indicated on the plan.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access

John E. Meyers
By: John E. Meyers

CL:JEM:vrd

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



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 17, 1978

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

Item No. 167 - ZAC - March 7, 1978
Property Owner: William S. Mitchell
Location: SE/S Philadelphia Rd. 620' W Jones Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Special Exception for a boarding and/or riding stable (IDCA 77-66-X).

Acres: 11.50
District: 11th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for a boarding and/or riding stable.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/hms



baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: William S. Mitchell

Location: SE/S Philadelphia Rd. 620' W Jones Rd.

Item No. 167 Zoning Agenda Meeting of 3/7/78

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 _____ 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.

(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", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

REVIEWER *JD Dally* Noted and Approved *George M. Wagonet*
Planning Group Special Inspection Division Fire Prevention Bureau



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

March 14, 1978

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

Dear Mr. DiNenna:

Comments on Item # 167 Zoning Advisory Committee Meeting, March 7, 1978 are as follows:

Property Owner: William S. Mitchell
Location: S/S Philadelphia Road - 620' W Jones Road
Existing Zoning: R.C. 5
Proposed Zoning: Special Exception for a boarding and/or riding stable (IDCA 77-66-X)

Acres: 11.50
District: 11th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. 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.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 5'0" of property line.
- ☒ F. Comment. - Is refreshment stand and barn existing and if so was a permit issued for it, otherwise see Items A,B,D.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plan Review Chief
CEB:rtj

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: March 2, 1978

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

Z.A.C. Meeting of: March 7, 1978

RE: Item No: 167
Property Owner: William S. Mitchell
Location: SE/S Philadelphia Rd. 620' W. Jones Rd.
Present Zoning: R.C. 5
Proposed Zoning: Special Exception for a board and/or riding stable (IDCA 77-66-X)

District: 11th
No. Acres: 11.50

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NWP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE PRESIDENT
MARCUS M. ROTBARTS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
KINGS E. HAYDEN

ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

Nelson R. Kerr, Esquire
Kerr, Kerr and Howell
210 West Pennsylvania Avenue
Towson, Maryland 21204

Item #167

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Owner(s) Name: William S. Mitchell

Reviewed by: Nicholas B. Commodari

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

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 1st day of February, 1978

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: William S. Mitchell
Petitioner's Attorney: Kerr

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

Nelson R. Kerr, Esquire
210 West Pennsylvania Avenue
Towson, Maryland 21204

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

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

District: 11 Date Posting: 3/14/78
Posted for: petition for Special Exception
Petitioner: William S. Mitchell
Location of property: SE/S Philadelphia Rd., 620' W Jones Rd.
Location of Signs: front of property facing Philadelphia Rd.
Remarks: _____
Posted by: Don Dorman Signature Date of return: 3/16/78

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27 day of
Feb 1978. Filing Fee \$ 50 Received ☒ Cash ☐ Other ☐

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: William S. Mitchell Submitted by: Kerr
Petitioner's Attorney: Nelson R. Kerr Reviewed by: MS

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

NOTICE FOR SPECIAL EXCEPTION
THIS NOTICE is given by the Board of Zoning Appeals of Baltimore County, Maryland, for a Special Exception for a building and/or use in the following location: Baltimore, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204. The Board of Zoning Appeals is holding a public hearing on the application for a Special Exception for a building and/or use in the following location: Baltimore, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204. The Board of Zoning Appeals is holding a public hearing on the application for a Special Exception for a building and/or use in the following location: Baltimore, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.



TOWSON, MD 21204 March 9, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE-SPECIAL EXCEPTION-WR. S. Mitchell was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 9 day of March 1979, that is to say, the same was inserted in the issues of March 8, 1979

STROMBERG PUBLICATIONS, INC.

BY Laura Y. Pannabecker

PETITION FOR SPECIAL EXCEPTION
111. DISTRICT
LOCATION: Petitioner's Special Exception for a building and/or use in the following location: Baltimore, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204. The Board of Zoning Appeals is holding a public hearing on the application for a Special Exception for a building and/or use in the following location: Baltimore, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

CERTIFICATE OF PUBLICATION

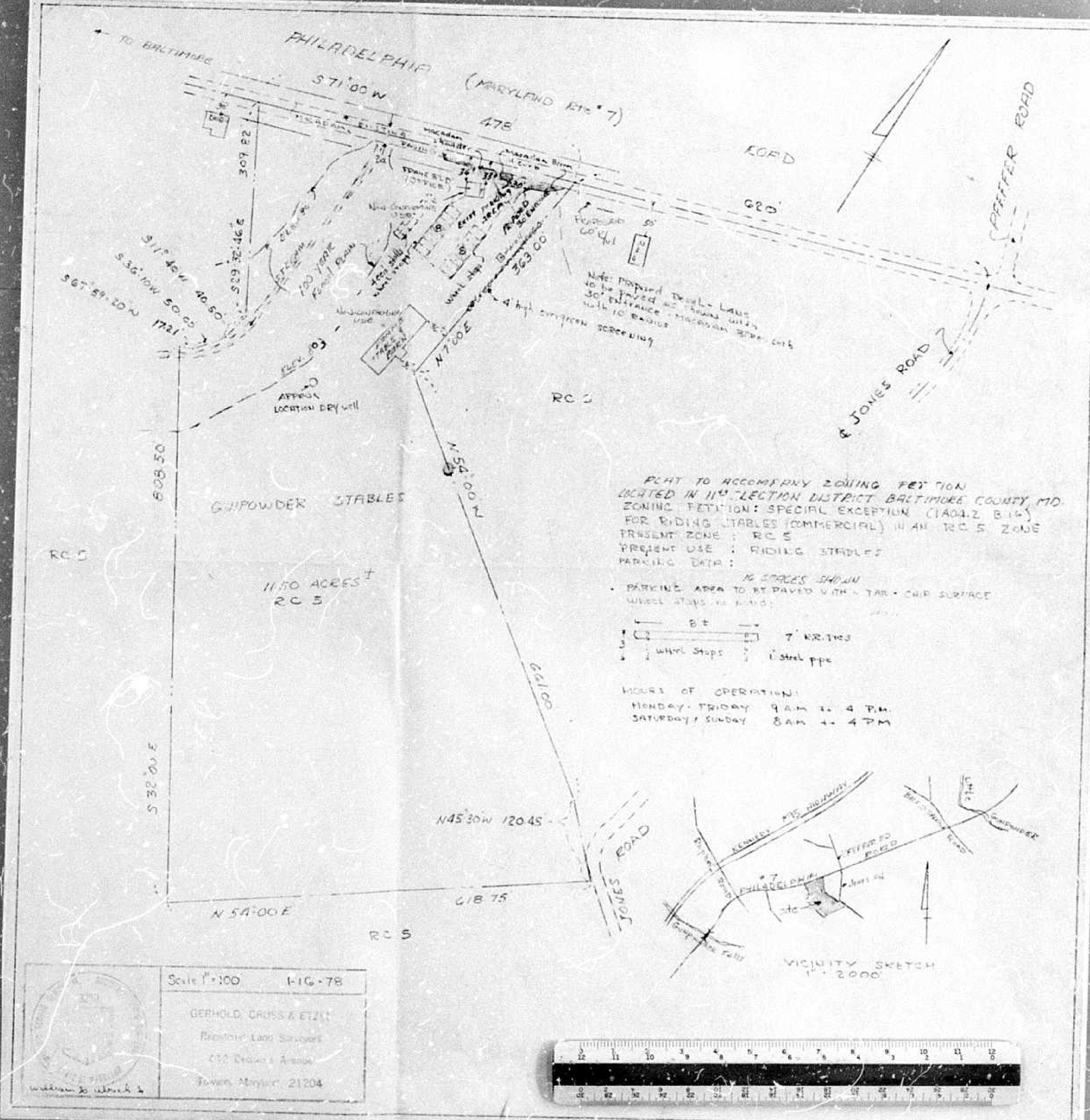
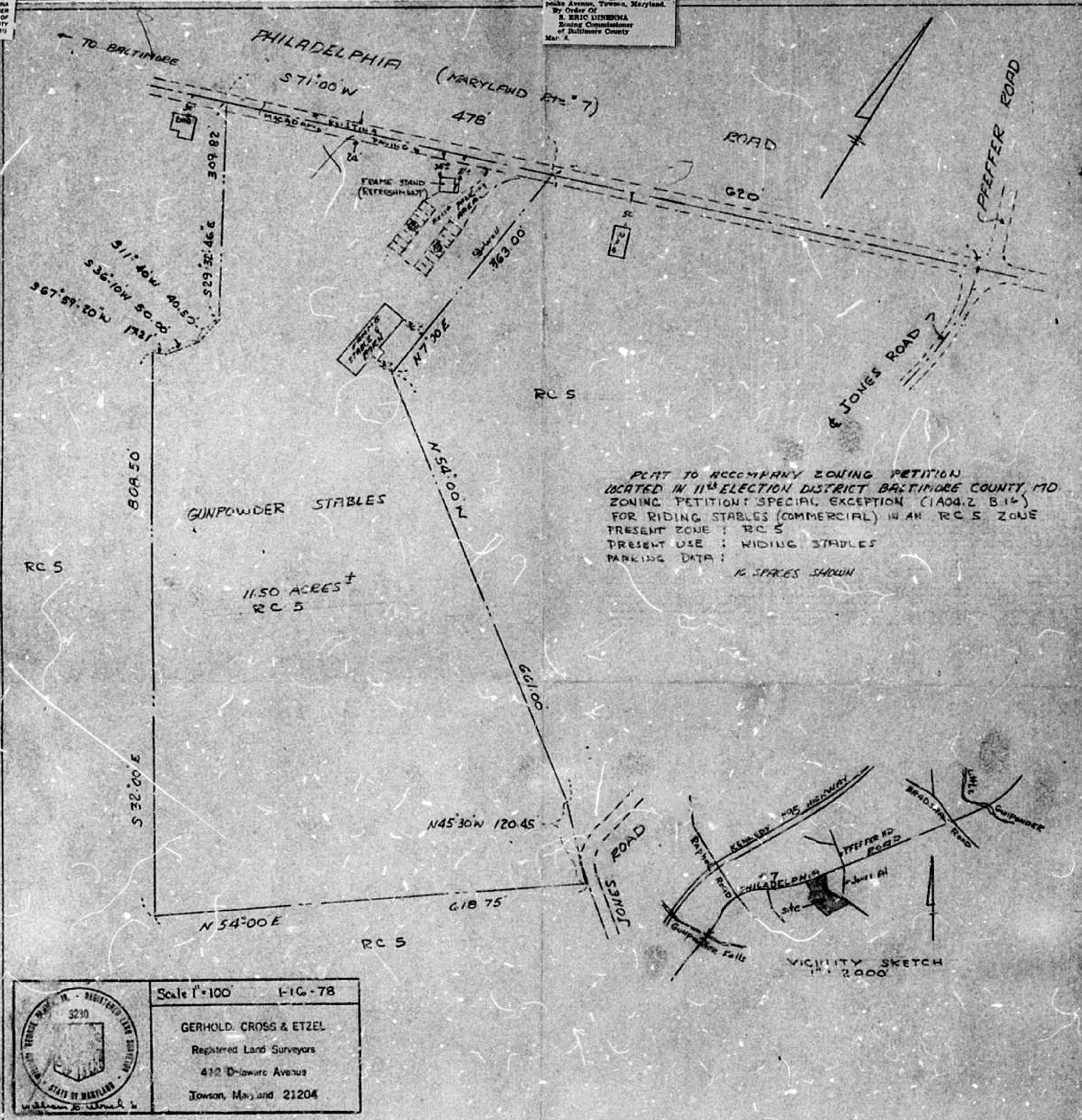
TOWSON, MD, March 8, 1979
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week for one time successive weeks before the 26th day of March 1979, the last publication appearing on the 8th day of March 1979.

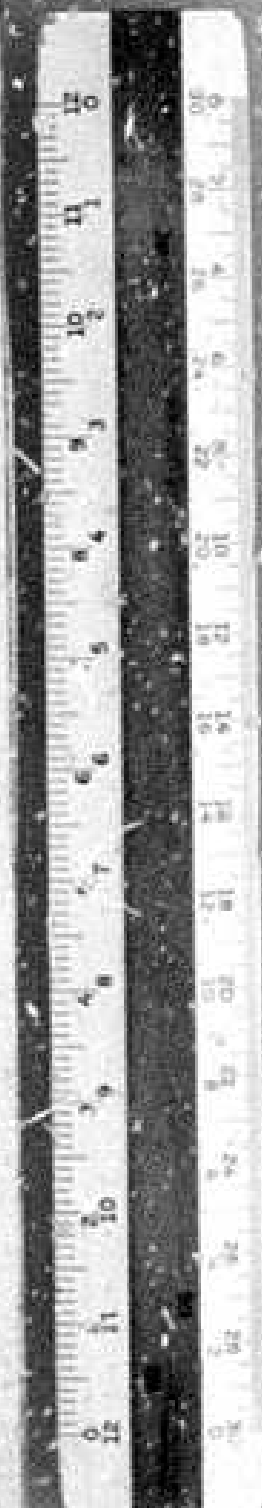
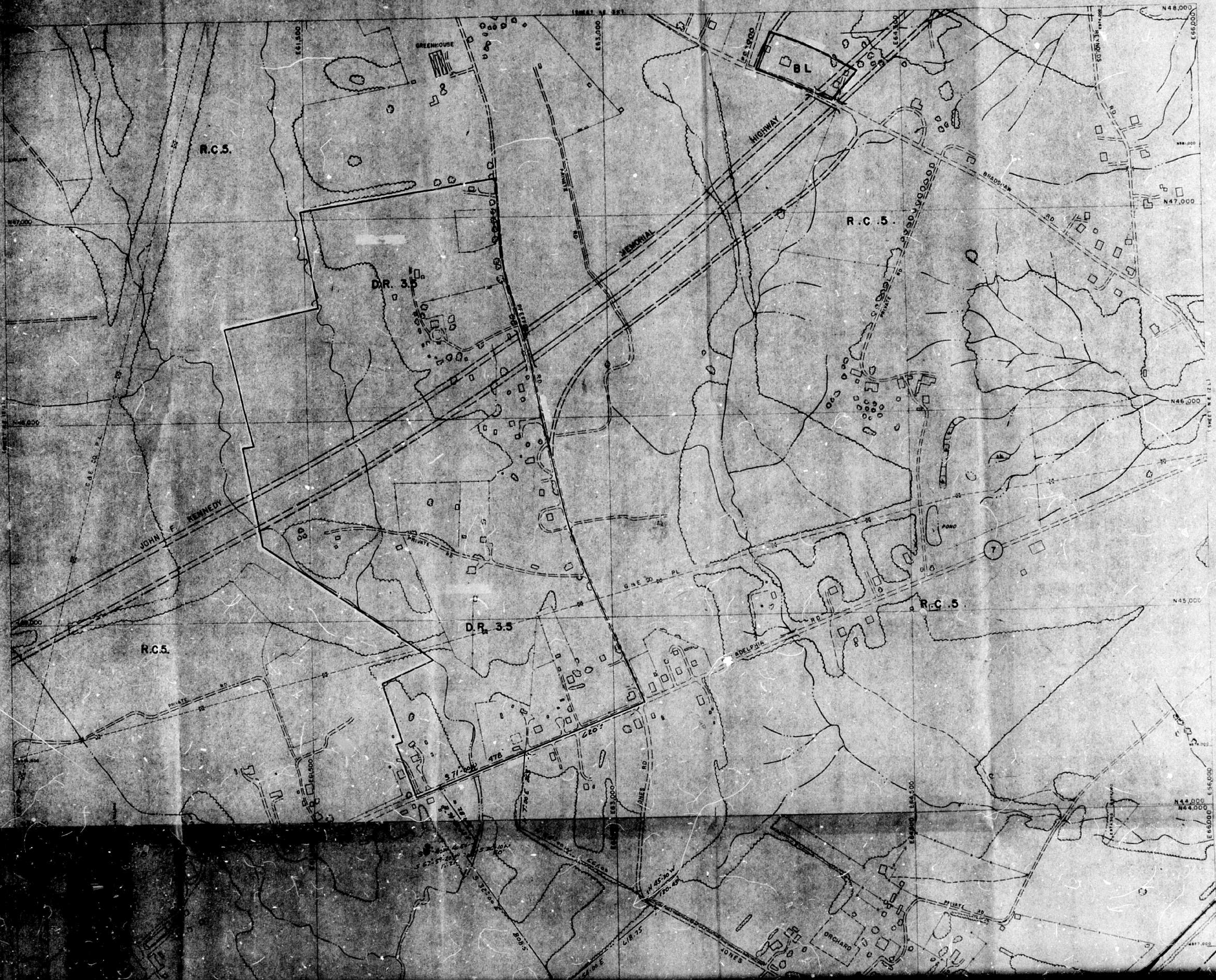
THE JEFFERSONIAN
S. Leach, Publisher
Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, GC, CA									
Reviewed by: <i>OK</i>	Revised Plans: Change in outline or description Yes No								
Previous case:	Map #								

RECEIVED BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: March 1, 1979
ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED: Nelson R. Kary, Register
FROM: Filing Fee for Case No. 79-216-X
VALUATION OF SIGNATURE OF CARRIER
54.77
54.77





R.C.5

DR 35

PHILADELPHIA

N44,000
N44,000
E66,000

R.C.5

R.C.5

BR

RC2

BR

R.C.5

R.C.5

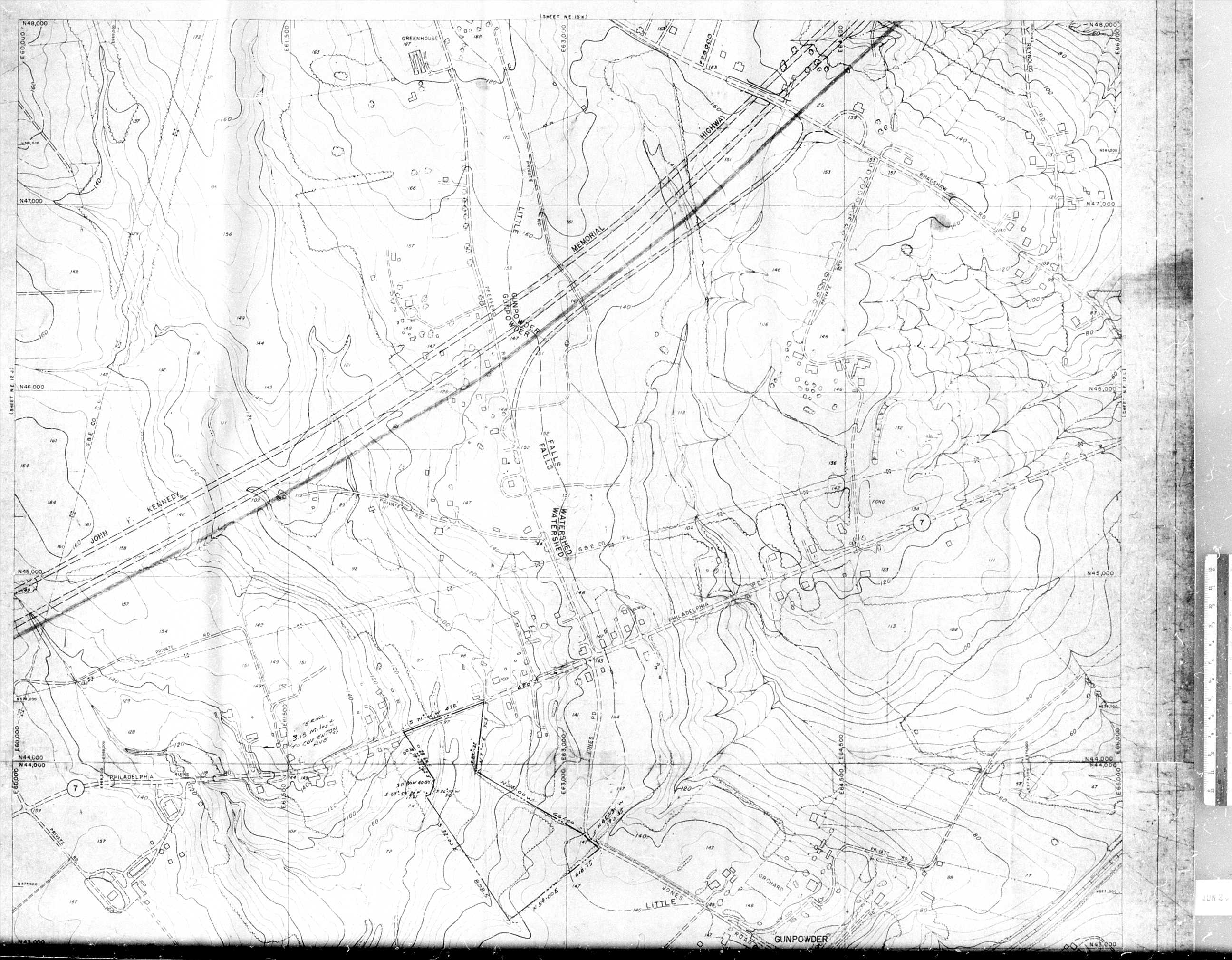
R.C.2

N40,000
E66,000

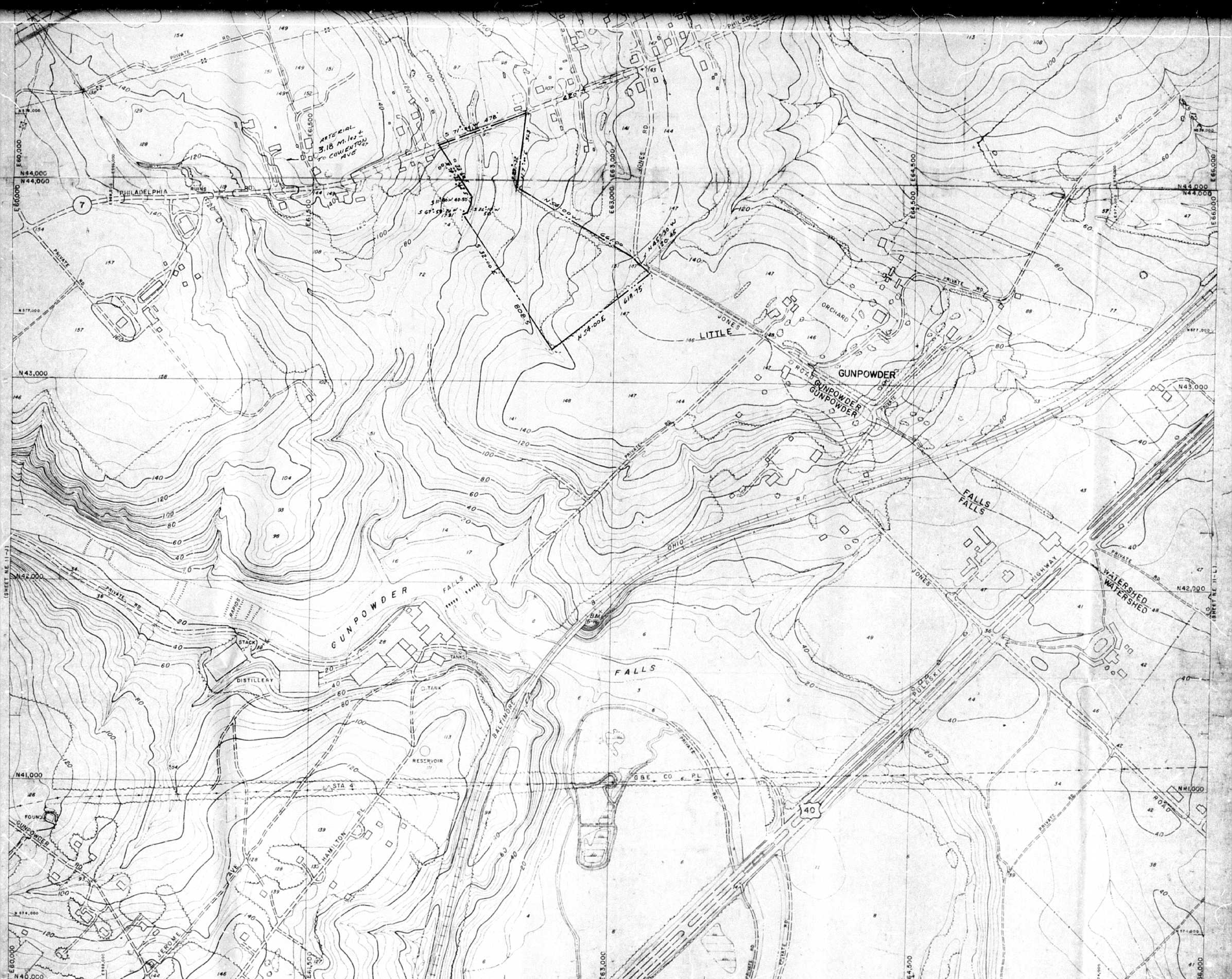
1975 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
1976 & OCT 83
1975 108/6, 109/
112-26, 113-26, and 114-26
CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
	BY	DATE	GUNPOWDER	N. E.
		DATE OF PHOTOGRAPHY APRIL 1958		11 - K
Compiled By Photogrammetric Methods MAPS, INCORPORATED - BALTIMORE 22, MARYLAND				



JUN 20



Q-SE QQ-3W
M-NE MM-NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	GUNPOWDER	M. E.
		DATE OF PHOTOGRAPHY APRIL 1959		
Topography Compiled By Photogrammetric Methods MAPS, INCORPORATED - BALTIMORE 22, MARYLAND				



4



25-24 SW