RE: PETITION FOR SPECIAL EXCEPTION N/S of West Ruhl Rd., 115' W of North Ruhl Rd. - 6th Election District Norman K. Godfrey, et ux - Petitioners BEFORE THE

: DEPUTY ZONING

COMMISSIONER NO. 81-26-X (Item No. 229)

: BALTIMORE COUNTY

*** *** ***

::: :::

This matter, having been advertised and posted for a public hearing, comes before the Deputy Zoning Commissioner as a result of a Petition for Special Exception for a commercial riding stable, including boarding of horse Said parcel of land contains 32.055 acres and is zoned R. C. 2.

Testimony presented on behalf of the Petitioners indicated that 29 acres are maintained as pasture; the owners breed, train, and show their own horse and that horses owned by others are usually boarded in stables. Individual instruction and clinics of not more than 15 persons are available and conducted in the indoor arena. In the future, both instruction and clinics will take place in the indoor arena and in the proposed fenced in riding area. Further testimony established that horse shows are conducted on the subject property.

There were no Protestants appearing in opposition to the Petition.

Without reviewing the evidence further in detail but based upon all the evidence presented at the hearing, in the opinion of the Deputy Zoning Commissioner, the requirements of Section 502. I have been met, the health, safety, and general welfare of the community would not be adversely affected and as the use would not be detrimental to the primary agricultural uses in th vicinity of the subject property, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of August, 1980, that the herein Petition for Special Exception for a commercial riding stable, including boarding of horses, should be and the same is GRANTED, from and after the date of

No. 81-26-X(Item No. 229)

this Order, subject, however, to the following r strictions:

- 1. The total number of horses shall not exceed 56; the number allowed to graze shall not exceed one horse per one acre of pasture land.
- 2. There shall be no more than four horse shows per year and limited to 50 horses per show.
- .3. The horse shows shall be closed affairs, l' ted to the sponsoring private horse/pony club, youth groups, such as 4-H, or students of the owner/operator of the subject property, and shall not be advertised.
- 4. Outside lighting shall be limited to security lights and lights for the outdoor fenced-in riding area; the latter are to be directed downward.
- 5. A farm conservation plan, prepared by the Baltimore County Soil Conservation District, shall be implemented and maintained according to the schedule established for the life of the proposed use.
- 6. The driveway and parking area shall be of pervious material, such as crusher run; the parking area shall be delineated by barriers, such as railroad ties.
- 7. The area for storage of manure shall be indicated on the site plan.
- 8. A revised site plan shall be submitted, incorporating all of the above restrictions, and approved by the Department of Public Works and the Office of Planning and Zoning.

I had vool and agree to the 8
Nestrictons.

Norma N. Dollar
9/30/80

		_
	Restrictions	-41 5
16 CONS-5	HASTNE TIME	71-11
Q PS	11 4	

INVENTORY & EVALUATION OF LAND, WATER, AND RELATED RESOURCES

REQUESTED BYNO	rman K. Godfrev	1.00471011	21416 N Ruhl Road Freeland, Maryland 21053
REQUESTED BY		LUCATION.	
ASSISTED BY Hubert	Bryant & Karl Reib	LichDATE	9/8/80
INDIVIDUAL		GROUP	☐ UNIT OF GOVERNMENT
SITUATION: TO COM	oly by zoning in ref	erence to Con	nservation Plan. To take
			sod on the proposed fenced in
riding area, the	reparation, seeding	of this ares	should be done by October 10-
15th.			
	· · · · · · · · · · · · · · · · · · ·		:
		<u> </u>	
LIGGESTED SOLUTIO	N/S 1) Soil tested	1. 2) lim s 8	& fertilize according to results
			area immediately, 5) seed with
		-,- <u>-,,</u>	straw and during the winter
			from horse traffic all winter
until April, 8) a	fter grass has star	ted to establ	ish itsel?, build the wooden
fence. If this ca	nnot be done by Oct	ober 15, ther	e will be great possibility that
any grass seed ple	nted would not esta	blish itself	sufficiently to survive the winter
A complete Conserv	ration Plan will fol	low.	
		•	·
		-	

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

____zone; for the following reasons:

Norman K. Godfrey and L or we, Marlo-Godfrey, his-wifelegal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a threeof, hereby petition (1) that the zoning status of the herein described property be re-cl' saifie 1, pursuant to the Zoning Law of Baltimore County, from an zone o an

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 commercial riding stable.

including boarding of horses. 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

_____ Contract purchaser

809 Eastern Boulevard Baltimore, Maryland 21221-

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of May 197 80 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 24th day of July

Marlo Godfrey Legal Owner

Address_21416_N__Ruhl Road-----

Freeland, MD 21053

Protestant's Attorn y

BALTIMORE COUNTY

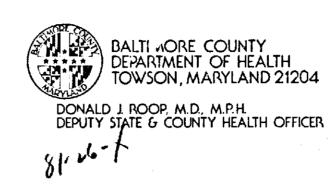
ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



July 14, 1980

Mr. William R. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

are as follows:

IJF/mw

Comments on Item #229, Zoning Advisory Committee Meeting of May 20, 1980,

Property Owner: Location: Exisitng Zoning: Proposed Zoning:

District:

Norman K. & Marlo Godfrey N/S West Ruhl Rd. 115' W North Ruhl Rd. Special Exception for a commercial riding stable. 32.055

The riding stable will be served by an existing drilled well and proposed sewage disposal system. The existing drilled well is in good physical condition. Soil percolation tests have been conducted and the results will be valid until April 1, 1983.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE. July 14, 1980

COUNTY OFFICE BLDG.'
111 W. Chesapeake Ave.
Towson, Maryland 21204 Robert J. Romadka, Esquire

809 Eastern Bouldevard Baltimore, Maryland 21221

Chairman

RE: Item No. 229 Petitioners - Norman K. Godfrey, et ux Special Exception Petition

Dear Mr. Romadka:

Bureau of Engineering Department of Traffic Engineering

Fire Prevention Health Department Project Planning Building Department Board of Education 2oning Administration Industrial Development

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

Because of your clients' proposal to establish a riding stable, including the boarding of horses on this site, this Special Exception is required. As indicated in our previous conversations, the question of the proposed paving for the parking area and driveway should be discussed at the scheduled hearing to determine whether a crusher run surface would be sufficient.

Particular attention should be afforded to the comments of Traffic Engineering.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled . accordingly.

> Very truly yours, MATO Consumble NICHOLAS B. COMMODARI Chairman

Zoning Plans Advisory Committee

cc: Evans, Hagan & Holdefer, Inc. 8013 Belair Rd. Balto., Md. 21236

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

June 30, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

HARRY J. PISTEL, P. E.

DIRECTOR

Re: Item #229 (1979-1980) Property Owner: Norman K. & Marlo Godfrey N/S West Puhl Rd. 115' W. North Ruhl Rd. Existing Zoning: RC 2 Proposed Zoning: Special Exception for a commercial riding stable. Acres: 32.055 District: 6th

Dear Mr. Hammond:

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

North Ruhl Road, an existing public road is proposed to be improved in the future on a 50-foot right-of-way. Highway right-of-way widening, including necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering.

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:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

Item #229 (1979-1980) . Property Owner: Norman K. & Marlo Godfrey June 30, 1980

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 Sever:

Public water supply and sanitary sewerage 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 Demarcation Line. Baltimore County Water and Sewerage Plans W and S-4A, respectively indicate "No Planned Service" in the area.

Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Winbley, J. Somers, D. Grise

OO-NE Key Sheet 150 and 151 NW 23 and 24 Pos. Sheets NW 38 F Topo 2 and 6 Tax Maps

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3211

JOHN D. SEYFFERT LIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #229, Zoning Advisory Committee Meeting, May 20, 1980, are as follows:

Property Owner: Norman K and Marlo Godfrey Location: N/S West Ruhl Road 115' W. North Ruhl Road Acres: 32.055 District: 6th

This office has reviewed the subject petition and offers the following comment. 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.

John Le mbley John L. Wimbley Planner III Current Planning and Development

baltimore countu department of traffic engineering TOWSON, MARYLAND 21204 STEPHEN E. COLLINS

June 12, 1980

NBC:hk

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. Property Owner: Location: Existing Zoning: Proposed Zoning:

- ZAC - May 20, 1980 Norman K. & Marlo Godfrey N/S West Ruhl Rd. 115' W North Ruhl Rd. R.C. 2

Special Exception for a commercial riding

32.055

6tii

stable.

District:

Acres:

Dear Mr. Hammond:

The requested Special Exception for a commercial riding stable is not expected to cause any major traffic problems.

The entrance onto North Ruhl Road should be relocated to provide better sight distance.

Very truly yours,

Michael S. Flanigan Engineer Associate II

Letterano

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310
--

PAUL H. REINCKE

June 19, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Norman K. & Marlo Godfrey

Location: N/S West Ruhl Road 115' W North Ruhl Road

Zoning Agenda: Meeting of May 20, 1980

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

() 4. The site shall be made to comply with all applicable parts of the

EXCEEDS the maximum allowed by the Fire Department.

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 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

this Order, subject, however, to the following restrictions:

are to be directed downward.

the life of the proposed use.

the site plan.

Zoning.

1. The total number of horses shall not exceed 56;

horse per one acre of pasture land.

year and limited to 50 horses per show.

the number allowed to graze shall not exceed one

2. There shall be no more than four horse shows per

3. The horse shows shall be closed affairs, limited to

subject property, and shall not be advertised.

4. Outside lighting shall be limited to security lights and

5. A farm conservation plan, prepared by the Baltimore

6. The driveway and parking area shall be of pervious

be delineated by barriers, such as railroad ties.

7. The area for storage of manure shall be indicated on

8. A revised site plan shall be submitted, incorporating

ment of Public Works and the Office of Planning and

the sponsoring private horse/pony club, youth groups, such as 4-H, or students of the owner/operator of the

lights for the outdoor fenced-in riding area; the latter

County Soil Conservation District, shall be implemented

and maintained according to the schedule established for

material, such as crusher run; the parking area shall

all of the above restrictions, and approved by the Depart-

Planning Group
Special Inspection Division

Noted and Approved: Motor Manual Fire Prevention Bureau

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Comments on Item #229Zoning Advisory Committee Meeting, May 20, 1980 Norman K. & Marlo Godfrey N/S West Ruhl Road 115 W North Ruhl Road Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a commercial riding stables.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.

All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code ior the Handicapped and Aged; and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit

X D. Commercial: Three sets of construction drawings with a Maryland Registered

Architect co Engineer shall be required to file a permit application. E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-O of lot line. A minimum 8" masonry figwall is required if construction

Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set a of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction

X I. Comments - This structure shall comply with Section 307.1.2 as well as other applicable sections of the 1978 B.O.C.A. Basic Building

> NOTE. These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

June 2, 1980

N/S of West Ruhl Rd., 115' W of North Ruhl Rd., 6th District

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

: Case No. 81-26-X

Petitioners

NORMAN K. GODFREY, et ux,

:::::::

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 pretiminary or final Order in connection therewith.

Leter Max Zimmerman Peter Max Zimmerman Deputy People's Counsel

Under TO, Flamian, IFT John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 7th day of July, 1980, a copy of the aforegoing Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioners.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towse Maryland - 21204

Date: May 15, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: May 20, 1980

RE: Item No: 219, 220, 221, 222, 223, 224, 225, 226, 227,223, 229, 230 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Lammond:

All of the above has no bearing on student population.

Wm. Nick Petrovich, Assistant Department of Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

fir. W. E. Hammond Zoning Commissioner July 8, 1980 John D. Seyffert, Director Office of Planning and Zoning

SUBJECT Petition No. 81-26-X

Petition for Special Exception North Side of West Ruhl Road, 115 feet West of North Ruhl Road Petitioner- Norman K. Godfrey

Sixth District

HEARING: Thursday, July 24, 1980 (10:15 A.M.)

Little Falls, flowing through the property, is a native trout stream of excellent water quality. native trout stream of excellent water quality.
It ultimately flows into Loch Raven Reservoir via the Gunpowder Falls; therefore, it is important to minimize any possible adverse effects. For this reason, it is suggested that the following recommendations be incorporated in the order for special exception if the petition is granted:

1. The parking lot be of a pervious material
2. A farm conservation plan be prepared, submitted to and approved by the Soil Conservation Service; that said plan be fully implemented within 2 years after

fully implemented within 2 years after approval and that property be maintained accordingly for the life of the proposed

3. The number of horses kept on the site not exceed 1 horse per 1 acre of pasture land.
4. The site plan be made subject to the approval of the Office of Planning and

It is requested that any off-site trails to be used be identified, and any available signed aggreements governing such trails be made a part of the file.

> John D. Seyffert Director Office of Flanning and Zoning

JDS:JGH:vg

Without reviewing the evidence further in detail but based upon all the evidence presented at the hearing, in the opinion of the Deputy Zoning Com-

This matter, having been advertised and posted for a public hearing,

Special Exception for a commercial riding stable, including boarding of horses

Testimony presented on behalf of the Petitioners indicated that 29 acres

are maintained as pasture; the owners breed, train, and show their own horses;

and that horses owned by others are usually boarded in stables. Individual

instruction and clinics of not more than 15 persons are available and con-

ducted in the indoor arena. In the future, both instruction and clinics will

Further testimony established that horse shows are conducted on the subject

There were no Protestants appearing in opposition to the Petition.

take place in the indoor arena and in the proposed fenced in riding area.

comes before the Deputy Zoning Commissioner as a result of a Petition for

Said parcel of land contains 32.055 acres and is zoned R.C.2.

RE: PETITION FOR SPECIAL EXCEPTION

Ruhl Rd. - 6th Election District

NO. 81-26-X (Item No. 229)

N/S of West Ruhl Rd., 115' W of North

Norman K. Godfrey, et ux - Petitioners

BEFORE THE

DEPUTY ZONING

COMMISSIONER

: BALTIMORE COUNTY

*** *** ***

missioner, the requirements of Section 502.1 have been met; the health, a safety, and general welfare of the community would not be adversely affected: and, as the use would not be detrimental to the primary agricultural uses in the ticinity of the subject property, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of August, 1980, that the herein Petition for Special Exception for a commercial riding stable, including boarding of horses, should be and the same is GRANTED, from and after the date of

PETITION FOR SPECIAL EXCEPTION

6th District

ZONING: Petition for Special Exception

LOCATION: North side of West Ruhl Road, 115 feet West of North Ruhl Road

Thursday, July 24, 1980 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

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 commercial riding stable, including boarding of horses

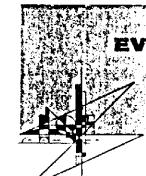
All that parcel of land in the Sixth District of Baltimore County

Being the property of Norman K. Godfrey, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 24, 1980 at 10:15 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING



EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS 8013 BELAIR ROAD / BALTIMORE, MD. 21236 (201) 66 3-3501 539 POPLAR STREET / CAMBRIDGE MD. 21613 (301) 228-3350 111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 849 179 11 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-54-3

March 26, 1980

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR RIDING STABLES IN R.C.2 ZONE 6TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point in or near the bed of West Ruhl Road, distant 115 feet, more or less, measured in a southwesterly direction from the centerline of North Ruhl Road, thence leaving said place of beginning and running (1) North 21 degrees 22 minutes West 179.50 feet and thence (2) North 57 degrees 48 minutes East 86.88 feet to a point in or near the bed of North Ruhl Road, thence running in or near the bed of North Ruhl Road, the two following courses and distances, viz: (3) North 16 degrees 37 minutes West 261.58 feet and thence (4) North 13 degrees 51 minutes East 945.94 feet, thence running the eight following courses and distances, viz: (5) North 77 degrees 19 minutes West 488.29 feet, thence (6) South 05 degrees 34 minutes 30 seconds West 148.85' thence (7) South 75 degrees 30 minutes 38 seconds West 1,068.48 feet, thence (8) South 38 degrees 04 minutes West 252.89 feet, thence (9) South 41 degrees 00 minutes East 1,173.02 feet, thence (10) North 65 degrees 42 minutes 15 seconds East 295.03 feet, thence (11) North 68 degrees 13 minutes East 297.00 feet and thence (12) South 21 degrees 47 minutes East 264.00 feet to the aforesaid West Ruhl Road, thence running in or near the bed thereof (13) North 76 degrees 09 minutes 30 seconds East 100.02 feet to the place of beginning.

Containing 32.055 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



I CARROLL HASSIT GEORGE W. HOLLS. I.S. THE EMAISTE, ET

SPRIDGE and CASTOM LISE W. HUPLEY

PROPARD L. HULL, P.L.S

BALTIMORE COUNTY
OFFILE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 WILLIAM E. HAMMOND

July 21, 1980

Robert J. Romadka, Esquire 809 Eastern P. llevard Baltimore, Macyland 21221

ZONING COMMISSIONER

RE: Petition for Special Exception N/S W. Ruhl Rd., 115' W of N. Ruhl Rd., Norman K. Godfrey, etux Case No. 81-26-X

Dear Mr. Romadka;

This is to advise you that \$59.39 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WEH:sj

June 25, 1980

Robert J. Romadke, Esquire 809 Eastern Boulevard Baltimore, Maryland 21221

NOTICE OF HEARING

N Ruhl Rd - Norman K. Godfrey, et ux - Case No. 81-26-X TIME: 10:15 A.M.

RE: Petition for Special Exception - N/S W Ruhl Fd., 115' W of

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 121 W. CHESAPEAKE AVENUE,

DATE: Thursday, July 24, 1980

TOWSON, MARYLAND

BALTHIORE COUNTY

10750 Little Patuxent Pkwy Columbia, MD 21044

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & THE DISTRICT NORTH SIDE OF WEST RUHL RD. 115 FEET WEST OF NORTH RUHL ROAD was inserted in the following:

☑ Catonsville Times

□ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for ______successive weeks before the 11th day of JULY 19 80 that is to say, the same was inserted in the issues of

7/10/80

COLUMBIA PUBLISHING CORP

Conveyance.
Being the pruperty of Norman K.
Godfrey, et us, as shown as plet plen filed both the Zoring Depart-ment.

Coprose Avenue, Towards Avenue, Towards Avenue, 195 feet West of North Ruft Road DATE a Time Treasday, July 24, 1960 at 10:15 A.M. PUBLIC NEARING: Road 106. County Office Building, 111 W. Cheuspeake Avenue, Toward, Maryland

The Zoning Commissioner of Balancer County, by authority of the Zoning Act and Asputations of Balancer County, will had a public hearing.

Festion for Special Exception for a commercial rising status.

BEGINNING FOR THE SAME

westerly direction from the currier-time of North Publi Road, thence leaving said piece at beginning and nursing (1) North 21 degrees 45 minutes West 179.50 best and Service -179. North 57 degrees 45 minutes used 80.86 best to a point 6 or near the bad of North Publi Hoad, thence running in or near the bad of North Ruhl Hoad, thence running oburses and dejunces, viz: (3) North 16 degrees 37 minutes. West 261.54 feet and thence (4) North 12 degrees 31 minutes East Q45.94 feet, thence running the eight following courses.

minutes East Q45.94 feet, therios numers the eight following courses and distances, viz. (5) North 77-depress 19 minutes West 48.28 feet, thence (6) Bouth 05 degrees 34 minutes 30 seconds West 148.85" thence (7) Seuth 75 degrees 30 minutes 38 seconds West 1,084.48 feet, thence (8) South 36 degrees 04 minutes West 252.89 feet, thence (8) South 48 degrees 09 minutes East 1,173.02 feet, thence (10) North 65 degrees 42 minutes 15 seconds East 255.03 feet, thence (11) North 68 degrees 42 minutes 15 seconds East 255.03 feet, thence (12) South 21 degrees 47 minutes East 264.00 feet for the 47 minutes East 100.82 feet feet the place of beginning.

Diene of beginning. July Containing 32 055 acres of land, more or less.

his description has been pre-pared for zoning purposes only and is not intended to be used for



WILLIAM E. HAMMOND ZONING COMMISSIONER

August 25, 1980

Robert J. Romadka, Esquire 809 Eastern Boulevard Baltimore, Maryland 21221

> RE: Petition for Special Exception N/S of West Ruhl Rd., 115' W of North Ruhl Rd. - 6th Election District Norman K. Godfrey, et ux - Petitioners NO. 81-26-X (Item No. 229)

Dear Mr. Romadka:

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

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

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



Baltimore County Soil Conservation District

9811 VAN BUREN LANE COCKEYSVILLE, MARYLAND 21030 PHONE (301) 666-1188

Tel: Home Office ____

CONSERVATION AGREEMENT BALTIMORE COUNTY SOIL CONSERVATION DISTRICT

I am interested in conserving the soil and water on my property and understand the purpose of the Baltimore County Soil Conservation District, its objectives and program. For this reason I am interested in a complete conservation plan based upon the use of my land within its capabilities and its treatment according to its needs for protection and improvement. I agree to carry out this plan as rapidly as my resources and the assistance available to me from the District will permit, and to maintain all conservation measures which may be put into effect.

It is agreed that the agreement will remain in effect until terminated in writing by either me or the District, or until the property changes ownership.

We, the District Supervisors, agree to furnish assistance in helping to develop the plan and in establishing the conservation measures called for in the plan in accordance with our resources and operating policies at the time the work is to be done.

(Date)	(Cooperator's Signatur
	(Mailing Address)
	(Location of Farm)
(File Number)	(Acres)
(Date)	(Supervisor's Signature

LORING T. SPARKS WAYNE C. McGINNIS Vice Chairman

ROLAND MANGER Glyndon, Maryland

SCOTT RITTER Member Phoenix, Maryland

VERNON R. FOSTER

Parkton, Maryland

RICKY R. DILLS

District Conservationist

CONSERVATION - DEVELOPMENT - SELF-GOVERNMENT

809 Easters Averse Baltimers, Maryland 21221 ces Evene, Hagan & Heldeler, Loc. 8013 Beleir Road Saltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your	Petition ha	s been	received ar	nd accepted	l for filin	g this	20th	day
May	, 19 ;	50		1		30 min 7		1
				//	_	1	1	

Zoning Commissioner

PETITION MAPPING PROGRESS SHEET

Duplicate

date by date by date by date by

Revised Plans:

Change in outline or description ____Yes

Wall Map Original

Petitioner Norman K. C direy, et un

FUNCTION

Descriptions checked and outline plotted on map

Petition number added to

Denied

outline

Granted by

ZC, BA, CC, CA

Reviewed by: OI

Previous case: Now

Petitioner's Attorney Debert J. Romadka, Sage Reviewed by: Julolas B. Commodon

Nicholas B. Commodari Chairman, Zoning Plans **Advisory Committee**

Tracing 200 Sheet

EALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building III W. Chesaneake Avenue

111 1/1	oncoupeane	*****	-		
Towson,	Maryland	21204			
Your Petition has been received this	0.1	day of			190.*
Filing Fee \$ - 3 - 3 - 3	Re	ceived:	مسا	Check	

Filing Fee \$	Received:	Check
		Cash
		Other
	,	

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

CERTIFICATI	E C)F	POST	ING	i
ZONING DEPARTMENT	OF	BA	LTIMOR	EC	OUNT
Towson	, M	aryl	and		

	Date of Posting Tuly 9, 1980 EXCEPTION
District 10	Date of Posting NOAS
Posted for: TETITION FOR STECIAL	L EXCEPTION
Petitioner: NORMAN K. GODFRO	HL Rd., 115'WOFNORTH RUHL Rd
Location of property: N/S OF WEST RU	HL Rd. 115 WOF NORTH RUHL Rd
· .	·
Location of Signs: W/S NORTH RUHL Rd. 11:	25'to-NoF West Ruth Pd.
· · · · · · · · · · · · · · · · · · ·	
Remarks:	
The Bal 6	Taka 11 1300
Posted by Signature	Date of return: \\\ \tau \tay 11, 1980
Number of Signe: ONC	

W. MAX BUCKEL

PETITION FOR SPECIAL EXCEPTION—Sta DISTRICT

ZONING: Petition for Special ception
LOCATION: North side of West Ruhl Road, 115 feet West of North Ruhl Road

1 ATT & TIME: Thursday, July 24, 1880 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

County Office Building, 111 W. Chesapeare 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 commercial riding stable, including boarding of horses

All that parcel of land in the Sixth District of Baltimore County (Beginning for the same at a point in or near the bed of West Ruhl Road, distant 115 feet, more or less, measured in a southwesterly direction from the centerline of North Ruhl Road, thence deaving said piace of beginning and running (1) North 21 degrees 22 minutes West 179.50 feet and thence (2) North 57 degrees 48 minutes Bast 86.88 feet to a point in or near the bed of North Ruhl Road, thence running in or mear the bed of North Ruhl Road, thence running in or mear the bed of North Ruhl Road, the two follwing courses and distances, viz. (3) North 16 degrees 57 minutes West 216.58 feet and thence (4) North 13 degrees 51 minutes Bast 945.94 feet, thence running the eight following courses and distances, viz. (5) North 77 degrees 19 minutes West 188.85 thence (7) South 75 degrees 30 minutes 48 seconds West 1,088.46 feet, thence (8) South 38 degrees 04 minutes West 22.89 feet, thence (9) South 11 degrees 00 minutes East 1,173.02

87 minutes West 216.58 feet and thence (4) North 13 degrees 51 minutes Bast 945.94 feet, thence running the eight following courses and distances, vis: (5) North 77 degrees 19 minutes West 488.99 feet, thence (6) South 05 degrees 34 minutes 30 seconds West 148.85 thence (7) South 75 degrees 30 minutes 48 seconds West 1,068.48 feet, thence (8) South 38 degrees 04 minutes 48 seconds West 1,068.48 feet, thence (8) South 38 degrees 04 minutes 48 seconds West 1,068.48 feet, thence (8) South 31 degrees 04 minutes 256.03 feet, thence (11) North 66 degrees 42 minutes 15 seconds East 296.03 feet, thence (11) North 68 degrees 13 minutes East 297.00 feet and thence (12) South 21 degrees 47 minutes East 264.00 feet to the aforesaid West Ruih Road, thence running in or near the bed thereof (13) North 76 degrees (9 minutes 30 seconds East 100.02 feet to the place of beginning.

Containing 32.055 acres of land, more or less.

This description has been prepared for soning purposes only and is not intended to be used for conveyance.

Being the property of Norman K. Godfrey, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 24, 1880 at 10:15 A.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 10 , 1980
THIS IS TO CERTIFY, that the annexed advertisement was

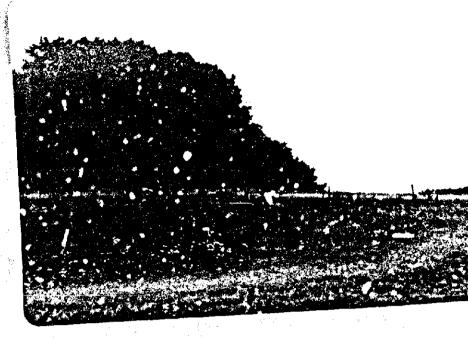
published in THE JEFFERSONIAN, a weekly new mapor printed and published in Towson, Baltimore County, Md., worked in the successive weekly new mapor printed and published in Towson, Baltimore County, Md., worked in the state of the successive weekly new mapor printed and published in Towson, Baltimore County, Md., worked in the state of the s

THE JEFFERSONIAN,

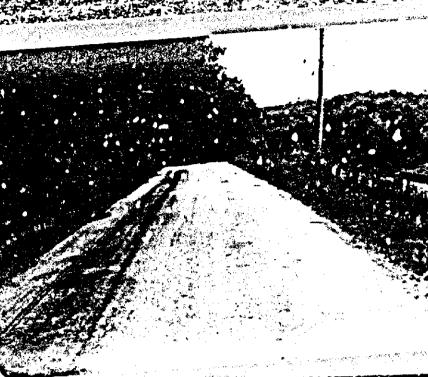
S. Fisher Manager.

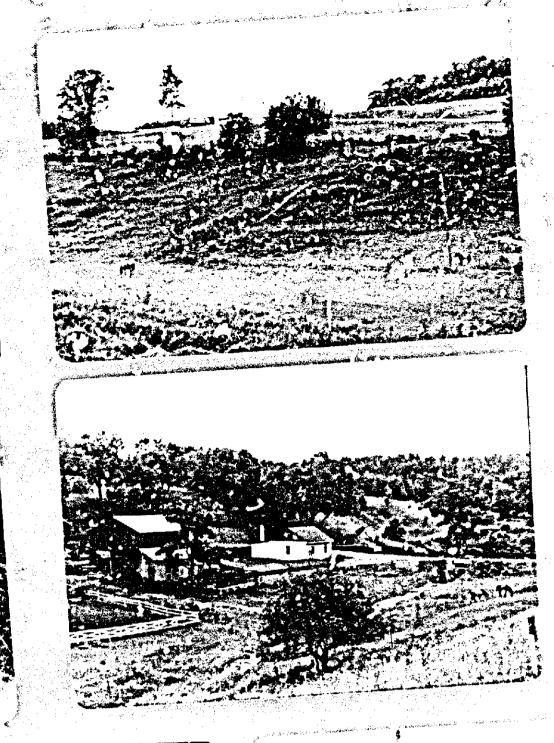
Cost of Advertisement, \$______

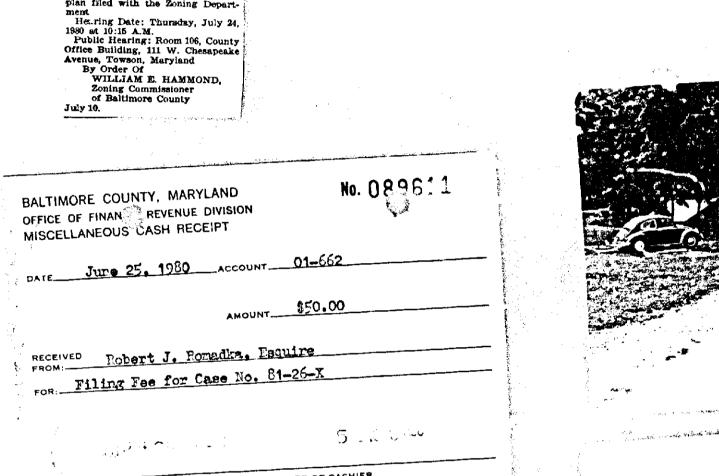












BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

MISCELLANEOUS CASH RECEIPT

DATE JULY 24, 1920 ACCOUNT 01-662

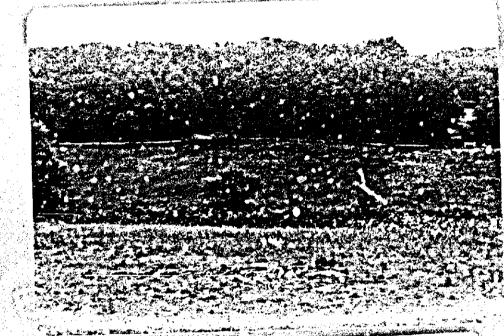
AMOUNT \$59.39

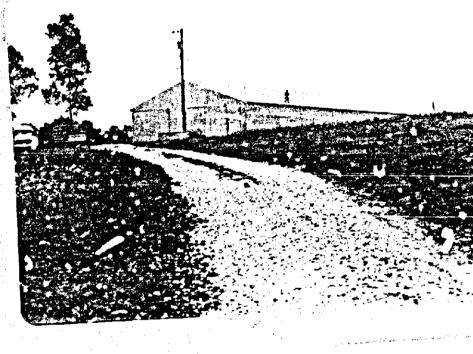
FOR: Adv. & Posting for Case No. 81-26-X

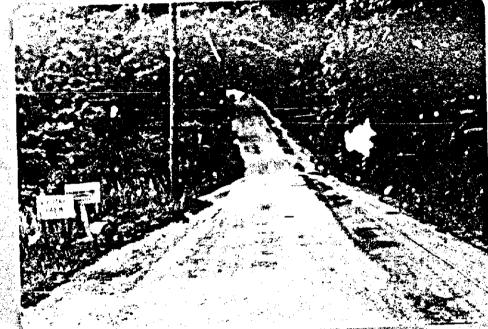
VALIDATION OR SIGNATURE OF CASHIER





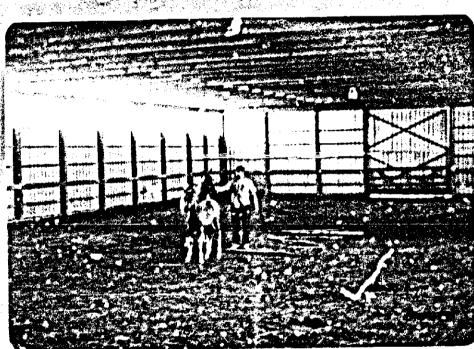


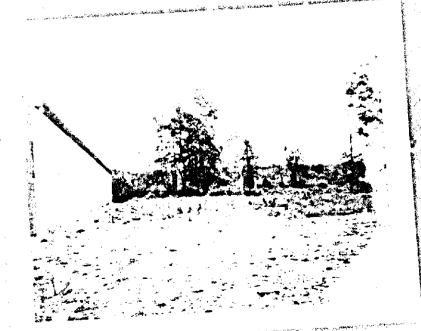




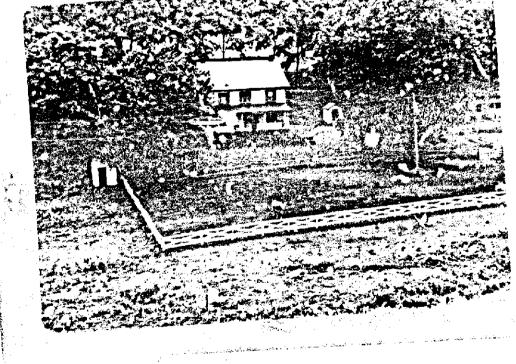


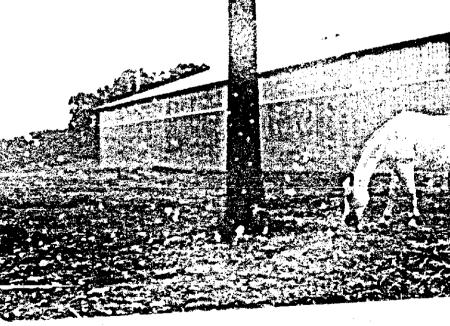


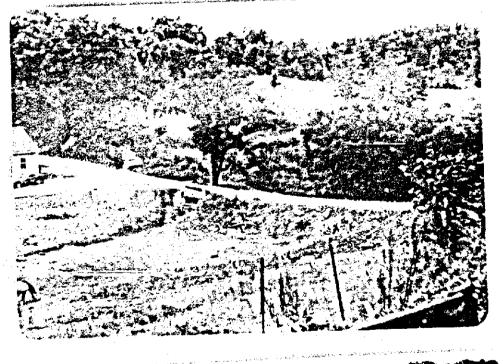




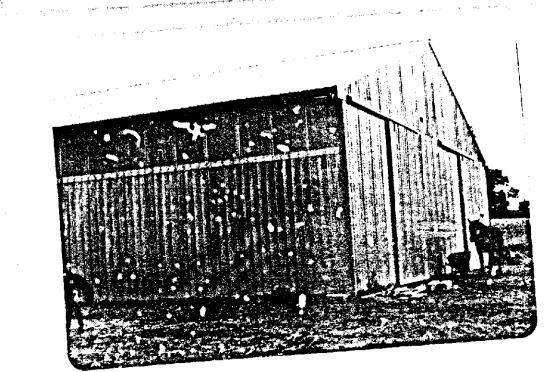








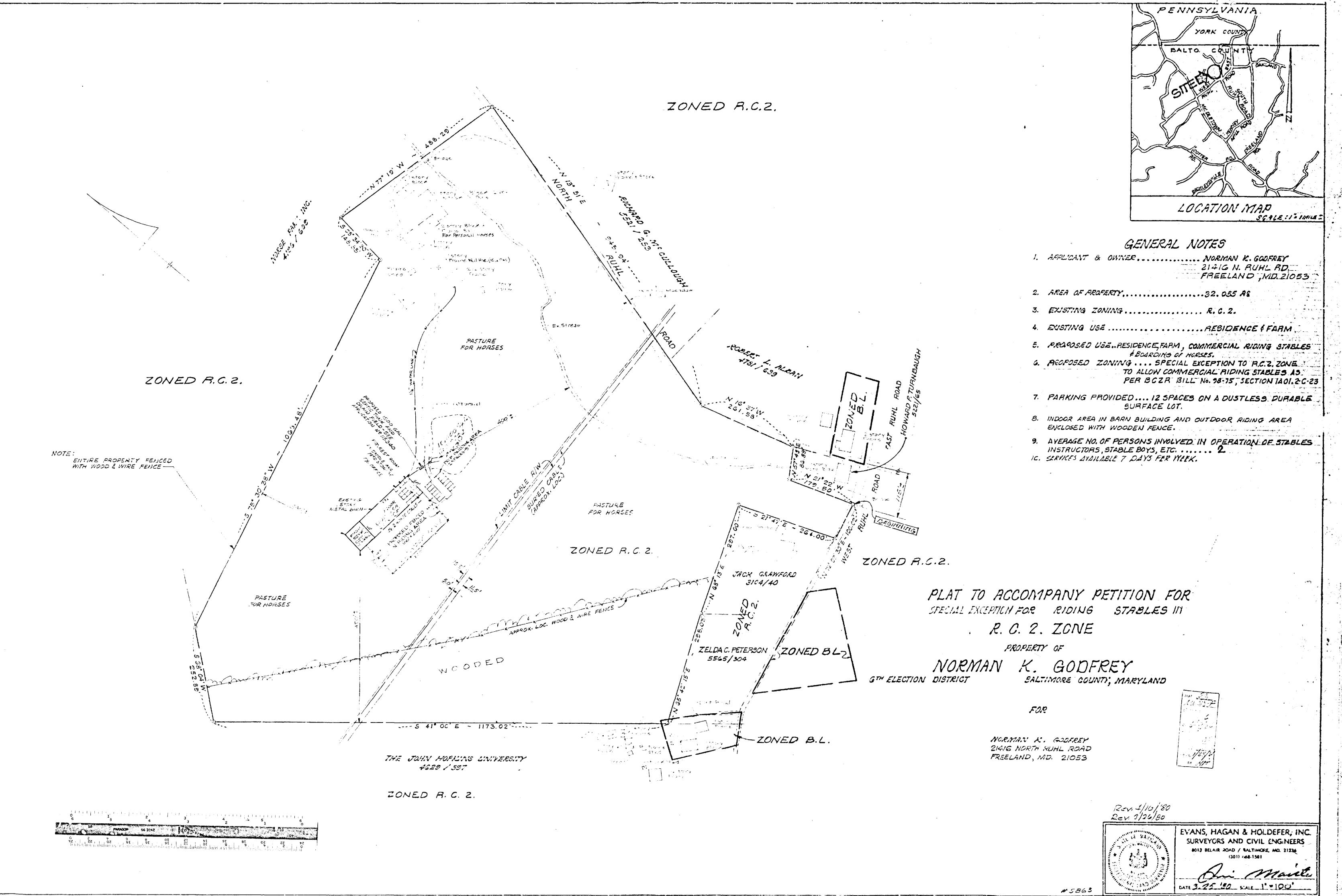












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