

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
N/S of West Ruhl Rd., 115' W of North :
Ruhl Rd. - 6th Election District : DEPUTY ZONING
Norman K. Godfrey, et ux - Petitioners :
NO. 81-26-X (Item No. 229) : COMMISSIONER
:
: OF
: 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 horses. 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 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 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 502.1 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 the 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 restrictions:

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, limited 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.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

*I have read and agree to the 8
Restrictions.*

Norman K. Godfrey
9/30/80

U.S. CONS-1
12-74
FILE CODE CONS-14-9

Restrictions #5

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

INVENTORY & EVALUATION OF LAND, WATER, AND RELATED RESOURCES

REQUESTED BY Norman K. Godfrey LOCATION 21416 N Ruhl Road
Freeland, Maryland 21053

ASSISTED BY Hubert Bryant & Karl Reiblich DATE 9/8/80
* ☐ INDIVIDUAL ☐ GROUP ☐ UNIT OF GOVERNMENT

SITUATION: To comply by zoning in reference to Conservation Plan. To take
advantage of the growing season in establishing a sod on the proposed fenced in
riding area, the preparation, seeding of this area should be done by October 10-
15th.

SUGGESTED SOLUTION(S) 1) Soil tested, 2) lim & fertilize according to results
of soil test, 3) prepare soil, 4) fence off this area immediately, 5) seed with
good pasture mix, 6) mulch banks of this area with straw and during the winter
add additional manure mulch, 7) protect this area from horse traffic all winter
until April, 8) after grass has started to establish itself, build the wooden
fence. If this cannot be done by October 15, there will be great possibility that
any grass seed planted would not establish itself sufficiently to survive the winter.
A complete Conservation Plan will follow.

* Check appropriate category

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Norman K. Godfrey and Marlo Godfrey, the legal owners, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

MAP: 100-100-100
SECTION: 100-100-100
COUNTY: 100-100-100
TOWNSHIP: 100-100-100
DISTRICT: 100-100-100
SUB-DISTRICT: 100-100-100
PROPERTY: 100-100-100
OWNER: 100-100-100
DATE: 100-100-100
BY: 100-100-100

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 reclassification 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.

Contract purchaser: _____
Address: _____
FreeLand, MD 21053
Petitioner's Attorney: _____
Robert J. Romadka
809 Eastern Boulevard
Baltimore, Maryland 21221
686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1978, at _____ o'clock _____ A.M.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

July 14, 1980

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

Dear Mr. Hammond:

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

Property Owner: Norman K. & Marlo Godfrey
Location: N/S West Ruhl Rd. 115' W North Ruhl Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a commercial riding stable.
Acres: 32.055
District: 6th

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.

Lan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/nw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 14, 1980

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

cc: _____

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

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

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

Dear Mr. Romadka:

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,

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

NEC:hk

Enclosures

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



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 30, 1980

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

Re: Item #229 (1979-1980)

Property Owner: Norman K. & Marlo Godfrey
N/S West Ruhl Rd. 115' W. North Ruhl Rd.
Existing Zoning: R.C. 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 reversible 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
Page 2
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 Sewer:

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.

Very truly yours,

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

END:EAM:FWR:ss

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

OO-MS 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
DIRECTOR

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.

Very truly yours,

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



BALTIMORE COUNTY
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

June 12, 1980

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

Item No. 229
Property Owner: Norman K. & Marlo Godfrey
Location: N/S West Ruhl Rd. 115' W North Ruhl Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a commercial riding stable.

Acres: 32.055
District: 6th

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. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



March 26, 1980

Number of Signs: one

PETITION FOR SPECIAL EXEMPTION-DISTRICT
ZONING: Petition for Special Exemption
LOCATION: North side of West Ruhl Road, 115 feet West of North Ruhl Road
DATE & TIME: Thursday, July 24, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exemption for a commercial riding stable, including boarding of horses
All that parcel of land in the Sixth District of Baltimore County in or near the bed of West Ruhl Road, distant 115 feet, more or less, measured in a southerly direction from the centerline of North Ruhl Road, thence leaving said parcel of beginning and running (1) North 21 degrees 22 minutes West 178.50 feet and thence (2) North 97 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 18 degrees 15 minutes West 216.64 feet and thence (4) North 13 degrees 51 minutes East 94.94 feet, thence running the eight following courses and distances, viz: (5) North 77 degrees 19 minutes West 488.38 feet, thence (6) South 56 degrees 34 minutes 30 seconds West 140.87 feet, thence (7) South 76 degrees 30 minutes 48 seconds West 1,068.41 feet, thence (8) South 38 degrees 04 minutes West 262.89 feet, thence (9) South 42 minutes 16 seconds East 288.00 feet, thence (10) North 86 degrees 13 minutes East 287.00 feet and thence (11) South 88 degrees 47 minutes East 264.00 feet to the afore-said West Ruhl Road, thence running in or near the bed thereof (12) North 76 degrees 09 minutes 30 seconds East 100.00 feet to the place of beginning.
Containing 82.056 acres of land, more or less.
This description has been prepared for zoning 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, 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
July 10.

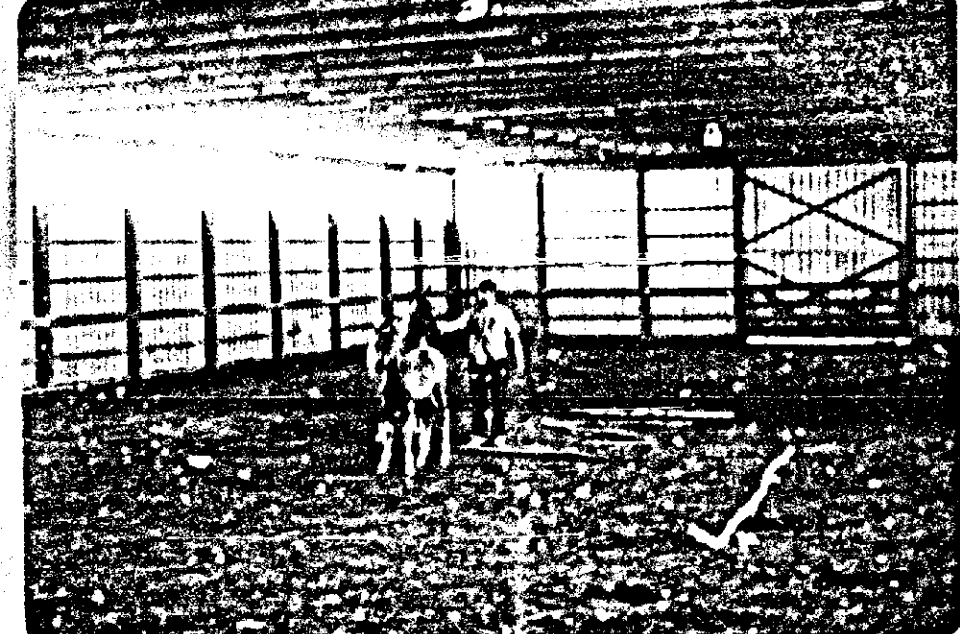
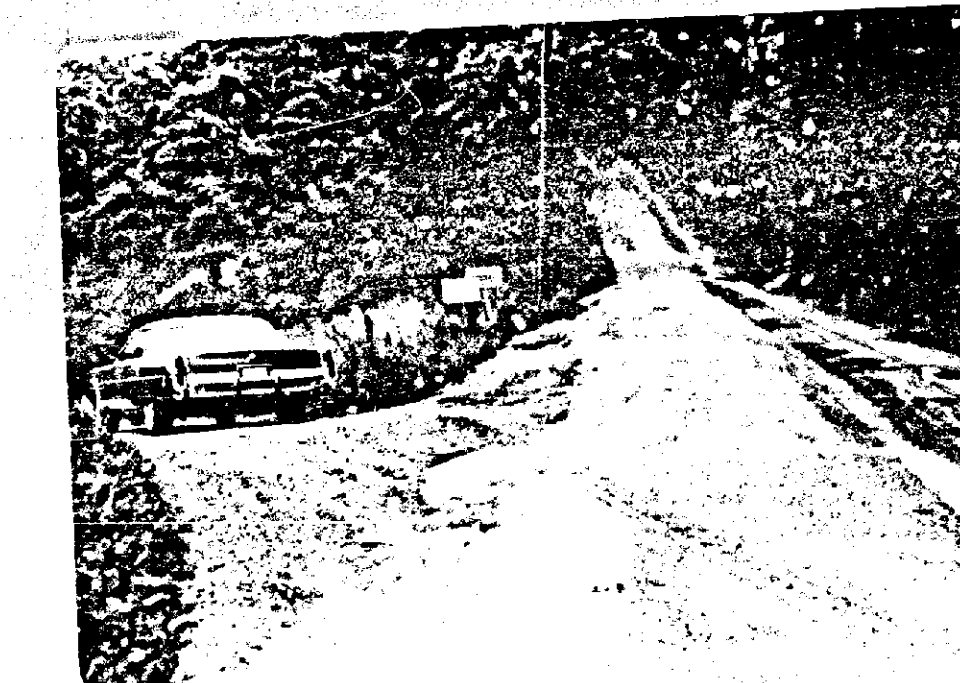
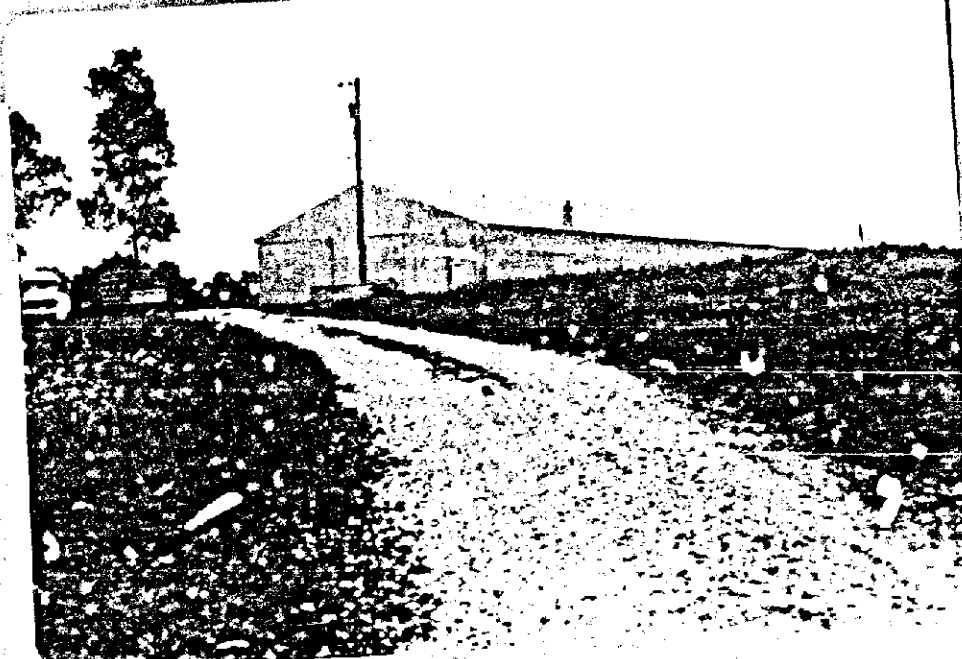
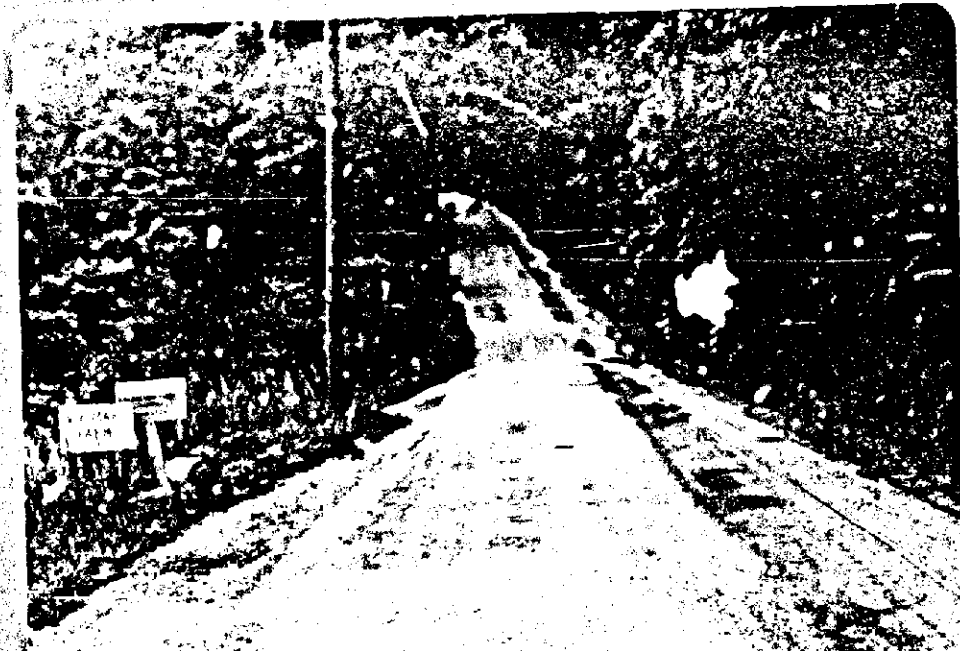
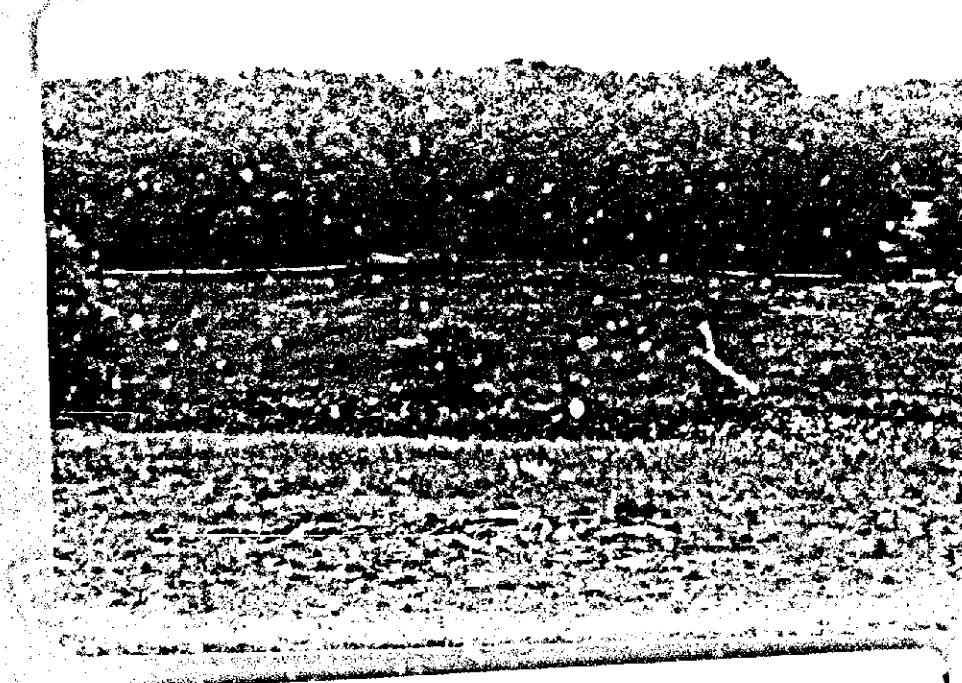
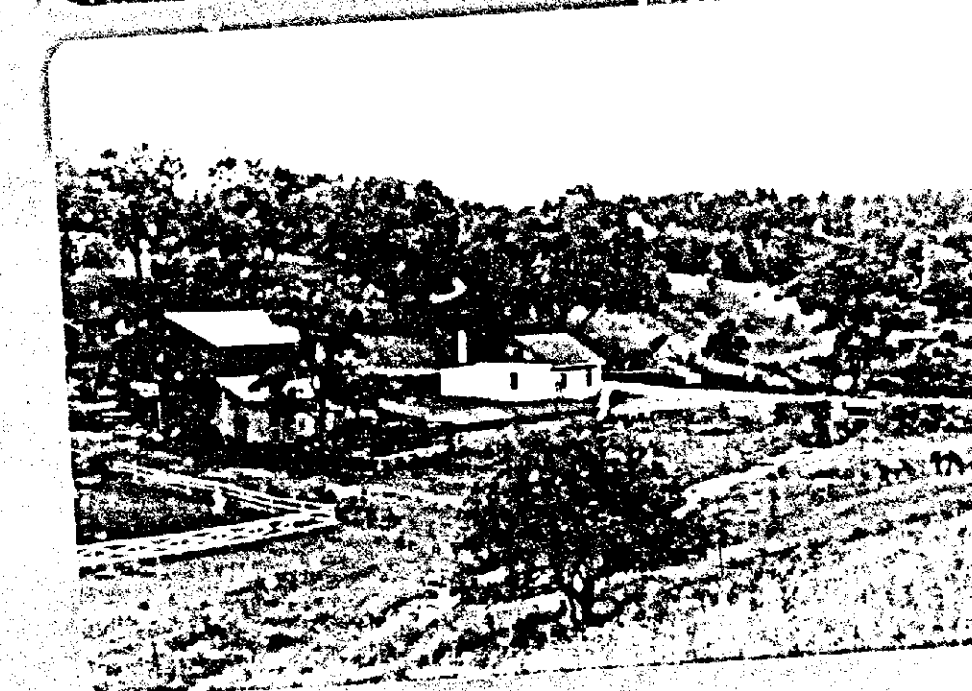
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 12, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 12th day of July, 1980, the first publication appearing on the 12th day of July, 1980.

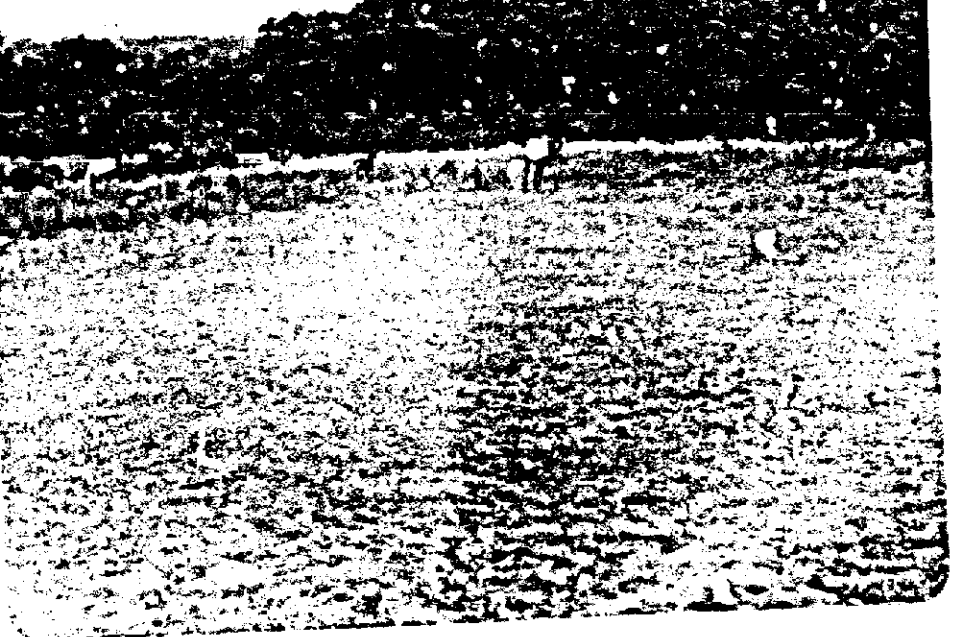
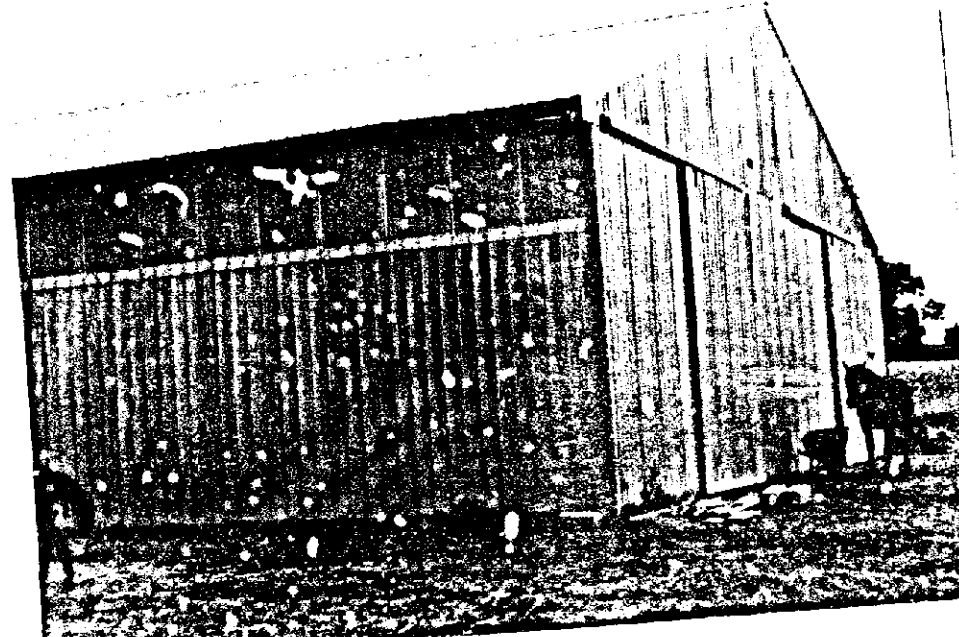
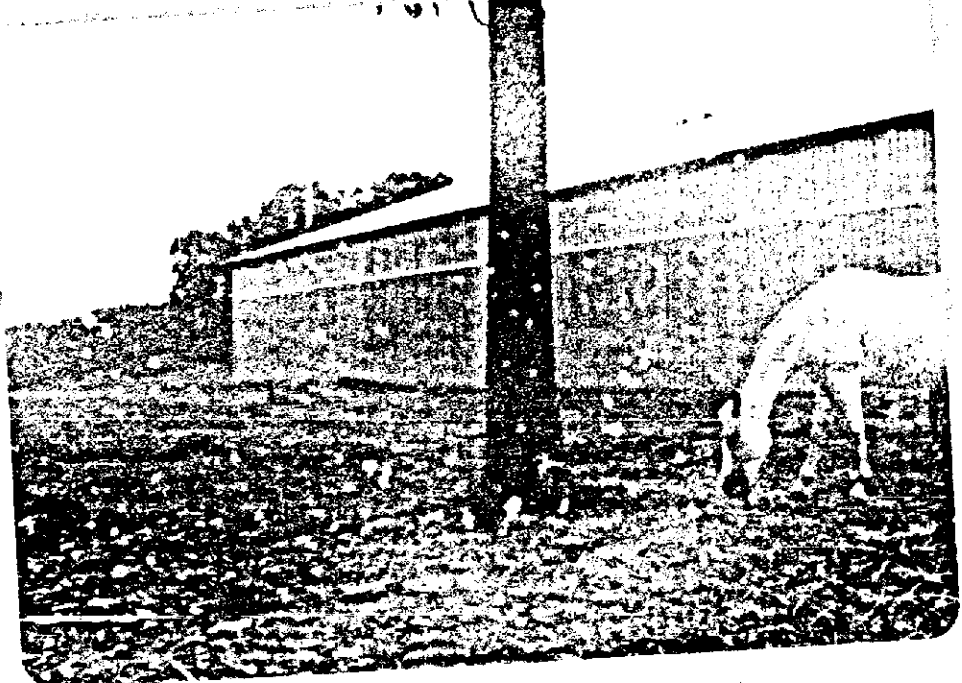
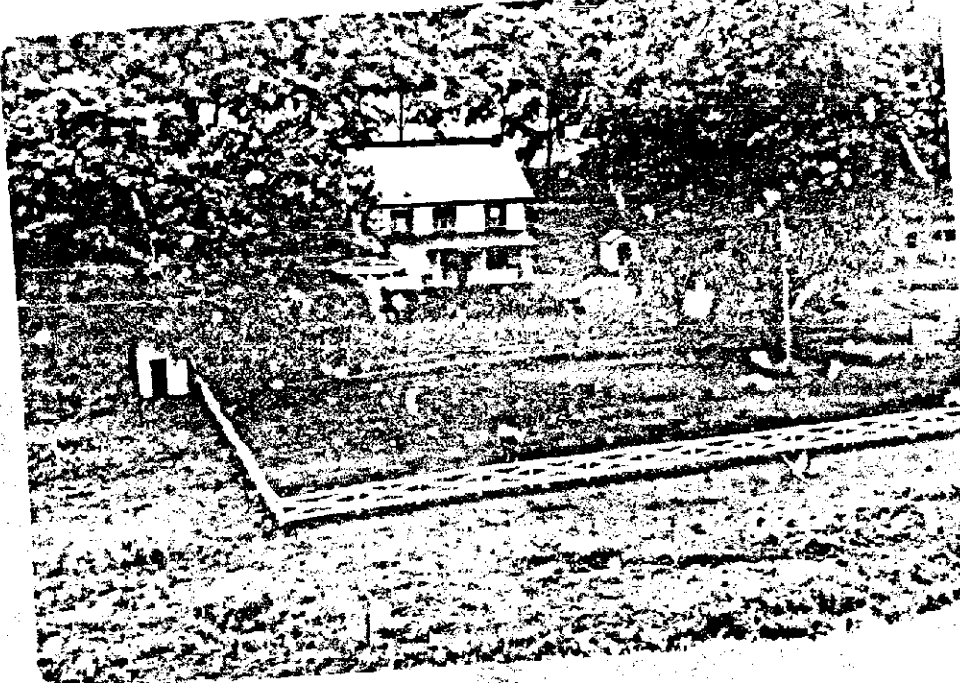
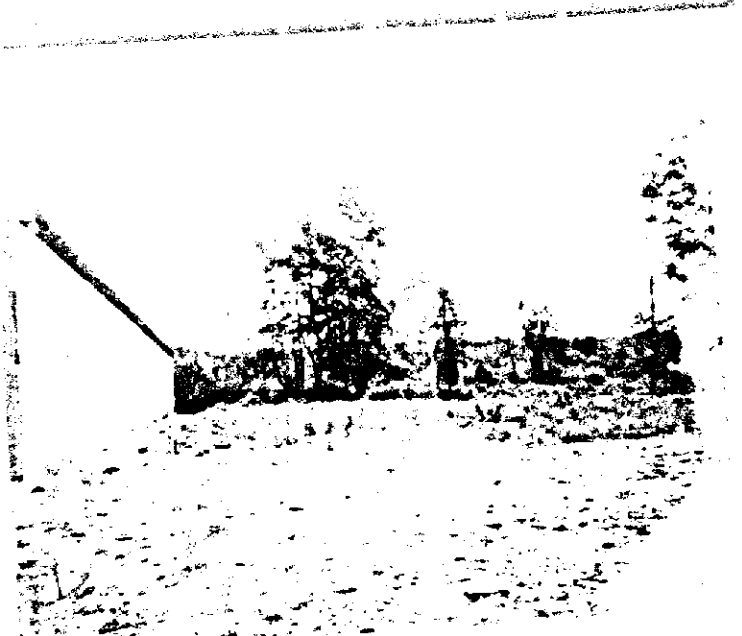
THE JEFFERSONIAN,
L. Frank Smith
Manager.

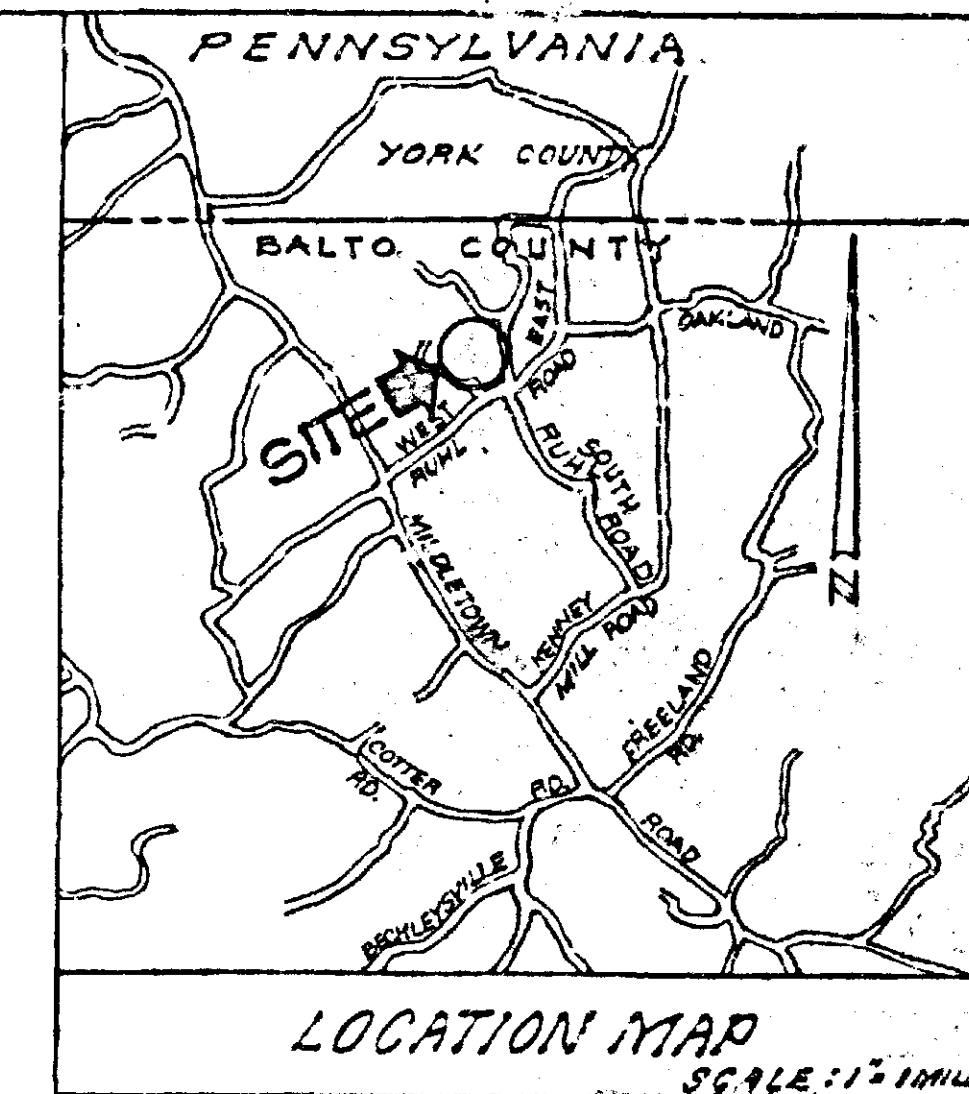
Cost of Advertisement, \$-----



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089611
DATE June 25, 1980 ACCOUNT 01-662
AMOUNT \$50.00
RECEIVED FROM Robert J. Ponder, Esquire
FOR Filing Fee for Case No. 81-26-X
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089657
DATE July 24, 1980 ACCOUNT 01-662
AMOUNT \$59.39
RECEIVED FROM Marlo Godfrey
FOR Adv. & Posting for Case No. 81-26-Y
VALIDATION OR SIGNATURE OF CASHIER





GENERAL NOTES

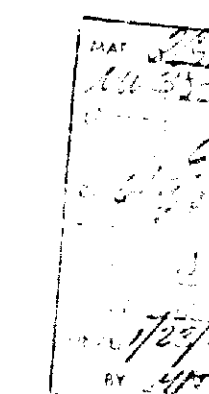
1. APPLICANT & OWNER..... NORMAN K. GODFREY
21416 N. RUHL RD.
FREELAND, MD. 21053
2. AREA OF PROPERTY..... 32.055 AS
3. EXISTING ZONING..... R. C. 2.
4. EXISTING USE..... RESIDENCE & FARM
5. PROPOSED USE..... RESIDENCE, FARM, COMMERCIAL RIDING STABLES & BOARDING OF HORSES.
6. PROPOSED ZONING..... SPECIAL EXCEPTION TO R.C.2. ZONE TO ALLOW COMMERCIAL RIDING STABLES AS PER BCZR BILL No. 98-75, SECTION 1A01.2C-23
7. PARKING PROVIDED..... 12 SPACES ON A DUSTLESS, DURABLE SURFACE LOT.
8. INDOOR AREA IN BARN BUILDING AND OUTDOOR RIDING AREA ENCLOSED WITH WOODEN FENCE.
9. AVERAGE NO. OF PERSONS INVOLVED IN OPERATION OF STABLES INSTRUCTORS, STABLE BOYS, ETC. 2
10. SERVICES AVAILABLE 7 DAYS PER WEEK.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR RIDING STABLES IN R. C. 2. ZONE

PROPERTY OF
NORMAN K. GODFREY
6TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

FOR

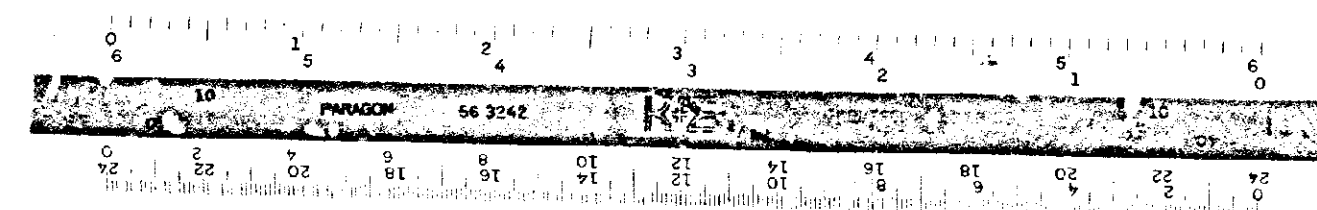
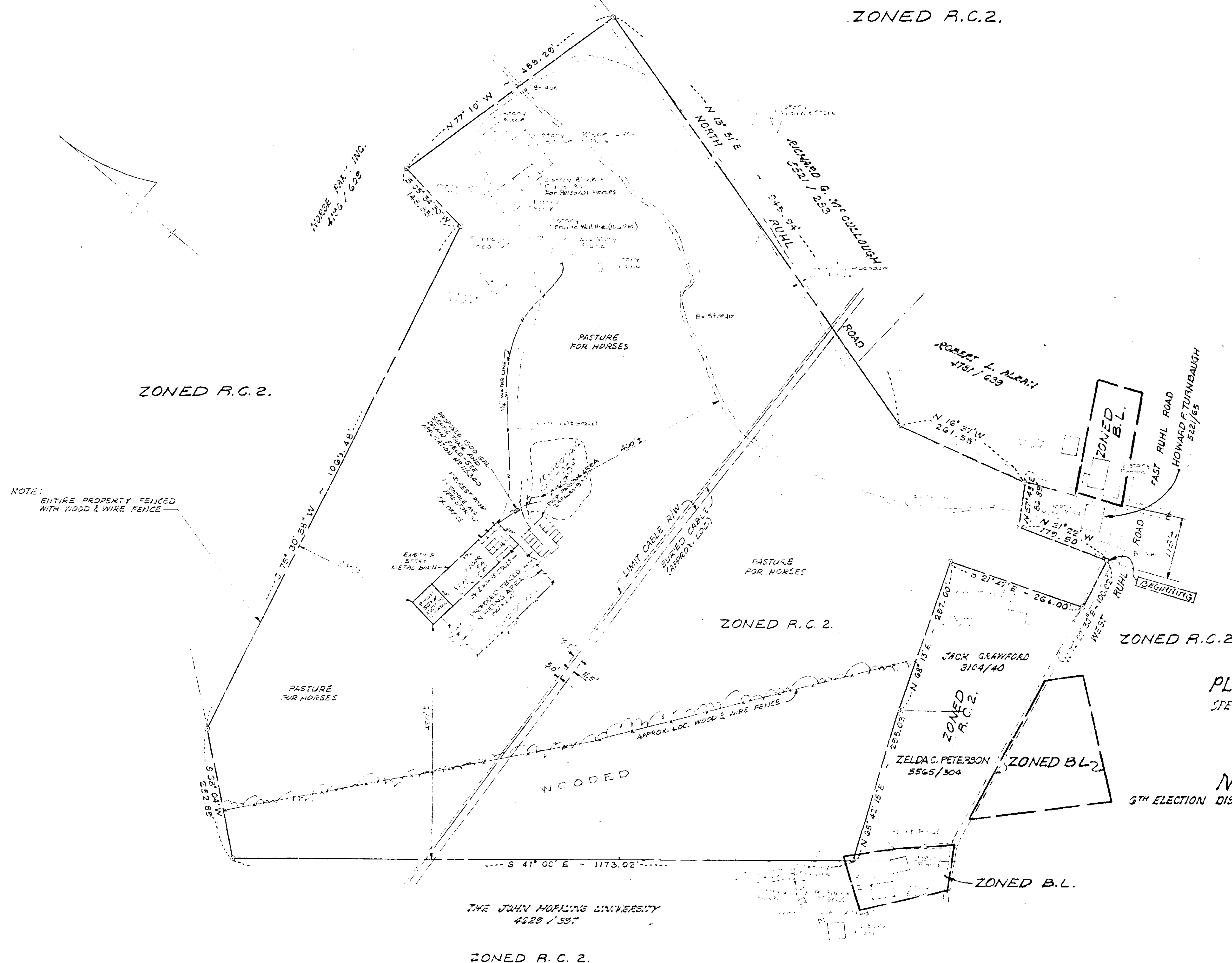
NORMAN K. GODFREY
21416 NORTH RUHL ROAD
FREELAND, MD. 21053



Rev. 4/10/80
Rev. 3/26/80

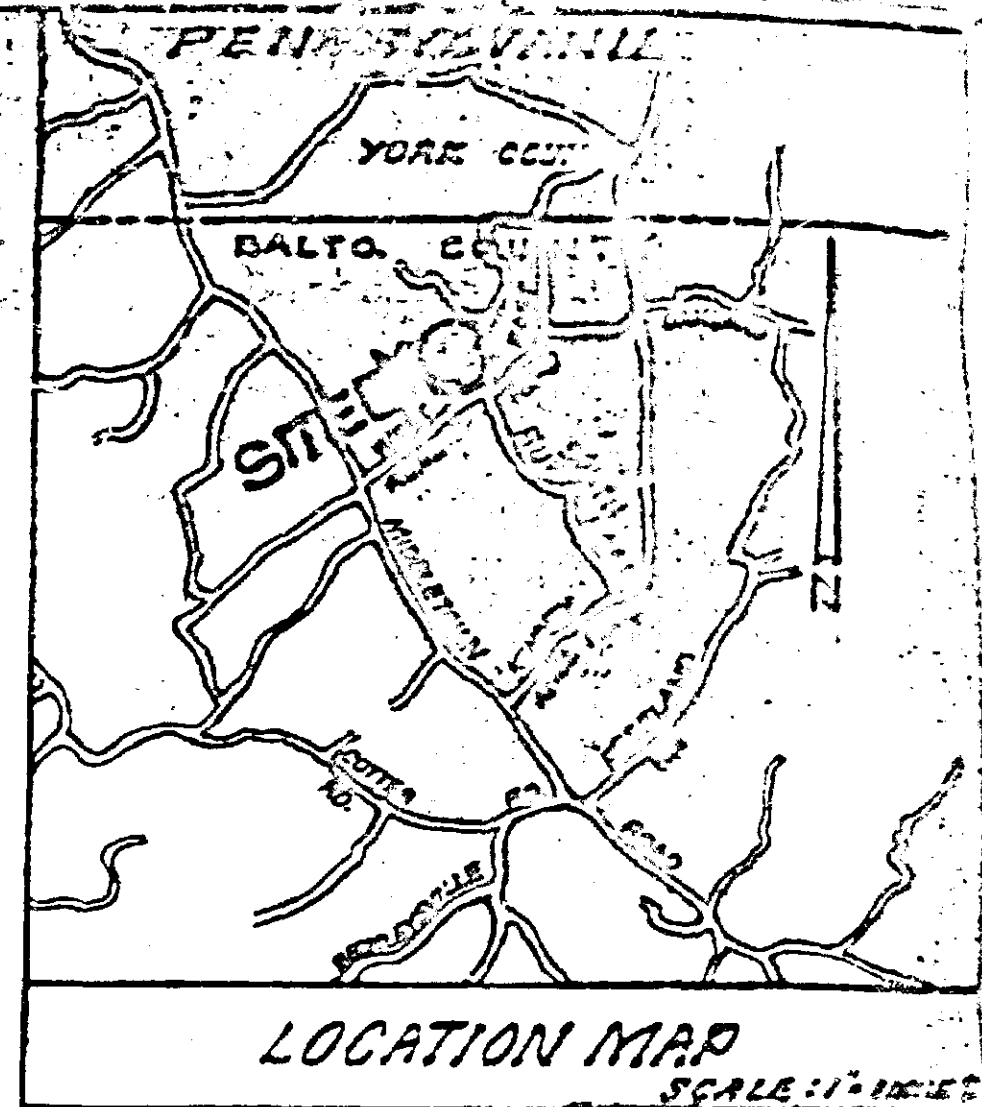
EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236
(301) 468-1581

David M. Evans
DATE 3-25-80 SCALE 1"=100'



#5863

#5863



GENERAL NOTES

1. APPLICANT & OWNER..... NORMAN K. GODFREY
21416 N. RUHL RD.
FREELAND, MD. 21055
2. AREA OF PROPERTY..... 32.065 AS
3. EXISTING ZONING..... R. C. 2.
4. EXISTING USE..... RESIDENCE & FARM
5. PROPOSED USE..... RESIDENCE FARM, COMMERCIAL RIDING STABLES & BOARDING OF HORSES.
6. PROPOSED ZONING..... SPECIAL EXCEPTION TO R.C.2. ZONE TO ALLOW COMMERCIAL RIDING STABLES AS PER BCZB BILL No. 25-15, SECTION 1A01.2C-22
7. PARKING PROVIDED..... 12 SPACES ON A DUSTLESS, DRAINAGE SURFACE LOT.
8. INDOOR AREA IN BARN BUILDING AND OUTDOOR RIDING AREA ENCLOSED WITH WOODEN FENCE.
9. AVERAGE NO. OF PERSONS INVOLVED IN OPERATION OF STABLES INSTRUCTORS, STABLE BOYS, ETC. 2
10. SERVICES AVAILABLE 7 DAYS PER WEEK.
11. 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. (29 acres allowed for pasture)
12. There shall be no more than four horse shows per year and limited to 50 horses per show
13. The horse shows shall be closed affairs, limited to the sponsor's private horse/pony club, youth teams, such as 4-H, or students or the owner/operation of the subject property, and shall not be advertised
14. in writing - ELVoluta due by Dist. co. 30th day 9/1/80
15. photo of Fenced in 16th Ave South 9/1/80

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR RIDING STABLES IN R. C. 2. ZONE

PROPERTY OF

NORMAN K. GODFREY
6TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

FOR

NORMAN K. GODFREY
21416 NORTH RUHL ROAD
FREELAND, MD. 21055

Rev 9/1/80
Rev 4/10/80
Rev 3/24/80

EVANS, HANCOCK & HOLDEN, INC.
SURVEYORS AND CIVIL ENGINEERS
1000 E. BALTIMORE AVE. SUITE 200
BALTIMORE, MD. 21201

