

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
W/S of North Ruhl Road, 850' +/- \*  
N of Chickentown Road \* DEPUTY ZONING COMMISSIONER  
6th Election District \*  
3rd Councilmanic District \* OF BALTIMORE COUNTY  
(21602 N. Ruhl Road) \*  
\* CASE NO. 03-327-X  
Janet R. & Marshall E. Peters \*  
*Petitioners* \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Janet and Marshall Peters. The Petitioners are requesting a special exception to approve a shooting range ("paintball marker game") and playing field. The special exception involves property located at 21602 N. Ruhl Road, located in the northern area of Baltimore County.

Appearing at the hearing on behalf of the special exception request were Mr. & Mrs. Peters, owners of the property, along with two of their sons (William and John), and an adjacent neighbor, Mr. Richard Twilley. Many others signed in on the Petitioners' Sign-In Sheet on behalf and in support of the special exception request. Appearing as interested citizens were Dr. Richard and Mrs. Gloria McQuaid.

Testimony and evidence indicated that the Petitioners own 7.9991 acres of land, located on the west side of N. Ruhl Road in the northern section of Baltimore County. The Peters have lived on the property for the last 26 years and continue to reside thereon with 4 of their children. In total, the Peters have raised 7 children at the subject property.

At issue in the subject case is an activity that takes place on the property on 3 or 4 days out of each month. The property owners have set aside approximately 2 acres of their property upon which they engage in paintball games. The area of the property whereupon these games

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3/10/03  
R. J. [Signature]

occur are shown on Petitioners' Exhibit No. 1 which was the site plan of the property submitted into evidence.

As the testimony demonstrated, John Peters, who is 21 years old, invites friends and acquaintances to his parents' property for the purpose of engaging in this recreational activity. The field upon which these games occur is shared with the family's 5 goats, numbers of geese and chickens. These games occur on weekends during daylight hours. John Peters has constructed a number of barricades and structures behind which players hide their bodies to avoid members of the opposite team shooting them with their paintball markers.<sup>1</sup>

John Peters further testified that no fee is charged to any of his invited guests or other family members who participate in this activity. He does not provide any equipment, markers, or ammunition to anyone who is invited to this property. There are no structures associated with this activity other than the barricades mentioned previously. Mr. Peters makes his home available to any invitee who needs to use the bathroom, make a phone call, or get a drink of water. Nothing is offered for sale on the property. It was also stated that all invitees who come to the property are able to park their vehicles on site, off of N. Ruhl Road. Parking and traffic are not an issue or concern. Mr. John Peters testified that he would like to continue this recreational activity from his property and in no way considers it to be a commercial enterprise, offensive or objectionable to any of his surrounding neighbors.

Mr. & Mrs. Peters submitted into evidence a petition signed by the residents of the surrounding community, as well as the individuals who participate in these activities on the property. The most important aspect of the petition demonstrates that the neighbors who live in and around the Peters' property have no objection to the manner in which they utilize their

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<sup>1</sup>The equipment that propels the paintballs are known as "markers" and not guns.

property at this time. Mr. Richard Twilley, an adjacent property owner and a 25 year resident of this neighborhood, testified that he fully supports the Peters in their use of their property. He testified that the games which are played on their property have absolutely no adverse impact upon his quiet enjoyment of his property. Mr. Twilley is an immediate neighbor who would mostly be impacted by this activity. However, he has asked that the Peters be permitted to continue to engage in this activity on their property.

Mr. & Mrs. Peters filed the special exception request as a result of a complaint which was lodged by an old neighbor who has since moved from the neighborhood. A representative from Code Enforcement suggested that these property owners file the special exception request in order for this activity to be reviewed by way of a public hearing.

As stated previously, appearing at the hearing in opposition to the special exception request was Dr. Richard McQuaid and his wife, Gloria McQuaid. The McQuaids are concerned over a special exception being granted for this activity. They fear that other paintball operations would seek to locate on similarly zoned lands in the northern area of Baltimore County. They do not believe that this activity constitutes a "shooting range" as is stated in the special exception petition itself. They had no objection to the manner in which this family was recreating on their property. However, they ask that a precedent not be set by granting this special exception request.

It should be noted that contained within the zoning file was a letter dated February 25, 2003 issued by Jack Dillon, Executive Director of the Valleys Planning Council. Mr. Dillon, along with the area planner from the Office of Planning, and a representative of the Office of People's Counsel, discussed and reviewed the special exception application. After carefully reviewing the facts and circumstances of this case, it was the opinion of these individuals that the

activity taking place on the Peters' property was nothing more than a "family sporting event". They do not believe this activity constitutes a "commercial activity" or a shooting range. They, therefore, are of the opinion that the formal granting of a special exception is not necessary in that the activity taking place on this property is purely a family recreational activity which should be permitted as of right.

I appreciate the time and effort taken by the Valleys Planning Council, the area planner from the Office of Planning, and the Office of People's Counsel regarding this matter. I agree with their position that it is not necessary to grant a formal special exception for this activity. This activity should be permitted to occur on this property as of right without any formal County approval. So long as the activities that take place remain within the confines of the manner in which it takes place on the property as explained at the public hearing, then said activity should be permitted to continue. I see no distinction in Mr. John Peters contacting several of his friends to come to this field to throw a football, kick a soccer ball, or play a pick-up game of baseball. In lieu of these more traditional sports activities, these individuals choose to propel paintball pellets at one another. These paintball pellets are non-toxic, water soluble and pose no threat whatsoever to the environment. Accordingly, I see no violation of any County ordinance and no problem allowing this activity to occur. It is not necessary to grant the special exception request or to classify this activity as a shooting range or any other activity as defined within the Baltimore County Zoning Regulations.

Pursuant to the advertising, posting of the property, and public hearing on this petition held, and for the reasons given above, the relief requested in the special exception shall be denied as the activity that takes place on the property does not warrant that a formal special exception approval is required.

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Date 3/10/63

By [Signature]


THEREFORE, IT IS ORDERED this 10<sup>th</sup> day of March, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for special exception requested by Mr. & Mrs. Peters for the activity occurring on their property, to classify said activity as a shooting range, be and is hereby DENIED.

IT IS FURTHER ORDERED, that it is not necessary, given the explanation of the activity that takes place on the property, for the Petitioners to obtain special exception relief for this activity. The activity shall be permitted to continue to occur on the subject property as it has in the past so long as it falls within the following parameters:

1. The paintball activity taking place on the property must involve at least one member of the Peters immediate family who actually resides on the subject property.
2. There shall be no fee or compensation paid to any member of the Peters family by anyone who participates in the paintball activities occurring on the property.
3. There shall be no equipment, ammunition or other commodities sold on the property to any guests or invitees who come to participate in these paintball activities. All participants shall bring their own equipment with them.
4. No activities shall be permitted to occur off of the Petitioners' property. That is, all games and activities shall occur on the lands owned by Mr. & Mrs. Peters. Furthermore, no paintball shall be permitted to travel onto neighboring properties or interfere with or obstruct the free flow of traffic on N. Ruhl Road, which is a public right-of-way.
5. There shall be no lighting associated with the paintball activities.
6. The use of this property for paintball games shall continue so long as the property is owned by the Peters family. In the event the property changes hands, is sold to a third party, or leased to any other person, then a new public hearing shall be held to entertain the appropriateness of the activities taking place by that new owner or lessee and whether the conditions or use as stated herein are satisfied.

ORDER RECEIVED FOR FILING  
Date 3/10/03  
By [Signature]

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

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3/10/03

R. G. GIBSON



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 10, 2003

Mr. & Mrs. Marshall E. Peters  
21602 N. Ruhl Road  
Freeland, Maryland 21053

RE: Petition for Special Exception  
Case No. 03-327-X  
Property: 21602 N. Ruhl Road

Dear Mr. & Mrs. Peters:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Office of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Dr. & Mrs. Richard W. McQuaid  
1501 Harris Mill Road  
Parkton, MD 21120

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 21602 N. Ruhl Rd.

which is presently zoned RC-2.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) 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 for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for 1A 01.2c.24, A SHOOTING RANGE (PAINT BALL MARKER GAME) AND PLAYING FIELD.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

### Legal Owner(s):

Janet R. Peters  
Name - Type or Print

Janet R. Peters  
Signature

Marshall E. Peters  
Name - Type or Print

Marshall E. Peters  
Signature

21602 N. Ruhl Rd. 410-343-1273  
Address Telephone No.

Freeland, Maryland 21053  
City State Zip Code

### Representative to be Contacted:

JANET R. PETERS  
Name

21602 N. Ruhl Rd. 410-343-1273  
Address Telephone No.

Freeland Md. 21053  
City State Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By E. O. J. Date 01-15-03

ORDER RECEIVED FOR FILING

Date 3/10/03  
By J. R. [Signature]  
Case No. 03-327-X  
02-6983  
REC-09/15/98



ZONING DESCRIPTION FOR 21602 N. Ruhl Rd  
(address)

Beginning at a point on the WEST side of  
(north, south, east or west)  
North Ruhl Rd which is 20 FT  
(name of street on which property fronts) (number of feet of right-of-way width)  
wide at the distance of 850 NORTH of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street CHICKEN TOWN RD.  
(name of street)  
which is 20 FT wide.  
(number of feet of right-of-way width)

AS RECORDED IN DEED LIBER FOUR  
N. 41° 59' 53" W 593.57', N. 39° 57' 35" E 444.37',  
N. 57° 42' 23" W 750.96', S. 23° 44' 56" W 59.43', S 59° 29' 51" W  
536.25' TO THE PLACE OF BEGINNING.

03-337-X

**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows.

Case: #03-327-X  
21602 N. Ruhl Road  
W/side of North Ruhl Road  
850 feet +/- north of Chick-entown Road  
6th Election District  
3rd Councilmanic District  
Legal Owner(s): Janet and Marshall Peters

**Special Exception:** to permit a shooting range (paint ball game) and playing field.  
**Hearing:** **Wednesday, March 5, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.**

LAWRENCE E SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

JT 2/707 Feb. 18 C588491

# CERTIFICATE OF PUBLICATION

2/20/2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/18/2003.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 16398

DATE 01-15-03 ACCOUNT R001006610

AMOUNT \$ 380.00

RECEIVED FROM John P. ...

FOR SPECIAL EXCEPTION \$380

FOR SPECIAL RANGE  
(\$380)

DISTRIBUTION  
WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    03-327-A

PAID RECEIPT

BUSINESS /16/2003    ACTUAL 1/15/2003    TIME 16:14:19  
REG MSC2 MAIL JENA JEE DRAWER 2  
RECEIPT # 247908    1/15/2003    TFLM  
Dept 5 528 ZONING VERIFICATION  
CR # 016398

Recpt Tot \$380.00  
380.00 CK    .00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 03-327-X

Petitioner/Developer: JANET +

MARSHALL PETERS

Date of Hearing/Closing: 3/5/03

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 21602 N. Ruhl Rd

The sign(s) were posted on 2/15/03  
(Month, Day, Year)

Sincerely,

 2/15/03  
(Signature of Sign Poster and Date)

**SSG ROBERT BLACK**

(Printed Name)

**1508 Leslie Rd**

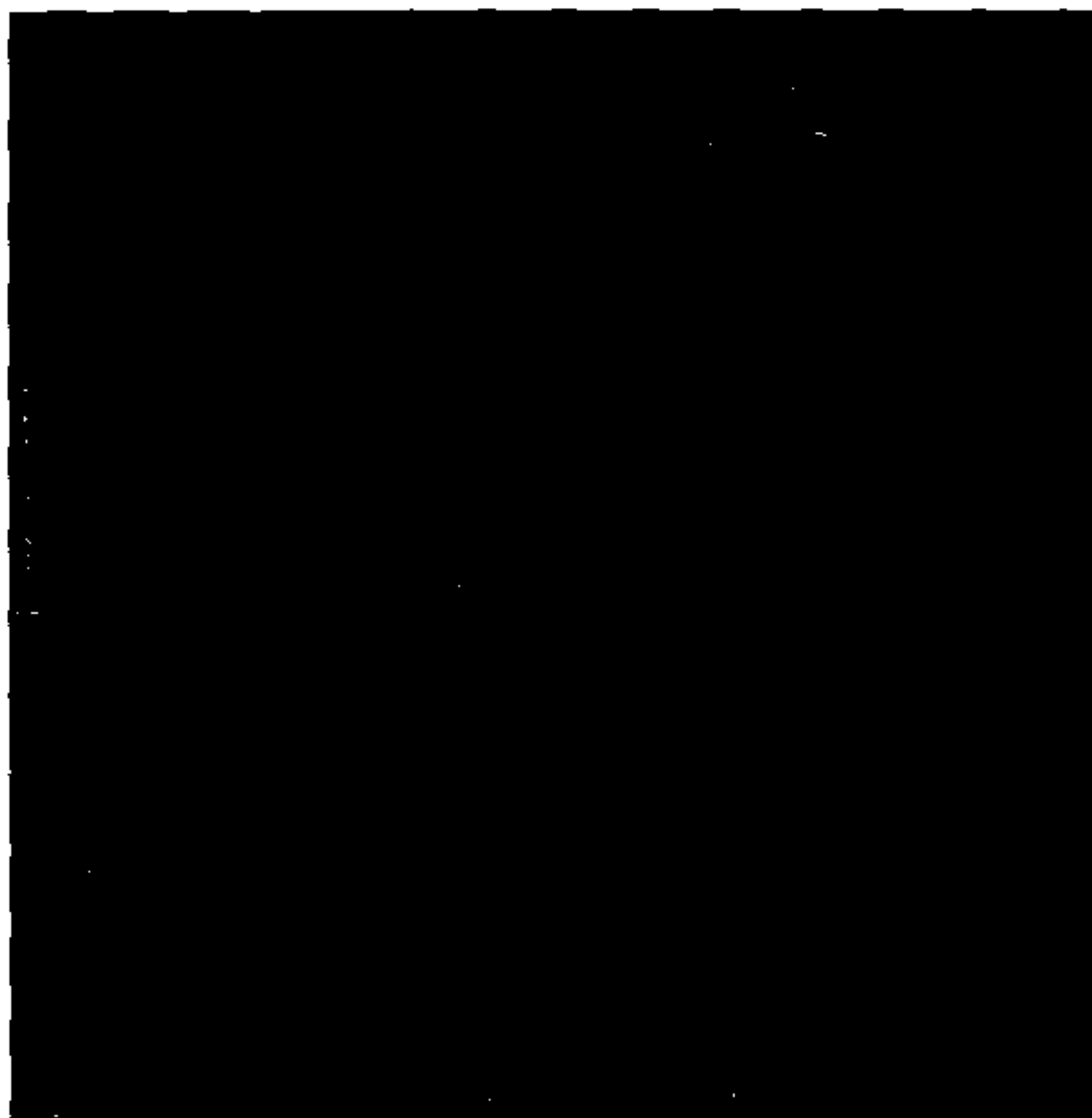
(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)





Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

January 28, 2003

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 03-327-X**

21602 N. Ruhl Road

W/side of North Ruhl Road 850 feet +/- north of Chickentown Road

6<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Janet and Marshall Peters

Special Exception to permit a shooting range (paint ball game) and playing field.

Hearings: Wednesday, March 5, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:rlh

C: Mr. and Mrs. Marshall Peters, 21602 N. Ruhl Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 18, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, February 18, 2003 Issue - Jeffersonian

Please forward billing to:

Ms. Janet Peters  
21602 N. Ruhl Road  
Freeland, MD 21053

410-343-1273

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 03-327-X**

21602 N. Ruhl Road

W/side of North Ruhl Road 850 feet +/- north of Chickentown Road

6<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Janet and Marshall Peters

Special Exception to permit a shooting range (paint ball game) and playing field.

Hearings: Wednesday, March 5, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

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For Newspaper Advertising:

Item Number or Case Number: 02-6983 03-327-X

Petitioner: Janet and Marshall Peters

Address or Location: 21602 N. Ruhl Rd., Freeland, MD 21053

PLEASE FORWARD ADVERTISING BILL TO:

Name: Janet Peters

Address: 21602 N. Ruhl Rd  
Freeland, MD 21053

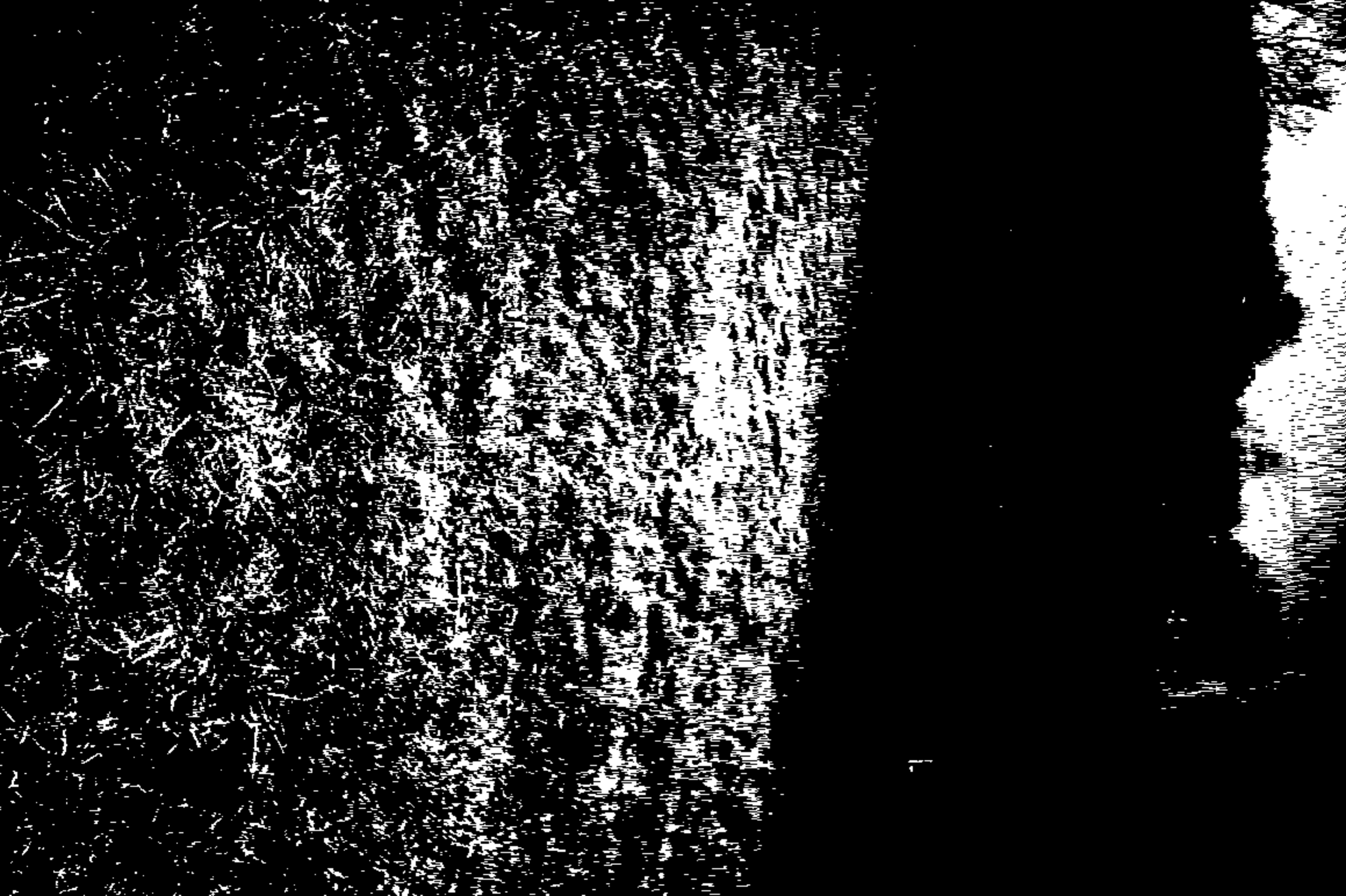
Telephone Number: 410-343-1273

Revised 2/20/98 - SCJ

03-327











1950





















































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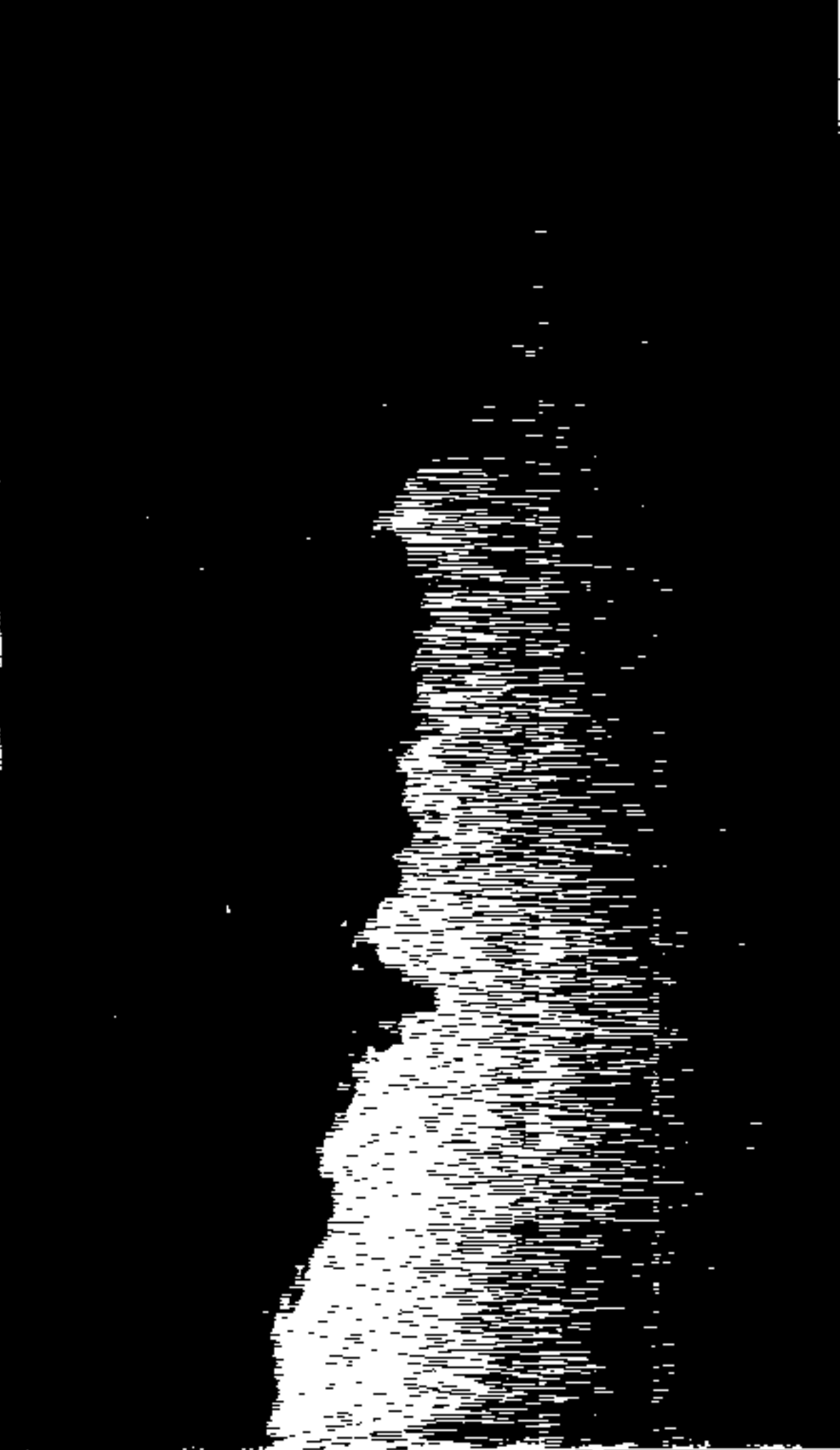
Journal of Personality and Social Psychology  
1999, Vol. 77, No. 4, 800–810  
© 1999 American Psychological Association  
0893-3200/99/\$12.00 DOI: 10.1037/0893-3200.77.4.800



800





























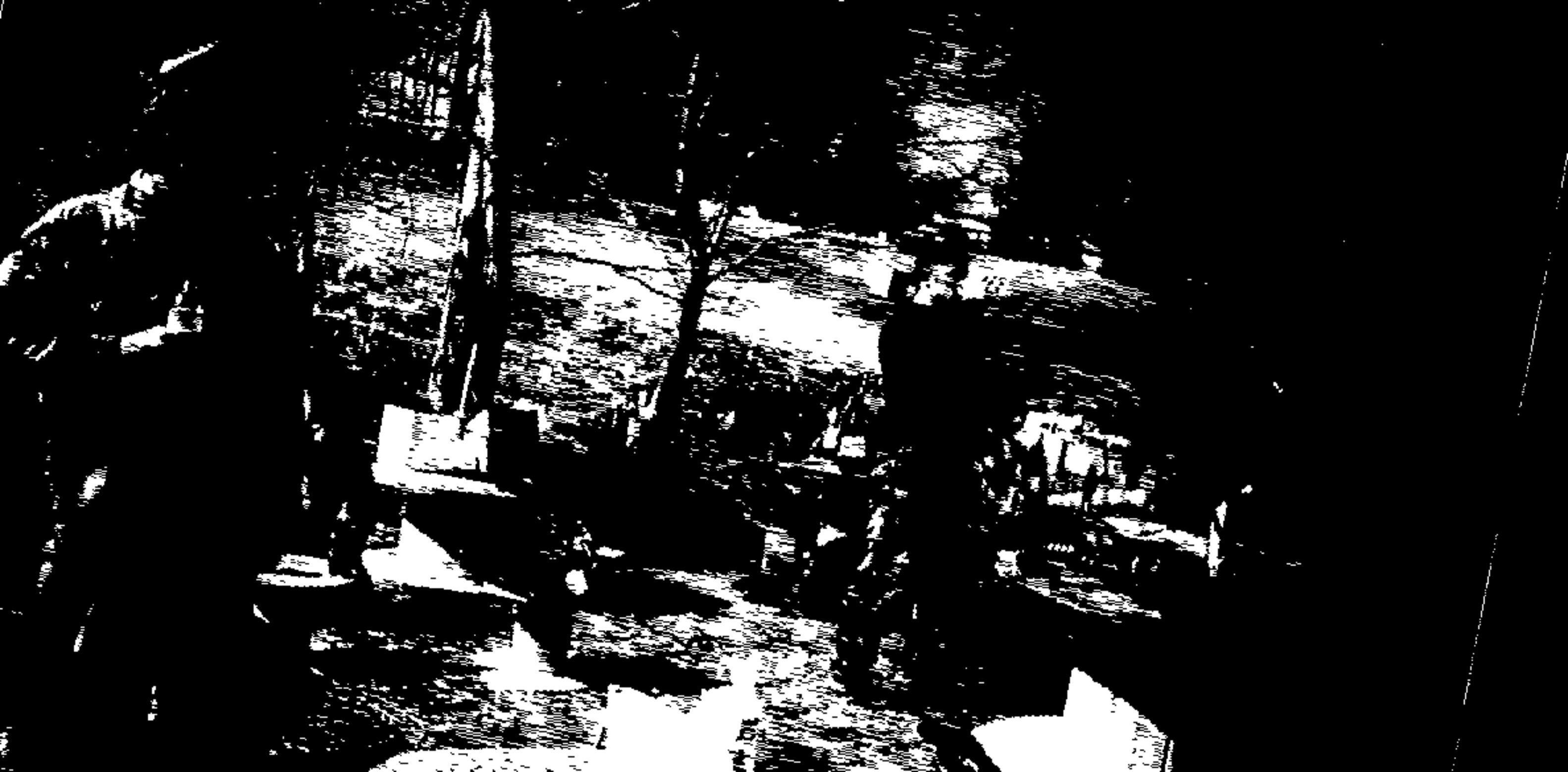








March 23, 02 Chris Turnbaugh, Dave Campbell,  
Rob Zidwick, Jonathan Stein, John Meadowcroft,  
Handy Frost, Greg Conklin, John Peters.

































































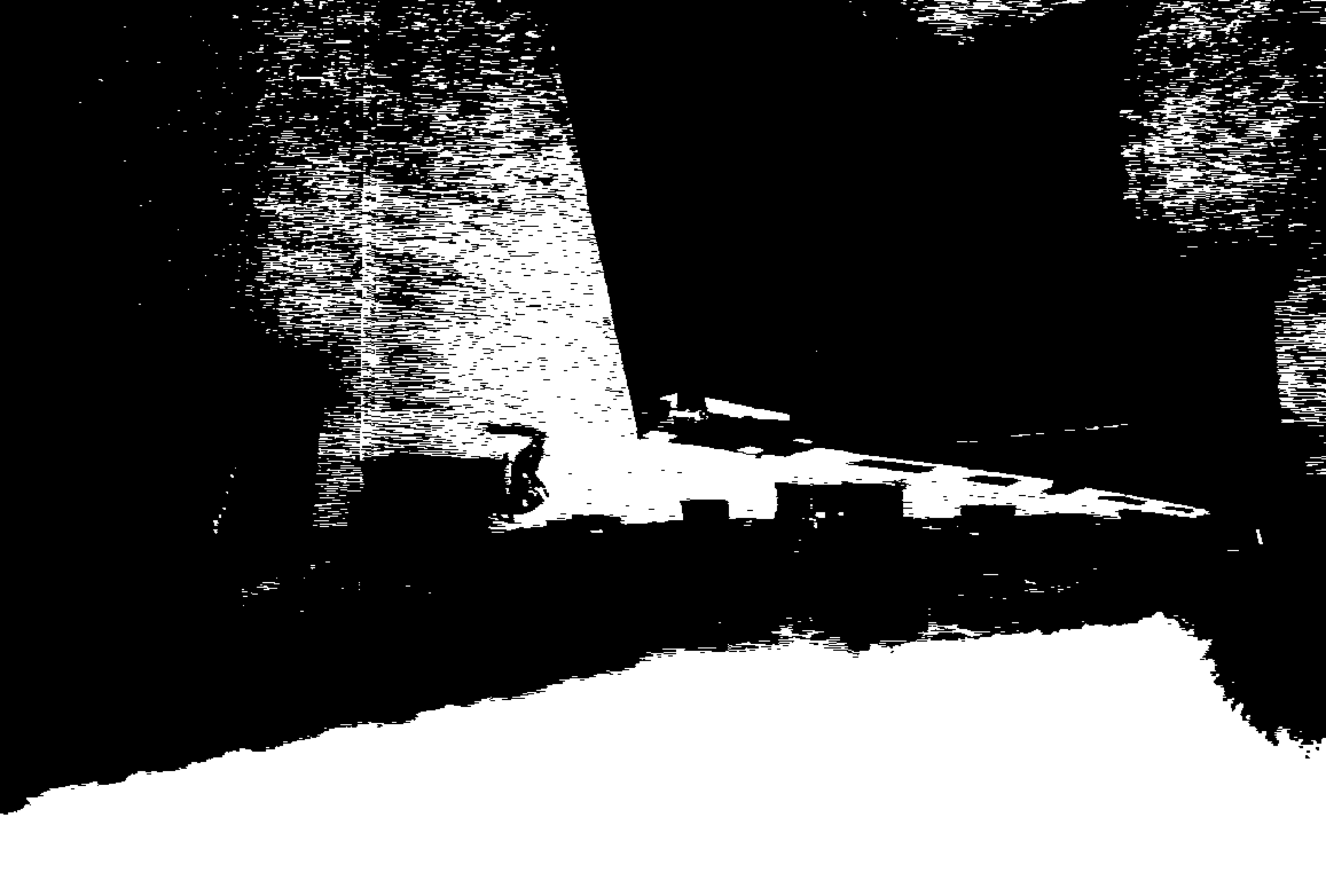


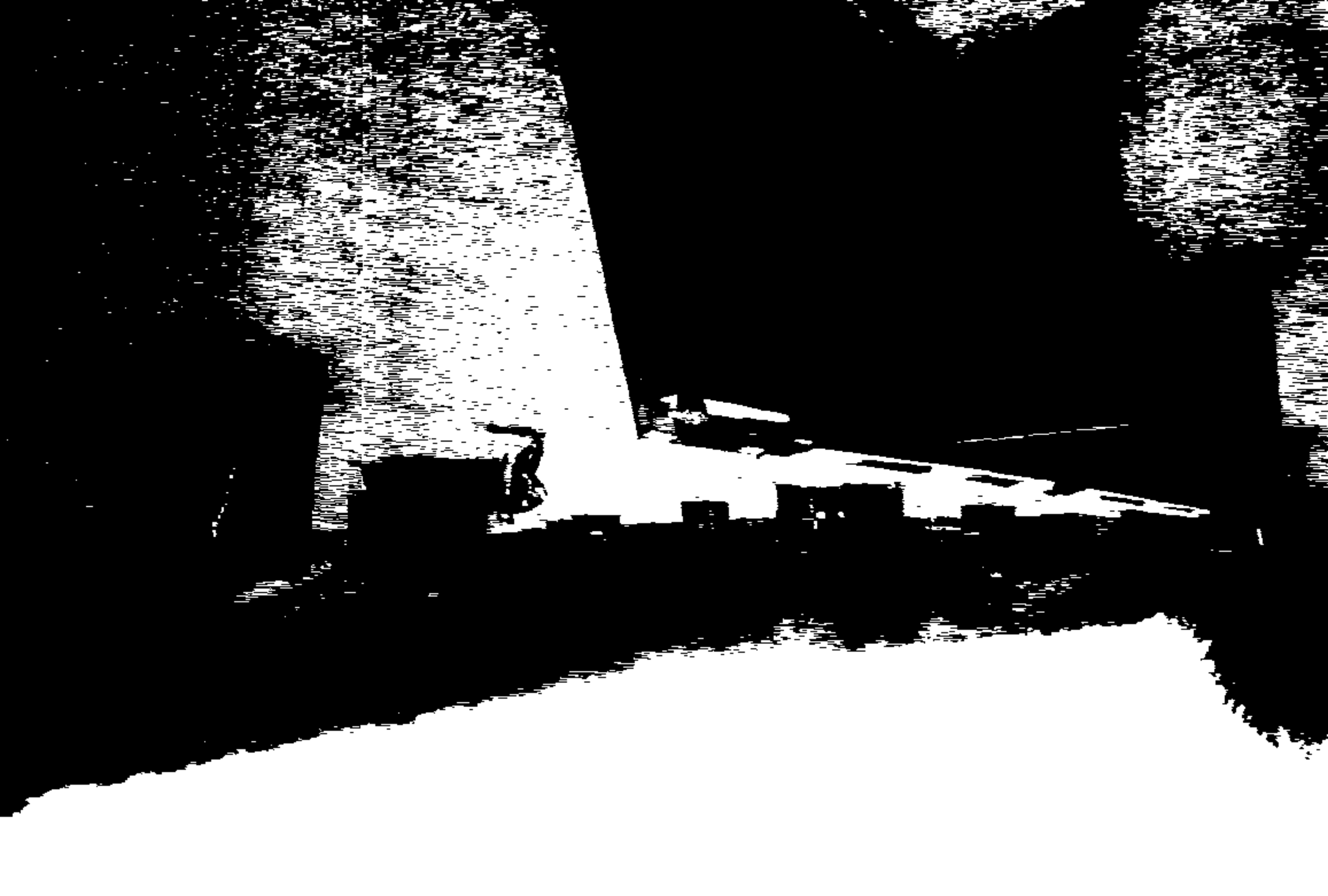








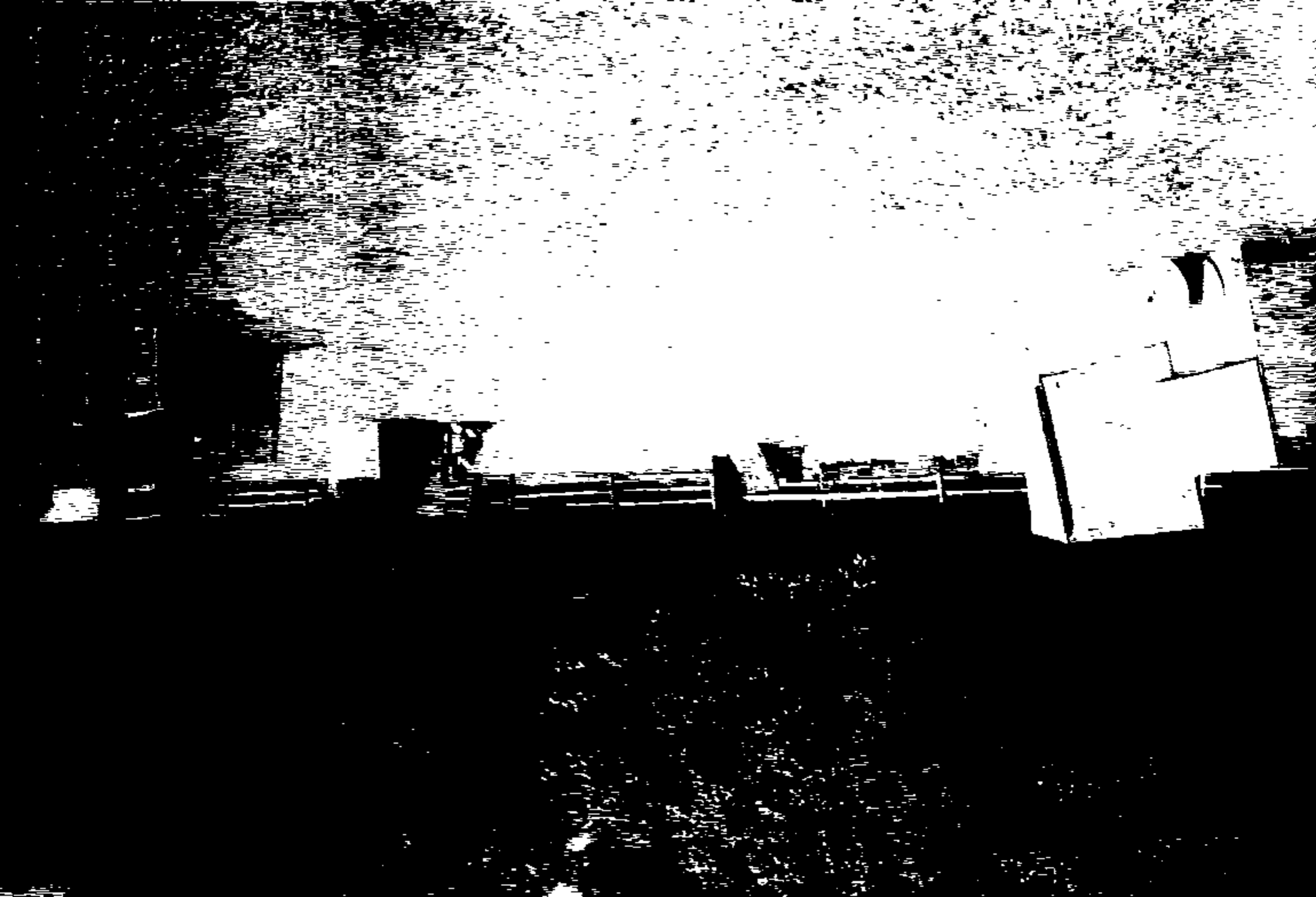


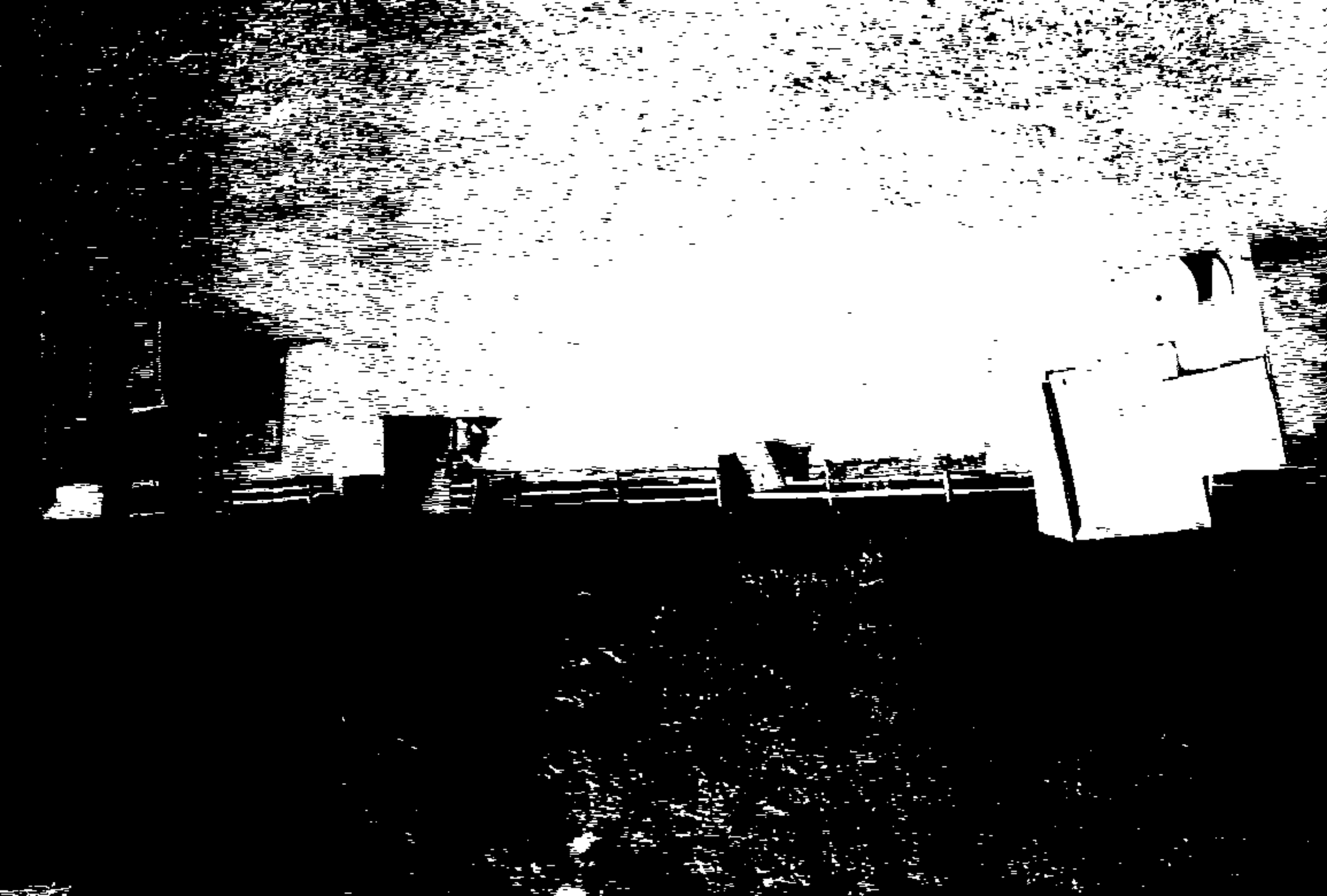


































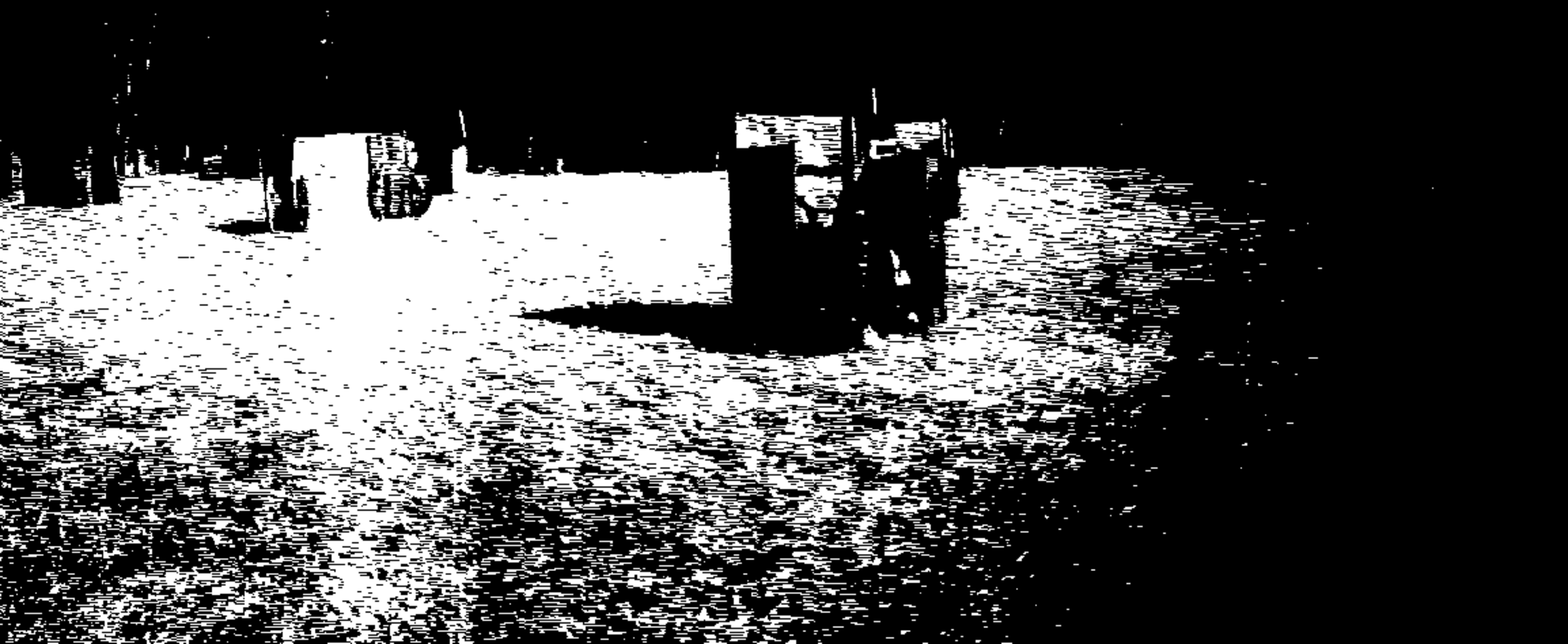


45-25-21









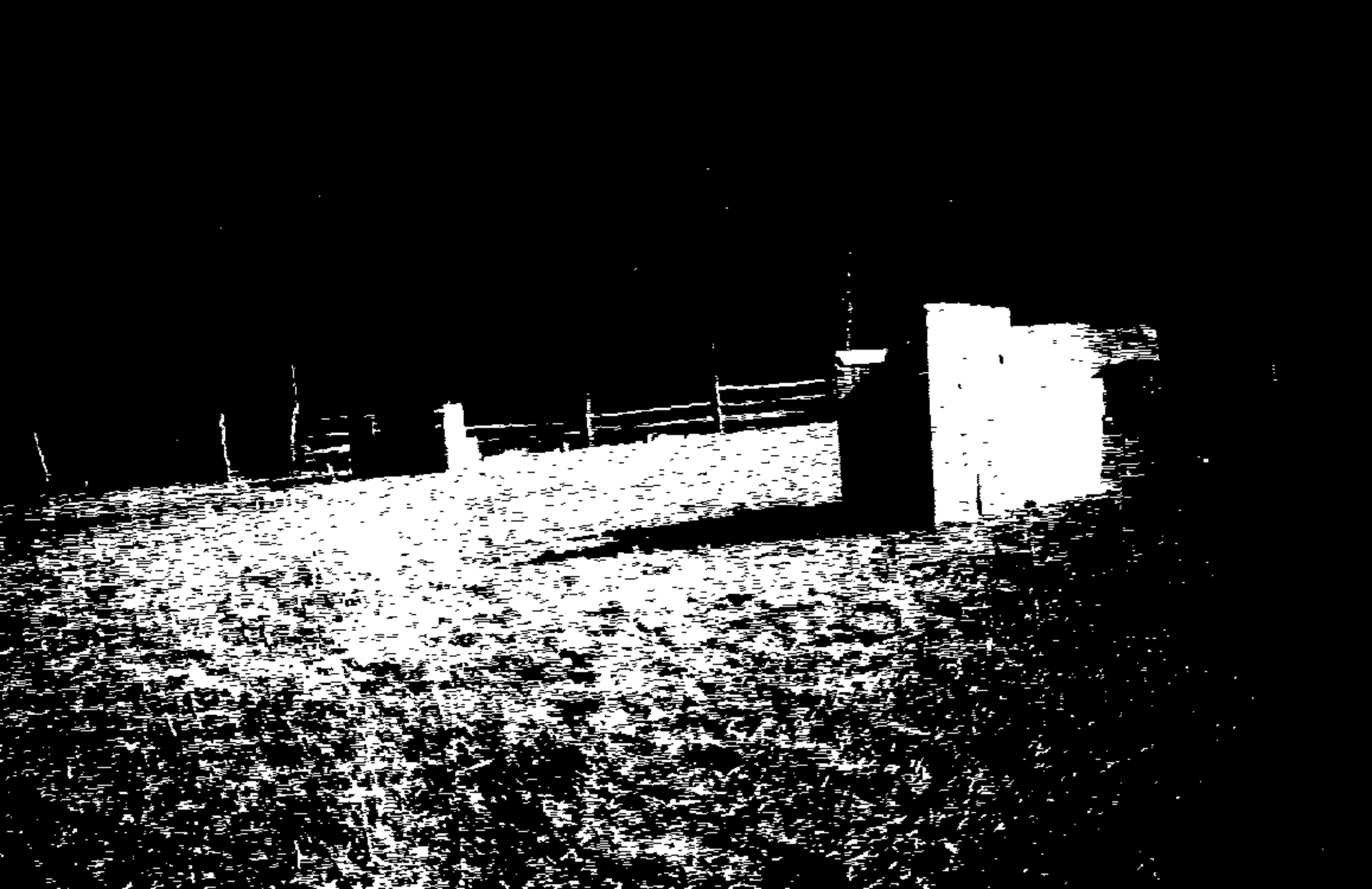
























































Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

February 28, 2003

Janet R. Peters  
2160 N. Ruhl Road  
Freeland, MD 21053

Dear Ms. Peters:

RE: Case Number: 03-327-X, 21602 N. Ruhl Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 15, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: January 28, 2003

Item No.: <sup>327</sup> 326-329, 331-338

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





MARYLAND DEPARTMENT OF TRANSPORTATION

Robert L. Ehrlich, Jr., *Governor* • Michael S. Steele, *Lt. Governor* • Trent M. Kittleman, *Acting Secretary*

Date: 1.28.03

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 327 JRA

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at ([lgredlein@sha.state.md.us](mailto:lgredlein@sha.state.md.us)).

Very truly yours,

for Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number/toll-free number is \_\_\_\_\_  
*Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free*

*Mailing Address:* P.O. Box 717 • Baltimore, MD 21203-0717  
*Street Address:* 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Sept  
3/5

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS ITGT*  
DATE: March 5, 2003  
SUBJECT: Zoning Item 327  
Address 21602 North Ruhl Road

RECEIVED

MAR 6 2003

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of January 28, 2003

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

These regulations may apply, depending upon what permits are required.

Reviewer: Dave Lykens

Date: March 5, 2003

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS HGT*  
DATE: March 5, 2003  
SUBJECT: Zoning Item 327  
Address 21602 N. Ruhl Road

*Zoning Advisory Committee Meeting of March 5, 2003*

This plan should be denied. A shooting range should be on a larger piece of property and the impact of sound on adjacent houses should be condensed. This has the potential to impact adjacent agricultural uses if not managed to limit the use to an area. The potential impact of noise on certain livestock should be considered. The county is protecting the area for agricultural use and if this use is detrimental to agriculture, it should be denied.

Reviewer: Wally Lippincott

Date: March 5, 2003

sent  
3/5

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** February 26, 2003

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

RECEIVED

**SUBJECT:** 21602 N. Ruhl Road

FEB 27 2003

**INFORMATION:**

**Item Number:** 03-327 – REVISED COMMENTS

ZONING COMMISSIONER

**Petitioner:** Janet R. Peters

**Zoning:** RC 2

**Requested Action:** Special Exception

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning has determined that the subject paintball course is limited to the recreational use of the petitioner's family and friends, and that no fees are associated with using the course. As such, this office does not oppose the petitioner's request. Notwithstanding, this office does not consider a commercial recreation facility to be an appropriate use in the RC-2 zone and recommends applying conditions that would prevent the use from evolving into a commercial activity.

**Prepared by:** Mark A. Campbell

**Section Chief:** Lyman Jackson

AFK/LL:MAC:

Seni  
3/5

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** February 5, 2003

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 03-327

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A Cunningham

RECEIVED

FEB 10 2003

Section Chief: [Signature]

ZONING COMMISSIONER


AFK/LL:MAC



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits &  
Development Management

**DATE:** February 24, 2003

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 3, 2003  
Item Nos. 298, 326, 327, 328, 329,  
330, 331, 332, 334, 335, 336, 337,  
and 338

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
 21602 N. Ruhl Road; Wside N Ruhl Rd; \* ZONING COMMISSIONER  
 850ft +/- N Chickentown Rd \*  
 6<sup>th</sup> Election District \* FOR  
 3<sup>rd</sup> Councilmanic District \* BALTIMORE COUNTY  
 Legal Owner(s): Janet R. & Marshall E. Peters \*  
 Petitioner(s) \* 03-327-X

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of People’s Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People’s Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman  
 PETER MAX ZIMMERMAN  
 People’s Counsel for Baltimore County  
Carole S. Demilio  
 CAROLE S. DEMILIO  
 Deputy People’s Counsel  
 Old Courthouse, Room 47  
 400 Washington Avenue  
 Towson, MD 21204  
 (410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 31<sup>st</sup> day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to Janet R. & Marshall E. Peters, 21602 N. Ruhl Road, Freeland, MD 21053, Petitioner(s).

Peter Max Zimmerman  
 PETER MAX ZIMMERMAN  
 People’s Counsel for Baltimore County

Petition for Paint Ball Field  
Special Exception

Neighbors who reside close to the Peters, who live at 21602 N. Ruhl Road, Freeland, Maryland, where the Peters have constructed a temporary paint-ball course, do not feel it is endangering the environment or their safety. The structures are made of spools, crates and other wood material nailed together which can be easily dismantled. The paint in the paint balls are made of vegetable oil and do not pollute the environment on land or in the water. The course is not used for commercial purposes and no charge has been made to play on the field. All players bring their own supplies. At the most, three to four games a month, weather permitting, have been played on the field by groups of 5 to 20 friends of the Peters. Caution and safety is always used to prevent harm to people and to the land.

The area where the paint ball field is located, is also a pasture where the Peters keep goats, ducks, and geese. No harm has been made to these animals. The animals have enough space to keep out of the range of the game. They are not in any danger when the games are played.

The closest house to the field is out of range of the game. There is a row of about 10 to 15 pine trees along the yard of the closest house.

By signing this note, we do not oppose the Peters playing paint ball in their pasture.

Name

Address

Diana Elder

2466 E. Ruhl Rd. Freeland

Willard J Elder

2466 E. Ruhl Rd. Freeland

Richard B. Twilley

21510 N. Ruhl Rd.

Marlene M Twilley

21510 N. Ruhl Rd

Rena + Sue Jorenstun

21621 N Ruhl Rd.

My Joy G Sorrento

21621 N Ruhl Rd

Harold Lumbard

2466 E Ruhl Rd.

Janet Peters

21602 N. Ruhl Rd, Freeland

Marshall E. Peters

21602 N. Ruhl Rd. Freeland, MD  
21053  
21053

Petition for Paint Ball Field  
Special Exception

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Name

Address

Bernard J. Herzberg Jr.21625 N. Ruhl Rd. 21053Lorraine M. Herzberg21625 North Ruhl Road 21053Geni Perloski21508 N. Ruhl Rd 21053Jeff Perloski21508 N Ruhl Rd 21053Shirley Martin21429 N. Ruhl Rd.Ann B. Waugh21501 N. Ruhl RoadDebra H. Waugh21501 N. Ruhl RoadGary D. Camp21602 N. Ruhl Rd

Petition to Play Paint Ball  
Special Exception

The Undersigned have played paint ball at the Peters Farm located at 21602 N. Ruhl Road, Freeland, Maryland, where the Peters have constructed a temporary paint-ball course. We do not feel it is endangering the environment or our safety. The structures are made of spools, crates and other wood material nailed together which can be easily dismantled. The paint in the paint balls are made of vegetable oil and do not pollute the environment on land or in the water. The course is not used for commercial purposes and no charge has been made to play on the field. All players bring their own supplies. At the most, three to four games a month, weather permitting, have been played on the field by groups of 5 to 20 friends of the Peters. Caution and safety is always used to prevent harm to people and to the land.

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The closest house to the field is out of range of the game. There is a row of about 10 to 15 pine trees along the yard of the closes house.

By signing this petition, we would like to continue to play paint ball in the Peters' pasture.

Name

Address

Douglas A Elder2466 East Ruhl RD Freeland MD 21053MATTHEW R ELDER (Parents of Douglas Elder)2466 East Ruhl Rd Freeland Md 21053Jonathan N Streik3504 Baker Schoolhouse RdChristopher Turnbaugh2466 E. Ruhl Rd Freeland Md 21053Christopher N Wothers2 W. MIDLAND RD Baltimore MD 21220Michael S. Davis429 Kosok Rd Baltimore, MD 21228Bryan Winkler702 Fuseage Ave BA MD 212201 David Campbell9670 Barow Pl Balto Md 21237

Petition to Play Paint Ball  
Special Exception

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By signing this petition, we would like to continue to play paint ball in the Peters' pasture.

Name

Address

Aaron Grieb

4040 Hilltop Lane Glen Rock PA 17327

(mother) Patricia A. Grieb

same as above

(father) Paul L. Grieb

same as above

Mother

Jane E. Matfetter

28 Glen Ave, Glen Rock PA 17327

Travis Dickinson

Brenda Dickinson

154672 Whitcraft Rd N.F. 17349

MATERIAL SAFETY DATA SHEET

SECTION I - CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

PRODUCT NAME : WASHABLE PAINTBALL
IDENTIFICATION NUMBER: E&I 27 P DATE PRINTED: 05/30/02
PRODUCT USE/CLASS : Marking Pellets for Sport

SUPPLIER: MANUFACTURER:
The Nelson Paint Co of Michigan Inc The Nelson Paint Co of Michigan Inc
PO Box 2040 PO Box 2040
Kingsford, MI 49802-2040 Kingsford, MI 49802-2040

EMERGENCY TELEPHONE:800-255-3924 EMERGENCY TELEPHONE:800-255-3924
CHEMTEL: 24 hours CHEMTEL: 24 hours

PREPARER: Doyle Yoder, PHONE: 906-774-5566, PREPARE DATE: 05/30/02

SECTION II - COMPOSITION/INFORMATION ON INGREDIENTS

WT. PERCENT
OCCUPATIONAL EXPOSURE LIMITS
CHEMICAL NAME CAS NUMBER IS LESS THAN TLV-TWA
TLV-STEL PEL-TWA PEL-CEILING SKIN

No Hazardous Materials are Contained in this Product

(See Section XI for abbreviation legend)

SECTION III - PHYSICAL DATA

BOILING RANGE : N.A. VAPOR DENSITY : Is lighter than air
ODOR : Slight SPECIFIC GRAVITY: 1.1032
APPEARANCE : Colored pellet EVAPORATION RATE: Is slower than Butyl
SOLUBILITY IN H2O : Partial Acetate
VOLATILE BY WEIGHT: 0.0% VOLATILE BY VOL.: 0.0%
VOCS, lbs/gal : 0.00 VOCS, grams/ltr : 0

(See Section 11 for abbreviation legend)

SECTION IV - FIRE AND EXPLOSION HAZARD DATA

=====

FLASH POINT: N.A. LOWER EXPLOSIVE LIMIT: N.A.  
UPPER EXPLOSIVE LIMIT: N.A.

EXTINGUISHING MEDIA: CO2 DRY CHEMICAL FOAM WATER FOG

UNUSUAL FIRE AND EXPLOSION HAZARDS: None known.

SPECIAL FIREFIGHTING PROCEDURES: As in any fire, wear self-contained breathing apparatus pressure-demand (MSHA/NIOSH approved or equivalent) and

(Continued on Page 2)

=====

Product: E&I 27 P Preparation Date: 05/30/02 Page 2

=====

SECTION IV - FIRE AND EXPLOSION HAZARD DATA

=====

full protective gear.

=====

SECTION V - HEALTH HAZARD DATA

=====

EFFECTS OF OVEREXPOSURE - EYE CONTACT: Essentially nonirritating to eyes.

EFFECTS OF OVEREXPOSURE - SKIN CONTACT: Essentially nonirritating to skin.

EFFECTS OF OVEREXPOSURE - INHALATION: Vapors are unlikely, due to physical properties.

EFFECTS OF OVEREXPOSURE - INGESTION: No hazard in normal industrial use.

EFFECTS OF OVEREXPOSURE - CHRONIC HAZARDS: Based on available data, repeated exposures are not anticipated to cause any significant adverse effects.

FIRST AID - EYE CONTACT: Flush eyes thoroughly with water for 15 minutes. Get immediate medical attention.

FIRST AID - SKIN CONTACT: Wash skin with soap and water. If irritation develops, get medical attention.

FIRST AID - INHALATION: N.A.

FIRST AID - INGESTION: Induce vomiting if large amounts are ingested. Consult medical personnel.

PRIMARY ROUTE(S) OF ENTRY: EYE CONTACT

=====



SECTION VI - REACTIVITY DATA

HAZARDOUS DECOMPOSITION PRODUCTS: May form:, aldehydes and acids

CONDITIONS TO AVOID: Avoid storage in high humidity or temperatures above 80 Deg. F or below 40 Deg. F

INCOMPATABILITY: Avoid contact with: strong oxidizing agents.

HAZARDOUS POLYMERIZATION: Will not occur under normal conditions.

STABILITY: This product is stable under normal storage conditions.

SECTION VII - SPILL OR LEAK PROCEDURES

STEPS TO BE TAKEN IN CASE MATERIAL IS RELEASED OR SPILLED: Spills should be contained and placed on suitable containers for disposal in a accordance with Federal and State Laws.

(Continued on Page 3)

Product: E&I 27 P Preparation Date: 05/30/02 Page 3

SECTION VII - SPILL OR LEAK PROCEDURES

WASTE DISPOSAL METHOD: Dispose of in accordance with all local, state and federal regulations.

SECTION VIII - SAFE HANDLING AND USE INFORMATION

RESPIRATORY PROTECTION: None needed.

VENTILATION: Use good general ventilation.

SKIN PROTECTION: None needed.

EYE PROTECTION: Impact resistant Safety goggles that will withstand a paintball impact at 325 feet per second are required.

OTHER PROTECTIVE EQUIPMENT: Protective head gear is required! Eyes, ears, and head in general must be protected from impact!

HYGENIC PRACTICES: Wash hands before eating or smoking. Liquid is removed with warm water and soap.

SECTION IX - SPECIAL PRECAUTIONS

PRECAUTIONS TO BE TAKEN IN HANDLING AND STORAGE:

Store away from incompatible substances. Keep from freezing. Keep container closed when not in use. Recommended storage conditions are 55 to 75 Deg. Fahrenheit and relative humidity of 30% to 50%.

OTHER PRECAUTIONS: Keep away from children!

Do not take internally. Washable Paintballs are not toxic, however ingestion may cause diarrhea. Do not aim or shoot pellets towards the head or neck of persons or animals.

SECTION X - HMIS RATINGS

HMIS RATINGS - HEALTH: 0 FLAMMABILITY: 1 REACTIVITY: 0

SECTION XI - OTHER REGULATIONS

SARA SECTION 313:

This product contains the following substances subject to the reporting requirements of Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 and 40 CFR Part 372:

----- CHEMICAL NAME ----- CAS NUMBER WT/WT % IS LESS THAN  
No SARA Section 313 components exist in this product.

(Continued on Page 4)

Product: E&I 27 P Preparation Date: 05/30/02 Page 4

SECTION XI - OTHER REGULATIONS

PREVIOUS MSDS REVISION DATE: 05/21/02

LEGEND: N.A. - Not Applicable, N.E. - Not Established,  
N.D. - Not Determined

**\*\*The Nelson Paint Company, Inc. (TNPC) expressly disclaims all expressed or implied warranties of merchantability and fitness for a particular purpose, with respect to the product or information provided herein.\*\***  
**All information appearing herein is based upon data obtained from the manufacturer and/or recognized technical sources. While the information is believed to be accurate, TNPC makes no representations as to its accuracy or sufficiency. Conditions of use are beyond TNPC's control and therefore users are responsible to verify this data under their own operating conditions to determine whether the product is suitable for their particular purposes and they assume all risks of their use, handling, and disposal of the product, or from the publication or use of, or reliance upon, information contained herein. This information relates only to the product designated herein, and does not relate to its use in combination with any other material or in any other process.**

=====  
<END OF MSDS>



**Baltimore County, Maryland**

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse  
400 Washington Ave.  
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN  
People's Counsel

March 4, 2003

CAROLE S. DEMILIO  
Deputy People's Counsel

Timothy M. Kotroco  
Deputy Zoning Commissioner  
401 Bosley Avenue, 4<sup>th</sup> Floor  
Towson, MD 21204

Re: Janet R. & Marshall E. Peters  
Hearing Date: March 5, 2003  
03-327-X

RECEIVED

MAR 4 2003

ZONING COMMISSIONER

Dear Mr. Kotroco:

This case involves a request for approval of a special exception for a paintball field in the guise of a "shooting range".

As the Commissioner is aware, there is another case pending where there appears to be a similar issue. That is whether this activity fits within the scope of the permitted "shooting range" use, Dogwood Resources, Case No.: 00-562-X. The same issue cuts across a number of resource conservation zones, including the R.C. 6 zone in Dogwood Resources and the R.C. 2 zone here.

We are filing a memorandum on or about March 14, 2003, in the Dogwood Resources case. In the interest of efficient administration of justice, we request the opportunity to file a copy of that memorandum simultaneously here, and, in effect to submit on brief.

We ask you to consider it insofar as it applies to the situation here.

Yours very sincerely,

*Peter Max Zimmerman*

Peter Max Zimmerman  
People's Counsel for Baltimore County

PMZ/rmw  
cc: Janet & Marshall Peters

**MARYLAND LINE AREA ASSOCIATION, INC.  
1501 HARRIS MILL ROAD  
PARKTON, MARYLAND 21120  
(410) 343-1089**

Mr. Timothy Kotroco  
Deputy Zoning Commissioner  
Baltimore County  
County Courts Building, Suite 405  
401 Bosley Ave.  
Towson, MD. 21204

March 3, 2003

Re: Case # 03-3274X

Dear Mr. Kotroco,

The Maryland Line Area Association, Inc. is concerned with the proposed classification of this Commercial Recreation Facility, namely Paint Ball Game and Playing Field as a Shooting Range.

By its very definition of Paint Ball Game and Playing Field, it is obvious that the proposed land use is not a Shooting Range, but rather a Commercial Recreational Facility which is not permitted on RC-2, RC-3, RC-4 and RC-6 zoned land by Special Exception. A shooting range is a facility where one can shoot at targets, not at each other, which is done at a paint ball field. Vandalism occurs quite frequently in the area of a Paint Ball Field which is not the case where shooting ranges occur.

We believe that this improper use of rural land seriously violates the zoning regulations of Baltimore County and must be prohibited. . If this facility is approved, there will be an "epidemic" of Paint Ball Facilities in rural Baltimore County.

The Maryland Line Area Association, Inc. wishes to go on record as opposing the granting of a Special Exception in Case # 03-327X

Very truly yours,



Dr. Richard W. McQuaid  
President

Jim

The Valleys Planning Council, Inc  
207 Courtland Avenue, Towson, Maryland 21204  
Mailing Address P.O. Box 5402, Towson, Maryland 21285-5402  
Phone: 410-337-6877, Fax: 410-296-5409

February 25, 2003

RECEIVED

Mr. Lawrence E. Schmidt  
Baltimore County Zoning Commissioner  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

FEB 28 2003

ZONING COMMISSIONER

Re: Case No: 03-327-X  
21602 N. Ruhl Rd.

Dear Mr. Schmidt:

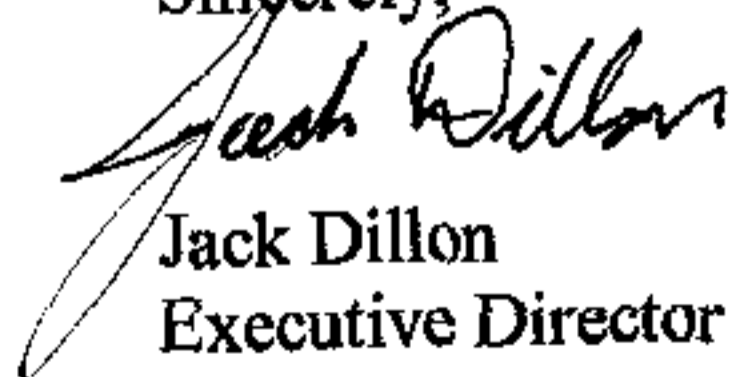
The Valleys Planning council has reviewed the above referenced case with the Area planner and with the Peoples Council and offer the following comments.

1. I am advised that this request was brought as a result of a complaint filed by a former neighbor who has now moved away.
2. That the requested "paint ball facility" in this instance is not a commercial use but a family sporting event. That no one is charged any fees and that only friends and friends of friends are involved much like a pick up football game.
3. I am also advised that adjacent neighbors are not in opposition because it is their understanding that the activity will eventually cease as the families children get older and interest in the activity fades.
4. That this activity primarily occurs on weekends and that the noise is not excessive.

Based upon the above understanding, The Valleys Planning Council would suggest that the request for a Special Exception be denied as the use as outlined above is not a commercial activity nor a shooting range. We are in accord with the **Memorandum of the Peoples Council** regarding the legality of paint ball facilities as commercial recreation enterprises, and that they are not shooting ranges or a use permitted under the community building use.

We are of the opinion that in this case this is an activity that should be controlled by the property owners with the understanding that unless the use is properly controlled it could become a community nuisance which might bring about other legal difficulties.

Sincerely,

  
Jack Dillon  
Executive Director

cc: Peoples Council  
George Doub Esq.  
VPC Monitoring Committee

Baltimore County  
 Department of Permits and  
 Development Management  
 Enforcement: 410-887-3351  
 Inspection: 410-887-3953

Code Inspections and Enforcement  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, MD 21204  
 Plumbing Inspection: 410-887-3620  
 Electrical Inspection: 410-887-3960

**BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE**

Citation/Case No.	Property No.	Zoning
02-69835	0610045210	BC-4

Name(s): MARSHALL PETERS / TANCY ROSE PETERS

Address: 21602 N. RUTH RD. FRED AND MARY

Violation Location: SHED

VIOLATION OF THE FOLLOWING BALTIMORE COUNTY LAWS:  
BCZR 103.3.A / BCZR 101.102.1

CEASE THE OPERATION OF AN ILLEGAL  
 COURSE UNTIL A SPECIAL  
 EXCEPTION HEARING IS HELD AND APPROVAL  
 GRANTED BY BALTIMORE COUNTY.

OPERATION ALSO MUST BE APPROVED  
 BY LOCAL AND STATE POLICE AGENCIES

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING CONDITIONS ON OR BEFORE:

On or Before:	Date Issued:
10/11/02	12/7/02

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: ED CREEO SR  
 INSPECTOR: [Signature]

**STOP WORK NOTICE**

Baltimore County  
 Department of Permits and  
 Development Management  
 Code Enforcement: 410-887-3351  
 Building Inspection: 410-887-3953

Code Inspections and Enforcement  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, MD 21204  
 Plumbing Inspection: 410-887-3620  
 Electrical Inspection: 410-887-3960

**BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION**  
 SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No.	Property No.	Zoning
02-69835	0610045210	BC-4

Name(s): PETERS MARSHALL PETERS  
PETERS TANCY ROSE PETERS

Address: 21602 N. RUTH RD. FRED AND MARY

Violation Location: CAME

Violation Dates: 12.02.02

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

FAILURE TO CEASE ILLEGAL  
 COURSE UNTIL A SPECIAL  
 EXCEPTION HEARING IS HELD AND APPROVAL  
 GRANTED BY BALTIMORE COUNTY.  
BCZR 103.3.A / BCZR 101.102.1

Pursuant to Section 1-8, Baltimore County Code, a civil penalty has been assessed, as a result of the violation cited herein, in the amount indicated: \$ 600

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for:

Date:	Time:
1/10/03	9 AM
Date:	
12/10/02	

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Print Name: PERUZOVIĆ

Date: 12.02.02  
 Inspector's Signature: [Signature]

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

*Robert L. Ehrlich, Jr.*  
*Governor*

*Michael S. Steele*  
*Lt. Governor*



*Maryland Department of Planning*

*Audrey E. Scott*  
*Secretary*

*Florence E. Burton*  
*Deputy Secretary*

January 29, 2003

Ms. Rebecca Hart  
Baltimore County Department of Permits and Development Management  
111 West Chesapeake Avenue, Room 111  
Mail Stop # 1105  
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 2/03/03 re: case numbers 03-298-SPH, 03-326-A, 03-327-X, 03-328-A, 03-329-SPH, 03-330-SPHX, 03-331-A, 03-332-SPH, 03-333-A, 03-334-A, 03-335-A, 03-336-A, 03-337-SPHA, 03-338-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/28/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'James R. Gatto', is written over a large, stylized, light-colored scribble or background mark.

James R. Gatto  
Manager  
Metropolitan Planning  
Local Planning Assistance Unit

cc: Mike Nortrup





PLEASE PRINT CLEARLY

CASE NAME 21062 N. Ruhl Rd (Peters)  
CASE NUMBER 03-327-X  
DATE 3/5/03

### PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Janet Peters	21602 N. Ruhl Rd	Freeland, MD 21053	
Marshall Peters	21602 N. Ruhl Rd	Freeland, MD 21053	
John Peters	21602 N. Ruhl Rd.	Freeland MD, 21053	
William Peters	6 Jonathans Path, Apt H	Sparks MD 21152	
Ashley Grassan	6 Jonathans Path, Apt H	Sparks MD 21152	
Richard Twilley	21510 No Ruhl Road	Freeland MD 21053	
Randy Frost	7825 Old Harford Rd	Baltimore MD 21234	
Greg Conklin	2921 Merrymans Mill Rd	Phoenix MD 21131	
Jonathan Strein	3504 Baker schoolhouse Rd	Freeland MD 21053	
Russell Frost	54 Windemere Pkwy.	Phoenix, Md. 21131	
Michael Power	16350 Matthews Dr.	Monkton, MD 21111	
Chris Turnbaugh	3466 E. Ruhl Rd.	Freeland, MD 21053	
GARY EARP	21602 N. Ruhl Rd	FREELAND, MD 21053	
<del>Will DeLeon</del>	Property Rights pole Building possible Sirex, etc Studies may need to be made.		
? WATER Concern	SALT/Conson Noroxach exhaust Paved Road? What is the ISSUE.		

White Stone

5943

59° 27' 51" W

536.25'

Beq Pipe



EXISTING DWELLING

REMAINDER  
7.991 AC.±

N 52° 42' 23" W

593.57'

N 52° 42' 23" W

APPROXIMATE  
STREAM LOCATION

750.96'

N 41° 59' 53" W

20' RIGHT-OF-WAY

420.00'

#2

#4

#3

#3a

20.02'

444.37'

1,120.23'

STONE

03-327-X

White Stone

594.3'

59° 27' 51" W Field

530.25'

Beq Pipe



EXISTING DWELLING

3-rail wooden fence

REMAINDER 7.991 AC.±

goat house



Spring

Pond

APPROXIMATE STREAM LOCATION

Pond



Pond



N 52° 42' 23" W

N 52° 42' 23" W

150.96'

420.00'

20.02'

444.37'

WOODS

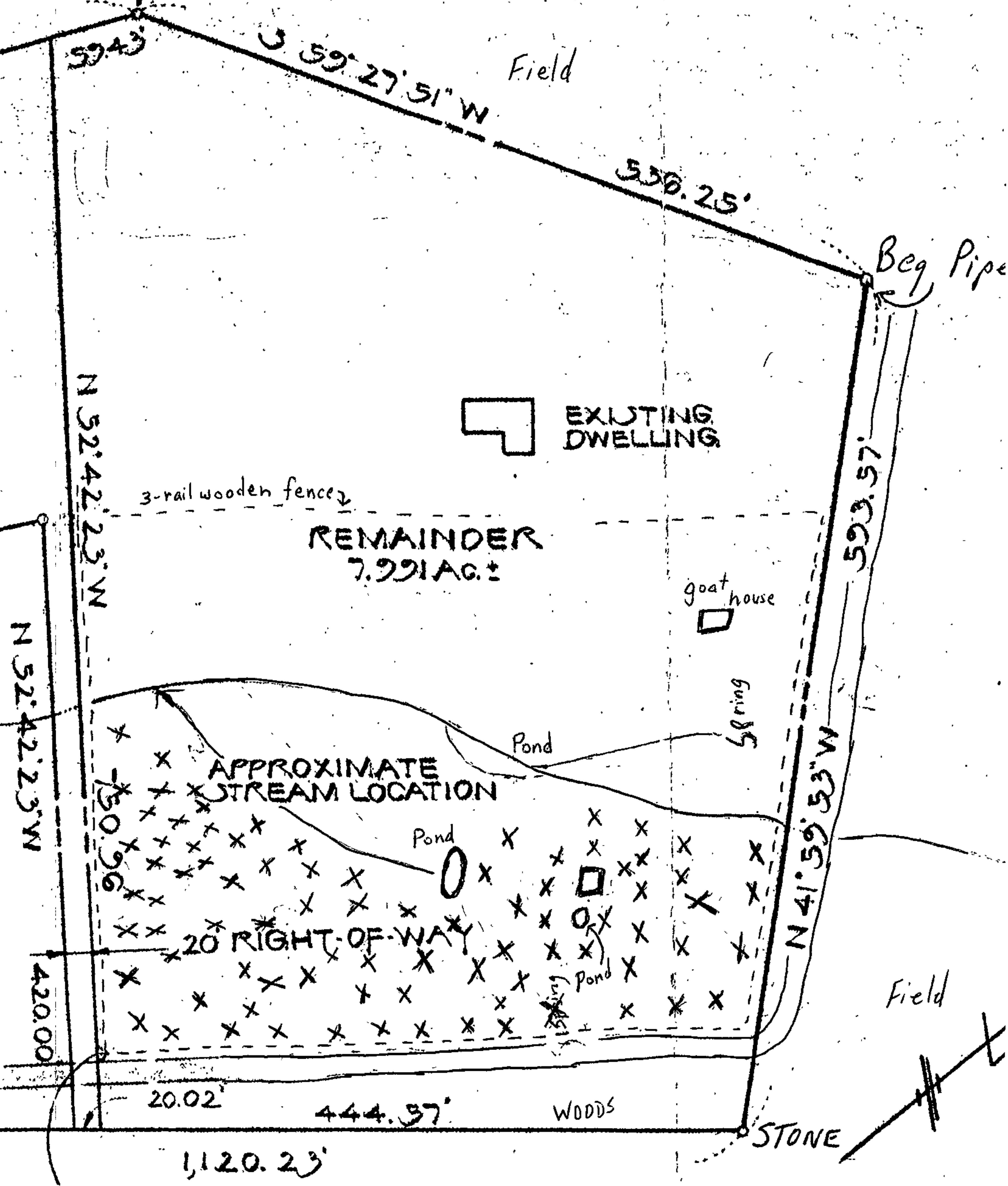
N 41° 59' 53" W

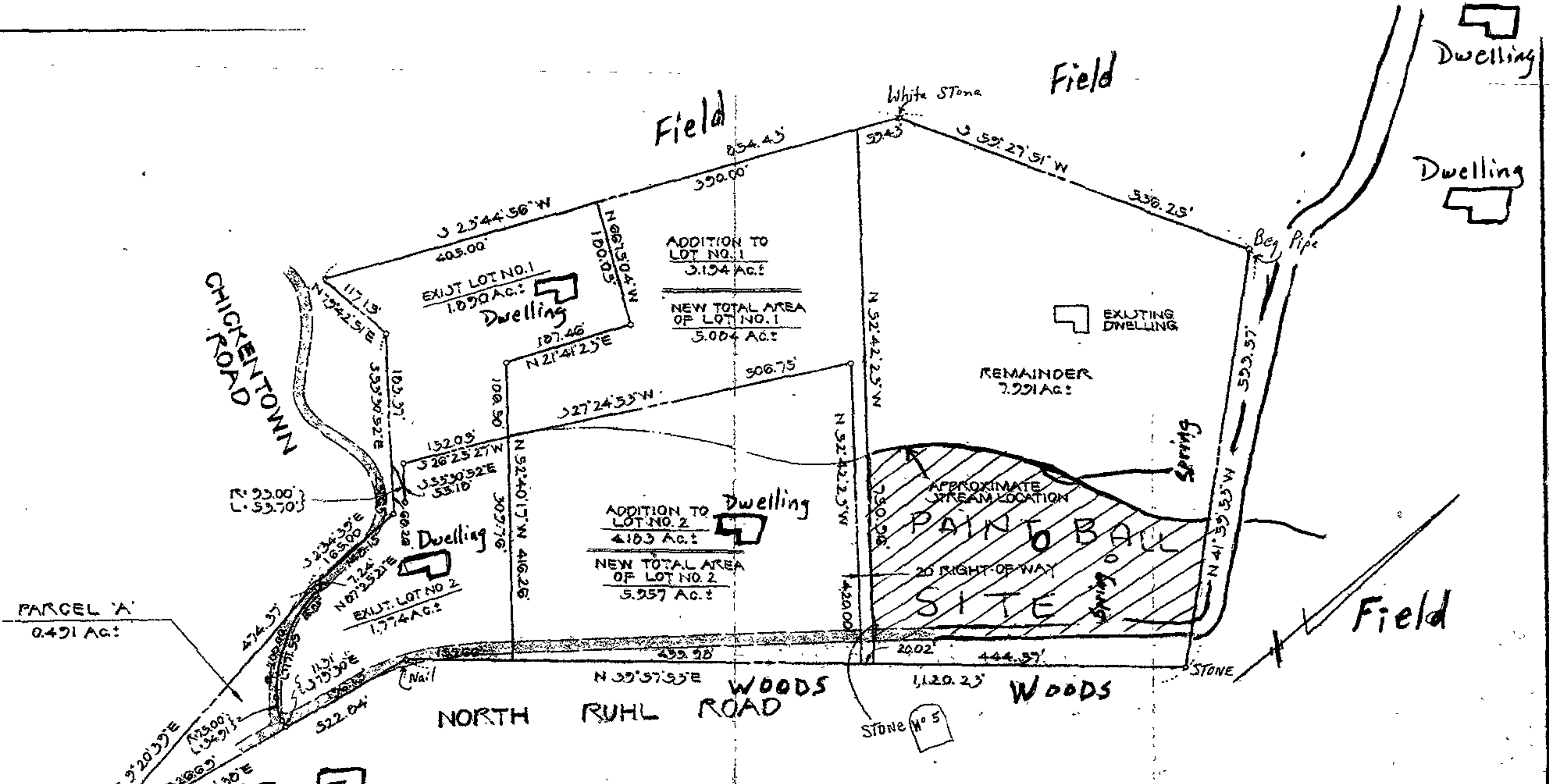
593.57'

Field

STONE

1,120.23'






**AREA SCHEDULE**

TOTAL AREA DEED	15.323 Ac.±
AREA EX. LOTS 1 & 2	3.664 Ac.±
REMAINING AREA	5.839 Ac.±
PARCEL 'A'	0.491 Ac.±
ADDITION TO LOT #1	3.194 Ac.±
ADDITION TO LOT #2	4.183 Ac.±
REMAINDER FRANTZ	7.291 Ac.±
AREA - EXIST. LOTS	15.859 Ac.±

**NOTE.**  
 1. NEW AREA LOT #1 - 5.084 Ac.±  
 2. NEW AREA LOT #2 - 5.957 Ac.±

**RESUBDIVISION PLAT**  
 OF THE  
**" JOHN P. FRANTZ 3RD PROPERTY "**  
 6TH ELECTION DISTRICT  
 BALTIMORE CO., MARYLAND  
 SCALE: 1"=100'  
 FEBRUARY 10, 1977

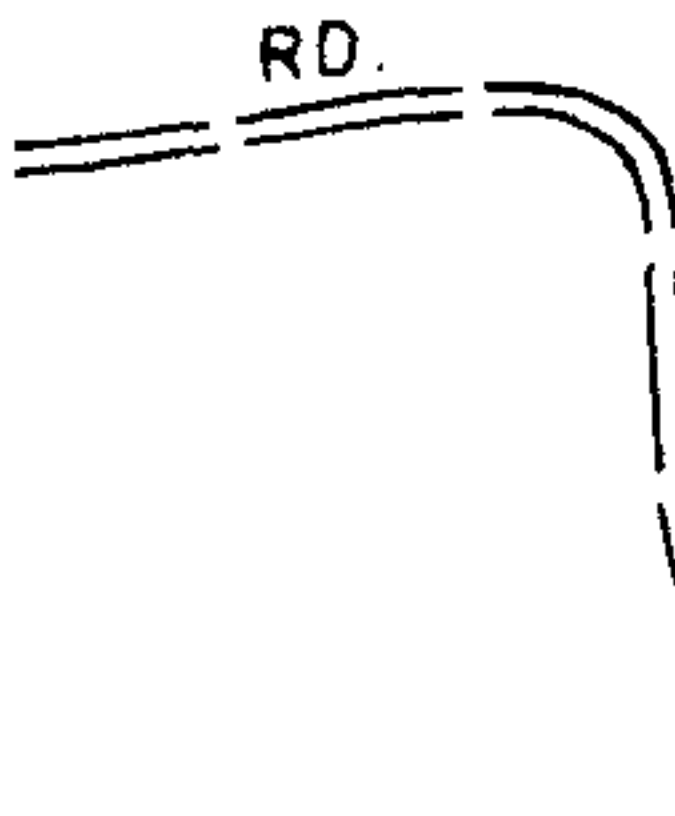
  
 James W. McKee  
 JAMES W. MCKEE  
 (MD. REG. NO. 9012)  
 DATE 2/10/77  
**MCKEE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1024 RIDGE ROAD  
 BELTERS TOWN, MD. 21136

FOR  
 JOHN P. FRANTZ 3RD  
 03-327-X

Case No. 02-6783

. C. 2

R. C. 2

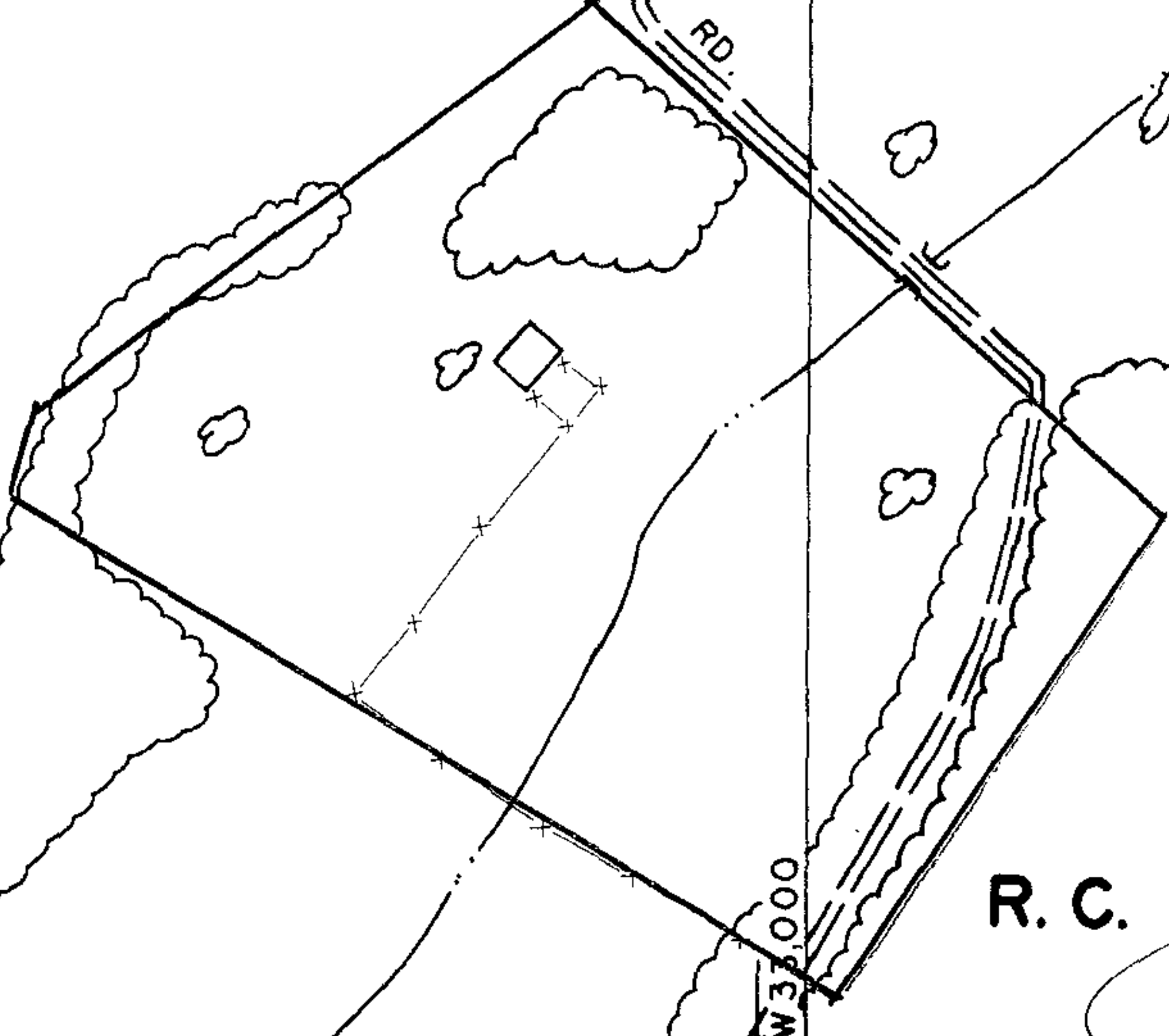


R. C. 2

21602 NORTH RUHL RD  
 NW 39 F  
 6TH DIST

R. C.

POB →



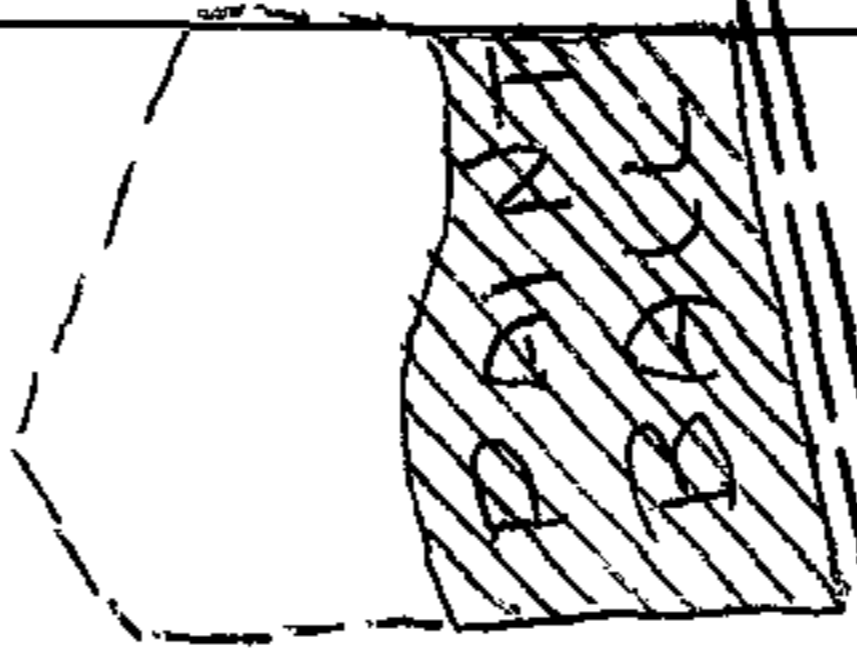
R. C. 2

Item # 327

NW 39 F

R. C. 2

NORTH



RD.

RUHL

R. C. 2

PVT.

RD.

