IN RE: PETITIONS FOR SPECIAL HEARING

AND SPECIAL EXCEPTION - S/S

Paper Mill Road at its intersec. \* ZONING COMMISSIONER

w/Northern Central RR R/W

(1235 Paper Mill Road) \* OF BALTIMORE COUNTY

8th Election District

3rd Councilmanic District \* Case No. 98-143-SPHX

Robert B. Mays, et ux

Petitioners

\* \* \* \* \* \* \* \* \* \*

BEFORE THE

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owners of the subject property, Robert B. and Martha B. Mays. The Petitioners request a special exception to permit structures devoted to a recreational or social use (rental stand and concession stand) in a D.R. 3.5 zone located adjacent to the Northern Central Railroad Trail, pursuant to Section 1801.1.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and a special hearing to approve zero (0) parking spaces for such recreational or social use, pursuant to Section 409.6 of the B.C.Z.R. The subject property and relief sought are more particularly shown on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Robert and Martha Mays, owners of the subject property; Bruce Doak, Professional Surveyor with Gerhold, Cross & Etzel, who prepared the site plan for this property; and Robert A. Hoffman, Esquire, attorney for the Petitioners. Numerous residents from the surrounding community appeared in support of the requests, all of whom signed the Petitioner's Sign-In Sheet. Additionally, the Petitioners offered a lengthy Petition and numerous letters in

ORDER RECEIVED FOR FILING
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support of their request. There were no Protestants or other interested persons present.

Testimony and evidence offered was that the Petitioners own a triangularly shaped parcel of land on Paper Mill Road in Hunt Valley. The property contains a gross area of 1.46 acres, zoned D.R. 3.5, and abuts the Northern Central Railroad Trail along the rear property line. Some years ago, this former railroad line was converted to a hike/bike trail to accommodate hikers, cyclists, runners, and others. The trail provides recreational amenities for the citizens of Baltimore County and others. Particularly during periods of good weather and on weekends and holidays, numerous individuals and families use the trail to hike, bike, and otherwise enjoy the natural surroundings. The trail's southern end is located adjacent to the subject property and continues in a northerly direction through Baltimore County and into southern Pennsylvania.

Mr. & Mrs. Mays reside on the property which contains a 2 and 1/2 story dwelling, a detached garage, and a playhouse. Several years ago, the Petitioners constructed two small wooden sheds from which they commenced operating a small bike rental/concession stand incidental to the use of the Northern Central Railroad Trail. From one of the sheds, the Petitioners rent bicycles. Testimony indicated that the Petitioners own 30 bicycles which are rented to individuals and organizations for use on the Trail. From the other shed, snowballs and liquid refreshments are offered.

Section 1801.1.C.6 of the B.C.Z.R. allows structures devoted to recreational, social or civic uses in the D.R. 3.5 zone by special exception. Counsel for the Petitioners offered selected portions of <u>Webster's</u> Third New International Dictionary defining the words "civic", "social",

Date Date Beceive DAPP FILING

Date Date

and "recreation". Clearly, when applying these definitions, the Petitioners' activities fit within such a concept. The structures maintained by the Petitioners and services offered therein are clearly designed for the comfort and convenience of those who are using the Trail, a public recreational facility.

It should also be noted that the Petitioners' operation apparently enjoys overwhelming public support. Although commercial in nature, the use is clearly geared to accommodate only those individuals who are using the Northern Central Railroad Trail. That is, the customers of the Petitioners' operation are exclusively those individuals who are using the Trail and there are no individuals who visit the subject site without utilizing the adjacent public facility.

In my judgment, it is clear that the Petition for Special Exception should be granted. There is, and will be, no detrimental impact by the existing use upon the health, safety and general welfare of the surrounding community. The use easily satisfies the requirements set forth in Section 502.1 of the B.C.Z.R. Moreover, the use appears to offer a necessary and sought-after public service to the users of the Trail.

Special hearing relief is also sought to permit 0 parking spaces allocated to the above-described use. In this regard, the request is consistent with the actual use of the property. That is, the use is accessory to the Trail and does not generate traffic in and of itself. The traffic which is generated is as a result of the location and enjoyment of the Trail and public recreation afforded thereby. Additionally, there is public parking along the right-of-way of Paper Mill Road. Thus, in my view, the relief requested should be granted.

CADER RECEIVED/FOR FILING Date (1994)

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 3.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, I am persuaded to grant the Petitions for Special Hearing and Special Exception. It has been established that special circumstances or conditions exist which are peculiar to the subject property and that strict compliance with the zoning regulations would unduly restrict the use of the parcel. In addition, the relief requested will not be detrimental to

the public health, safety, and general welfare and meets the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and special exception should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of November, 1997 that the Petition for Special Exception to permit structures devoted to a recreational or social use (rental stand and concession stand) in a D.R. 3.5 zone to be located adjacent to the Northern Central Railroad Trail, pursuant to Section 1801.1.C.6 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking approval of zero (0) parking spaces for such recreational or social use, pursuant to Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby CRANTED, subject to the following restriction:

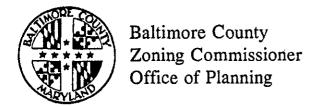
1) The Petitioners may apply for use permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

ORDER RECEIVED



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

November 28, 1997

Robert A. Hoffman, Esquire Venable, Baejter & Howard 210 Allegheny Avenue Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
S/S Paper Mill Road at the NW/S Northern Central RR R/W
(1235 Paper Mill Road)
8th Election District - 3rd Councilmanic District
Robert B. Mays, et ux - Petitioners
Case No. 98-143-SPHX

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. & Mrs. Robert B. Mays 1235 Paper Mill Road, Hunt Valley, Md. 21030

People's Counsel; Case Files



## Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 1235 Paper Mill Road, Hunt Valley, MD

which is presently zoned DR3.5

98-143-SPHX

This Petition shall be filed with the Office of Zoning Administration & 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 part of hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

structures devoted to a recreational or social use (rental stand and concession stand) in a DR3.5 zone located adjacent to the N.C.R.R. trail, pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations, and a Special Hearing to approve, pursuant to Section 409.6, zero parking spaces allocated to the above-described recreational or social use.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing 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.

			I/We do solemnly declare and affirm, und legal owner(s) of the property which is the	ler the penalties of subject of this Petit	perjury, that I/we are the ion.
ontract Purchaser/Lessee:			Legal Owner(s):		
			Martha B. Mays		
Type or Print Name)	•		(Type or Brint Name)		
ignature			Marth DIMag		
ignature			Signature		
			Robert B. Mays		
ddress			(Type or Print Name)	len	
Sity	State	Zipcode	Signature	•	
			1235 Paper Mill Road		410-527-0920
attorney for Petitioner:			Address		Phone No.
Robert A. Hoffman			Hunt Valley	MD	21030
enable, Baetjer and Howard, LLF	)		City	State	Zipcode
Type or Print Name)		<del> </del>	Name, Address and phone number of lega to be contacted.		
Parbuta Hoffm	rav L	2	Robert A. Hoffman Venable, Baetjer and Howard, Li	I P	
ignature	-	_	Name		
10 Allegheny Ave.		(410) 494-6200	210 Allegheny Ave, Towson, MD	21204	(410) 494-6200
ddress		Phone No	Address		Phone No.
owson	MD	21204	OFFICE	USE ONLY	
iv Lao	State	Zipcode	FOTIMATED LENGTH OF USA DING		
である。			ESTIMATED LENGTH OF HEARING		
		Voliting Administratify	unavailable for Hearing the following date Next Two Months	s	<del> </del>
		Var.	ALLOTHE	ER	
Sylvante De Richard Branch		id 8	REVIEWED BY:	DATE	10-14-97
O Sate O		or The Monday	( <del>D</del> )		

GORDON T LANGDON

EDWARD F DEIACO-LOHR

BRUCE E DOAK

#### GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100 320 EAST TOWSONTOWN BOULEVARD TOWSON, MARYLAND 21286-5318

> 410-823-4470 FAX 410-823-4473

EMERITUS

PAUL G DOLLENBERG
FRED H DOLLENBERG
CARL L GERHOLD
PHILIP K CROSS
OF COUNSEL
JOHN F ETZEL

WILLIAM G ULRICH

And Chale 20

October 8, 1997

98-143-311X

Zoning Description

To Accompany a Petition for a Special Exception/Special Hearing
(Area to Support Concession Stand and Bike Rental)

Eighth Election District, Baltimore County, Maryland

Beginning for the same on the south side of Paper Mill Road, as widened, and the northwest side of the Northern Central Railroad right-of-way as shown on Baltimore County Land Acquisition Drawing RW 78-088-7, said beginning point being distant South 78 degrees 33 minutes 12 seconds West 46 feet from the center of the existing Northern Central Railroad Trail and the division line between the D.R. 3.5 and the R.C. 4 zoning lines as shown on the Baltimore County's 1996 Comprehensive Zoning Map No. N.W. 19A and thence running and binding on the south side of Paper Mill Road as widened, the two following courses and distances, viz: 1) South 78 degrees 33 minutes 12 seconds West 51.46 feet and 2) South 73 degrees 14 minutes 34 seconds West 159.17 feet, thence leaving Paper Mill Road and running through the land of the herein petitioner, the eight following courses and distances, viz: 3) South 17 degrees 51 minutes 20 seconds East 15.25 feet, 4) South 27 degrees 14 minutes 00 seconds West 12.89 feet, 5) South 65 degrees 08 minutes 38 seconds West 29.73 feet, 6) South 37 degrees 14 minutes 37 seconds East 40.00 feet, 7) North 65 degrees 08 minutes 53 seconds East 45.00 feet, 8) South 87 degrees 50 minutes 30 seconds East 48.59 feet, 9) North 43 degrees 39 minutes 08 seconds East 62.31 feet, 10) South 73 degrees 58 minutes 02 seconds East 38.33 feet to intersect the northwest side of the right-of-way of the Northern Central Railroad, thence binding on said right-of-way and on the outline of the herein petitioner 11) North 26 degrees 44 minutes 12 seconds East 83.75 feet to the place of beginning.

Containing 0.29 of an Acre of land, more or less.

Note: This description is not for conveyance purposes and only fulfills the required of the Baltimore County Office of Zoning.

Request for Zoning: Visiance, Special Exception, or Special Hearing
Date to be Posted: Anytime before but no later than
Format for Sign Printing, Black Letters on White Background:

## **ZONING** NOTICE

Case No.: 98-143 SPHX

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE:
DATE AND TIME:
REQUEST: A Special EXCEPTION TO MOSPONE THE SHEET USE OF THE
SUBJECT PEOPLETY FOR STRUCTURES DELOTED TO RECREATIONAL
USE (BIKE RENTA / STANS AND CONTESSION STAND) AND, A SPECIAL
HEARING TO APPROVE FER PARKING SPACES ALLOCATE
TO THE AFOREMENTIONED USES

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



# Baltimore County Department of Permits and Development Management

Development Processing
County Office Building
111 West Chesapeake Avenua
Towson, Maryland 21204

## ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR
For newspaper advertising:
Item No.: 143
Petitioner: MARTHA MAYS.
Location: 1235 Paper Mill Ro-, Hum Valley Mary 210.
PLEASE FORWARD ADVERTISING BILL TO:
NAME:
ADDRESS:
PHONE NUMBER: (410) 494-6200
AJ:ggs (Revised 09/24/96)

MISCELLANEOUS RECEIPT	Ω.	No.	044257	PROCESS 10/14/1997	9CTUAL TIME 10/10/1997 15:24:44
DATE 10-14-97 AC		_		5 KIRLELLA Relaipt #	ISHIER VMIL VLN DRAWER INDUS CASH RECEIPT 020481
M. MAYS——AM	ount <u>\$</u> 5	Apren	will Bo	OR 140. 0442. Bairia	vy 550.00 CHECK Note County, Maryland
SpH. SpH.					•

#### NOTICE OF HEARING

The Zorinig Commissioner of Battimore County, by authority of the Zoring Act and Requisions of Battimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-143-SPHX
1235 Paper Mill Road
SS Paper, Mill Road at Intersection of Paper, Mill Road and
Northern Central Road and
Northern Central Railroad Trail
attributed Districts

3rd Councilmanic
Legal Owner(s)
Mantra B. Mansiand
Robert B. Mansiand

LAWRENCE E SCHMIDT Zoning Commissioner for Baltimore County

Room 407 Courts Bldg., 401 Bosley Avenue.

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-335. (2) For information concerning the File and/or Hearing, Please Call (410) 887-3391

10/532 Oct. 30 C1858/IS

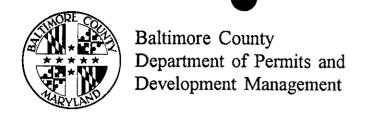
## CERTIFICATE OF PUBLICATION

TOWSON MD

, 19_7
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of successive
weeks, the first publication appearing on 1997

THE JEFFERSONIAN,

LEGAL AD. - TOWSON



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

October 26, 1997

#### NOTICE OF HEARING

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

CASE NUMBER: 98-143-SPHX 1235 Paper Mill Road

S/S Paper Mill Road at intersection of Paper Mill Road and Northern Central Railroad Trail

8th Election District - 3rd Councilmanic

Legal Owner(s): Martha B. Mays and Robert B. Mays

Special Exception for structures devoted to a recreational or social use (rental stand and concession stand).

Special Hearing to approve zero parking spaces allocated to the above-described recreational or social use.

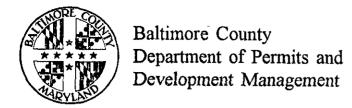
HEARING: MONDAY, NOVEMBER 17, 1997 at 11:00 a.m. in Room 407 Courts Building, 401 Bosely Avenue.

Arnold Jablon Director

cc: Martha and Robert Mays

Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 2, 1997.
  - (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
  - (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

November 12, 1997

Robert A. Hoffman, Esquire Venable, Baetjer and Howard, LLP 210 Allegheny Avenue Towson, MD 21204

RE: Item No.: 143

Case No.: 98-143-SPHX

Petitioner: Robert Mays, et ux

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 14, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

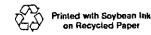
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

W. Col Richard y

W. Carl Richards, Jr.

Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: October 27, 1997

Department of Permits & Development

Management

FROM:

Robert W. Bowling, Chief

Bureau of Developer's Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

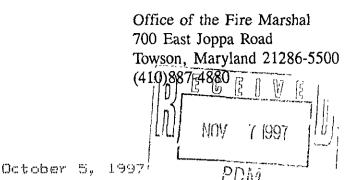
for October 27, 1997 Item Nos. 137 8 143

No plans were received for the above-referenced items.

RWB:HJO:jrb

cc: File





Arnold Jablon, Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: Martha B. Mays and Robert B. Mays, 143
Exxon corporation, 147
Vestry of St. James Church, 163

Location: DISTRIBUTION MEETING OF October 27, 1997

Item No.: /143,

) 147, and 163

Zoning Agenda:

Gentlemen:

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.

- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- 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", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cor File



## BATIMORE COUNTY, MATYLAND

## DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO:	PDM	DATE:	
FROM:	R. Bruce Seeley.		· ——

Permits and Development Review

DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: OC+, 27,1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 152

RBS:sp

BRUCE2/DEPRM/TXTSBP



David L. Winstead Secretary Parker F. Williams Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 10.30.57

ltem No.

143

JeM

Dear Ms. Eubanks:

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.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ar Ronald Burns, Chief

f. J. Doelle

**Engineering Access Permits** 

Division

LG

BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: October 31, 1997

Department of Permits & Development

Management

Robert W. Bowling, Chief Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting

for November 3, 1997

Item Nos. 137, (143,)147, 148, 151,

152, 153, & 163

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR SPECIAL EXCEPTION		
1235 Paper Mill Road, S/S Paper Mill Rd	*	ZONING COMMISSIONER
at intersection of Paper Mill Road and		
Northern Central Railroad Trail, 8th	*	OF BALTIMORE COUNTY
Election District, 3rd Councilmanic	•	
	*	CASE NO. 98-143-SPHX
Robert and Martha Mavs		

Robert and Martha Mays Petitioner

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, MD 21204 (410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this \_\_\_\_\_\_ day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Letu May Zimmeinas PETER MAX ZIMMERMAN

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

Dept. of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director

Office of Planning

**SUBJECT:** 1235 Paper Mill Road

**INFORMATION** 

Item Number:

143

Petitioner:

Martha B. Mays

Zoning:

DR 3.5

Summary of Recommendation:

The applicant requests a Special Exception to approve the use of the property for "structures devoted to a recreational or social use (rental stand and concession stand) in a DR 3.5 zone located adjacent to the Northern Central Railroad Trail, pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations, and a Special Hearing to approve, pursuant to Section 409.6, zero parking spaces allocated to the above-described recreational of social use." Notwithstanding that it is sometimes easier to ask for forgiveness rather than permission, the fact that the proposed use can be examined as it currently exists provides an interesting opportunity to identify any negative impacts associated with the continuing recreational or social use of the subject property.

The subject property, which is located directly off Paper Mill Road and immediately adjacent to the Northern Central Railroad Trail, appears to lend itself to the provision of the services it provides to users of the trail. The Mays Property is unique in this sense because of its location and the availability of parking along both sides of Paper Mill Road. Customers visiting the property arrive via the trail or the public right-of-way located along Paper Mill Road, therefore, no private property owners are impacted by the use. Since there is no off-street parking on site, the use is supported virtually exclusively by users of the trail.

The Northern Central Railroad Trail is a significant recreational amenity located in northern Baltimore County, and the trail itself is unique in its own way because of the fact that it is maintained and patrolled by the Department of Natural Resources. The Mays property is located near the southernmost portion of the trail, and the availability of

Date: November 13, 1997

bikes for rent and a small concession stand appears to be a convenient service for users of the trail.

Should the applicant's request be granted, use of the property for concessions and bike rental should be restricted to times when the trail is in use. It should be noted on the plan that the services provided at the subject property are meant solely for users of the trail. In addition, no future expansion or advertising (signs) should be permitted. Finally, it may be prudent to grant the Special Exception for a limited period of time to provide an opportunity for additional review in the future.

Day C. Kerns

Prepared by:

**Division Chief:** 

AFK/JL

#### **BALTIMORE COUNTY, MARYLAND**

#### Inter-Office Correspondence

**DATE**: March 7, 2000

TO: Case File

FROM: Lawrence E. Schmidt

Zoning Commissioner

SUBJECT: PETITIONS FOR SPECIAL HEARING & SPECIAL EXCEPTION

S/S Paper Mill Road at the W/S Northern Central Railroad Right-of-Way

Robert B. Mays, et ux – Petitioners

Case No. 98-143-SPHX

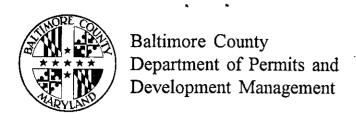
Kate Mays, daughter of the Petitioners in the above-captioned matter, is the proprietor of the rental stand/concession stand on the subject property that was approved in prior Case No. 98-143-SPHX. Ms. Mays called me approximately one month ago to discuss proposed improvements to the site. At the request of customers and the Department of Natural Resources (DNR) she has been approached about opening a small bicycle shop on the property. The shop would repair bicycles of those individuals who use the DNR trail and also offer for sale used bikes which have been rented. She emphasized that the operation would be geared toward users of the trail, and not be run as a typical retail business. I advised her to send a "spirit and intent" letter describing the proposed operation to the Department of Permits and Development Management (DPDM). She did so by way of a letter dated January 29, 2000. Joe Merrey was assigned to respond to her inquiry and called me to discuss same after her letter was received. By his response letter dated February 15, 2000, Joe concluded, and I agree, that a public hearing is necessary, in view of the fact that the original use was approved by special exception and the proposed bicycle repair/rental shop is a retail component.

On March 1, 2000, Ms. Mays met with me to discuss the matter and Joe's response. This is a close case. Arguably, her proposal could be considered within the spirit and intent of the prior Order. She also indicated that she had significant support for the project. Nonetheless, I am reluctant to grant approval of her proposal as meeting the spirit and intent of the prior case without a public hearing. In my view, it does represent an enlargement of the existing operation and introduces a retail component on property zoned R.C.

I suggested that Ms. Mays file a Petition for Special Hearing to amend the previously approved special exception and advised that she could probably use the prior approved site plan. Without giving any specific recommendations, I told her that she could try to "go it alone" to reduce the expense of filing a Petition for Special Hearing, if she felt there would be no opposition. In any event, she anticipates filing the Petition this fall. She indicated that she is extremely busy right now; the business is being geared to open in the Spring, her father has been ill and is presently hospitalized, and she is getting married in early Summer. I told her that I thought it would be appropriate if she filed the Petitions in the Fall and that she could operate throughout the Summer as planned, contingent upon receiving special hearing approval in the Fall.

LES:bjs

cc: Joe Merrey, DPDM



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

February 15, 2000

Ms. Kate Mays 1235 Paper Mill road Hunt Valley, Maryland 21030

Dear Ms. Mays:

Spirit and Intent 1235 Paper Mill Rd., Case 98-143-SPHX, 8th Election District RE:

Upon review of your letter dated January 29, 2000 and our several conversations concerning the "expansion" of your business, it is the opinion of this office that a Special Hearing is the appropriate forum to address this matter and amend zoning case # 98-143-SPHX as necessary.

If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Sincerely,

Joseph C. Merrey

Planner II

Zoning Review

JCM:kew











For You, For Baltimore County

Zoning Division Department of Permits and Development Management 111 West Chesapeake Avenue Room III Towson, Maryland 21204

January 29, 2000

Dear Sirs.

In November of 1997 Special Exception Case No. 98-143-SPHX was granted. I am writing to request a Spirit and Intent letter to clarify that the relief granted for a concession stand approves that as a concessionaire I have the right to sell products and services in a given location as long as they are incidental to the use of the trail/ to sell refreshments or opportunities for entertainment to patrons of a recreational center (as a beach, park, or fair) (language based on the definitions of concession and concessionaire in Webster's Third New International Dictionary of the English Language Unabridged).

I am recognized by the Department of Natural Resources and the Maryland State Forest and Park Service as a Nature Tourism Service Provider for the Park. I have gladly accepted this responsibility as my sole business is to provide opportunities to the park patrons. I am in the process of expanding my building as approved in exhibit 1 of the 1997 case and expanding the opportunities I provide at the request of the park patrons and park representatives. These requested incidental recreational opportunities and conveniences include the opportunity to purchase bikes/accessories similar to those rented, the opportunity for service and repair of trail bikes, the opportunity to use recreational equipment on the trial and adjacent waterways, and the opportunity to purchase food and drink type refreshments.

With respect to the Baltimore County Zoning laws I have spoken to Zoning Commissioner Lawrence Schmidt to make sure that the service requests 1 incorporate are in line with the spirit and intent of the Special Exception ruling. After discussing the nature of the expansion with Mr. Schmidt, he recommended that I seek the above-mentioned clarification through a letter of Spirit and Intent. If you have any questions regarding this request please contact me, Kate Mays, at 410-889-7275 or Mr. Lawrence. Schmidt at 410-887-4386,

Sincerely.

The Mays Family

1235 PAPER MILL ROAD HUNT VALLEY, MD 21030

Alul L. Sedwickt. FAX'd rop, of

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E/m for KATE MAIS ON her voice moril; GAVE STATUS.

Please LOG and process the Collowing Spirit & Intent

Letter referring to case # 98-143-SPHX.

The original letter which was paid for at the cashier's office was hand delivered to Zoning Room III on Tuesday, Feb. 1st at 4:30 pm. It has since disappeared.

I am very anxious to get a prompt answer and am disappointed at the prospect of waiting another 5 days after having waited 10 days after having waited 10 days If there is any possible way of expediting this process I would very much appreciate it!

Thank you! Sincerely, Kate May

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BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

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#### Baltimore County Government Office of Permits and Development Management

West Chesapeake Avenue, Room 111 Towson, MD 21204 (410) 887-3391

PROVISIONAL APPROVAL PERMIT NUMBER:

2000



B 408412 PAPER MILL ROAL The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations. The issuance of this permit is subject to the following Conditions: A/U Owner has filed for a public hearing, Item #\_\_\_\_. Owner must file for a public hearing within 180 days before the Zoning Commissionr requesting relief from all conflicts with the Baltimore County Zoning Regulations. Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within days resolving all possible conflicts with the Baltimore County Zoning Regulations. The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit. However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith. Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter. DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same. daughter Signed - Contract Purchaser\_\_\_\_\_ Signed - Owner Printed Name KATHRYN MAYS Printed Name\_\_\_\_\_ Address 1235 PAPER MILL ROAD Address HUNT VALLEY MD Z1030 Work Phone # 410 · 804 6297 (Cell) Work Phone #\_\_\_\_\_

Home Phone # 410 · 527 · 0920 Home Phone #\_\_\_\_\_

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BALTIMORE COUNTY MARYLAND  DATE: 2-1-00  ENT OF PERMITS & DEVELOPMENT MANAGEMENT
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Dear Arnold Jablon,

I am writing per recommendation of Zoning Commissioner Lawrence Schmidt to request approval to apply for and be granted a conditional building permit for a building (24x32 with 8' sidewalls and a 12/12 pitch roof) to be used for previously approved rental and concession stand (case#98-143-SPHX). This conditional building permit would be subject to a special hearing and variance hearing to be applied for after 180 days (Reference memorandum to file dated 03/07/00). Due to an oversight in the permit process building height was not addressed until the final review before payment. The reason for the added five feet in building height is because I wish to make the building similar to a train station in order to conform to the DNR's adjacent Rail-to-Trials Path for which the stand acts as one of DNR's Nature Tourism Service Providers.

1235 Paper Mill Road Baltimore, Maryland 21030

Kathryn Mays

410-889-7275 (home)

410-804-6297 (cell)



Date: Monday, March 13, 2000

Pages including cover sheet: 1

To:	Arnold Jablon
Phone	
Fax Phone	(410)887-2824

From:	Katey Mays
<u> </u>	
Phone	+1(410)889-7275
Fax Phone	+1(410)889-7275

#### NOTE:

March 13, 2000

Dear Arnold Jablon,

I am writing per recommendation of Zoning Commissioner Lawrence Schmidt to request approval to apply for and be granted a conditional building permit for a building (24x32 with 8' sidewalls and a 12/12 pitch roof) to be used for previously approved rental and concession stand (case#98-143-SPHX). This conditional building permit would be subject to a special hearing and variance hearing to be applied for after 180 days (Reference memorandum to file dated 03/07/00). Due to an oversight in the permit process building height was not addressed until the final review before payment. The reason for the added five feet in building height is because I wish to make the building similar to a train station in order to conform to the DNR's adjacent Rail-to-Trials Path for which the stand acts as one of DNR's Nature Tourism Service Providers.

1235 Paper Mill Road

Baltimore, Maryland 21030

Kathryn Mays 410-889-7275 (home) 410-804-6297 (cell)

October 9, 1997

Mr. Arnold Jablon
Director of Permits and
Developmental Management
County Office Building
111 W. Chesapeake Ave.
Room 111
Towson, MD 21204

Dear Mr. Jablon:

This letter is being written to advise you that I am a resident of Hunt Valley Station and located across the street from the snowball and bike stands. I understand that a zoning hearing is planned to change their residential status to commercial.

I have no objection to their enterprise, and have even purchased snowballs many times. I can't even say that there is extra noise or trash evident because of these stands.

I hope that your judgment in this situation will make it possible for these stands to continue without any change in the zoning.

Very truly yours,

Angela M. Marthacine

13 Berrycrest Court

Cockeysville-Hunt Valley, MD 21030

engelom. Macthecine

James Herbert Gracey 1231 Papermill Rd. Hunt Valley, Md. 21030

#### To Whom It May Concern:

I am a resident at 1231 Papermill rd., neighbors to Kate and Sarah. I felt compelled to write this letter in support of their fight to continue their businesses and that an exception be made in their favor. I have never had a problem with them as neighbors or with their snowball and bike rental enterprises, as a matter of fact, I moved here because of them and the trail. I realize that the county has laws in place for specific reasons with end results of stopping specific actions, but with every regulation, their arises certain situations in which exceptions can and should be made. Free enterprise is what this great country was build on and what makes it flourish to this very day. The Federal, state, and local governments should be creating environments where these ideals flourish, not one where they are stymied.

As for the parking problem, all I can say is that it is not Kate and Sarah's fault, nor that of their businesses, that draws such attention. The NCR trail is the best idea I have seen any government come up with and it is extremely popular. All Kate and Sarah have done is to take advantage of the trail's extreme popularity and high traffic. If the county would like to alleviate the problem with the parking, it should look at building a parking lot, not putting Kate and Sarah out of business.

I have said my peace and I would hope that someone will honestly take this situation to heart. It would be a shame to see the county harm the NCR trail situation in any way when it is currently one of the biggest and best attractions that Baltimore county has to offer. Somewhere in this situation a compromise must be available that can best suite both sides of this argument. Thank you for your time in this matter.

Sincerely,

James Gracey (Taxpayer and Voter)

## KENILWORTH

1240 Paper Mill Road Cockeysville, MD 21030 Phone: 410-584-9960 Fax: 410-584-9166

Date: February 28, 2000

Memo To: Katie Mays

From: Douglas & Vicki Franz

Re: Expansion of business

It is our understanding that you intend to expand your current bike rental business to include incidental bike sales and services. This fits in nicely with your current strategy and will encourage bike safety on the trail.

We wish you well in this endeavor.

Vidication of the state of the

Februay 28, 2000

George Dardamanis 1231 Paper Mill Road Hunt Valley, MD 21030

To Whom It May Concern:

1 support the Mays family in their incidental sales and service endeavor at 1235 Paper Mill Road.

The Mays family have been extremely good neighbors and I support them in every way.

Sincerely,

George Dardamanis

May Vardamans

October 16, 1997 1240 Paper Mill Road Cocheysville MD 71030 Re: Mays Camby As a close neighbor of The Mays, we would like to go on record to say that we, Douglas and Vidu Franz, do not have any concerns regarding The bike vental or snoball stand operated by The Mays' Family In fact, we believe That These operations offer a Valuable service That entrances The use of The Trout, and The overall rature of This area. Sincerely, Vicli + Douglas Fronz

#### PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS				
BRUCE DOAK- GERMOND, CROSS & ETRON 3	20 E. TOWSONSTOWN BOUD. TOWSON MO 21286				
KATE MAYS	1235 PAPER MILL ROAD 21210				
Michele Baylin	5 Saddlestone (4. Owings Mills 21117				
Ted Christensen	1206 John Street Baito 21217				
Sugame May	1056 A Misty Lynn Craile 21080				
Edith Taylor	7910 Prockenidas Pd 21212.				
ROBERT B. MAYS	1235 PAPER Muc Ro 21030				
SAlly B. Mays	1235 Raper Mill RD 21035				
Marthe Mays	1235 PAPER 17:11 21030				
ROBERT MAYS IR	1235 PAPER MILL RD 21030				
THOMAS SCHWEIZER	6 BETTY BUSH LANE, 21212				
Chris McAvinue	19801 Graves Run Rd. 21074				
Margaret Mc Aviane	19801 Graves Run Road 21074				
Janya Krasauskas	102 Delrey Aue Baltimin, MD 21228				
Dann Yates	5440 Frederick Ild. # 6 Balt 21229				
Neil McIver	210 River Way C+ 102 21117				
	PRIP				
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### Maryland Department of Natural Resources State Forest and Park Service

#### The Volunteers of The Gunpowder Falls State Park

NCR/Hereford Area P.O. Box 581 Monkton, Maryland 21111

To: Kate

Kate Mays - Owner Chakra Cycles

Fr:

Chris McAvinue - Vice President NCR/Hereford Vol.

Re:

Thank you

October 10, 1997

Dear Kate,

This letter is to thank you for selling our raffle tickets from your Bike rental / Snowball stand this summer. We rely on the help from people like you to raise money for programs and events we have along the NCRR hike / bike trail. I also would like to tell you how much the users of the trail appreciate having a place to rent bikes or get a snowball on the southern end of the trail., as you probably know the only other vendor on the trail is almost 8 miles north of your location (competition is healthy). I thank you in advance for your help and support, please let me know if I can assist you too.

Sincerely Chris McAvinue

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# Webster's Third New International Dictionary

OF THE ENGLISH LANGUAGE
UNABRIDGED

a Merriam-Webster

Utilizing all the experience and resources of more than one hundred years of Merriam-Webster® dictionaries

EDITOR IN CHIEF
PHILIP BABCOCK GOVE, Ph. D.

THE MERRIAM-WEBSTER EDITORIAL STAFF



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<del>表面中面的中国的中国的中国的中国的</del>自然的一种主义是一个人,不是

MERRIAM-WEBSTER INC., Publishers springfield, massachusetts, u.s.a.



#### A GENUINE MERRIAM-WEBSTER

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MADE IN THE UNITED STATES OF AMERICA 4647AG/H9594

Citizens' ticket

2 a : membership in a community b : the quality of an individual's adjustment, responsibility, or contribution to his community : social conduct (a pupis ~ in his school) contizens' ticket n : a nonpartisan ticket esp. of reform candidates for local or municipal offices (a local of the local of the local of the local offices (a local offices candidates for local or municipal offices (a local offices candidates for local offices candidates for local offices (a local offices candidates for local offices candidates for local offices (a local offices for l

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the color citron yellow

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the color citron yellow

oit-rio acid 'si-treas' adj [L citreus citros citron treel: of

the color citron yellow

occurs widely in plants (as citrus fruits), is extracted from

lemon and lime juices or obtained by fermentation of sugars,

and sused as a finovring agent in foods, carbonated beverages,

and pharmaceuticals

citric acid oyolo n: xrrbs CVCL8

citri-cola scale 'si-trkol-class citricola n -s [NL, fr.

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tion of citrus fruits (as oranges, lemons, and grapefruit)

citri-culture 'si-trò+, 'n -s [citr + -culture]: the cultiva
tion of citrus fruits (as oranges, lemons, and grapefruit)

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citrin' si-trò, 'n -s [ISV citr - -in; oris, formed in G]: a

crystalline water-soluble flavonoid concentrate that was oris,

prepared from lemons and considered to be a source of vitamin

p and to consist of hesperidin and eriodictyol glycoside and

that is now used as a source of biofiavonoids

citrination, citrination, fr. citrinus + L -ation, -atio -ation] obs

called also rhubarb 2: a significant ree + -inus-inel 1: resembling

colitrine (si-trèn sometimes -īn) adj [ME, fr. MF citrin, fr.

ML citrinus, fr. L citrus citron tree + -inus-inel 1: resembling

a citron or lemon 2: of the color citrine

2 citrine (si-trèn si-trèn sometimes -īn) adj [ME, fr. MF citrin, fr.

ML citrinus fr. L citrus citron tree + -inus-inel 1: resembling

copar but actually black quartz changed in color by heating

color or lemon 2: a fire color citrine

2 citrine (si-trèns) and antiperaction

Penicillium citrinum + E -in]: a toxic antibiotic C13H14O5
that is produced by certain moids (esp. Penicillium citrinum)
and is bactericidal towards some gram-positive bacteria
cit-ri-nous visi-trons) and [ML citrinus — more at CITRINE]
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fruit often mottled and with white flesh 2: the preserved
fruit often citron used in cakes, breads, and puddings 3 &1 &
grayish greenblad. Coll. 2 also citronella grass; a fragrant
grass (Cymbopogon mardus) of southern Asia 3: norses Balad
grass (Cymbopogon mardus) of southern Asia 3: norses Balad
citro-nellal all 3: a unsaturated liquid aldehyde C-Hiy-CFIO
that has a lemonike odor, is found in two optically active
forms in many essential oils (as Java citronella oil, is formed
by oxidation of citronellal, and is used in perfumery and
organization of citronellal, citronellol, and geraniol—called
direconellal bisherolal in a selector and preference and in the containing citronellal, in a selector an

3

Rutaceae) differing from the closely related Citrus in having compound leaves — see CHERRY ORANGE

of trop-ten \( \) \( \frac{1}{2} \) \( \text{trip} \) ten \( \text{trip} \) \( \text{trip}

on the foliage of citrus trees of the larvae of which feed of trus canter r; a destructive disease of citrus fruits caused by a bacterium (Xanhomonas citri) producing lesions on the leaves, twigs, and fruits several edible fruits (as the orange, lemon, and grapefruit) produced by plants of Clitrus and reliance of the company of the co

oity ohicken n: pieces of boneless veal on skewers cooked by braising oity council n: the legislative body of a city oity council n: the legislative body of a city oity orop n: the part of the annual crop of cotton, statistically considered, that has been rebaled and that consists of samples, sweepings, and pickings from damaged bales oity desk n: a department or section of a newspaper editorial office where local news is edited office where local news is edited office where local news is edited office where for an edition of a usu, metropolitan newspaper that is designed for sale within the city and that is later than and distinguished from a suburban edition or mail edition—called also home edition.

Oity editor n: often cap C[fr. (The) City, the financial section of London, England] Brit: the editor of financial and commercial news on a newspaper 2: a newspaper editor with varying functions but usu, in charge of local news and staff assignments

civil

oity father n: a member of the governing body of a city (as an alderman or councilman)
oity hall n: 1; the chief municipal building of a city 2: a municipal government: city officialdom or bureaucracy city-ile \\*-s.it\n - s: a resident of a city city-les \\*-lest adj: lacking a city ofty-less \\*-lest adj: lacking a city overnment — see COUNCIL-MANAGER PLAN city-manager plan n: COUNCIL-MANAGER PLAN city-manager plan n: COUNCIL-MANAGER PLAN city-manager plan n: COUNCIL-MANAGER PLAN city-manager blan n: COUNCIL-MANAGER PLAN city-mess n-ss: the quality or state of being citified orly of god cap C&G l'trans. of LL Civitar Del, an ideal heavenly city described by Saint Augustine (Aurelius Augustinu) + 330 early Christian church father in his work De Civitate Del (The City of God)]; New Jerusalem; parkon of the city of refuge; a city in ancient Israel appointed as a place of asylum for unintentional murderers
oity plan n: an organized arrangement or laying out (as of the streets, parks, and business sections) of a city with a view to general convenience, attractiveness of appearance, and the encouragement of healthier living oity planner n: one that makes city plans; esp: a professional who participates in such activity vity room n: 1 a: the room or department where local news is handled in a newspaper editorial office b: the personnel of such a room or department 2: a newspaper editorial room city-scape \\*-s.skap\n -s.cliy +-scape \\*\ 1: a pictorial room city-scape \\*-s.skap\n -s.cliy +-scape \\*\ 1: a pictorial room city-scape \\*-s.skap\n -s.cliy +-scape \\*\ 1: a pictorial room city-scape \\*-s.skap\n -s.cliy +-scape \\*\ 1: a pictorial room city-scape \\*-s.skap\n -s.cliy -s.cliy and city and extends over the terriories under its direct control—compare FREE CITY a city-six life in direct control—compare FREE CITY a city-scape \\*\ 1: a pictorial composition of urban elements city slicker n: sticker 3: broadly: someone regarded as sophisticated or effece oity-six life in the compare region of the first of the kind

civ-et bean \sivèt-\ n [prob. by folk etymology it. Sieva cent : Sieva nean | 1 a ; any of various carnivorous mammals of the family Viverridae; esp : a brownish gray black-marked African animal (Civeticits civetta) two to three feet long that produces most of the civet of commerce—compare BUSH CAT 2. PALM CIVET, VIVERRA b : the cacomistie or any other animal of the genus Bassariscus o: LITTLE SPOTTED SKUNK 2: the fur of a civet cat constitute of a libeton! : a crystalline ketone C17H200 that constitutes the characteristic odorous constituent of civet and that is used in perfumes, the odor becoming sweet or diffusion of typet-ta \setminus ved-\ n -s [NI., fr. Civetta, old genus including old-yet-ta \setminus ved-\ n -s [NI., fr. Civetta, old genus including old-yet-ta \setminus ved-\ n -s [NI., fr. Civetta, old genus including

formed as G zibeton]: a crystalline ketone C17H200 that constitutes the characteristic odorous constituent of civer and that is used in perfumes, the odor becoming sweet or afflution of vote 18 vs. ved. n = 1NL. fr. Civetta, old genus including the civet. fr. P civette civet]: civet 2 civette green vs. vet. n | F civete civet]: a dark yellowish green that is yellower and paler than average hunter green or holly green (sense 1) and yellower, lighter, and stronger that deep chrome green of v. 10 vivik. -8k. adj [L civicus, fr. civis citizen — more at citizen : attendant on citizenship (pledged by treaty to observe ~ liberties) (giving dissidents full ~ rights)— used less commonly than civil in this sense 2: forming a component of or connected with the functioning, integration, and development of a civilized community (as a town or city) involving the common public activities and interests of the body of citizens (the mayor urged low-cost housing as a prime ~ project) (~ pride) (~ opera) (this suburb is growing gradually with deepening ~ consciousness) 3: concerned with a contributory to general welfare and the betterment of life for the citizenry of a community or enhancement of its facilities esp: devoted to improving health, education, safety, rectration, and morale of the general public through nonpolitical means (giving generously to various ~ clubs and cause) (lacking ~ initiative) (architectural congruity calls for imagination) (a real sense of ~ and social responsibilities) 4: essential to or obligatory on clitzens in connection with the administration of laws and regulations: relating to government (public office as a "duty) of vi-local-ity -vs. (vs.) (a, -k, -k) dv 1: with respect to a regard for civic demands and activities (~ aroused abox housing conditions) 2: into one civic unit of vice center n: a section of a city or town usu. near the center where administration buildings; courts, libraries, galleria and other public buildings are grouped civic cown as of vice cown as one section to a civic cown a

workings of the national and local government esp. at subject of a secondary school course suited as training is citizenship.

of the modern universitied in the first of the modern universitied in Green Britain founded since the early 19th century orig. designed in the education of middle-class youth and therefore usu, for residential and situated in a large city or of citizen of the country of citizen or the country of country or pertinent to internal affairs of a state or its culture or or the country of country of country or contrast to external affairs of a state or its culture or the country of country of country or contrast to external affairs of a state or its culture of country of country or contrast to external affairs of a state or its culture of country or contrast to external affairs of a state or its culture of country of country or contrast to external affairs of a state or its culture of country of the country of contrast to external affairs of a state or its culture of country. He had the country of the contrast to contrast to external affairs of a state or its culture of contrast to external affairs of a state or its culture of contrast to external affairs of a state or its culture of contrast to external affairs of the collective citizen of oriental country. It is concentral contrast to contrast to contrast of the collective citizen of contrast of the collective citizen of contrast of the collective citizen of the collective citizen

(eiderations: TRANSCEND (young ~ing imaginations —John Reed) (his ~ing idealism —H.S.Commager) (his spirit ~ed ~Stephen Crane) (a man whose desires ~ed beyond one room —Robertson Davies) — often used with above (~ed above the troubles of ordinary people —Marchette Chute) (~ above the facts —A.L.Guérad) 4 & it o rise to an imposing or majestic stature or height: Towar (mountainsides ~ 3000 feet irom the floor of the narrow valleys —M.J. Herskovits) (hall-grown oaks and ~ing poplars —J.A.G. Hungefrod) (soldiers filling the impressive square before the ~ing pillars and broad steps —Irwin Shaw) b: to go or move to such a height; CLMM (~ing chairs and tramways of all soris —William Gliman) (the motorist can be ~ing 224 feet above the ground at one point and boring through a tunnel ... 30 seconds later —Richard Thruelsen) 5; to increase to an uncommon or unprecedented level or amount (unemployment was ~ing —N.M.Clark) (flood prices continued to ~ -Current History) (~ing hospital costs —Clarence Axnian) 6 & to sing or play usu, in the higher ranges in an impressive or moving fashion (a soprano voice ~ing estatically above the orchestra —Dyneley Hussey) (the welling up of that climactic ~ing of symbolic song —Claudia Cassidy) «ed effortlessly through two choruses —H.A.Sinclair) b: to rise to a high and usu, moving putch and cadence (no matter what ~ing of verbal eloquence—Lesile Rees) (terse and rich in dialogue ... the prose ~is in those amazing apostrophes —Douglas Stewart) 7; to move or go at a high rate of speed (~ed down that road leaving a trail of dust behind —Fredrick Way) (any skier who has ~ed down a slope —Ford Times) ~ v1 larchale: to fiscend to or hover through (a height) (~ing the air —John Minoh) 8yn see rise

\*\*Boar \*\* N n \* 1 : the range, distance, or height attained in soaning (such ~ so I fancy) the next of soaring: upward flight (the ~ of a lark) (the ~ of song and verse)

\*\*Boar \*\* N n \* 1 : the range, distance, or height attained in soaring (such ~ so I fancy) it the act or process of soaring; pet

of sore (as in sorigations)]: SOREFALCON

Maring n.-SIf. genund of 'ssarp'; the act or process of soaring;

yeavily it the act of operating a heavier-than-air craft without
power and without loss of altitude by utilizing ascending air
conents

9 as con! A a obs; so la (I bope you shall receive honorable
required in the start of the start of

or neutral in color or decoration: Subdued (wore no scarlet raiment, but clothed himself in ~ garments ~ H.O.Taylor) (skies that were ashen and ~ George du Maurier) (a ~ Georgian colonale de the statis ~ Amer. Guide Series. Mich.) B a swith simple details ~ Amer. Guide Series. Mich.) B a conserve or extreme qualities of the statis of th

Martin's So-ber-iza\ vb -eD/-tNG/-s [1sober + -ize] vi : to make sober (the honor you have done me has its soberizing qualifications — Times Lit. Supp.)  $\sim$  vi, archaic : to become sober ober ber-ly adv [ME sobrely, fr. sobre sober + -ly]: in a sober

sober sober sober sober sober + ly]: in a sober sober hold with sobrely and [ME sobreles, fr. sobre sober + -nes -ness]: the quality or state of being sober sober

ment i unrelieved by humor or light touches; solemn (book is no piece of ~ pontificating — Time) (a ~ treatise on Congressional organization —R.H.Rovere) (the choreography... is ~ and sententious —Musical America) — sobersided. 1888 n. ES

80bersides (\*\*\*,\*) n pl but sing or pl in constr (tsober + sides) i one who is sobersided (is sure to give all but the ~ in the audience some pleasant noments —Newsweek) (drew a humorless ~ for his teacher. 80b.ful (\*sib(a) adj full of sobs; given to sobbing; drawing forth sobs (in a ~ state) (a ~ story)

80b.ful (\*sib(a) adj full of sobs; given to sobbing; drawing forth sobs (in a ~ state) (a ~ story)

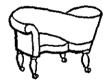
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80b.ful (\*sib(a) adj full of sobs; given to sobbing; drawing forth sobs; drawing full of sobs; given to sobbing; drawing full of sobs; given to sobbing; drawing forth sobs; drawing full of sobs; given to sobbing; drawing full of sobs; given to sobs;



sympathy for the offender —Medico-Legol Jour.) (describes the pacilists as paid agitators, scrimental sub sisters: —New Republic.)

12 a particular of the property of the pacifists as paid agitators, scrimental sub sisters: —New Republic.)

13 a paid the property of the property of the pacifists as a paid agitators, and substantial good their lives in cotton mills —New Republic.)

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reo.re.ance \text{'rekrean(t)s\n.s[fr. 'recreant, after such pairs as E assistant assistance]: RECREANCY
rec.re.an.cy \nsc. si\n.tes [!recreant + -cy]: the quality or state of being recreant: shameful cowardice: PERFIDY recorder to renounce one's cause in a trial by battle, to surrender, fr. OF, fr. re- + crore to believe, fr. L credere — more at CREED]: crying for mercy esp, in the trial of battle: yielding in a cowardly manner: CRAVEN 2: unfaithful to one's duty or allegiance: APOSTATE, PALSE (those responsible for teaching the common folk were ~ to their task — I.M.Price) syn see COWARDLY

courdly manner: CRAVEN 2: unfaithful to one's duty or allegiance: APOSTATE, FALSE (those responsible for teaching the common folk were ~ to their task —I.M.Price) Byn see COWARDLY n - S [ME, fr. MF, fr. recreant, adj.] 1: one that yields cravenly in combat: a cowardly wretch 2: one that is unfaithful: BETRAVER, DESERTER recreating that is unfaithful: BETRAVER, DESERTER recreating past part of recreate to create anew, restore, refresh, fr. re- + create to create anew, restore, refresh, fr. re- + create to create anew, restore, refresh, fr. re- + create to create anew, restore, refresh, fr. re- + create to create yi 1 a: to cheer by giving consolation or encouragement b: to renew or enliven (as the spirits) through the influence of pleasant surroundings 2: to refresh after wearying foil or anxiety usu. by change or diversion (might not choose to ~ themselves on a scenic railway —Blackwood's) (I charge you not to hunt or ~ yourselves on that sacred day —R.S.Monahan) 3: to give fresh life to : restore the strength of : REVIVE (my soul stood at that gate to ~ itself with bliss —A.T.Quiller-Couch) ~ vi : to take recreation (all nuns of the same community dress alike, eat alike, and ~ alike —Sister Marian Elizabeth) syn see AMUSE resorate the boom of the old frontier on a small scale —W.P.Webb): (form anew esp. in the imagination : recollect and reform in the mid (his mind, which re-creates the coamos out of a stain of sand —L.J.Haile)
Pieto-re-a-tion \( \text{rest} \) in the imagination of recollect and reform in the mid (his mind, which re-creates the coamos out of a stain of sand —L.J.Haile)
Pieto-re-a-tion \( \text{rest} \) in the imagination of recording recreation of refreshment of the strength and spirits after toil : Diversion, play (to sit in the sun . . . is one of my country \( \text{rest} \) in the act of recreating of the state of being recreated refreshment of the strength and spirits after toil : Diversion, play (to sit in the sun . . . is one of my country \( \text{rest} \) in the sun . . . is one of m

amusement (if I do not gull him... and mean seemed the seemestation \"\ adj : RECREATIONAL; esp : equipped so as to provide diversions or amusements (has introduced winter ~ facilities — Amer. Guide Series: Pa.)

Feoreation \(\text{1.5}\) if \(\t

Rodesh, Rodesh, a great story  $-K_n$ . Rodesh, recreation (a  $\alpha$  great story  $-K_n$ ) recreation (a  $\sim$  area with cinder track, tennis courts, and practice fields -Amer. Guide Series: Oreg.) (reading matter which is at once  $\sim$  and mentally activating -A. Cward) recreational therapist n: one trained in or engaged in the practice of recreational therapy n: therapy by means of recreational activities engaged in by the patient - compare OCCUPATIONAL THERAPY

activities engaged in by the patient — compare Occupational Therapy Teo-Front Library Teo-Front Librar

biviles

\*\*Notice-a-tive \'rekrē, ād-iv, -ātiv, -ēv also -ov\ adj [recreate + -ive] : tending to recreate : giving pleasure and enjoyment

\*\*DIVERTING (some activities are ~ and amusing because of their contrast with work —John Dewey)

\*\*Te-creative \'rē+\ adj [re-create + -ive] : able to create again (constantly grew in insight and re-creative power -C.M Smith)

again (constantly grew in insight and re-creative power —C.M Smith)

Forestor (\*\* \ n [re-create + -or] : one that creates again (known as the re-creator of the Hebrew language —Springlield (Mass.) Union)

For-rea-tor (\*\* \ n [re-create + -or] : one that creates (spring the standpoint of the ~, most recreation is intensely purposeful —George Hjelte)

For-re-a-to-ry (\*\* \ e\_0, \ for-, ri(\* adj [recreate + -ory] : nec-re-a-to-ry (\*\* \ e\_0, \ for-, ri(\* adj [recreate + -ory] : nec-re-inonal (the students return to their fourth-grade room for ... ~ reading —Roul Tunley)

For-formal (\*\* \ re- t = \ for- \ re- \ for- \ for-

separated from that which is useful; DROSS, SCORIA (the ~ of ore) ore)

recrement itious \(\text{i\*\*\*mon}\), is men\ adf recrement + \(\text{-11001}\); of, relating to, consisting of, or of the nature of recrement or dross; SUPERFLUOUS

recrement or dross; SUPERFLUOUS

recriminating, past part, of recriminare, fr. Lee + criminare, reminare, to excuminare, to the particular of the counter accusation; charge back a fault or crime upon an accuser (in the moment's mortification however, i recriminated \(\text{-W.J.Locke}\)) \(\text{-W.f.Locke}\) \(\text{-W.f.Locke}\) and the moment's mortification however, i recriminated \(\text{-W.J.Locke}\)) \(\text{-W.f.Locke}\) \(\text{-W.f.Locke}\) and the moment's mortification however, i recriminated \(\text{-W.J.Locke}\)) \(\text{-W.f.Locke}\) \(\text{-W.f.Locke}\) and the moment's mortification however, i recriminated \(\text{-W.f.Locke}\)) \(\text{-W.f.Locke}\) \(\text{-W.f.Locke}\) and the same mistake yourself'') \(\text{herithiniated}\) is reurn (as a charge) in bitter record (recrimination, recrimination) \(\text{-Inimiated}\) \(\text{-W.f.Locke}\) \(\text{-W.f.

a is counter accusation of annual constituting cause for divorce

Biorice

Bable every now and then to ~ in his absence —Edmund Gurney)

The Gurney of the state of being recrudescent: as a 1 a return or revival (as of an undesirable condition or ill-advised idea) after a period of abatement or inactivity? RENEWAL (a marked ~ of astionalist slogans and propaganda —E.J.Salter) (confident of its ability to handle any ~ of aggression from neighboring states—John Hersey D : increased severity of a disease after a remission, or recurrence after a brief intermission compared to the state of the state

recroltre to grow up again, fr. L recrescere, fr. re-+ crescere to grow — more at CRESCENT] 1 & 1 a renewal of strength 1 a return to a previously satisfactory condition b 1 a means of recovery 2 a obs 1 a number of people added to or replacing a group b 1 a fresh or additional supply 3 a obs 1 a newly raised or additional body of soldiery b obs 1 a strengthening or increase of an army by reinforcements or new levies 4 a (1) 1 a fresh levy 1 reinforcements or new levies 4 a (1) 1 a fresh levy 1 reinforcements or new levies 4 a (1) 1 a fresh levy 1 reinforcements or new levies 4 a (1) 1 a fresh levy 1 reinforcements or new levies 5 and 1 a enlistee or draftee of the lowest grade in the army b 1 a newcomer to a field of activity (accommodate more ~ 10 farms — Alantic) (find among these men good ~ 16 or our faculities — F.N. Robinson)
2 recruit | v 1 a (1) 1 to strengthen or supply (as an army, a military organization) with fresh or additional members 1 to reinforce, fill up, or make up by enlistment of personnel 1 armed force — Leonard Carmichael) (~ a regiment) (2): to enlist as a member of an armed service (~ed 300 men in two days) b 1 to increase or maintain the number of 2; build up; fill up (America having ~ed her population largely from foreign immigrants — Katharine E. Calfrey) (the party was ~ed chiefly from among the farmers) 6: to hire or otherwise obtain to perform services (as on a work force or for an organization): secure the services of (came to look for her husband who was ~ed for the mines ~Alan Paton) (our big job was to ~ youths for future teachere — Education Pleesty (busy ~ing volunteer actial workers) 2: to provide with what is needed (as with fresh supplies, material, efforts) to correct or prevent depletion, exhaustion, or waste 2 add to 1 REFAB, REPLENISH (it was from gifts bestowed upon him ... that he ~ed his finances —Charles Dickent) 3: to restore the vigor or health of 2 invigorate anew (detach him ... that he ~ed his finances —Charles Dickent) 3: to restore the vigor or health of 2

and work forces 2; to recover what has been lost or spent (as strength or health); RECUPEART SYN see RECOVER 18-Grait-al \referald-i, referald-i, refe

impurities (limestone transformed by ~ to marble)
recrystalitize by [re-t-evistalitize] w? to marble)
recrystalitize by [re-t-evistalitize] w? to crystalitize again or
repeatedly ~ w? to become crystallitize again or
repeatedly ~ w? to become crystallitize again or
rect abb I receipt 2 rectangle 3 rectified; rectifier 4 rector;
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leot- or recti- comb form [L rectus — more at Right]
2 straight, right (rectifineal) (rectangular)
2 rectal and (rectoabdominal)
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rectal pi of Rectum — reotal-ly \. eil2, ii\ adv
rectal yelve n: any of three or four crescentic folds projecting
into the cavity of the rectum — reotal-ly \. eil2, ii\ adv
rectal yelve n: any of three or four crescentic folds projecting
into the cavity of the rectum rectangular having a
right angle, i. L rectus right +
angular angle — more at Right,
NOCLE]: a parallelogram all of
whose angles — more at Right,
NOCLE]: a parallelogram all of
whose angles are right angles; esp
cone with adjacent addes of unequal
length — see AREA table
rectangular surface shaped like a rectangle
+-d]: RECTANGULAR
rectangular shaped like a rectangle
+-d]: RECTANGULAR
rectangular or faces that meet at
right angle (- axes) b: having
a right angle + E-r] 1: having a
flat surface shaped like a rectangle
--case shaped like rectangles (- parallelepipeds) (- blocks)
rectangular drainage pattern n: the drainage pattern of
streams that make many right-angle bends
rectangular drainage pattern n: the drainage pattern of
streams that make many right-angle bends
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rectangular right specific (- parallelepiped whose dihedral
angles are right angles
rectangular parallelepiped n: 2001 arts. Hyperbola
rectingular parallelepiped n: 2001 arts.
rectiled langular parallelepiped n: 2001 arts.
rec

printing the negative with a compensating till and horizontal lines in the reproduction has pearance as in the original scene 6: a procestilled spirits are blended together or substantia the addition use. of spirits, flavoring, or cold—rectification of a globe: the adjustment of for latitude) preparatory to solution of a propeocitification of the conference of the confe

rectified adj [i. past part, of rectify]: having to markings: showing variegation caused by a vir flowers esp. tulips rectified spirit n: alcohol purified or concentra-villation.

rectified ad it. past part of rectify]: having a markings: showing variegation caused by a various markings: showing variegation caused by a various process. The process of the process o

(~ing the guitering after that gale—Adrian Bell; (an alternating current) undirectional spri see (2001):grade \( \), grad \( \) ad \( \) [\*\*\* [\*\* - \* - \* ] see (2001):grade \( \), grad \( \) ad \( \) [\*\*\* [\*\* - \* ] see (2001):grade \( \) as \( \) [\*\*\* [\*\* - \* ] see (2001):grade \( \) [\*\*\* [\*\* - \* ] see (2001):grade \( \) [\*\*\* [\*\* - \* ] see (2001):grade \( \) [\*\*\* [\*\* - \* ] see (2001):grade \( \) [\*\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2001):grade \( \) [\*\* [\*\* - \* ] see (2002):grade \( \) [\*\* [\*\* - \* ] see

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al — more at ventra; is a membrane derived
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photographs 98-143-5PHX



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HAYYAYAY YARLA Peace on Earth

SEASON'S GREETINGS SL-56



Happy Holidays Feliz Navidad



SL-54

SL-55

SL-57

SL-58

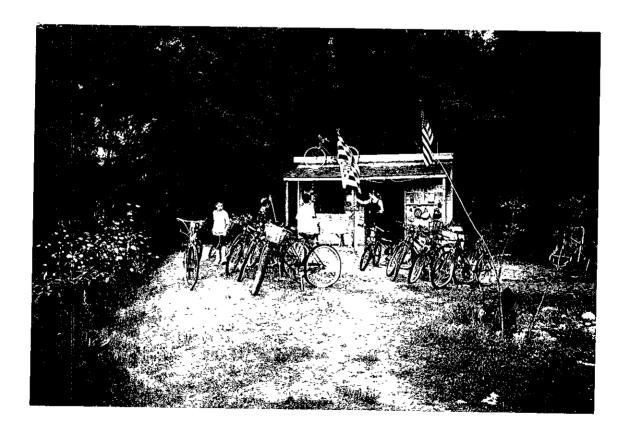
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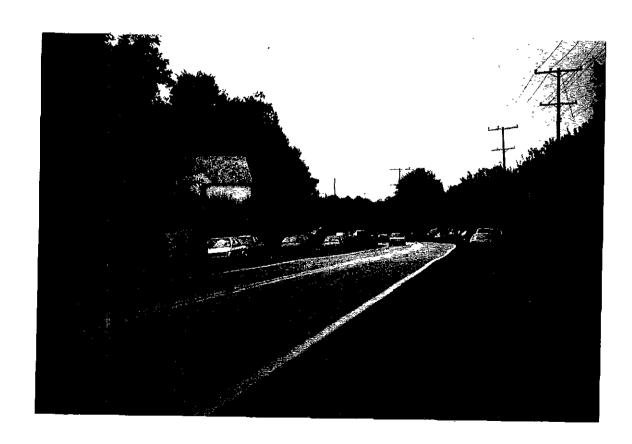






















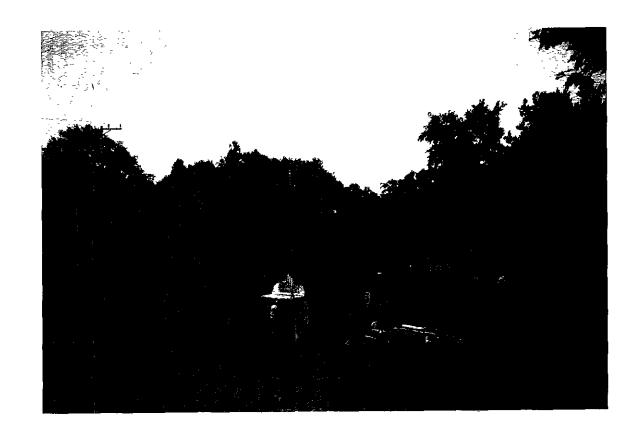


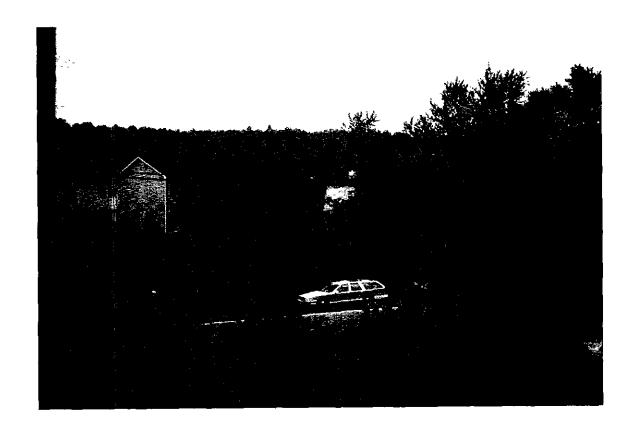










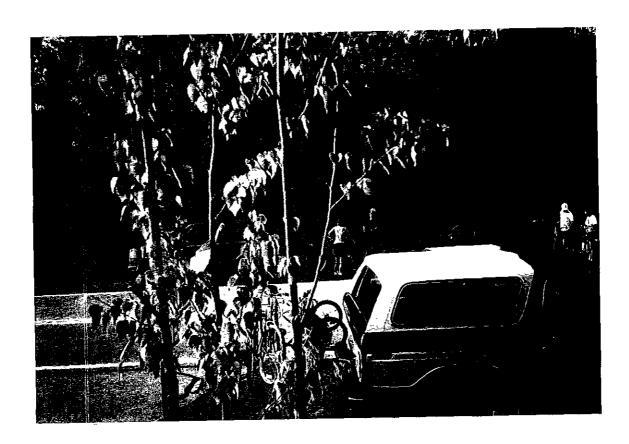


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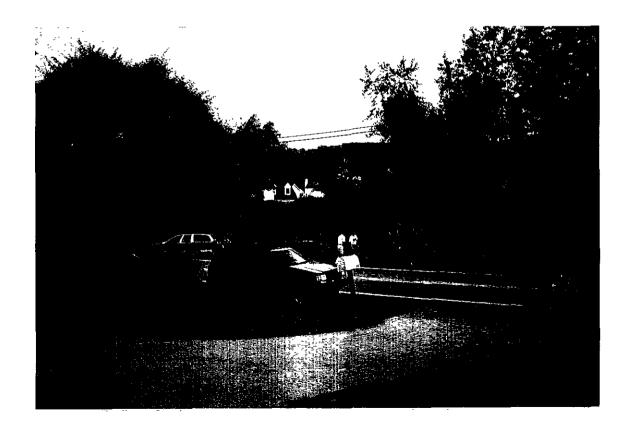










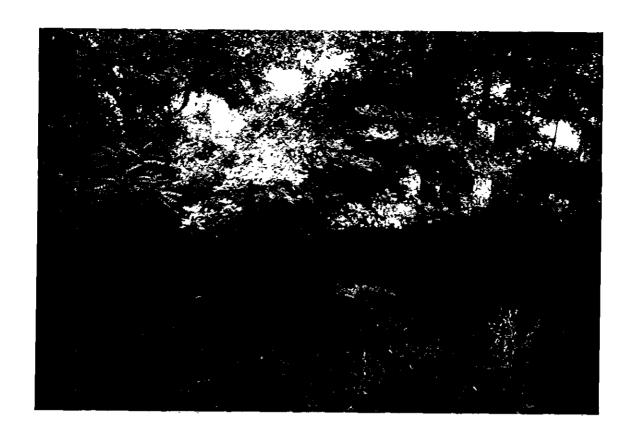


















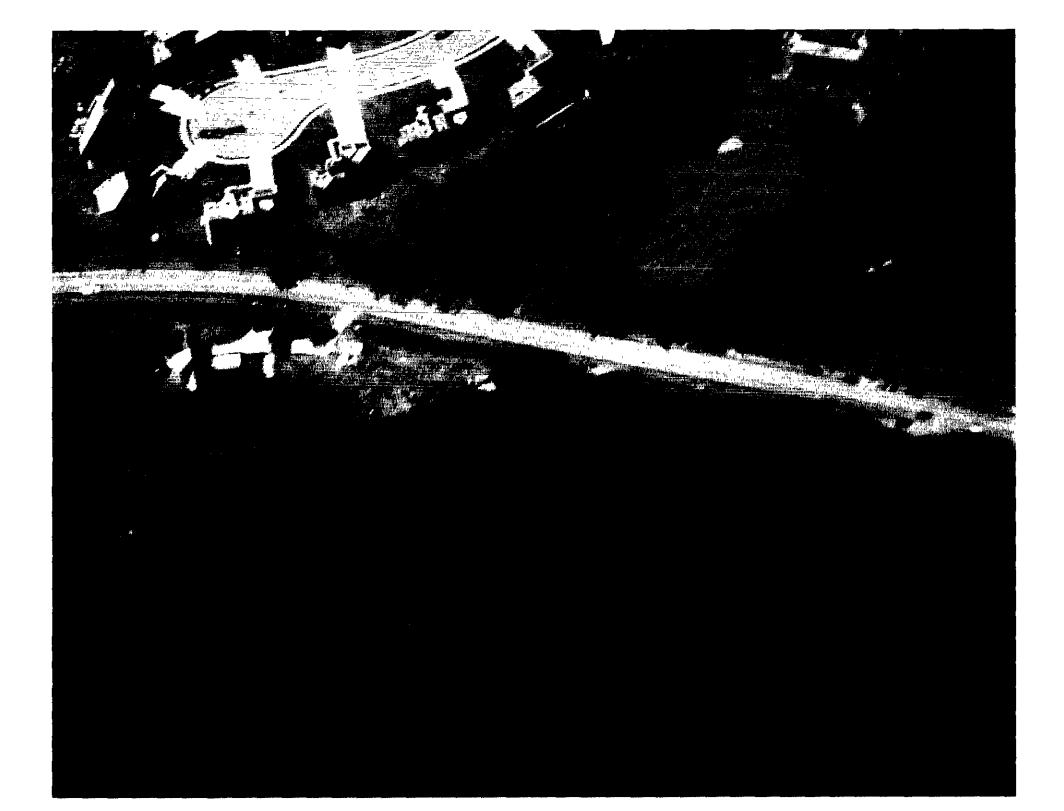


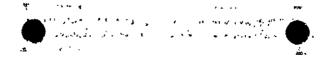












We are petitioning to amend the Special Exception (Case No. 98-143-SPHX) to expand the existing concessions of Chakra Cycles Station, LLC (formally Chakra Cycles/Sally's Shack Concessions) located on 1235 Paper Mill Road Hunt Valley, MD 21030 property.

As a Nature Tourism Service Provider for the Department of Natural Resources and the Maryland State Forest and Park Service we wish to expand existing concessions to accommodate the expressed or implied requests of patrons of the adjacent Gunpowder Falls State Park's Northern Central Rail Road Hike and Bike (NCRR) Trail which support and encourage the use of the Maryland State Forest and Parks. Zoning Review

Department of Permits and Development Management

111 West Chesapeake Avenue

Room 111

Towson, Maryland 21204

Dear Zoning Commissioner,

We the undersigned are patrons of Maryland State Forest and Parks and being familiar with Chakra Cycles Station, LLC we request that the existing concessions be expanded to include but not be limited to the option to purchase bike(s) similar to those available for rent; bike service and repair; tubes; canoes; Park oriented education/information; and more refreshments:

	SIGNATURE	ADDR	RESS	PHONE				
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