

IN RE: PETITION FOR VARIANCE
W/S Glen Arm Road, 4000 ft. to
c/1 Manor Road
11332 #2 Glen Arm Road
11th Election District
6th Councilmanic District
Legal Owner, Patrick Hudson
Contract Purchaser: James Novak

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE No. 98-174-A

ORDER OF DISMISSAL

WHEREAS, a Petition for Variance was filed by James Novak relative to the subject property for various zoning relief. The Petition for Variance requested a determination of whether to allow 4 animals (horses) for 1/2 acre of grazing or pasture land in lieu of the minimum required 1 animal (horse) for each 1 acre of grazing or pasture land and to allow an acreage of 2 in lieu of the minimum of 3 acres, pursuant to Section 100.6 of the Baltimore County Zoning Regulations (BCZR); and,

WHEREAS, an open hearing was held on on this matter on February 12, 1998 at 9:00 A.M. in Room 407 of the County Courts Building; and,

WHEREAS, attorney David K. Gildea, representing the Petitioner, James Novak, requested, at the hearing, that the Petition for Variance be withdrawn.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 20th day of February 1998, that the Petition for Variance filed herein, be and the same is hereby DISMISSED without prejudice.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER OF
BALTIMORE COUNTY

LES:mmm

ORDER OF DISMISSAL
Date 2/20/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

February 19, 1998

David K. Gildea, Esquire
Whiteford, Taylor and Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 98-174-A
Petition for Variance
Property: 11332 #2 Glen Arm Road
James Novak, Contract Purchaser
Patrick Hudson, Legal Owner

Dear Mr. Gildea:

Attached hereto please find an Order of Dismissal regarding the above captioned matter. This case has been dismissed without prejudice.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. James Novak, 2703 Wildberger Avenue, Baltimore, Md. 21234
c: Mr. Raymond Wisnom, Office of Permits & Dev. Mge., M.S. 1105





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11337 GLEN ARM RD #2
which is presently zoned RC5

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 a part hereof, hereby petition for a Variance from Section(s) 100.6

To allow 4 animals (horses) for 1/2 acre of grazing or pasture land in lieu of the minimum required 1 animal (horse) for each 1 acre of grazing or pasture land and to allow an acreage of 2 in lieu of the minimum of 3 acres.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO HAVE MORE THEN ONE HORSE
PER ACRE

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee:

JAMES NOVAK
(Type or Print Name)

Signature

Address

203 WILDBERGER AVE

City

State

Zipcode

BALTO MD 21234

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

JAMES NOVAK
Name

832-5752
Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JRF

DATE 10/31/07



Printed with Soybean Ink
on Recycled Paper

98-174-A

174

ZONING DESCRIPTION

ZONING DESCRIPTION FOR

11332 GLEN ARM RD #2

BEGINNING AT A POINT ON THE WEST
SIDE OF GLEN ARM RD WHICH IS 30'
WIDE, AT THE DISTANCE OF 4,000' - +
TO THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET

MANOR RD, WHICH IS 30' WIDE.

BEING LOT # 2 BLOCK - SECTION - IN
THE SUBDIVISION OF GLEN ARM
AS RECORDED IN BALTO CO. PLAT
BOOK #5503 FOLIO #221 CONTAINING
127,120 SQ FT ALSO KNOWN AS 11332 GLEN ARM RD
AND LOCATED IN THE 11TH ELECTION DIST.
6TH COUNCILMANIC DISTRICT, AND
ZONED RC-5

#174

98-174-A

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 Towson, Maryland on the property identified herein as follows:

Case: #98-174-A
11332 #2 Glen Arm Road
W/S Glen Arm Road, 4000' to
centerline Manor Road
11th Election District
6th Councilmanic District
Legal Owner(s):

Patrick Hudson
Contract Purchaser(s):
James Novak

Variance: to allow 4 animals (horses) for 1/2 acre of grazing or pasture land in lieu of the minimum required 1 animal (horse) for each 1 acre of grazing or pasture land and to allow an acreage of 2 in lieu of the minimum of 3 acres

Hearing: Tuesday, December 2, 1997 at 2:00 p.m. in Room 407, Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

11/136 Nov. 13 C189141

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 13, 1997

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 1 successive weeks, the first publication appearing on Nov. 13, 1997.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF PUBLICATION

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 Towson, Maryland on the property identified herein as follows

Case: #98-174-A
11332 #2 Glen Arm Road
W/S Glen Arm Road, 4000' to
centerline Manor Road
11th Election District
6th Councilmanic District
Legal Owner(s): Patrick Hudson
Contract Purchaser: James Novak

Variance: to allow 4 animals (horses) for 1/2 acre of grazing or pasture land in lieu of the minimum required 1 animal (horse) for each 1 acre of grazing or pasture land and to allow an acreage of 2 in lieu of the minimum of 3 acres.

Hearing: Thursday, February 12, 1998 at 9:00 a.m., Room 407 County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

1/372 Jan. 22 C202085

TOWSON, MD.,

1-22-98, 1998

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 1 successive weeks, the first publication appearing on 1-22-98, 1998

THE JEFFERSONIAN.

G. Henickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

044351

DATE 10/31/97 ACCOUNT R-001-GIS-000

AMOUNT \$ 50.00

RECEIVED
FROM:

NOVAK

11332 Glen Arm Rd #2

Taken by JEP

FOR:

010 Variance

Item# 174

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PERIODS ACTUAL DEF

07/31/97 10/31/97 10/31/97

USDC CREDIT BURY OF DEWELL

5 MISCELLANEOUS RECEIPT

Receipt # 057822

OR NO. 044351

50.00 CASH

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 98-174-A
Petitioner/Developer:
(James Novak)
Date of Hearing/Closing:
(Feb. 12, 1998)

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**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 _____**

**Glen Arm Road #2 Baltimore, Maryland 21057 (This sign was re-posted on 1-29-98.
The address on County notice was incorrect. At this time there is no address for project
98-174-A, James Novak).**

**The sign(s) were posted on _____ Jan. 29, 1998 _____
(Month, Day, Year)**

Sincerely,

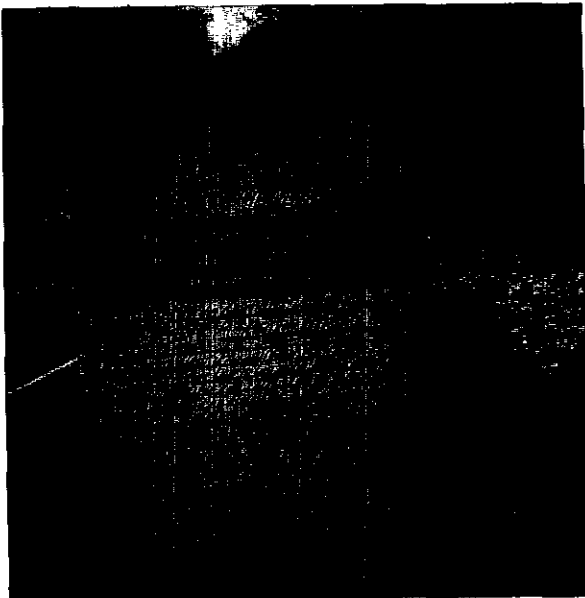

(Signature of Sign Poster & Date)

_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

_____**(410)-687-8405**_____
(Telephone Number)



98-174-A

CERTIFICATE OF POSTING

RE: Case No. 98-174-A
Petitioner/Developer:
(James Novak)
Date of Hearing/Closing:
(Feb. 12, 1998)

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

Attention : Ms. Gwendolyn Stephens

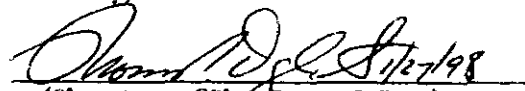
Ladies and Gentleman:

**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 _____**

11332 Glen Arm Road #2 Road Baltimore, Maryland 21057 _____

**The sign(s) were posted on _____ Jan 27, 1998 _____
(Month, Day, Year)**

Sincerely,

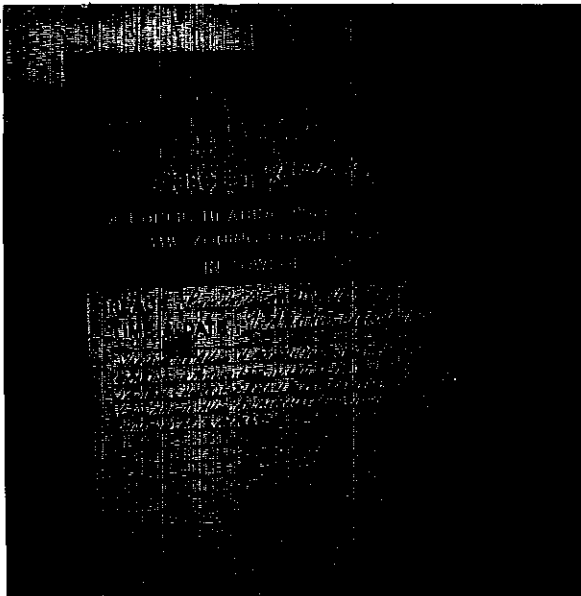

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**



98-174-A

Request for Zoning: Variance, 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.: 98-174-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - TO ALLOW 4 ANIMALS (HORSES) FOR
1/2 ACRE OF GRAZING OR PASTURE LAND IN LIEU OF THE
MINIMUM REQUIRED 1 ANIMAL FOR EACH 1 ACRE OF GRAZING
OR PASTURE LAND. AND TO ALLOW AN ACREAGE OF 2 IN
LIEU OF THE MINIMUM REQUIRED 3 ACRES.

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 Avenue
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.: 174

Petitioner: JAMES NOVAK

Location: 11332 GLEN ARM RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES NOVAK

ADDRESS: 2703 WILDBERGER AVE

BALTO MD. 21234

PHONE NUMBER: 410 882-5752

AJ:ggs

(Revised 09/24/96)

TO: PATUXENT PUBLISHING COMPANY
January 22, 1998 Issue - Jeffersonian

Please forward billing to:

James Novak
2703 Wildberger Avenue
Baltimore, MD 21234

410-882-5752

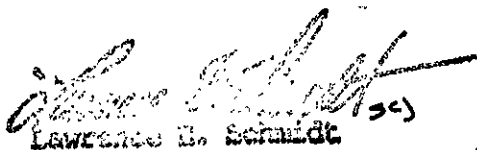
NOTICE OF HEARING

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

CASE NUMBER: 98-174-A
11332 #2 Glen Arm Road
W/S Glen Arm Road, 4000' to centerline Manor Road
11th Election District - 6th Councilmanic District
Legal Owner: Patrick Hudson
Contract Purchaser: James Novak

Variance to allow 4 animals (horses) for 1/2 acre of grazing or pasture land in lieu of the minimum required 1 animal (horse) for each 1 acre of grazing or pasture land and to allow an acreage of 2 in lieu of the minimum of 3 acres.

HEARING: Thursday, February 12, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

November 6, 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 Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-174-A
11332 #2 Glen Arm Road
W/S Glen Arm Road, 4000' to centerline Manor Road
11th Election District - 6th Councilmanic District
Legal Owner(s): Patrick Hudson
Contract Purchaser(s): James Novak

Variance to allow 4 animals (horses) for 1/2 acre of grazing or pasture land in lieu of the minimum required 1 animal (horse) for each 1 acre of grazing or pasture land and to allow an acreage of 2 in lieu of the minimum of 3 acres.

HEARING: TUESDAY, DECEMBER 2, 1997 at 2:00 p.m. in Room 407, Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Mr. Patrick Hudson
Mr. James Novak

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 17, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



TO: PATUXENT PUBLISHING COMPANY

November 13, 1997 Issue - Jeffersonian

Please forward billing to:

James Novak
2703 Wildberger Avenue
Baltimore, MD 21234
410-882-5752

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 Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-174-A
11332 #2 Glen Arm Road
W/S Glen Arm Road, 4000' to centerline Manor Road
11th Election District - 6th Councilmanic District
Legal Owner(s): Patrick Hudson
Contract Purchaser(s): James Novak

Variance to allow 4 animals (horses) for 1/2 acre of grazing or pasture land in lieu of the minimum required 1 animal (horse) for each 1 acre of grazing or pasture land and to allow an acreage of 2 in lieu of the minimum of 3 acres.

HEARING: TUESDAY, DECEMBER 2, 1997 at 2:00 p.m. in Room 407, Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

November 26, 1997

Mr. Patrick Hudson
1023 Cathedral Street
Baltimore, MD 21202

RE: Item No.: 174
Case No.: 98-174-A
Petitioner: Patrick Hudson

Dear Mr. Hudson:

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 31, 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).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

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 11-7-97
Item No. 174 JRF

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,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: November 5, 1997

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 164, 165, 166, 169, 170, 174, and 176

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 11/6/97

FROM: R. Bruce Seeley. RBS/sp
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 10, 1997

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

Item #'s:

169

170

171

172

174

176

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 14, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for November 17, 1997
Item Nos. 169, 170, 171, 172,
174, and 176

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

RWB:HJO:jrb

cc: File

ZONE1117.NOC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 19, 1997

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 10, 1997

Item No.: See Below

Zoning Agenda:

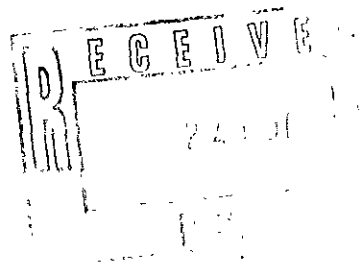
Gentlemen:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

169, 170, 172, and 174

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File



RE: PETITION FOR VARIANCE
11332 #2 Glen Arm Road (Lot B), W/S Glen
Arm Road, 4000' to c/l Manor Road
11th Election District, 6th Councilmanic

Legal Owner(s): Patrick Hudson
Contract Purchaser(s): James Novak
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-174-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned 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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 28th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Patrick Hudson, 1023 Cathedral Street, Baltimore, MD 21202, and to Contract Purchaser James Novak, 2703 Wildberger Avenue, Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

DATE: February 11, 1998

To: Arnold L. Jablon
From: Bruce Seeley *BS*
Subject: Zoning Item #98-174

11332 Glen Arm Road

Zoning Advisory Committee Meeting of

- 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.
- X 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 (Sections 14-401 through 14-422 of the Baltimore County Code), if the property is being subdivided according to the Development Regulations.
- 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).
- X The Environmental Impact Review Section has reviewed the above-referenced property as a lot line adjustment and as a complaint. As a result of the lot line adjustment, a seventy-five foot Forest Buffer Easement (FBE) is required from the edge of the tributary to Cowen Run. The FBE shall be recorded in the Land Records with the appropriate covenant restrictions, including, but not limited to the fact that animals shall not be housed, grazed, or otherwise maintained within the FBE. If animals are to be maintained on this lot, the FBE should be fenced.



Baltimore County
Zoning Commissioner
Office of Planning

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

December 5, 1997

David Gildea, Esquire
Whiteford, Taylor and Preston
500 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 98-174-A
James Novak
Property: 11332 Glen Arm Road #2

Dear Mr. Gildea:

This is to advise that the postponement request which you filed on behalf of the Petitioner in the above captioned matter was granted in open hearing on Tuesday, December 2, 1997. The file has been marked that the request for postponement was joint in nature, in that I received a letter from Stanley M. Pollack, President of the Summerfield Farms Association, also requesting a postponement. Mr. Pollack also appeared at the hearing.

As I indicated at the conclusion of the hearing, I will await word from you before this matter is rescheduled. When you are prepared to move forward, kindly advise and a new date will be set. Also, you will be required to re-advertise and re-post the property with the new hearing date. I will also send notice by mail of the new date to those individuals (names listed below) appearing at the hearing.

I look forward to hearing from you and please contact me should you have any questions.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

c: Stanley M. Pollack, 4604 Cooperwood Lane, Glen Arm 21057
Elizabeth Brownell, 11520 Glen Arm Road, 21057
Virginia Sarant, 11440 Glen Arm Road, 21057
Pat verdenBeemt, Box 37, Monkton, Md. 21111

*add Ed Zimmer - 5820 Church
Hydes MD
21082*





Baltimore County
Zoning Commissioner
Office of Planning

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

December 22, 1997

Ms. Virginia Sarant
11440 Glen Arm Road
Glen Arm, Maryland 21057

RE: Case No. 98-174-A
James Novak
Property: 11332 Glen Arm Road #2

Dear Ms. Sarant:

This is to acknowledge your letter of December 15, 1997. Pursuant to your request, I am responding to the points raised therein as follows:

1. I apologize for the two letter error in my correspondence. Indeed, the property was not previously posted. It will have to be posted with a sign of the new hearing date, not re-posted. I believe the important point is that there will be a future sign posted for the new hearing date.
2. The reason that Mr. Zimmer did not get a copy of my letter is that he did not list a complete address on the sign-in sheet which was circulated at the hearing. Subsequently, I reached him by telephone and advised him of the contents of my letter to Mr. Gildea, and others, dated December 5, 1997.
3. I have placed Ms. Masters letter of December 4, 1997 in the case file as a part of the record of this case.
4. By a copy of this letter, I am requesting that Mr. Gildea contact me no later than January 9, 1998 to arrange for a re-scheduling of this case. I hope that the matter will be re-scheduled in a timely fashion.
5. With all due respect, I truly do not know what will happen to the horses when the stream freezes.

I trust that the above has addressed your concerns.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

c: David Gildea, Esquire, Whiteford, Taylor and Preston





Baltimore County
Zoning Commissioner
Office of Planning

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

January 7, 1998

David Gildea, Esquire
Whiteford, Taylor and Preston
500 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

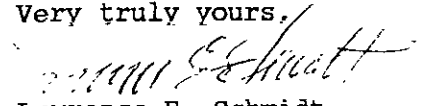
RE: Case No. 98-174-A
Property: 11332 Glen Arm Road #2
James Novak

Dear Mr. Gildea:

This is to follow up our recent conversation regarding the rescheduling of the public hearing for the above matter. As agreed, we have re-scheduled this case to be heard on February 12, 1998 at 9:00 A.M. The hearing will be conducted in Room 407 of the County Courts Building. I understand that you will arrange for a posting of the property with a sign advertising the hearing as well as the placement of a legal advertisement in the Jeffersonian newspaper.

By a copy of this letter, I am advising the interested persons listed below, who appeared at the prior hearing, of the new time and date.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

c: Stanley M. Pollack, 4604 Cooperwood Lane, Glen Arm 21057
Elizabeth Brownell, 11520 Glen Arm Road, 21057
Virginia Sarant, 11440 Glen Arm Road, 21057
Pat verdenBeemt, Box 37, Monkton, Md. 21111
Edward Zimmer, 5820 Church Lane, Hydes, Maryland 21082



SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

50 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

DAVID K. GILDEA
DIRECT NUMBER
410 852-2066
dgildea@wtplaw.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

November 26, 1997

Via Hand Delivery

Lawrence E. Schmidt, Esquire
Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

Re: Case No.: 98-17⁴-A
1132 No. 2 Glen Arm Road
Hearing Date: 12/2/97, 2:00 p.m.

Dear Zoning Commissioner Schmidt:

James Novak, by and through his attorneys, Whiteford Taylor & Preston, hereby request a postponement of the above referenced hearing. Whiteford, Taylor & Preston has recently been retained by Mr. Novak and would require more time to prepare for the hearing. Mr. Novak would suffer undue prejudice if the postponement is not granted. There would be no prejudice suffered by any potential adverse party if the postponement is granted.

I look forward to hearing from you. Thank you for your kind attention to this matter.

Very truly yours,

David K. Gildea
David K. Gildea

DKG:bhb
122730

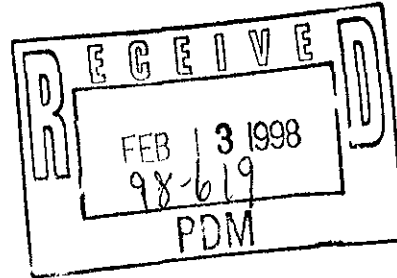
*I called David
Gildea, told him we'd
grant his appeal - will
appear to put on
record
PBB*



Sanders' Corner

2260 Cromwell Bridge Road
Baltimore, Maryland 21234

Baltimore County Zoning Commissioner
111 W. Chesapeake Ave.
Towson, Maryland 21204



Ronald Sanders
2260 Cromwell Bridge Road
Baltimore, Maryland 21234

To Whom It May Concern:

I understand you are in receipt of a letter from Stanley Pollack claiming he represents The Summerfield Farm Association. He further states that this organization objects to making any changes or exceptions with regard to zoning issues as they relate to the property off Glen Arm Rd. in Glen Arm owned by James Novak.

Once again, as I have seen many times in the past, Mr. Pollack is expressing his views and not necessarily the views of The Summerfield Farms Association to garner your favor in granting his desire to allow nothing to change in the area in close proximity to his house. As a member of that organization for the past 10 years, I can assure you that no survey or meeting of any kind was held to determine the views of its members, in fact the association has not held a meeting in almost three years. As the owner of Sanders' Corner Restaurant, located very close to the property on Glen Arm Rd., I have the opportunity to talk with the neighbors, many of whom have expressed very positive comments regarding Mr. Novak's desired use of the property.

Thank you for allowing me to set the record straight.

Sincerely,

Ronald Sanders

98-174-A

James Novak - CP
11332 #2 Glen Arm Rd.
hearing - 2/12/98
9AM - room 407 - LES

To: File
ASAP
ucw

2/13/98
g
TO WORK?



AGRICULTURAL TRANSFER TAX STATEMENT



ACCOUNT: 0411 11-13-025200 DISTRICT 11 MAP 62 BLOCK 0 PARCEL 340 ACREAGE 1.4

NAME: MASTERS, JASON MAX

LOCATION: GLEN ARM RD

DATE OF DECLARATION OF INTENT: 0

CONSIDERATION PAID FOR REAL ESTATE: \$70,000

DATE: 0 TRIENNIAL GROUP: GEO 82

LESS TRIENNIAL FULL CASH VALUE FOR NON AGRICULTURAL PORTION

LAND \$0

TRIENNIAL F.C.V. IMPROVEMENTS ONLY X INDEX 1 \$2,180

TOTAL ALLOWANCE \$2,180

NET CONSIDERATION \$67,820

MAXIMUM RATE OF AGRICULTURAL TRANSFER TAX

RATE 0.04

The rate of Agricultural Transfer Tax is the maximum percentage allowed according to the Tax-Property Article Section 13-303 based on size of parcel and site improvements involved.

- 3% - For a transfer of agriculturally assessed land of less than 20 acres improved with site improvements included in the sale price of the lot. (streets, curbs, sewer, water, septic or well) → NONE
- 4% - For a transfer of unimproved agriculturally assessed land of less than 20 acres.
- 5% - For a transfer of 20 acres or more of agriculturally assessed land.

OF THESE ON PROPERTY,
BEFORE, OR AT TIME (DATE)
OF SETTLEMENT.

The rate of tax above multiplied by the net consideration is the maximum amount of Agricultural Transfer Tax due. The tax is reduced 25% for each consecutive year real property tax has been paid on a non-agricultural use basis.

Maximum Amount of Agricultural Transfer Tax: \$2,712.80

Reduction from the Maximum Agricultural Transfer Tax
Number of levy years Non-Agricultural real estate tax paid:

0 X 0.25 0 0

\$0.00

AMOUNT OF AGRICULTURAL TRANSFER TAX DUE:

\$2,712.80

NOTE: In certain instances, when land is remaining in agricultural use, a Declaration of Intent may be signed by the purchaser, so that The Agricultural Transfer Tax need not be paid. Should a violation of the Declaration of Intent occur, both the Agricultural Transfer Tax and a penalty are then imposed.

Signature of Supervisor or designee

CALCULATED BY

GS

01-Oct-97

OFFICE USE:

OF PAGES _____ AND RECORD
OF CERT _____ PHOTO COPY
TOTAL \$ _____ REQUESTS:

YOUR NAME:

Sarant

BOOK # 12420

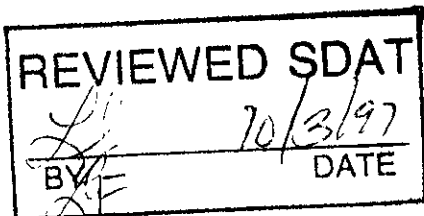
PAGES: 9 THRU _____

CERTIFIED COPY?

YES

NO

✓



AGRICULTURAL TRANSFER TAX ^{DUE}
AMOUNT \$ 2712⁸⁰ DATE 10/3/97
SIGNATURE CR

0012420 009

THIS DEED made this 25th day of September, 1997, by and between Jason M. Masters
a/k/a Jason Max Masters and Josephine G. Masters, parties of the first part, and Woolford
Realty Services, LLC, party of the second part.

WITNESSETH, that in consideration of the sum of \$70,000.00, receipt whereof is hereby
acknowledged, the said parties of the first part do grant and convey unto the party of the
second part, its successors and assigns, in fee simple, all that property situate in Baltimore
County, State of Maryland, described as:

See Schedule "A" attached hereto and made a part hereof.

BEING part of the property which by Deed dated August 10, 1970 and
recorded among the Land Records of Baltimore County in Liber OTG No.
5123, page 097, etc., was granted and conveyed by David George March unto
Jason Max Masters and Josephine G. Masters, his wife, as tenants by the
entireties, in fee simple.

BEING ALSO part of the property which by Deed dated January 8, 1975 and
recorded among the Land Records of Baltimore County in Liber EHK, Jr. No.
5503, Page 221, was granted and conveyed by Norman E. Kane and Jean M.
Kane, his wife, unto Jason M. Masters and Josephine G. Masters, his wife, in
fee simple.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges,
appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD said land and premises to the said party of the second part,
its successors and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or
suffered to be done any act, matter or thing whatsoever, to encumber the property hereby
conveyed; that they will warrant specially the property hereby conveyed; and that they will
execute such further assurances of the same as may be requisite or necessary.

Witness the hands and seals of said grantors.

Jason M. Masters (SEAL) _____ (SEAL)
Jason M. Masters a/k/a Jason Max Masters
Josephine G. Masters (SEAL) _____ (SEAL)
Josephine G. Masters

mt

0012420 010

STATE OF MARYLAND
Baltimore County, TO WIT;

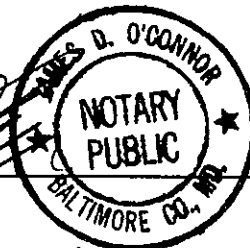
I Hereby Certify, That on this 25th day of September, 1997, before me, the subscriber, did personally appear Jason M. Masters a/k/a Jason Max Masters and Josephine G. Masters, known to me or satisfactorily proven to be the persons whose names is/are set forth in the within deed, and did further acknowledge that they executed the foregoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

My Commission Expires:

3/1/98

NOTARY PUBLIC



This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

JAMES D. O'CONNOR, Attorney

CASE #

8617

REMIT TO:

MID-ATLANTIC TITLE COMPANY
100 WEST ROAD, SUITE 215
TOWSON, MD 21204

0012420 011

SCHEDULE "A"

DESCRIPTION OF PROPERTY
TO BE CONVEYED BY JASON MAX AND JOSEPHINE G. MASTERS
GLENARM ROAD
11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a pin and cap now set, at the beginning of the first or 277.00 foot line in the firstly described parcel of land in the Deed from Norman E. Kane and Jean M. Kane, his wife, to Jason M. Masters and Josephine G. Masters, his wife, dated January 1975 and recorded among the Land Records of Baltimore County in Liber 5503, page 221; thence binding along said line and then continuing the same course along the fourth or South 34 degrees 42 minutes 55 seconds East 116.25 foot line of another parcel of land conveyed to Jason Max Masters and Josephine G. Masters, his wife, by Deed from David George Marsh, dated August 10, 1970 and recorded in Liber 5123, page 097; referring all courses to the True Meridian as established for the Baltimore County Metropolitan District and as now surveyed, 1) South 42 degrees 34 minutes 19 seconds East 393.25 feet to an iron pipe found, then binding along a part of the fifth line of said secondly hereimentioned Deed, 2) South 43 degrees 09 minutes 45 seconds West 230.47 feet to an iron pin and cap now set; thence running for new lines of division through the secondly hereinmentioned parcels of land, 3) North 46 degrees 50 minutes 15 seconds West 199.29 feet to an iron pin and cap set, 4) North 43 degrees 09 minutes 45 seconds East 38.50 feet to an iron pin and cap set and 5) North 41 degrees 59 minutes 49 seconds West 199.15 feet to an iron pin and cap set on the last or 218.43 foot line of the firstly hereinmentioned Deed; thence binding thereon

0012420 012

DESCRIPTION OF PROPERTY
TO BE CONVEYED BY JASON MAX AND JOSEPHINE G. MASTERS
GLENARM ROAD
11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
PAGE 2

and also along the Southeasterly outline of Deer Woods as shown on the plat recorded in Plat Book S.M. 61, Folio 59, 6) North 44 degrees 43 minutes 18 seconds East 204.49 feet to the point of beginning; containing 2.013 acres more or less.

BEING AND COMPRISING parts of the two parcels which by the hereinmentioned Deeds recorded among the Land Records of Baltimore County were conveyed to Jason M. Masters and Josephine G. Masters, his wife:

- 1) From David Geroge Marsh, dated August 10, 1970 and recorded in Liber 5123, page 097.
- 2) Firstly described parcel in the Deed from Norman E. Kane and Jean M. Kane, his wife, dated January 1975 and recorded in Liber 5503, page 221.

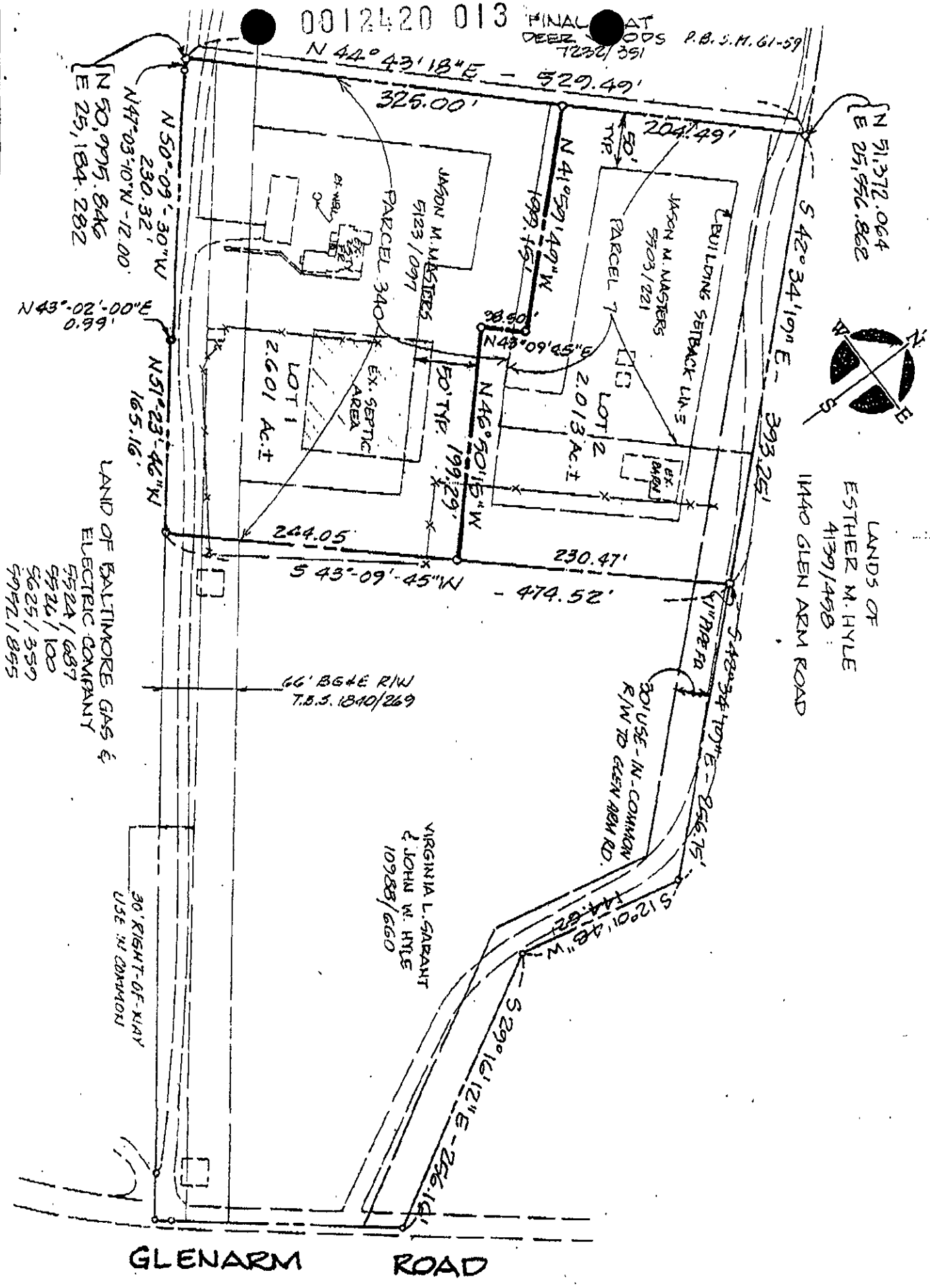
SUBJECT and together with a road or right of way, 30 feet wide, along and Southwesterly of the first line of this conveyance and extending to Glen Arm Road through the property now of Virginia L. Sarant and John W. Hyle as described in the Deed recorded in Liber 10988, page 660.

03/05/97

Alfred J. Kato
3-5-1997

0012420 013

FINAL PLAT AT DEER CREEK P.B.S.M. 61-59 7232/351



APR ASSOCIATES, INC.
ENGINEERS • SURVEYORS
7427 Harford Road • Baltimore, Maryland 21234-7160
(410) 444-4312 • FAX: (410) 414-1647

PLAT TO ACCOMPANY DESCRIPTION
LOT LINE ADJUSTMENT
MASTERS PROPERTY
GLENARM ROAD
11TH ELECTION DISTRICT
BALTIMORE CO., MARYLAND
1" = 100' JAN. / 30 / 1997
SCALE: DATE

74283

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
100-CC-300 (6/95)

0012420 015

District: 11
Property Tax ID No.: 11-13-025200
Grantor Liber/Folio: OTG 5123/ 097 and EHK,Jr. No. 5503/221
Map: N/A
Parcel: N/A
Subdivision Name: N/A
Lot: N/A
Block: N/A
Section: N/A
Plat Ref: N/A
Sq.Ft./Acreage: 6.210
Location of Address Being Covneyed: N/A

District: 11
Property Tax ID No.: 17-00-001281
Grantor Liber/Folio: OTG 5123/ 097 and EHK,Jr. No. 5503/221
Map: N/A
Parcel: N/A
Subdivision Name: N/A
Lot: N/A
Block: N/A
Section: N/A
Plat Ref: N/A
Sq.Ft./Acreage: 1.400
Location of Address Being Covneyed: N/A

APPROVED AND RECEIVED FOR RECORD BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
OF MARYLAND MAY 12, 1974 AT 9:58 O'CLOCK A.M. AS IN CONFORMITY
WITH LAW AND ORDERED RECORDED

8110151
 1 (1) 1'X111

20.00

W3896597

XX

IT IS HEREBY CERTIFIED THAT THE WITHIN INSTRUMENT TOGETHER WITH ALL INDORSEMENTS THEREON HAS BEEN RECEIVED APPROVED AND RECORDED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND.

CHARLES LAYASA ISQ.
1023 CATHEDRAL ST
BALTIMORE

745 22278



RECORDED IN THE RECORDS OF THE
STATE DEPARTMENT OF ASSESSMENT
AND TAXATION OF MARYLAND IN FEBRUARY 1900

STATE DEPARTMENT OF AGRICULTURE
AND TAXATION

APPROVED FOR RECORDS

5/14/94

9:58a

ARTICLES OF ORGANIZATION

OF

WOOLFORD REALTY SERVICES, L.L.C.

THIS IS TO CERTIFY THAT:

The undersigned, Carl M. Woolford, hereby forms a limited liability company under and by virtue of the Maryland Limited Liability Company Act (the "Act") and the general laws of the State of Maryland.

1. The name of the limited liability company formed hereunder (the "Limited Liability Company") shall be Woolford Realty Services, L.L.C.

2. The purposes and objects for which the Limited Liability Company is formed and the business to be carried on and promoted by it are as follows:

(a) Acquire, develop, sell, and lease real estate.

(b) To conduct any lawful business in any state; provided, however, that the Limited Liability Company shall not (i) engage in the business of acting as an insurer, or (ii) engage in any activity which is prohibited under the Act.

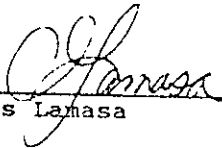
The Limited Liability Company shall have the power to do all acts not inconsistent with law which may be necessary, appropriate or desirable to promote and carry out its purposes.

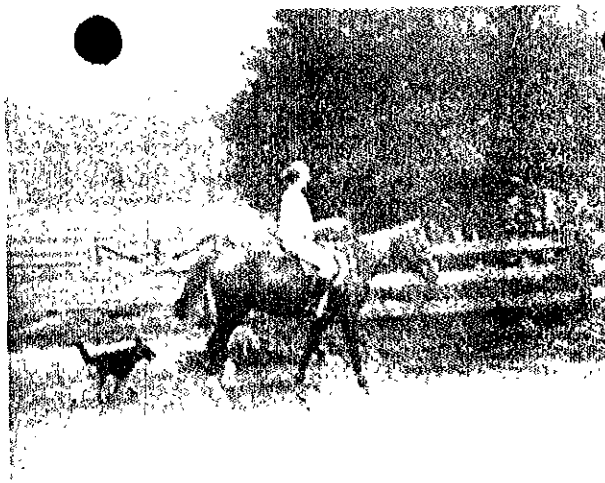
3. The address of the principal office of the Limited Liability Company in the State of Maryland shall be 920 Leeswood Road, Bel Air, Maryland 21014. The name and address of the resident agent of the Limited Liability Company are Carl M. Woolford, 920 Leeswood Road, Bel Air, Maryland 21014. Said resident agent is a citizen of the State of Maryland and actually resides therein.

4. In accordance with the Act, the members of the Limited Liability Company may enter into an operating agreement to regulate the affairs and operations of the Limited Liability Company. Any such operating agreement, as amended from time to time, is hereinafter called the "Operating Agreement." In the absence of an Operating Agreement, the affairs and operations of the Limited Liability Company shall be governed by the Act.

5. The Limited Liability Company shall be dissolved upon the first to occur of the following: (a) the death, resignation, expulsion or bankruptcy of any party named in the Operating Agreement to be executed, or (b) December 31, 1999.

These Articles of Organization have been executed on this 4th day of March, 1994. The undersigned has been authorized to execute these Articles of Organization by the persons forming the Limited Liability Company.


Charles Lamasa



This is a copy of an old photograph, which shows our original Apple Orchard and fence, both of which Mr. James Novak destroyed, while we were still the owners of the now "Woodford" Property.

Josephine Masters 2-10-98

This letter, from Mr. James E.
Novak, was found on "our"
gate (at 11332 Ellen Ann Road,
Ellen Ann, MD 21057) on

Dear Mx & Joe

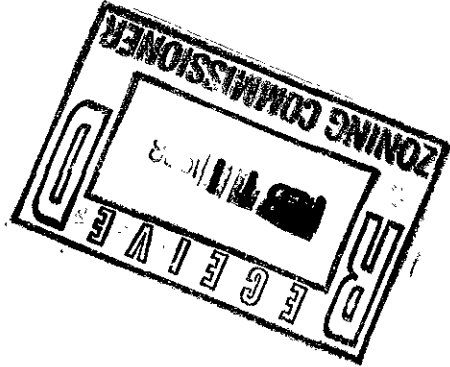
Sunday,
February 1, 1998
Jo Webster

In the next few months
there will be hundreds of
people and trucks up & down
your driveway. That is what
may happen if your friend Serant
get her way. Maybe you should
ask Chuck Lamas about this

Thank you

Jim

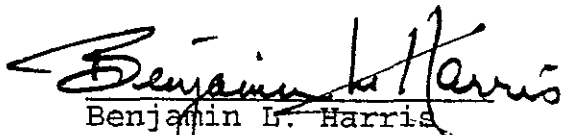
(lots of trucks and people
all day long!)

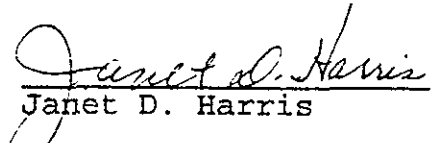


TO WHOM IT MAY CONCERN:

25 August 1997

The undersigned family makes a categorical statement herewith that they have not made any lease or other arrangement for the use of our pasture or other areas, located at 11323 Glenarm Rd, Glenarm, MD, with the exception from time to time of individuals of right of pass and repass, and has no intention of doing so now or in the future.


Benjamin L. Harris


Janet D. Harris

May 29, 1997

Contract

Agreement between Mr. Adams
of Virginia Savant to lease the
land under the B&E & the right
of way for 1 yr. without cost and

Vigenio Savant

Otis L. Adams

Fork Veterinary Hospital

JOHN R. BROOKS, D.V.M.

12546 HARFORD ROAD, FORK, MARYLAND 21051

410/592-7569

Mr. Lawrence Schmidt
Balto. Co. Zoning Commissioner
Co. Court House
401 Bosley Ave.
Towson, MD. 21204
Feb. 6, 1998

Ref; James Novak
Case #98-174A
11332 Glen Arm Rd.
Glen Arm, MD.

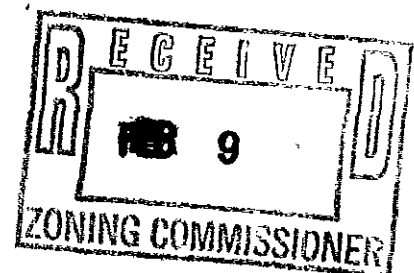
Dear Mr. Schmidt,

I have been asked by Mr. Novak to supply a letter to you with reference to the manner in which Mr. Novak cares for his horses. I have been providing veterinary care for horses owned by and under Mr. Novak's management for several years at different locations. His animals have always been well cared for and maintained with a good level of animal husbandry. Although I am not familiar with all of the legal points involving Mr. Novak's zoning case, I can state that as his veterinarian of record he has always placed the housing and health care needs of his animals as a priority issue.

If I can be of any further assistance, please don't hesitate to contact my office.

Sincerely,


John R. Brooks, D.V.M.



November 26, 1997

To: Rick Wisdom
Arnold Jablon
Hearing Officer

Re: Case # 98-174-A

From: Summerfield Farms Association

Dear Sirs:

On behalf of this association, we protest the hearing date assigned to this case. This property, 11332 #2, on Glen Arm Road was not posted as required by law. No such sign is displayed as required. In addition the newspaper listing names a Mr Hudson as the owner. The deed shows Woolford Realty Services as owner. The current date is December 2, 1997, WE cannot prepare by that date.

Stanley M. Pollack, President
Summerfield Farms Association

Stanley M. Pollack

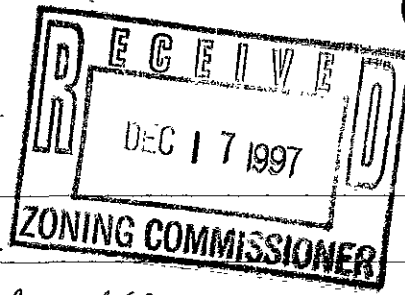
September 25, 1997
Thursday, 6:00 P.M.

To whom it may concern:

We, the undersigned, do declare that the pasture area of 11332 Glen Arm Road, Glen Arm, Maryland, 21057 is to be "leased" (without monetary exchange, except for one dollar - \$1.00) for the total amount of \$1.00, to Mrs. Virginia L. Serant, of 14440 Glen Arm Road, Glen Arm, Maryland, 21057, from the date and time written above (9-25-97, 6:00 P.M.) until we, the undersigned, sell all of our property at 11332 Glen Arm Road, Glen Arm, Maryland, 21057.

signed: Jason M. Master 9/25/97
Josephine Gaston Master 6P
9-25-97
(6:00 P.M.)

signed, as in agreement with their
above written contract:



Dec 15, 1997

Dear Mr. Schmitt,

I was at the hearing on Dec 2, 1997. (Novak case) At that time I tried to explain that the property Mr. Novak leases was never posted. (In your letter you state reported.)

It was my understanding that the case would be rescheduled sometime in January. (Not at Mr. Novak's lawyer's discretion) Unfortunately Mr. Novak's 4 horses got their water from a hose in the stream. What happens when it freezes??

Mr. Edward Zennaro was at the hearing and put his name on the list of people there. He has never received a copy of the letter you wrote.

I am sending a copy of the letter Mrs. Markes wrote concerning the horses and barn.

I would appreciate a clarification to these issues.

Vh Sarant

11440 Albemarle Rd.

Albemarle, MD 21057

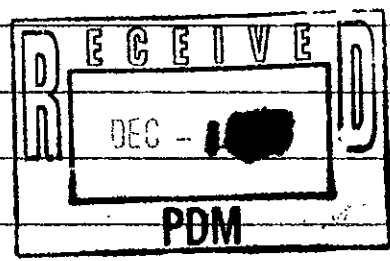
Sincerely,
Mrs. Eugenia Sarant

98-174 A
12/2-2 PM

Genea Sarant
11440 Glen Arm Rd.
Glen Arm, Md 21057

Dec 1, 1997

Mr. Arnold Jablon - Director
Dept of Permits & Development
County Office Bldg.
111 W. Chesapeake Ave.
Towson, Md 21204



Dear Mr. Jablon,

It is my understanding that Mr. Novak (or Welford Reatty) has applied for a variance to have four (4) horses on less than 0.5 grazing acres, on the basis of hardship.

1.) Mr. Novak is fully aware that he does not have enough land to keep horses.

A.) Since he had tried to buy the field in front of the 2.013 acres several months before putting a contract on the 2.013 acres he is now leasing.

2.) Mrs. Master's was situated (the original owner's of the 2.013 acres) in July 1997 for 6 horses. (Mr. Novak's (2) and (4) horses) he was boarding without a permit. Mrs. Master's had to call

2)

Mr. Samassa to make Mr. Novak remove all of the horses.

3.) Mr. Novak has put in an 8 stall addition to the existing barn. Why?

4.) At the time of Settlement (Sept 25, 1997) Mr. Samassa (Woolford Realty lawyer) insisted that Mr & Mrs Martin's pay an agricultural transfer tax. The 2.013 acres that Woolford Realty owns is now zoned residential RC-5.

5.) Promptly after settlement Mr. Novak brought four (4) horses back to property.

6.) Mr. Novak went to Miss Christine Trink (Batts County Zoning Inspector) stating he was going to lease land around his property. He has not leased any land then or now.

7.) I had to go to Batts County Zoning with my land plats showing them that I either own or lease all the property around the said 2.013 acres.
8.) Woolford Realty was cited (Patricia Hudson) on Oct 22, 1997 for having too many horses, with not enough land.

9.) Mr. Novak has not posted the property according to Butte County zoning rules. I contacted Butte County about the hearing state, I was enjoined the property was posted. I had to inform them that it had never been posted.

10.) The ad in the Jeffersonian was incorrect. Mr. Hudson does not own the property (Woolford Realty does) by mortgage. The address given was Mr. Tabassa's office address. Mr. Woolford, who is the only agent lives in Belair, Md.

A.) This makes it unclear to the community what is going on.

11.) Mr. Novak has repeatedly put the (4) four horses on the right of way, because he has no grazing land.

12.) The 0.5 grazing pasture, after infrequent use from 4 horses, is considerably denuded of grass, which will eventually cause an erosion problem.

A.) This soil erosion will damage my pasture, which is situated in front of his land.

13.) His manure pile will eventually leach into the surrounding land.

A.) The field which I own

13.) The stream will be contaminated
 14.) He has no well, he is drawing water out of the stream.

15.) He has rodeo equipment in his riding ring which is of great concern to Sunnyside Assoc. of which I am a member.

16.) The drawing of the said property which he submitted to Betty County zoning is incorrect.

A.) Footage from barn to Ellen Arm Rd.

B.) Property line degree's.

17.) The horses have now gotten out twice.

A.) I had to rescue horse from Ellen Arm Rd.

B.) A public hazard.

C.) I had to call the police for assistance on at least one occasion.

Sincerely
 Mrs. Yvonne Davis

cc. North County News.

Mr. Stan Pollack.

Mr. Bartonfelder.

Senator Brownell.

Mr. Tallwater MDE

Mrs. Josephine Masters
11332 Glen Arm Road
Glen Arm, MD
21059
(410) 661-4495
(717) 484-1603
December 4, 1997

(enclosure: notice of violation
(copy), which Dr. Jason Master
and I received, because Mr. Novak
had 6 horses on our property. Now
he has 4 horses on Woolford's property!)
To whom it may concern:

Mr. Novak came to us, Dr. and Mrs. Jason Master, in February, 1997, asking us about some of our land, which we had for sale. After Mr. Novak ^{paying us} the down-payment, Mr. Novak asked, if he ^{could} begin fixing up the barn and bring his 2 (two) horses there to graze on the acreage, we were selling, and the acreage, we weren't selling. We told him, he could.

I then moved to Pennsylvania to our new home in March, 1997. Dr. Master, still living at our home in Glen Arm, Maryland, worked (and still works) 7 days a week. Neither of us were aware of what all Mr. Novak was doing on our property; we assumed he would be "fixing up the barn" and bringing his two horses there.

One of the things we later found out, was that Mr. Novak had brought 6 (six) horses to our property, 4 (four) of which were not his, but belonged to two boarders. We knew nothing of this, until we received in the mail a "Baltimore County Uniform Code Violation Notice", from inspector Christopher Bush of Baltimore County, on August 3, 1997. My husband and I were extremely upset as we have never broken the law, and were terribly, and terribly worried. (now, it seems, we wouldn't even be upset for no reason, as Mr. James Novak has been "allowed" to have horses on this property for 9 (nine) months, and has gotten no fine or jail time (our notice, on the back, said, we would fine up to \$1,000.00 per day per violation, and go deep in jail). Why were we scared to death with this notification, and yet Mr. Novak has received neither of these "punishments", and still has his horses there???)

(cont. page II)

After we received our "notice", I made numerous phone calls to Mr. Novak and to his lawyer, Mr. Charles Lamora, about removing the horses by August 31, 1997, as the notice stated we must do. I also made calls to Christina Frank, telling her of the situation. Of course, the reason we were given this notice, was because we were still owners of the land, on which the horses were staying.

I had an extremely difficult time getting Mr. Novak or Mr. Lamora to get the 6 horses removed. I had many arguments with Mr. Lamora, and Mr. Novak kept "pacifying" me, by delaying the removal of the horses by telling me "reasons" or "excuses" why he couldn't move them. Finally, after almost 1 (one) month of desperately trying, I finally was successful in getting Mr. Novak to remove the horses. Mr. Novak even told me that 2 (two) of the horses were sold. He still has those 2 horses on the property, (another "pacification"?)

On September 24, 1997, two days after Dr. Mostert and I sold the property to "Woolford Realty", Mr. Novak returned with 4 (four) of the horses. One of his boarders took her two horses somewhere else; that's why only "4" were returned, instead of 6. Mr. Novak parked me on the road to the barn, as he brought the 4 horses back. I said, "Jim, you can't have horses here; it's against the law!" He answered, "I'm only keeping them here for 2 weeks." (another "pacification"?) Prior to his bringing the 4 horses back, he had told a neighbor, Mr. Rick Smith (where he boarded them in the interim) that he only wanted to keep the horses on Mr. Smith's property for 2 weeks and that he would then be taking them "back down to the farm" - 11332 Glen Ann Road - after settlement. (Settlement was, at that time, going to be in the middle of August, 1997).

Mr. Novak knew, when Dr. Mostert and I received the notice from Christina Frank, that he could not have horses on that property,
(cont. page III)

and yet, not only planned to bring them back, but did bring them back, willfully and ignoring Baltimore County laws, codes, or zoning regulations. His lawyer, Mr. LaMara, also, knew of these zoning regulations.

Mr. Novak, also, stated to Baltimore County, that he either owned or leased land, surrounding the less than 0.5 acres of grazing land on which his horses are. All lands surrounding the 2 $\pm$ acres, which we sold to "Woolford Realty" are either owned by Mr. and Mrs. Masten or Mrs. Virginia Serant. All other neighboring lands are being leased by Mrs. Serant. (Another "porcupine"?) The 2 $\pm$ acres, which Dr. Masten and I sold to "Woolford Realty" has approximately 0.5 acres of grazing land; the rest of the land is either in dense woods on a high slope (hill), has a large 800 sq. foot barn on it, is in a gravelled roadway, or is in dirt, which Mr. Novak made into a large "dirt ring" and which is causing (and is) eroding. The 0.5 acres of grazing land, which was once a lush pasture (the "dirt ring" was, also, a lush pasture, before Mr. Novak dug up the grass and leveled the new "dirt" repeatedly with his "Bob Cat") is now eaten down to the ground (except for weeds) by the 4 horses. This, also, is causing erosion, as it is on a slope (hill), and has no grass to hold back the water (run-off) of dirt from the land below or stream.

These 4 horses have gotten out of their 0.5 acres of land and "dirt (dirt) ring", and have gotten onto our property, which we still own, and have had access to Glen Arm Road - a very, very highly-trafficked road - endangering, not only the horses, but also, endangering the lives of motorists passing by. The horses are surrounded by green lush pasture lands; they needed and wanted to get out, and get to the lush grass. This could cause the horses to "colic" (a
(cont. page IV)

sometimes fatal disease of horses, often caused by eating too much green grass, when not having been used to it. Also, it can cause "foundering" in horses, a circulatory and foot problems disease.

We, Don. and Mrs. Masten, do not want these horses on our property, and are making a complaint, as per the problem. There were horses on our driveway from the horses, not to mention the horses getting into our personal things on the property, and onto our drive way!

Mr. Novak is boarding 2 of the horses on the land, owned by "Woodford Realty". The 2 horses are being boarded by Joan Treece. Mr. Novak and Ms. Treece are "very close friends", and often, Ms. Treece comes onto the property to either feed the horses, or to ride. After Mr. Novak took the horses to Mr. Rick Smith's farm, Ms. Treece came to Mr. Smith's farm, very upset, because, as she stated, Mr. Novak had taken her 2 horses off of our property, and hadn't told her of this or to where he was taking her horses. (Mr. Novak & Ms. Treece deny her ownership of horses.) Mr. Novak has 4 horses on less than 0.5 acres of grazing land. Mr. Novak is boarding 2 horses. Mr. Novak had 6 horses on the property, before removal; 4 of these horses were "boarded".

Mr. Novak, who "rides the rodeo circuit", demolished our 4 stall barn, while we owned it (without our knowledge or permission), and built a new 8 stall barn. Plus, there are already 4 stalls in the old existing circle block barn. Why does he have 12 stalls (newly erecting a barn with 8 stalls)??? Why does he have a "calf shoot" in his newly made "rodeo ring"? Why did he put up flood lights? (Boarding more horses...???)

Why are his horses still there ??? - after 9 months ??? (cont. page II)

Why aren't the laws enforced?

Why were we sent a notice on July 30, 1997, telling us we would be fined up to \$1,000.00 per day, per violation, and/or spend 90 days in jail, when we don't even own a horse, & yet Mr. Novak, who doesn't even own the land, is allowed to still have horses on the same property, and even board horses ??? - after 9 months ??? (of violations of this issue and of these laws ???)

9 months !!!

When I call Baltimore County code enforcement (why is it called "enforcement"?), why does the recorder I get, say, "you have reached code inspection and enforcement." (inspect, but not enforce ???)

Mr. Novak and Mrs. Treese, also, temporarily fenced in the gravel road, (leading to the barn from Glen Arm Road), and let their horses graze along the sides of the gravel road, eating the grass, belonging to Mrs. Virginia Grant. Why? - because they don't have enough grass on the property, Mr. Novak is "supposedly" renting from "Woolford Realty"?

Mr. Novak's and Mrs. Treese's horses are still on this property, owned by "Woolford Realty" - now, it seems, the "reason" is because Mr. Novak, not only, didn't post the property (for the December 2, 1997 hearing), but, also, didn't put the correct owner and owner's address (of the property) in the paper ("Jeffersonian"). Who is going to "make" him post the property, and who is going to "make" him put in the paper the correct name and address of the owner. Who is going to enforce the Baltimore County Code against violators of said code ??? "Pacify," "stall tactics"; no enforcement. !!! (???)

Sincerely, Josephine Masters (Cont. page 14)

note:

As an honest, law-abiding citizen, who, with my husband, Jason M. Masters, have owned and lived at 11332 Glen Arm Road, Glen Arm, Maryland, 21057, Baltimore County, for almost 28 years, and who have been victimized by James E. Novak's bringing and having six 6 horses on property, which we owned at the time, and of his boarding 4 of those horses (all without our permission or knowledge) at that time, and who knows of Mr. Novak's deliberately bringing 4 of those 6 original horses back 2 days after we sold the property to "Woolford Realty", I demand the same enforcement of the Baltimore County code laws, which Mr. Jason M. Masters and I were threatened with! The enforcement of laws is not an unreasonable demand. We, and other neighbors, have suffered because of this man's (Mr. James E. Novak) breaking these codes and laws, and have all "citizens and victims rights" to demand enforcement of these codes and laws by Baltimore County and/or the State of Maryland!

\$200.00 - \$1000.00 per day, per violation, and/or 90 days in jail (?) - is this a lie? - one acre per one horse, after three acres for the "first" horse (?) is this a lie? - "grazing" acres, at that! To abide by these laws, Mr. Novak should have six (6) acres of grazing land; instead, he has 0.5 (one half an acre) of grazing land for 4 horses. Why is he allowed to do this; is he above the law? And yet, we were sent a "violation notice", when we knew nothing of his having 6 horses there! We had done nothing wrong; Mr. Novak did! Where is the law??? - Jo Masters

Mrs. Joseph M. Masters
11332 Glen Arm Rd.
Glen Arm, MD
21057

(410) 661-4495
OR

(717) 484-1003

December 4, 1997

(enclosure: complaint/application
of Josephine Masters vs James E. Novak,
concerning Mr. Novak's demolishing
our old barn, and building a new
barn!)

To whom it may concern:

In February, 1997, Mr. James E. Novak came to our property, at the above address, stating that he wished to buy a parcel of our land, at the same above-mentioned address, and after negotiating with him about a price for this land (known as "Exhibit A", and encompassing approximately 2⁺ acres), Mr. Novak asked us, if he could "start fixing up the barn", before settlement, and after Mr. Novak's paying us a down-payment for the above-mentioned "Exhibit A" of an agreed upon sum of money. Mr. Masters and I, in talking with Mr. Novak about "fixing up the barn", understood that Mr. Novak would be doing such things, as "cleaning out the barn", "fixing" the damaged part of the roof (where a tree had fallen on it, during a bad storm), and replacing or patching up any parts of the wood siding of the barn and/or replacing or patching up any wooden parts (fronts or sides of stalls or doors to stalls - all made of treated wood).

Instead, and without the knowledge or permission of Mr. Masters or of myself, Mr. Novak took it upon himself to do all of the following:

① Mr. Novak, with his "Bob Cat", completely
(cont. page II)

demolished and leveled our complete
wooden barn (attached to the steel existing
cinder block barn), which had 4 (four)
box stalls and a small office and narrow
hallway of approximately 6 feet across (wide).

② Mr. Novak then burned our completely
demolished wooden barn, which Mr. Mostek
and my brother, Mr. Guy E. Gaston, Jr. had
erected in 1971. (He burned without permits.)

③ Mr. Novak dug into the side of the hill,
"above" the barn, in order to build a new,
larger barn to Mr. Novak's "spec". He, also,
cut down a large tree on this hill, above the
barn, where he dug into, and removed land.

④ Mr. Novak, also, cut down another large
tree at the end of the barn (facing the stream),
in order to lengthen his new barn.

⑤ He cut down 3 (three) apple trees, which
were near the barn, in order to make over
then riding ring or paddock, 3 (three) times
larger for his own "rodeo" rectangle dirt
plot or "ring". He dug into the side of the
"pasture hill" in order to do this, and con-
tinuously leveled this new "ring" with his
"Bob Cat" making an approximate 14 (fourteen
inches) tall vertical gash in the hillside,
where it once was a gentle slope. He removed
all grass (pasture land), where his "new ring"
is now, with nothing left but bare dirt,
also, removing the top soil. This has be-
come a "washed out" erosion piece of
land.

(Cont. page III)

⑥ Mr. Novak completely destroyed our wooden barn of 600 square feet, and completely built a new barn of 1300 square feet. (with 8 stalls; our wooden barn had 4 stalls!)

⑦ Mr. Novak told Baltimore County that he wanted a building permit to "Renovate" an "over-hang" on an existing barn. There is no "over-hang". Mr. Novak was told to change the "wording", therefore. Mr. Novak then asked for a building permit to do \$200.00 or approximately a "550 square foot" "addition" to an already existing barn. The "already existing barn", which Mr. Novak refers to is the exact barn, which Mr. Novak built brand new, without a permit or the knowledge or permission of the then owners - us!

⑧ Mr. Novak, also, destroyed and burned all of our treated wooden fencing (around the then - our "original" barns paddock, riding ring, apple tree orchard (the 3 apple trees Mr. Novak cut down), and built his own white wooden fencing on, not only, our property (while we still owned it), but, also, on Mrs. Serant's property.

⑨ Mr. Novak leveled (again, with his "Bob Cat") the dirt road to the barn (from Glen Prim Road), changed its course, and completely graveled it. Mr. Novak, again, did this - all of this - without anyone's permission.

Mr. Novak did all of the above tearing
down and rebuilding of the barn, the fencing,
 the road, the paddock, while we, Dr. and
 Mr. Jason M. Masters, still owned the
 property. He destroyed and he built, without
we (the three of us) owned the property, while
paid taxes on these properties and paid
mortgages on these properties. He did all
of these things without permits.

Mr. Novak's new barn steel stands, Mr.
 Novak's new fencing is steel, there, Mr. Novak's
erosion - causing nodes ring is steel there.
"washing away" with every rain!

Mr. Novak does not, nor has he ever
owned any land on Glen Hill Road. We,
 Dr. and Mrs. Jason Master sold this above-
mentioned land, known as "Exhibit A" to
"Woolford Realty" on September 25, 1997.
Why, then, is Mr. Novak allowed to get
away with all that he has done, and is
still allowed to continue building on a
barn, which he built, without anyone's
permission or permits by Baltimore County???

Why is Baltimore County not listening to
 the truth about this barn? - it is a new
barn - not a "renovated one"! And Mr.

Novak built it, when we owned the
land! Without our knowledge or permission!

He destroyed the "existing barn", completely!

There is a criminal trial coming up on December 16, 1997 - the state vs James E. Novak. I, as the plaintiff, in this case # 97-249-0444, have enclosed a copy of a complainant/application, which I submitted to the Commissioner, William Mosner, of Baltimore County on September 8, 1997. Please read the part about Mr. Novak's tearing down of our wooden barn, and rebuilding his own barn to his own specs! If this isn't "proof" enough of Mr. Novak's building a new barn, I have witnesses and a lawyer.

I don't understand why no one really listens to honest, law-abiding citizens, and why laws, codes, zoning laws, etc. are not enforced (in cases such as this). I don't understand why I have spent so much time and money making long distance phone calls about this matter, and still am having to spend time writing this letter; why aren't laws enforced? Why don't the enforcers of these laws believe the truth from law-abiding citizens - citizens, who have even been victimized by someone, who is allowed to disobey the laws and get away with it?

Thank you.

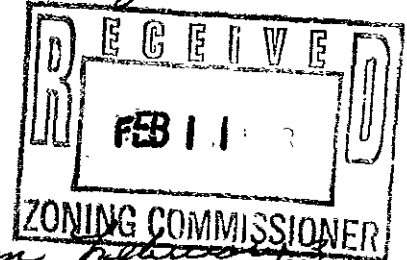
Sincerely,

Josephine Mosner

* we have a new home, besides the one in Glen Ar, and I am now living in Pennsylvania. My number is (717) 484-1003; if you have any questions.

Dr. and Mrs. Jason M. Martin
11332 Ellen Arm Road
Ellen Arm, Maryland
21057
(410) 661-4495
February 6, 1998

Commissioner Lawrence Schmidt
401 Basley Avenue
Towson, Maryland, 21204



Dear Commissioner Schmidt:

As per our telephone conversation on February 3, 1998, we are submitting this letter/statement of facts, in "protest" of Mr. James E. Novak's having horses on the property, known as 11332-lot B- Ellen Arm Road, Ellen Arm, Maryland, 21057, and owned by "Woodford Realty". Mr. James E. Novak came to us at our home on Ellen Arm Road, saying to us, that he wanted to purchase a parcel of land from us. After presenting us with a check for down payment on the above-mentioned parcel, now known as 11332-lot B- Ellen Arm Road, Ellen Arm, Maryland, 21057, Mr. Novak asked us, if he could "start fixing up the barn", and bring his two horses there. (The down payment check, by the way, was from Mr. Patrick M. Hudson of "Woodford Realty"; Mr. Novak told us it was a "loan" from his sister. Nothing about "Woodford Realty's" involvement was disclosed to us, until the day of settlement, when Dr. Martin and I signed the settlement papers. Mr. Novak, of course, was not present at settlement, because he was not the purchaser, as he had so indicated to us, prior to that settlement date of September 25, 1997.)

Mr. Novak, without our knowledge or permission, proceeded to completely tear down the wood half of our barn, which housed an office, tack room, and 4 box stalls, re building another barn, in its place, which now houses (and did, while Dr. Martin and I still owned the property and barn) an "observation room/eating area" with large picture windows, a room with refrigerator, horse feed (grain box-large) and a cooking appliance, table, etc., and 8 box stalls. Mr. Novak, also, leveled the road, which leads to the barn (approximately 900 feet), changed its course and placed crust run gravel on it and on the area (complete area) outside that entrance to the

born. This, also, was all done without our knowledge
or permission, as was Mr. Novak's cutting down our
small apple orchard, and cutting down two other
mature trees, belonging to us. Mr. Novak, also, took
a large part of the (our) existing pasture, and levelled
it (over and over and over again - he is still leveling it),
making it into the very large dirt area, you see in
the photographs, with his bobcat. He lessened the
(our, at the time) pasture and grazing land, until he
now (and did) as he did all of this in the Spring and
Summer of 1997 has less than one quarter of an
acre of grazing land (as seen in the photographs, en-
closed).

Mr. Masters and I have lived at 11332 Ellen Arm
Road, Ellen Arm, Maryland, 21057, for 28 years. We bred
and raised horses, until approximately 10 years ago,
when we owned 10 acres of land, and leased 10 more
acres from Mrs. Esther Hyle, Mrs. Virginia Saranti's mother.

When we told Mr. Novak, that he could bring his
2 horses to the property, we eventually sold to "Woodford
Realty", we told Mr. Novak, that he could, also, use
the (our) pasture, which we were not selling, until the
day of settlement. Mr. Novak asked if, after settlement,
he could rent this pasture, which we still own. I told
Mr. Novak, as did Mr. Masters, that "we would think
about it". Mr. Novak tore down our fence, anyway, string-
ing up electrical tape on our fence and pasture, and tried
to use it, without our consent. He, of course, tres-
passed, as did Mrs. Joan Threese (who actually was
the one I saw stringing up the electrical tape, while
Mr. Novak tried to keep out of sight behind our
trees). Both Mr. Novak and Mrs. Threese are the defen-
dants in a criminal trial, set for April 6, 1998 for these
offenses. (Mr. Novak is, also, being tried on this date of
April 6, 1998, for "allegedly" stealing \$18,515.00 worth of
antiques, 2 trucks, and a car from us from our barn,
while he was tearing down our wooden barn, using
our kinder block barn, and rebuilding a "new" barn.
We have many witnesses to this "alleged" stealing.
(A civil trial will follow, for the destruction of our
at the time, property, along with other civil offenses,
"allegedly" induced to us, by Mr. James Novak.)
Before, and during the time, Mr. Novak was on

"3"

the property, where his and Mrs. Joe Tresser's horses are being kept, I repeatedly told Mr. Novak, that we did not want anyone else on their property, because we had a lot of antiques in the barn, and we would be liable for any injuries, etc.; we thought we could "trust" someone, who was purchasing Novak's new sweet and soft-spoken manner and words, and were, indeed, "conned".

Mr. Novak, of course, ignored our statements to him, and violated, not only us and our trust and civil rights, but, also, violated the Baltimore County Code Enforcement "laws".

Mr. Novak, without our permission or knowledge, did wilfully let (bring, allow), not only three men to help him work with him, and allegedly "help steal" our antiques and tow away our vehicles, plus a block smith and, at least 3 women, but, also, 6 horses (4 of which were being boarded there, by two of these women). We received a violation notice of their fact, from Christina Frank, because we own the land, and the barn. This was our first knowledge of any of Mr. Novak's criminal and civil (allegedly) violations against us, as I then left my home in Pennsylvania, and returned to our home on Glen Arm Road. (I have been living in Pennsylvania since February, 1997; Dr. Masters works all day, 7 days a week, in Maryland and Pennsylvania. This is the reason we knew nothing of what Mr. Novak was doing all Spring and Summer of 1997, and "who" was coming onto our property, including 6 horses.)

Mr. Novak has been building on the outside and inside of "Woolford Realty" barn since he first came onto the property in February of 1997. He is still building on the inside of the barn, recently (in the last 2 months), enclosing his 8 box stalls. Mr. Novak had told neighbors, in the Spring of 1997, that he owned (and was leasing) all of the land, surrounding "Woolford Realty" potential buy (2 1/2 acres), and that his

"4"

Lawyer (Mr. Charles La Mesa) "had the option to buy our house" and land. We did not and do not even have our house and land for sale! Mr. Novak lived to Baltimore County, stating that he, also, owned the 4.75 acres of land, which fronts our property and that of ~~Mr. La Mesa~~ "Woolford Realty" and which is owned (and has been owned, since 1994) by Mrs. Virginia Serant. Mr. Novak, also, told neighbors and Baltimore County zoning, that he was leasing Mr. Otis Adams' land, our land, and the land belonging to Mr. and Mrs. Benjamin Harris. These were all lies, as was later proven by Mrs. Serant and myself and the three neighbors in question. Mr. Novak was told, by Mrs. Serant and myself, that he did "not" have enough land for horses" (by Mrs. Serant, in February, 1997); I told him, at that time, he could only bring his 3 horses there. Upon Mr. Masters' and my receiving the violation notice from Christina Frank, in early August, 1997, I found out, no horses were allowed there, and that even with our selling the 2 1/2 acres to "Woolford Realty", Dr. Masters and I could not, if we wanted, own even 1 horse on that whole property! Why, then, is Mr. Novak allowed to keep 4 horses on pasture land, one half that size?! He does not have a "hardship case"; nor can he possibly stand behind his statement of "I didn't know." He did know and yet, deliberately brought those 4 horses back the very day after settlement! Mr. Novak, also, had stated to neighbors that he "could do anything he wanted, and that he "screwed" around with the IRS long enough that he knows "how to work the law." He, also, said (and that is "why" he undoubtedly brought the horses back, and continued and continues to work on the barn) that "once it's done, it's easier to forgive than to do anything about it." (meaning us, Baltimore County and the state of Maryland). Perhaps, he is "correct", as the horses are still there,

"5"

after being on that property for 12 months! (except for the 3 weeks, he removed the horses at our insistence, upon receiving the violation notice.) I can only hope and pray that our laws are not unenforceable, what "good" are they, if violators can then be given leniency and variances?! Especially, when they have deliberately and willfully broken the law, and still continue to do so?!?

We were sent a violation notice, which seemed us to death, (because we owned the land, on which Mr. Novak was breaking the law, which we had no knowledge of his doing, or of his having 6 horses there, and "boarding" 4 of them) - because we are honest, law-abiding and conscientious citizens. On the back of this "violation notice" from Baltimore County, it read, that we pay/per violation, and/or receive up to 90 days in jail. Can you imagine how that affected us, both mentally and emotionally? - And yet, "Woolford Realty" has received this same "violation notice", without incident, and the 4 horses are still there. I hope that these laws are, not only, for "innocent" law-abiding and honest citizens, but are, also, for the deliberate dis-honest and non-law-abiding citizens, as well! Mr. Novak has after been caught in lies (some of which are "pacifying" lies) to us, to Baltimore County zoning (not only about his "owning land" (which, by the way, he owns no land on Glen Arm Rd, Glen Arm, Maryland), but, also, lies, in order to get his "building permit"), the Baltimore County police, and, lies, also, to the state of Maryland (concerning environmental regulations). Mr. James Novak has loud speakers and flood lights all around the barn and his parcel - in dirt area contains equipment (a roll chute

and barrels) for rodeo ⁶events. Mr. Novak has told neighbors and myself, that he does "the rodeo circuit". Mr. Novak, also, owns 3 Western saddles, which are for the purpose of "rodeo and roping"; I, and others, have seen these saddles close up, and having been in the "horse business" in previous years, know and have knowledge of "Western riding and roping", even though Dr. Masters and myself only had horses for "English" riding for pleasure and show.

Mr. Novak now has 8 box stalls, in the barn, which he "built from scratch" (can't seem to get this fact across to the "building permits" people of Baltimore County), plus Mr. Novak has 4 more box stalls in the already existing cinder block barn, which adjoins the wooden barn. What does he plan to do with even the 8 stalls, which he built, and why are these loud speakers and rodeo equipment on this property? And why does Mr. Novak state in his letter to us (left on our gate on January 30, 1998), and which I have enclosed for you to read - a copy, thereof, that "hundreds and people and trucks" will be going "up & down" our driveway - "all day long!" ???

Mr. Novak could probably tell you, what he told us, in February, 1998 - that he is only going to "teach riding". Mr. Novak will continue to tell his "pacifying lies", in order to try, and get what he wants! - again! I have no doubt of this, because of his many lies in the past. I have, nor has my husband, friends, and neighbors, ever met someone like this, who just takes over, does what he wants to do, and lies so continuously, irregardless of whom he hurts!!! I had one lawyer state attorney tell me, "I have no doubt that he (Mr. Novak) is a bad person."

Noone in the 4400 Am Road area wants Mr. Novak there, because of his obvious character, because he has allegedly stolen property from us, because he has caused so very much trouble with us, the neighbors, Baltimore County, and the state of Maryland, and because he has horses (there), which are not allowed to stand all day in 3-4 inches of mud (in the "dirt area", only), have no shelter from the sun (because Mr. Novak removed 4 sheltering trees, which belonged to us, at the time, and which, at least, would have provided shelter from the sun), because it is too small an area for horses to roam or to run or to graze, and because he has, not only, made an "eye sore" in the neighborhood, because of that very, very large dirt area, but, also, because he simply continues to "break the law", by continuing to keep the horses there! The area is too small!!!

I would, also, like to point out, that Mr. Novak admitted to me, that 4 of the horses belonged to "boarders" (and you can see that, by reading my statement on the reverse side of the copy of our "violation notice"), but that, after receiving the violation notice and reading it to Mr. Novak (via telephone) about the "boarding of horses", Mr. Novak then denied that the 4 horses were "boarders", instead, he told me (and Mrs. Serant) that he "bought" the 4 horses, and that they were not "boarders", but were his. (another "pacifying lie" as you can readily see, by Mrs. Joan Treese's removal (from Mr. Smith's oral) of her 2 horses.) As Mr. Novak continued these lies to me (he, also, told me, that he "sold 2 of the horses" to a man and woman, early in August, 1998, and that he would take care of the other horses, later on that week), I, also, talked with Mr. Charles La Mesa, Mr. Novak's friend and lawyer. It is not true that

the horses removed from my property. Mr. Lamasa answered me with, "your property, your property, what is this about your property? - we have a contract on that property!" (He, of course, was referring to the "down payment" contract.) I not only told Mr. Lamasa that we still owned the property, but I, also, asked him, "why, then, did we get the violation notice?!" He had nothing to say. I, also, told Mr. Lamasa, that I was going to remove the horses, if Mr. Novak did not. (Remember, we had no knowledge of "Woolford Realty's" involvement; Mr. Novak and Mr. Hudson both told me that a "loan" was being given to Mr. Novak by Mr. Patrick Hudson (Mr. Novak's "friend") in order for Mr. Novak to buy the land. When I asked Mr. Hudson if the down payment came from Mr. Novak's sister (as Mr. Novak had told me) or from him (Mr. Hudson), Mr. Hudson answered, "Both." Everything, from the start, has been "underhanded", and met with lies; "Woolford Realty" bought our land - period,!!!

To continue with Mr. Lamasa's and my telephone conversation; In telling Mr. Lamasa that I intended to remove the horses from our land, if Mr. Novak did not, Mr. Lamasa said (to me), "As a lawyer, I advise you not to do that!" (threatening?). I had no lawyer, at the time, to help me, so could not seek advice on this, but Dr. Montaine and I did "hire" a lawyer, Mr. Ed MacVaugh, after finding our antiques and vehicles gone, and after eye-witnesses (to the stealing) came to our front door in Glen Pine, Maryland, and after my police report, attesting to these facts.

I apologize to you for the length of this letter, Commission Schmidt, but I thought it important for you to, not only, know all of the facts in this case, but, also, to be aware of the "character" or characters, with whom you are dealing.

Thank you. Sincerely, Josephine Gaston Masters

Commissioner Schmidt, I would, also, like to add, that PETA (People's Ethical Treatment of Animals), the SPCA, "Friends of Animals" group, and another animals activist group (referred, also, by PETA) are very much against Mr. Novak's having horses on that property, not only, because it is too small an area, but, also, because of the adverse conditions, under which these horses must exist - i.e. no shelter from sun, no real grazing land, no place to "roam" and "run" freely "at will" (the horses are seen, by neighbors, fighting every day, because of their over-crowded conditions), and because of the "obvious" road-killing perspective. I have personally seen one horse "cribbing" (sucking in air, either by "chewing" at wooden fence, or only in air - without use of a fence), and "sperchate", that is why the horse is "squirmy". (When horses suck in air it fills their bellies, leaving little room for food). All of this, even though they otherwise seem to be well-fed with grain and hay, is cruelty to these horses.

I ask you to, please, do the "right thing" (by these horses), but to, also, show our community and society, that "laws made" are laws enforced.

Thank you again.

Sincerely,

Jo Masters

P.S. We, all, of course, would very much like a speedy resolution to this problem, as it has been going on for a year, the horses having been there from February, 1997 until now, February, 1998; we would all more than appreciate your ruling for Mr. Novak to remove those horses "immediately". I hope this can be done. I only recently found out that Mr. Novak has barbed wire and high tensile wire strung through the woods (one deer has already received injury, and the Bay State Wild Life Control Service

"10"

is now, also, "working" on getting these houses removed
and the wire (which, also, crosses the stream) removed).
Mr. Novak strung this aforementioned wire in the
woods, so the horses would have more "room". Mr.
Novak is, also, now letting the horses have access
to the barn so that they have more "room". Because
of the electrical cords and other equipment and
items in the barn, this is, also, very dangerous
for horses! I understand that Mr. Novak, also,
feels that by letting the horses use the large "dist area",
that he has more "room". This land is only 2 $\frac{1}{2}$ acres,
in its entirety, and has less than a quarter of an
acre of grazing land on it. This land is not con-
ducive for the "housing" of one horse, let alone 4
horses, and/or boarding horses. The law reads:

3 acres of grazing land for one horse, and 1 acre
of grazing land, per horse, thereafter.

Please, again, help us, by enforcing
(finally) this law. Thank you.

Go Masters

(all of the statements in this letter are facts; my
only adornments are my adjectives.)

*(we received
approximately
\$600.00 back)

NOTE: I am, also, enclosing a statement (bill), we
received at day of settlement (September 25,
1997), and which we had to pay* that day. The
reason, of course, was, for the land, which
"Woolford Realty" bought, to be transferred
from its original agricultural status to
residential. The land of "Woolford Realty", on
Ylen Am Road, is now "zoned" residential
has no house on it, and is being used
"agriculturally" with Mr. Novak's horses on it,
and those of his boarder. It is its only use.

Another fact, which I realized might help with this case: When Dr. Masters and I told Mr. Novak (in February, 1997), that he could bring his 2 horses to the property, we turned on the faucet, which carries water from our well, to the barn, telling Mr. Novak, that he could use our water, until the settlement date. As you already know, we actually were supplying water to 6 horses, not 2 horses. (Horses drink approximately 20 gallons of water per day, and much more, of course, in the hot summer months. Mr. Novak left a message on my answering machine, telling me that he was going to pay us \$1000.00 for the use of our electricity (for pumping the water), and the use of our water. He never paid us! (I have a recording of this acknowledgement and promise of Mr. Novak, to be used in our civil ~~off~~ court case.) But, besides this, Mr. Novak, early in the Spring of 1997, told Mrs. Virginia Serant (our neighbor), that he would give her "all the water" she wanted, if she would fence in the road leading to the barn. The only "other" water that Mr. Novak had access to, was the water from the stream, which Mrs. Serant owns most of. Mr. Novak was "offering" Mrs. Serant water from our well.

Mr. Novak has, as has been very obvious to all of us, involved in any transactions involved with him, been a "taker". He took over land, our barn, our water, and did what he wanted to do with them, (not even "considering" here, of his alleged stealing from Dr. Masters and me.

He has, also, manipulated with lies and our negligence, not only us, but Baltimore County and the State of Maryland, in order to "get" what he wants! I hope and pray you can stop him, with having these horses removed from this property, because of the Baltimore County zoning laws.

Mr. Novak does not have a "hardship".

Case"! Mr. Novak and ^{"12"}Mrs. Joan Tresse boarded their horses long before, and just before, bringing them to the Glen Elm Road property; they certainly can do so again.

Mr. Novak knew far in advance, that he could not have those horses on that property. He has, and is, breaking the law, and yet is asking for a variance (?) where is the justice for the innocent people and horses?

Please, do not let this man (Mr. Novak) "get away with" his conscience to not only, break laws, but to, also, be given liberty to be put above the law.

Thank you again for your
consideration of this letter.
Josephine Masters

Another NOTE: After telling Mr. Novak to get off of our premises, when he finally took the horses off of our land in late August, 1997, I found, that Mr. Novak had nailed shut the door of our corn crib, had then cut his "own" door on the rear (other side-end) of the corn crib, and put a padlock on it. Mr. Masters and I were locked out of our own corn-crib by Mr. Novak. I had to break the original nailed-shut door, in order to get into the corn crib, and see what Mr. Novak had in there. I found 3 Western roping saddles and an English saddle. I later - the next day or so - removed these 3 saddles and my husband returned all 3 to Mr. Novak, at his (Mr. Novak's) request. The one other (4th saddle) saddle (Western) was removed, earlier, by Mr. Novak, when he trespassed onto our property, (after my telling him not to), on Sept. 6, 1997.

I just found out, from my neighbor in Glen Arm, Maryland, that, at 4:00 P.M. this afternoon (February 9, 1998, Mr. Novak had hay delivered, for the horses, and because no one can use the entrance and "passage way" to "his" barn (and the horses, the hay truck "parked" on Glen Arm Road (a highly - trafficked road of but 2 lanes), for approximately 20 minutes, while hay was thrown from the truck to the ground (off of the road). This is very dangerous, and should not occur, since Mr. Novak is not supposed to have any horses on "Woolford Realty's" property. Traffic was held up both ways.

Also, you ought to know, that these 4 horses have "gotten out" of their fence in over 3 times, not only coming onto our pasture and our driveway, but, also, the property (of Mr. Servant), which "fronts" "Woolford Realty's" property. In all 3 cases, the horses have had access to Glen Arm Road, where, not only, the horses could be killed, but, also people in cars (on this highly - trafficked road). Naturally, the horses "break out", because Mr. Novak has no "real pasture" to speak of, and is surrounded by the best green pasture land of 3 of his neighbors!

Again, I apologize for the length of this letter, but so very much has "gone on" for a year, that, naturally, there is, too, very much to write. These horses are a nuisance and, on the road, an endangerment! I trust you, again

Sincerely,
Jo. Masten

Code Enforcement: 887-3351
Building Inspection: 887-3953

Plumbing Inspection: 887-3620
Electrical Inspection: 887-3960



Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Address Service Requested

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No.
104006

Name(s) MR & MRS JASON MASTERS
Address 11332 GLEN ARM RD, GLENARM, MD, 21057
Location of Violation (if different than address) _____
Election District 11 Permit No. _____ Case No. 97-8046
Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code

§§ _____
§§ _____
§§ _____

Building Code (BOCA):

§§ _____
§§ _____
§§ _____

Investment Property Act (§7-66):

§§ _____
§§ _____

Plumbing Code (NSPC):

§§ _____
§§ _____

Zoning Regulations:

§§ 421, 1A-1.2b
§§ _____
§§ _____

Livability Code (§18-66):

§§ _____
§§ _____
§§ _____

Electrical Code (NEC):

§§ _____
§§ _____

Dwelling (CABO):

§§ _____
§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

① FILE FOR SPECIAL EXCEPTION FOR STABLES
OR BOARDING HORSES.
② ONE HORSE ALLOWED PER ONE ACRE OF
GRAZING LAND

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
8-31-97 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.
DATE ISSUED: 7-30-97 INSPECTOR: C. FRANK

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: _____

DATE ISSUED: _____ INSPECTOR: _____

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
PLEASE READ CAREFULLY

DEFENDANT

MR AND MRS JASON MASTERS
11332 GLEN ARM RD
GLENARM MD 21057

Post Mark:
Aug 2 97

This is a copy of the "violation notice" Dr. Masters and I
received from Christina Frank on August 3, 1997. Mr. Novak had
6 horses on the property, which we still owned, without
our knowledge or permission. He was boarding 4 of these
horses. Mr. Novak owned 2 horses. I had a terribly
difficult time getting these horses removed from our
property, after receiving this notice. Mr. Charles Lamasa,
Mr. Novak's lawyer, and Mr. Novak were very un-

cooperatene about getting these horses off of our property. Finally, before September, 1997, Mr. Novak removed the horses. (*Joan Treece's phone # 410-366-1352)

Mr. Masters and I settled on this property, selling it to Woolford Realty, on September 25, 1997. Mr. Novak and *Mrs. Joan Treece and another man brought these 4 horses (2 of the horses were taken somewhere else, by their owner, Mary Laow, in the interim) back to this property on September 26, 1997, the day after settlement. I was there. As Mr. Novak passed me in his truck and horse trailer (with the 4 horses), I told him, "Jim, you can't bring these horses back here, it is against the law!" Mr. Novak answered, "I'm only keeping them here 2 weeks." Of course, I knew that this was just another of Mr. Novak's "pacifying" lies. And, of course, as of this date, February, 1998, the horses are still there.

Ever since, we received the notice, Mrs. Treece and Mr. Novak say, "that all 6 horses belong to Novak and now, that the 4 horses are, Mr. Novak's."

Prior to Mr. Novak's returning with the horses to this property, he had taken them to a farm, owned by Mr. Richard Smith, along with the other 2 horses. (Mr. Smith's # 410-592-4265):

While Mr. Novak was boarding his horses with Mr. Richard Smith, Mrs. Joan Treece came to Mr. Smith, and told him that Mr. Novak had removed her horses from the Masters property, without her knowledge, and taken them to Mr. Smith's property (again, without her knowledge). She admitted that 2 of the horses were here, which, of course, gives "credence" to the fact that Mr. Novak was boarding, not only, her 2 horses, but the 2 horses of Mary Laow. (her # 410-889-4769)

Mr. Novak is still boarding Mrs. Joan Treece's 2 horses, which are with the 2 horses he owns, on the property, owned by "Woolford Realty."

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JIM NOVAK
JULIE WRIGHT, ESQ
for David Gilden

2703 WILDBERGER AVE
Whiteford, Taylor +
Preston



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

David K. Golden

Whiteford Taylor + Preston
210 W. Penn. Ave

Towson, MD. 21204

James Morak

2703 Wildberger Ave
Baltimore MD 21234

PDM
MS 1105



PROTESTANT(S) SIGN-IN SHEET

ADDRESS

NAME	ADDRESS
Stanley M. Pollack	4609 Copperwood Ln Glen Arm
Elizabeth Brownell	11520 Glen Arm Rd 21057
Virginia Sarant (SARANT)	11440 Glen Arm Rd 21057
Edward M. Zimmer	5820 Chapel Ln 21082
	(Church Lane)
Patricia Beemt	Box 37 Monkton MD
	21111

PROTESTANT(S) SIGN-IN SHEET

ADDRESS

11515 Glenarm Rd.

11520 Glen Arm Rd

5820 CHURCH LA, HYDRES MD 21082

5820 Church Ln. Hydes, MD 21082

11440 Glen Arm Rd, Glen Arm, Md.

11510 GLENARM RD. GLENARM, MD. 21057



DAVID LICHTY

Ref No 17

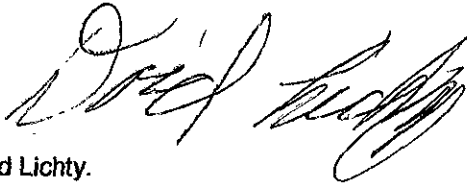
February 2, 1998

David Lichty
11411 Glenn Arm Rd.
Glenn Arm, MD. 21057.

Dear Mr. Novak:

This letter is to inform any concerned party that I have given you permission to use my 2.6 acres, located at 11411 Glenn Arm Rd., for the needs of your horses. My land is available to you to walk, graze or exercise your horses at any time.

Sincerely,

A handwritten signature in cursive script, appearing to read 'David Lichty', written in dark ink.

David Lichty.

Ref 2A

MR. Lawrence Schmidt
Balto. Co. Zoning Commissioner
401 Bosley Ave.
Towson Md. 21204

Ref, James Novak
11332 Glen Arm Rd

Dear Mr. Schmidt

Mr. Novaks property is across from me, and he introduce himself to me and my wife about one year ago. Mr. Novak also told me that he and his son have horses. I at that time gave Mr. Novak the right for his horses to graze on my property.

Mr. Novak stopped by our house on sunday Feb, 12. He assured my wife and I that this was a zoning hearing and not a civil matter. We at that time infomed Mr. Novak that we did not and will not be involved in any civil matter.

Sincerely,
Mr. Adams

Chris L. Adams

Feb. 8 1998

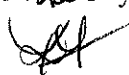
Feb 3 A

James Novak
2703 Wildberger Ave.
Balto. Md. 21234
Re: 11332 Glen Arm Rd. Case # 98-174A

Dear Jim,

Welcome to the neighbor hood. Sorry about all the problems and trouble your having
My husbund and I have about one and a half acres of ground which we would be happy to
allot one acre for your horses to graze.

we are sorry that we will be unable to attend Feb. 12th hearing, but we attest to the
fact that our property is within ~~200~~ of yours.



Good luck!

Sincerely,



bol 4A

REFERENCE: JIM NOVAK
11332 GLEN ARM RD.

TO WHOM IT MY CONCERN;

MY HUSBUND AND I LIVE ACCROSS FROM MR. NOVAK AND NEXT TO THE FISCHERS.
WE ALSO HAVE NO PROBLEM WITH MR. NOVAK AND HIS HORSES. WE HAVE A ACRE OF GRAZING
THAT MR. NOVAKS HORSES CAN USE.

SINCERELY.

Gay R. May

12/15

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/10/1998

OWNER INFORMATION

DISTRICT: 11 ACCT NO: 1103068600

USE: RESIDENTIAL

OWNER NAME: LICHTY ELVIN R
LICHTY SALLY J LICHTY DAVID N
MAILING ADDRESS: 11411 GLEN ARM RD
GLEN ARM MD 21057-9436

PRINCIPAL
RESIDENCE
YES

TRANSFERRED

FROM: BARD RUBIN FORD

DATE: 04/18/1995 PRICE: \$175,000

DEED REFERENCE: 1) /11013/ 407
2)

POTENTIAL TAX LIABILITY

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F5> RETURN TO LIST SCRIN
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/10/1998

LOCATION INFORMATION

DISTRICT: 11 ACCT NO: 1103068600
NAME: LICHTY ELVIN R

USE: RESIDENTIAL

PREMISE ADDRESS
11411 GLEN ARM RD

ZONING

LEGAL DESCRIPTION
2.10 AC SES GLENARM
11411 GLEN ARM RD
1300 NE MANOR ROAD

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
62 9 137 82

PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1953 1,840 SF

PROPERTY LAND AREA
2.10 AC

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F5> RETURN TO LIST SCRIN
<F6> SELECT NEXT PROPERTY

Page 2/3

M.D.A.T. REAL PROPERTY SYSTEM

02/10/19

OWNER INFORMATION

BALTIMORE COUNTY

DISTRICT: 11 ACCT NO: 1101013075

USE: RESIDENTIAL

OWNER NAME: ADAMS OTIS L

PRINCIPAL

ADAMS EMILY M

RESIDENCE

MAILING ADDRESS: 11330 GLEN ARM RD
GLEN ARM

MD 21057-9433

YES

TRANSFERRED
FROM: ROLAND PARK COMP ANY

DATE: 07/28/2050 PRICE: \$0

DEED REFERENCE: 1) / 1869/ 120
2)

POTENTIAL TAX LIABILITY

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM

02/10/1998

LOCATION INFORMATION

BALTIMORE COUNTY

DISTRICT: 11 ACCT NO: 1101013075

NAME: ADAMS OTIS L

USE: RESIDENTIAL

PREMISE ADDRESS
11330 GLEN ARM RD

ZONING

LEGAL DESCRIPTION

4.69 AC

WS GLEN ARM RD

660FT N OF MANOR RD

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
62 9 8 82

PLAT NO :

PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1957 1,620 SF

PROPERTY LAND AREA
4.69 AC

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

$$S_1 = \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2} \quad S_2 = \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2} \quad S_3 = \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$$
[illegible]
$$\varphi: \mathbb{C}^n \rightarrow \mathbb{C}^n, (z_1, \dots, z_n) \mapsto (z_1, \dots, z_{n-1}, z_n + \sum_{j=1}^{n-1} \alpha_j z_j^2),$$
[illegible][illegible]

1. The first group of variables includes the following:

$$\begin{aligned} \text{rank}(H_1) &= \text{rank}(H_1') + \text{rank}(H_2) - \text{rank}(H_2') \\ &= \text{rank}(H_1') + \text{rank}(H_2) - \text{rank}(H_2) = \text{rank}(H_1'). \end{aligned}$$
[illegible]
$$L^2_{\text{loc}}(\mathbb{R}^n; \mathbb{R}) \rightarrow L^2(\mathbb{R}^n; \mathbb{R}) \text{ is a linear operator.} \quad (1)$$
$$u = \frac{1}{2} \left(\frac{1}{\sqrt{2}} \begin{pmatrix} 1 & 1 \\ 1 & -1 \end{pmatrix} \right)^2 = \frac{1}{2} \begin{pmatrix} 1 & 1 \\ 1 & -1 \end{pmatrix} \begin{pmatrix} 1 & 1 \\ 1 & -1 \end{pmatrix} = \frac{1}{2} \begin{pmatrix} 2 & 0 \\ 0 & -2 \end{pmatrix} = \begin{pmatrix} 1 & 0 \\ 0 & -1 \end{pmatrix}$$
[illegible]

1. *Journal of the American Medical Association*, 1997; 277: 1033-1038.

[illegible][illegible][illegible]

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

[illegible]
$$u = \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$$
[illegible][illegible]

21. *Chlorophyll* — *Chlorophyll* is a green pigment found in plants and algae. It is responsible for the green color of these organisms and is essential for photosynthesis. Chlorophyll is found in the chloroplasts of plant cells and in the thylakoids of algae. It absorbs light energy and converts it into chemical energy, which is then used to synthesize glucose from carbon dioxide and water.

[illegible][illegible]

4 - 1

578 *Journal of Management Studies* 41(4) *Journal of Management Studies* 41(4)

[illegible]
$$\Psi^{\pm}(x, y, z) = \frac{1}{2} \left[\Psi^{\pm}(x, y, z) + \Psi^{\pm}(x, y, z) \right] \quad (11)$$

U.S. MAIL PERMIT NO. 5100 NEW YORK, N.Y. POSTAGE WILL BE PAID BY ADDRESSEE

[illegible]

3 4 2 1

[illegible][illegible]

12
33

Ref 4B

OWNER INFORMATION

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/11/1998

DISTRICT: 11 ACCT NO: 2000001812

USE: RESIDENTIAL

OWNER NAME: MAZAN GARY R
MAZAN KAREN K
MAILING ADDRESS: 11313 MANOR RD
GLEN ARM

PRINCIPAL
RESIDENCE
YES

MD 21057-9424

TRANSFERRED

FROM: RIGGS MARY LOUISE

DATE: 04/29/1985 PRICE: \$45,000

DEED REFERENCE: 1) / 6905/ 574
2)

POTENTIAL TAX LIABILITY

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

LOCATION INFORMATION

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/11/1998

DISTRICT: 11 ACCT NO: 2000001812

NAME: MAZAN GARY R

USE: RESIDENTIAL

PREMISE ADDRESS
11313 MANOR RD

ZONING

LEGAL DESCRIPTION
1.51 AC NES MANOR RD

550 NE GLENARM RD

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
62 9 392 82

PLAT NO :
PLAT REF :

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1988 3,178 SF

PROPERTY LAND AREA
1.51 AC

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

let Nos

Ref, Jim Novak
11332 Glen Arm Rd.

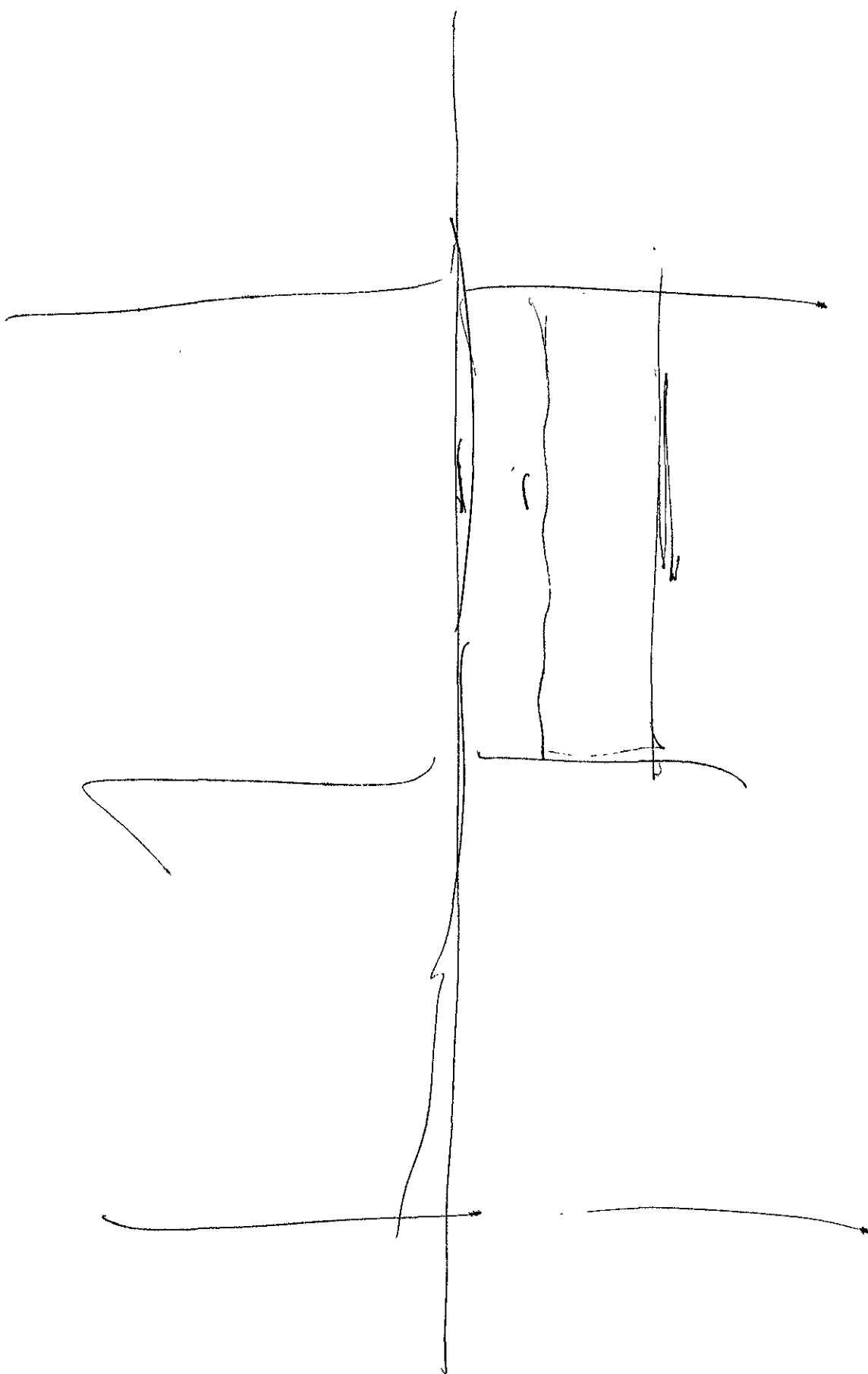
Dear Mr, Schmidt,

I have known Jim Novak for over 10 years and I am aware of the zoning hearing on Feb, 12 . I have no problem with his horses on his property. I would have never known about the hearing until Mr. Novak came by my house.

Mr. Novak has the right to ride his horses or to have them graze on my property, only if it meets all county laws and regulation.

Sincerely,

Thomas B. Schacht
WAGON WHEEL CT
GLEN ARM, MD.



Mr. Schmidt
Balto. Co. Zoning Commissioner
401 Bosley Ave.
Ref; James Novak
Case # 98- 174a
11332 Glen Arm. Rd.

Ref NOG

Dear Mr. Schmidt,

My wife and I meet Mr. Novak about one year ago, he at that time ask permission to *occasionally* ride his horses accross our property . We at that time granded Mr. Novak the permission to due so. Mr. Novak also told us about the zoning hearing on Feb. 12 concerning his four horses. *#2*

Sh. Harris
Sincerely,

11323 Glenarm Rd.

Let No 7

February 10, 1998

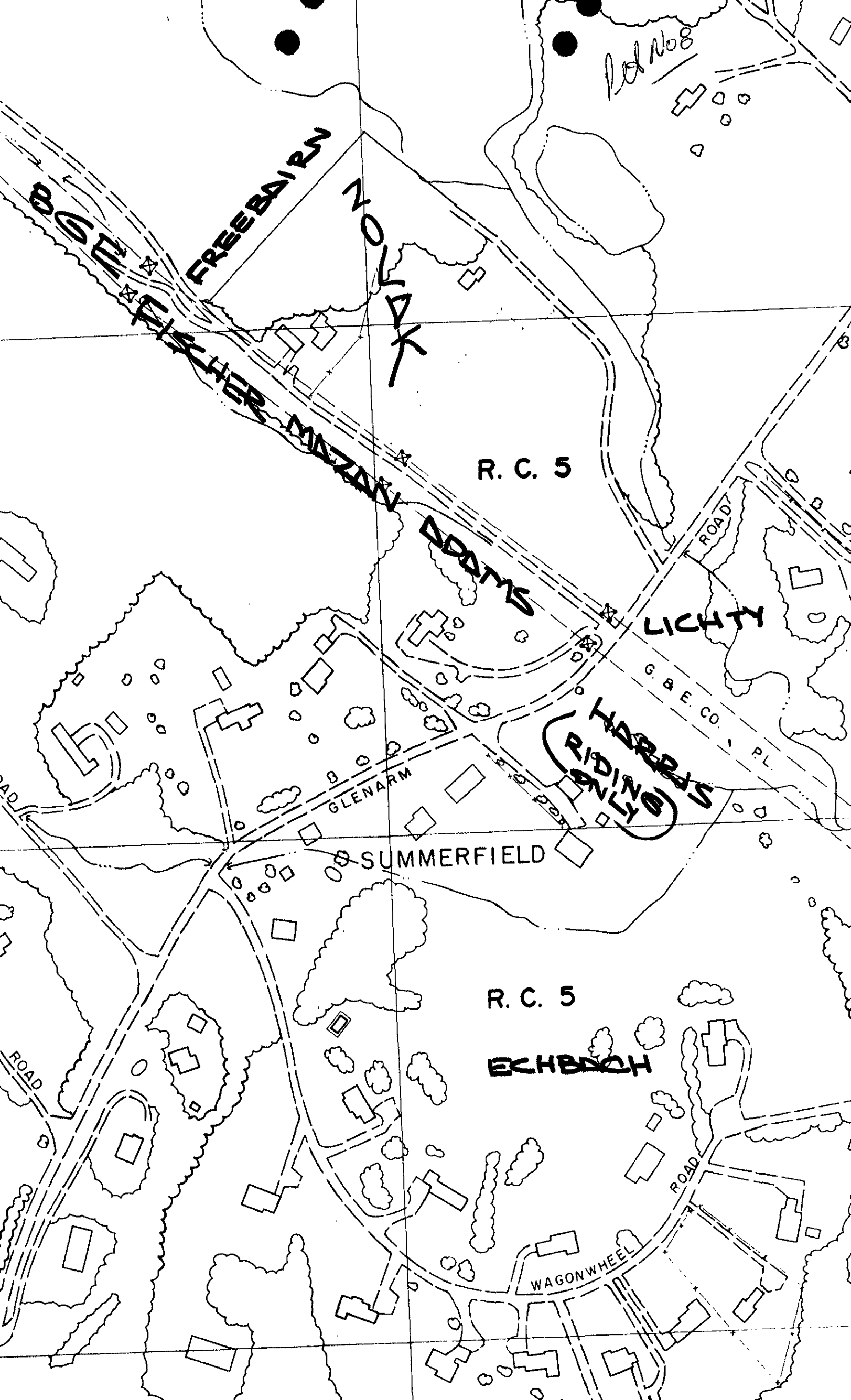
James E. Novak
2703 Wildberger Avenue
Baltimore, Maryland 21234
Re: 11332 Glen Arm Rd. Case # 98-174A

To Whom it May Concern:

My husband and I have known Jim Novak for several years; currently, we reside behind Jim on Manor Road. We recently became aware of the ongoing problems that Jim has encountered with his neighbor. The Glen Arm and Manor Road area is known for its horse farms. From our earliest, recollection there had always been horses on the property that Jim now owns. If there is a problem in the amount of acreage that Jim owns in order to meet the zoning regulations, we are more than happy to allow Jim to use utilize our five (5) acre field as grazing pasture. We own over twenty-five acres ourselves and are happy to offer our surplus as a neighborly, goodwill gesture.

Sincerely,

Judy Meary
Jeff Meary



Ref No 8

FREEBURN

ZOLK

MAZAN

DRAWS

LICHY

RIDING

GLENARM

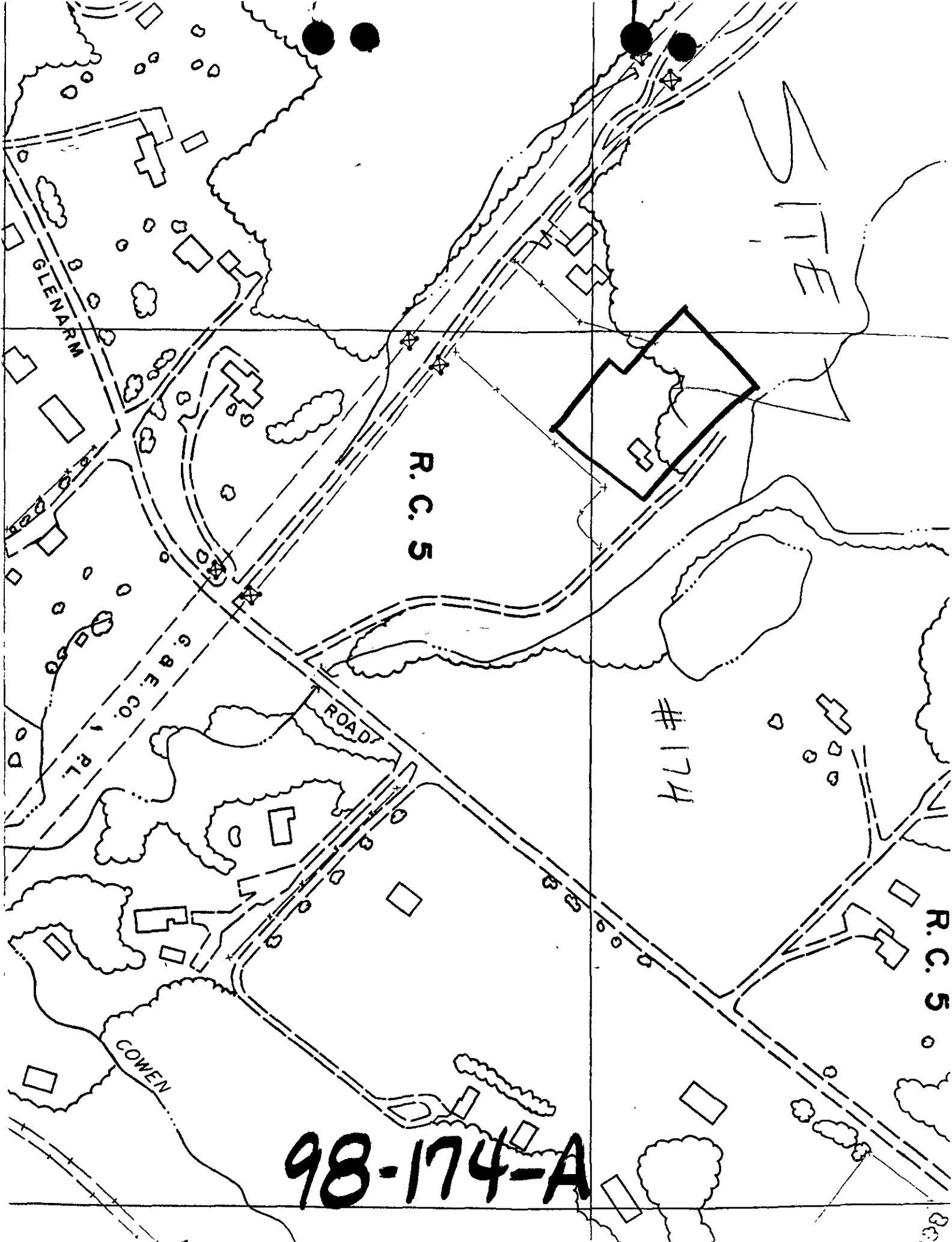
SUMMERFIELD

R.C. 5

ECHBACH

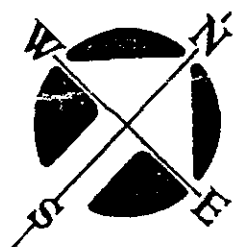
WAGONWHEEL

G. & E. CO. PL.

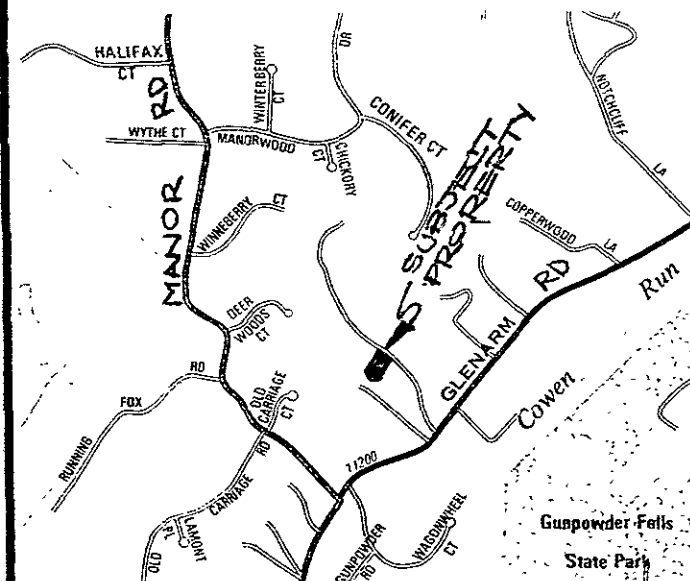


98-174-A

OWNER: PATRICK HUDSON

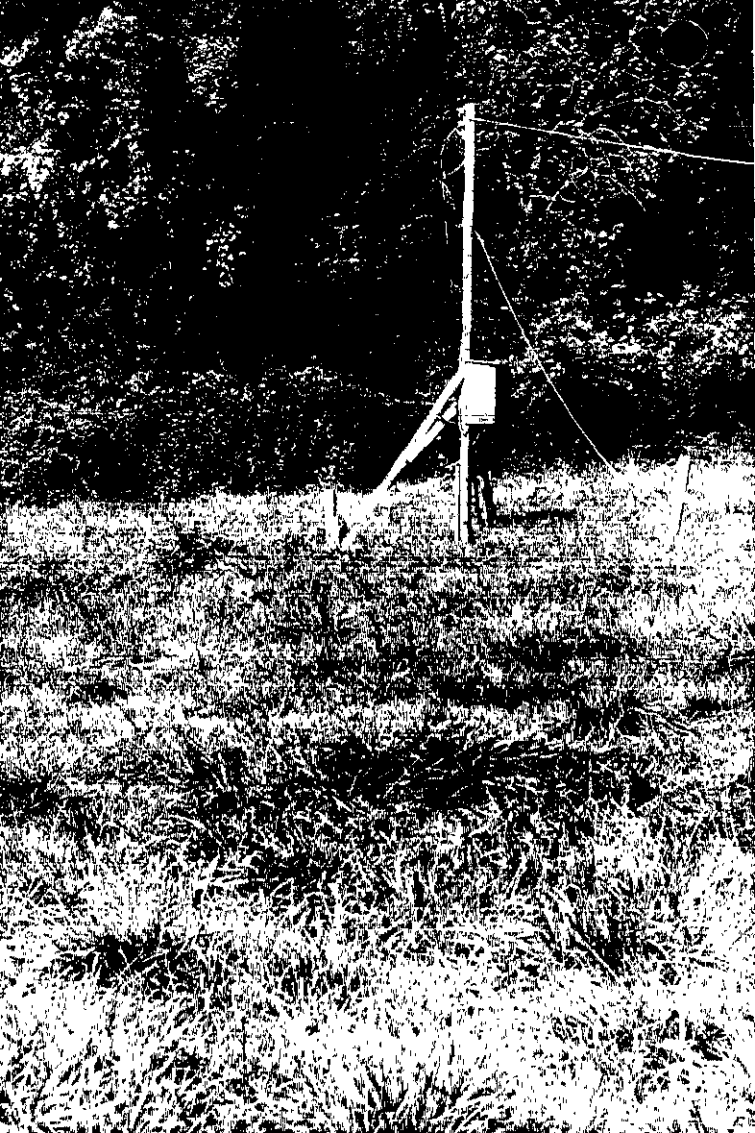


SCALE : $3/4" = 50'$



PRIOR ZONING NO
HEARINGS

174 98-174-A



" IV "

This Photo shows OUR
PASTURE WITH MR. NOUAK'S
HOME-MADE ELECTRICAL
POLE USED FOR HIS TEMP-
ERARY ELECTRICITY FROM
BEE. (HE ERECTED THIS ON
OUR LAND, WITHOUT OUR
KNOWLEDGE OR PERMISSION)

This Photo shows,
AGAIN, THE LUSH GRASS
OF OUR PASTURE, WHICH
MR. NOUAK TRIED TO USE
AFTER OUR SELLING THE
OTHER ACERAGE TO ("OUR
"WOOLFORD REALTY." (WOODS IN
BACKGROUND)



"V"

This photo shows the PASTURE, which is OWNED by "WOOLFORD REALTY," AND ON WHICH MR. NOUAK GRAZES his AND MRS. TREECE'S HORSES. (WE HAD TO HIRE SOMEONE TO REMOVE MR. NOUAK'S POLE, AND PLACE IT ON "WOOLFORD REALTY'S" PROPERTY.)

AGAIN, PLEASE NOTE THE BARE DIRT AREAS OF THE "OVER-EATEN" LAND, ON WHICH THESE 4 HORSES MUST GRAZE,

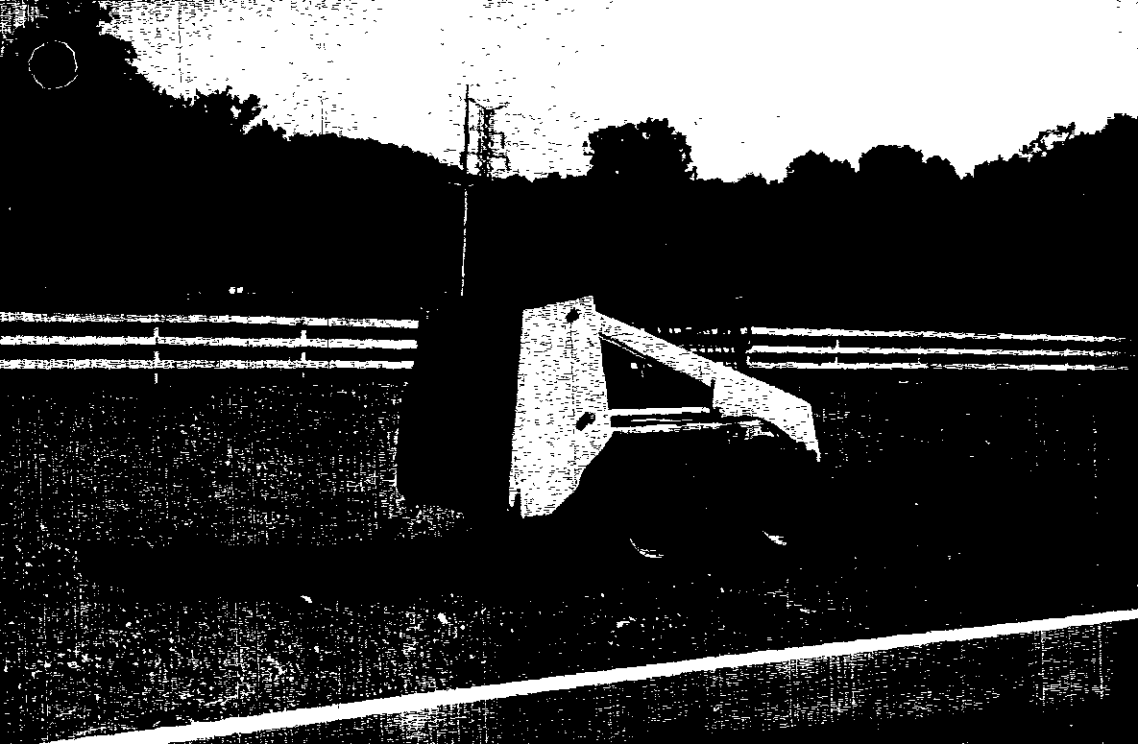


"VI"

THIS PHOTO SHOWS MRS. VIRGINIA SERANT'S LAND (TO THE LEFT), AND OUR PASTURE (TO THE RIGHT.)

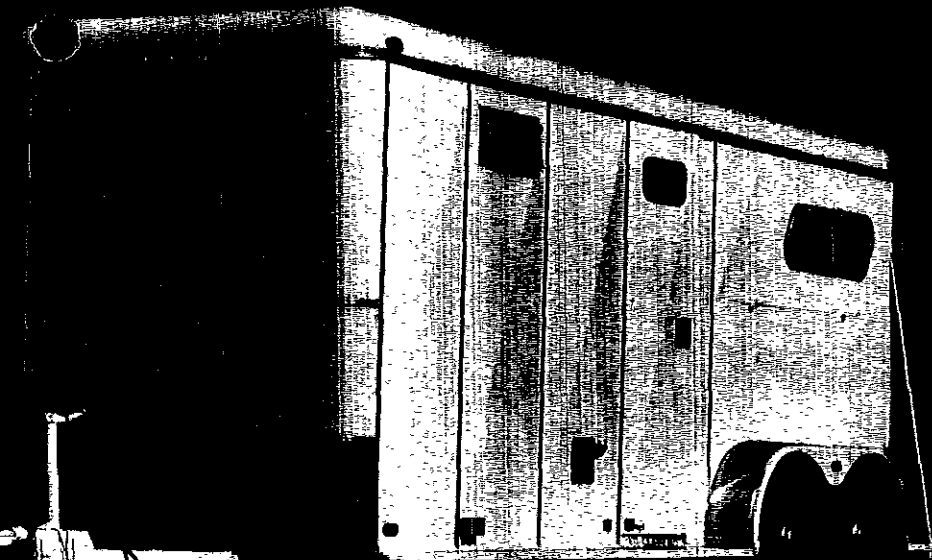
NOTE THE "NO TRESSPASSING SIGNS" DR. MASTERS AND I HAD TO POST, BECAUSE OF MR. NOVAK'S TEARING DOWN OUR FENCE, SO HE COULD HAVE HIS HORSES GRAZE ON OUR LAND.

AGAIN, NOTE THE VERY LUSH GREEN PASTURES OF OURS (AND MRS. SERANT).



(THE PASTURE IS BACKGROUNDED BELONGS TO MRS. SERANT) "VII" * SINCE OCTOBER, 1997

This Photo Shows The MUCH ENLARGED
"RIDING AREA" (ENLARGED 3 FOLD BY MR.
NOVAK, who keeps "LEVELING" THIS DIRT
WITH HIS BOBEAT) OF DIRT AND MR.
NOVAK'S BOBEAT; MR. NOVAK ONLY HAS
THIS AREA ("DIRT"), THE GRAVEL ROAD (HE
PUT IN), THE WOODS ON "WOOLFORD REALTY'S"
PROPERTY, AND THE SMALL AREA OF
GRAZING LAND (PHOTOS # "II", "III", "V"), ^{AND} THE
BARN. HE ONLY USED THE PASTURE FOR HIS
HORSES A VERY SHORT TIME. * FOR MANY MONTHS,
THE HORSES "ARE" ONLY IN THE "DIRT"



"VIII"

AND "IX"

This Photo AND Photos #"IX" AND "X" show MR NOVAKS TRAILERS ON THE GRAVEL ROAD AND AREA (ON THE OTHER SIDE OF THE BARN FROM HIS "PASTURE" AND DIRT "RIDING AREA"), WHERE MR. NOVAK, NOT ONLY HAS 3 TRAILERS, BUT, ALSO, HAS A LONG FLAT BED TRAILER, A SMALL TRAILER (SEEN IN THIS PHOTO); AND WHEN HE GETS (IF HE GETS) A "ROAD" TO THE PROPERTY, THERE WILL BE HIS TRUCK, MRS. TREECE'S VAN, AND "VISITING" TRAILERS (THERE WERE 2 LARGE ONES THERE ONE DAY). HE HAS NO "ROOM" FOR HORSES!!!







"XI"

1163

THE WOODS IN BACKGROUND
BELONGS TO MRS. SERANT; THE
WHITE FENCE, ERECTED BY MR. NOUAK,
DEFINES "WOOLFORD REALTY'S" PROPERTY
AND THE DIRT RIDING AREA.



"III"

ANOTHER PHOTO OF THE TINY OVER-EATEN PASTURE, WHICH IS THE ONLY GRAZING AREA FOR THESE FOUR

(NOTE: "WOOLFORD REALTY'S WOODS" IN BACK GROUND, WHERE MR. NOVAK } HORSES.
{ HAS STRUNG WIRE FOR "HIS" HORSES.
(WIRE NOT ON "THIS SIDE" OF WOODS)

IN THIS PHOTO, THE WIRE SEPARATING THE HORSES' PASTURE FROM OUR GRASSY PASTURE CAN BE SEEN. NOTE

THE TINY AREA FOR THESE FOUR

HORSES TO GRAZE UPON. (WIRE IS SEEN "ACROSS" CHESTNUT HORSES' NECK.)



"II"

This photo shows OUR PASTURE (IN THE FOREGROUND), AND MR. NOUAK'S AND MRS. TREESE'S HORSES ON THE "LAND," WHICH IS OWNED BY "WOOLFORD REALTY" AND USED BY MR. NOUAK AND MRS. TREESE. (MRS. TREESE BOARDS HER 2 HORSES WITH MR. NOUAK, AND HAS DONE SO, SINCE MARCH, 1997.), YOU CAN SEE THE FENCE LINE (BETWEEN THE TWO PASTURES (MENTIONED ABOVE) - A WIRE - "CUTTING" ACROSS THE BODY OF THE HORSE CLOSEST TO THE CAMERA - (DARK BAY) NOTE: OUR "LUSH" PASTURE AND THE "EATEN-DOWN" PASTURE, WHERE THE HORSES GRAZE.



This PHOTO SHOWS "I"
MR. JAMES NOVAK'S ON
PAINTED FENCE, WHICH YOU WILL SEE TO THE
RIGHT OF HIS HORSES AND JOAN TREECE'S
HORSES IN THE LARGER "PANORAMIC VIEW":
(SEE PHOTO, MARKED "II")

THIS PHOTO ("I"), ALSO, SHOWS, (TO THE RIGHT OF THE WOODED FENCE) THE BARBED-
WIRE FENCE (LYING IN A "HEAP"), WHICH WE
ERECTED ON OUR PROPERTY, AND WHICH
MR. NOVAK TORE DOWN, IN ORDER TO
HAVE HIS HORSES GRAZE ON OUR LAND.