

IN RE: PETITIONS FOR SPECIAL HEARING  
AND SPECIAL EXCEPTION – E/S of  
Manor Road, 620' N of Windemere Pkwy.  
(12531 Manor Road)  
11<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District

Phoebe M. DeVoe, et al  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-389-SPHX  
\*

\* \* \* \* \*

ORDER ON THE MOTION FOR RECONSIDERATION

WHEREAS, this matter came before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by Phoebe M. DeVoe, and her parents, William F. and Nancy F. DeVoe, property owners, through their Counsel, Robert A. Hoffman, Esquire and Patricia F. Malone, Esquire. The Petitioners requested a special hearing to confirm the permitted use of the property for the purposes of horse training and breeding in conjunction with a farm/commercial agricultural operation, as permitted by right in an R.C.2 zone under the Baltimore County Zoning Regulations (B.C.Z.R.), or, in the alternative, a special exception, if required, to permit a riding stable on the subject property, pursuant to Section 1A01.2.C.21 of the B.C.Z.R. The subject property and relief sought were more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 2.

At the public hearing held in this case, which consumed nearly three full days of testimony, the Petitioners appeared and testified as did numerous other witnesses who are experts on issues concerning land planning and zoning, traffic and the environment. In addition, numerous residents from the surrounding locale appeared and testified, both in support of and in opposition to, the relief requested. Moreover, a significant amount of documentary evidence was offered, including the site plan, photographs of the property and surrounding area, and other letters, plats and plans. In addition, I conducted a site visit of the property and surrounding area.

After due consideration of all of the testimony and documentary evidence presented, and my personal inspection of the property and surrounding area, I granted the Petitioners' request for special hearing relief and dismissed the special exception request, subject to certain terms and

ORDER RECEIVED FOR FILING

Date

By

conditions, by my Order dated July 23, 1999. A copy of my Findings of Fact and Conclusions of Law was forwarded to all parties present at the hearing. However, subsequent to the issuance of said Order, Counsel for the Protestants, Thomas L. Hennessey, Esquire, advised this Zoning Commissioner that he never received a copy of the Order and only recently learned of the decision from one of his clients. Moreover, he requested that his letter, dated August 19, 1999, serve as a Motion for Reconsideration and Revision of said Order. In his letter, Mr. Hennessey opined that the decision rendered in this matter was against the specific evidence in the case and against existing Maryland law.

After due consideration of his request and argument, I am not persuaded to reconsider the decision rendered in this case and thus, my Findings of Fact and Conclusions of Law, dated July 23, 1999, shall remain as written.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of August, 1999 that the Motion for Reconsideration and Revision filed by Counsel for the Protestants in the above-captioned matter be and the same is hereby DENIED; and,

IT IS FURTHER ORDERED that the terms and conditions of the Order issued July 23, 1999 shall remain in full force and effect; and,

IT IS FURTHER ORDERED that any appeal of this decision must be filed within thirty (30) days of the date of this Order on the Motion for Reconsideration.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Robert A. Hoffman, Esquire & Patricia Malone, Esquire  
Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, Md. 21204  
Ms. Phoebe M. DeVoe and Mr. & Mrs. William F. DeVoe  
12531 Manor Road, Long Green, Md. 21092  
Thomas L. Hennessey, Esquire  
40 W. Chesapeake Avenue, Suite 506, Towson, Md. 21204  
Mr. & Mrs. John W. Yoder, 4603 Long Green Road, Long Green, Md. 21092  
Mr. & Mrs. William J. Mester, Jr., 12421 Manor Road, Glen Arm, Md. 21057  
Mrs. Robert Boston, 12712 Sweet Water Lane, Glen Arm, Md. 21057  
Mr. Walter Beaumont, 12535 Manor Road, Long Green, Md. 21092  
Mr. Samuel M. Tagg, 12607 Manor Road, Long Green, Md. 21092  
People's Counsel; Case File

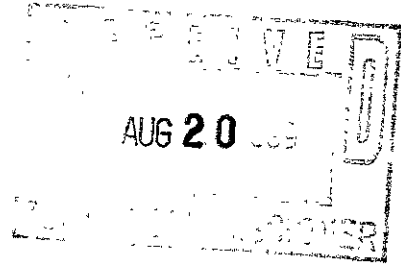
LAW OFFICES

*Thomas L. Hennessey, P.A.*

40 W CHESAPEAKE AVENUE, SUITE 506  
TOWSON, MARYLAND 21204-4290

AREA CODE (410) 823-7710  
FAX (410) 823-7231

THOMAS L. HENNESSEY



RETURN MAIL ADDRESS

Box No 5473

TOWSON, MARYLAND 21285-5473

August 19, 1999

Via Fax to (410) 887-3468 and First Class Mail

Lawrence E. Schmidt, Zoning Commissioner  
Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

Re: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION  
E/S Manor Road, 620' N of Windemere Parkway  
(12531 Manor Road)  
11th Election District - 6th Councilmanic District  
Phoebe M. DeVoe, et al - Petitioners  
Case No. 99-389-SPHX

Dear Mr. Schmidt:

This is to advise you that on behalf of the Defendants, this letter should serve as a Motion for Reconsideration and Revision of your decision in the above entitled matter given on the 23rd day of July, 1999.

The reason for the request is that the decision is against the specific evidence in the case and is against existing Maryland law.

Thank you for promptly noting this request.

Yours very truly,

*Thomas L. Hennessey*  
Thomas L. Hennessey

TLH:ewh

cc: Mr. & Mrs. John W. Yoder, 4603 Long Green Road, Long Green. MD

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND SPECIAL EXCEPTION – E/S of \*  
Manor Road, 620' N of Windemere Pkwy. \* ZONING COMMISSIONER  
(12531 Manor Road) \*  
11<sup>th</sup> Election District \* OF BALTIMORE COUNTY  
6<sup>th</sup> Councilmanic District \*  
\* Case No. 99-389-SPHX  
Phoebe M. DeVoe, et al \*  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by Phoebe M. DeVoe, and her parents, William F. and Nancy F. DeVoe, property owners, through their attorney, Patricia A. Malone, Esquire. The Petitioners request a special hearing to confirm the permitted use of the property for the purposes of horse training and breeding in conjunction with a farm/commercial agricultural operation, as permitted by right in an R.C.2 zone under the Baltimore County Zoning Regulations (B.C.Z.R.). In the alternative, the Petitioners request a special exception, if necessary, to allow a riding stable on the subject property, pursuant to Section 1A01.2.C.21 of the B.C.Z.R. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 2.

As required by the B.C.Z.R., this matter came in for public hearing during which testimony and evidence were taken, both in support of and in opposition to the request. The matter consumed nearly three full days of hearing. Appearing at the hearing in support of the request were Phoebe M. DeVoe and her parents, William and Nancy DeVoe, property owners. Also appearing and testifying in support of the request were Eugene Raphel, Registered Land Surveyor who prepared the site plan of this property; Mickey Cornelius, Traffic Engineer; Robert Sheesley, former Director of the Baltimore County Department of Environmental Protection and Resource Management (DEPRM) and an environmental expert; and, Norman Gerber, former Director of the

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Date 7/23/99  
By [Signature]

Office of Planning, and a Land Planner. The Petitioners were represented by Robert A. Hoffman and Patricia Malone, Attorneys at law. A number of current Baltimore County employees were subpoenaed to appear and testify. They included Wally Lippincott with DEPRM, Dennis Wirtz and Jeffrey Long with the Office of Planning (OP), and Mitchell Kellman, with the Zoning Review division of the Department of Permits and Development Management (DPDM). The record of this case will also reflect that numerous residents from the surrounding locale appeared and testified, both in support of and in opposition to, the request. The Protestants were represented by Thomas L. Hennessey, Esquire.

In addition to the testimony and evidence offered, a significant amount of documentary evidence was offered. This included the site plan, photographs of the property and surrounding area, and other letters, plats and plans which form the record of this case. In addition, I conducted a site visit of the property and surrounding area.

The subject property consists of a gross area of 37.53 acres, more or less, zoned R.C.2, and is located on the east side of Manor Road, just north of its intersection with Windemere Parkway in Long Green. The property is improved with a large farmhouse and several out-buildings, including a large barn which is presently under construction. It is the construction of this barn and the proposed use thereof which precipitated the filing of the instant Petitions. The property bears the address of 12531 Manor Road, and vehicular access to that roadway is by way of a long, narrow driveway. The driveway is approximately 1700 feet in length; moreover, it is in the character of a country lane and is wide enough to accommodate only one vehicle. During my site inspection, I observed the width of the driveway to be no greater than 16.5 feet and noted that it would be nearly impossible for vehicles heading in opposition directions to pass.

Ms. DeVoe and several witnesses testified and described the proposed use of the property. Ms. DeVoe is a practitioner of the sport known as "dressage", an activity unknown to this Zoning Commissioner (at least prior to this case), and I daresay, most individuals. Ms. DeVoe is apparently a nationally recognized sportswoman in this pursuit and her credentials are indeed impressive. The sport of dressage involves an intensive training regimen for both horse and rider.

The animals are judged, not on their speed or jumping ability, but rather on their ability to perform a technical routine which requires certain steps performed in a prescribed sequence. Dressage is an Olympic sport and apparently Ms. DeVoe is considered one of this country's emerging talents.

Ms. DeVoe proposes constructing an L-shaped barn for the purposes of pursuing her vocation. In fact, a building permit was obtained for the barn that is presently under construction. As observed during my site inspection, the barn is a unique structure in that it contains an indoor arena. Apparently, the sport of dressage requires an arena measured precisely to the dimension of 200 feet by 70 feet. Within this dimension, the horse and rider are required to present their routine.

In addition to the indoor arena, which encompasses a large part of the barn, the structure will also feature approximately 20 stalls. It is anticipated that 5 to 7 of the stalls will accommodate horses of absentee owners, 5 to 7 other stalls will accommodate animals owned and ridden by their owners, 3 stalls will be reserved for Ms. DeVoe and her horses, and 3 other stalls will be reserved for horses of the working students on the farm. Ms. DeVoe and her witnesses testified about the extensive training that is necessary for one to compete at a high level in dressage. It is her hope that a covered arena within the building will enable her to train her animals more easily and perfect her craft. Additionally, the proposed barn will contain several other smaller rooms necessary for the stabling of the animals and for the use of Ms. DeVoe and her students.

The lay witnesses who appeared in support of Ms. DeVoe enthusiastically urged that her plans be permitted. Generally, those witnesses believe that the proposed barn and activities therein are consistent with the agricultural character of this neighborhood and the R.C.2 zoning of the property. Indeed, the R.C.2 zone is the most restrictive zone contained within the B.C.Z.R. and is a classification which promotes and protects agricultural purposes.

The expert witnesses retained by Ms. DeVoe also support her request. Mr. Cornelius, a traffic expert, testified that the proposed use would cause no detrimental traffic impact to the locale. He undertook traffic counts in the area which led him to conclude that the area at large experiences modest volumes of traffic. He also noted that sight distances for vehicles exiting the

driveway onto Manor Road are acceptable in both directions. In his judgment, the proposed use will cause no detrimental impact to the surrounding locale.

Mr. Sheesley, an environmentalist, testified that the proposed use is entirely consistent with the agricultural character of the property and R.C.2 zone. He noted that the soils on the site are agricultural soils (e.g., prime and productive) and that the character of the land (i.e., its soils, woodlands, soil conservation plan, etc.) all support a conclusion that the proposed use is agricultural in nature and permitted by right in the R.C.2 zone.

Mr. Gerber, a land planner, echoed and agreed with Mr. Sheesley's testimony. He noted that farms are permitted by right in the R.C.2 zone and believes that the proposed use should be permitted here by right.

The Protestants who testified are generally concerned about the feared impacts of the proposed use. Their comments expressed a concern that the proposed use was commercial in character and would constitute an overcrowding of the land. These witnesses commented on the agricultural character of the area at large and the fact that Ms. DeVoe's operation was commercial in nature, to the extent that she charges fees for the boarding and training of horses.

Significant concerns were also expressed regarding traffic. Particularly, many of the neighbors were fearful that traffic congestion in the area would increase by virtue of the proposed use, and that the driveway which leads to the property from Manor Road cannot handle anticipated volumes of traffic. This is but a synopsis of the Protestants' concerns which are fully set forth within the record of this case.

The Petition for Special Hearing urges approval of the use of this site as a farm. Section 101 of the B.C.Z.R. defines a farm as "Three acres or more of land, and any improvements thereon, used primarily for commercial agriculture, as defined in these regulations, or for residential and associated agricultural uses..." Moreover the farm definition specifically excludes "riding stables".

Agriculture/commercial is defined in Section 101 as "The use of land, including ancillary structures and buildings to cultivate plants or raise or keep animals for income, provided

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Date 7/23/94  
By [Signature]

that the land also qualifies for farm or agriculture use assessment, pursuant to Section 8-209 of the Tax Property Article of the Annotated Code of Maryland, as Amended." The definition then goes on to describe those types of activities which are included in the commercial/agriculture definition, including, but not limited to, horse breeding and horse training.

If the use of the property is not considered a farm, then the Petitioner seeks relief under the Petition for Special Exception. That Petition seeks approval of a riding stable on the subject property, zoned R.C.2. A riding stable is defined in Section 101 as "A building where riding horses are boarded or kept for hire."

Section 500.7 of the B.C.Z.R. allows the Zoning Commissioner to consider the instant Petition for Special Hearing. That Section empowers this office to conduct hearings as are necessary for the proper enforcement and interpretation of the zoning regulations.

Upon due consideration of the testimony and evidence offered in this case, I am persuaded that Ms. DeVoe's proposed use of the property for dressage activities falls within the commercial/agriculture definition and therefore, is permitted by right on the subject property. The definition of farm does not limit the size of a barn, or restrict the number of animals which may be kept on a property. Indeed, there are certain restrictions in this regard (see, e.g. Sections 100.6 and 101 of the B.C.Z.R.). However, in this case, I am persuaded that the proposed building is not violative of the zoning regulations.

Commercial/agriculture activity clearly encompasses horse training, which is the essence of dressage. Although most would equate horse training to thoroughbred racing or steeplechase, the commercial/agriculture definition is not so limiting. Baltimore County is rich in its agricultural resources and famous for the many renowned horses which have been bred and trained in this region. In my judgment, the training of a dressage horse is no different from that of a thoroughbred. The subject use is permitted by right in the R.C.2 zone and therefore, the Petition for Special Hearing must be granted.

Having granted the Petition for Special Hearing, consideration of the Petition for Special Exception is moot. I do not find the activity described herein to be a riding stable. That

definition, it seems, would be more suited to an activity which allows individuals to rent or board their horses for riding purposes. The more intense nature of dressage as a sport is accomplished within the horse training component of the commercial/agriculture definition.

In addition to the authority granted in Section 500.7 of the B.C.Z.R. to allow the Zoning Commissioner to interpret the regulations, that Section also permits me to pass appropriate Orders as are necessary to insure compliance. Under the mantle of that authority, I am persuaded to impose several restrictions in this case to assure that the activity continues to be practiced in the way it was described at the hearing. That is, I share the Protestants' concern that an over-commercialization of the site would be inappropriate. Thus, I shall impose the following conditions:

First, the Petitioner shall not be allowed to install outside lighting at or near the barn, except as is necessary to provide reasonable security. Ms. DeVoe indicated that there would be limited lighting outside the building and this should be permitted only in a manner consistent with the agricultural nature of the area. Moreover, the outside arena near the barn cannot be lit.

Secondly, I will, at this time, limit the number of shows at the site to one per year. The Petitioner indicated that she anticipated hosting only one such program on an annual basis. I will take her at her word and restrict same accordingly. This provision is subject to modification, based upon experience from the ongoing use of the site. However, presently there shall be only one show per year.

Third, I shall restrict the number of horses stabled at the barn to 20 in number. Again, this limit is within what has been requested in the instant Petition. Any expansion of the facility to allow more horses to be boarded would require a public hearing and an amendment of this Order.

Fourth, as indicated at the hearing, the barn shall be equipped with sprinklers in the arena area to reduce fire hazard.

Finally, the Petitioner shall improve the driveway as necessary to permit the passing of vehicles on at least a portion of the road. Such expansion shall not be undertaken so as to cause a detrimental impact on property of others. I will not prescribe the exact nature of the improvements

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Date 7/23/94  
[Signature]

to be made in that it appears that traffic volume will be modest. However, some improvements to the driveway should be made in order to allow a "pull-off" areas to enable vehicles traveling in opposite directions to pass. I believe that the property owners and their neighbors can reach a reasonable accommodation.

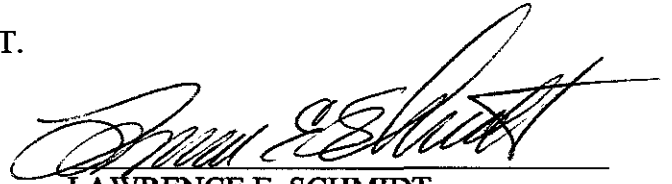
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth herein, the special hearing relief shall be granted and the special exception dismissed as moot.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of July, 1999 that the Petition for Special Hearing to confirm the permitted use of the property for the purposes of horse training and breeding in conjunction with a farm/commercial agricultural operation, as permitted by right in an R.C.2 zone under the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no outside lighting at or near the barn, except as is necessary to provide security. Moreover, the outside arena cannot be lit.
- 3) The Petitioner shall be limited to one (1) show per year. This provision, however, is subject to modification following a public hearing, based upon experience from the future use of the site.
- 4) There shall be no more than 20 horses stabled at the barn. Any expansion of the facility to allow more boarding would require a public hearing and an amendment of this Order.
- 5) The barn shall be equipped with sprinklers in the arena area to reduce the fire hazard.
- 6) The Petitioner shall improve the driveway as necessary to permit the passing of vehicles on at least a portion of the road. Such expansion shall not in any way cause a detrimental impact on adjacent property owners.

- 7) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Special Exception filed in the alternative, to allow a riding stable on the subject property, pursuant to Section 1A01.2.C.21 of the B.C.Z.R., be and is hereby DISMISSED AS MOOT.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

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Date 7/23/09  
By [Signature]



Baltimore County  
Zoning Commissioner

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

July 22, 1999

Robert A. Hoffman, Esquire  
Patricia Malone, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION  
E/S Manor road, 620' N of Windemere Parkway  
(12531 Manor Road)  
11th Election District - 6th Councilmanic District  
Phoebe M. DeVoe, et al - Petitioners  
Case No. 99-389-SPHX

Dear Mr. Hoffman & Ms. Malone:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Ms. Phoebe M. DeVoe and Mr. & Mrs. William F. DeVoe  
12531 Manor Road, Long Green, Md. 21092  
Mr. & Mrs. John W. Yoder, 4603 Long Green Road, Long Green, Md. 21092  
Mr. & Mrs. William J. Mester, Jr., 12421 Manor Road, Glen Arm, Md. 21057  
Mrs. Robert Boston, 12712 Sweet Water Lane, Glen Arm, Md. 21057  
Mr. Walter Beaumont, 12535 Manor Road, Long Green, Md. 21092  
Mr. Samuel M. Tagg, 12607 Manor Road, Long Green, Md. 21092  
People's Counsel; Case File

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





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 12531 Manor Road

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the use of the property for the purposes of horse training and breeding in conjunction with a farm/commercial agricultural operation permitted as of right in an RC-2 zone under the Baltimore County Zoning Regulations.

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

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

### Contract Purchaser/Lessee:

Name – Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney for Petitioner:

Patricia A. Malone

Name – Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

### Legal Owner(s):

Phoebe M. DeVoe

Name – Type or Print

Signature

William F. and Nancy F. DeVoe

Name – Type or Print

Signature

12531 Manor Road, P.O. Box 37

(410) 592-6426

Address

Telephone No.

Long Green

MD

21092

City

State

Zip Code

### Representative to be Contacted:

Patricia A. Malone, Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JCM

Date

4-1-99

ORDER RECEIVED FOR FILING  
Date 4/1/99  
By [Signature]  
REV 9/15/98

Case No.

99-389SPHX



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 12531 Manor Road

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

to approve a special exception, if necessary, under Section 1A01.2.C.21 of the Baltimore County Zoning Regulations for a riding stable.

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

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

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

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney for Petitioner:

Patricia A. Malone

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

## Legal Owner(s):

Phoebe M. DeVoe

Name - Type or Print

Signature

William F. and Nancy F. DeVoe

Name - Type or Print

Signature

12531 Manor Road, P.O. Box 37

(410) 592-6426

Address

Telephone No.

Long Green

MD

21092

City

State

Zip Code

## Representative to be Contacted:

Patricia A. Malone, Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

SCM

Date

4-1-99

Case No.

99-389 SPHX

REV 9/15/98

ORDER RECEIVED FOR FILING  
DATE  
BY

*E.F. Raphel & Associates*  
*Registered Professional Land Surveyors*  
205 Courtland Avenue  
Towson, Maryland 21204

Phone (410) 825-3908

Fax (410) 825-1331

DESCRIPTION TO ACCOMPANY  
PETITIONS

BEGINNING on the Easternmost side of Manor Road and the Northeasternmost side of a 24 foot Right-of-Way, thence on the side of the 24 foot Right-of-Way Southeasterly 915 feet, +/- thence South 41° 12' 30" West 4 feet +/- thence the nine following courses and distances, 1) South 40° 20' 45" East 841.99 feet, 2) North 48° 33' 50" East 810.13 feet +/-, 3) South 20° 38' 25" East 1413.36 feet, 4) South 68° 04' 25" West 1115.68 feet, 5) North 86° 16' 50" West 306.59 feet, 6) North 23° 13' 00" West 779.49 feet, 7) North 49° 09' 15" East 699.93 feet, 8) North 40° 20' 45" West 839.85 feet, and 9) South 41° 12' 30" West 4 feet +/- to the Southwest side of said 24 foot Right-of-Way, thence Northwesterly on the side of said Right-of-Way 910 feet +/- to the Easternmost side of Manor Road, thence on the side of Manor Road Northeasterly 24 feet +/- place of beginning. CONTAINING 37.53 Acres of land more or less. BEING known as 12531 Manor Road, Long Green, Maryland 21092.

E.F. Raphel Date: 4/1/99  
E.F. Raphel, Registered Professional Land Surveyor #2246



389

99.389-SPH X

389

No. 065434

BALTIMORE COUNTY, MARYL D  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE 5/28/99 ACCOUNT 4.1.99

AMOUNT \$ 550.00

P. DeVoe 12.531 MARCH

RECEIVED FROM:

(040) SDC - HRC  
(050) SDC X

FOR:

99.389.SPHX

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Jan

PAID RECEIPT

PROCESSED  
4/02/1999 4/02/1999 10:29:03  
CASHIER LHM LXS DRUMER  
MISCELLANEOUS CASH RECEIPT

087032

RECEIVED BY  
CR ID. 067636

RECEIVED  
550.00 BK  
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 063753

DATE 2/3/99 ACCOUNT 001 6130

AMOUNT \$ 40.00

RECEIVED FROM: Vehicle Baetjer's Horned

FOR: zoning verification

12531 Maro Rd 99.2381

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
2/03/1999 2/03/1999 12:13:39  
REF 48302 CASHIER JKIC JMR DRAMER 2  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 079639  
CR NO. 063753

40.00 DOLLARS: FN  
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING HEARING**

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

Case: #99-389-SPHX

12531 Manor Road

E/S Manor Road, 650' +/- N of Windemere Parkway

11th Election District - 6th Councilmanic District

Legal Owner(s):

Phoebe M. DeVoe & William F. DeVoe & Nancy F. DeVoe

**Special Hearing:** to approve horse training and breeding in conjunction with a farm/commercial agricultural operation permitted as of right in an R.C.-2 zone.

**Special Exception:** if necessary, for a riding stable.

**Hearing:** Thursday, May 28, 1999 at 10:00 a.m. in 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 Contact the Zoning Commissioner's Office at (410) 887-4386.

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

4/5/14 April 29

C307961

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 4/29/, 1999

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 4/29/, 1999.

**THE JEFFERSONIAN,**

*J. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE Case No 99-389-SPHX

Petitioner/Developer DEVOE, ETAL

% P.A. MALONE, ESQ. - VENABLE

Date of Hearing/Closing: 5/20/99

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

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

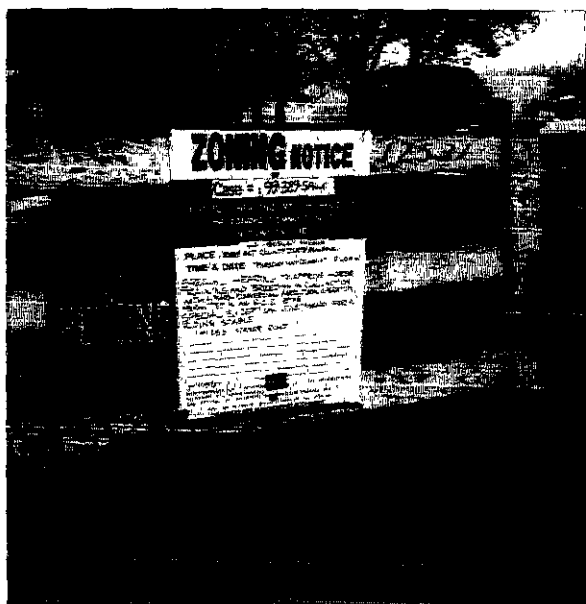
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #12531 MANOR RD.  
2 SIGNS ONSITE

The sign(s) were posted on

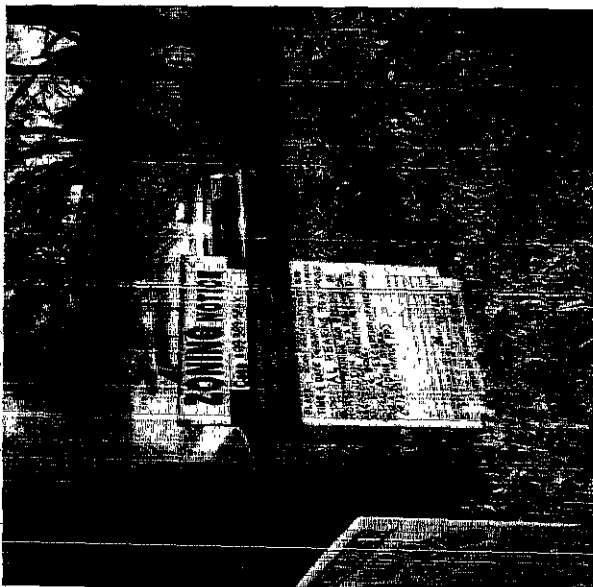
5/4/99  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/6/99  
(Signature of Sign Poster and Date)



#99-389-SPHX  
DEVOE  
VBH(% P.A. MALONE) H-5/20/99



99-389-SPHX  
#12531-MANOR ROAD  
DEVOE % P.A. MALONE, ESQ. H-5/20/99  
VBH  
VBH

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

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

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

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

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 389

Petitioner: Phoebe M. DeVoe

Address or Location: 12531 Manor Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Ormord

Address: 210 Allegheny Ave  
Towson MD 21204

Telephone Number: (410) 494-6201

Revised 2/20/98 - SCJ

**99.389.SPHX**

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.: 99-389 SPHX.

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

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A SPECIAL HEARING TO APPROVE THE USE OF THE PROPERTY  
FOR THE PURPOSES OF HORSE TRAINING & BREEDING IN CONJUNCTION  
WITH A FARM/COMMERCIAL AGRICULTURAL OPERATION PERMITTED  
AS OF RIGHT; OR IN THE ALTERNATIVE, A SPECIAL EXCEPTION  
FOR A RIDING STABLE.

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  
pdmlandacq@co.ba.md.us

April 13, 1999

## NOTICE OF ZONING HEARING

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

CASE NUMBER: 99-389-SPHX

12531 Manor Road

E/S Manor Road, 650' +/- N of Windemere Parkway

11<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owner: Phoebe M. DeVoe & William F. DeVoe & Nancy F. DeVoe

Special Hearing to approve horse training and breeding in conjunction with a farm/commercial agricultural operation permitted as of right in an R.C.-2 zone. Special Exception, if necessary, for a riding stable.

HEARING: Thursday, May 20, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: Patricia A. Malone, Esquire  
Phoebe & William & Nancy DeVoe

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 5, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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



TO: PATUXENT PUBLISHING COMPANY  
April 29, 1999 Issue – Jeffersonian

Please forward billing to:

Barb Ormord  
210 Allegheny Avenue  
Towson, MD 21204

410-494-6201

---

## NOTICE OF ZONING HEARING

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

CASE NUMBER: 99-389-SPHX

12531 Manor Road

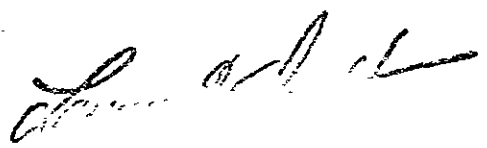
E/S Manor Road, 650' +/- N of Windemere Parkway

11<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owner: Phoebe M. DeVoe & William F. DeVoe & Nancy F. DeVoe

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HEARING: Thursday, May 20, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

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

May 14, 1999

Patricia A. Malone, Esq.  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Case No.: 99-389-SPHX  
Petitioner: DeVoe  
Location: 12531 Manor Road

Dear Ms. Malone:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 1, 1999.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: April 22, 1999

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

SUBJECT: Zoning Advisory Committee Meeting  
for April 19, 1999  
Item Nos. 380, 383, 385, 387, 389,  
390, 391, 392, and 393

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

RWB:HJO:jrb

cc: File

ZAC0419.NOC



**Baltimore County  
Fire Department**

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

April 19, 1999

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

RE: Property Owner: DAVID R. PEACOCK AND  
CHARLOTTE I. SCOTT - 386  
PHOEBE M. DEVOE AND WILLIAM F. AND  
NANCY F. DEVOE - 389  
DONNA C. KRAUSE - 392  
HAZEL V. LAUDENKLOS, TRUST - 393

Location: DISTRIBUTION MEETING OF APRIL 12, 1999

Item No.: 386, 389, 391, 393 Zoning Agenda:

Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 297-4331, MS-1103F

cc: File

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



for  
5/20

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**Date:** April 29, 1999

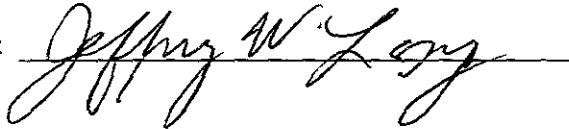
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 389

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

*flaring*  
*5-20-99 at 10 A.M.*

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: May 18, 1999

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS*  
SUBJECT: Zoning Item #99-389-SPHX

12531 Manor Road

Zoning Advisory Committee Meeting of April 12, 1999

- 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 (Section 14-401 through 14-422 of the Baltimore County Code).
  - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X AP - See attached memorandum from Wally Lippincott dated 5/11/99.

**BALTIMORE COUNTY, MARYLAND**  
**ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT**  
**INTER-OFFICE CORRESPONDENCE**  
887-4488 Ext. 241 Fax 887-4804

To: Development Coordination                      Date: May 11, 1999  
From: Wally Lippincott, Jr. *WLL*  
Agricultural Preservation Program Administrator  
Re: Case No. 99-389-SPX

This property is located in a Master Plan Designated Agricultural Preservation Area. It is zoned RC 2 for Agricultural Use. The property is adjacent to land that is under agricultural easement. It is within an area proposed for designation as a Maryland Rural Legacy Area on the basis of its agricultural soils and agricultural operations.

Equine operations comprise the largest economic component of the agricultural industry in Baltimore County according to M. Commer, University of Maryland, 1992. The horse industry also provides important economic support to other farm operations from whom they may buy grain, hay or straw.

Horse breeding and training is an agricultural use and the Baltimore County Zoning Regulations clearly recognize this in the definition of commercial agriculture (BCZR 101 - Agriculture, commercial). Many training and breeding operations provide stalls for horses owned by others that have been brought to the farm for training and breeding. This use is not commonly thought of as "stabling" but as part of the operation.

I have consulted with members of the Baltimore County Agricultural Advisory Board (one member abstaining) on the proposal for this property and the following recommendations have been articulated:

- (1) The use of this property for horse breeding and training and for the keeping of animals not owned by the operator for breeding and training should be recognized as a use by right as is provided for in the BCZR definition for commercial agriculture.
- (2) The number of horses keep on the property should be limited to one per grazing acre and the landowner should have and implement a Soil Conservation and Water Quality Plan as developed and approved by the Baltimore County Soil Conservation District.
- (3) The use of the arena is not articulated on the plan. If, however, the arena is used for anything other than the indoor training of animals - such as for events that cater to the public - no comment is offered and instead the Agricultural Board will defer to other County agency's comments on access, impact on the residential community, etc.



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 4.16.99

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

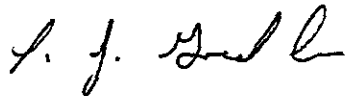
RE: Baltimore County  
Item No. 389 JCM

Dear Ms Stephens:

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

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

Very truly yours,

  
for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

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

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
12531 Manor Road, E/S Manor Rd,  
650' +/- N of Windemere Pkwy, 11th Election  
District, 6th Councilmanic

Legal Owners: William, Nancy, and Phoebe DeVoe

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-389-SPHX

\* \* \* \* \*

### 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 of 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  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15<sup>th</sup> day of April, 1999, a copy of the foregoing Entry of Appearance was mailed to Patricia A. Malone, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Zoning Commissioner

February 29, 2000

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

Ms. Phoebe M. DeVoe  
12531 Manor Road  
Long Green, Maryland 21092

RE: PETITIONS FOR SPECIAL HEARING & SPECIAL EXCEPTION  
(12531 Manor Road)  
Case No. 99-389-SPHX

Dear Ms. DeVoe:

Pursuant to the Order issued in the above-captioned matter on July 23, 1999, and as amended August 20, 1999, relief was granted by this Zoning Commissioner to permit the use of the subject property for the purposes of horse training and breeding in connection with the farm/commercial/agricultural operation. However, although relief was granted, seven restrictions were attached to the approval. To the best of my knowledge, there was no appeal of my decision, and thus, it is now final.

Restriction No. 3 limited the use of the property to one dressage show per year. Testimony at the hearing indicated that you anticipated hosting only one such program on an annual basis. Moreover, I specifically provided that this restriction could be the subject of a request for modification, based upon experience from the use of the site.

Recently, I received an anonymous complaint regarding the use of your farm. That complaint attached printed pages of the Web site maintained by the Maryland Dressage Association, in which I understand you are an active member. The Web site indicates that a show was held at your farm on February 20, 2000 (snow date of February 27, 2000), with a second show scheduled for July 23, 2000. The Web site further indicates that a clinic will be conducted at the farm from November 19 - 22, 2000. Quite frankly, I do not know the distinction between a "clinic" and "show" and do not know whether those are similar activities.

At this point, I make no judgment as to whether these shows would cause any detrimental impact on the surrounding locale. However, I can advise that my written decision is clear that but one show is permitted on the property per year. Moreover, to the best of my recollection, you were agreeable to such a limitation. Thus, the holding of more than one show would be a violation of my Order. Therefore, if you have determined that a modification of Restriction No. 3 is warranted, it is suggested that you file the requisite Petition for Special Hearing to amend same.

In the meantime, should you wish to discuss this matter further, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Patricia A. Malone, Esquire  
Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, Md. 21204

Case File

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink  
on Recycled Paper

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

17. Garage, Public Service: A garage other than a private or public storage garage where motor driven vehicles are stored, equipped for operation, repaired, or kept for remuneration, hire or sale.
18. Height of Building: The vertical distance measured from the average ground level at the front of the building to the highest point of the building.
19. Home Occupation: An occupation in connection with which there is used no display, (other than signs otherwise herein permitted), that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than that of a dwelling; in connection with which there is kept no stock in trade or commodity sold upon the premises, no person employed other than servants or a member of the immediate family residing on the premises, and no mechanical equipment except such as is used for purely domestic or household purposes.
20. Junk Yard: Any land or area used, in whole or in part, for storage of paper, rags, scrap metal or other junk or for the storage of automobiles not in running condition or for the dismantling of automobiles or other vehicles or machinery.
21. Lot: Land occupied, or to be occupied, by a building and its accessory buildings, together with such open spaces as may be required under these regulations, having its frontage upon a public street.
22. Lot, Corner: A lot fronting on and at the intersection of two or more streets intersecting at an angle or not more than one hundred thirty-five (135) degrees.
23. Lot Lines: Lines bounding a lot. Provided, however, that the lot lines shall conclusively be presumed to be the lines separating the lot from streets and highways.
24. Non-conforming Use: A building or land occupied by a use that does not conform to the provisions of the regulations for the zone in which it is located.
25. Setback: The shortest distance between the building line and the street line or lot line.
26. Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it then the space between such floor and the ceiling above it, provided that a cellar shall not be considered a story.
27. Structural Alterations: Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.
28. Stable, Private: An accessory building used only for the stabling or keeping of horses, and/or other animals, (not more than three in number) for private use only and not for livery or hire.
29. Stable, Public: An accessory building and/or other building, other than a private stable where horses and/or other animals are kept for livery or hire.
30. Tourist Cabin Camp: Any land on which there is located or erected one or more cabins, structures, tents or out-buildings, other than trailer or house car or

IN RE: PETITION FOR

PHOEBE M. DeVOE  
WILLIAM F. DeVOE  
NANCY F. DeVOE

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-389 SPHX

\* \* \* \* \*

SUBPOENA

TO:

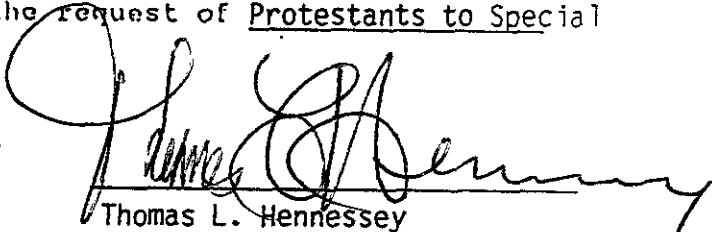
Mr. Mitchell J. Kellman  
Baltimore County, Maryland  
Department of Permits and Development Management

You are hereby summoned and commanded to be and appear personally  
before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore  
County in Room 407 COUNTY COURTS BUILDING

401 BOSLEY AVENUE, TOWSON, MD 21204

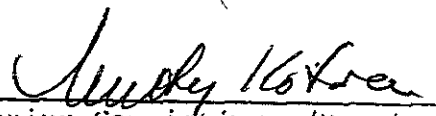
and to bring with him all records, correspondence, memorandum and records of  
meetings including a letter of February 8, 1999 to Patricia A. Malone, Esq.

on the 16th day of June 1999 at 9:00 a.m.  
regarding the above captioned  
case, for the purpose of testifying at the request of Protestants to Special  
Hearing and Special Exception.

  
Thomas L. Hennessey  
40 W. Chesapeake Avenue, Suite 506  
P.O. Box 5473  
Towson, MD 21285-5573  
(410) 823-7710

XXXXXX Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).

  
Zoning Commissioner/Deputy  
Zoning Commissioner  
for Baltimore County

Issued: 4/9/99



Baltimore County  
Department of Permits and  
Development Management

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

February 8, 1999

Patricia A. Malone, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517

Dear Ms. Malone:

RE: 12531 Manor Road, 11th Election District

Thank you for your letter of January 29, 1999 to Arnold Jablon, Director of Permits and Development Management. This correspondence, which was discussed with other zoning office staff, has been referred to me for reply.

After careful review of the Baltimore County Zoning Regulations (BCZR), the zoning office will permit horse breeding, regardless of horse ownership, and the stabling and training of horses which belong to the farm owners as a "commercial agricultural" use (defined in Section 101 of the BCZR). Horses that are trained or boarded for purposes other than breeding which are owned by other parties must be approved by a special exception for a riding stable or animal boarding place. Should you disagree with this interpretation, you may apply for a special hearing before the Zoning Commissioner.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "M. J. Kellman".

Mitchell J. Kellman  
Planner II  
Zoning Review

MJK:cjs

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



VENABLE, BAETJER AND HOWARD, LLP  
Including professional corporations

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147  
www.venable.com

**VENABLE**  
ATTORNEYS AT LAW

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

Writer's Direct Number  
(410) 494-6206

January 29, 1999

2/1/99  
MK  
to MK  
2/3/99  
J. Cauley

**HAND-DELIVERED**

Mr. Arnold Jablon, Director  
Department of Permits and  
Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Zoning Opinion - 12531 Manor Road  
11<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District

Dear Mr. Jablon:

I am writing to confirm our discussions with Mitch Kellman of your office concerning the application of the Baltimore County Zoning Regulations to the above-referenced property. By way of background, our client, Phoebe DeVoe, purchased the approximately 40 acre farm, now known as Thornridge Manor, in 1997. The property is zoned RC-2 as shown on the enclosed 200' Zoning Map (N.E. 16-E). The property is used for agricultural purposes and is assessed as such by the Maryland Department of Assessments and Taxation according to the enclosed report. A portion of the property (10 acres) is currently and will continue to be farmed, and that production (wheat, hay) is and will continue to be used on the farm.

In addition to the above-described farm use, Ms. DeVoe also proposes to use the property for the purposes of horse training and horse breeding. Ms. DeVoe proposes to erect a 20 stall horse barn and dressage training facility, including an indoor, regulation-sized dressage arena, as shown on the enclosed floor plans.

Dressage is the execution by a horse and rider of a series of maneuvers involving changes of gait, pace, and airs in response to barely perceptible movements of a rider's hands demonstrating the principles of control, respect, and cooperation. Dressage is an

Mr. Arnold Jablon, Director  
January 29, 1999  
Page 2

Olympic equestrian event, and horses and riders compete locally, nationally, and internationally. Training a horse for dressage involves a strict regimen whereby each horse is worked through a series of exercises for at least 40 minutes a day, 5 to 6 days a week in an arena. Ms. DeVoe expects to do most of the training and riding herself with some assistance from student/assistants. Most of the horses she will train are expected to be owned by "absentee owners" whose sole interest in the horse is for investment or competition purposes. These owners, for the most part, will not visit or train with their horses. Ms. DeVoe expects also to train horses owned by local owners who will receive occasional instruction from her along with their horses to master the elements of dressage.

Ms. DeVoe plans to use the barn in the following manner: approximately 3 stalls for her own horses, 3 stalls for student/assistants' horses, 7-9 stalls for horses of absentee owners, and 5-7 stalls for horses of local owners. Ms. DeVoe will also participate in a joint breeding program and conducts actual breeding activities at Thornridge Manor. Ms. DeVoe also anticipates conducting training clinics at her facility on an occasional basis.

Ms. DeVoe has been in formal dressage training for 19 years and, in recent years, has been ranked among the best dressage riders in the country. As a member of the U.S. Equestrian Team, Ms. DeVoe has represented the Maryland-Delaware-Virginia-Pennsylvania area in international competitions. Ms. DeVoe is also on the Board of Directors of the Maryland Dressage Association.

Ms. DeVoe has received a building permit for the construction of this facility. However, the permit incorrectly stated that the structure would be used for "owners horse(s) only" and will have to be amended to reflect to anticipated use.

At this time, Ms. DeVoe is requesting confirmation from your office that the proposed use would be considered "commercial agricultural" as defined in Section 101 of the Baltimore County Zoning Regulations and, thus, is permitted as of right in the RC-2 zone, and that no further zoning approval would be required. Section 101 defines "commercial agricultural" as the use of land to cultivate plants or to raise and keep animals for income, including horse training and horse breeding, so long as the operation qualifies for farm or agricultural tax assessment, which this property does.

Mr. Arnold Jablon, Director  
January 29, 1999  
Page 3

With this letter, I have enclosed a check in the amount of \$40.00 made payable to Baltimore County, Maryland to cover any administrative costs associated with this request. If you require any further information to complete your review, please feel free to give me a call.

Very truly yours,

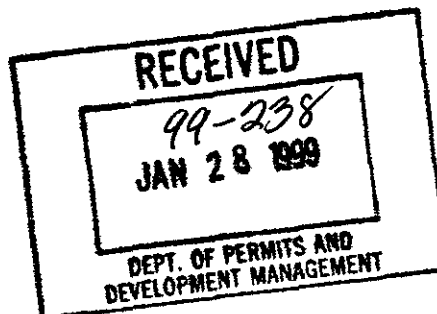


Patricia A. Malone

PAM/sm  
Enclosures

cc: Ms. Phoebe DeVoe

TOIDOC51/PAM01/#77780 v1




**Real Property  
Information**
**Maryland Department of Assessments and Taxation  
Real Property System**
[\[Go Back\]](#)
**BALTIMORE COUNTY**
[\[Start Over\]](#)
**DISTRICT: 11 ACCT NO: 1102037920**
**Owner Information**

**Owner Name:** DEVOE WILLIAM F/NANCY M  
 DEVOE PHOEBE M **Use:** AGRICULTURAL  
**Mailing Address:** 12531 MANOR RD  
 LONG GREEN MD 21092 **Principal Residence:** YES  
**Transferred**  
**From:** DENISCH MILDRED E **Date:** 08/29/1997 **Price:** \$365,000  
**Deed Reference:** 1) /12355/ 623 **Special Tax Recapture:**  
 2) AGRICULTURAL TRANSFER TAX  
**Tax Exempt:** NO

**Location Information** [\[View Map\]](#)

**Premise Address:** 12531 MANOR RD **Zoning:** **Legal Description:**  
 37.536 AC ESR  
 1600 FT MANOR RD  
 1850 SE LONG GREEN RD  
**Map Grid Parcel Subdiv Sect Block Lot Group Plat No:**  
 53 10 25 82 **Plat Ref:**  
**Special Tax Areas** **Town:**  
**Ad Valorem:**

**Primary Structure Data**

|                    |                       |                            |                    |
|--------------------|-----------------------|----------------------------|--------------------|
| <b>Year Built:</b> | <b>Enclosed Area:</b> | <b>Property Land Area:</b> | <b>County Use:</b> |
| 1852               | 2,748 SF              | 37.53 AC                   | 05                 |

**Value Information**
**Base Value Current Value Phase-In Value Phase-in Assessments**

|                   |         | As Of      | As Of      | As Of      | As Of      |
|-------------------|---------|------------|------------|------------|------------|
|                   |         | 01/01/1997 | 07/01/1999 | 07/01/1998 | 07/01/1999 |
| <b>Land:</b>      | 79,590  | 79,490     |            |            |            |
| <b>Impts:</b>     | 81,430  | 92,950     |            |            |            |
| <b>Total:</b>     | 161,020 | 172,440    | 172,440    | 68,390     | 69,920     |
| <b>Pref Land:</b> | 9,590   | 9,490      | 9,490      | 4,740      | 4,740      |

**PREFERENTIAL LAND VALUE**  
**INCLUDED IN LAND VALUE**

**Partial Exempt Assessments**

|                  | Code | 07/01/1998 | 07/01/1999 |
|------------------|------|------------|------------|
| <b>County</b>    | 000  | 0          | 0          |
| <b>State</b>     | 000  | 0          | 0          |
| <b>Municipal</b> | 000  | 0          | 0          |

[\[Go Back\]](#)
[\[Start Over\]](#)



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MARYLAND HORSE BREEDERS ASSOCIATION, INC.

---



May 19, 1999

Mr. Arnold Jablon  
Director, Baltimore County Department of  
Permits and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Dear Mr. Jablon:

I am writing to you and, by extension, the Baltimore County Zoning Commission regarding the application by Phoebe, William and Nancy DeVoe to build and operate a horse boarding and training barn and exercise rings on their property at 12531 Manor Road.

Our association was founded in 1929 and while it primarily represents the interests of Thoroughbred breeders in Maryland, most of our members do have other horse interests, such as steeplechasing, eventing, dressage, etc. Consequently, we are advocates of people and projects that will increase awareness of the horse industry and provide more facilities for the recreational use of horses.

Let me emphasize that the DeVoes are not members of our association and are not otherwise affiliated with us, although we do have a large membership base in Baltimore County. As you may be aware, the county is the historical centerpiece of Maryland's large and diverse horse breeding industry. Unquestionably, the horse farms and training facilities in Baltimore County do

Mr. Arnold Jablon  
Baltimore County Dept. of  
Permits & Development Mgmt  
May 19, 1999  
Page Two

much to preserve the greenspace and rich agricultural heritage of the area, and give the county a flavor unmatched anywhere in the state.

The planned use of this facility, as it is explained in the documents provided to the Zoning Commission and in press accounts, is certainly not an infringement on the life style of local residents nor on the environment. To the contrary, it assures the continued use of that property for agricultural purposes in a way that preserves the natural setting in which it resides.

While we are not party to the specific neighborhood issues that have been raised, it only seems logical that during an era when maintenance of agricultural land and the wildlife that flourishes in such settings is becoming more difficult to achieve, the DeVoes' plan is a reasonable and sensible effort to maintain a timeless Baltimore County tradition, breeding and training horses.

Accordingly, I urge you to favorably consider this proposal.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tim Capps", written in a cursive style.

Timothy T. Capps  
Executive Vice President

TTC:sme

LAW OFFICES

*Thomas L. Hennessey, P.A.*40 W. CHESAPEAKE AVENUE, SUITE 506  
TOWSON, MARYLAND 21204-4290AREA CODE (410) 823-7710  
FAX (410) 823-7231

THOMAS L. HENNESSEY

RETURN MAIL ADDRESS

BOX NO. 5473

TOWSON, MARYLAND 21205-5473

TELECOPIER TRANSMISSION SHEET

DATE: August 19, 1999

DELIVER TO: Lawrence E. Schmidt, Zoning Commissioner

PHONE NUMBER OF RECEIVING TELECOPIER: (410) 887-3468

SENDING PARTY: THOMAS L. HENNESSEY  
(410) 823-7231

ORIGINAL SENT BY MAIL? x YES        NO

TOTAL NUMBER OF PAGES SENT: 2 (Including Cover Page)

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL IMMEDIATELY  
(410) 823-7710

COMMENTS:

Re: Case No. 99-389-SPHX

CONFIDENTIALITY NOTICE: This facsimile contains confidential information which may also be legally privileged and which is intended only for the use of the addressee(s) named above. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile, or the taking of any action in reliance on the contents of this telecopied information, may be strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone and return the entire facsimile to us at the above address via the U.S. Postal Service. Thank you.

Petitioners  
PROTESTANT(S) SIGN-IN SHEET

**ADDRESS**

210 Allegheny Avenue  
" " " "  
12531 Manor Rd  
12531 Manor Rd.  
Rd 2 Box 2963 Glenville PA  
40 Old Elm Court 21093  
4 Thorsdyke Girth, Phoenix, MD 21131  
15202 Carroll Rd, Box 285, Monkton, MD 21111  
~~12535 Manor~~  
2 Thorsdyke Girth, Phoenix <sup>21131</sup>  
4 Thorsdyke Girth, Phoenix, MD  
45 Aileas Court, Westminster, MD  
805 Curren Ave Torne  
2 Thorsdyke Girth, Phoenix <sup>21131</sup> MD  
24 Hunting Horn Cir Gdynia, MD 21136  
4313 Long Green Rd Glen Arm MD 21057

# PETITIONER(S)

PLEASE PRINT CLEARLY

~~XXXXXXXXXX~~ SIGN-IN SHEET

NAME

ADDRESS

Robert Hoffman

Patricia Malone

Phoebe DeLoe

NORMAN GERBER

KATHERINE GIBBES

Bob Shees

Robert G Hamilton

DON KEOUGH

117 DeVoe, MD

Ellen Nelson

Debbie Emerick

Nancy DeLoe

William R. DeLoe

210 Allegheny Ave

" "

12531 Manor Rd.

35 PICKERMAN CT 21030

12601 Long Green Pike

8354 Chestnut Farm Lane

13808 BALDWIN MILL RD, BALDWIN

302 Galway Rd Tim 21013

4 Thorndyke Garth, Phoenix, MD

DD2 Box 2963 Glenville PA 21131

4 Old Elm Court, Lutherville

4 Thorndyke Garth, Phoenix, MD 21093

15202 Carroll Rd, Phoenix, MD 21131



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman  
Patricia A. Malone

210 Allegany Ave 21204  
" " "

NORMAN GERBER

35 PICKBLISS CT COCKEYSVILLE 21030

Phoebe DuBoe

12531 Manor Rd

Bob Sheesley

8354 Chestnut Farm Lane ECC. UTILITY

MICKEY CORNELIUS

40 W. CHESAPEAKE AVE SUITE 600 TOWSON, MD

Natalie Strosser Skaggs

24 Hunting Horn Cr. Glyndon, MD

Kara L. Yoder

2843 Cub Hill Road Balto. MD 21234

DONALD S. KEOUGH

302 Gateway Rd; Timonium, MD 21093

Robert G. Hamill

13808 Baldwin Mill Rd, Baltimore, MD

Katherine Gabriel

12601 Long Green Pike. Glen Arden, MD 21013

BERNADETTE ALLEN

4313 LONG GREEN RD. GLEN ARDEN, MD 21057

Betty J. Horn

2 Thorndyke Garth, Phoenix, 21131

Nancy E. DeVoe

4 Thorndyke Garth, Phoenix 21131

Bill DeVoe

" " " "

Debbie Emerick

4 Old Elm Court Lutherville

Jim Taylor Davies

15925 Old York Rd Winkton 21093

Tracey Hurline

5715 Sweet Air Rd, Baltimore, MD

Leslie Richardson

10734 Meyers Lane White Marsh 21162

Dr. Paula Sorrell

12120 Jericho Rd Kingsville Md 21087

Melissa Williams

1311 CRANESBILL CRT. APPT. 101, BELCAMP MD 21017

Pex Williams

1311 CRANESBILL CRT. APPT. 101, BELCAMP MD, 21017

Robert T. Stofel

12615 Duesing Valley Rd 21131

William E. Horn

2 Thorndyke Garth Phoenix Md 21131

Teresa Welsh

12531 Manor Rd. Phoenix 21131



*Protestant*

PLEASE PRINT CLEARLY

BALTIMORE COUNTY ~~RESIDENTS~~ ~~MEMBERS~~

SIGN-IN SHEET

| NAME                       | ADDRESS                                        |
|----------------------------|------------------------------------------------|
| ✓ John W Yoder             | 4603 Long Green Rd Po 82                       |
| J Lewis BREIDENBAUGH       | 12631 MANOR RD Glen Arm 21057                  |
| Mrs Mrs. MARK BREIDENBAUGH | 13629 MANOR RD. Glen Arm 21057                 |
| John Kreutzer              | 12540 Manor Rd. Glen Arm MD 21057              |
| ✓ WILLIAM J. MESTER JR     | 12421 MANOR RD GLEN ARM 21057                  |
| Mr & Mrs. William E Brandt | 12618 Manor Rd Glen Arm                        |
| ✓ Mrs Robert Boston        | 12712 Sweet Water Ln Glen Arm 21057            |
| John Cindrum               | 4600 Breidenbaugh Ln Ellicott City 21057       |
| ✓ WALTER BEAUMONT          | 12535 MANOR Rd. Long Green                     |
| AMANDA BEAUMONT            | 12607 MANOR RD GLEN ARM / LONG GREEN           |
| ✓ SAMUEL M T ABC           | 12607 " " " " D                                |
| Catherine G. Ebert         | 12815 KANES RD 6604 Arm MD.                    |
| ✓ SUSAN M. YODER           | 4603 LONG GREEN RD LONG GREEN MD 21092         |
| ✓ Mary Lou Mester          | 12421 Manor Road 21057                         |
| Ricky A. Lacey             | 3712 N. ST. JOHN'S LANE ELICOTT CITY, MD 21042 |
| BARTLETT RIEGAN            | 6037 CHURCH LA NY 065 21062                    |

## Petition

The issue of the zoning request of Phoebe M. DeVoe, William F. DeVoe, and Nancy F. DeVoe, 12531 Manor Road, for special hearing to approve horse training and breeding in conjunction with farm/commercial agricultural operation permitted as of right in an R.C.-2 zone. Special Exception, if necessary, for a riding stable. To be heard on Thursday, May 20, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue is fully known to me and I am opposed to the granting of this special approval and/or special exception.

CATHERINE G. EBERT

Name (printed)

Catherine G. Ebert

Signature

approx 1 mile away

Location of your property to subject property

12815 KANES RD.

Address

KARL J.C. SABERG

Name (printed)

[Signature]

Signature

Location of your property to subject property

4610 HYDES ROAD

Address

MIKE HARKLESS

Name (printed)

[Signature]

Signature

1/2 mile away

Location of your property to subject property

12815 KANES RD.

Address

BARTLETT REGAN

Name (printed)

[Signature]

Signature

4 MILES

Location of your property to subject property

6037 CHURCH LANE

Address

The signatures above and the representations are for the purpose of being used at a hearing as stated above.

## Petition

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Charlotte W. Pine  
Name (printed)

Charlotte W. Pine  
Signature

Four miles from property  
Location of your property to subject property

13310 Fork Road Baldwin Md 21013  
Address

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

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## Petition

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Kenneth R. Amrein

Name (printed)

North

Location of your property to subject property

[Signature]

Signature

Address 12709 Manor Rd Glen Arm MD 21051

Ellen Esposito

Name (printed)

North

Location of your property to subject property

12709 Manor Road, Glen Arm, M.D. 21057

Address

[Signature]

Signature

JOHN W. YODER

Name (printed)

ADJACENT - LAND OF PROMISE FARM

Location of your property to subject property

4603 LONG GREEN RD LONG GREEN, MD 21092

Address

[Signature]

Signature

SUSAN M. YODER

Name (printed)

ADJACENT - LAND OF PROMISE FARM

Location of your property to subject property

4603 LONG GREEN RD LONG GREEN, MD 21092

Address

[Signature]

Signature

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## Petition

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Michael Brummer

Name (printed)

NA

Michael Brummer

Signature

Location of your property to subject property

13527 Long Green Pike Baltimore, MD 2113

Address

ROSE I. MESTER

Name (printed)

Rose I. Mester

Signature

ADJOINING PROPERTY - FARM

Location of your property to subject property

12501 MANOR ROAD

Address GLEN ARM MD 21057

WILLIAM J. MESTER SR.

Name (printed)

William J. Mester

Signature

ADJOINING PROPERTY - FARM

Location of your property to subject property

12501 MANOR ROAD

Address GLEN ARM MD 21057

WILLIAM J. MESTER JR

Name (printed)

William J. Mester

Signature

BOARDING FARM

Location of your property to subject property

12421 MANOR ROAD

Address GLEN ARM MD 21057

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## Petition

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Kimberly D. Hart-Vickers  
Name (printed)

Kimberly D. Hart-Vickers  
Signature

N/A  
Location of your property to subject property

1004 A Mackham St  
Address

Milreed Lee Moulds  
Name (printed)

Milreed Lee Moulds  
Signature

across the street

Location of your property to subject property

47 Glen Alpine Rd 21131  
Address

DONALD E. HICKS  
Name (printed)

Donald E. Hicks  
Signature

N/A

Location of your property to subject property

3715 Stanbury Mill Road  
Address 21131

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

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## Petition

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Louis P. Boeri Jr.  
Name (printed)

[Signature]  
Signature

Across street  
Location of your property to subject property

40 Glen Alpine Road Phoenix, MD 21, 31  
Address

Charles A. Sokers  
Name (printed)

[Signature]  
Signature

further down Manor ~ 500ft  
Location of your property to subject property

12409 Manor Road  
Address

WALTER ZNAMIROWSKI  
Name (printed)

[Signature]  
Signature

N/A  
Location of your property to subject property

12444 MANOR RD. 21057  
Address

MARY LOUISE MESTER  
Name (printed)

[Signature]  
Signature

adjoining property  
Location of your property to subject property

12421 Manor Road 21057  
Address

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## Petition

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DEBORAH A. COLEMAN-GOULD

Name (printed)

Deborah A. Coleman

Signature

800' SOUTH EAST

Location of your property to subject property

45 GLEN ALPINE RD 21131

Address

WILLIAM M. MOWDS

Name (printed)

W. Mowds

Signature

47 Glen Alpine Rd.

Location of your property to subject property

Phoenix Md 21131

Address

MARY E. LUTZ

Name (printed)

Mary E. Lutz

Signature

59 Windemere Pkwy

Location of your property to subject property

Phoenix Md 21131

Address

Martin G. HORAK

Name (printed)

Martin G. Horak

Signature

57 Windemere Parkway

Location of your property to subject property

Phoenix MD 21131

Address

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## Petition

The issue of the zoning request of Phoebe M. DeVoe, William F. DeVoe, and Nancy F. DeVoe, 12531 Manor Road, for special hearing to approve horse training and breeding in conjunction with farm/commercial agricultural operation permitted as of right in an R.C.-2 zone. Special Exception, if necessary, for a riding stable. To be heard on Thursday, May 20, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue is fully known to me and I am opposed to the granting of this special approval and/or special exception.

Carol Nordberg  
Name (printed)

Carol Nordberg  
Signature

ACROSS Manor Rd. on Glen Alpine  
Location of your property to subject property

41 Glen Alpine Rd.  
Address

Edward P. Nordberg Jr.  
Name (printed)

Edward P. Nordberg Jr.  
Signature

ACROSS Manor Rd. on Glen Alpine Rd.  
Location of your property to subject property

41 Glen Alpine Rd.  
Address

Lauren Boeri  
Name (printed)

Lauren Boeri  
Signature

ACROSS Manor Rd on Glen Alpine Rd  
Location of your property to subject property

40 Glen Alpine Road  
Address

Sarah Kats  
Name (printed)

Sarah Kats  
Signature

across manor rd on Glen Alpine  
Location of your property to subject property

40 Glen Alpine Rd.  
Address

The signatures above and the representations are for the purpose of being used at a hearing as stated above.

## Petition

The issue of the zoning request of Phoebe M. DeVoe, William F. DeVoe, and Nancy F. DeVoe, 12531 Manor Road, for special hearing to approve horse training and breeding in conjunction with farm/commercial agricultural operation permitted as of right in an R.C.-2 zone. Special Exception, if necessary, for a riding stable. To be heard on Thursday, May 20, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue is fully known to me and I am opposed to the granting of this special approval and/or special exception.

Evelyn M. Apichella Evelyn M. Apichella  
Name (printed) Signature

Across Manor Rd  
Location of your property to subject property  
48 Glen Alpine Rd. 21131  
Address

Kevin A. Cuccione [Signature]  
Name (printed) Signature  
42 Glen Alpine Rd. 21131  
Location of your property to subject property

Address

EDWARD P. NORDBERG Edward P. Nordberg Sr.  
Name (printed) Signature  
Across MANOR RD on Glen Alpine  
Location of your property to subject property  
41 Glen Alpine Rd  
Address

Geoffrey G. Nordberg Geoffrey G. Nordberg  
Name (printed) Signature  
Location of your property to subject property  
Across Manor Rd. on Glen Alpine  
Address 41 Glen Alpine Rd.

**The signatures above and the representations are for the purpose of being used at a hearing as stated above.**

## Petition

The issue of the zoning request of Phoebe M. DeVoe, William F. DeVoe, and Nancy F. DeVoe, 12531 Manor Road, for special hearing to approve horse training and breeding in conjunction with farm/commercial agricultural operation permitted as of right in an R.C.-2 zone. Special Exception, if necessary, for a riding stable. To be heard on Thursday, May 20, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue is fully known to me and I am opposed to the granting of this special approval and/or special exception.

LARRY R. HARBACK  
Name (printed)

Larry R. Harback  
Signature

2THS SOUTH ON MANOR NEXT TO MESTER FARM

Location of your property to subject property

12401 MANOR RD 24057

Address

L. Harback  
Name (printed)

L. Harback  
Signature

Same as above

Location of your property to subject property

Address

JOSEPH K. CONWELL  
Name (printed)

Joseph K. Conwell  
Signature

46 GLEN ALPINE RD. 21131

Location of your property to subject property

ADJACENT

Address

SHIRLEY W. CONWELL  
Name (printed)

Shirley W. Conwell  
Signature

Same as above

Location of your property to subject property

Address

**The signatures above and the representations are for the purpose of being used at a hearing as stated above.**

## Petition

The issue of the zoning request of Phoebe M. DeVoe, William F. DeVoe, and Nancy F. DeVoe, 12531 Manor Road, for special hearing to approve horse training and breeding in conjunction with farm/commercial agricultural operation permitted as of right in an R.C.-2 zone. Special Exception, if necessary, for a riding stable. To be heard on Thursday, May 20, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue is fully known to me and I am opposed to the granting of this special approval and/or special exception.

Richard D Haults

Name (printed)

Richard D. Haults

Signature

39 Stabilizer N/A

Location of your property to subject property

39 Stabilizer Dr. Md 21220

Address

Brian Hunt

Name (printed)

Brian Hunt

Signature

Location of your property to subject property

25 Aventura Ct Md 21133

Address

E. STEPHEN SNYDER

Name (printed)

E. Stephen Snyder

Signature

N/A

Location of your property to subject property

4126 CRESWELL TER HAMPSHIRE NH 21074

Address

L. G. POHL

Name (printed)

L. G. Pohl

Signature

N.A.

Location of your property to subject property

Address 1708 GREEN SPRING DR. - 21093

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## Petition

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WELDON S. WERTZ JR.

Name (printed)

N/A

Weldon S. Wertz

Signature

Location of your property to subject property

5934 DAYBREAK TERR.

Address BALTO. MD. 21206

RODNEY E. WEBB

Name (printed)

N/A

Rodney E. Webb

Signature

Location of your property to subject property

3901 ROSECREST AVE.

Address BALTO. MD. 21205

Gerald Jacobs

Name (printed)

N/A

Gerald Jacobs

Signature

Location of your property to subject property

1223 Farley Ct.

Address Arnold, Md. 21012

ED JACOB

Name (printed)

N/A

Ed Jacob

Signature

Location of your property to subject property

Address 520 DOGWOOD RD LINTHURN, MD. 21090

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## Petition

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ANDREW D. HOBBS  
Name (printed)

Andrew D. Hobbs  
Signature

N/A  
Location of your property to subject property

1138 FOX RUN TERR.

Address HANOVER, PA. 17331

Mark Hicks  
Name (printed)

Mark Hicks  
Signature

N/A  
Location of your property to subject property

Address 3715 Stansbury Mill Rd Phoenix, Md 21131

DENNIS RITZEL  
Name (printed)

Dennis Ritzel  
Signature

N/A  
Location of your property to subject property

6505 SEFTON AVE. BALTO. 21214

Address

Phyllis D. Hicks  
Name (printed)

Phyllis D. Hicks  
Signature

N/A  
Location of your property to subject property

Address 3715 Stansbury Mill Rd. Phoenix MD 21131

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## Petition

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Ricky Isaacs  
Name (printed)

Ricky Isaacs  
Signature

N/A  
Location of your property to subject property  
3172 N. ST. JOHN'S LANE  
Address

JAMES W STOGOSKI  
Name (printed)  
NA

James W Stogoshi  
Signature

Location of your property to subject property  
1223 GRAYDON SHOP RD.  
Address

FRANK WIEDEFELD  
Name (printed)  
N/A

Frank Wiedefeld  
Signature

Location of your property to subject property  
3101 EVERGREEN AVE.  
Address

Denise Lipinski  
Name (printed)

Denise Lipinski  
Signature

Family Property  
Location of your property to subject property  
3106 Sunset Lane  
Address

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## Petition

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JOHN S. ANDERSON  
Name (printed)

John S. Anderson  
Signature

Adjoining property  
Location of your property to subject property

4600 BREIDENBACH LANE  
Address GLENVIEW RID 21057

ROBERT W. BOSTON  
Name (printed)

Robert W. Boston  
Signature

12712 Sweet Water Ln (21057)  
Location of your property to subject property

\_\_\_\_\_  
Address

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

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Susan H. Tiroechi  
Name (printed)

Susan H. Tiroechi  
Signature

Across the street  
Location of your property to subject property

12622 Manor Rd  
Address

Joseph J. Tiroechi  
Name (printed)

Joseph J. Tiroechi  
Signature

Across the street  
Location of your property to subject property

12622 Manor Rd.  
Address

Rosemary Rittler  
Name (printed)

Rosemary J. Rittler  
Signature

We are next door to DeVoes Windermere property  
Location of your property to subject property

12707 Sweet Water Lane  
Address

MARGARET A. BOSTON  
Name (printed)

Margaret A. Boston  
Signature

12712 SWEET WATER LA (21057)  
Location of your property to subject property

Slime  
Address

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Dino Zappala & Paula Fiedler  
Name (printed)

  
Signature

~~Adjacent~~  
Location of your property to subject property  
4603 Long Green Road  
Address

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

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William R. Kreutzer  
Name (printed)

William R. Kreutzer  
Signature

Location of your property to subject property

24 Selfridge Rd. Balto. Md. 21220  
Address

Cappie A. Phillips  
Name (printed)

Cappie A. Phillips  
Signature  
*across the street*

Location of your property to subject property

Long Green. MD 21092  
Address

MAEL BRENNAN BAUGH  
Name (printed)

Mael Brennan Baugh  
Signature

12624 Manor Rd  
Location of your property to subject property

2 1/10 mile north on Manor Rd.

Address

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

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Jeffrey Dillon  
Name (printed)

Jeffrey Dillon  
Signature

± 1/2 mile north  
Location of your property to subject property

± 1/2 mile north  
Address 12656 Manor Rd.

Doris Anne Brandt  
Name (printed)

Doris Anne Brandt  
Signature

North on Manor Rd 1/4 mile  
Location of your property to subject property

12618 Manor Rd Long Green / Glen Arm  
Address

Brad Rittler  
Name (printed)

BR Rittler  
Signature

Location of your property to subject property

12707 Sweet Water Ln.  
Address

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Location of your property to subject property

\_\_\_\_\_  
Address

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J. LEWIS BREIDENBACH  
Name (printed)

J. Lewis Breidenbach  
Signature

Location of your property to subject property

12631 Manor  
Address Glen Arm Md 21057

Judy Webber

Name (printed)

Judy Webber  
Signature

12631 Manor Road

Location of your property to subject property

Glen Arm, Maryland 21057  
Address

John Kreutzer

Name (printed)

John Kreutzer  
Signature

Location of your property to subject property

12540 Manor Rd Glen Arm MD 21057  
Address

MARY Robbins

Name (printed)

Mary Robbins  
Signature

12540 MANOR Rd.

Location of your property to subject property

12540 MANOR Rd. Glen Arm MD 21057  
Address

The signatures above and the representations are for the purpose of being used at a hearing as stated above.

THIS AGREEMENT, made this 20<sup>th</sup> day of April in the year one thousand nine hundred and eighty one, by and between Samuel Melan Tagg and Marie Becker Tagg, his wife, of Baltimore County, in the state of Maryland, party of the first part, and Walter Lewis Beaumont, Jr. and Sharon Marie Beaumont, his wife, of Baltimore County, in the state of Maryland, party of the second part, and Joseph A. Denisch and Mildred E. Denisch, his wife, of Baltimore County, in the state of Maryland, party of the third part.

WHEREAS, the parties of the first, second, and third part own property in the aforesaid Baltimore County, and portions of said property are contiguous, the said parties of the first, second, and third part desire to create a 50' RIGHT-OF-WAY over a portion of said property.

WITNESSETH, that in consideration of the sum of five dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first, second, and third part do hereby grant to one another a 50' use in common RIGHT-OF-WAY for ingress and egress over the portions of their respective properties, the said 50' RIGHT-OF-WAY being more fully described in EXHIBIT "A" attached hereto.

Beginning for the same at the beginning of the 5<sup>th</sup> on N 40° 20' 45" W 839.85 foot line of that parcel of land described in a deed dated June 19, 1956 and recorded among the land records of Baltimore County, Maryland in Liber G.L.B. 2952-040, and running thence and binding on said 5<sup>th</sup> line as now described Northwestery 839.85 feet to the end thereof, thence binding on the southwestern edge of a 24 foot open road as described in a deed dated March 17, 1868 and recorded among the aforesaid land records in Liber L.R.A. 59-283, Northwestery 940 feet, more or less, to a point in Manor Road, thence running in the bed of Manor Road Northwestery 53.22 feet, more or less, to a point in the bed of Manor Road, thence leaving said Manor Road, for three new lines to describe the Northwestern side of the 50 foot right-of-way now being described, and running through that parcel of land described in a deed dated March 30, 1979 and recorded among the aforesaid land records in Liber M.K.Jr. 6004-146, said line being parallel to and 1 foot distant Northeastery from the second line of this description, said line also being parallel to and 1 foot distant Northeastery from the Southeasternmost property line of the parcel of land described in the aforesaid deed M.K.Jr. 6004-146, Southeastery 850 feet, more or less, to a point on the Southeasternmost property line

TRANSFER TAX NOT REQUIRED  
BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND

*[Signature]*  
Notary Public

*Plot No 1*

of the aforementioned E.H.K.Jr. 6004-146, thence continuing for the same bearing and running through that parcel of land described in a deed dated November 14, 1964 and recorded among the aforementioned records in Liber R.R.G. 4390-257, Southeasterly 65 feet, more or less, to a point, thence continuing through the aforesaid R.R.G. 4390-257 for a line parallel to and 50 feet distant Northeasterly from the first line of this description, Southeasterly 845 feet to a point on the 8<sup>th</sup> line of the aforesaid G.L.B. 2952-040, thence binding on a part of said line Southeasterly 50 feet, more or less, to the place of beginning.

Being a 50 foot RIGHT-OF-WAY for ingress and egress over part of those parcels of land recorded among the land records of Baltimore County, Maryland in Libers G.L.B. 2952, folio 040, E.H.A. 59, folio 283, E.H.K.Jr. 6004, folio 146, and R.R.G. 4390, folio 257.

It is agreed between the party of the second part, Walter L. Beaumont, Jr. and <sup>his wife</sup> Sharon Marie Beaumont, and the party of the third part, Joseph A. Denisch and Mildred E. Denisch, his wife, that maintenance of this 50 foot RIGHT-OF-WAY from the Manor Road to the Southeastern end of the 24 foot open road described in E.H.A. 59, folio 283 will be mutually paid for by the parties of the second part and the parties of the third part.

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE Kear DATE 1/21/64

STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION

Kear 1/21/64  
CLERK DATE

# MANOR ROAD

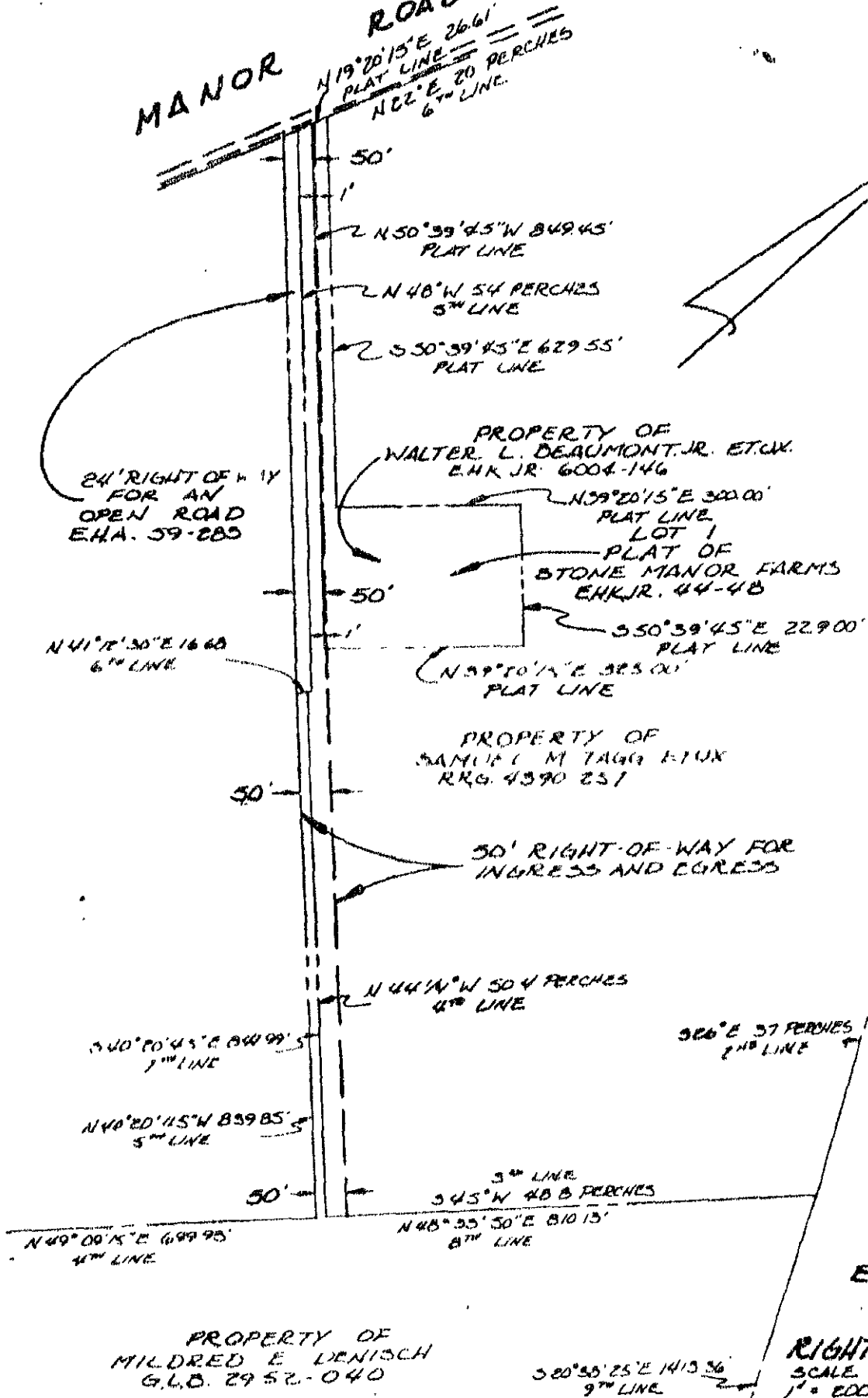


EXHIBIT "A"  
 PLAT OF  
 50'  
 RIGHT-OF-WAY  
 SCALE  
 1" = 200'

TO HAVE AND TO HOLD the said RIGHT-OF-WAY and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Samuel Melvin Tagg and Marie Becker Tagg, his wife, as tenants by the entireties, Walter Lewis Beaumont, Jr. and Sharon Marie Beaumont, his wife, as tenants by the entireties, and Joseph A. Denisch and Mildred E. Denisch, his wife, as tenants by the entireties, their heirs and assigns.

Witness the hands and seals of the said grantors

TEST

*[Handwritten signatures of Samuel Melvin Tagg and Marie Becker Tagg]*  
*[Handwritten signatures of Walter Lewis Beaumont, Jr. and Sharon Marie Beaumont]*  
*[Handwritten signatures of Joseph A. Denisch and Mildred E. Denisch]*

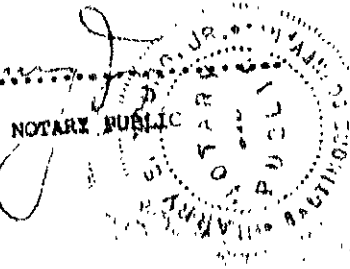
I HEREBY CERTIFY, That on this 10<sup>th</sup> day of April in the year one thousand nine hundred and eighty one before me, the subscribers, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared

0031\*\*\* Samuel Melvin Tagg and Marie Becker Tagg, his wife;  
 0031\*\*\* Walter Lewis Beaumont, Jr. and Sharon Marie Beaumont, his wife;  
 0031\*\*\* Joseph A. Denisch and Mildred E. Denisch, his wife

the grantors named in the above Agreement, and they acknowledged the foregoing Agreement to be their act.

AS WITNESS my hand and Notarial Seal.

Noted for record JUL 24 1981 at 11:37 P.M.  
 Per Elmer H. Kahline, Jr., Clerk  
 Mail to Walter Beaumont  
 Receipt No. 18.00



STATE OF MARYLAND, BALTIMORE COUNTY, TO WITH

I HEREBY CERTIFY that the foregoing is a true copy of the original  
AGREEMENT taken from the records of said Circuit Court as  
recorded in Liber 87M No. 6311  
Folio 757-760 one of the CARCO  
records of Baltimore County.

IN TESTIMONY WHEREOF I hereto set my hand  
and affix the seal of the Circuit Court for  
Baltimore County

this 10th day of May 1999

*Reginald A. ...*

Print Name: Reginald A. ...  
Print Title: Clerk of the Circuit Court for Baltimore County



# BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

*[Signature]*  
DIRECTOR

## BUILDING PERMIT

*[Signature]*  
BUILDINGS ENGINEER

PERMIT #: B358184 CONTROL #: MR DIST: 11 PREC: 01  
DATE ISSUED: 12/04/98 TAX ACCOUNT #: 1102037920 CLASS: 05

PLANS: CONST 2 PLOT 4 R PLAT 0 DATA 0 ELED YES PLUM YES  
LOCATION: 12531 MANOR RD  
SUBDIVISION: 1850 SE LONG GREEN RD

### OWNERS INFORMATION

NAME: DEVOE, WLM F./NANCY M./PHOEBE  
ADDR: 12531 MANOR RD

### TENANT:

CONTR: KING CONSTRUCTION COMPANY  
ENGR: E.F. RAPHEL & ASSOC-ELVIN ENGEL#9741

### SELLR:

WORK: CONSTRUCT HORSE BARN COMPLEX W/ BARN, SHOW/  
EXERCISE RING. 200X178X22'6"=21,776SF (IRREG)  
STRUCTURE FOR OWNERS HORSE(S) ONLY. SITE IS A  
WORKING FARM APPLIC.

BLOC. CODE: BOCA CODE  
RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: FARM + BARN/EXERCISE RING  
300,000.00 EXISTING USE: FARM

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION  
USE:

FOUNDATION: CONCRETE  
SEWAGE: PRIV. PROPOSED

BASEMENT: NONE  
WATER: PRIV. PROPOSED

### LOT SIZE AND SETBACKS

SIZE: 37.53AC  
FRONT STREET:  
SIDE STREET:  
FRONT SETB: 50  
SIDE SETB: 850/350  
SIDE STR SETB:  
REAR SETB: 800

*Let No 1  
ID only*

**THIS PERMIT  
EXPIRES ONE  
YEAR FROM DATE  
OF ISSUE**

## ROBERT W. SHEESLEY

ECO SENSE, INC.

8354 Chestnut Farm Lane  
Ellicott City, Maryland 21043

### BACKGROUND

Mr. Sheesley has over twenty eight years of experience in government, regulatory, and permitting processes with a specialty in environmental matters. During the past eight years Mr. Sheesley has acted as a private consultant to real estate developers, banking institutions, and local and state governments providing assistance on land use issues, government regulation, permitting requirements and negotiation, and natural resource identification and characterization.

In most of the positions that Mr Sheesley has held, he was responsible for, or participated in, public forums, community involvement, consensus building, and working with many competing interests. Such involvement includes building a Department, establishing a regional solid waste recycling program, siting solid and hazardous waste facilities, establishing watershed management policy, alternative road and highway alignments, waterway dredging projects, and regional environmental management strategies.

### QUALIFICATIONS

- ▶ Eight years as a private consultant.
- ▶ Over twenty eight years of experience in environmental protection and resource management.
- ▶ Proven skills in program planning, personnel supervision, and budget management.
- ▶ Demonstrated political interaction skills and consensus building.
- ▶ Skilled in legislative and regulatory processes.
- ▶ Skilled in effecting public participation, consensus building, addressing competing interests, conflict resolution, problem solving

### GOVERNMENT AND REGULATORY EXPERIENCE

- ▶ Planned, developed, and administered the Baltimore County, Maryland Department of Environmental Protection and Resource Management.
- ▶ Coordinated the development of Baltimore County Programs in the following disciplines:
  - Watershed Management
  - Wetland Protection
  - Coastal Waterway Improvement
  - Groundwater Protection
  - Forest Management Strategy
  - Solid Waste Recycling
  - Agricultural Protection
- ▶ In Howard County, Maryland, reorganized, staffed, and administered the Bureau of Environmental Health, Maryland Department of Health.
- ▶ President of the Maryland Conference of Environmental Health Directors Association (1984 - 1987).
- ▶ Coordinated statewide effort to provide consistency and standardization of local environmental health programs in the State of Maryland.
- ▶ Member, Governors Task Force:
  - Maryland Non Tidal Wetlands Act;
  - Forestry Management Regulation;
  - Greenways Program.
- ▶ Member of the Board of Directors Chesapeake Bay Trust
- ▶ Member, Maryland Association of County's Subcommittees:
  - Managing Municipal Sewage Sludge
  - Maryland Solid Waste Regulation
- ▶ Member, Governor's Council on Toxic Substances ( assisted the Deputy State Health Officer for Baltimore County.

*pet*  
No 3

## EDUCATION

B.S. Health and Biology, Towson State University, Towson, Md.

Master of Health Science, Environmental Sciences, Johns Hopkins University, School of Hygiene and Public Health, Baltimore, Md.

Master of Administrative Science, Johns Hopkins University, Homewood Campus, Baltimore, Md.

1970 - 1979: **Sanitarian**, Baltimore County Bureau of Environmental Services, Department of Health. Resolved community environmental health concerns, conducted assessments of private water and sewage systems, landfills, groundwater contamination problems, air pollution, food establishments, and land use issues; initiated regulatory action as required.

## PROFESSIONAL REGISTRATION

Registered Sanitarian - State of Maryland

## EMPLOYMENT HISTORY

Present: **Private Consultant**, Performs consulting services related to government process; land use and construction issues; natural resource identification, value and function; environmental site assessments; stream restoration, watershed evaluation, storm water management and sediment control; addressing regulatory issues, alternative analysis, negotiation of permit conditions; site design; private sewage and water systems; waste management issues; groundwater contamination problems; project management, and dispute resolution

1987 - 1990: **Director**, Baltimore County Department of Environmental protection and Resource Management, Baltimore County, Maryland.

1984 - 1987: **Director**, Bureau of Environmental Health, Howard County, Md. Maryland State Department of Health.

1981 - 1984: **Chief**, Water Quality and Waste Management, Baltimore County Bureau of Environmental Service, Department of Health.

1979 - 1981: **Supervisor**, Land Development Review Section, Baltimore County Bureau of Environmental Services, Department of Health.

0012355 623

This Deed, Made this 8th day of August, in the year one thousand nine hundred and ninety-seven, by and between David A. Denisch, Personal Representatives of the Estate of Mildred E. Denisch, party of the first part, Grantor; and William F. DeVoe and Nancy M. DeVoe, his wife, and Phoebe M. DeVoe, of Baltimore County, State of Maryland, parties of the second part; Grantees.

Witnesseth, That in consideration of the sum of THREE HUNDRED SIXTY-FIVE THOUSAND AND 00/100 DOLLARS (\$365,000.00), the actual consideration paid, or to be paid, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part, pursuant to the power and authority vested in him pursuant to the Estates and Trusts Article of the Annotated Code of Maryland, does hereby grant and convey unto the said parties of the second part, as joint tenants with the rights of survivorship and not as tenants in common, their assigns, the survivor of them and unto the survivor's personal representatives, in fee simple, all that parcel of ground situate, lying and being in the Eleventh District of Baltimore County, State of Maryland, which by deed dated November 6, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2204 folio 120, was granted and conveyed by Lillie Mae Preidenbaugh, widow to Edward Gordon Grau and Ann Harriett Grau, his wife, said lot being described in said deed as two parcels and said lot being described by a survey dated December 12, 1952, by Albert E. Pohmer in one description as follows:

**BEGINNING** for the same at a stone at the beginning of the first parcel of land described in the above deed and running thence as now surveyed binding on the first line thereof south 68 degrees 4 minutes 25 seconds west 1115.68 feet to the end thereof; thence binding on the second line of said first parcel and on the second line of the second parcel in said deed north 86 degrees 16 minutes 50 seconds West 306.59 feet to a stone; thence binding on the second line of the said second parcel north 23 degrees 13 minutes 0 seconds west 779.49 feet to a stone at the end thereof; thence binding on the third line of the second parcel and the fourth line of the first parcel in said deed north 49 degrees 9 minutes 15 seconds east 699.93 feet; thence still binding on the outlines of said first parcel north 40 degrees 20 minutes 45 seconds west 839.85 feet, north 41 degrees 12 minutes 30 seconds East, 16.68 feet, south 40 degrees 20 minutes 45 seconds east 841.99 feet, north 48 degrees 33 minutes 50 seconds east 810.13 feet the last 297 feet thereof lying in the center of the water right lane referred to in the above deed and thence south 20 degrees, 38 minutes 25 seconds east 1413.36 feet to the point and place of beginning, containing 37.536 acres of land, more or less, together with the roadway from the property herein described to the Manor Road as granted in a deed from Abraham Shirtzer and wife to Samuel Kennel by deed dated March 17, 1868 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., 59 folio 283.

**BEING** the same parcel of land which by Deed dated June 19, 1956, and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 2952 folio 40, was granted and conveyed by Edward Gordon Grau and Ann Harriett Grau, his wife, unto Murray C. Binford and Mildred E. Binford, his wife. The said Murray C. Binford predeceased the said Mildred E. Binford thereby vesting absolute title to the above described property in the said Mildred E. Binford. The said Mildred E. Binford thereafter re-married and became known as Mildred E. Denisch. The said Mildred E. Denisch having since departed this life on or about May 21, 1997, and the said David A. Denisch was appointed Personal Representative of the Estate of Mildred E. Denisch on May 30, 1997 by Order of the Orphans Court for Baltimore County in Estate No. 90732.

**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** the said described parcel of ground and premises to the said parties of the second part, as joint tenants with the rights of survivorship and not as tenants in common, their assigns, the survivor of them and unto the survivor's personal representatives, forever in fee simple.

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County

Agricultural Transfer Tax  
Not Applicable - Letter of Intent

PR 8/27/97

Prob No 3  
ID only

AND the said party of the first part hereby covenant that he will execute such further assurances of the same as may be requisite.

WITNESS:

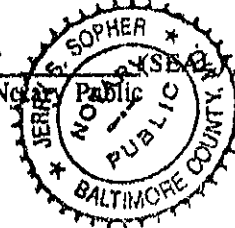
[Signature]

[Signature] PR  
 David A. Denisch,  
 Personal Representative of the Estate of  
 Mildred E. Denisch

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 8th day of August, in the year one thousand nine hundred and ninety-seven before me, the subscriber, a Notary Public of the State of Maryland, personally appeared David A. Denisch, Personal Representative of the Estate of Mildred E. Denisch, deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

[Signature]  
 Jerry S. Sopher, Notary Public  


My commission expires: December 1, 1998

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

[Signature]  
 Jerry S. Sopher

AFTER RECORDATION, PLEASE RETURN TO:

Jerry S. Sopher, P.A.  
 913 South Charles Street  
 Baltimore, Maryland 21230  
 (410) 837-0022  
 12531 Manor Road  
 S-6998-97)

PLEASE RETURN TO:

JERRY S. SOPHER, P.A.  
 913 SOUTH CHARLES STREET  
 BALTIMORE, MARYLAND 21230

0012355 625

062578 AUG 25 5

## State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTO

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)

☐ Check Box if Addendum ☒ Stake Form is Attached.

|   |                                |                                                   |                                          |                                            |                                                      |                   |          |
|---|--------------------------------|---------------------------------------------------|------------------------------------------|--------------------------------------------|------------------------------------------------------|-------------------|----------|
| 1 | Type(s) of Instruments         | <input type="checkbox"/> Deed                     | <input type="checkbox"/> Mortgage        | <input type="checkbox"/> Other             | <input type="checkbox"/> Other                       | INSTRUMENT SURETY | 5.00     |
|   |                                | <input checked="" type="checkbox"/> Deed of Trust | <input type="checkbox"/> Lease           | <input type="checkbox"/> Other             | <input type="checkbox"/> Other                       | RECORDING FEE     | 20.00    |
| 2 | Conveyance Type Check Box      | <input checked="" type="checkbox"/> Improved Sale | <input type="checkbox"/> Unimproved Sale | <input type="checkbox"/> Multiple Accounts | <input type="checkbox"/> Not an Arms-Length Sale (9) | RECORDATION FEE   | 1,825.00 |
|   |                                | <input type="checkbox"/> Arms-Length (1)          | <input type="checkbox"/> Arms-Length (2) | <input type="checkbox"/> Arms-Length (3)   | <input type="checkbox"/> Arms-Length (4)             | IN-TAX STATE      | 1,825.00 |
| 3 | Tax Exemptions (If Applicable) | <input type="checkbox"/> Recordation              | <input type="checkbox"/> State Transfer  | <input type="checkbox"/> County Transfer   | <input type="checkbox"/> Other                       | TOTAL             | 3,675.00 |
|   |                                | <input type="checkbox"/> Other                    | <input type="checkbox"/> Other           | <input type="checkbox"/> Other             | <input type="checkbox"/> Other                       | RECORDATION FEE   | 1,825.00 |
| 4 | Cite or Explain Authority      |                                                   |                                          |                                            |                                                      | RECORDATION FEE   | 1,825.00 |

|    |                                    |                              |               |                                            |                |  |
|----|------------------------------------|------------------------------|---------------|--------------------------------------------|----------------|--|
| 4  | Consideration and Tax Calculations | Consideration Amount         |               | Finance Office Use Only                    |                |  |
|    |                                    | Purchase Price/Consideration | \$ 365,000.00 | Transfer and Recordation Tax Consideration | \$ 365,000.00  |  |
| 5  | Fees                               | Any New Mortgage             | \$ 255,000.00 | Transfer Tax Consideration                 | \$ 5,475.00    |  |
|    |                                    | Balance of Existing Mortgage | \$            | Less Exemption Amount                      | \$             |  |
| 6  | Description of Property            | Other:                       | \$            | Total Transfer Tax                         | \$ 5,475.00    |  |
|    |                                    | Other:                       | \$            | Recordation Tax Consideration              | \$             |  |
| 7  | Transferred From                   | Full Cash Value              | \$ 630,000.00 | X ( ) per \$500 =                          | \$             |  |
|    |                                    | Other:                       | \$            | TOTAL DUE                                  | \$             |  |
| 8  | Transferred To                     | Amount of Fees               | Doc. 1        | Doc. 2                                     | Agent:         |  |
|    |                                    | Recording Charge             | \$ 20.00      | \$ 75.00                                   | Tax Bill:      |  |
| 9  | Other Names to Be Indexed          | Surcharge                    | \$ 5.00       | \$ 5.00                                    | C.B. Credit:   |  |
|    |                                    | State Recordation Tax        | \$ 1,825.00   | \$ 20.00                                   | Ag. Tax/Other: |  |
| 10 | Contact/Mail Information           | State Transfer Tax           | \$ 1,825.00   | \$ 20.00                                   | Other:         |  |
|    |                                    | County Transfer Tax          | \$ 5,475.00   | \$ 182.50                                  | Other:         |  |
| 11 | Description of Property            | Other:                       | \$            | \$                                         | Other:         |  |
|    |                                    | Other:                       | \$            | \$                                         | Other:         |  |

|    |                         |                                                                                                                                                                                            |                         |                    |            |            |                   |
|----|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------|------------|------------|-------------------|
| 12 | Description of Property | District                                                                                                                                                                                   | Property Tax ID No. (1) | Grantor Liber/Eols | Map        | Parcel No. | Var. LOC          |
|    |                         | 11                                                                                                                                                                                         | 11-02-637420            | 2452/40            |            |            |                   |
| 13 | Description of Property | Subdivision Name                                                                                                                                                                           | Lot (3a)                | Block (3b)         | Sec/AR(3c) | Plat Ref.  | Sq Ft/Acreage (4) |
|    |                         |                                                                                                                                                                                            |                         |                    |            |            |                   |
| 14 | Description of Property | Location/Address of Property Being Conveyed (2)                                                                                                                                            |                         |                    |            |            |                   |
|    |                         | 12531 Manor Rd. Longgreen, MD 21092                                                                                                                                                        |                         |                    |            |            |                   |
| 15 | Description of Property | Other Property Identifiers (if applicable)                                                                                                                                                 |                         |                    |            |            |                   |
|    |                         |                                                                                                                                                                                            |                         |                    |            |            |                   |
| 16 | Description of Property | Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: |                         |                    |            |            |                   |
|    |                         | Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of Sq Ft/Acreage Transferred:                                                     |                         |                    |            |            |                   |
| 17 | Description of Property | If Partial Conveyance, List Improvements Conveyed:                                                                                                                                         |                         |                    |            |            |                   |
|    |                         |                                                                                                                                                                                            |                         |                    |            |            |                   |

|    |                         |                                                           |                                                           |
|----|-------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| 18 | Description of Property | Doc. 1 - Grantor(s) Name(s)                               | Doc. 2 - Grantor(s) Name(s)                               |
|    |                         | David A. Denisch, PE of the Estate of Michael E. Denisch  | DeVoe, Wm. E. & DeVoe, Nancy M. & DeVoe, Phoebe M.        |
| 19 | Description of Property | Doc. 1 - Owner(s) of Record, if Different from Grantor(s) | Doc. 2 - Owner(s) of Record, if Different from Grantor(s) |
|    |                         | Michael E. Denisch                                        | DeVoe, Wm. E. & DeVoe, Nancy M. & DeVoe, Phoebe M.        |
| 20 | Description of Property | Doc. 1 - Grantee(s) Name(s)                               | Doc. 2 - Grantee(s) Name(s)                               |
|    |                         | DeVoe, Wm. E. & DeVoe, Nancy M. & DeVoe, Phoebe M.        | Bradley G. Moore, Trustee                                 |
| 21 | Description of Property | New Owner's (Grantee) Mailing Address                     |                                                           |
|    |                         | 12531 Manor Rd. Longgreen, MD 21092                       |                                                           |
| 22 | Description of Property | Doc. 1 - Additional Names to Be Indexed (Optional)        | Doc. 2 - Additional Names to Be Indexed (Optional)        |
|    |                         |                                                           |                                                           |

|    |                         |                                           |                                                              |
|----|-------------------------|-------------------------------------------|--------------------------------------------------------------|
| 23 | Description of Property | Instrument Submitted By or Contact Person | <input checked="" type="checkbox"/> Return to Contact Person |
|    |                         | Name: <u>Chris John</u>                   | <input type="checkbox"/> Hold for Pickup                     |
| 24 | Description of Property | Firm: <u>Summit S. Sepp, PA</u>           | <input type="checkbox"/> Return Address Provided             |
|    |                         | Address: <u>59133 Charles St</u>          |                                                              |
| 25 | Description of Property | City: <u>BALTO, MD</u>                    |                                                              |
|    |                         | Phone: <u>410 837 0022</u>                |                                                              |

|    |                         |                                                                                |                                                                                                                              |
|----|-------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| 26 | Description of Property | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER |                                                                                                                              |
|    |                         | Assessment Information                                                         | Will the property being conveyed be the grantee's principal residence?                                                       |
| 27 | Description of Property | <input checked="" type="checkbox"/> Yes                                        | <input type="checkbox"/> No                                                                                                  |
|    |                         | <input type="checkbox"/> Yes                                                   | <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify:                            |
| 28 | Description of Property | <input type="checkbox"/> Yes                                                   | <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). |
|    |                         | <input type="checkbox"/> Yes                                                   | <input type="checkbox"/> No                                                                                                  |

|     |                         |                                                    |                         |
|-----|-------------------------|----------------------------------------------------|-------------------------|
| 29  | Description of Property | Assessment Use Only - Do Not Write Below This Line |                         |
|     |                         | Terminal Verification                              | Additional Verification |
| 30  | Description of Property | Transfer Number                                    | Date Received           |
|     |                         | 10                                                 | 10                      |
| 31  | Description of Property | Geo. Zoning                                        | Map Grid                |
|     |                         | Use                                                | Parcel                  |
| 32  | Description of Property | Trans. Cd.                                         | Ex. Cd.                 |
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| 33  | Description of Property | Trans. Cd.                                         | Ex. Cd.                 |
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| 34  | Description of Property | Trans. Cd.                                         | Ex. Cd.                 |
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| 101 | Description of Property | White - Clerk's Office   |
|     |                         | Canary - SDAT            |
| 102 | Description of Property | Pink - Office of Finance |
|     |                         | Goldenrod - Preparer     |
| 103 | Description of Property |                          |
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| 104 | Description of Property |                          |
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| 145 | Description of Property |                          |
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| 146 | Description of Property |                          |
|     |                         |                          |
| 147 | Description of Property |                          |
|     |                         |                          |
| 148 | Description of Property |                          |
|     |                         |                          |
| 149 | Description of Property |                          |
|     |                         |                          |
| 150 | Description of Property |                          |
|     |                         |                          |

4/28/99

~~4/21/99~~Not No  
4

TO: Jeff Long

FROM: Dennis Wentz

RE: 12531 Mann Road (Item 389)

The petitioner's application does not provide sufficient information to properly review this request. The petitioner's plat may not show all proposed improvements. For example, it does not show any parking areas and any outdoor facilities. Also, it is not clear what activities will take place at this facility.

Vehicular access does not appear to be suitable for a 14,000 square foot indoor arena. Access to this site is via a long (1,430 feet), narrow (12 feet), unpaved driveway.

The proximity of the proposed indoor arena and the proposed barn to the Nester property appears to be inappropriate.

A greater setback should be considered. The setback requirements for an animal boarding place in a residential zone would be more appropriate. Section 421.1 of the BCR requires that no part of any animal boarding place be located within 200 feet of the nearest property line.

It should be determined whether any horses or other animals will be boarded at this facility. If so, a special exception for an animal boarding place may be necessary (see Section 1A01.2.C.2 of the BCR).

c: Gary Kerns

Note: Wally feels the proposed "use" should not be an issue because it is an appropriate land use for a rural/farming area.

---

MR. C. A. DUTCH RUPPERSBERGER, III, COUNCILMAN

---

BY THE COUNTY COUNCIL, APRIL 19, 1993

---

A BILL ENTITLED

AN ACT concerning

Agriculture

FOR the purpose of amending the Zoning Regulations in order to define terms relating to agricultural uses; placing limitations on the stabling and pasturing of animals; providing certain height exceptions; providing requirements for farms in D.R. and R.C. 5 zones; repealing provisions dealing with satellite farms and farmettes; permitting a winery or bottled water plant by Special Exception in certain zones; and generally relating to farm and commercial agriculture activities in Baltimore County.

BY repealing

Section 101 - Definitions, the definitions of "farm", as that definition appears twice, "farm, satellite" and "farmette" and Sections 1A02.2.A.4 and 1A04.2.A.4

Baltimore County Zoning Regulations, as amended

BY adding

Section 101 - Definitions, the definitions, alphabetically, of "Agriculture, Commercial" and "Farm" and Sections 100.6, 1A03.3.B.15 and 404.9 and 404.10

Baltimore County Zoning Regulations, as amended

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter stricken from existing law.  
~~Strike out~~ indicates matter stricken from bill.  
Underlining indicates amendments to bill.

1. DAIRYING, PASTURAGE AGRICULTURE, HORTICULTURE, FLORICULTURE,  
2. AQUACULTURE, APICULTURE, VITICULTURE, FORESTRY, ANIMAL AND POULTRY  
3. HUSBANDRY, HORSEBREEDING AND HORSETRAINING AND ALSO INCLUDES ANCILLARY  
4. ACTIVITIES SUCH AS PROCESSING, PACKING, STORING, FINANCING, MANAGING,  
5. MARKETING OR DISTRIBUTING PROVIDED THAT ANY SUCH ACTIVITY SHALL BE  
6. SECONDARY TO THE PRINCIPAL AGRICULTURAL OPERATIONS.

7. FARM: THREE ACRES OR MORE OF LAND AND ANY IMPROVEMENTS  
8. THEREON, USED PRIMARILY FOR COMMERCIAL AGRICULTURE, AS DEFINED IN THESE  
9. REGULATIONS, OR FOR RESIDENTIAL AND ASSOCIATED AGRICULTURAL USES. THE  
10. TERM DOES NOT INCLUDE THE FOLLOWING USES AS DEFINED IN THESE  
11. REGULATIONS: LIMITED ACREAGE WHOLESALE FLOWER FARMS, RIDING STABLES,  
12. LANDSCAPE SERVICE, FIREWOOD OPERATIONS AND HORTICULTURAL NURSERY  
13. BUSINESSES.

14. Section 100 - ZONES AND DISTRICTS: BOUNDARIES

15. 100.6 - A TRACT OF LAND USED FOR THE ACCESSORY STABLING AND  
16. PASTURING OF ANIMALS AND WHICH IS NOT A COMMERCIAL AGRICULTURAL  
17. OPERATION IS SUBJECT TO THE FOLLOWING PROVISIONS:

|     |                             | MINIMUM<br>ACREAGE           |
|-----|-----------------------------|------------------------------|
| 18. | <u>LARGE-LIVESTOCK:</u>     | <u>LIMITATION:</u>           |
| 19. | HORSES, BURROS AND CATTLE   | 1 ANIMAL FOR EACH ACRE OF    |
| 20. |                             | GRAZING OR PASTURE LAND*     |
| 21. |                             | 3                            |
| 22. | <u>SMALL LIVESTOCK:</u>     |                              |
| 23. | SHEEP, GOATS AND PIGS,      | 2 ANIMALS FOR EACH ACRE OF   |
| 24. | EXCEPT ASIAN POT BELLIED    | GRAZING OR PASTURE LAND*     |
| 25. | PIG (SEE SECTION 400)       | 3                            |
| 26. | PONIES AND MINIATURE HORSES |                              |
| 27. | <u>FOWL OR POULTRY:</u>     |                              |
| 28. | CHICKENS, DUCKS, TURKEY,    | NO NUMERICAL LIMIT PROVIDED  |
| 29. | GEESE                       | A NUISANCE IS NOT CREATED OR |
| 30. |                             | ALLOWED TO EXIST ON THE      |
| 31. |                             | PROPERTY                     |

32. \*SUCKLING AND WEANLINGS UNDER 12 MONTHS OF AGE WILL NOT BE COUNTED.

1. Regulations, as amended, be and they are hereby repealed and  
2. re-enacted, with amendments, to read as follows:

3. Section 1A01-R.C. 2. (Agricultural) Zones

4. 1A01.2.B. Uses Permitted as of Right.

5. 2. Farms {, satellite farms, farmettes} and  
6. limited-acreage wholesale flower farms (see Section 404)

7. 1A01.2.C. Uses Permitted by Special Exception.

8. 24. The following "agricultural-support" uses AS PRINCIPAL  
9. COMMERCIAL USES:

10. a. Farm-machinery sales, storage, or service;  
11. blacksmithing

12. b. Feed or grain mills or driers

13. c. Fertilizer sales or storage

14. d. Sawmills

15. e. Slaughter houses or manufacture, processing, or  
16. packing of fruit, vegetables, animal, or meat products, or by-products

17. f. {Wine or} Spirits manufacture, including the  
18. manufacture of alcohol to be used in gasoline-alcohol mixtures, but  
19. excluding the production of these mixtures {(as a principal use)}

20. G. WINERY, INCLUDING ACCESSORY RETAIL AND WHOLESALE  
21. DISTRIBUTION OF WINE PRODUCED ON-PREMISES. TEMPORARY PROMOTIONAL  
22. EVENTS, SUCH AS WINE TASTINGS OR PUBLIC GATHERINGS ASSOCIATED WITH THE  
23. WINERY, ARE PERMITTED, WITHIN ANY LIMITS SET BY THE SPECIAL EXCEPTION.

24. H. BOTTLED WATER PLANT, IF THE SOURCE OF THE WATER IS  
25. LOCATED ON THE SAME SITE AS THE PLANT, AND PROVIDED THAT THE DIRECTOR  
26. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT MAKES A  
27. RECOMMENDATION THAT THE PROPOSED FACILITY WILL NOT ADVERSELY AFFECT THE  
QUALITY OR CAPACITY OF SURFACE WATER OR GROUND WATER.

1. AGRICULTURAL BUILDINGS, nor to church spires, belfries, cupolas, domes,  
2. radio or television aerials, drive-in theatre screens, observation,  
3. transmission or radio towers, or poles, flagstaffs, chimneys, parapet  
4. walls which extend not more than four feet above the limiting height,  
5. bulkheads, water tanks and towers, elevator shafts, penthouses and  
6. similar structures provided that any such structures shall not have a  
7. horizontal area greater than 25 per cent of the roof area of the  
8. building. A satellite receiving dish is subject to the height  
9. limitations of the zone in which the dish is located. However, in  
10. residential zones, the height of an accessory satellite dish may not  
11. exceed 15 feet, unless it is located on the roof of a building.

12. Section 4. And be it further enacted, that this Act shall take  
13. effect forty-five days after its enactment.

B05193/BILLS93



Baltimore County  
Department of Permits and  
Development Management

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

February 8, 1999

Patricia A. Malone, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517

Dear Ms. Malone:

RE: 12531 Manor Road, 11th Election District

Thank you for your letter of January 29, 1999 to Arnold Jablon, Director of Permits and Development Management. This correspondence, which was discussed with other zoning office staff, has been referred to me for reply.

After careful review of the Baltimore County Zoning Regulations (BCZR), the zoning office will permit horse breeding, regardless of horse ownership, and the stabling and training of horses which belong to the farm owners as a "commercial agricultural" use (defined in Section 101 of the BCZR). Horses that are trained or boarded for purposes other than breeding which are owned by other parties must be approved by a special exception for a riding stable or animal boarding place. Should you disagree with this interpretation, you may apply for a special hearing before the Zoning Commissioner.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "MKellman".

Mitchell J. Kellman  
Planner II  
Zoning Review

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: — Arnold Jablon

Date: May 18, 1999

FROM: R. Bruce Seeley *RB*

SUBJECT: Zoning Item #99-389-SPHX

12531 Manor Road

Zoning Advisory Committee Meeting of April 12, 1999

- 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 (Section 14-401 through 14-422 of the Baltimore County Code).
  - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X----- AP - See attached memorandum from Wally Lippincott dated 5/11/99.

*Ref No 5*

BALTIMORE COUNTY, MARYLAND  
ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE  
887-4488 Ext. 241 Fax 887-4804

*Pet No 5*

To: Development Coordination  
From: Wally Lippincott, Jr. *WLL* Date: May 11, 1999  
Agricultural Preservation Program Administrator  
Re: Case No. 99-389-SPX

This property is located in a Master Plan Designated Agricultural Preservation Area. It is zoned RC 2 for Agricultural Use. The property is adjacent to land that is under agricultural easement. It is within an area proposed for designation as a Maryland Rural Legacy Area on the basis of its agricultural soils and agricultural operations.

Equine operations comprise the largest economic component of the agricultural industry in Baltimore County according to M. Commer, University of Maryland, 1992. The horse industry also provides important economic support to other farm operations from whom they may buy grain, hay or straw.

Horse breeding and training is an agricultural use and the Baltimore County Zoning Regulations clearly recognize this in the definition of commercial agriculture (BCZR 101 - Agriculture, commercial). Many training and breeding operations provide stalls for horses owned by others that have been brought to the farm for training and breeding. This use is not commonly thought of as "stabling" but as part of the operation.

I have consulted with members of the Baltimore County Agricultural Advisory Board (one member abstaining) on the proposal for this property and the following recommendations have been articulated:

- (1) The use of this property for horse breeding and training and for the keeping of animals not owned by the operator for breeding and training should be recognized as a use by right as is provided for in the BCZR definition for commercial agriculture.
- (2) The number of horses keep on the property should be limited to one per grazing acre and the landowner should have and implement a Soil Conservation and Water Quality Plan as developed and approved by the Baltimore County Soil Conservation District.
- (3) The use of the arena is not articulated on the plan. If, however, the arena is used for anything other than the indoor training of animals - such as for events that cater to the public - no comment is offered and instead the Agricultural Board will defer to other County agency's comments on access, impact on the residential community, etc.

*Ref No 6*



## MICKEY A. CORNELIUS

### VICE PRESIDENT

Mickey Cornelius is Vice President of the firm, responsible for managing all aspects of the firm's traffic engineering and transportation planning studies. He is experienced in all aspects of traffic engineering and transportation planning, including traffic analysis, traffic forecasting and associated modeling, development of traffic control plans, and transportation systems management.

Mr. Cornelius is a registered Professional Engineer, with more than (12) years experience in the highway transportation and traffic engineering profession. His experience in both the public and private sectors has

provided him with a broad range of expertise. Mr. Cornelius has conducted hundreds of traffic studies and needs analyses and has served as a transportation planner for the development of Master Plans for both private firms and public agencies.

Mr. Cornelius' educational and professional background have qualified him as an expert in the field of traffic engineering and transportation planning before numerous County and Municipal Planning and Zoning Boards in Maryland and also in Pennsylvania, New Jersey and New York.

---

### JOB HISTORY

#### 1987 to Present

The Traffic Group, Inc.

#### 1984-1987

Traffic Engineering Consultant

#### 1982-1984

Civil Engineer, Highway Construction

### EDUCATIONAL BACKGROUND

B.S. in Civil Engineering with emphasis in Transportation -  
The Pennsylvania State University  
Traffic Engineering Courses: Northwestern University Traffic  
Institute, Polytechnic Institute of New York

### AFFILIATIONS

Registered Professional Engineer (P.E.)  
Institute of Transportation Engineers (I.T.E.)  
National Society of Professional Engineers (N.S.P.E.)  
Urban Land Institute (U.L.I.)  
Maryland Association of Engineers (M.A.E.)  
Consulting Engineers Council of Pennsylvania (CEC/PA)  
American Society of Civil Engineers (A.S.C.E.)

---

### PLACES WHERE MR. CORNELIUS HAS QUALIFIED AS AN EXPERT WITNESS MARYLAND

City of Annapolis - City Council  
Anne Arundel County - Board of Appeals; Zoning Hearing  
Examiner  
City of Baltimore - City Council; Planning Commission  
Baltimore County - County Review Group, Zoning Commissioner,  
Board of Appeals; Circuit Court; District Court  
Town of Bel Air - Planning Board; Town Commissioners; Zoning  
Hearing Examiner  
City of Bowie - Planning Advisory Board; Mayor and City Council  
Cecil County - Technical Advisory Committee  
Charles County - Board of Appeals  
Dorchester County - Board of Appeals  
Frederick County - Planning Board; County Commissioners;  
Board of Appeals  
Howard County - Planning Board; Zoning Board; Board of  
Appeals  
Town of Indian Head - Planning Commission  
Montgomery County - Planning Board, Zoning Hearing Examiner;  
Board of Appeals

Town of North East - Planning Commission  
Prince George's County - Planning Board; County Council  
Washington County - Board of Appeals  
City of Westminster - Mayor and Common Council  
Wicomico County - Board of Zoning Appeals

### NEW JERSEY

State Court of Administrative Law  
Cumberland County - Manchester Township Zoning Hearing  
Board;  
City of Millville Planning Commission

### PENNSYLVANIA

York County - Manchester Township Zoning Hearing Board;  
Planning Commission of Shrewsbury Borough

### NEW YORK

Town of East Hampton - Planning Commission

The Maryland  
Dressage  
Association  
Join Us!



Membership  
Benefits

## Membership Benefits

Who to  
Contact

Our mission is to gain and share knowledge of classical dressage. To achieve this goal, we offer our members opportunities to participate in ten schooling shows a year, with low entry fees to our members, and one AHSA/USDF Recognized Show, special programs consisting of various topics ranging from riders' Yoga and Tai Chi to lungeing. Some of the programs are free, others are subsidized by MDA. As a Region One GMO of The USDF, we pass on benefits of participating membership in USDF, and forward its publications to our members.

Membership  
types

Join/Renew

Committees

Volunteer

We encourage our members to grow by offering several mounted clinics a year. We hosted an annual USDF Adult Camp. We are fortunate to be located in an area with more qualified dressage instructors than any other area in the country, many of whom are MDA members. In addition, we publish a monthly newsletter to our members. Our book, magazine and videotape library abound with dressage guidance and excellent learning material. MDA generously rewards our members' achievements with cash scholarships, elegant trophies and service awards. Because of MDA's non-profit status, members enhance their horsemanship and leadership skills through volunteering. Most treasured among our intangible benefits is the opportunity to meet and make friends with 300 other enthusiastic MDA members, at monthly meetings, pot luck suppers, picnics, and on a plethora of fun committees.

Work Credits

Membership  
Admin

Home

*Prod No 87*

*Just thought  
this was interesting*

*last line of para.*

*2*

*Thanks  
Mary Lou Kester*

**CURRICULUM VITAE****NORMAN E. GERBER, AICP****35 Pickburn Court Cockeysville, MD 21030****Business  
(410)667-4543****Facsimile  
(410)683-4079****PROFESSIONAL  
EXPERIENCE****Preparation of Master Plans and Land Use Regulations**

Prepared comprehensive, policy, small-area, facility and revitalization plans, capital programs and capital budgets.

Prepared zoning and development ordinances, agricultural land preservation and historic district regulations and growth management programs.

Conducted demographic, transportation, economic and market studies.

**Implementation of Plans and Programs**

Reviewed and approved new development.

Enforced zoning, agricultural and historic preservation regulations.

Negotiated plan and facilities projects with community groups, local and state legislative bodies and private sector business.

**Other**

Testified before local, state and national boards, commissions and legislatures on the behalf of plans and programs.

Testified before boards of appeals, circuit courts and the U. S. Tax Court of Appeals on land use issues.

Prepared RFP's, grant applications, selected consultants and administered contracts.

**WORK  
EXPERIENCE****2/88 to present****NORMAN E. GERBER, AICP, Cockeysville, MD****Principal**

Private practice as planning consultant specializing in land planning, preparation of land use regulations, property evaluation for potential use and expert testimony in zoning and development issues.

**2/89 to 10/90****The City of Laurel, Laurel, MD****The Office of Planning and Zoning****Director**

Administered the planning program and enforced the zoning code.

**9/80 to 1/88****Baltimore County, Baltimore County Maryland****The Office of Planning and Zoning****Director**

Administered the planning program, and the budgets of the Office of Zoning and the Peoples Council. Baltimore County Baltimore County Maryland The Office of Planning and Zoning

1977 to 1980

The Office of Planning and Zoning  
Deputy Director  
Designed and supervised the planning program.

1956 to 1977

The Office of Planning and Zoning  
Various titles  
Performed a variety of planning studies and services.

**EDUCATION**

Morgan State University, Baltimore, MD  
Urban & Regional Planning Masters 1975

The Johns Hopkins University, Baltimore, Md  
Bachelor of Science in Engineering, 1963  
Minor: Civil Engineering

**PROFESSIONAL  
SOCIETIES**1/69 to Present

American Planning Association  
Past member of the Board of Directors and treasurer of the Maryland Chapter.

1/69 to Present

American Institute of Certified Planners

1975 to 1988

The Maryland Association of County Planning Officials  
Past President and member of the Board of Directors

2/89 to 10/90

Technical Advisory Committee, the Patuxent River Commission

6/89 to 10/90

The Patuxent River Commission  
Alternate Member (for the Mayor)

**PERSONAL**1985 to 1988

The University of MD at Baltimore  
Advise on planning program

1992 to Present

The Baltimore County Commission on Disabilities, Member of the Transportation Committee  
Coordinates activities of providers of services.

**REFERENCES**

Furnished on request.

- Ref No 8 -

Real Property  
InformationMaryland Department of Assessments and Taxation  
Real Property System[\[Go Back\]](#)

BALTIMORE COUNTY

[\[Start Over\]](#)

DISTRICT: 11 ACCT NO: 1102037920

Owner Information

**Owner Name:** DEVOE WILLIAM F/NANCY M  
DEVOE PHOEBE M **Use:** AGRICULTURAL

**Mailing Address:** 12531 MANOR RD  
LONG GREEN MD 21092 **Principal Residence:** YES

**Transferred**  
**From:** DENISCH MILDRED E **Date:** 08/29/1997 **Price:** \$365,000

**Deed Reference:** 1) /12355/ 623 **Special Tax Recapture:**  
2) AGRICULTURAL TRANSFER TAX

**Tax Exempt:** NO

Location Information [\[View Map\]](#)**Premise Address:**  
12531 MANOR RD**Zoning:** **Legal Description:**  
37.536 AC ESR  
1600 FT MANOR RD  
1850 SE LONG GREEN RD

| Map | Grid | Parcel | Subdiv | Sect | Block | Lot | Group | Plat No:  |
|-----|------|--------|--------|------|-------|-----|-------|-----------|
| 53  | 10   | 25     |        |      |       |     | 82    | Plat Ref: |

**Special Tax Areas****Town:**  
**Ad Valorem:**Primary Structure Data

| Year Built: | Enclosed Area: | Property Land Area: | County Use: |
|-------------|----------------|---------------------|-------------|
| 1852        | 2,748 SF       | 37.53 AC            | 05          |

Value Information

Base Value Current Value Phase-In Value Phase-in Assessments

|                         | As Of<br>01/01/1997 | As Of<br>07/01/1999 | As Of<br>07/01/1998 | As Of<br>07/01/1999 |
|-------------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Land:</b> 79,590     | 79,490              |                     |                     |                     |
| <b>Impts:</b> 81,430    | 92,950              |                     |                     |                     |
| <b>Total:</b> 161,020   | 172,440             | 172,440             | 68,390              | 69,920              |
| <b>Pref Land:</b> 9,590 | 9,490               | 9,490               | 4,740               | 4,740               |

PREFERENTIAL LAND VALUE  
INCLUDED IN LAND VALUEPartial Exempt Assessments

|                  | Code | 07/01/1998 | 07/01/1999 |
|------------------|------|------------|------------|
| <b>County</b>    | 000  | 0          | 0          |
| <b>State</b>     | 000  | 0          | 0          |
| <b>Municipal</b> | 000  | 0          | 0          |

[\[Go Back\]](#)[\[Start Over\]](#)



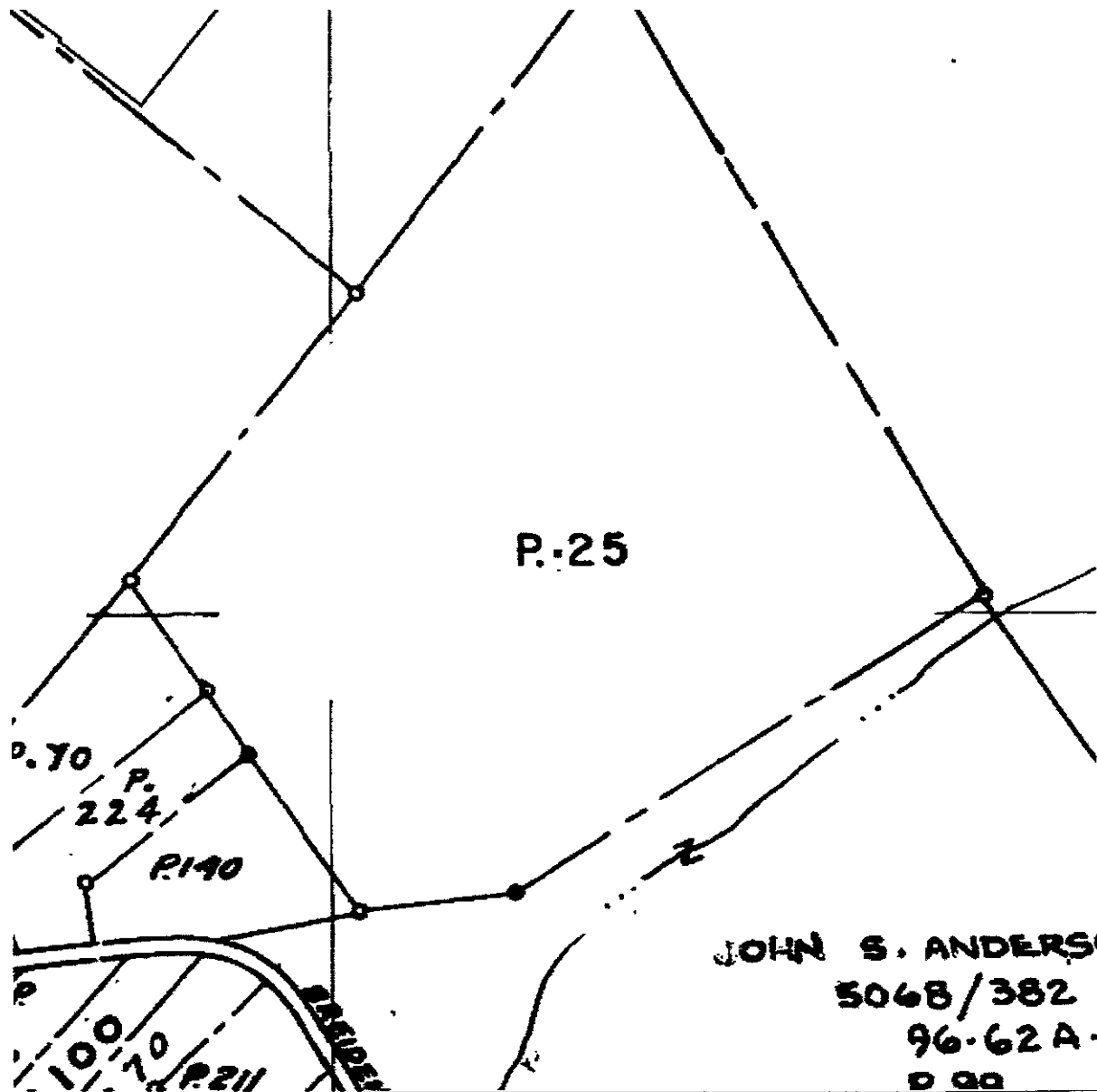
Real Property  
Information

Maryland Department of Assessments and Taxation  
**Real Property System**

[Go Back]

Account ID : 04111102037920

[Zoom In]



Property maps provided courtesy of the Maryland Office of Planning © 1998.  
For more information on electronic mapping applications, visit the Maryland Office of Planning web site at  
[www.op.state.md.us](http://www.op.state.md.us).

CONSERVATION PLAN

*Ref No 11*

Client: DeVoe Phoebe  
Assisted By: Brian R. Galbreath

DeVoe, Phoebe

| LAND UNITS |       | PLANNED |       |      | APPLIED |            | PLANNED CONSERVATION TREATMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------|-------|---------|-------|------|---------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TRACT      | FIELD | AMOUNT  | MONTH | YEAR | AMOUNT  | DATE       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Cropland   |       |         |       |      |         |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 53p25      | 4, 5  | 14.1ac  |       |      |         |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 53p25      | 4     | 6.8ac   | 05    | 1999 | 6.8ac   | 03/11/1999 | CONSERVATION CROP ROTATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|            | 5     | 7.3ac   | 05    | 1999 | 7.3ac   | 03/11/1999 | Grow crops in a planned rotation for biodiversity and to provide adequate amounts of organic material for erosion reduction, nutrient balance and sustained soil organic matter. The cropping rotation may consist of several years small grain, corn, soybeans, and several years hay.                                                                                                                                                                                                                              |
| 53p25      | 4     | 6.8ac   | 05    | 1999 | 6.8ac   | 03/11/1999 | CONSERVATION TILLAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|            | 5     | 7.3ac   | 05    | 1999 | 7.3ac   | 03/11/1999 | Use non-inversion (disk) method of tillage to leave at least 30% residue cover after planting. Purpose: to reduce erosion and improve soil tilth.                                                                                                                                                                                                                                                                                                                                                                    |
| 53p25      | 4     | 6.8ac   | 05    | 1999 |         |            | NUTRIENT MANAGEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|            |       | 7.3ac   | 05    | 1999 |         |            | Lime and fertilize crops according to the results of soil tests. Tests should be comparable to regular soil tests done by the University of Maryland and should be taken annually or as recommended by the Cooperative Extension Service. Purpose: to improve water quality.                                                                                                                                                                                                                                         |
| 53p25      | 4     | 6.8ac   | 05    | 1999 |         |            | PEST MANAGEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|            | 5     | 7.3ac   | 05    | 1999 |         |            | Purpose. To develop a pest management program that is compatible with crop production goals and environmentally sound. Implement a plan that utilizes Integrated Pest Management principles. This plan considers crop rotation, soil condition, pesticide type and pesticide application. The timing of pesticide application and the economic impact of pest damage versus the cost of pesticide use are also considerations. For a detailed plan contact the University of MD Extension Service at (410) 666-1020. |
| 53p25      | 4     | 6.8ac   | 05    | 1999 | 6.8ac   | 03/11/1999 | RESIDUE MANAGEMENT, SEASONAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|            | 5     | 7.3ac   | 05    | 1999 | 7.3ac   | 03/11/1999 | Leave annual crop residues on the soil surface to protect cultivated areas during critical erosion periods (Nov. - March). At least 50% of the soil surface should be covered by residues. Purpose: to reduce erosion, conserve soil moisture, and improve water quality and soil tilth.                                                                                                                                                                                                                             |
| 53p25      | 4     | 6.8ac   | 05    | 1999 | 6.8ac   | 03/11/1999 | ROW ARRANGEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|            | 5     | 7.3ac   | 05    | 1999 | 7.3ac   | 03/11/1999 | Work these fields generally across the slope. Purpose: to reduce erosion and control runoff.                                                                                                                                                                                                                                                                                                                                                                                                                         |

Farmstead

CONSERVATION PLAN

Client: DeVoe, Phoebe

DeVoe, Phoebe

Assisted By: Brian R. Galbreath

| LAND UNITS |         | PLANNED  |       |      | APPLIED  |            | PLANNED CONSERVATION TREATMENT                                                                                                                                                                                                                                                                                                                                              |
|------------|---------|----------|-------|------|----------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TRACT      | FIELD   | AMOUNT   | MONTH | YEAR | AMOUNT   | DATE       |                                                                                                                                                                                                                                                                                                                                                                             |
| 53p25      | 6       | 0.4Ac    |       |      |          |            |                                                                                                                                                                                                                                                                                                                                                                             |
| 53p25      | 6       | 0.4Ac    | 06    | 2000 |          |            | FARMSTEAD<br>To prevent erosion, maintain cover on all areas around the farmstead.                                                                                                                                                                                                                                                                                          |
| 53p25      | 6       | 1.0ac    | 06    | 2000 |          |            | ROOF RUNOFF MANAGEMENT<br>Install and maintain roof gutters to prevent clean water from flowing through livestock concentration areas.                                                                                                                                                                                                                                      |
| 53p25      | 6       | 1.0ac    | 06    | 2001 |          |            | WASTE STORAGE FACILITY<br>Install a waste storage facility if manure cannot be disposed of properly or if safe storage is needed through the winter months. Purpose: to prevent manure runoff contamination and improve water quality. Contact this office for technical, permit, and possible financial assistance. THIS PRACTICE REQUIRES A STATE PERMIT TO BE INSTALLED. |
| 53p25      | 7       | 1.6Ac    |       |      |          |            | Headquarters                                                                                                                                                                                                                                                                                                                                                                |
| 53p25      | 7       | 1.0ac    | 05    | 1999 |          |            | HEAVY USE AREA PROTECTION<br>Protect heavily used areas by establishing vegetative cover, by surfacing with suitable materials, or by installing needed structures. Purpose: to stabilize areas subjected to heavy use by people, animals, or vehicles.                                                                                                                     |
| 53p25      | 1, 2, 3 | 11.8Ac   |       |      |          |            | Pasture                                                                                                                                                                                                                                                                                                                                                                     |
| 53p25      | 1       | 590.0ft  | 05    | 1999 | 590.0ft  | 03/11/1999 | FIELD BORDER                                                                                                                                                                                                                                                                                                                                                                |
|            | 2       | 1850.0ft | 05    | 1999 | 1850.0ft | 03/11/1999 | Maintain a grass border around the field. Minimum width 1 mowers width. This will allow owner to access to the field at any time.                                                                                                                                                                                                                                           |
|            | 3       | 1175.0ft | 05    | 1999 | 1175.0ft | 03/11/1999 |                                                                                                                                                                                                                                                                                                                                                                             |
| 53p25      | 1       | 1.5ac    | 05    | 1999 |          |            | NUTRIENT MANAGEMENT                                                                                                                                                                                                                                                                                                                                                         |
|            | 2       | 7.0ac    | 05    | 1999 |          |            | Lime and fertilize crops according to the results of soil tests. Tests should be comparable to regular soil tests done by the University of Maryland and should be taken annually or as recommended by the Cooperative Extension Service. Purpose: to improve water quality.                                                                                                |
|            | 3       | 3.3ac    | 05    | 1999 |          |            |                                                                                                                                                                                                                                                                                                                                                                             |
| 53p25      | 1       | 1.5ac    | 05    | 1999 | 1.5ac    | 03/11/1999 | PASTURE AND HAY PLANTING                                                                                                                                                                                                                                                                                                                                                    |
|            | 2       | 7.0ac    | 05    | 1999 | 7.0ac    | 03/11/1999 | Establish stands of high quality legumes. New and improved stands will be productive longer, give better erosion control and have less chance of weed infestation. Seed,                                                                                                                                                                                                    |
|            | 3       | 3.3ac    | 05    | 1999 | 3.3ac    | 03/11/1999 |                                                                                                                                                                                                                                                                                                                                                                             |

CONSERVATION PLAN

Client DeVoe, Phoebe  
Assisted By Brian P. Galbreath

DeVoe, Phoebe

| LAND UNITS |       | PLANNED |       |      | APPLIED |            | PLANNED CONSERVATION TREATMENT                                            |
|------------|-------|---------|-------|------|---------|------------|---------------------------------------------------------------------------|
| TRACT      | FIELD | AMOUNT  | MONTH | YEAR | AMOUNT  | DATE       |                                                                           |
|            |       |         |       |      |         |            | lime and fertilize according to recommendations of the Extension Service. |
| 53p25      |       | 1.5ac   | 05    | 1999 | 1.5ac   | 03/11/1999 | PASTURE and HAYLAND MANAGEMENT                                            |
|            |       | 7.0ac   | 05    | 1999 | 7.0ac   | 03/11/1999 | Maintain good grass cover in the pastures. Test soil every                |
|            |       | 3.3ac   | 05    | 1999 | 3.3ac   | 03/11/1999 | 3-4 yrs. and apply recommended fertilizer and lime. Graze                 |
|            |       |         |       |      |         |            | pastures to a height of not less than two inches. To                      |
|            |       |         |       |      |         |            | achieve this the stocking rate should not exceed one animal               |
|            |       |         |       |      |         |            | unit (1000 lbs. of animal) per acre. Implement rotational                 |
|            |       |         |       |      |         |            | grazing for higher stocking rates. Mow during the growing                 |
|            |       |         |       |      |         |            | season to control weeds, brush, and excess grass and promote              |
|            |       |         |       |      |         |            | uniform growth. Chain harrow these fields as needed to                    |
|            |       |         |       |      |         |            | disperse droppings which will spread nutrients more evenly                |
|            |       |         |       |      |         |            | over the field, discourage burn spots, reduce weed clumping               |
|            |       |         |       |      |         |            | infestations, and promote a healthier stand of grass.                     |
|            |       |         |       |      |         |            | Remove animals from the pastures and relocate them to a                   |
|            |       |         |       |      |         |            | sacrifice lot during periods of low growth potential for                  |
|            |       |         |       |      |         |            | grasses or when their traffic will severely damage the                    |
|            |       |         |       |      |         |            | regrowth potential of the pasture (i.e., periods of drought,              |
|            |       |         |       |      |         |            | extreme wettest, or severe winter conditions) Contact the                 |
|            |       |         |       |      |         |            | Extension Service at 666-1020 for seeding recommendations                 |
|            |       |         |       |      |         |            | for pastures.                                                             |
| 53p25      |       | 1.5ac   | 05    | 1999 |         |            | PEST MANAGEMENT                                                           |
|            |       | 7.0ac   | 05    | 1999 |         |            | Purpose: To develop a pest management program that is                     |
|            |       | 3.3ac   | 05    | 1999 |         |            | compatible with crop production goals and environmentally                 |
|            |       |         |       |      |         |            | sound. Implement a plan that utilizes Integrated Pest                     |
|            |       |         |       |      |         |            | Management principles. This plan considers crop rotation,                 |
|            |       |         |       |      |         |            | soil condition, pesticide type and pesticide application.                 |
|            |       |         |       |      |         |            | The timing of pesticide application and the economic impact               |
|            |       |         |       |      |         |            | of pest damage versus the cost of pesticide use are also                  |
|            |       |         |       |      |         |            | considerations. For a detailed plan contact the                           |
|            |       |         |       |      |         |            | University of MD Extension Service at (410) 666-1020.                     |
| 53p25      | 1     | 1.5ac   | 05    | 1999 | 1.5ac   | 03/11/1999 | PRESCRIBED GRAZING                                                        |
|            | 2     | 7.0ac   | 05    | 1999 | 7.0ac   | 03/11/1999 | Grazing will be managed according to a schedule that meets                |
|            | 3     | 3.3ac   | 05    | 1999 | 3.3ac   | 03/11/1999 | the needs of the soil, water, air, plant and animal                       |
|            |       |         |       |      |         |            | resources and the objectives of the resource manager.                     |
| 53p25      | 1     | 1.5no   | 05    | 2001 |         |            | TROUGH OR TANK                                                            |
|            | 2     | 7.0no   | 05    | 2001 |         |            | Install a pressure fed trough in these fields. Water will be              |
|            | 3     | 3.3no   | 05    | 2001 |         |            | supplied by a well.                                                       |
| Woods      |       |         |       |      |         |            |                                                                           |
| 53p25      |       | 3.6Ac   |       |      |         |            |                                                                           |

CONSERVATION PLAN

Client DeVoe, Phoebe  
 Assisted By Brian - Baloreath

DeVoe, Phoebe

| LAND UNITS |       | PLANNED |       |      | APPLIED |      | PLANNED CONSERVATION TREATMENT                                                                                                                                                                         |
|------------|-------|---------|-------|------|---------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TRACT      | FIELD | AMOUNT  | MONTH | YEAR | AMOUNT  | DATE |                                                                                                                                                                                                        |
| 53p25      | 1     | 3.6ac   | 5     | 1999 |         |      | FOREST STAND IMPROVEMENT<br>Contact the state forester for assistance in developing a woodland management plan. If woodland management is not desired, leave woods in natural vegetation for wildlife. |
| 53p25      | 2     | 3.6ac   | 05    | 1999 |         |      | RIPARIAN FOREST BUFFER<br>Maintain the existing riparian forest buffer to provide wildlife habitat, streambank stability, and improve water quality.                                                   |
| 53p25      | 3     | 3.6ac   | 05    | 1999 |         |      | UPLAND WILDLIFE HABITAT MANAGEMENT<br>Maintain this area to provide food and cover for wildlife.<br>To acquire a wildlife management plan contact the Wildlife Service at 974-3195.                    |

NONDISCRIMINATION STATEMENT

The U.S. Department of Agriculture prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).

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CONSERVATION PLAN APPROVAL

Client: DeVoe, Phoebe

DeVoe, Phoebe

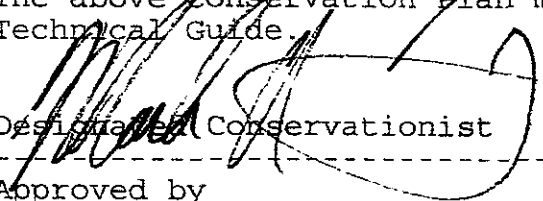
Assisted By: Brian R. Galbreath

| RCSid  | Tract | ACRES      | LAND UNIT NAME | OWNER NAME |
|--------|-------|------------|----------------|------------|
| avoe-p | 53p25 | 37.5       |                |            |
| TOTAL  |       | 37.5 ACRES |                |            |

  
Cooperator (Producer)

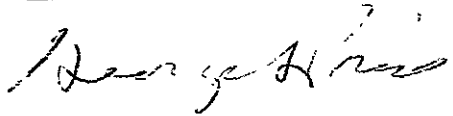
Date 4/8/99

The above conservation plan meets the requirements of the Field Office  
Technical Guide.

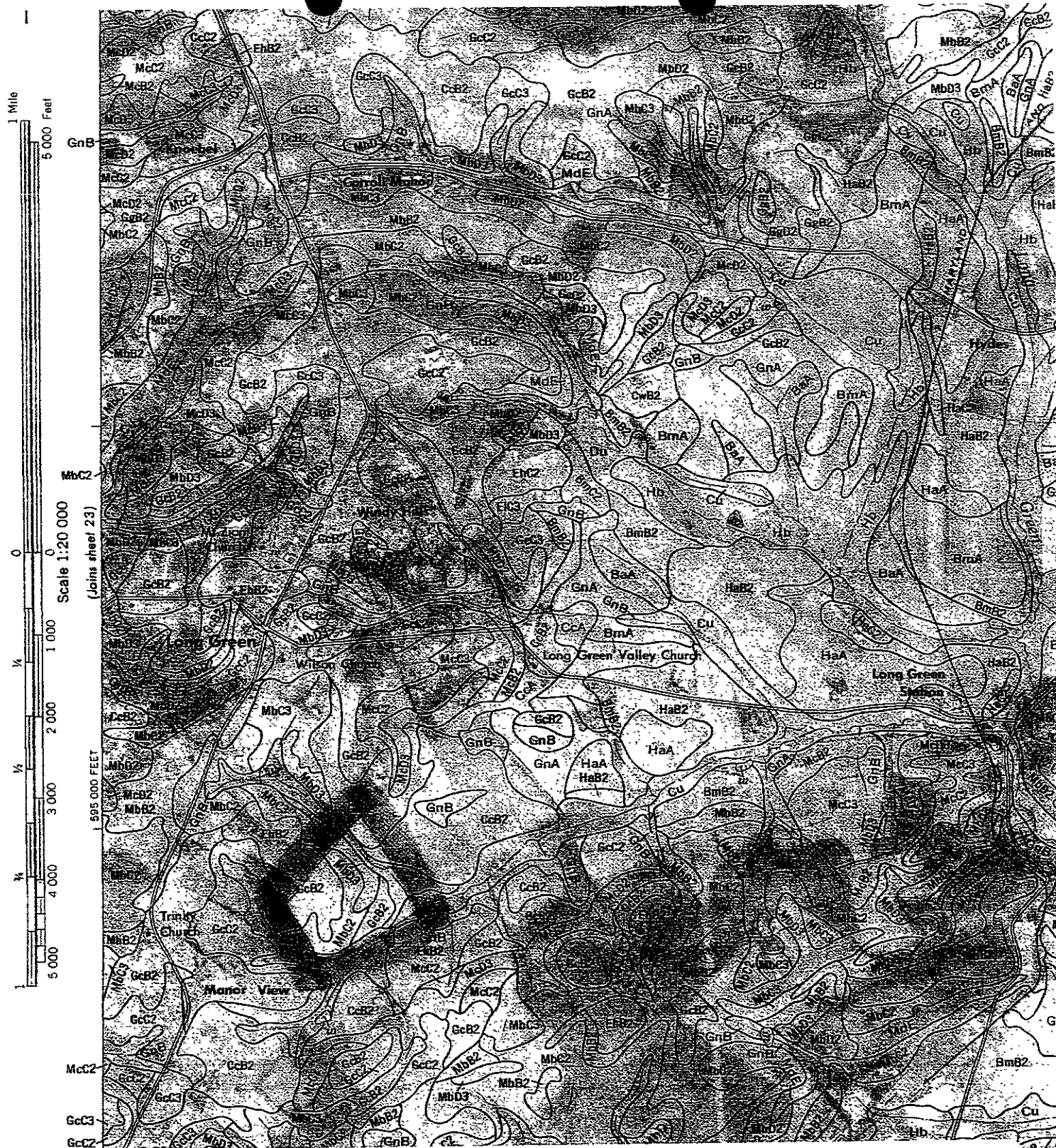
  
Designated Conservationist

Date 3/24/99

Approved by

Conservation District 

Date 4/30/99



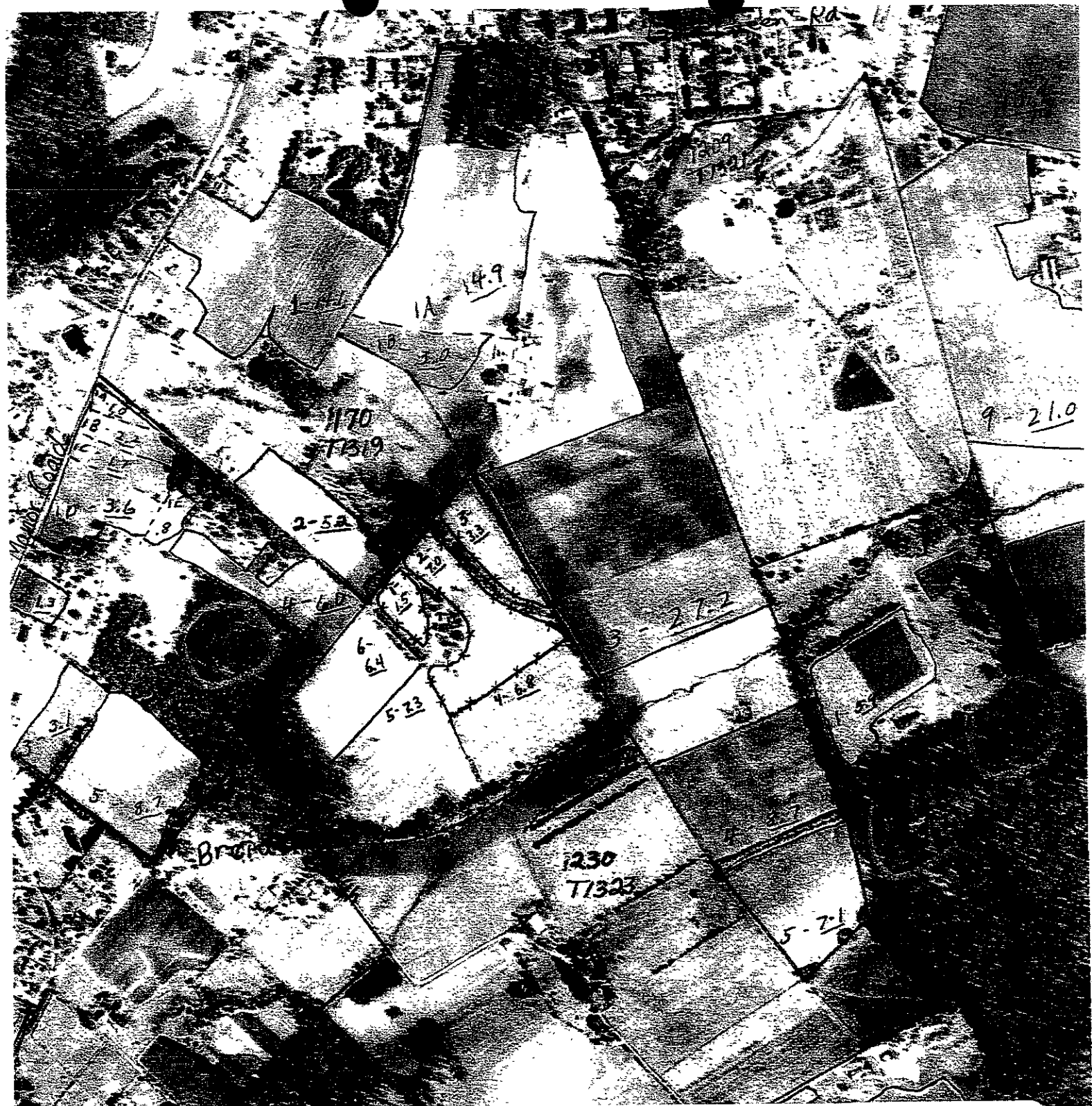
SCS-CPA-015  
12-65

U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

### SOIL MAP

Owner Phoebe DeVoe Operator Phoebe DeVoe  
County Baltimore State Maryland  
Soil survey sheet(s) or code nos. 24 Approximate scale not to scale

Prepared by U. S. Department of Agriculture, Soil Conservation Service cooperating  
with Baltimore County Soil Conservation District



U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

SCS - CPA - 16

2 - 81

### CONSERVATION PLAN MAP

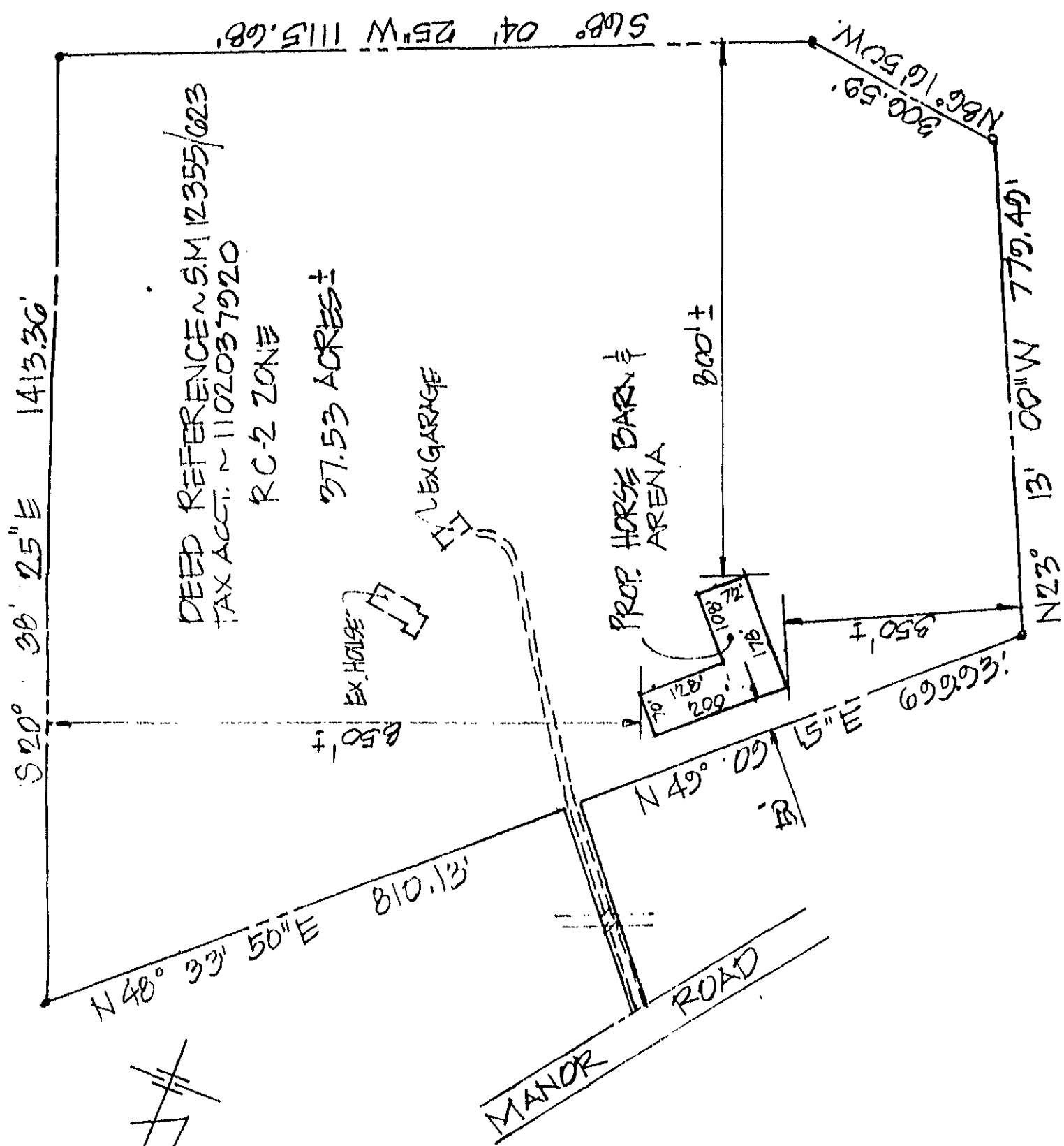
Owner Phoebe DeVoe Operator Phoebe DeVoe  
County Baltimore State Maryland Date 2/14/99  
Approximate acres 38 Approximate scale NOT TO SCALE  
Cooperating with Baltimore County Soil Conservation District  
Plan identification 53p25 Photo number M2  
Assisted by Brian R. Galbreath USDA Soil Conservation Service

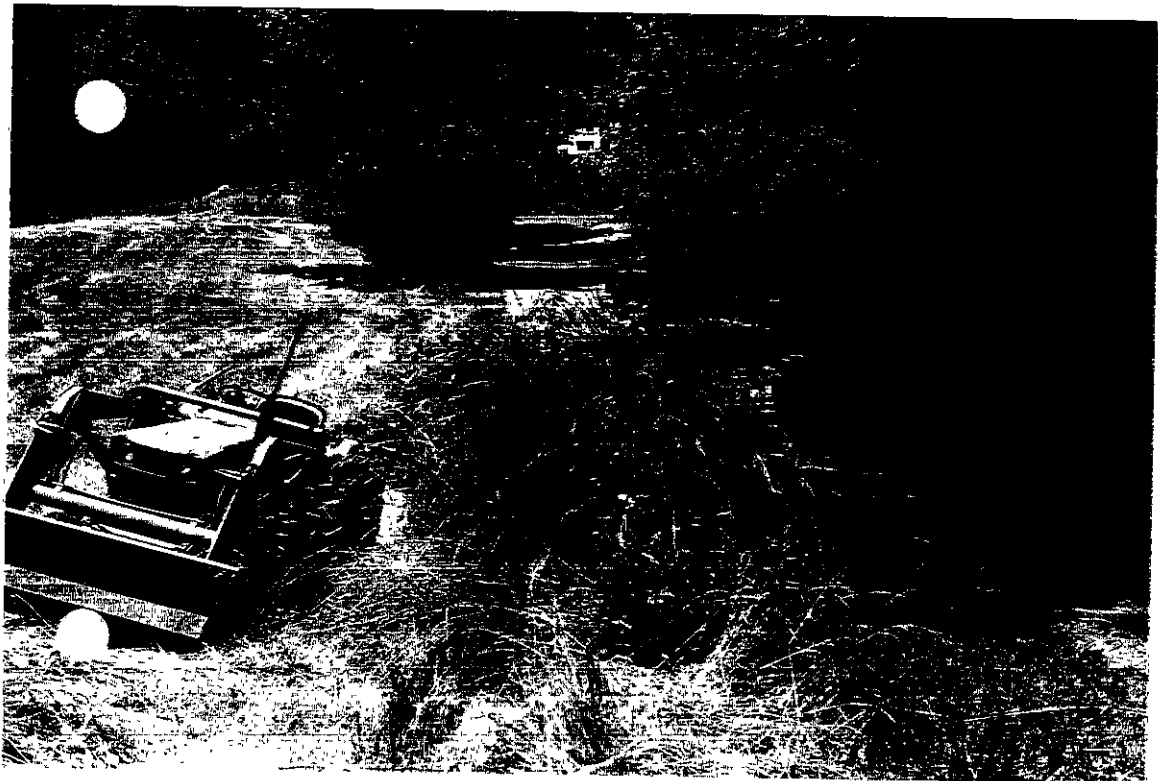
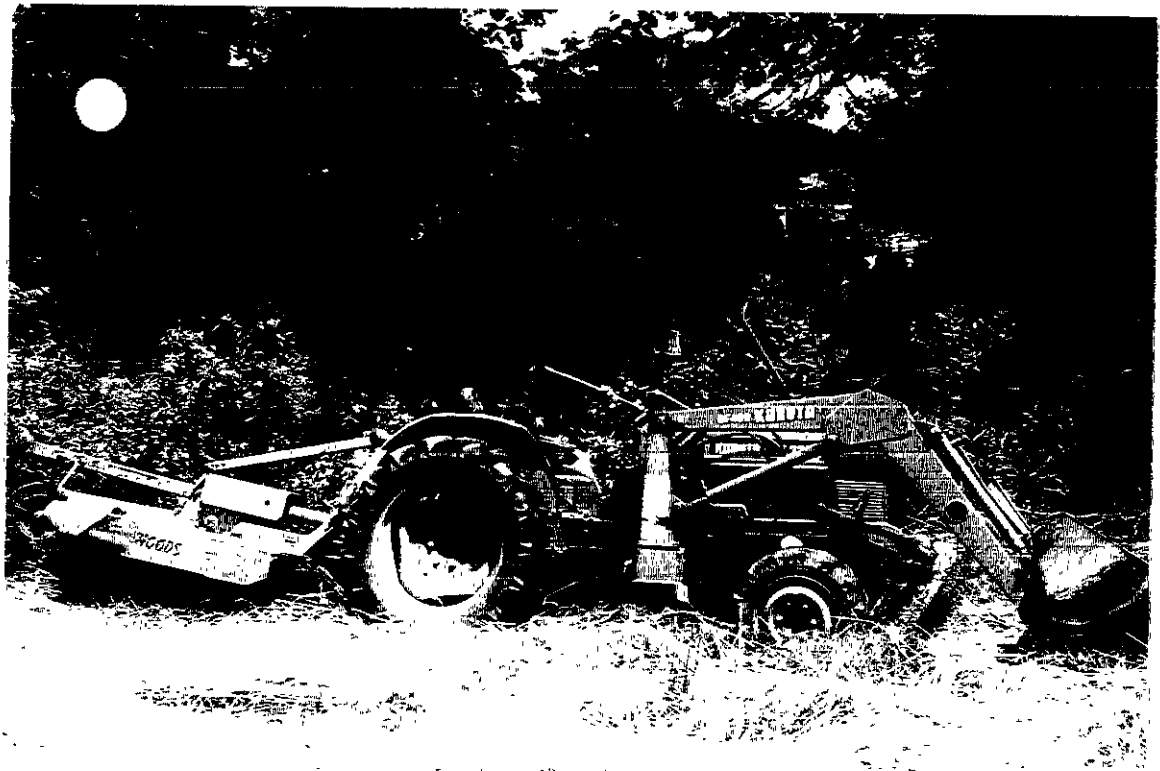
NONTECHNICAL SOILS DESCRIPTION REPORT  
DeVoe, Phoebe - DeVoe, Phoebe

| Map<br>Symbol | Soil name and description                                                                                                                                                                                                                                                                                                           |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3cB2          | <p>Chester silt loam, 3 to 8 percent slopes, moderately eroded</p> <p>Map Unit CcB2, Component CHESTER is &gt;60 - inches thick. Permeability is MODERATE and available water holding capacity is MEDIUM. A water table when present is &gt;6 - feet. The soil has a capability subclass of 2E nonirrigated and NONE irrigated.</p> |
| 2u            | <p>Codorus silt loam</p> <p>Map Unit Cu, Component CODORUS is &gt;60 - inches thick. Permeability is MODERATE and available water holding capacity is HIGH. A water table when present is 1.0 - 2 feet. The soil has a capability subclass of 2W nonirrigated and NONE irrigated.</p>                                               |
| 3cB2          | <p>Glenelg loam, 3 to 8 percent slopes, moderately eroded</p> <p>Map Unit GcB2, Component GLENELG is &gt;60 - inches thick. Permeability is MODERATE and available water holding capacity is HIGH. A water table when present is &gt;6 - feet. The soil has a capability subclass of 2E nonirrigated and NONE irrigated.</p>        |
| 3cC2          | <p>Glenelg loam, 8 to 15 percent slopes, moderately eroded</p> <p>Map Unit GcC2, Component GLENELG is &gt;60 - inches thick. Permeability is MODERATE and available water holding capacity is HIGH. A water table when present is &gt;6 - feet. The soil has a capability subclass of 3E nonirrigated and NONE irrigated.</p>       |
| 3nA           | <p>Glenville silt loam, 0 to 3 percent slopes</p> <p>Map Unit GnA, Component GLENVILLE is &gt;60 - 99 inches thick. Permeability is SLOW and available water holding capacity is MEDIUM. A water table when present is 0.5 - 3 feet. The soil has a capability subclass of 2W nonirrigated and NONE irrigated.</p>                  |
| 4bC2          | <p>Manor loam, 8 to 15 percent slopes, moderately eroded</p>                                                                                                                                                                                                                                                                        |

NONTECHNICAL SOILS DESCRIPTION REPORT  
DeVoe, Phoebe - DeVoe, Phoebe

| Map<br>Symbol | Soil name and description                                                                                                                                                                                                                                                                                   |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | Map Unit MbC2, Component MANOR is >60 - inches thick. Permeability is MODERATE and available water holding capacity is HIGH. A water table when present is >6 - feet. The soil has a capability subclass of 3E nonirrigated and NONE irrigated.                                                             |
| MbD3          | Manor loam, 15 to 25 percent slopes, severley eroded<br><br>Map Unit MbD3, Component MANOR is >60 - inches thick. Permeability is MODERATE and available water holding capacity is HIGH. A water table when present is >6 - feet. The soil has a capability subclass of 6E nonirrigated and NONE irrigated. |

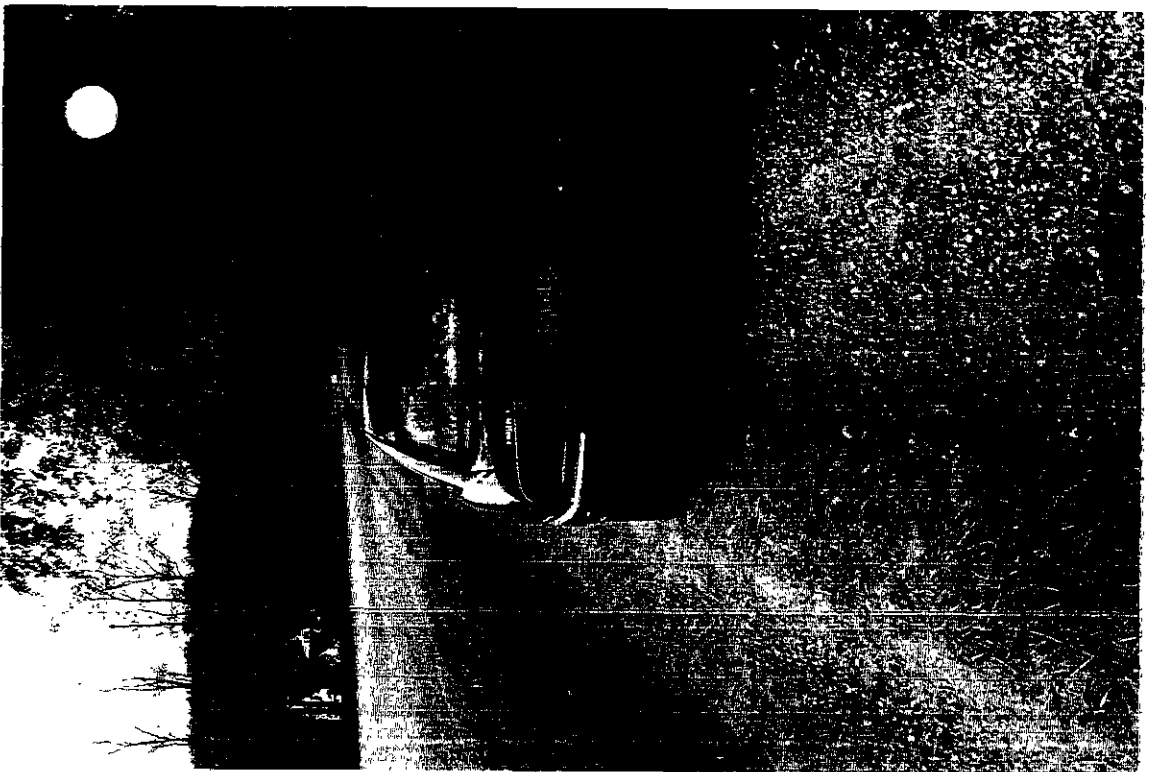
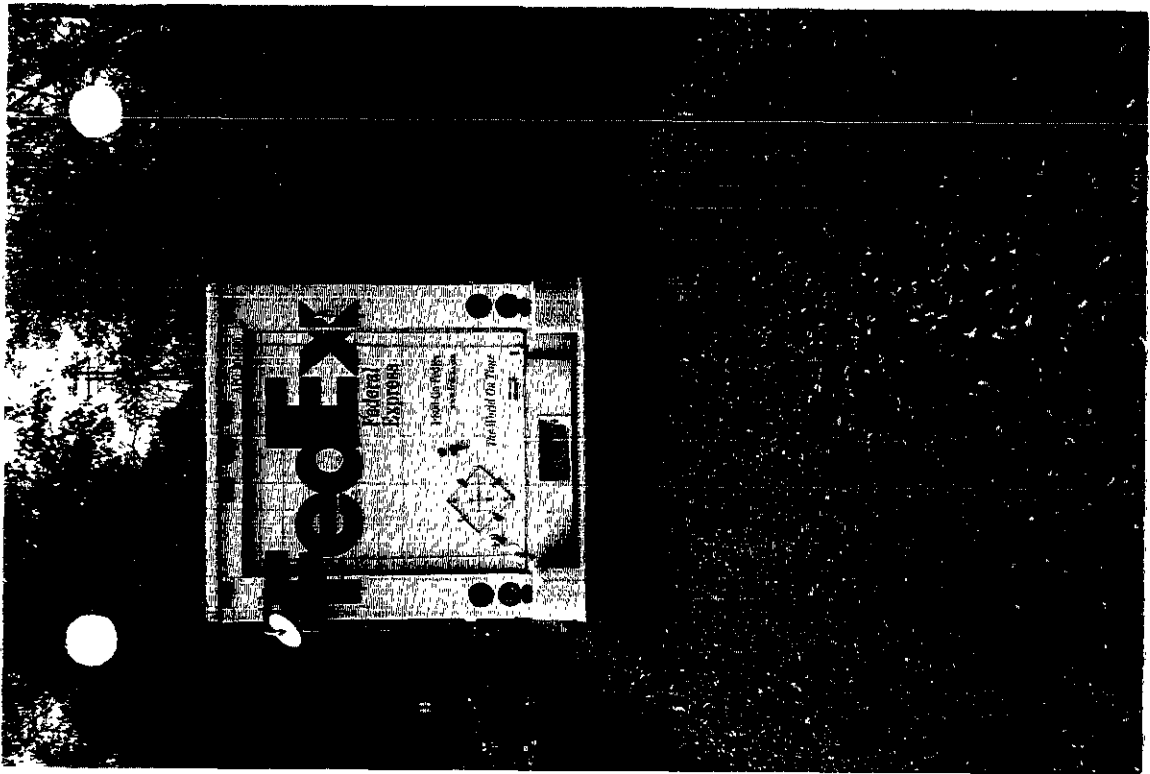


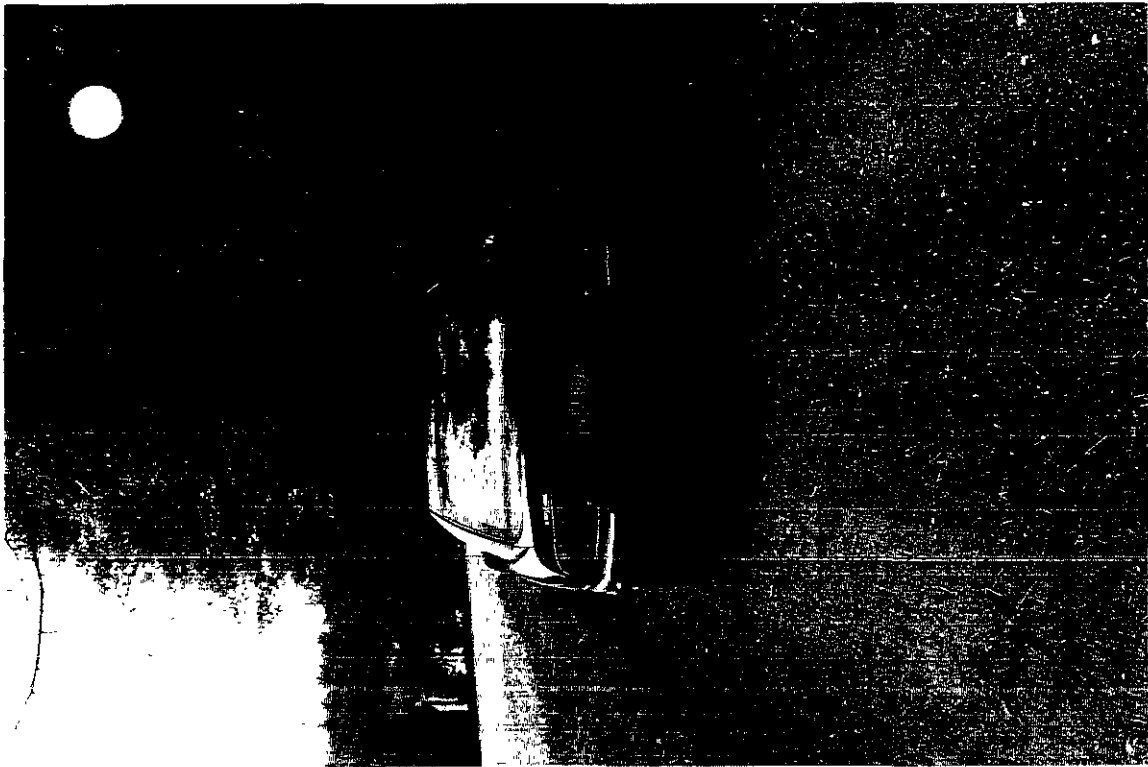
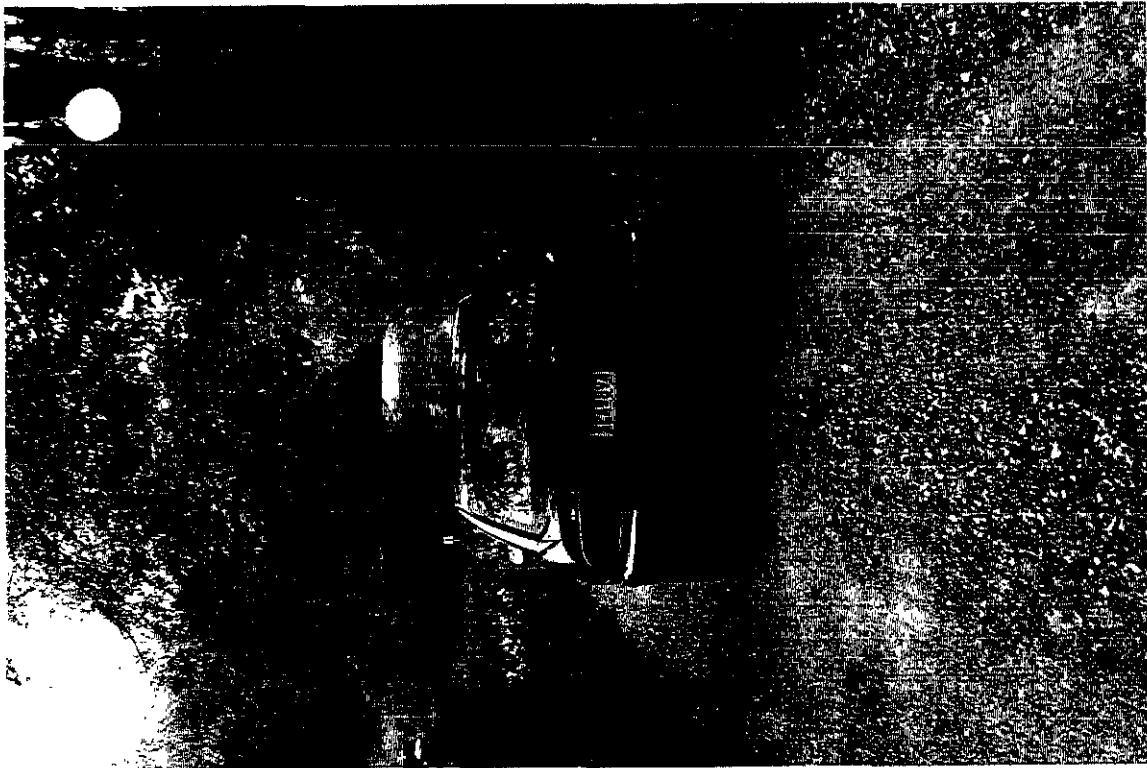




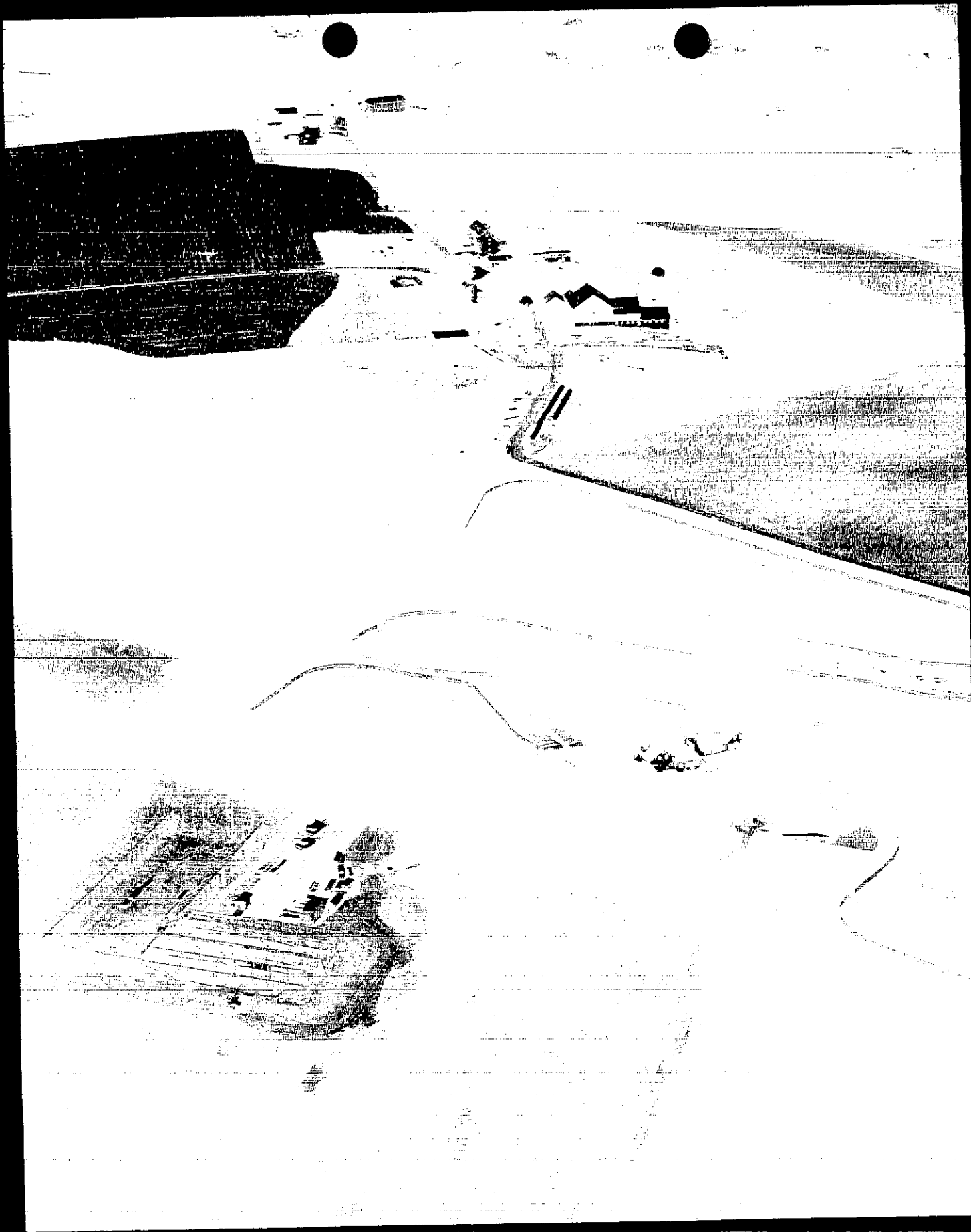






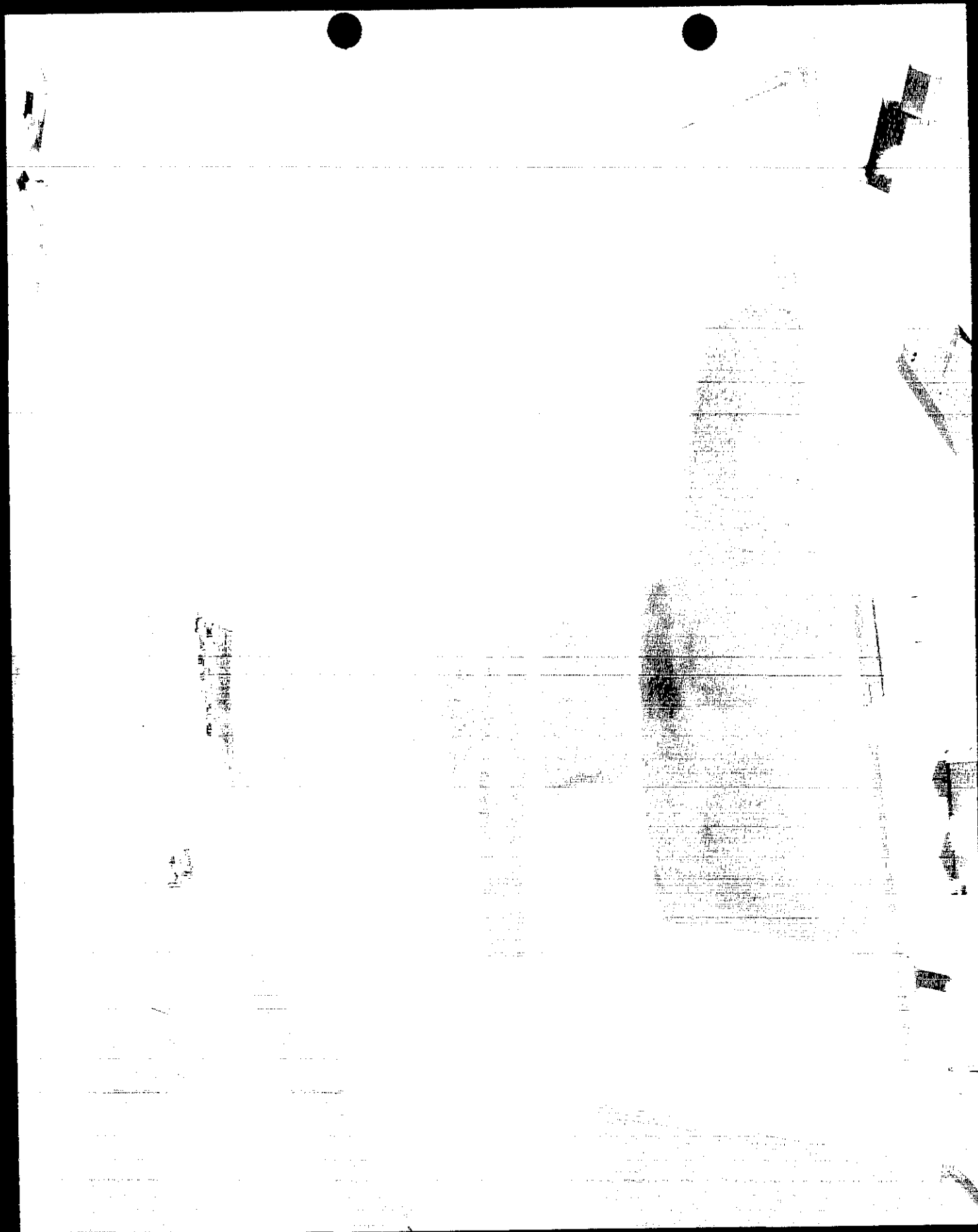












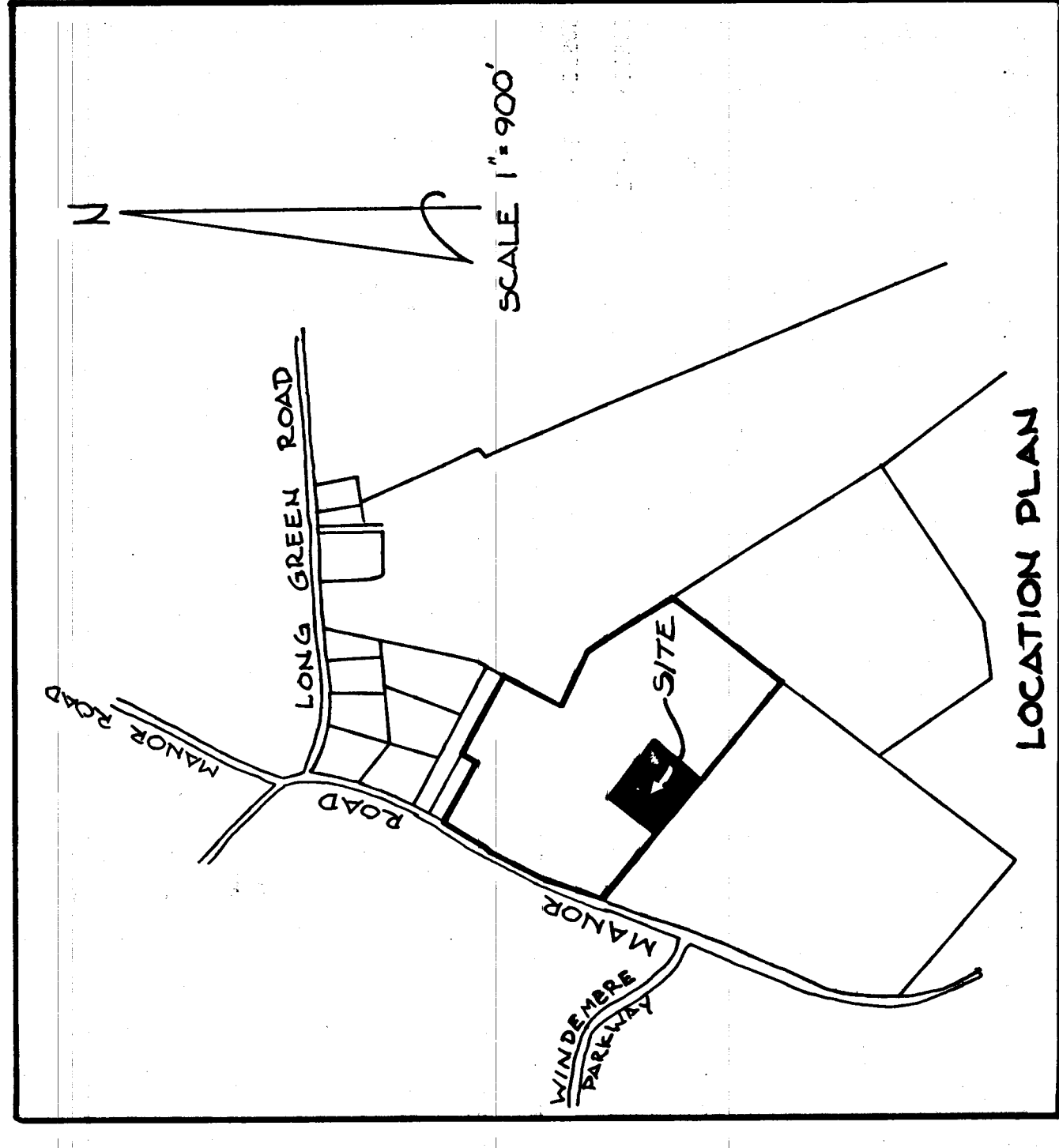


NOTES:  
HIGHWAY AND HIGHWAY WIDENING,  
SLOPE, DRAINAGE AND UTILITY  
EASEMENTS, AND EASEMENTS  
HEREBY OFFERED FOR  
CONVEYANCE TO B&O CO., MD.  
THESE EASEMENTS ARE  
OFFERED FOR CONVEYANCE  
TO B&O CO., MD. AT NO  
COST.

FOR PARHANDLE LOTS, REFUSE  
AND ROADWAY MAINTENANCE ARE  
PROVIDED TO THE JUNCTION OF THE  
MANOR AND STREET WIDENING  
LOT'S DRIVEWAY.

STORM WATER MANAGEMENT NOT  
REQUIRED FOR THIS SUBDIVISION.

DENSITY NOTES  
GROSS AREA OF TRACT = 45.295 ACRES  
EXISTING ZONING = RC 2  
NO. OF DWELLING UNITS  
PERMITTED (2 x 45.295) = 9 UNITS



| COORDINATE TABLE |                  |                  |              |
|------------------|------------------|------------------|--------------|
| 1                | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 2                | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 3                | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
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| 76               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 77               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 78               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 79               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 80               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 81               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 82               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 83               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 84               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 85               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 86               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 87               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 88               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 89               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 90               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 91               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 92               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 93               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 94               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 95               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 96               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 97               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 98               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 99               | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |
| 100              | N 62° 08' 23.33" | E 33° 43' 01.00" | 916.107 8996 |

COORDINATES SHOWN ON THIS PLAT ARE BASED  
ON B&O M.D. TRAVERSE STATIONS, AS FOLLOWS:  
X-7305 N 62° 31.46' E 25571.76  
X-7306 N 62° 07.83' E 25756.81

SAN. DRAINAGE AREA - GUNPOWDER FALLS

EHL, JR. 44 FOLIO 48

PLAT FOR RECORD  
Date MAR 30 1979  
Test

PLAT OF  
STONE MANOR FARMS  
SECTION ONE

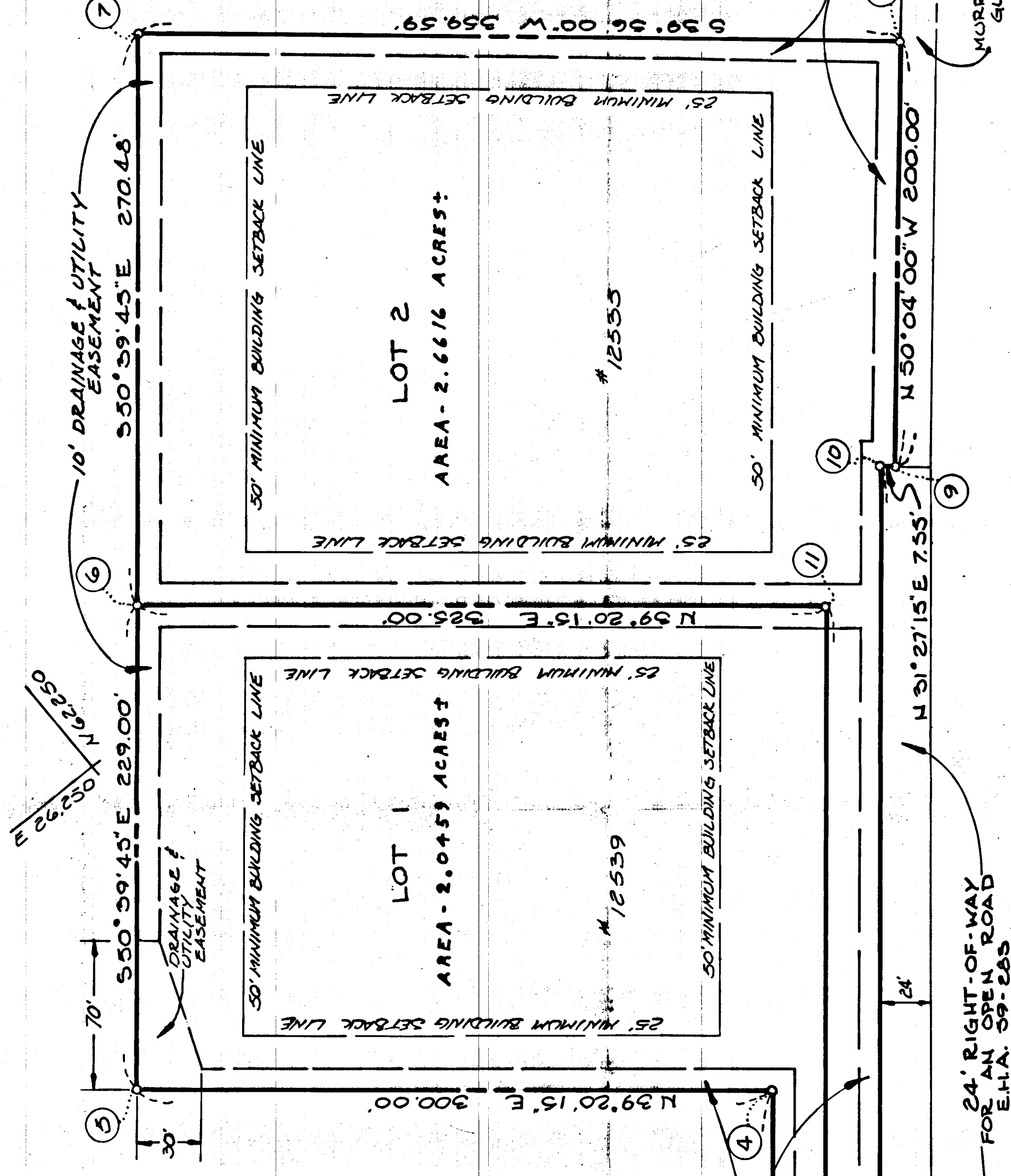
11TH ELECTION DISTRICT  
BALTIMORE CO. MD.  
SCALE 1"=500'  
NOVEMBER 1, 1978

DEED REF GLB.1954-027

WILLIAM E. DOYLE  
REGISTERED PROFESSIONAL LAND SURVEYOR

5312 EMERALD DR.  
SYKESVILLE, MD. 21784

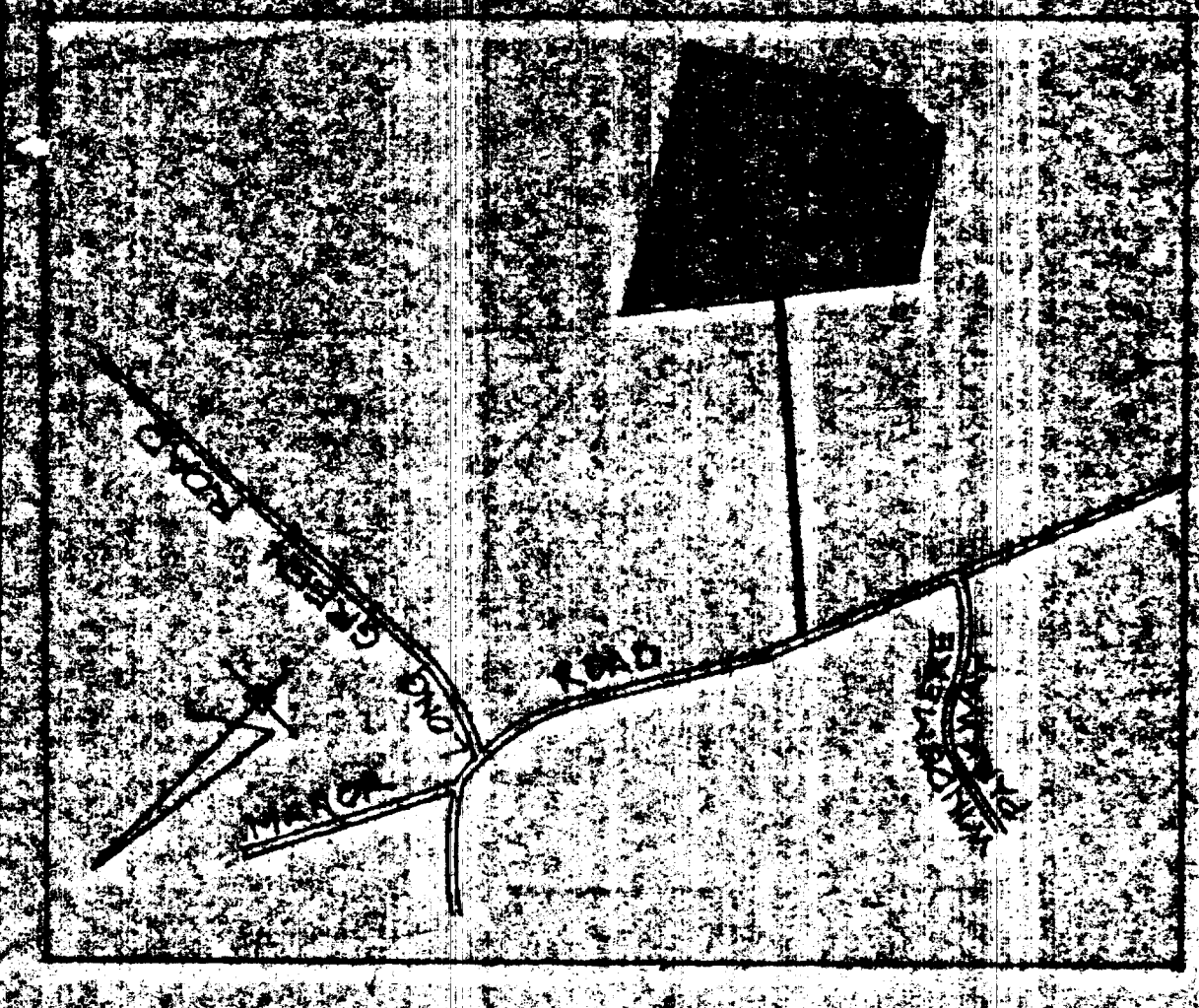
44-48



WILLIAM J. MESTER  
R.J.S. 1548-242

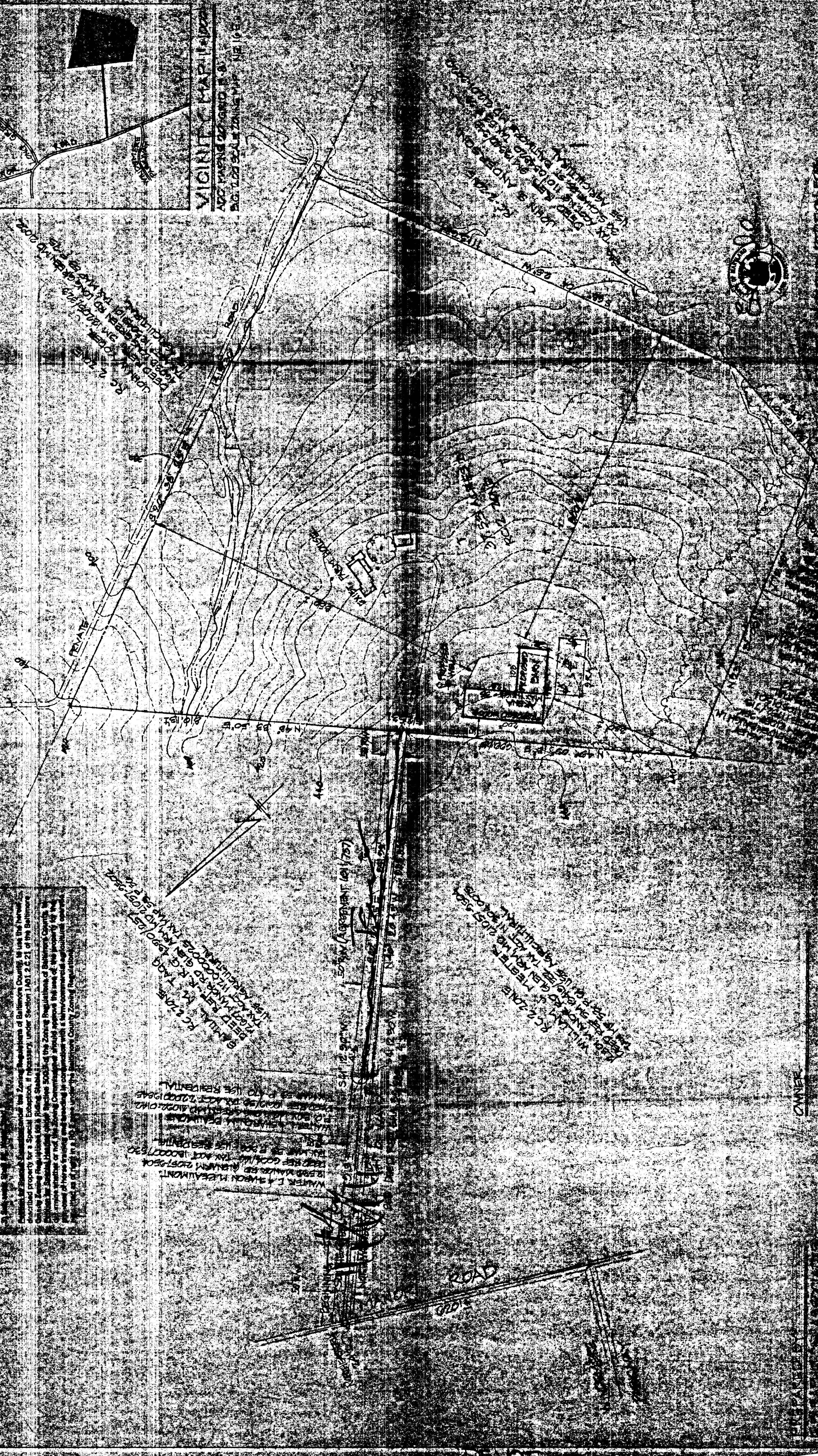
SURVEYOR'S CERTIFICATE:  
I, WILLIAM E. DOYLE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE HEREBY CERTIFIED THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT HEREON PREPARED IN ACCORDANCE WITH THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL NO. 459, CH. 101G, OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

OWNER'S CERTIFICATE:  
THE REQUIREMENTS OF SECTION 59 TO 66, ARTICLES 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, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975,



VICINITY MAP  
ADD MAGNETIC DECLINATION  
MAGNETIC DECLINATION 1983  
MAGNETIC DECLINATION 1983

Petition  
#2



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DATE  
OWNER  
APPROVED BY  
DATE

GENERAL NOTES  
1. This map was prepared for the purpose of showing the location of the subject property relative to surrounding roads and landmarks. It is not intended to be used for any other purpose.  
2. The map is based on the best available information and is not guaranteed to be accurate.  
3. The map is subject to change without notice.  
4. The map is not to be used for any purpose other than the one for which it was prepared.

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