

IN RE: PETITION FOR VARIANCE
E/S Wheeler Lane, 2100' NW
of centerline of Gerber Lane
8th Election District
3rd Councilmanic District
(15115 Wheeler Lane)

Christopher Goelet
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-110-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Christopher Goelet. The variance request is for property located at 15115 Wheeler Lane located in the Sparks area of Baltimore County. The subject property is zoned RC-2. The variance request is from Section 1A01.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow the use of a barn as an accessory structure exceeding 15 ft. in height and to allow said accessory building to be located in the side yard in lieu of the required rear yard. In addition, the Petitioner is requesting approval to utilize the accessory building as a library and guest quarters.

Appearing at the hearing on behalf of the request were Christopher Goelet and Deborah Dopkin, attorney at law. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of approximately 97 acres, more or less, zoned RC-2. The subject property was the former sight of the Woodhall Wineries. Mr. Goelet purchased the subject property approximately 3 1/2 years ago. He continues to have the property farmed. He testified that he rents a portion of the farm to a share cropper who currently grows corn on the site. In addition, he

ORDERED RECEIVED FOR FILING
Date 11/1/99
By R. J. [Signature]

intends to grow fruit trees where the vineyards use to exist. The property itself contains many outbuildings as is shown on Petitioner's Exhibit No. 1, the site plan of the property. Mr. Goelet is desirous of utilizing the existing barn as guest quarters for his and his wife's families, who are from Europe. These in-laws come to visit from time to time and therefore Mr. Goelet is desirous of converting the third floor of the existing barn into guest quarters for his family. In addition, he intends to convert the second floor of the barn into a library for his extensive book collection. Mr. Goelet has no intentions of creating a permanent residence anywhere within the barn itself. He merely wishes to provide guest quarters for his family members who tend to visit for extended periods of time. In order to proceed with the conversion of the barn, the variance request is necessary. After considering the testimony and evidence offered at the hearing, I find that the Petitioner's Request for Variance should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject

ORIGINAL RECEIVED FOR FILING

Date 11/1/99

By [Signature]

of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

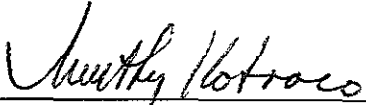
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 1st day of November, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A01.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow the use of a barn as an accessory structure exceeding 15 ft. in height and to allow said accessory building to be located in the side yard in lieu of the required rear yard, and Petitioner's request for approval to utilize the accessory building as a library and guest quarters, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at his time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall be prohibited from utilizing the barn itself as a permanent residence. The subject barn may be utilized on a periodic basis as guest quarters.

ORDER RECEIVED FOR FILING
DATE 11/1/99
BY J.P. [Signature]

- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 11/1/99
By J.R. [Signature]



Baltimore County
Zoning Commissioner

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

November 1, 1999

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

Re: Petition for Variance
Case No. 00-110-A
Property: 15115 Wheeler Lane

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Christopher Goelet
15115 Wheeler Lane
Sparks, Maryland 21152

Come visit the County's Website at www.co.ba.md.us





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15115 Wheeler Lane, Sparks, MD 21152
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3 to permit the use of a barn as an accessory building exceeding 15' in height.

From Section 400 to permit an accessory building to be located in the side yard.
To permit an accessory building to be used as a library and guest quarters.

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

Practical difficulty and such reasons as will be presented at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print _____
Signature *Deborah C. Dopkin* _____
Deborah C. Dopkin, P.A.
Company _____
409 Washington Avenue, #920 (410) 494-8080
Address _____ Telephone No. _____
TOWSON, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Christopher Goelet
Name - Type or Print _____
Signature *Ch Goelet* _____
Name - Type or Print _____
Signature _____
15115 Wheeler Lane (410) 329-5926
Address _____ Telephone No. _____
Sparks, Maryland 21152
City _____ State _____ Zip Code _____

Representative to be Contacted:

Deborah C. Dopkin, Esquire
Name _____
409 Washington Avenue, #920 (410) 494-8080
Address _____ Telephone No. _____
TOWSON, MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING Oct 20-21-22
Reviewed By SR Date 9/13/99

Case No. 00-110-A

Date 9/15/98
By _____

ORDER RECEIVED FOR FILING

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

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

410-823-4470
FAX 410-823-4473

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

August 23, 1999

Zoning Description
Goelet Property
15115 Wheelers Lane

Beginning for the same at a point in the center of Wheeler Lane, 2,100 feet, more or less, Northwesterly from the center line of Gerber Lane, running thence in or near the center line of Wheeler Lane, 1) South 40 degrees 23 minutes East 133.45 feet, 2) South 21 degrees 16 minutes East 83.74 feet, 3) South 2 degrees 54 minutes West 178.85 feet, 4) South 6 degrees 45 minutes West 131.75 feet, 5) South 17 degrees 39 minutes East 104.70 feet, 6) South 60 degrees 15 minutes East 460.10 feet, 7) South 60 degrees 53 minutes East 341.20 feet, thence leaving the center line of Wheelers Lane and running 8) North 55 degrees 19 minutes 20 seconds East 450.54 feet, 9) South 86 degrees 22 minutes 40 seconds East 363.05 feet, 10) South 67 degrees 36 minutes East 960.43 feet, 11) North 32 degrees 39 minutes East 294.03 feet, 12) South 82 degrees 36 minutes East 605 feet, 13) North 6 degrees 6½ minutes East 1148.82 feet, 14) North 82 degrees 15½ minutes West 2245.76 feet, 15) North 59 degrees 47 minutes West 478.50 feet, 16) South 63 degrees 32 minutes West 379.50 feet, 17) South 26 degrees 45 minutes West 603.05 feet, and 18) South 66 degrees 25 minutes West 79.90 feet to the place of beginning;

Containing 93.26 Acres of land, more or less.

This description only satisfies the requirements of the office of zoning and is not intended to be used for conveyance purposes.



110

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **072222**

DATE 9/13/99 ACCOUNT 8001-6150

AMOUNT \$ 250.00

RECEIVED FROM: Chris Golet

FOR: Code 040 Training variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER Item #110

PAID RECEIPT

PROCESS ACTUAL TIME
9/13/1999 07:13/1999 09:25.25
REG 0602 CASHIER USML LAB PROGRAM
Dept 5 520 ZUMING VARIATION
Receipt # 10908J
CR NO. 072222

Receipt for \$250.00
CR 10908J
Baltimore County - Not Voted

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/15, 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 TUES 10/12, 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

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: #00-110-A
15115 Wheeler Lane
E/S Wheeler Lane, 2100' NW
of centerline Gerber Lane
8th Election District
3rd Councilmanic District
Legal Owner(s): Christopher
Goelz

Variance: to permit the use of a barn as an accessory building exceeding 15 feet in height; to permit an accessory building to be located in the side yard; and to permit an accessory building to be used as a library and guest quarters.

Hearing: Thursday, October 28, 1999 at 9:00 a.m. in Room 106, County Office Bldg., 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

JTU/10/660 Oct. 12 C345788

CERTIFICATE OF POSTING

RE: Case No.: 00-110-A

Petitioner/Developer: QUILETTE, ETAL
% BRUCE DOAK

Date of Hearing/Closing: 10/28/99

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 #15115 WHEELER LA.

The sign(s) were posted on 10/12/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/20/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

VARIANCE TO PERMIT THE USE OF A BARN AS AN
ACCESSORY BUILDING EXCEEDING 15 FEET IN HEIGHT,
TO PERMIT AN ACCESSORY BUILDING TO BE LOCATED
IN THE SIDE YARD, AND TO PERMIT AN ACCESSORY
BUILDING TO BE USED AS A LIBRARY AND GUEST
QUARTERS (15115 WHEELER LN.)

IN WEST CHESAPEAKE AVE.
PLACE: ROOM 111, COUNTY OFFICE BUILDING
TIME & DATE: THURSDAY, OCT. 28, 1999 @ 9:00 A.M.
9:00 A.M.

Case # 00-110-A

ZONING

HEARD

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: 00-110-A

Petitioner: CHRISTOPHER COZLET

Address or Location: 15115 WHEELER LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH C DOPKIN

Address: 409 WASHINGTON AVE ST 920

TOWSON MD 21204

Telephone Number: 410-494-8080

RE: PETITION FOR VARIANCE
15115 Wheeler Lane, E/S Wheeler Ln,
2100' NW of c/l Gerber Ln
8th Election District, 3rd Councilmanic


Legal Owner: Christopher Goelet
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-110-A


* * * * *

ENTRY OF APPEARANCE

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



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 18th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

October 6, 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: 00-110-A

15115 Wheeler Lane
E/S Wheeler Lane, 2100' NW of centerline Gerber Lane
8th Election District - 3rd Councilmanic
Legal Owner: Christopher Goelet

VARIANCE: To permit the use of a barn as an accessory building exceeding 15 feet in height; to permit an accessory building to be located in the side yard; and to permit an accessory building to be used as a library and guest quarters.

HEARING: THURSDAY, OCTOBER 28, 1999 at 9:00 A.M. IN ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.

Arnold Jablon
Director

cc: Mr. Christopher Goelet
Deborah C. Dopkin, P.A.

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 13, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
October 12, 1999 Issue - Jeffersonian

Please forward billing to:

Deborah C. Dopkin, P.A.
409 Washington Avenue, #920
Towson, MD 21204
410-494-8080

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: 00-110-A
15115 Wheeler Lane
E/S Wheeler Lane, 2100' NW of centerline Gerber Lane
8th Election District - 3rd Councilmanic
Legal Owner: Christopher Goelet

VARIANCE: To permit the use of a barn as an accessory building exceeding 15 feet in height; to permit an accessory building to be located in the side yard; and to permit an accessory building to be used as a library and guest quarters.

HEARING: THURSDAY, OCTOBER 28, 1999 at 9:00 A.M. IN ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.



**Baltimore County
Fire Department**

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

October 20, 1999

Department of Permits and
Development Management (EIM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21284

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 20, 1999

Item No.: See Below

Dear Ms. Stephens:

In response 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.

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

1, 102, 103, 104, 108, 105, 108, 109, 110, 111, 112
114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124
125, 126, 127, 128 and 129

REVIEWER: LIEUTENANT HERR JAYLOR, Fire Marshal's Office
PHONE 997-4881, MS-1101F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 19, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for October 18, 1999
Item Nos. 101, 102, 103, 104, 105,
108, 110, 111, 113, 114, 116, 117,
118, 119, 120, 121, 122, 123, 127,
128, and 129

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

RWB:HJO:jrb

cc: File

*Levi
10/28*

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: October 19, 1999

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

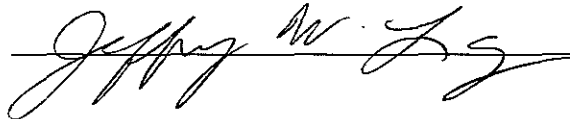
SUBJECT: Zoning Advisory Petitions

ITEM NO. 110

Based upon the information provided and analysis conducted, the following comment is offered: The petitioners or subsequent owners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. **In addition, the structure shall contain no kitchen facilities. Based upon the information provided at the time of the hearing on this matter, the Zoning Commissioner should impose reasonable limitations in terms of the number of days that the subject structure can be occupied in any given calendar year.**

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



**Maryland Department of Transportation
State Highway Administration**

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

Date: 8.25.99

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

RE: Baltimore County
Item No. 110 BR

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,

A handwritten signature in cursive script, appearing to read 'K. J. McDonald'.

for Kenneth A. McDonald Jr., 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



Baltimore County
Department of Permits and
Development Management

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

March 3, 1999

Mr. Christopher Goelet
Kiplin Farm
15115 Wheeler Lane
Sparks, Maryland 21152

Dear Mr. Goelet:

RE: Zoning verification, 15115 Wheeler Lane, 8th Election District

Your proposal to convert one of your barns to a guest house for your family's occasional visits will require a special hearing to allow a use generally not permitted by the zoning regulations.

The library is allowed as a matter of right in an accessory structure. The existing tenant house is an allowed use on an active farm, as are the other barns. If, however, the tenant dwelling has not been established as such you may wish to do so at this time with regard to the special hearing.

I have enclosed forms to assist you. Once you have read the hearing checklist, which explains the process, please call with any questions. Generally, hearings go well for in-law apartments, if you can show a hardship. A major concern for the County is that this proposed living unit not become a rental house.

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 "John R. Alexander".

John R. Alexander
Planner II
Zoning Review

JRA:cjs

Enclosures

Come visit the County's Website at www.co.ba.md.us

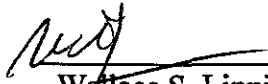
BALTIMORE COUNTY, MARYLAND
ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE
887-4488 Ext. 241 Fax 887-4804

RECEIVED
AUG - 6 1999
BY:

To: Carl Richards, Zoning Review Date: August 3, 1999
From: Baltimore County Ag. Board
Re: 15115 Wheeler Lane, Sparks - Request to designate an existing dwelling as
tenant house

Please find attached a request by Mr. Goelet, 15115 Wheeler Lane, Sparks to designate an existing dwelling as a tenant house. The Baltimore County Agricultural Land Preservation Advisory Board discussed this request at its meeting on July 26, 1999. The Board found there to be a need for a full time tenant and that the tenant works on the farm full time. The Board voted to recommend that the Zoning Office approve this request.

Also for your information, this property is under an agricultural easement and has relinquished all rights for future subdivision. If you have any questions on this matter, please contact me.



Wallace S. Lippincott, Jr.
Program Administrator

#110

INTER-OFFICE CORRESPONDENCE

TO: Wallace S. Lippincott, Jr.
Program Administrator
Department of Environmental Protection
and Resource Management

Date: _____

(410) 887-4488 Ext 241 FAX (410) 887-4804

SUBJECT Application for tenant Dwelling Trailer
existing

Election District _____

Owner: Mr. Christopher Gozlet Phone # (410) 329-5926

Address: 15115 Wheeler Lane Tax Account Number
Sparks, MD. 21152

Pursuant to the Zoning Commissioner's policies RM-13 and RM-19, this office is officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgement of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

1. the signed and notarized tenant affidavit
2. the deed to the property map block parcel
3. the state tax map for that area, [] [] []

We appreciate your verification and/or recommendations concerning this property.

*Below this line to be
Completed by Ag Board*

LEGITIMACY OF A FARM USE

Yes No Comment _____

NEED FOR AN ON-SITE TENANT FARMER

Yes No Comment _____

Signed: [Signature]
Representative of the Agricultural
Land Preservation Board for
Baltimore County

Date: 7-26-99

Sent 2/25/99

Christopher Goelet
Kiplin Farm
15115 Wheeler Lane
Sparks MD 21152
Phone: (410) 329-5926 Fax: (410) 329-5927

February 25, 1999

Mr. Arnold Jablon
 Baltimore County Office of Zoning
 111 West Chesapeake Avenue
 Towson MD 21204

Post-It [®] Fax Note	7671	Date	5/13	# of pages	3
To	DEBORAH D.	From	BUCE D.		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	410-494-8082	Fax #			

Dear Mr. Jablon:

I am the owner of the property at 15115 Wheeler Lane (93.26 acres) in Sparks Maryland 21152. This property was originally a dairy farm and consisted of a main house, tenant house and three barns. I currently reside in the main house with my wife and 3 daughters. Due to extensive business and personal travel requirements, as well as my wife's busy schedule, we have an au pair from the Au Pair America program for the children. The main house has five bedrooms. Those listed above occupy them all. Our Farm Manager, David Smith occupies the tenant house, with his wife and child. His responsibilities include all farm work and maintenance of the property. This necessitates his living on the property.

I would like to make a small guesthouse out of the upper floor of one of the three barns. The barn has existing water and electric with a water closet, basin and septic system. The other two barns are still solely used for farm equipment, storage, maintenance, and a workshop.

My parents live in France and my wife's parents live in England. They like to come and visit once or twice a year. Due to the long distance, they prefer to stay for at least a week at a time. It is currently very difficult for me to provide accommodation for them when they stay. The guesthouse would consist of two bedrooms with bathrooms, and a living area.

My father sold a home in the United States a few years ago and gave me his extensive library of art, literature and history books. This consists of 8,000 volumes. I cannot fit this collection in my residence and would like to use part of the barn as a library to put these books in an appropriate setting where they can be accessible and well maintained.

I am aware of Baltimore County's concerns and have no intentions of ever using the guesthouse as a rental unit or separate dwelling unit. I would be willing to provide a notarized statement concerning the above or to re-write the deed to include a covenant or restriction stating that the Guesthouse will not be used as a rental unit or separate dwelling unit.

#110

193697

LIBERTY & LE PAGE 058

Ref Ex #3

DGS File No. 03-08-85-03

THIS DEED OF EASEMENT

made this 23rd day of December, 1986, by and between HERBERT A. DAVIS and RUTH ANNE DAVIS, his wife, "GRANTORS"; THE FEDERAL LAND BANK OF BALTIMORE, "MORTGAGEE"; and the STATE OF MARYLAND, to the use of the Maryland Agricultural Land Preservation Foundation of the Department of Agriculture, "GRANTEE", and containing covenants intended to be real covenants running with the land.

WITNESSETH:

WHEREAS, Title 2 of Subtitle 5 of the Agriculture Article, Maryland Annotated Code, created the Maryland Agricultural Land Preservation Foundation for the purpose of preserving agricultural land and woodland; and

WHEREAS, by authority of Agricultural Article, Section 2-504(3), Maryland Annotated Code, the Grantee may purchase agricultural preservation easements to restrict land to agricultural use; and

WHEREAS, the Grantors own the hereinafter described tract or parcel of land located in an agricultural preservation district established pursuant to Agricultural Article Section 2-509, Maryland Annotated Code, and desire to sell an agricultural preservation easement to the Grantee to restrict the land to agricultural use.

DEED 39.00
BOOK 1004 801 712-
03/14/

NOW, THEREFORE, in consideration of the sum of EIGHTY-THREE THOUSAND SIX HUNDRED TEN DOLLARS (\$83,610.00) and other valuable consideration, the receipt of which is hereby acknowledged, the Grantors for themselves, their heirs, personal representatives and assigns, does grant and convey, to the State of Maryland, for the use of the Grantee, its successors and assigns, an agricultural preservation easement in, on and over the hereinafter described tract or parcel of land, subject to the covenants, conditions, limitations and restrictions hereinafter set forth, so as to constitute an equitable servitude thereon, that is to say:

ALL that certain tract or parcel of land situated, lying

IRRES. TRANSFER TAX
SIGNATURE
P
1-787

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Authorized Signature
Date 12-20-86 Sec 11-80A

- 1 -

STATE DEPARTMENT OF
REGISTRATION & TAXATION
JR 1-787
CLERK DATE

7646 PAGE 069

and being in the Eighth (8th) Election District of Baltimore County, Maryland, known and designated as Parcel Nos. 27 and 28 on Page 33, Grid 6 of the Baltimore County tax maps, and as more particularly described as follows:

PARCEL NO. 1:

BEING for the same at the beginning of a parcel of land which by deed dated December 3, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 947, folio 92 was conveyed by the Sparks State Bank to Allan C. Davis and wife and running thence with and binding on a part of the first line of said parcel of land South 66 degrees 25 minutes West 79.90 feet to the center of Wheeler's Lane and to the beginning of a parcel of land which by deed dated September 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3019, folio 263 and conveyed by Allan C. Davis and wife to George M. Gilliet, Jr. and wife, thence binding reversely on the outlines of said last mentioned parcel of land and binding on the center of said Wheeler's Lane the eight following courses and distances vtz: South 40 degrees 23 minutes East 133.45 feet, South 21 degrees 16 minutes East 83.74 feet, South 2 degrees 54 minutes West 178.85 feet, South 6 degrees 45 minutes West 131.75 feet, South 17 degrees 39 minutes East 104.70 feet, South 60 degrees 15 minutes East 460.10 feet, South 60 degrees 53 minutes East 365.55 feet and South 24 degrees 30 minutes East 564.66 feet to intersect the fifth line of the aforesaid parcel of land which was conveyed by the Sparks State Bank to Allan C. Davis and wife, thence running with and binding on part of said fifth line North 83 degrees 20 minutes East 7.59 feet to the end of said fifth line and to a point within the right of way of Thornton Mill Road; thence running with and binding on a part of the sixth line of said parcel of land and binding within the right of way of Thornton Mill Road South 24 degrees 11 minutes East 834.67 feet to the end of the third line of a parcel of land which by a deed dated December 3, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 947, folio 98 was conveyed by Allan C. Davis and wife to D. Webster Ensor, thence leaving said road and binding reversely on said third line North 65 degrees 49 minutes East 762.71 feet to intersect the ninth line of the aforesaid parcel of land which was conveyed by the Sparks State Bank to Allan C. Davis and wife, thence running with and binding on a part of said ninth line North 14 degrees 19 minutes East 505.89 feet to the beginning of a parcel of land which by deed dated December 3, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 947, folio 93 was conveyed by D. Webster Ensor to Allan C. Davis and wife, thence binding reversely on the last line of said parcel of land North 32 degrees 39 minutes East 618.85 feet to a point in the fourteenth or South 92 degrees 36 1/2 minutes East 1,693.80 feet line of the aforesaid parcel of land which was conveyed by the Sparks State Bank to Allan C. Davis and wife, thence running with and binding on the outlines of said last mentioned parcel of land the seven following courses and distances, vtz: South 82 degrees 36-1/2 minutes East 605 feet to a stone marked "B" North 6 degrees 06-1/2 minutes East 1,148.82 feet to a stone marked "2" North 82 degrees 15-1/2 minutes West 2245.76 feet, North 59 degrees 47 minutes West 354.75 feet, North 59 degrees 47 minutes West 123.75 feet South 63 degrees 32 minutes West 379.50 feet and South 26 degrees 45 minutes West 603.05 feet to the place of beginning. Containing 127.49 acres of land more or less.

BEING the same tract or parcel of land which by deed dated

- 217 4 6 PLS:070

February 18, 1965 and recorded among the Land Records of Baltimore County in Liber No. 4443 folio 166 was granted and conveyed by Woodhall Corporation, a Maryland Corporation, unto Herbert A. Davis and Ruth Ann Davis, his wife.

SAVING AND EXCEPTING therefore the following parcel of land:

BEGINNING for the same at a point in or near the center of Wheelers Lane and in the eighth or South 60 degrees 53 minutes East 365.55 foot line of a parcel of land which by a deed dated February 18, 1965, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4443, folio 166, was conveyed by Woodhall Corporation to Herbert A. Davis and wife, said point being distant South 60 degrees 58 minutes East 341.20 feet measured along said eighth line from the beginning thereof and running thence with and binding on a part of the eighth line and on the ninth line of said parcel of land and running in or near the center of Wheelers Lane the two following courses and distances, viz: South 60 degrees 53 minutes East 24.35 feet and South 24 degrees 30 minutes East 564.06 feet, thence running with and binding on the tenth line of said parcel of land North 83 degrees 20 minutes East 7.59 feet to a point within the right of way of Thornton Mill Road, thence running with and binding on the eleventh line of said parcel of land and running within the right of way of Thornton Mill Road South 24 degrees 11 minutes East 834.67 feet, thence leaving said road and running with and binding on the twelfth and thirteenth lines and on a part of the fourteenth line of the aforesaid parcel of land which was conveyed by the Woodhall Corporation to Herbert A. Davis and wife the three following courses and distances, viz: North 65 degrees 49 minutes East 762.71 feet, North 14 degrees 19 minutes East 585.89 feet and North 32 degrees 39 minutes East 324.82 feet to a pipe and thence leaving said out lines and running for lines of division the three following courses and distances, viz: North 67 degrees 36 minutes West 960.43 feet to a pipe, North 86 degrees 22 minutes 40 seconds West 363.05 feet to a pipe, and South 55 degrees 19 minutes 20 seconds West 450.54 feet to the place of beginning. Containing 34.23 acres of land, more or less.

BEING the same parcel of land which by Deed dated April 11, 1969 and recorded among the Land Records of Baltimore County in Liber No. 4980 folio 689 was granted and conveyed by Herbert A. Davis and Ruth Ann Davis, his wife unto Clarence E. Ritter and Lois M. Ritter, his wife.

PARCEL NO. 2:

BEGINNING for the same at a pipe now set in the second line of a parcel of land which by a deed dated February 5, 1974 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5425, folio 126 was conveyed by Herbert A. Davis and wife to Charles C. Campbell and wife, said pipe being distant North 81 degrees 47 minutes 56 seconds East 396.87 feet measured along said second line from the beginning thereof and running thence with and binding on a part of said second line, as surveyed in 1977, North 81 degrees 47 minutes 56 seconds East 180.56 feet to intersect the last or South 28 degrees 45 minutes West 603.05 foot line of a parcel of land which by a deed dated February 18, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4443, folio 166 was conveyed by Woodhall Corporation to Herbert A. Davis and wife, thence running with and binding on a part of said last line South 28 degrees 45 minutes 00 seconds West 595.62 feet to

DEED 1976 PAGE 071

a pipe heretofore set at the beginning of said last mentioned parcel of land, thence running with and binding on the first line of said parcel of land and also running with and binding on the fourth line of the aforesaid parcel of land which was conveyed by Davis to Campbell, South 66 degrees 25 minutes 00 seconds West 79.60 feet to a point in Wheeler Lane, and to the beginning of the last line of said parcel of land conveyed by Davis to Campbell, thence running with and binding on a part of said last line and running in Wheeler Lane, North 28 degrees 00 minutes 57 seconds West 231.96 feet and thence leaving said Wheeler Lane and running for lines of division now made, the three following courses and distances viz: North 63 degrees 18 minutes 22 seconds East 318.24 feet to pipe now set, North 53 degrees 33 minutes 00 seconds East 72.64 feet to a pipe now set and North 25 degrees 54 minutes 56 seconds West 163.15 feet to the place of beginning. Containing 1.683 acres of land more or less.

BEING the same lot or parcel of land which by Deed dated October 28, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr., No. 5051 folio 527 was granted and conveyed by Charles C. Campbell and Helen M. Campbell, his wife unto Herbert A. Davis and Ruth A. Davis, his wife.

AND the Grantors covenant for and on the behalf of themselves, their heirs, personal representatives, successors and assigns, with the Grantee, its successors and assigns, to do and refrain from doing upon the above described land all and any of the various acts set forth, it being the intention of the parties that the said land shall be preserved solely for agricultural use in accordance with the provisions of Agriculture Article, Title 2, Subtitle 5, Maryland Annotated Code, and that the covenants, conditions, limitations and restrictions hereinafter set forth, are intended to limit the use of the above described land and are to be deemed and construed as real covenants running with the land.

COVENANTS, CONDITIONS, LIMITATIONS AND RESTRICTIONS

A. Subject to the reservations hereinafter contained, the Grantors covenant, grant, and relinquish the following rights:

- (1) (a) The right to develop or subdivide the above described land for industrial, commercial, or residential use or purpose; provided, however, the Grantors reserve as a personal covenant only and one not intended to run with the land, the right to convey one acre or less upon written application to the Grantee, to themselves or to each of their children for the purpose of constructing a dwelling for his or that child's personal use; however, the Grantors may not convey more than 1

acre or less at a maximum density of not more than 1 acre for each 20 acres or portion thereof, not to exceed 10 lots of one acre or less, on the land herein described; the Grantors shall pay the Grantee for the release of the easement or for the benefit of conveying, free of the easement restrictions at the price per acre that the Grantee paid the Grantors for the grant of easement; and the further right to construct, subject to the approval of the Grantee, houses for tenants fully engaged in the operation of the farm provided such construction does not exceed one tenant house for each 100 acres. The land on which a tenant house is constructed may not be subdivided or conveyed to any persons. In addition, the tenant house may not be conveyed separately from the original parcel. The Grantors shall notify the Grantee if the land is subdivided to permit the Grantee to determine whether such subdivision violates any of the covenants, conditions, limitations or restrictions contained herein;

- (b) The right to subdivide the above described land for any purpose except upon written approval of the Grantee;
- (c) The right to transfer any and all development rights from the above-described parcel to other areas, or to other persons, or to other entities, or to political subdivisions.
- (d) Before any conveyance is made pursuant to paragraph (1)(a) above, Grantors shall agree with the Grantee not to subdivide any land conveyed. This agreement shall be recorded among the land records where the land is located and shall bind all future owners; and
- (e) On request to the Grantee, the Grantors may exclude from the easement restrictions 1 acre per each single dwelling, which existed at the time of the sale of the easements by a land survey and recordation provided at the expense of the owner. However, before any exclusion is granted, the Grantors shall agree with the Grantee not to subdivide each acre excluded. This agreement shall be recorded among the land records where

7645 147972

and in less at a maximum density of not more than 1 acre for each 2 acres or portion thereof, not to exceed 10 lots of one acre or less on the land herein described; the Grantors shall pay the Grantee for the release of the easement or for the benefit of conveying, free of the easement restrictions at the price per acre that the Grantee paid the Grantors for the grant of easement, and the further right to construct, subject to the approval of the Grantee, houses for tenants fully engaged in the operation of the farm provided such construction does not exceed one tenant house for each 100 acres. The land on which a tenant house is constructed may not be subdivided or conveyed to any persons. In addition, the tenant house may not be conveyed separately from the original parcel. The Grantors shall notify the Grantee if the land is subdivided to permit the Grantee to determine whether such subdivision violates any of the covenants, conditions, limitations or restrictions contained herein;

The right to subdivide the above described land for any purpose without the written approval of the Grantee,

the right to transfer any and all development rights from the above described parcel to other areas or to other persons, or to other entities or to political subdivisions,

notwithstanding any easement is made pursuant to paragraph (1)(a) above, Grantors shall agree with the Grantee not to subdivide and to not convey. This agreement shall be recorded among the land records where the land is located and shall bind all future owners, and

in request to the Grantee, the Grantors may exclude from the easement restrictions 1 acre per each single dwelling, which existed at the time of the sale of the easements by a land survey and reordination provided at the expense of the owner, however, before any exclusion is granted, the Grantors shall agree with the Grantee not to subdivide each acre excluded. This agreement shall be recorded among the land records where

07446 00073

the land is located and shall bind all future owners.

- (2) The right to erect, display, place or maintain signs, billboards, or outdoor advertising displays on the land herein described; provided, however, the Grantors reserve the right to erect signs not exceeding 4 feet X 4 feet for each of the following purposes:
- (a) To state the name of the property and the name and address of the occupant;
 - (b) To advertise any home or ancillary occupation consistent with the purposes of this easement subject to the approval of the Grantee; and
 - (c) To advertise the property's sale or rental.
- (3) The right to dump ashes, sawdust, bark, trash, rubbish or any other material; provided, however, the Grantors reserve the right to dump any material which is for regular agricultural use. The Grantors reserve the right to use the above described land for any farm use, and to carry on all normal farming practices, including the operation at any time of any machinery used in farm production or the primary processing of any agricultural products; the right to conduct upon the said land any agricultural operation which is in accordance with good husbandry practices and which does not cause bodily injury or directly endanger human health, including any operation directly relating to the processing, storage, or sale of farm, agricultural or woodland products produced on the said above described land; and all other rights and privileges not hereby relinquished, including their right of privacy.
- B. And the parties, for themselves, their heirs, personal representatives, successors and assigns, further covenant and agree as follows:
- (1) The Grantors shall manage the above described land in accordance with sound agricultural soil and water conservation practices so as to promote the agricultural capability of the land; and shall manage any woodland in accordance with sound forestry practices; however, the Grantors reserve the right to selectively cut or

DEER 7 & 6 PAGE 07 &

clear cut free time to time trees which will not alter the agricultural character of the land or diminish its productive capability.

- (2) The Grantors shall implement all soil conservation and water quality practices that are contained within a soil conservation plan approved by the local soil conservation district, made or revised within the last ten years of the date of the application to sell an easement, which lists all soil conservation and water quality problem areas on the land. The plan shall be implemented according to the schedule of implementation contained within the plan which exists at the time of easement settlement. Revisions to the schedule of implementation may be made as approved by the Board of Supervisors of the local soil conservation district, however, the plan shall be fully implemented within ten years of the easement settlement date. Exceptions may be considered by the Grantee on a case by case basis.
- (3) The Grantee or its authorized representative shall have the right to enter on the above described land from time to time for the sole purposes of inspection and enforcement of the easement, covenants, conditions, limitations and restrictions herein contained; provided, however, that the Grantee shall have no right to inspect the interior of any structures on the above described land.
- (4) That if the easement or any covenant, condition, limitation or restrictions herein contained is violated or breached, the Grantee may after due notice to the Grantors, their heirs, personal representatives, successors or assigns, institute an action in equity to enjoin, by ex parte, temporary or permanent injunction, such violation or breach; to require the restoration of the above described land to its condition prior to such violation or breach; to recover damages; and to take such other legal action as may be necessary to insure compliance with the easement and the covenants, conditions, limitations and

LIBER 446 PAGE 075

restrictions herein contained.

- (5) If the Grantors have any doubt concerning the easement, covenants, conditions, limitations or restrictions herein contained with respect to any particular use of the said land, he may submit a written request to the Grantee for consideration and approval of such use.
- (6) That this easement does not grant the public any right of access or any right of use of the above described land.
- (7) That nothing herein contained shall relieve the Grantors, their heirs, personal representatives, successors or assigns of the obligation to pay real estate taxes.
- (8) That this easement shall be in perpetuity, or for so long as profitable farming is feasible on the Grantors' land and may be released only by the Grantee as provided by Agricultural Article Section 2-514, Md. Ann. Code.

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

THE FEDERAL LAND BANK OF BALTIMORE, a body corporate of the State of Maryland, hereby joins in the execution of this Deed of Easement for the sole purpose of agreeing to subordinate, and hereby does subordinate, to this Deed of Easement, its mortgage lien from Grantors dated February 7, 1975 and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 5507, folio 315 and a second mortgage lien from Grantors dated September 10, 1960 and recorded among the aforesaid Land Records in Liber E.H.K., Jr., No. 6297, folio

-10-

AS WITNESS the hands and seals of the Grantors and the Mortgagee.

DEED 446 PAGE 078

WITNESS:

[Handwritten signature]

[Handwritten signature] (SEAL)
HERBERT A. DAVIS, Grantor

[Handwritten signature] (SEAL)
RUTH ANNE DAVIS, Grantor

THE FEDERAL LAND BANK OF BALTIMORE
Mortgage

[Handwritten signature]

[Handwritten signature] (SEAL)
Attorney-in-Fact

STATE OF MARYLAND, COUNTY OF BALTIMORE, To wit:

I HEREBY CERTIFY that, on this 29th day of DECEMBER, 1986, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared HERBERT A. DAVIS and RUTH ANNE DAVIS, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed of Easement and acknowledged that they executed the same for the purposes therein contained and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

[Handwritten signature]
Notary Public



My Commission Expires: July 1, 1990

STATE OF MARYLAND, COUNTY OF HARFORD TO WIT:

On this the 23rd day of December, 1986, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Paul A. Newcomer, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-in-Fact for THE FEDERAL LAND BANK OF BALTIMORE, under a Power of Attorney recorded among the Carroll/Balto. County Land Records in Liber 6730, folio 0727, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

[Handwritten signature]
Notary Public

My Commission Expires: July 1, 1990

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Handwritten signature]
MICHAEL J. DUNSON III

COMMERCIAL TITLE CO.
COMMERCIAL TITLE BUILDING
SEVENNA TRAIL, MARYLAND 21146

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


AUG - 3 1999

BY:.....

To: Carl Richards, Zoning Review Date: August 3, 1999
From: Baltimore County Ag. Board
Re: 15115 Wheeler Lane, Sparks - Request to designate an existing dwelling as
tenant house

Please find attached a request by Mr. Goelet, 15115 Wheeler Lane, Sparks to designate an existing dwelling as a tenant house. The Baltimore County Agricultural Land Preservation Advisory Board discussed this request at its meeting on July 26, 1999. The Board found there to be a need for a full time tenant and that the tenant works on the farm full time. The Board voted to recommend that the Zoning Office approve this request.

Also for your information, this property is under an agricultural easement and has relinquished all rights for future subdivision. If you have any questions on this matter, please contact me.



Wallace S. Lippincott, Jr.
Program Administrator

Pet Ex #4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Wallace S. Lippincott, Jr.
Program Administrator
Department of Environmental Protection
and Resource Management
(410) 887-4488 Ext 241 FAX (410) 887-4804

Date: _____

SUBJECT Application for tenant Dwelling Trailer
existing

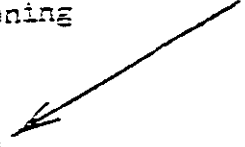
Election District _____

Owner: Mr Christopher Golet Phone # (410) 329-5926
 Address: 15115 Wheeler Lane Tax Account
Sparks, MD, 21152 Number

--	--	--	--	--	--	--	--	--	--

Pursuant to the Zoning Commissioner's policies RM-13 and RM-19, this office is officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgement of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

1. the signed and notarized tenant affidavit
2. the deed to the property map block parcel
3. the state tax map for that area,



We appreciate your verification and/or recommendations concerning this property.

Below this line to be completed by Ag Board

LEGITIMACY OF A FARM USE

Yes No Comment _____

NEED FOR AN ON-SITE TENANT FARMER

Yes No Comment _____

Signed: [Signature]
Representative of the Agricultural
Land Preservation Board for
Baltimore County

Date: 7-26-99

Christopher Goelet
Kiplin Farm
15115 Wheeler Lane
Sparks MD 21152
Phone: (410) 329-5926 Fax: (410) 329-5927

RECEIVED
JUN 16 1999
BY:

June 14, 1999

Mr. Wallace S. Lippincott, Jr.
Department of Environmental Protection
and Resources Management
401 Bosley Avenue
Towson, Maryland 21204

Subject: Application for Tenant house
Election District: 08
Owner: Christopher Goelet – Phone # (410) 329-5926
Address of the Property: 15115 Wheeler Lane
Sparks, Maryland 21152

Dear Mr. Lippincott:

Pursuant to the Zoning Commissioner's Policy 1A01.2.13.7, Page 1A-6, I am officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgement of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. I am submitting a copy of:

1. the signed and notarized tenant affidavit;
2. the deed to the property; and
3. the state tax map for that area.

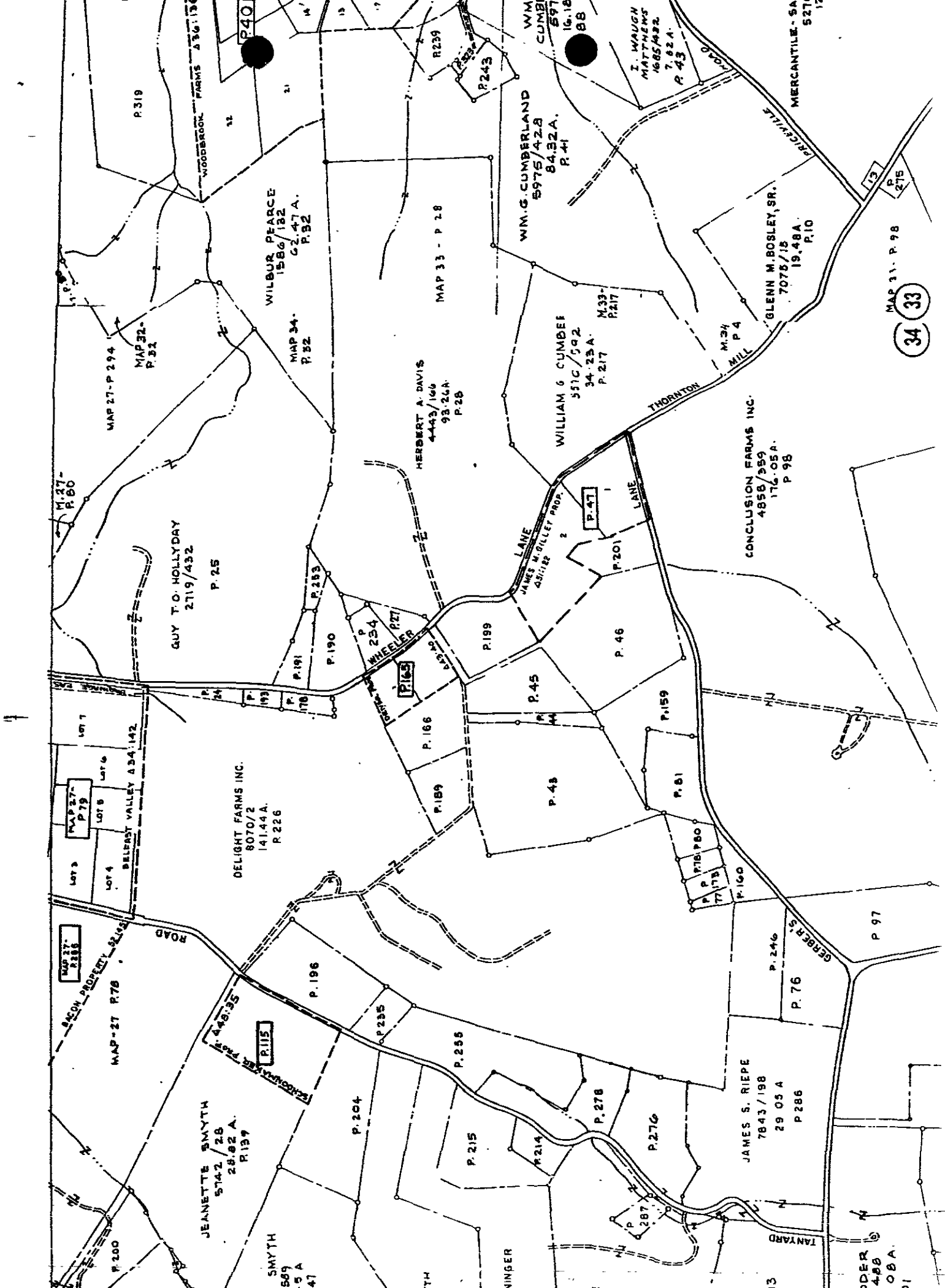
I appreciate your verification and/or recommendations concerning this property.

Sincerely,



Christopher Goelet

CG:lrg
Encls.



WOODBROOK FARMS 336.136
R.319

MAP 27-P 294
MAP 32-P 31

WILBUR PEARCE
1586/182
62.47 A.
P.32

GUY T.O. HOLLYDAY
2719/432
P.25

DELIGHT FARMS INC.
8070/2
141.44 A.
R.226

JEANNETTE SMYTH
5742/28
28.82 A.
R.137

WIM. G. CUMBERLAND
5975/428
84.52 A.
P.41

HERBERT A. DAVIS
4443/166
98.24 A.
P.28

WHEELER
P.199

WILLIAM G. CUMBEF
5571/592
34.23 A.
P.217

JAMES S. RIEPE
7843/198
29.05 A
P.286

SMYTH
589
5 A
47

WIM. G. CUMBERLAND
5975/428
84.52 A.
P.41

GLENN M. BOSLEY, SR.
7075/15
19.48 A.
P.10

CONCLUSION FARMS INC.
4856/559
176.05 A.
P.98

JAMES M. GILLEY PROP.
4571/2
P.47

JAMES S. RIEPE
7843/198
29.05 A
P.286

SMYTH
589
5 A
47

I. WAUGH MATTHEWS
1685/432
7.82 A.
P.43

THORNTON MILL
P.4

LANE
P.201

GERBER'S
P.246
P.76

TANYARD
P.287

ORDER
488
OBA.

MERCANTILE - SA
527
12

MAP 31 - P.98

MAP 27 - P.80

MAP 27 - P.79

MAP 27 - P.78

MAP 27 - 2886

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

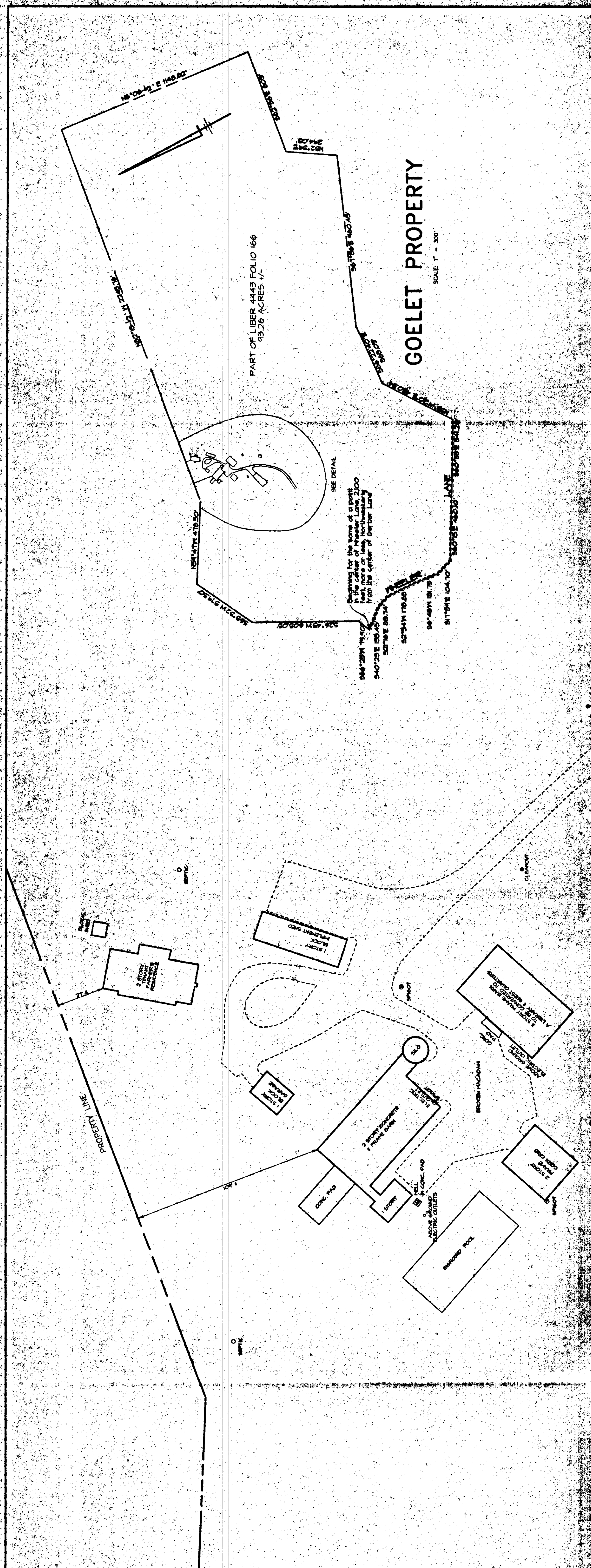
MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78

MAP 27 - P.78





00-110-A

NOTES

THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED.

THIS PROPERTY IS LOCATED AT 15115 WHEELERS LANE, SPARKS, MARYLAND 21152.

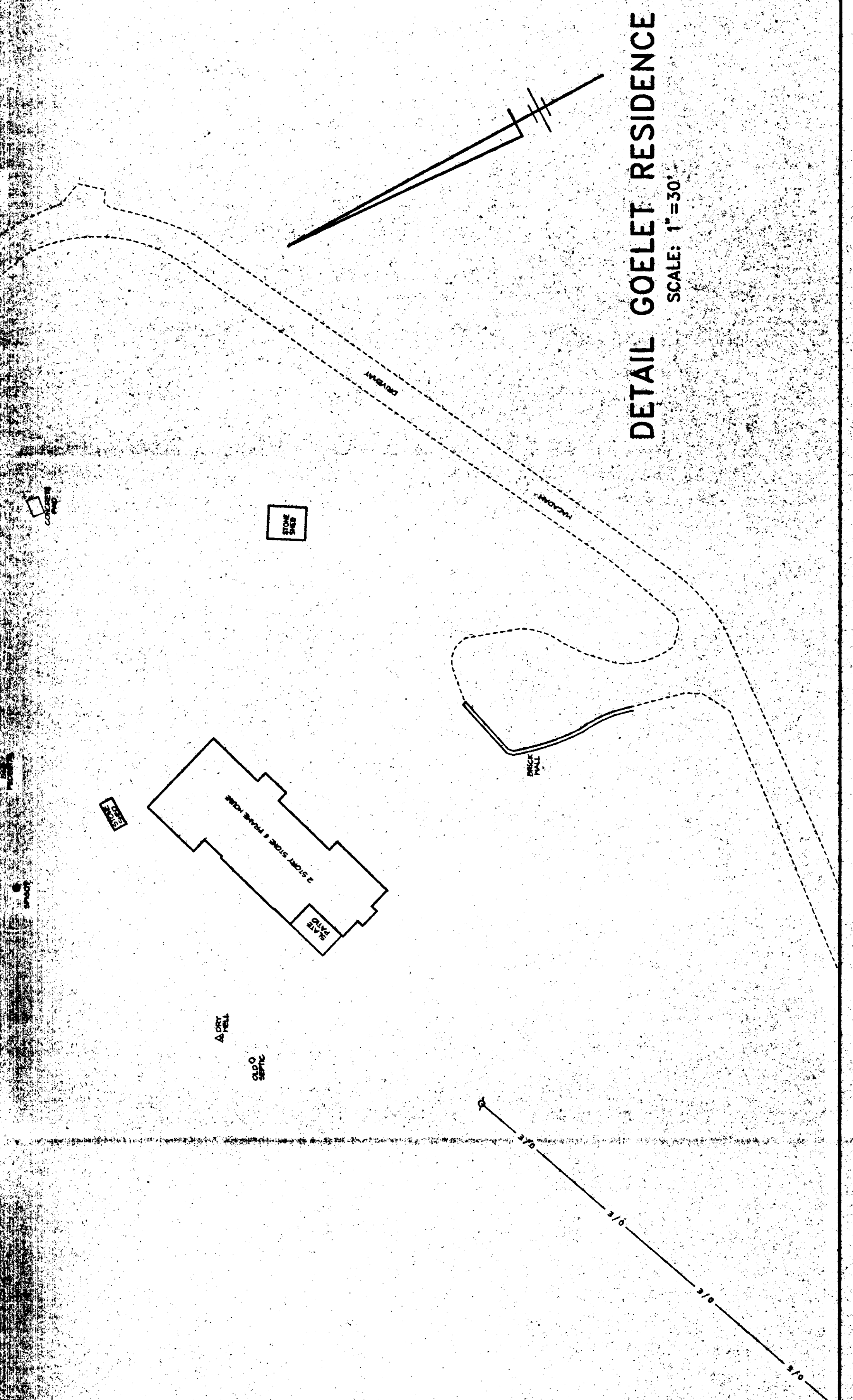
PREVIOUS ZONING HISTORY: CASE # 04-194-X ITEM # 129
SPECIAL EXCEPTION TO ALLOW THE PRODUCTION, STORAGE AND SALE OF WINE.

THE CONTINUED USE OF AN EXISTING TENANT FARMER DWELLING HAS BEEN PERMITTED BY THE BALTIMORE COUNTY ZONING AND PROVISION BOARD OF BALTIMORE COUNTY AS SHOWN IN A LETTER FROM THE BOARD DATED JULY 21, 1994.

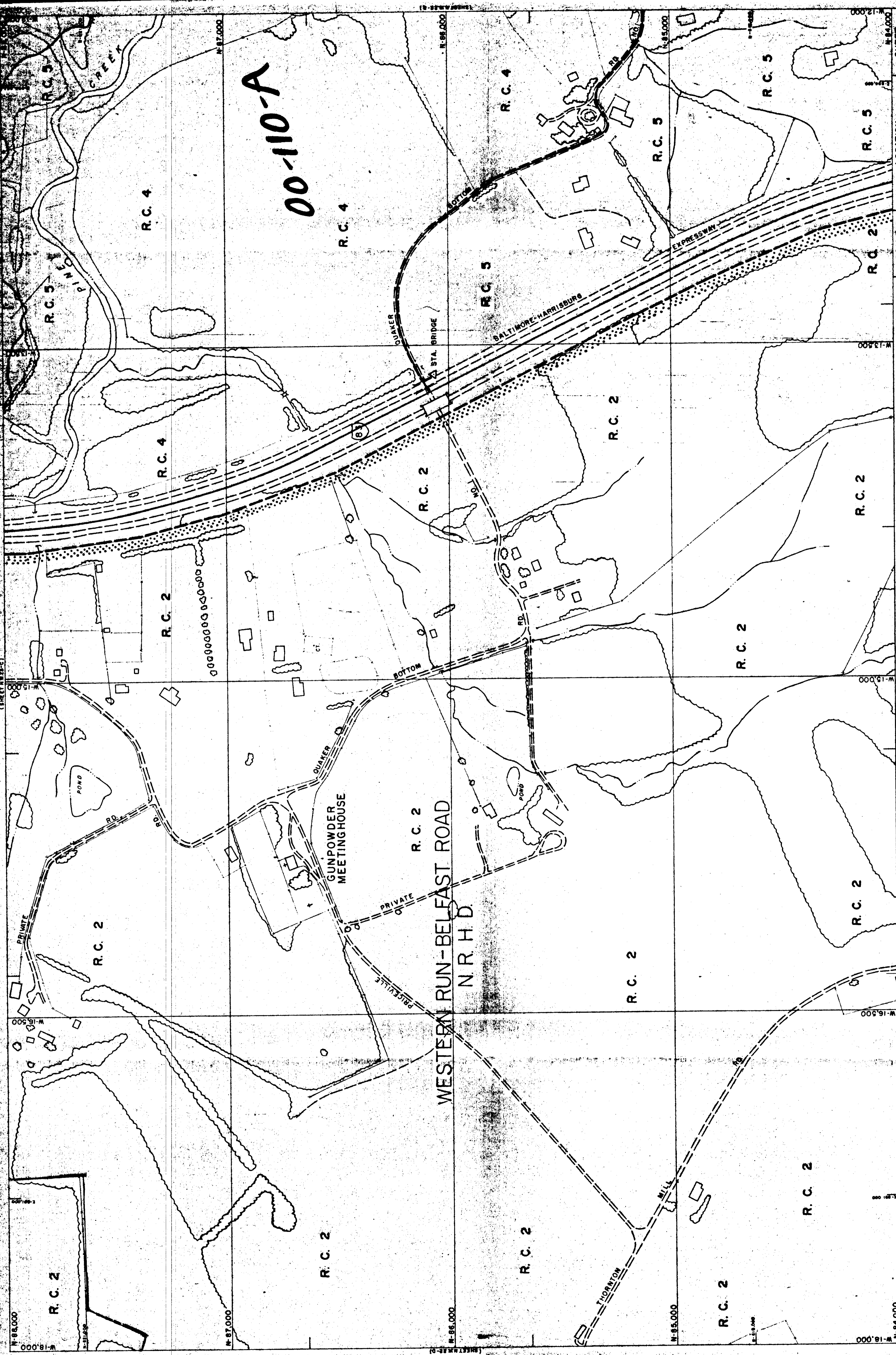
THIS IS A PLAT TO ACCOMPANY A PETITION FOR A VARIANCE FROM SECTION 20-101 TO PERMIT AN ACCESSORY STRUCTURE TO EXCEED THE HEIGHT LIMITS OF 12 FEET. THE ACCESSORY STRUCTURE IS TO BE LOCATED IN THE SIDE YARD TO PERMIT AN ACCESSORY BUILDING TO BE USED FOR A LIBRARY AND GUEST QUARTERS.

PLAT TO ACCOMPANY
A PETITION FOR A
VARIANCE FOR THE
GOELET RESIDENCE
15115 WHEELERS LANE
Part of R.R.G. No. 4443 Folio 166
Tax Account No. 08-04-002850
Zoned R.C. 2
Map No. M1 22-C, 22-D, 29-C, 29-D
Tax Map 99 Grid 6 Parcel 28
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
August 24, 1994
District

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
520 East Towson Boulevard
Towson, Maryland 21286
(410) 253-4470



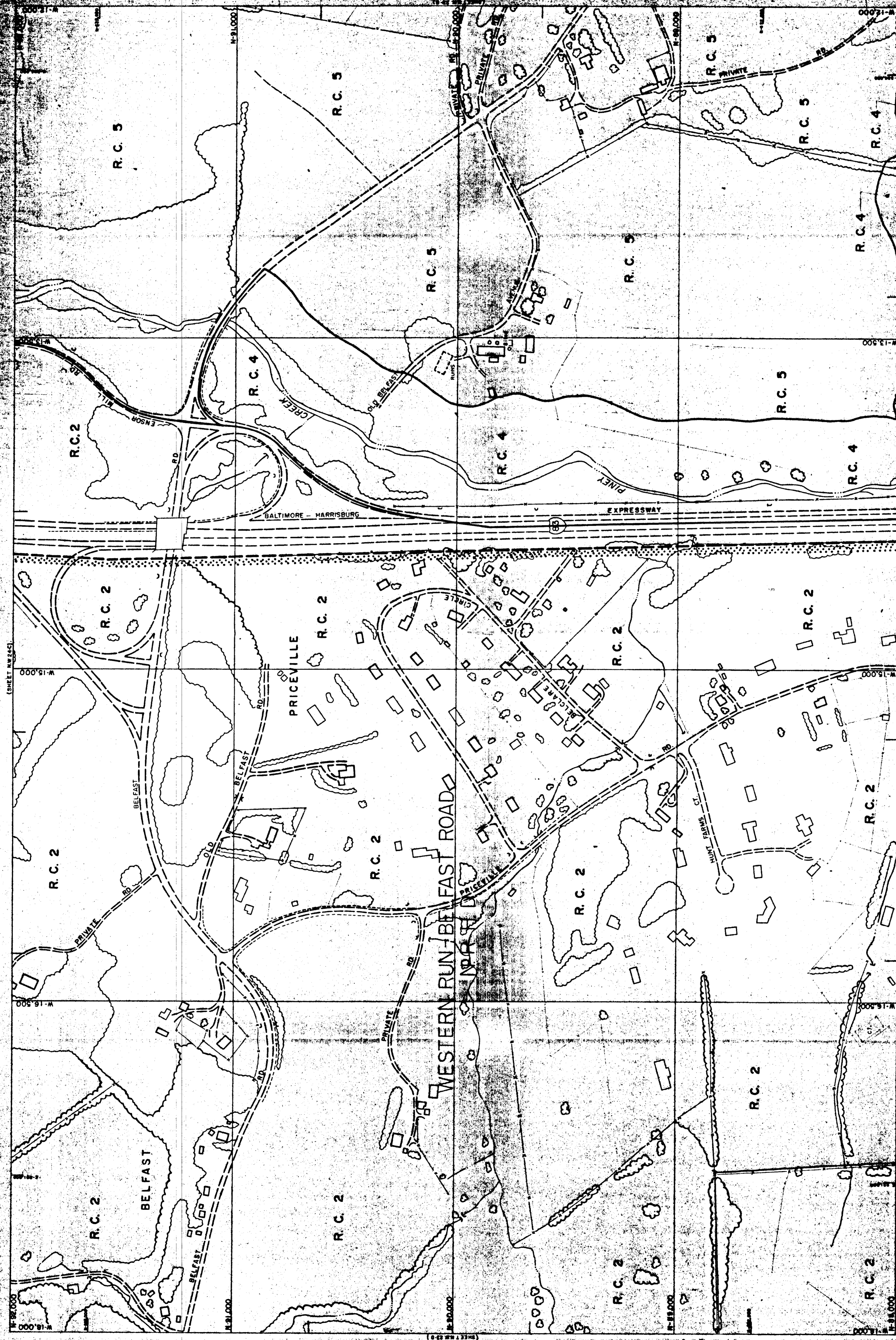
00-110-A



DD-SW DD-SE	1996 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 8, 1996 With Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96		SCALE 1" = 200'	LOCATION GUNPOWDER MEETINGHOUSE	SHEET N.W.
	1996 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 8, 1996 With Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96 <i>Kenn Kamenev</i> Chairman, County Council		DATE OF PHOTOGRAPHY JANUARY 1986		22-C

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21219

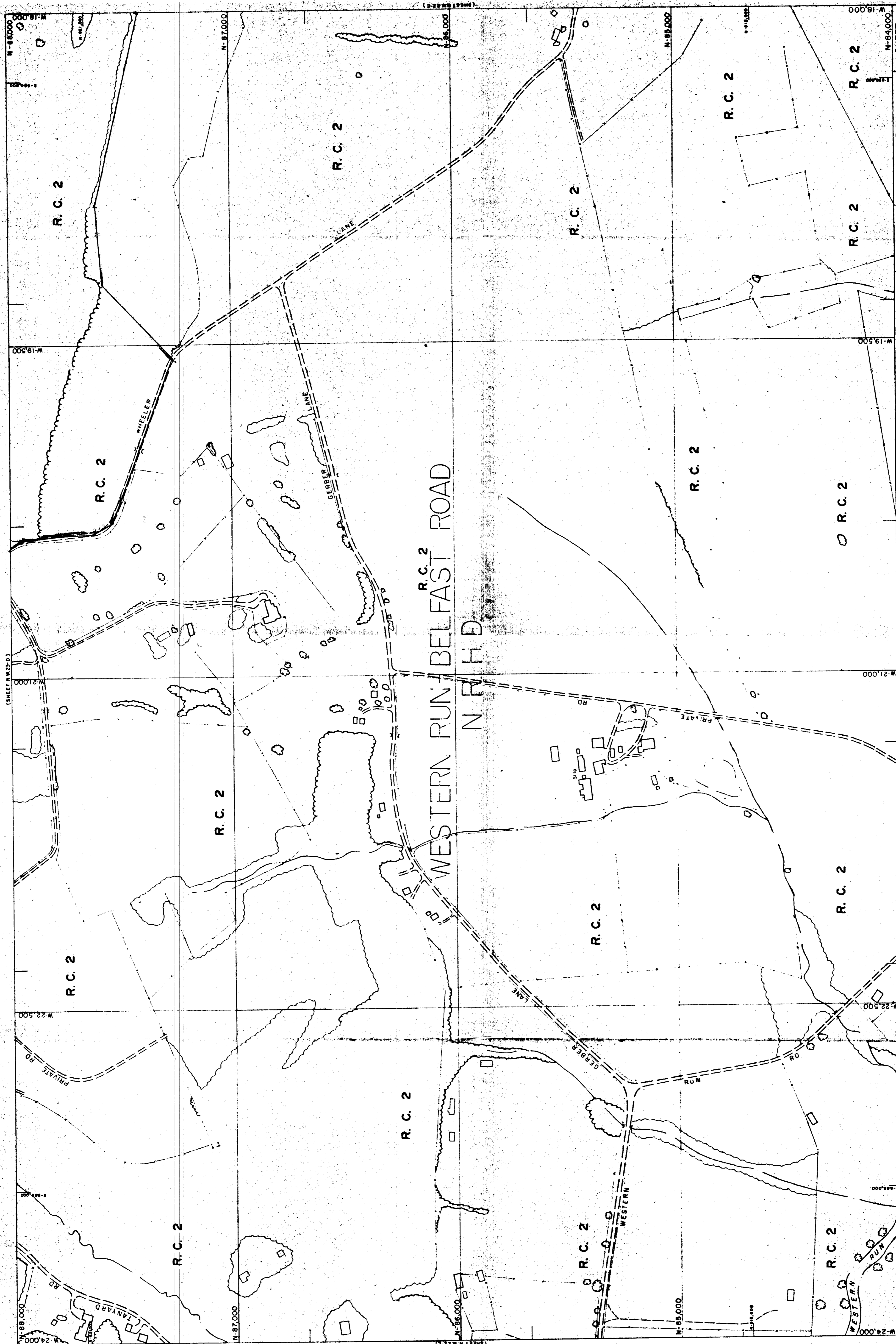


SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1983
LOCATION	BELFAST PRICEVILLE AREA
SHEET	A W 23-C

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
ON 11/15/76 (1976)
BIB. Nos. 125-76, 130-76, 131-76, 132-76, 133-76, 134-76, 135-76
Kenn Kamensky
Chairman, County Council

DD - SW DD - SE
DD - NW DD - NE
THIS MAP WAS REVIEWED BY SELECTED ANIMAL TOPOGRAPHY COMPALED BY PHOTOGRAMMETRIC METHOD BY BUCHART-JOHNS, INC. BALTIMORE, MD. 21210



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

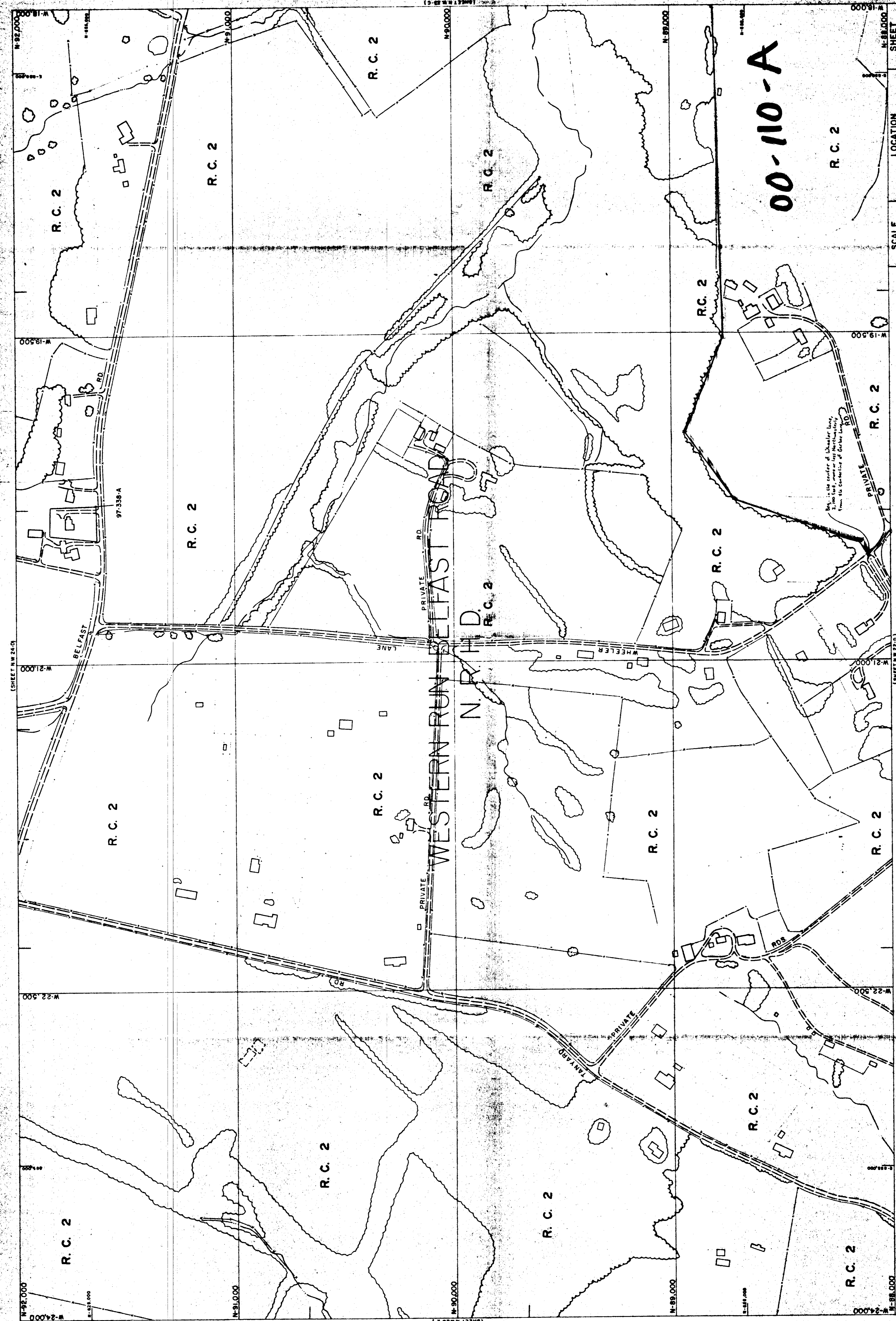
1994 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE BALTIMORE COUNTY COUNCIL
 ON MARCH 8, 1994
 Ord. Nos. 179-94, 100-94, 81-94, 132-94, 133-94, 134-94, 135-94

Kenn Kamanev
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE 1" = 200'	LOCATION WEST OF GUNPOWDER MEETINGHOUSE	SHEET N-W	DATE OF PHOTOGRAPHY JANUARY 1988	22-D
---------------------------	---	---------------------	--	-------------

00-110-A



00-110-A

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Map Nos. 125-96, 126-96, 131-96, 132-96, 133-96, 134-96, 136-96

Kevin Kamenev
Chairman, County Council

DD-SW
DD-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHHEIT-HORNE, INC., BALTIMORE, MD. 21218

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1966
LOCATION	WEST OF PRICEVILLE
SHEET	N.W. 23-D