

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
NW/S Bevans Lane,	*	DEPUTY ZONING COMMISSIONER
1000' SW Bird River Road	*	OF BALTIMORE COUNTY
15 th Election District	*	CASE NO. 01-040-SPH
5 th Councilmanic District	*	
(10100 Bevans Lane)	*	
Marion and Judy Hicks	*	
Petitioners	*	
	* * * * *	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Marion and Judy Hicks. The Petitioners are requesting a special hearing for property located at 10100 Bevans Lane. The property is zoned RC 3. The special hearing request is from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a nonconforming use to allow an animal boarding place/riding stable on the subject property.

Appearing at the hearing on behalf of the special hearing request were Judy and Marion Hicks, property owners, Geoffrey Schultz, appearing on behalf of McKee and Associates, the engineer who prepared the site plan of the property, and J. Neil Lanzi, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 16.21 acres, more or less, zoned RC 3. The subject property is improved with numerous structures, all of which are shown on the site plan submitted into evidence as Petitioners' Exhibit 1. The owners of the property, Mr. and Mrs. Hicks, reside in the one story, vinyl sided trailer shown on the site plan as Building D. The other buildings on the property are used to support the animal boarding place/riding stable. Two buildings,

ORDER REC'D FOR FILING
 Date 10/4/00
 By R. J. Johnson

shown as Buildings G and H, have been used as dwellings. However, due to the planned improvements for State Road 43, which is proposed to pass by this area, the two dwellings identified as Buildings G and H will be torn down due to those highway improvements. Therefore, there will only be remaining one single family dwelling on the subject property.

Testimony and evidence offered by the Petitioners demonstrated that the subject property has been utilized as an animal boarding place/riding stable since 1949, up until the present date. The use of the property has been open continuous and without interruption from 1949 until now. Petitioners submitted into evidence an affidavit from Charles Bevans who lives immediately adjacent to the property at 10205 Bevans Lane. Based on the uncontradicted testimony and evidence presented at the hearing, it was clear that the property enjoys a nonconforming use for an animal boarding place/riding stable. The only issue of concern discussed at the hearing involved the number of horses that should be permitted to be kept on the property. Mr. Lanzi indicated that, inasmuch as the property is a true nonconforming use, then there should be no limitation on the number of horses on this 16.21 acre parcel. However, I believe a reasonable limitation should be placed on the property owner so as to prevent an overcrowding of the property with horses. The testimony and evidence offered at the hearing clearly demonstrated that the property has always supported 25-28 horses at any one time. In fact, the property currently has 28 stables on site. Furthermore, the Petitioners submitted into evidence as Petitioners' Exhibit 4, a letter from Beverly A. Raymond, an employee of the Maryland Horse Industry Board, which office is under the State of Maryland Department of Agriculture. Ms. Raymond is the inspector for the Maryland Horse Industry Board and has inspected the subject horse farm. Annual inspections have been performed by Ms. Raymond since 1998. She has personally observed 24-28 horses

on the property during her inspections. Furthermore, the records of her department, which date back to 1975, also indicate the stabling of up to 25 horses on the property during those years. Therefore, the testimony and evidence offered at the hearing clearly demonstrates that not only has the property been used as an animal boarding place and riding stable since 1949, but that there have always been 25-28 horses stored on the property, notwithstanding the size of the property being 16.21 acres.

Therefore, I believe it is appropriate to approve the special hearing request to allow the property to continue to be used as an animal board place/riding stable. The number of horses permitted to be stored on the property shall be at the discretion of the Maryland Horse Industry Board, which agency is under the State of Maryland Department of Agriculture. That particular board performs annual inspections of this particular horse farm and is in a better position to determine the appropriate number of horses that can be accommodated at this location.

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

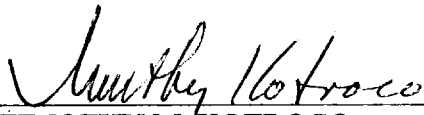
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of October, 2000, that the Petitioners' special hearing request from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a nonconforming use to allow an animal boarding place/riding stable on the subject property, zoned RC 3, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the number of horses permitted to be stabled on the subject property shall be at the discretion of the Maryland Horse Industry Board, which is under the State of Maryland Department of Agriculture. That agency shall determine, based

07203
Date 10/4/00
By R. J. [Signature]

on the husbandry practices of the Petitioners, as well as the stabling facilities provided on site, what number of horses may be permitted to be housed on the subject property. In no event shall the number of horses exceed 25, which has been the number of horses traditionally kept on the property.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DEC 10/14/00
BY SP. J. J. J.



Baltimore County
Zoning Commissioner

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

October 4, 2000

J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 617
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No 01-040-SPH
Property: 10100 Bevans Lane

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing 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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. Marion Hicks, Jr.
10124 Bevans Road
Baltimore, MD 21220-1502

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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10100 Bevans Lane
which is presently zoned RC 3

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

A nonconforming use to allow an animal boarding place/riding stable on RC 3 zoned property.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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:

J. Neil Lanzi
Name - Type or Print _____
Signature _____
J. Neil Lanzi, P.A.
Company _____
409 Washington Ave, Ste 617 410-296-0686
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Marion Hicks, Jr.
Name - Type or Print _____
Signature _____
Judy M. Hicks
Name - Type or Print _____
Signature _____
1106 Cord Street 410-686-6305
Address _____ Telephone No. _____
Baltimore, MD 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

J. Neil Lanzi
Name _____
409 Washington Ave, Ste 617 410-296-0686
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SPH Date 07-26-00

Case No. 01-040-SPH

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

July 25, 2000

**ZONING DESCRIPTION OF
10100 BEVANS LANE
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**



BEGINNING at point in the centerline of Bevans Lane (future 50 foot wide right-of-way) at the distance of 1000 feet southwest of the centerline of Bird River Road, thence running along the centerline of Bevans Lane, South 45 degrees 43 minutes East, 1105.00 feet, thence running North 43 degrees 18 minutes West, 540.50 feet, thence North 51 degrees 05 minutes East, 540.00 feet, thence North 42 degrees 39 minutes West, 306.75 feet, thence North 55 degrees 00 minutes East, 86.00 feet, thence North 68 degrees 00 minutes East, 120.00 feet, thence North 36 degrees 00 minutes East, 110.00 feet, thence North 64 degrees 00 minutes East, 65.00 feet, thence North 40 degrees 00 minutes East, 160.00 feet, thence South 88 degrees 30 minutes East, 61.25 feet, and South 43 degrees 47 minutes East, 707.50 feet to the place of beginning as recorded in Deed Liber 12809, Folio 331.

CONTAINING 16.21 acres of land, more or less.

ALSO KNOWN as 10100 Bevans Lane and located in the 15th Election District and the 5th Councilmanic District.

01-040-SPH

01-040-SPH

01-040-SP#

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083503

DATE

7-26-00

ACCOUNT

R-CCG SC

AMOUNT \$

250.00

RECEIVED
FROM:

JANE LANZI PA.

FOR:

C.SPH.

LTAL

750

250

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

STRA.

PAID RECEIPT

DATE 7/26/2000 14:30:00
AMOUNT 250.00
TOTAL 250.00
BALANCE 0.00
CASHIER J. LANZI
OFFICE OF BUDGET & FINANCE
BALTIMORE COUNTY, MARYLAND

01-040-SP#

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: ~~401-040-SFH~~
10100 Bevans Lane
NWS of Bevans Lane, 1000 feet S/W
Legal Owner(s): Marion, Jr. & Judy M. Hicks
15th Election District
5th Councilmanic District
Special Hearing: to allow an animal boarding place/riding stable on Rc-3 zoned property.
Hearing: Wednesday, September 27, 2000 at 9:00 a.m. in Room 407, County Courts Building, 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.

JTA/695 Sept. 12 C419238

CERTIFICATE OF PUBLICATION

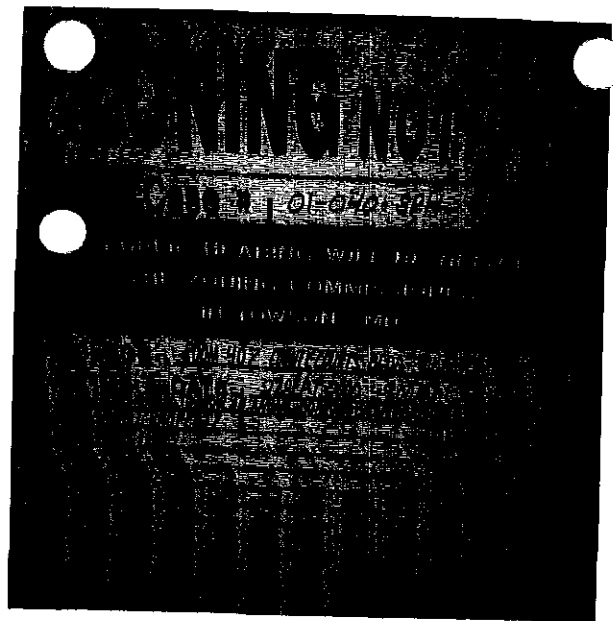
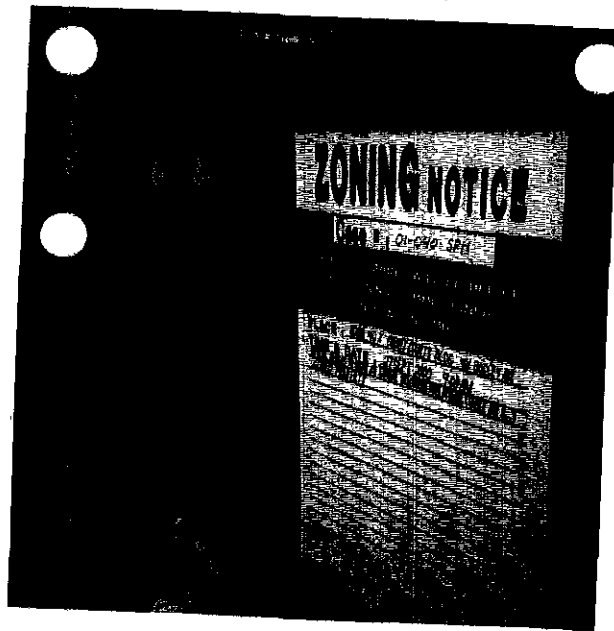
9/14, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/12, 2000.

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

J. Wilkinson

LEGAL ADVERTISING



CERTIFICATE OF POSTING

RE: Case No.: 01-040-SPH

Petitioner/Developer: MARION JR AND

JUDY HICKS

Date of Hearing/Closing: September 27 2000

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

Attention: Ms. Gwendolyn Stephens

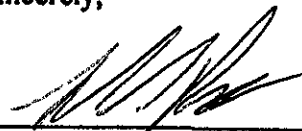
Ladies and Gentlemen:

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 10100 Bevans Lane

The sign(s) were posted on September 12, 2000

(Month, Day, Year)

Sincerely,



12 SEP 00

(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

410-282-7940

(Telephone Number)

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: 01040 SPH

Petitioner: marion Hicks, Jr

Address or Location: 10100 Bevans Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: marion Hicks, Jr

Address: 1106 Cord Street
Balto MD 21220

Telephone Number: 410-686-6305

Revised 2/20/98 - SCJ

01-040-SPH

01-040 SPH



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

September 5, 2000

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: 01-040-SPH
10100 Bevans Lane
NW/S of Bevans Lane, 1000 feet S/W
Legal Owners: Marion, Jr. & Judy M. Hicks
15th Election District – 5th Councilmanic District

Special Hearing to allow an animal boarding place/riding stable on Rc-3 zoned property.

HEARING: Wednesday, September 27, 2000, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GDZ" written below it.

Arnold Jablon
Director

C: Marion, Jr., & Judy M. Hicks, 1106 Cord Street, Baltimore 21220
J. Neil Lanzi, PA, 409 Washington Avenue, Ste 617, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 12, 2000**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 12, 2000 Issue – Jeffersonian

Please forward billing to:

Marion Hicks
1106 Cord Street
Baltimore, MD 21220

410-686-6305

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: 01-040-SPH
10100 Bevans Lane
NW/S of Bevans Lane, 1000 feet S/W
Legal Owners: Marion, Jr. & Judy M. Hicks
15th Election District – 5th Councilmanic District

Special Hearing to allow an animal boarding place/riding stable on Rc-3 zoned property.

HEARING: Wednesday, September 27, 2000, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



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

August 8, 2000

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: 01-040-SPH

10100 Bevans Lane

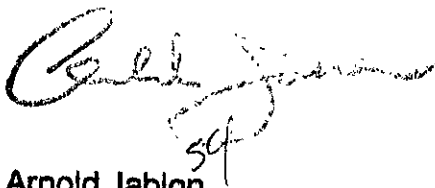
NW/S Bevans Lane, 1000' SW of centerline Bird River Road

15th Election District – 5th Councilmanic District

Legal Owner: Judy M. & Marion Hicks, Jr.

Special Hearing to approve a nonconforming use to allow an animal boarding place/riding stable.

HEARING: Monday, September 11, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Arnold Jablon
Director

C: J. Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson 21204
Judy & Marion Hicks, Jr., 1106 Cord Street, Baltimore 21220

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 27, 2000.
(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.

01-040-SPH



TO: PATUXENT PUBLISHING COMPANY
Thursday, August 24, 2000 Issue – Jeffersonian

Please forward billing to:

Marion Hicks, Jr.
1106 Cord Street
Baltimore, MD 21220

410-686-6305

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: 01-040-SPH

10100 Bevans Lane

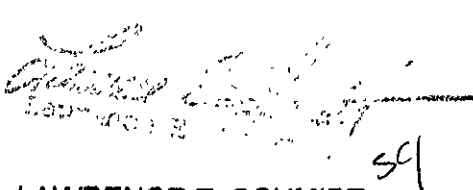
NW/S Bevans Lane, 1000' SW of centerline Bird River Road

15th Election District – 5th Councilmanic District

Legal Owner: Judy M. & Marion Hicks, Jr.

Special Hearing to approve a nonconforming use to allow an animal boarding place/riding stable.

HEARING: Monday, September 11, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

01-040-SPH



Baltimore County
Department of Permits and
Development Management

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

September 22, 2000

Judy M. & Marion Hicks, Jr.
1106 Cord Street
Baltimore, MD 21220

Dear Mr. & Mrs. Hicks, Jr.:

RE: Case Number: 01-040-SPH, 10100 Bevans Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 26, 2000.

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

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

Very truly yours,

W. Carl Richards, Jr.
6DZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: J. Neil Lanzi, PA, 409 Washington Ave., Ste 617, Towson 21204
Mary Stinson, 10124 Bevans Lane, Baltimore 21220
People's Counsel





Baltimore County
Fire Department

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

August 23, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: MARION HICKS, JR. AND JUDY M. HICKS - 040
THEL MOORE, SR. - 045

Location: DISTRIBUTION MEETING OF AUGUST 7, 2000

Item No.: 040 & 045

Dear Ms. Stephens:

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: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *ms*
DATE: August 2, 2000
SUBJECT: Zoning Item #040
10100 Bevans Lane

Zoning Advisory Committee Meeting of August 7, 2000

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - ☒ A variance must be requested of and granted by DEPRM to allow continued existing use of the agricultural buildings in the Forest Buffer prior to minor subdivision approval.

Reviewer: Glenn Shaffer

Date: August 14, 2000

hs
9/1/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 11, 2000

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

SUBJECT: 10100 Bevans Lane

INFORMATION:

Item Number: 01-040

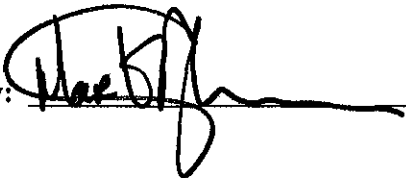
Petitioner: Marion Hicks, Jr.

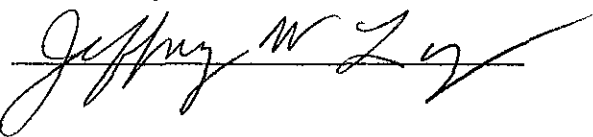
Zoning: RC 3

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a nonconforming animal boarding place/riding stable on a RC 3 zoned property.

Prepared by: 

Section Chief: 

AFK:MAC:

AUG 11



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

August 21, 2000

J. Neil Lanzi, Esquire
409 Washington Avenue
Mercantile Building, Suite 617
Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number 01-040-SPH

The above matter, previously scheduled for Monday, September 11, 2000, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in cursive script, reading "Arnold Jablon". To the right of the signature, the initials "GDZ" are printed.

Arnold Jablon
Director

AJ: gdz

C: Judy & Marion Hicks, Jr., 1106 Cord Street, Baltimore 21220



J. NEIL LANZI, P.A.
ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

J. Neil Lanzi

OF COUNSEL

Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

Suite 1200, Merrill Lynch Bldg
10320 Little Patuxent Parkway
Columbia, Maryland 21044

Reply to Towson

August 14, 2000

Baltimore County Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
ATTN: George-Scheduling Clerk

Re: Case No.: 01-040-SPH
10100 Bevans Lane

Dear Sir:

Please be advised that I represent the Petitioner in the above referenced special hearing presently scheduled for Monday, September 11, 2000 at 2:00 p.m. This letter is to request the hearing be postponed because I have previously scheduled out of town plans on September 11, 2000. This is my first request for a postponement.

Thank you for your cooperation.

Very truly yours,

J. Neil Lanzi

J. Neil Lanzi

cc: Mr. and Mrs. Marion Hicks, Jr.

8-21-00 11:30

called Mr. Lanzi
asked him for 4 or 5
new schedule dates, he
will send letter by
Friday 8-25

George

J. NEIL LANZI, P.A.
ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

Suite 1200, Merrill Lynch Bldg
10320 Little Patuxent Parkway
Columbia, Maryland 21044

Reply to Towson

August 30, 2000

Baltimore County Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
ATTN: George Zahner - Scheduling Clerk

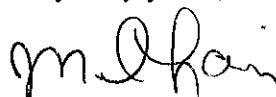
Re: Case No.: 01-040-SPH
10100 Bevans Lane

Dear Sir:

This letter is in follow-up to our telephone call on August 21, 2000 where you advised me the above listed case previously scheduled for Monday, September 11, 2000 has now been postponed. You have requested that I provide you with four possible dates for the rescheduling of the hearing. Accordingly, my client and I will be available on Monday, September 25, 2000, Wednesday, September 27, 2000 and Thursday, September 28, 2000. If those dates are not available for hearings please let me know as the end of September and beginning of October are open except for September 26, 2000, October 2, 5 and 6, 2000

Thank you for your assistance in this matter.

Very truly yours,



J. Neil Lanzi

cc: Mr. and Mrs. Marion Hicks, Jr.

Possible
Wednesday 9-27
9:00 AM

read OK

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

8-25

3:15 PM

mailed rescheduled
notice when I know
what date to set, I
will send them a copy
resent
9-5-00 *Perge*

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 24, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 040
Legal Owner/Petitioner: Marion Hicks, Jr. & Judy M. Hicks
Contract Purchaser: NA
Property Address: 10100 Bevans Lane
Location Description: N/W of Bevans Land, 1000 feet S/W

VIOLATION INFORMATION: Case No.: 00-2951
Defendants: Marion Hicks, Jr. & Judy M. Hicks

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Mary Stinson	10124 Bevans Ln., Balto., Md., 21220

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

1. Complaint letter/memo/email/fax (if applicable)
- x 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- x 3. State Tax Assessment printout
4. State Tax Parcel Map (if applicable)
5. MVA Registration printout (if applicable)
6. Deed (if applicable)
7. Lease-Residential or Commercial (if applicable)
8. Photographs including dates taken
- x 9. Correction Notice/Code Violation Notice
10. Citation and Proof of Service (if applicable)
11. Certified Mail Receipt (if applicable)
12. Final Order of the Code Official/Hearing Officer (if applicable)
13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).
- x 15. Other: Zoning map, plot plan (map), letter from attorney

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/co
C: Dave Taylor

CODE ENFORCEMENT REPORT

DATE: 5/10/00 INTAKE BY: EC CASE #: 00-2951 INSPEC: SK

COMPLAINT

LOCATION: 10124 BEVANS

ZIP CODE: _____ DIST: _____

COMPLAINANT

NAME: MARY STINSON PHONE #: (H) 3358671 (W) _____

ADDRESS: 10124 BEVANS ZIP CODE: 21220

PROBLEM:

27 HORSES ON 1/4 AC.

**OWNER/TENANT
INFORMATION:**

?

1.843

TAX ACCOUNT #:

na

ZONING:

INSPECTION: 5-11-00 21 HORSES SEEN - MAY NOT

HAVE SEEN ALL

3 IN A 100 X 50 AREA

ELECTRIC FENCE

REINSPECTION: TRUCKED AWAY - SINCE LAST CRT.

EXT TO 7-16-00 SEE ATTORNEY LETTER

FOUND FOR SPECIAL EXCEPTION - ETC.

REINSPECTION:

WAITING ON LETTER

8-14-00 - HEARING DATE 9-11-00 - P/U 10-2-00

DJT

DJT

REINSPECTION:

RA1001F

DATE: 05/12/2000

ASSESSMENT TAXPAYER SERVICE

TIME: 17:26:24

PROPERTY NC. DIST GROUP CLASS OCC. HIST DEL LOAD DATE
15 20 660320 15 3-1 33-00 D NO 04/23/00

HICKS MARION, JR DESC-1.. IMPS16.21 AC SS BEVANS

HICKS JUDY M DESC-2.. MARY E BEVANS

10100 BEVANS RD PREMISE. 10100 BEVANS

LA

00000-C000

BALTIMORE

MD 21220-1502 FORMER OWNER: TREMPER HERMAN H

-----FCV-----TRANSFER DATA-----PROPERTY ID---

PRIOR	PROPOSED	NUMBER.....	140198	LOT.....
LAND: 71,900	71,750	DATE.....	04/23/98	BLOCK....
IMPV: 90,760	98,650	PURCHASE PRICE..	300,000	SECTION..
TCTL: 162,660	170,400	GROUND RENT.....	0	PLAT.....
PREF: 4,410	4,260	DEED REF LIBR..	12809	BOOK..... 0007
CURT: 94,480	104,020	DEED REF FOLIO..	331	FOLIO.... 0170
DATE: 10/96	10/99	YEAR BUILT.....	29	MAP..... 0083
		NEW CONSTR YR...		GRID..... 0013
				PARCEL... 0142

TAXABLE BASIS

00/01	65,520	LOT WIDTH..	.00	SE
99/00	65,500	LOT DEPTH..	.00	WB
98/99	53,150	LAND AREA..	16.210 A	SS
ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT				WD



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension _____
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

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

Violation Notice No.
120660

Case No
00-2951

Election District _____ Permit No. _____

Name (s) MARION + JUDY HICKS

Address 10100 BEVANS LA - BALTO, MD - 21220

Location of Violation (if different than address) 10124 BEVANS LA

Vehicle License No. _____ Vehicle ID _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS

County Code:
§§ 6-~~231~~ 231
§§ _____

Zoning Regulations:
§§ 1A02, 101, 102.1, 100.6
§§ _____

Building Code (BOCA):
§§ _____
§§ _____

Livability Code (18-66)
§§ _____
§§ _____

Investment Property Act (7-66)
§§ _____

Electrical Code (NEC)
§§ _____

Plumbing Code (NSPC):
§§ _____

Dwelling (CABO):
§§ _____

Other: §§ 101 ZCPM

COMMENTS OR OTHER VIOLATIONS.

- 1) REDUCE THE NUMBER OF HORSES -
1 ANIMAL PERMITTED FOR EACH ACRE
OF GRAZING OR PASTURE LAND.
- 2) OBTAIN A HOLDING FACILITY LICENSE
(APPLICATION ENCLOSED)

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
6-16-00 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 5-16-00 INSPECTOR: D. TAYLOR

STOP WORK NOTICE

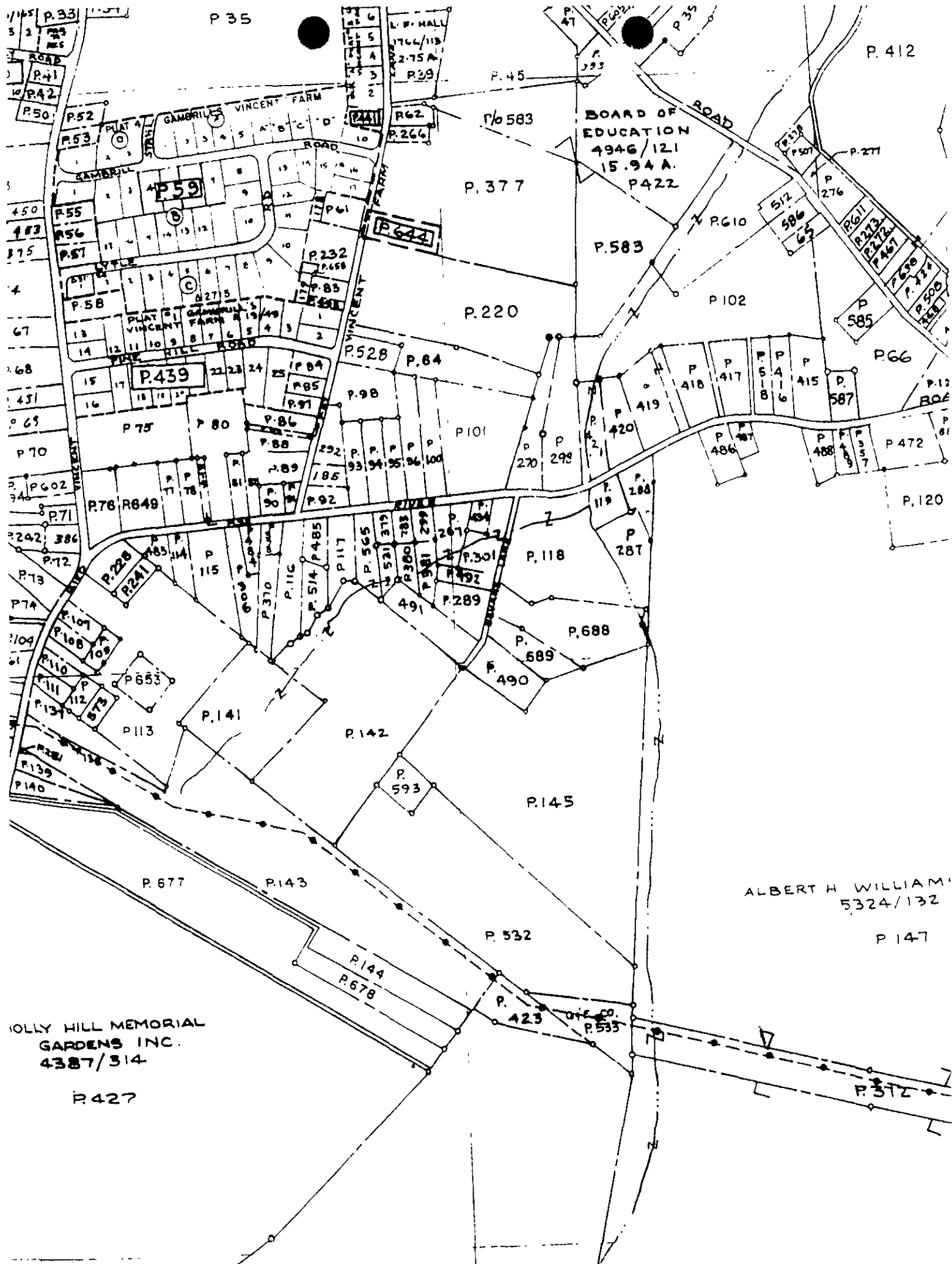
PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: _____

DATE ISSUED: _____ INSPECTOR: _____

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

AGENCY



OLLY HILL MEMORIAL
GARDENS INC.
4387/314

ALBERT H WILLIAM
5324/132

BOARD OF
EDUCATION
4946/121
15.94 A.
P422

P.427

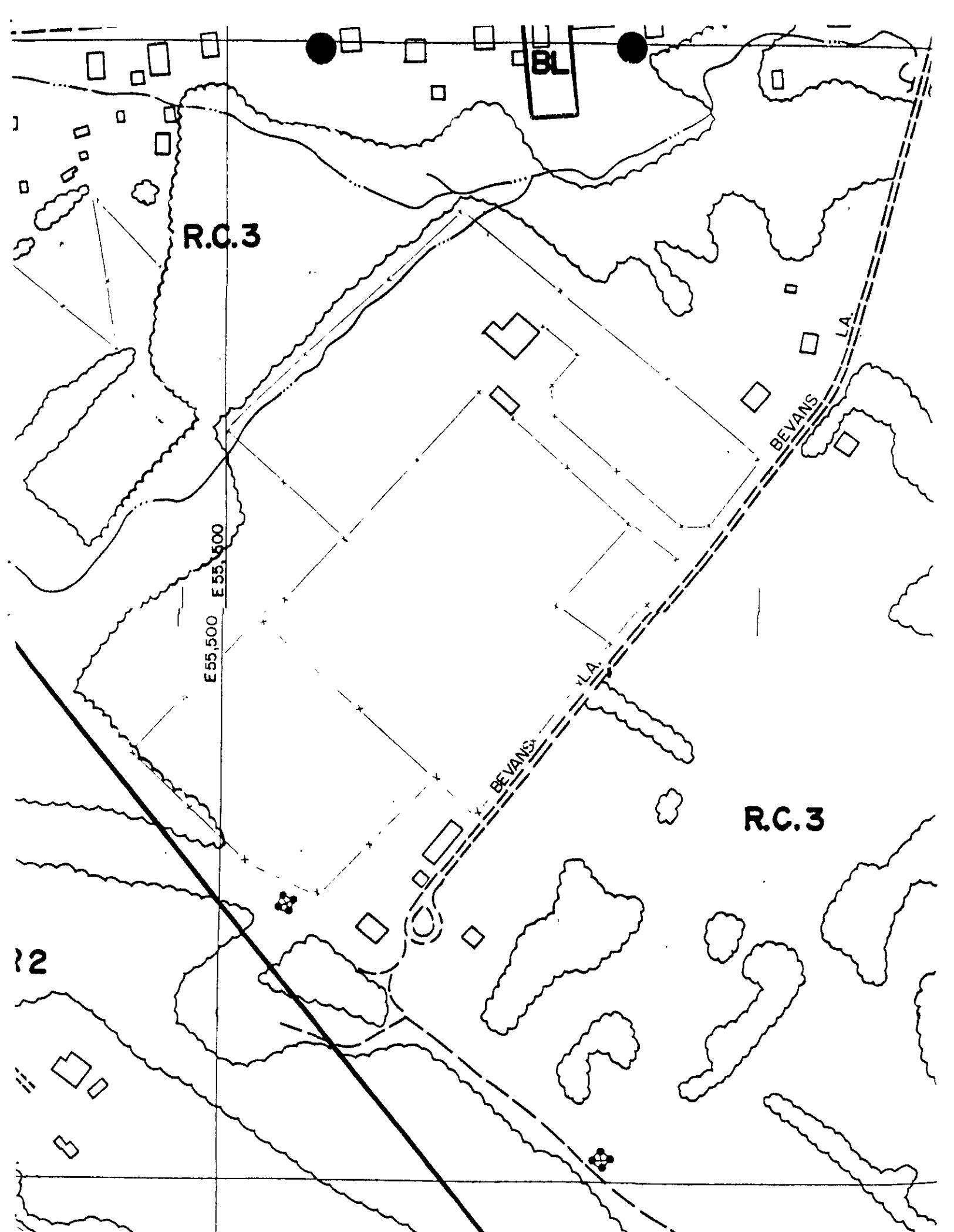
P.532

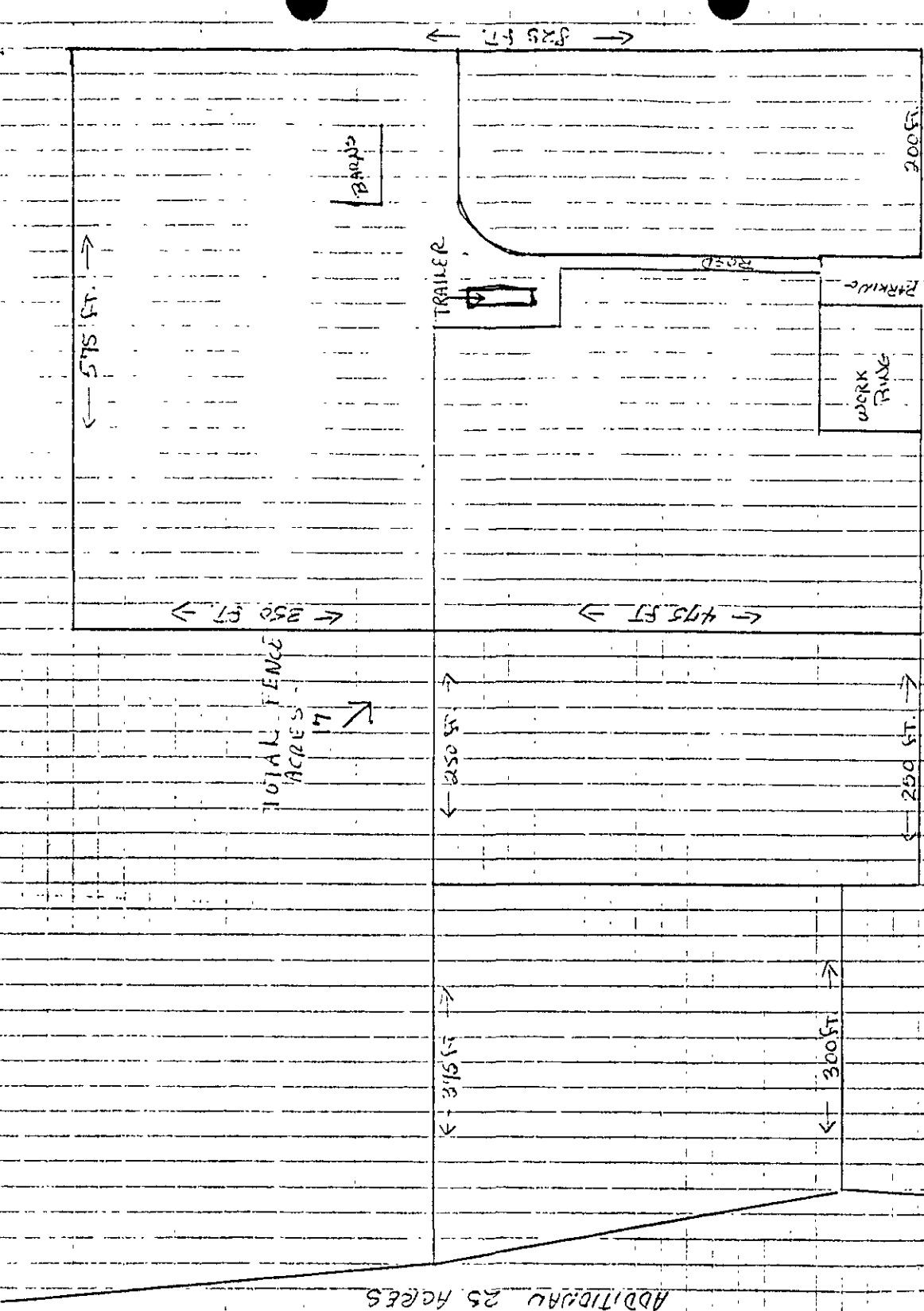
P.144
P.678

P.423

P.533

P.372





ADDITIONAL 25 ACRES

TOTAL FENCE
ACRES 17

BEVAUS ROAD

PARKING
WORK BUILDING

TRAILER

BARN

575 ft

825 ft

200 ft

250 ft

475 ft

350 ft

250 ft

300 ft

315 ft

J. NEIL LANZI, P.A.
ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

Suite 1200, Merrill Lynch Bldg
10320 Little Patuxent Parkway
Columbia, Maryland 21044

Reply to Towson

July 27, 2000

Baltimore County Department of Permits
and Development Management
Code Inspections and Enforcement
111 West Chesapeake Avenue
Towson, MD 21204
Attn: David Taylor

Re: 10100 Bevans Lane, Violation Notice 120660
My Client: Marion Hicks

Dear Mr. Taylor:

This letter is to confirm that the Petition for Special Hearing has been filed on behalf of Mr. Hicks for the above referenced property. The petition was filed on July 26, 2000 and a hearing will be scheduled within the next eight weeks. For your records, the item number is 01040.

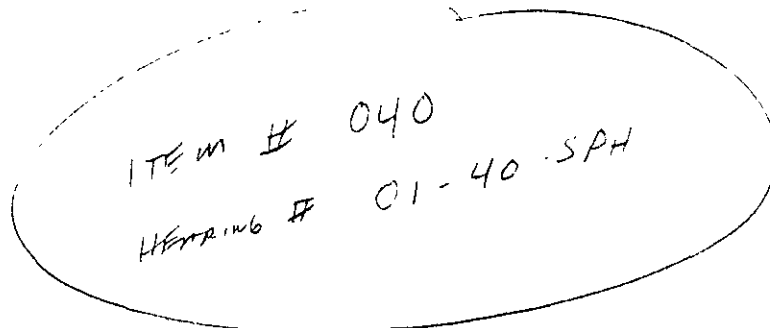
Thank you for your cooperation in this matter.

Very truly yours,



J. Neil Lanzi

cc: Marion Hicks, Jr.



ITEM # 040
Hearing # 01-40-SPH

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Marion Hicks

10124 Bevans Lane

Jerry M. Hicks

10124 Bevans Lane

Geoffrey Schultz, mckerrassoc.

5 SHAWAN ROAD Z1030

Neil Hami

409 Washington Ave SH 617 Z1204



9/21/00

Affidavit

I, Charles Bevans, reside at 10205 Bevans Lane. I have resided at this location since 1949. Across the street from my house is 10100 Bevans Lane. This property (10100 Bevans) has always been used as an animal boarding place/riding stable for horses since I have lived here.

The above statement is true and correct and I affirm UNDER Penalties of Perjury.

WITNESS

J. M. Khan:

9/21/00

Charles Bevans

Charles Bevans

Pet Ex #3

PARRIS N. GLENDENING, Governor
HENRY A. VIRTIS, D.V.M., Secretary
HAGNER R. MISTER, Deputy Secretary



The Wayne A. Cawley, Jr. Building
50 HARRY S. TRUMAN PARKWAY
ANNAPOLIS, MARYLAND 21401
Baltimore/Annapolis (410) 841-5700
Washington (301) 261-8106
Facsimile (410) 841-5914
TTY Users 1-800-735-2258
Internet: <http://www.mda.state.md.us>

STATE OF MARYLAND
DEPARTMENT OF AGRICULTURE

MARYLAND HORSE INDUSTRY BOARD

September 26, 2000

To Whom It May Concern:

I am an inspector for the Maryland Horse Industry Board and inspect Galloping Gaits Farm, 10100 Bevans Lane, Baltimore, MD 21220. This facility has been licensed by this Board and an annual inspection has been performed since 8/24/98. The license is issued to Marion and Judy Hicks. The facility meets the Board's standards and has improved each year. There have been 24-28 horses on the above-mentioned property since 1998.

This stable was first licensed 7/3/75 by H. C. Tremper as Circle T. Our records indicate that there were 25 horses on the property at that time. To my knowledge, there have been horses on this property prior to the licensing date and continuously since then.

Sincerely,

Beverly A. Raymond
Beverly A. Raymond

Ret Ex #4



MARYLAND DEPARTMENT OF AGRICULTURE

MARYLAND HORSE INDUSTRY BOARD

50 Harry S. Truman Parkway, Annapolis, Maryland 21401

No 0260

HORSE STABLE LICENSE

Gallopig Gaits
Marion & Judy Hicks
10100 Bevans Lane
Baltimore, MD 21220
Baltimore
HR-911 Boarding

The person named above is granted this license in accordance with the provisions of Agriculture Article, Sections 2-701 through 2-719, Annotated Code of Maryland.

POST IN A CONSPICUOUS PLACE

EXPIRES: JUNE 30, 2001

THIS LICENSE IS NON-TRANSFERABLE

Henry A. Virts, D.V.M.
Secretary of Agriculture

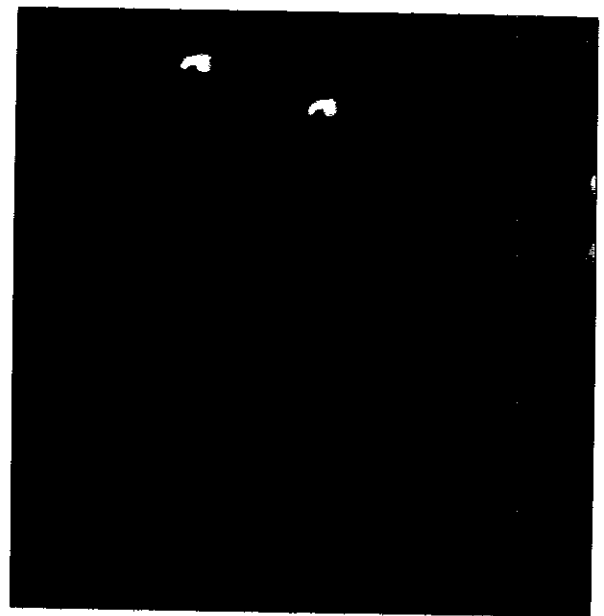
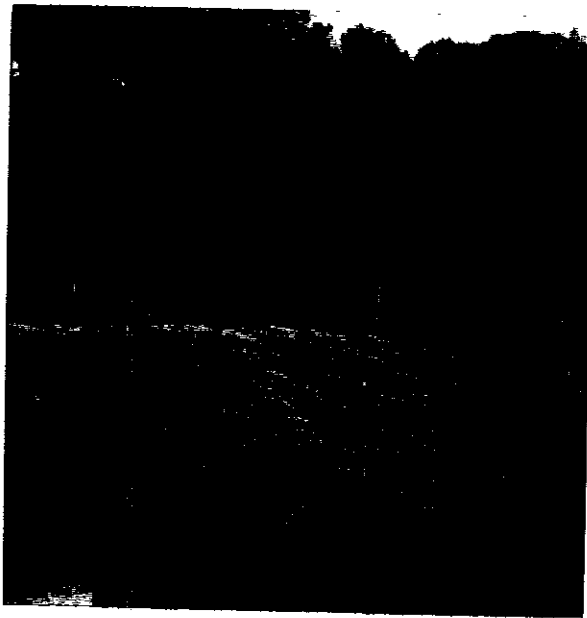
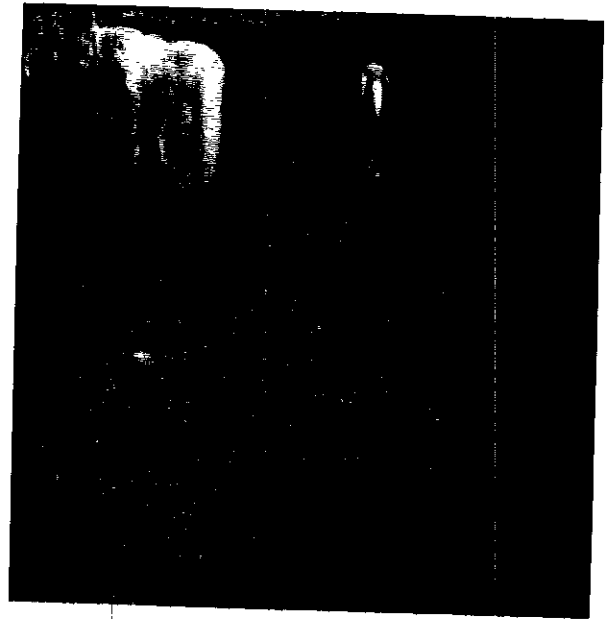
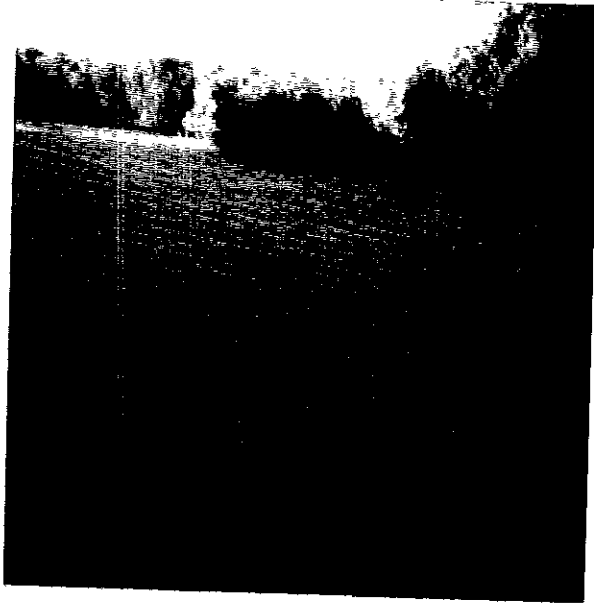
Ref Ex #5

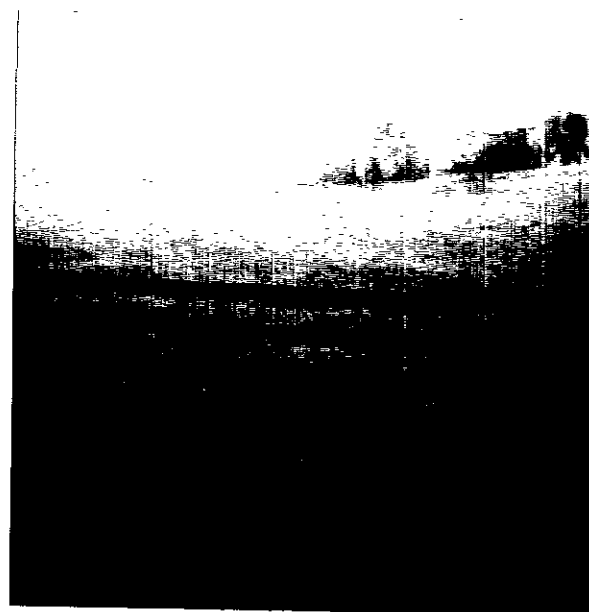
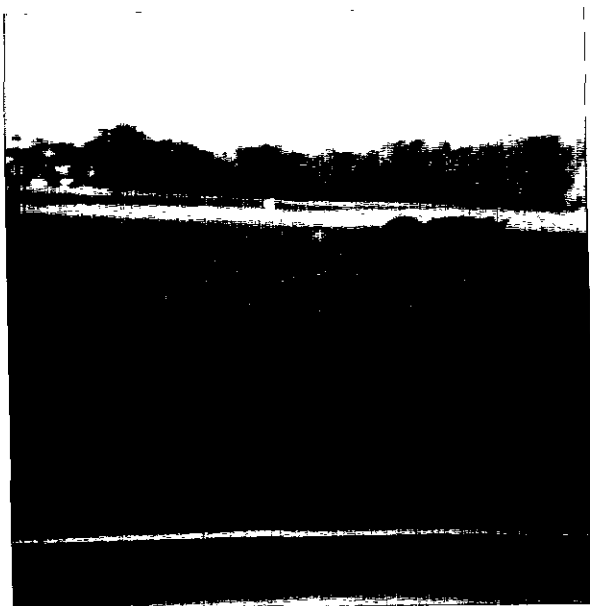
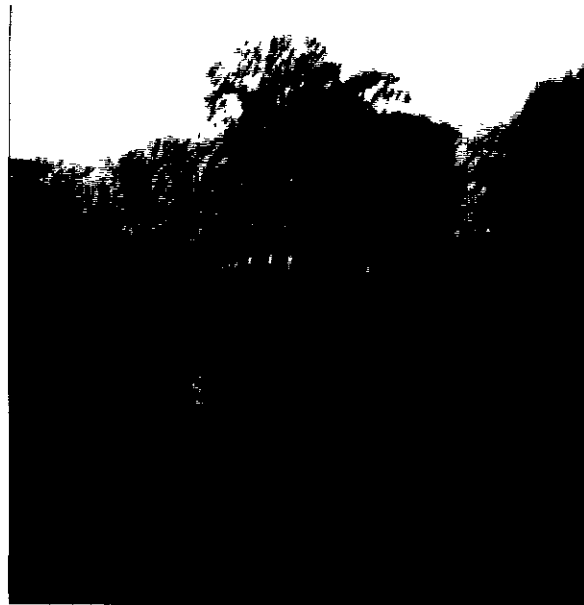
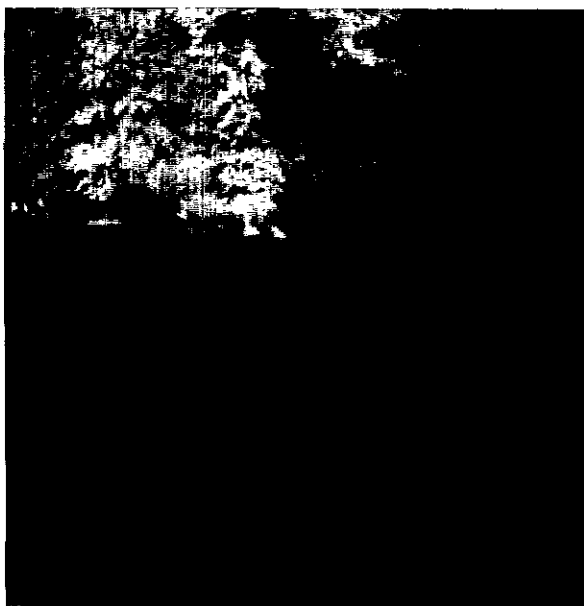


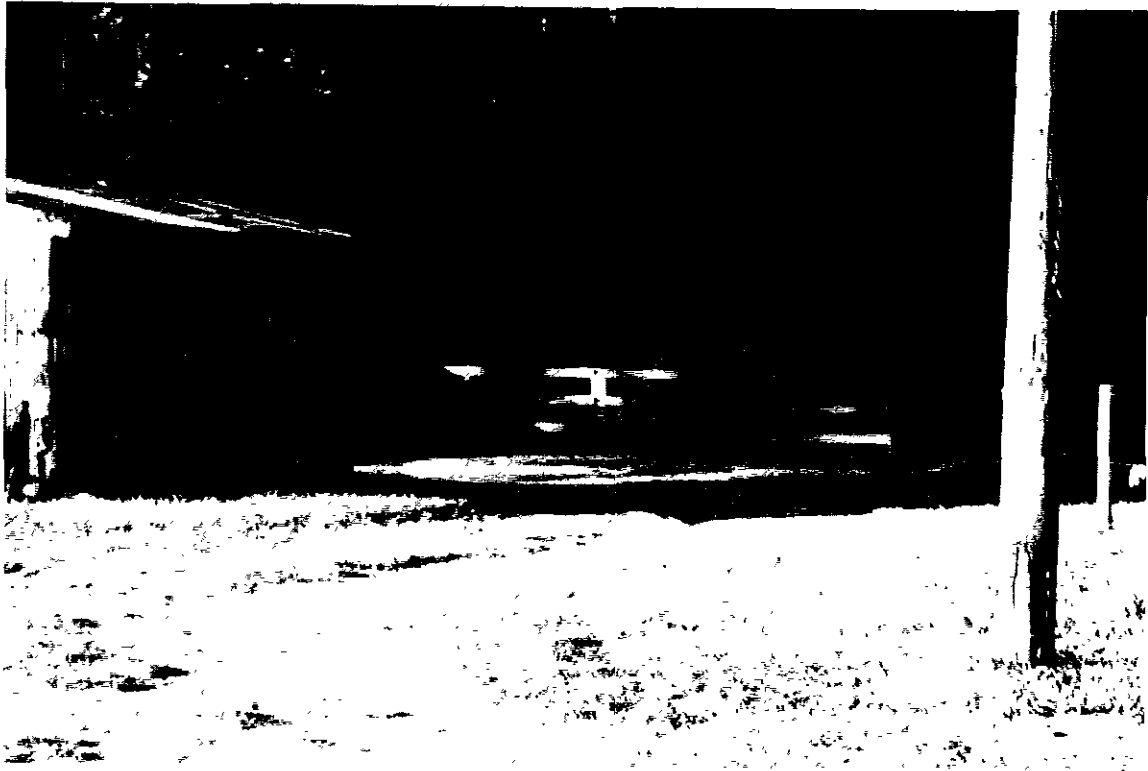
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Ret. Ex. #2

Photographs
#01-040-SPH
Census 2000 ★

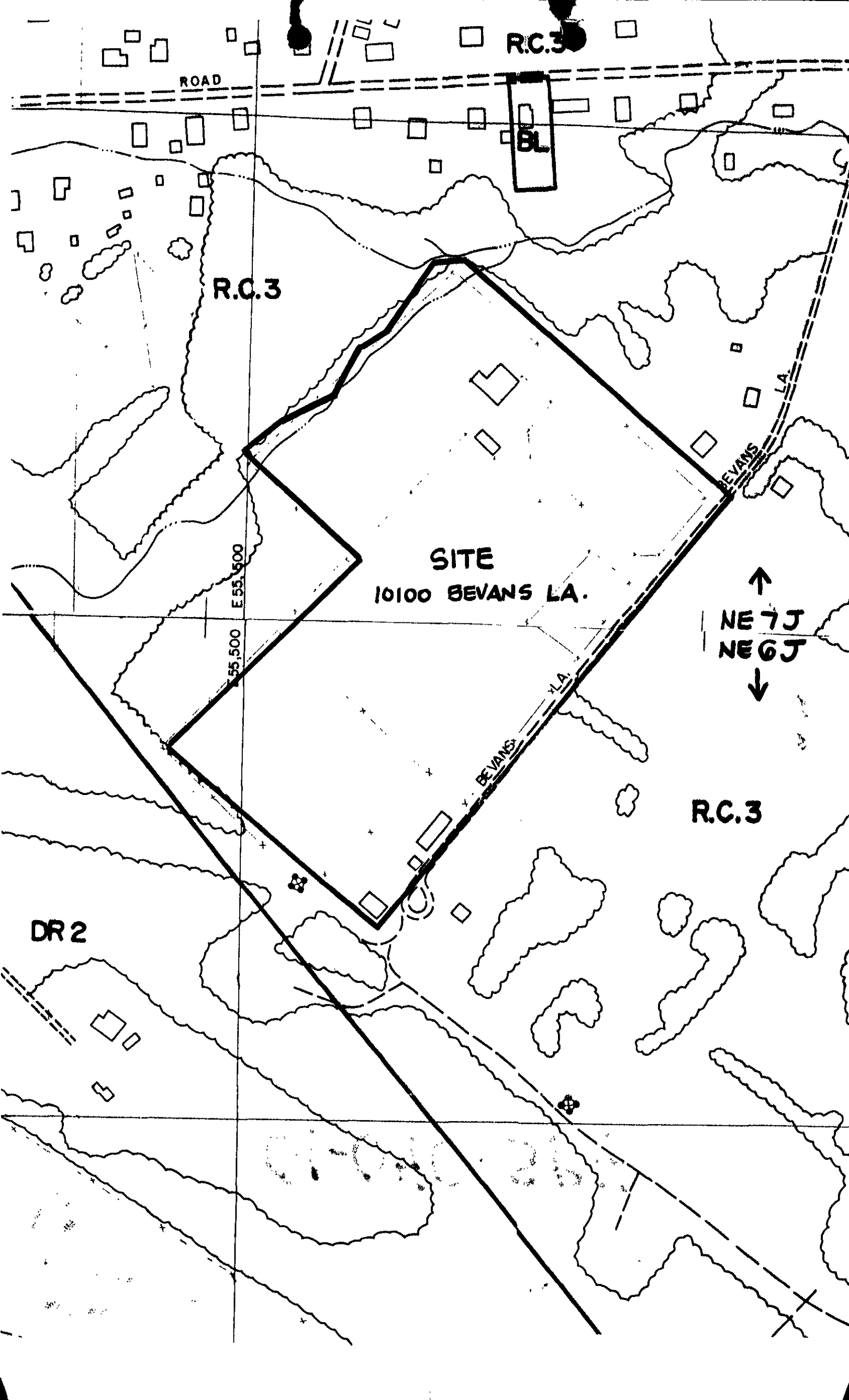












R.C.3

ROAD

BL

R.C.3

SITE
10100 BEVANS LA.

E 55,500

↑
NE 7J
NE 6J
↓

R.C.3

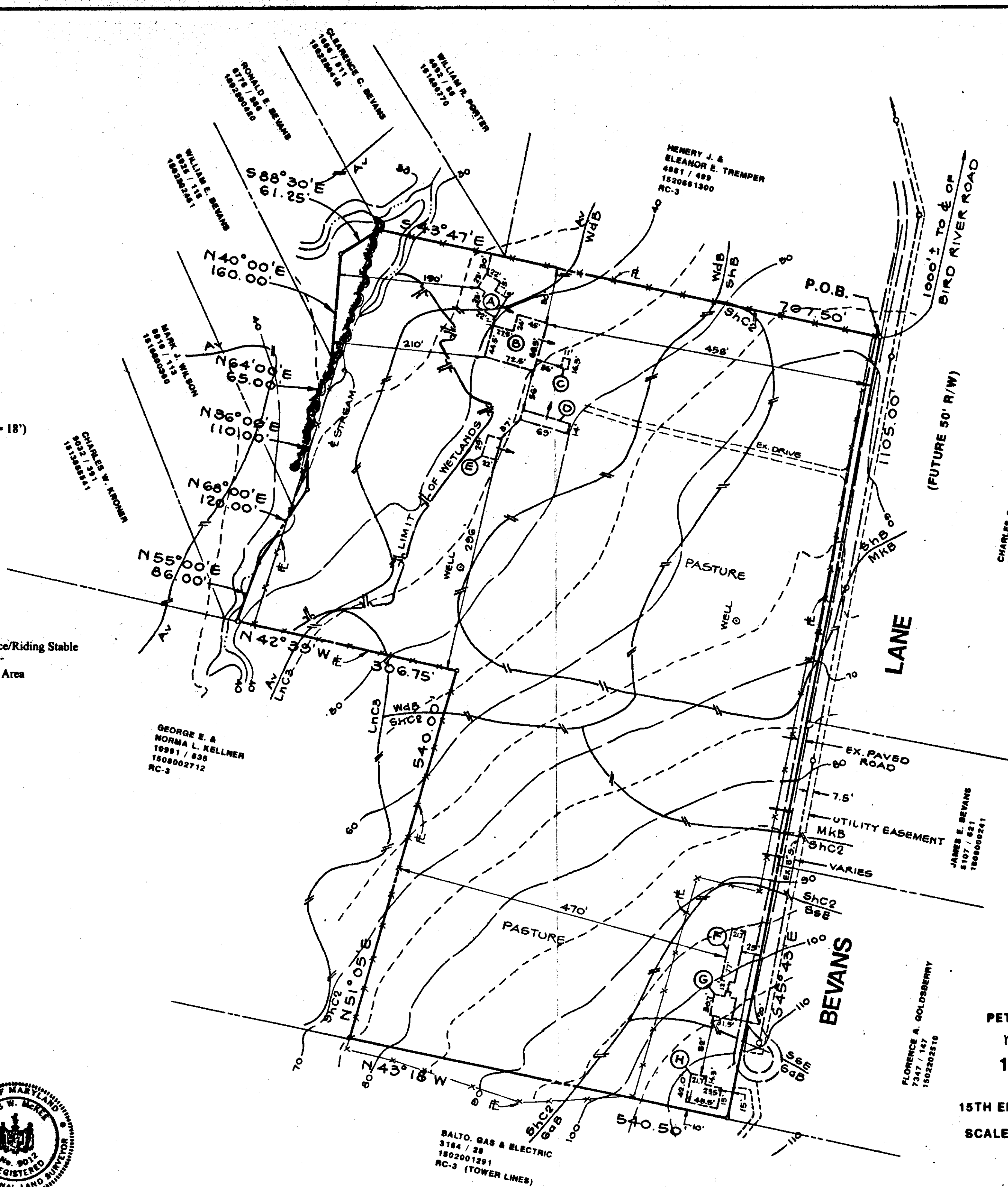
DR 2

BEVANS LA.

1. Gross Site Area =	16.21 Acre +/-
2. Net Area of Site =	15.58 Acre +/-
3. Existing Zoning of Site =	RC-3
4. Watershed =	5
5. Subwatershed =	15
6. Tax Map 83 - Grid 13 - Parcel 142	
7. Tax Account No. =	1520660320
8. Deed Reference No. =	12809/331
9. Census Tract =	4517.01
10. Regional Planning District =	322A

- A - 1 Story Wood and Alum. Barn (Height = 11')
- B - 1 Story Wood and Alum. Barn (Height = 11')
- C - 1 Story Wood and Alum. Shed (Height = 11')
- D - 1 Story Vinyl Siding Trailer (Height = 15')
- E - 1 Story Wood Barn (Height = 11')
- F - 1 Story Wood and Alum. Pole Barn/Garage (Height = 18')
- G - 1 ½ Story Vinyl Siding Dwelling (Height = 20')
- H - 1 ½ Story Vinyl Siding Dwelling (Height = 20')

1. Election District = 15th
2. Councilmanic District = 5th
3. Existing Land Use = Animal Boarding Place/Riding Stable
4. Existing Land Cover = Pasture
5. This site does not lie in the Chesapeake Bay Critical Area
6. Soil Map No. 37W and 41W
7. 200-Scale Zoning Map Nos. NE6J and NE75
8. There has been no prior zoning hearings for this site



**SPECIAL HEARING TO APPROVE A
NON-CONFORMING USE TO ALLOW AN
ANIMAL BORDING PLACE/RIDING
STABLE ON RC-3 ZONED PROPERTY**

Pet. Ex. #1

15TH ELECTION DISTRICT BALTO. CO.,MD
SCALE : 1' = 100' DATE : JULY 24, 2000

7/26/2000



McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE & SHAWAN ROAD
COCKEYSVILLE, MD 21030
PHONE - (410) 527-1555

01-040-SPH

CF-040-SPH