IN RE: PETITION FOR SPECIAL EXCEPTION SW/S Priceville Road, 200' S of the c/l Belfast Road (15314 Priceville Road) 8th Election District 3rd Council District Renaissance Farm, LLC Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 01-499-X

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, Renaissance Farm, LLC, by Katharine O. Rowland, Member, through their attorney, Robert A. Hoffman, Esquire. The Petitioner seeks approval of a special exception for a riding stable on the subject property, pursuant to Section 1A01.2.C.21 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Katharine Rowland and Peter Achinstein, representatives of the Renaissance Farm, LLC, owner of the subject property; Edward Jendrek, adjacent property owner; Bruce E. Doak, Registered Property Line Surveyor who assisted in the preparation of the site plan; and, Robert A. Hoffman, Esquire, attorney for the Petitioner. Appearing as Protestants in the matter were Donald E. and Vera M. McKeldin, nearby property owners.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the west side of Priceville Road, just south of Belfast Road in Sparks. The property consists of a gross area of 21.394 acres, more or less, zoned R.C.2 and is improved with a two-story stone dwelling and several outbuildings, including a frame and stone barn, which is occupied by a tenant farmer, pursuant to the approval obtained from the Baltimore County

Agricultural Board. Ms. Rowland testified that Renaissance Farm, LLC acquired the property in October 1999 and is desirous of establishing a riding stable on the subject property. Under Section 101 of the B.C.Z.R., a riding stable is defined as "A building where riding horses are boarded or kept for hire." Although the proposed use falls within that broad definition, the actual proposal is more limited. Specifically, Ms. Rowland proposes to board up to 11 horses on the site, including those owned by her. Presently, she owns 4 horses; however, 2 are for sale. Ms. Rowland explained that she is interested in the three-pronged competition for competitive animals, an Olympic sport that combines elements of dressage, cross-country jumping and stadium jumping. It is her intent to board and train horses for these sports at the subject location. She testified that she will not lease horses to the public for trail riding; however, individuals will come to the site to train on either their own horse or a horse owned by Ms. Rowland. In this regard, she indicated that the individual who resides in the tenant dwelling is a trainer and will conduct private sessions with those interested in this sport. It is anticipated that no more than 15 sessions will be conducted per week and that such sessions will occur during daylight hours, only. Ms. Rowland also indicated that she would anticipate no more than 5 to 6 people visiting the site per day. There will be no large group or class lessons and, as noted above, horses will not be leased for trail riding. The proposed use is specifically geared towards training in the elements of the competition described above.

Mr. Doak offered photographs of the site which depict the barn and its environs. Those photographs show that the property is well maintained and attractive. This conclusion was supported by the testimony of Edward Jendrek, the adjacent neighbor. He indicated that since Ms. Rowland's period of ownership began, the property has been significantly improved and he supports the proposed use of the property. Additionally, letters of support were received from other neighbors in the community.

As noted above, Mr. & Mrs. McKeldin appeared in opposition to the request. They are concerned about increased traffic in the area, particularly on Priceville Road. They also complained that other properties in the area were not being maintained. Obviously, the condition

of any given property is largely as the result of the maintenance undertaken by that property owner. It appears that Ms. Rowland is a conscientious owner and has improved her property.

Based on the testimony and evidence offered, I am persuaded to grant the requested relief. In my judgment, the use proposed is consistent with the R.C.2 zoning of the property and surrounding land uses, and will not cause detrimental impacts to the health, safety or general welfare of the locale. However, in approving the use, I will impose certain restrictions designed to limit the commercial operation to insure that it does not unduly improperly grow to a size more than the property or surrounding community can handle. Specifically, the Petitioner shall be limited to boarding a maximum of 11 horses on the subject site. Secondly, there shall be no more than 20 coaching sessions per week. In the event of the growth of the business, Ms. Rowland may Petition to have these restrictions reduced or modified; however, they can be altered only following a public hearing where members of the community and neighbors can testify about the then existing impacts caused by this operation.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the special exception shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of August, 2001 that the Petition for Special Exception seeking approval of a riding stable on the subject property, pursuant to Section 1A01.2.C.21 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

2) The special exception relief granted herein is limited to the boarding of no more than 11 horses on the property at any one time. Moreover, there shall be no more than 20 coaching sessions per week and such sessions shall be conducted during daylight hours, only. Should the Petitioner determine that the growth of its operation on the subject property warrants a modification of this restriction, a public hearing must be held to determine the merits of the request.

3) None of the horses kept on the subject site shall be leased for trail riding.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/13/11
By

Baltimore County
Zoning Commissioner

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

August 14, 2001

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

RE: PETITION FOR SPECIAL EXCEPTION
SW/S Priceville Road, 200' S of the c/l Belfast Road
(15314 Priceville Road)
8th Election District – 3rd Council District
Renaissance Farm, LLC - Petitioner
Case No. 01-499-X

Dear Mr. Hoffman:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Katharine Rowland
15314 Priceville Road, Sparks, Md. 21152
Mr. Edward Jendrek, 15212 Priceville Road, Sparks, Md. 21152
Mr. Bruce E. Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, Md. 21286
Mr. & Mrs. Donald E. McKeldin, 15101 Priceville Road, Sparks, Md. 21152
People's Counsel; Case File

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 15314 Priceville Road

which is presently zoned RC 2

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

Special Exception in accordance with Baltimore County Zoning Regulations Section 1A01.2.C.21 for a riding stable.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by th 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:

Robert A. Hoffman
Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

210 Allegheny Avenue — 410-494-6221
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Legal Owner(s):

RENAISSANCE FARM LLC
Name - Type or Print

By: Katharine O. Rowland
Signature

Katharine O. Rowland, Member
Name - Type or Print

Signature

15314 Priceville Road — 410-472-9803
Address — Telephone No.

Sparks, MD 21152
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue — 410-494-6200
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 4.00 hrs.

UNAVAILABLE FOR HEARING

Reviewed By _____ Date 5-22-01

ORDER RECEIVED FOR FILING
Date 5/23/01
By RCB 09/15/98

Case No. 01-499-X

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

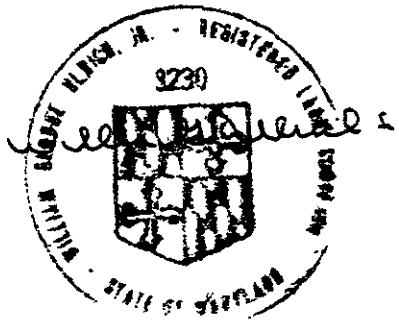
April 25, 2001

ZONING DESCRIPTION
TO ACCOMPANY A PETITION FOR A SPECIAL EXCEPTION OF THE RENAISSANCE FARM PROPERTY IN THE EIGHTH ELECTION DISTRICT AND THE THIRD COUNCILMANIC DISTRICT OF BALTIMORE COUNTY, MARYLAND AND KNOWN AS 15314 PRICEVILLE ROAD

Beginning for the same on the southwesterly right of way line of Priceville Road 50 feet wide at the beginning of the parcel of land, which by a deed dated October 13, 1999 and recorded among the Land Records of Baltimore County in Liber S.M. 14128 folio 744 was conveyed by John M. Kemp and Robin M. Kemp to Renaissance Farm, LLC. said beginning point being distant 220 feet, more or less, measured northwesterly along the southwesterly side of Priceville Road from the centerline of Bellclare Circle extended southwesterly, thence leaving Priceville Road running and binding on the parcel of land of the herein petitioner (1) South 55 degrees 19 minutes 13 seconds West 77.14 feet, (2) South 82 degrees 45 minutes 00 seconds West 1,485.89 feet, (3) North 15 degrees 45 minutes 32 seconds East 746.57 feet, (4) North 82 degrees 45 minutes 00 seconds East 1,235.36 feet to the southwest side of Priceville Road, thence running and binding on the said side of Priceville Road, (5) southwesterly by a line curving to the right having a radius of 691.20 feet an arc length of 43.39 feet, (the chord of said arc being South 02 degrees 01 minutes 06 seconds West 43.38 feet), (6) South 03 degrees 49 minutes 00 seconds West 143.99 feet, (7)southeasterly by a line curving to the left having a radius of 741.20 feet, an arc length of 480.53 feet, (the chord of said arc being South 14 degrees 45 minutes 22 seconds East 472.16 feet) to the place of beginning.

Containing 21.394 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the proposes of conveyance.



499

C:\My Documents\rowlandzone.doc

TIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92899

DATE 5-22-01 ACCOUNT 1-001-06-6150

AMOUNT $ 300.00

RECEIVED FROM: Kathleen O. Rowland

FOR: Commercial Special Exception Fee
15314 Frederick Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
5/22/2001 5/22/2001 09:16:57
REG 0806 CASHIER DOOL DEP DEPOSIT
RECEIPT # 56956 OFFICE
DOC 5 528 ZONING VERIF LOCATION
CR AMT 0.00
Account 101 300.00
300.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone (410) 823-4470 • Fax (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE #01-499 –X
PETITIONER/DEVELOPER:
Katharine O. Rowland, Member,
Renaissance Farm LLC
DATE OF HEARING:
August 1, 2001

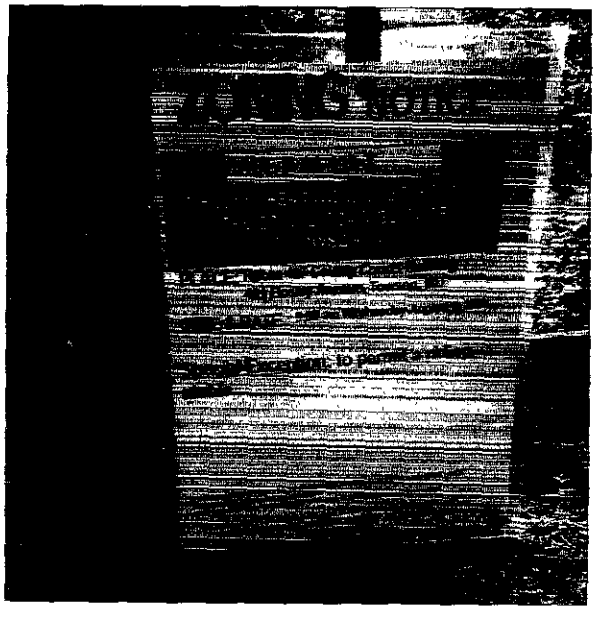
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION
West Side of Priceville Road, 220' North of the centerline of Bellclare Circle



7/15/01

POSTED ON : July 15, 2001

DATE: July 16, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

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: #01-499-X
15314 Priceville Road
W/S Priceville Road, 220' N centerline Belclare Circle
8th Election District
3rd Councilmanic District
Legal Owner(s): Katharine O Rowland, Member, Renaissance Farm, LLC.
Special Exception: to permit a riding stable.
Hearing: Wednesday, August 1, 2001 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.
JT07/678 July 17 0481532

CERTIFICATE OF PUBLICATION

7/19/, 2001

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 7/17/, 2001.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

P. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 12, 2001 Issue – Jeffersonian

Please forward billing to:
Amy Dontell
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

410 494-6244

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: 01-499-X
15314 Priceville Road
W/S Priceville Road, 220' N centerline Bellclare Circle
8th Election District – 3rd Councilmanic District
Legal Owner: Katharine O Rowland, Member, Renaissance Farm LLC

Special Exception to permit a riding stable.

HEARING: Friday, July 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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

June 13, 2001

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: 01-499-X
15314 Priceville Road
W/S Priceville Road, 220' N centerline Bellclare Circle
8th Election District – 3rd Councilmanic District
Legal Owner: Katharine O Rowland, Member, Renaissance Farm LLC

Special Exception to permit a riding stable.

HEARING: Friday, July 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Robert A Hoffman, Venable Baetjer & Howard LLP,
210 Allegheny Avenue, Towson 21204
Katharine O Rowland Member, Renaissance Farm LLC,
15314 Priceville Road, Sparks 21152

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 12, 2001.**
(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.

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

June 20, 2001

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: 01-499-X
15314 Priceville Road
W/S Priceville Road, 220' N centerline Bellclare Circle
8th Election District – 3rd Councilmanic District
Legal Owner: Katharine O Rowland, Member, Renaissance Farm LLC

Special Exception to permit a riding stable.

HEARING: Wednesday, August 1, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Robert A Hoffman, Venable Baetjer & Howard LLP,
210 Allegheny Avenue, Towson 21204
Katharine O Rowland Member, Renaissance Farm LLC,
15314 Priceville Road, Sparks 21152

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 17, 2001.**
(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, July 17, 2001 Issue – Jeffersonian

Please forward billing to:
Amy Dontell
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

410 494-6244

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: 01-499-X
15314 Priceville Road
W/S Priceville Road, 220' N centerline Bellclare Circle
8th Election District – 3rd Councilmanic District
Legal Owner: Katharine O Rowland, Member, Renaissance Farm LLC

Special Exception to permit a riding stable.

HEARING: Wednesday, August 1, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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.

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: 01-499-X

Petitioner: KATHARINE O. ROWLAND

Address or Location: 15314 PRICEVILLE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTELL

Address: 210 ALLEGHENY AVENUE

TOWSON, MARYLAND

Telephone Number: (410) 494 6244

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

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

July 27, 2001

Robert A Hoffman
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 01-499-X, 15314 Priceville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 22, 2001.

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.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Katharine O Rowland, Renaissance Farm LLC, 15314 Priceville Road, Sparks 21152
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: June 27, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2001
Item Nos. 460, 486, 488, 489, 490, 491,
492, 493, 496, 497, 499, and 501

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

RWB:HJO:jrb

cc: File

ZAC-6-18-2001-NO COMMENT ITEMS-6272001 doc

Baltimore County
Fire Department

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

June 12, 2001

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: Katharine O. Rowland, Member,
Renaissance Farm LLC

Location: DISTRIBUTION MEETING OF June 11, 2001

Item No.: 499

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 JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 18, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-490, 01-497, & 01-499**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

JUN 19

AFK/JL:MAC

W:\DEVREV\ZAC\nocomment.doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6-13-01

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

RE: Baltimore County
Item No. 499 JJL

Dear. Ms. Jackson:

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,

L. G. Gredlein

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

RE: PETITION FOR SPECIAL EXCEPTION 15314 Priceville Road, W/S Priceville Rd, 200' N of c/l Bellclare Cir. 8th Election District, 3rd Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owner: Renaissance Farm LLC Petitioner(s)	*	BALTIMORE COUNTY
	*	Case No. 01-499-X

* * * * * * * * * * * * * *

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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of June, 2001 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County
Department of Permits and
Development Management

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

January 22, 2003

Ms. Katharine O. Rowland, Member
Renaissance Farm, LLC
15314 Priceville Road
Sparks Glencoe, Maryland 21152

RE: Spirit & Intent of Zoning Case No. 01-499-X, 15314 Priceville Road, 8th Election District

Dear Ms. Rowland:

Your letter to Carl Richards, Zoning Supervisor for Permits and Development Management has been referred to me for reply. Based upon the information provided therein and our research of the zoning records the following has been determined.

After reviewing the order written by Lawrence E. Schmidt, Zoning Commissioner for Baltimore County for Case No. 01-499-X, it is the interpretation of this office that the installation of an indoor riding ring is not within the spirit and intent of the written order dated August 13, 2001. Specifically, any alteration or expansion of this business will require a Special Hearing to amend the order and site plan for Case No. 01-499-X.

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

Sincerely,

Donna Thompson

Donna Thompson
Planner II
Zoning Review

DT

Baltimore County
Department of Permits and
Development Management

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

October 1, 2003

Ms. Katharine O. Rowland, Member
Renaissance Farm, LLC
15314 Priceville Road
Sparks Glencoe, Maryland 21152

RE: Revised Spirit & Intent of Zoning Case No. 01-499-X, 15314 Priceville Road
8th Election District

Dear Ms. Rowland:

This letter is written in response to a prior letter sent from this office dated January 22, 2003 regarding the installation of an indoor riding ring at the above referenced location.

It has been determined by Lawrence Schmidt, Zoning Commissioner that the proposed indoor riding ring IS within the spirit and intent of Zoning Case No. 01-499-X. A copy of this letter and a copy of the site plan presented with the building permit will be placed in the permanent zoning case file. This approval is only for the use of the ring.

Prior to the construction of this indoor riding ring all permits must be approved by all appropriate county agencies. It is recommended that you contact the Bureau of Development Management at 410-887-3335 to determine if this structure will need to be submitted to the DRC (Development Review Committee). I have enclosed our commercial checklist that delineates all items to be presented on your plan for our review.

If you have any questions I can be reached at 410-887-3391.

Sincerely,

Donna Thompson

Donna Thompson
Planner II, Zoning Review

Cc: Lawrence Schmidt, Zoning Commissioner

Renaissance Farm, LLC
15314 Priceville Road
Sparks Glencoe, Maryland 21152
410-472-9803

January 4, 2003

Mr. Carl Richards
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Dear Mr. Richards:

Enclosed is the map of my farm, which you suggested that I send you showing the existing buildings and my proposed indoor riding ring. The location of the ring would be on top of my pre-existing outdoor ring.

Since this map is reduced in size, I can tell you for reference that my existing barn is 60' long, and my ring is 100' x 200'. This map was prepared for the former owners of the property ("Kemp Property"). I have owned the farm since October 1999, in the name of Renaissance Farm, LLC, and have a special exception to operate a riding stable.

Please let me know if you think this proposed structure is permitted. Thank you very much.

Sincerely,

Katharine O. Rowland, Member
Renaissance Farm, LLC

Met with Larry Schmidt on 9/29 who indicated the proposal was within the spirit and intent of his order. Jeffrey W. Long

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

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

6/21 geoff ok

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
(410) 494-6285

dhkarceski@venable.com

June 20, 2001

HAND-DELIVERED

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

Re: Renaissance Farm, LLC
15314 Priceville Road
Case No. 01-499-X

Dear Mr. Jablon:

Our client, Katharine O. Rowland, owner of the above-referenced property, is unable to attend the hearing in Case No. 01-499-X scheduled for July 27, 2001. George Vahner of the Office of Zoning Review indicated to me that August 1, 2001, is an available hearing date. By way of this letter, I am respectfully requesting that the Department of Permits and Development Management postpone the hearing to August 1, 2001, so that Mrs. Rowland can be present to testify.

I appreciate your consideration of this request.

Very truly yours,

David H. Karceski

DHK
cc: Katharine O. Rowland
Robert A. Hoffman, Esquire

TO1DOCS1/DHK01/#118815 v1

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Edward Jendrek	15212 Priceville Rd. 21152
Rob Hoffman	210 Allegheny Ave 21204
Bruce E. Doak	Gerhold Cross & Etzel Ltd 320 E. Towsontown Blvd. Towson Md 21286
Katharine Rowland	15314 Priceville Rd 21152
Peter Achinstein	15314 Priceville Rd 21152

Case Number _____

PLEASE ***PRINT*** LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
VERA M. McKELDIN	15101 PRICEVILLE RD	SPARKS MD	21152
DONALD E. McKELDIN	15101 PRICEVILLE RD	SPARKS, MD.	21152

Revised 4/17/00

April 1, 2001

Dear Neighbor,

I own a small horse farm located at 15314 Priceville Road. I buy, train, compete, and sell competition horses. At present there are 8 horses on the farm. It is my intention to limit the total number of horses to 11; of these, the number of horses not owned by the farm will be limited to 7. A few people would like my trainer, Jessika Higley-Systo, to take care of their horses, and some would like her to coach them. (There will be no more than 15 coaching sessions per week.) For these limited purposes the County's approval will be sought; this may involve a request for a variance. In January of 2000 the Agricultural Land Preservation Board for Baltimore County granted approval to construct a tenant dwelling on the farm for a horse trainer/farm manager.

I want to reassure you that I have the deepest respect for the rural, non-commercial character of the community, and wish to maintain this peaceful, quiet atmosphere. This is, in fact, the very reason I bought the farm at this location. I am very concerned about restricting traffic and noise, and preserving the environment. The very limited activities at the farm, mentioned above, will in no way be detrimental to the primary agricultural uses in the vicinity. There will be no rental horses or horse shows, and the activity on the farm will not be open to the public.

I am proud of my farm and the improvements I have made since moving here in the fall of 1999. I hope to make the farm a vital part of the horse community in Sparks.

Please feel free to contact me at 410-472-9803 if you have any questions or concerns.

Most sincerely,

Katharine Rowland

Katharine Rowland

Pet 2 A

GAY B. PETERSON
15315 WHEELER LANE
SPARKS, MARYLAND 21152

Thursday, July 19, 2001

To Whom It May Concern:

As a neighbor of Katharine Rowland, I am writing to support her zoning request to board horses and provide riding instruction on her farm, located on 15314 Priceville Road in Sparks, Maryland.

Ms. Rowland has made considerable improvements to her farm and her equine operation, since she moved there in 1999. She operates a quiet and professional establishment, which not only is in keeping with the agricultural nature of the area but also enhances the neighborhood.

I hope that the County will support her zoning request.

Sincerely,

Gary B. Peterson

Gary B. Peterson
15315 Wheeler Lane
Sparks, MD 21152

Pet 2 B

MARYLAND SCREEN PRINTERS, INC.

July 26, 2001

To Whom It May Concern:

I am writing to express my support for Katharine Rowland's request from Baltimore County to have a riding stable on her farm. My property is adjacent to her farm, and I have no objections to such an operation in the neighborhood.

Kind regards,

Craig Pfeifer
1019 Belfast Road
Sparks, MD 21152

1801 PORTAL STREET • BALTIMORE, MARYLAND 21224

800 899 8337 • 410 633 3333 • 410 633 3761 (FAX)

15212 Priceville Road
Sparks, Maryland 21152
July 24, 2001

Zoning Commission
Baltimore County
Maryland

Dear Commissioners,

This letter is being written in support of the request by Katharine Roland for a variance for her farm at 15314 Priceville Road. My property lies adjacent to that of Ms. Roland and the location of my home makes me her closest neighbor.

I know Ms. Roland is proud of her farm and concerned with maintaining the integrity of the area. She has been very open with the neighbors as to what she wishes to do and I think that her plans are well within reason.

Sincerely,

Edward W. Jendrek

Edward W. Jendrek

Pet D

NOTES

ER: JOHN H. KEMP

D DESCRIPTION USED TO ESTABLISH PROPERTY LINES RECORDED
LIBER 8231, FOL.10 673.

L AREA OF PROPERTY: 21.393 ACRES, +/-
OF CULTIVATED FIELD "A": 1.26 ACRES, +/-
OF CULTIVATED FIELD "B": 1.31 ACRES, +/-

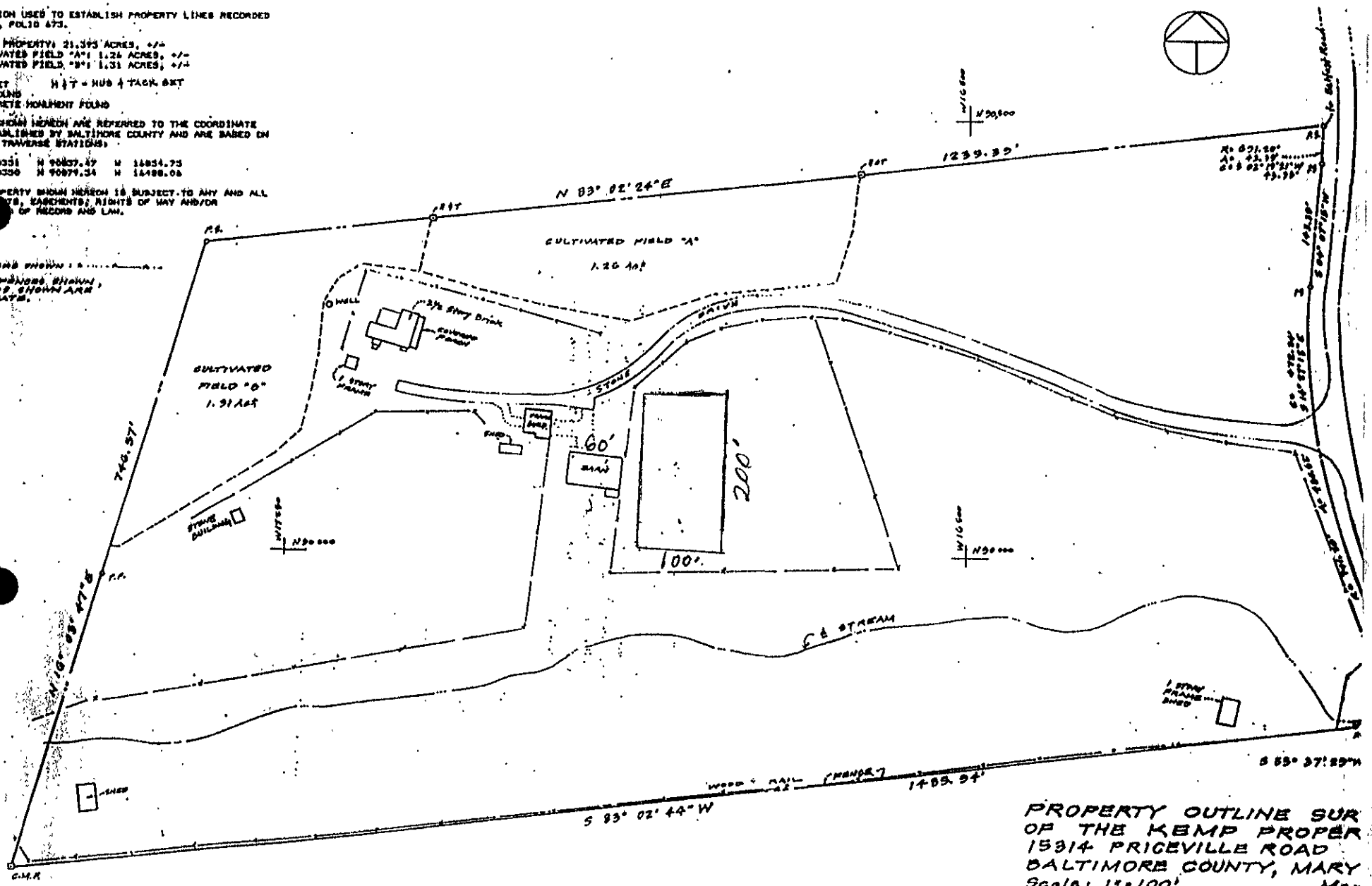
= PIPE SET H & T = HUB & TACK SET
= PIPE FOUND
P. = CONCRETE MONUMENT FOUND

BEARINGS SHOWN HEREON ARE REFERRED TO THE COORDINATE
EM AS ESTABLISHED BY BALTIMORE COUNTY AND ARE BASED ON
FOLLOWING TRAVERSE STATIONS:

E 10331 N 90837.47 N 16854.75
E 10350 N 90879.34 N 16488.06

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL
ACKNOWLEDGEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR
CONDITIONS OF RECORD AND LAW.

MAIN PHONES SHOWN:
OF ALL PHONES SHOWN,
LOCATIONS SHOWN ARE
APPROXIMATE.



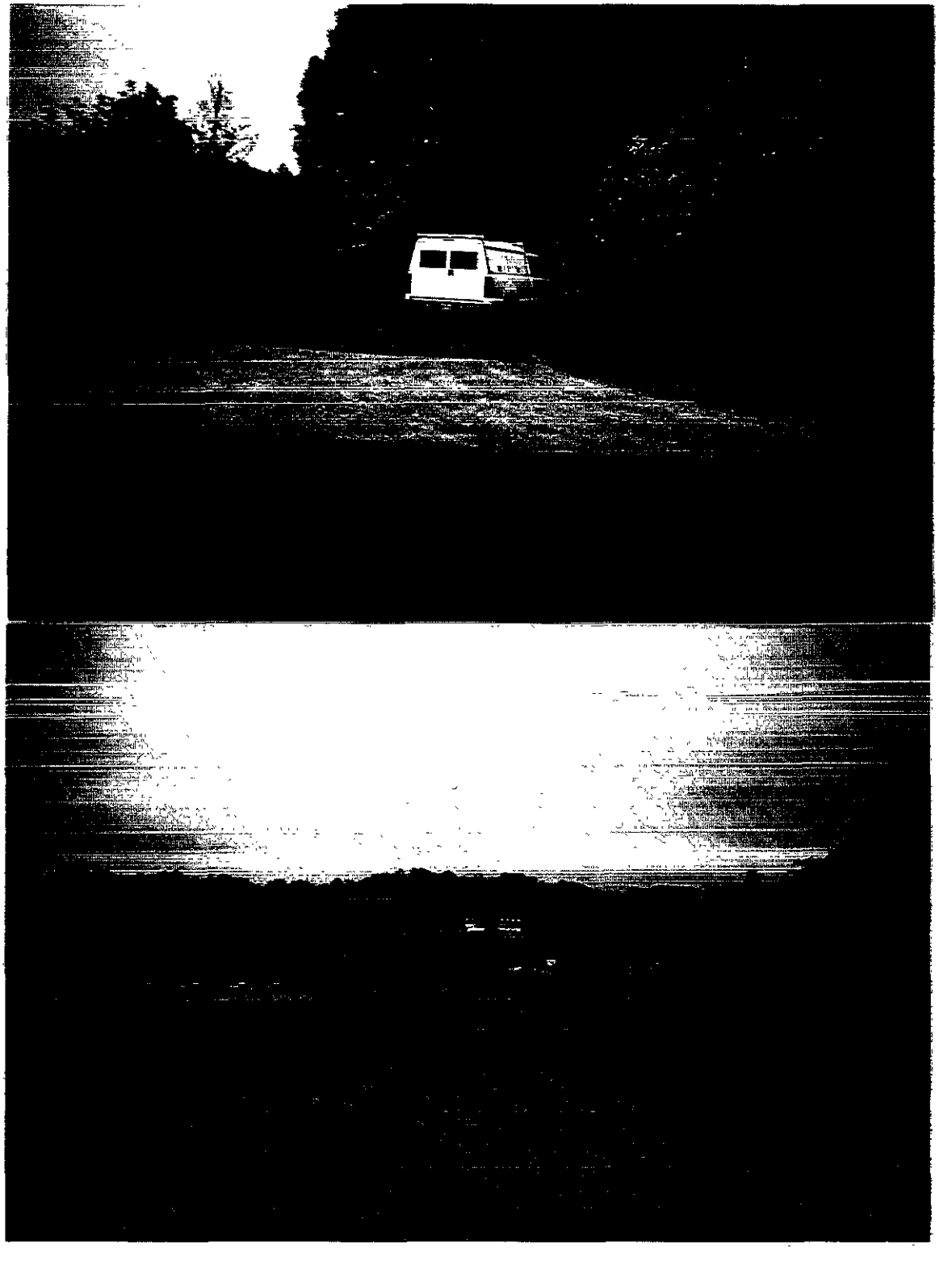
PROPERTY OUTLINE SUR
OF THE KEMP PROPER
15314 PRICEVILLE ROAD
BALTIMORE COUNTY, MARY
Scale: 1" = 100' Mar

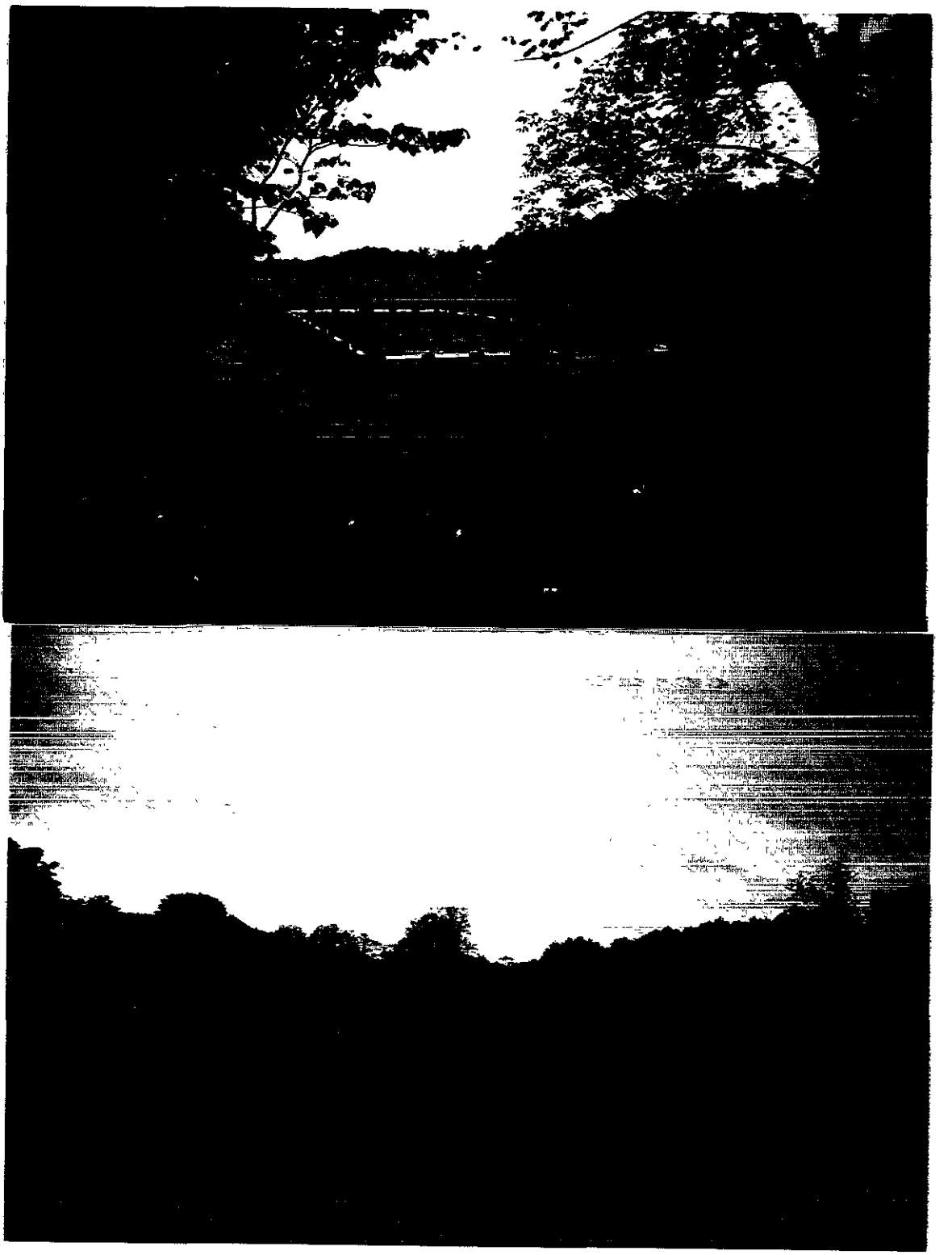
prepared by:
H. HALNUD & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208

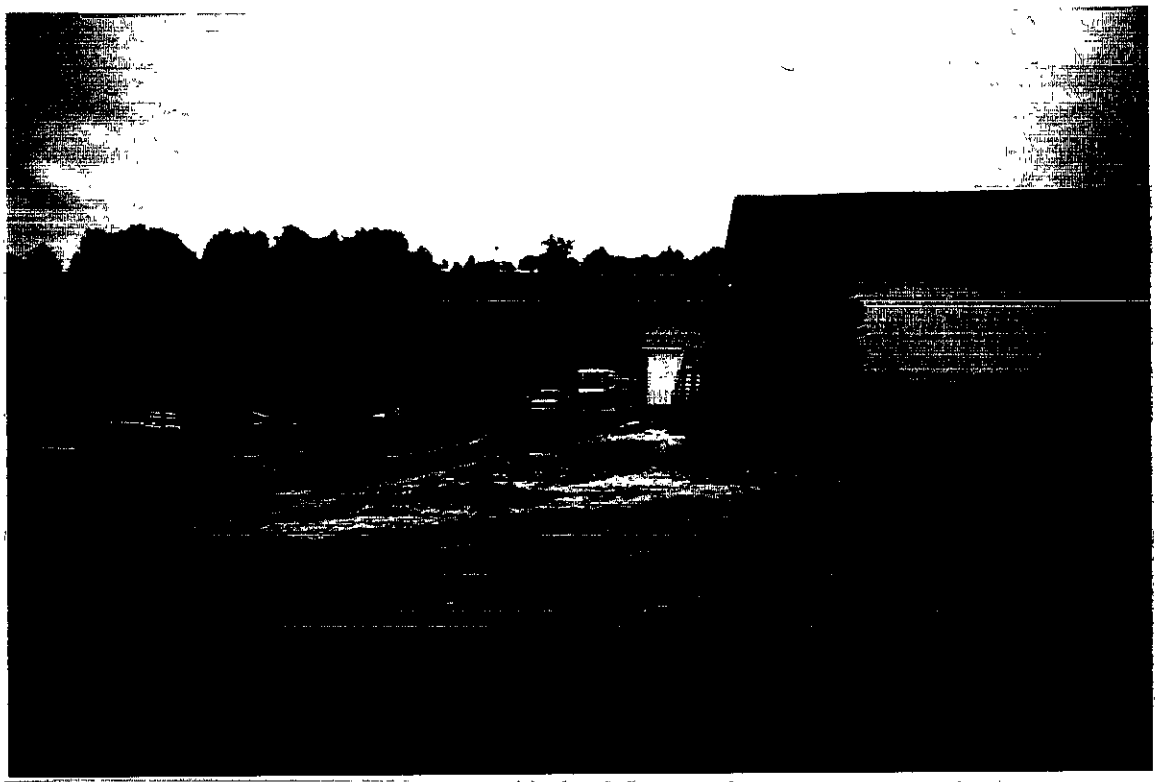
photographs

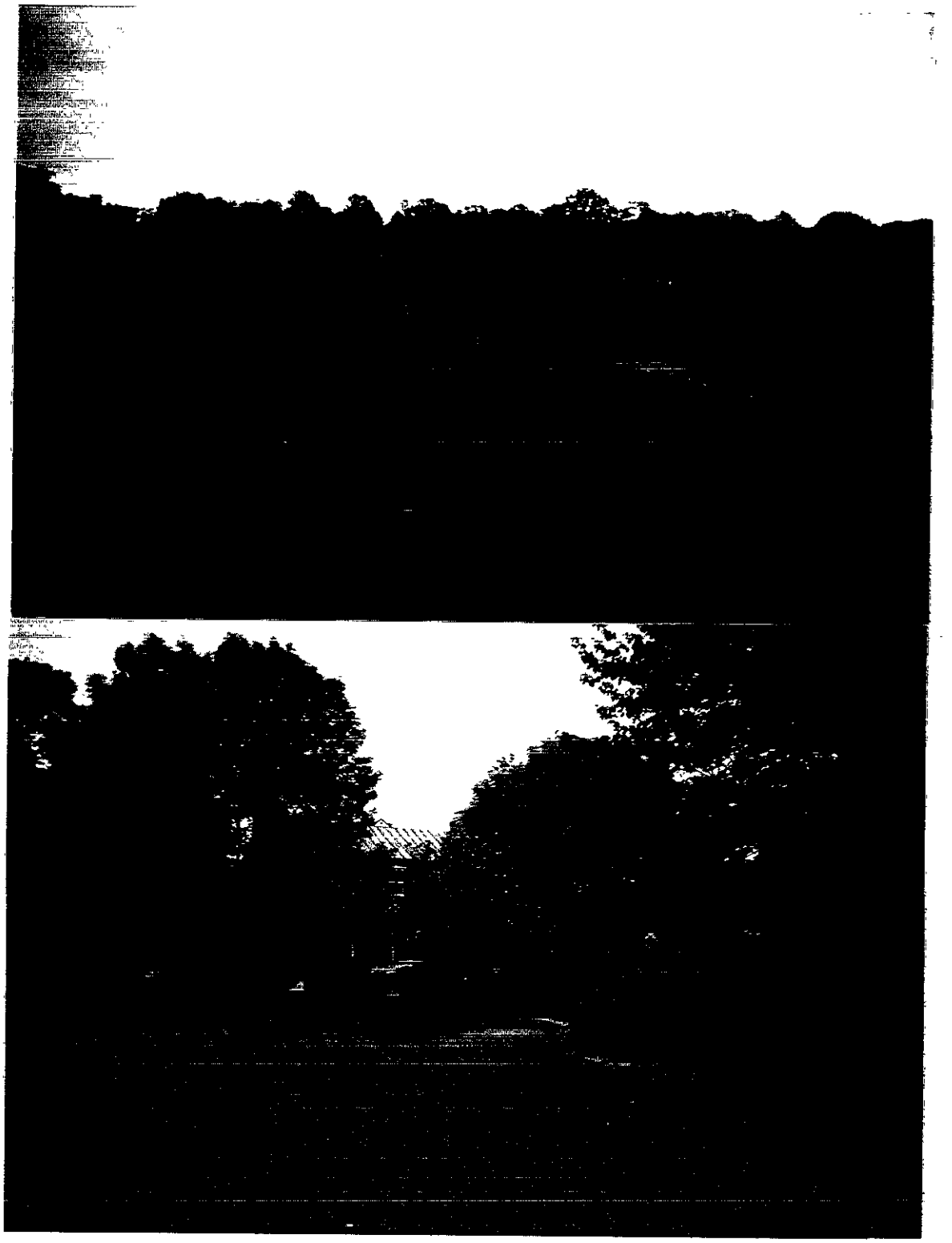
(21)

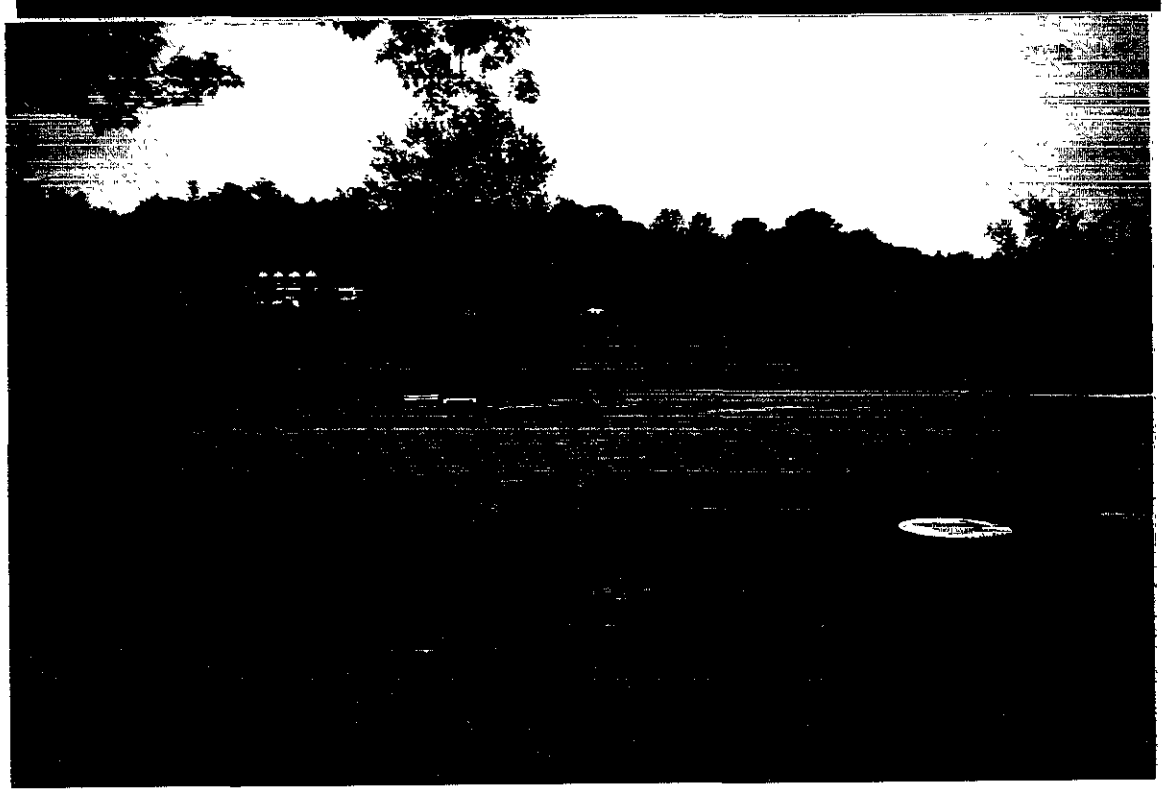
#01-499-X

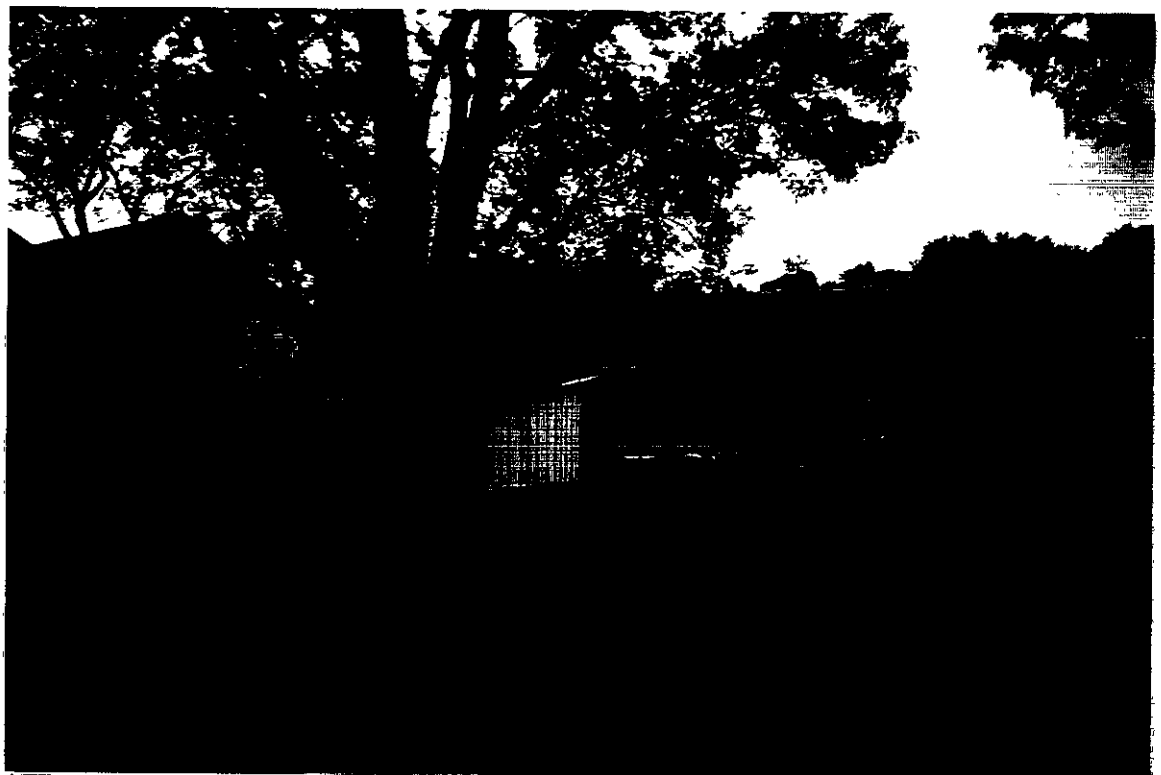


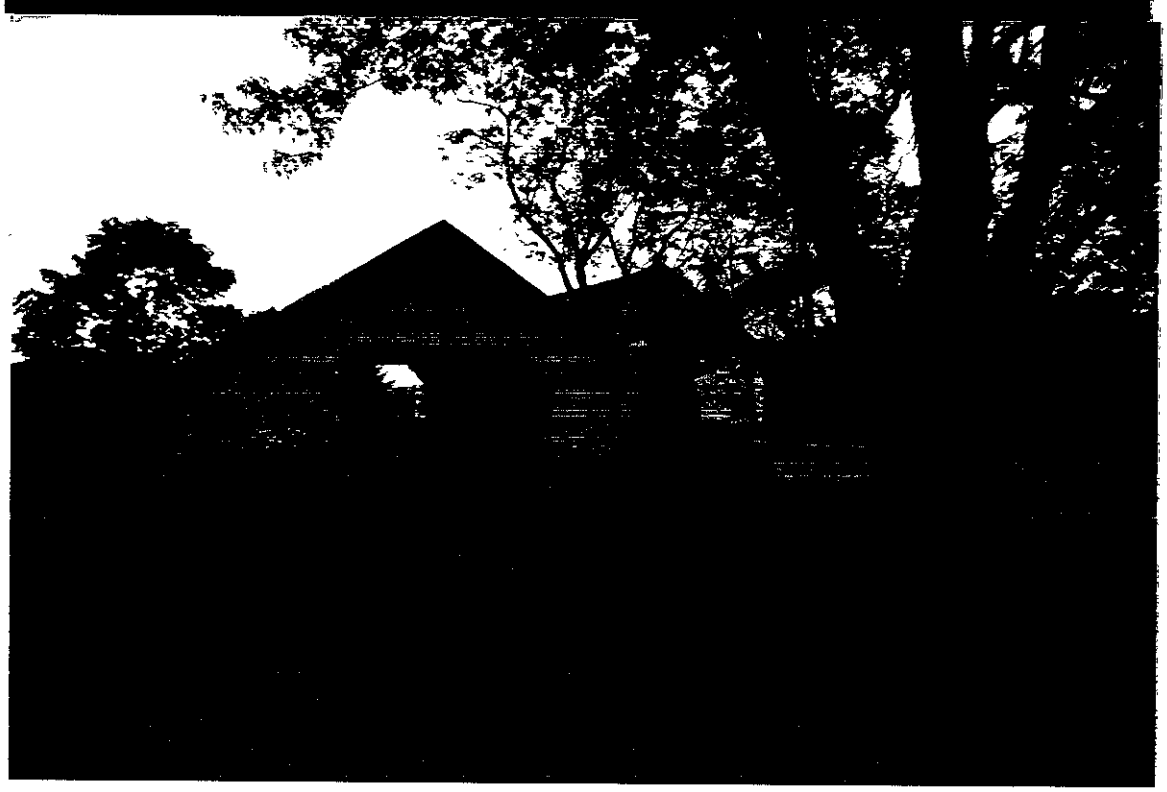


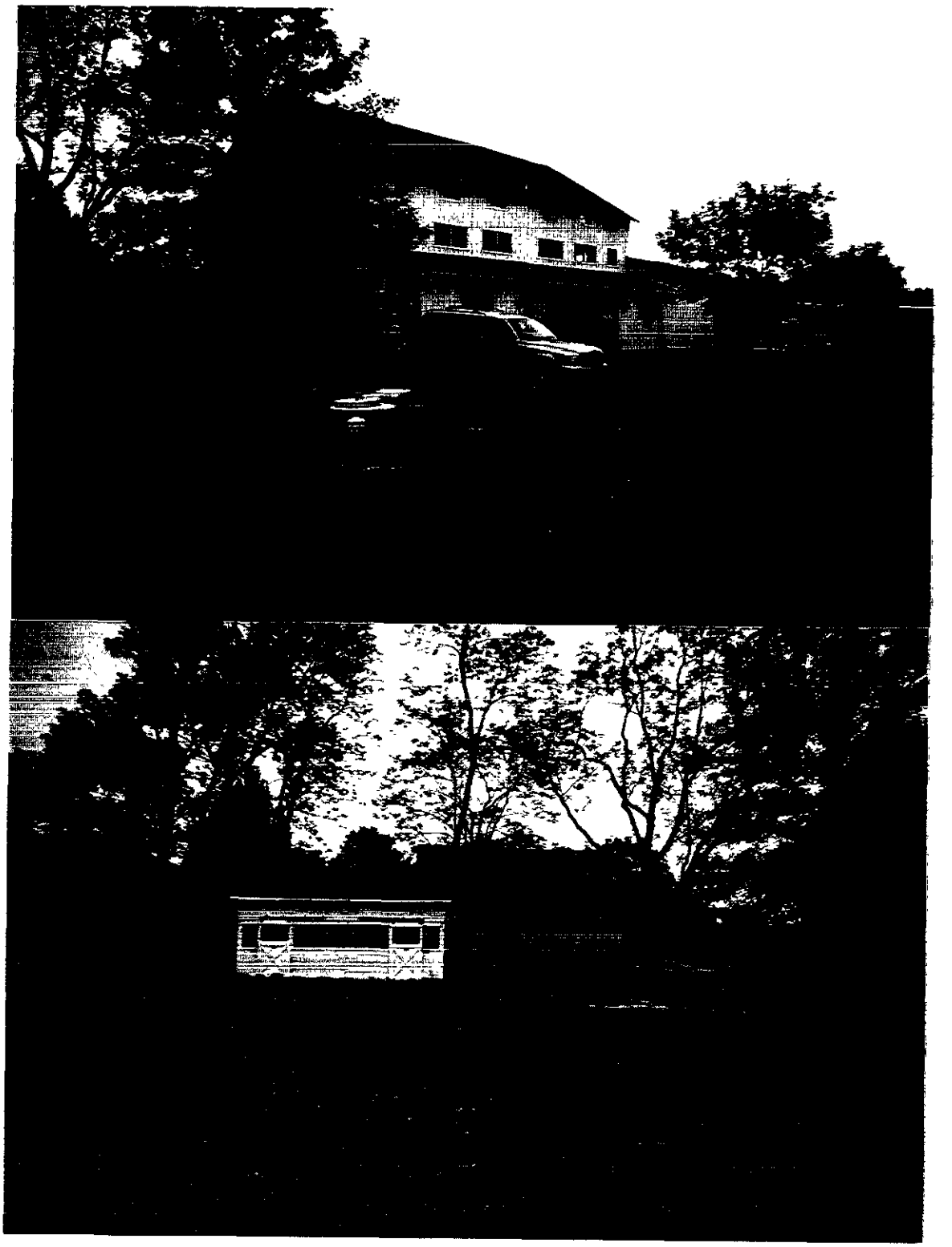


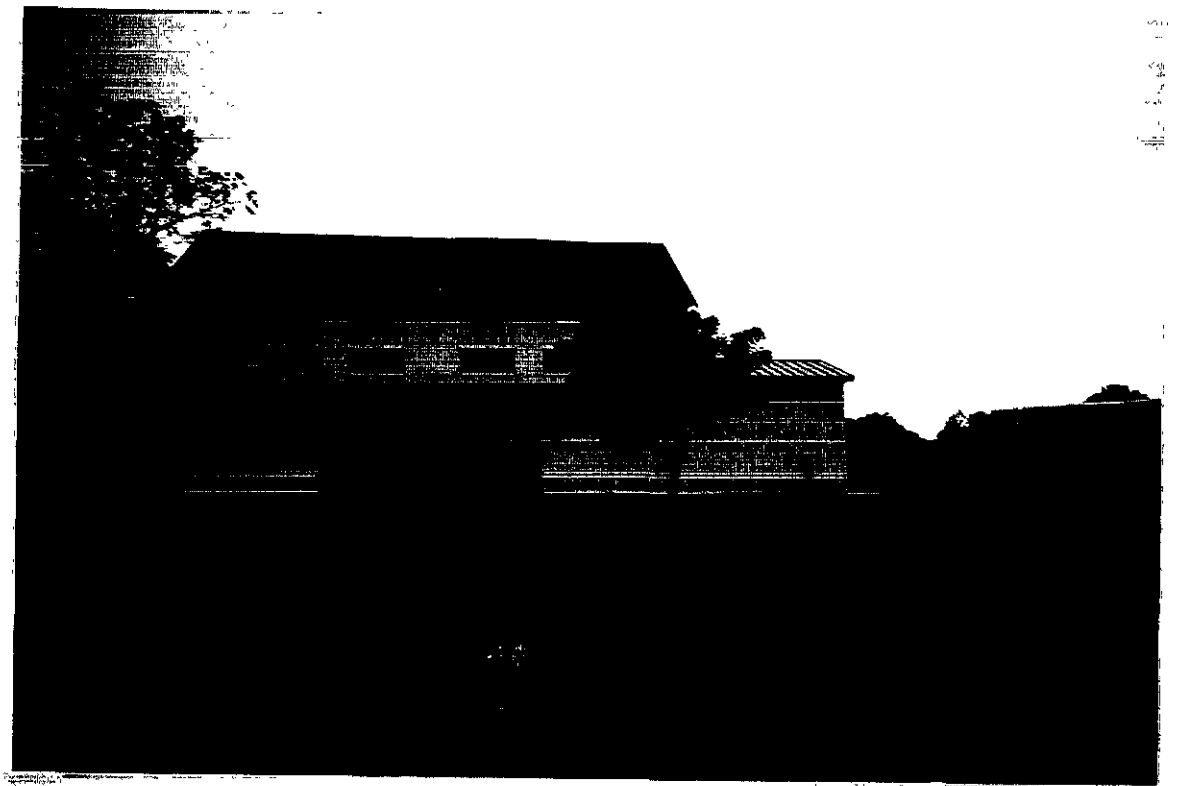












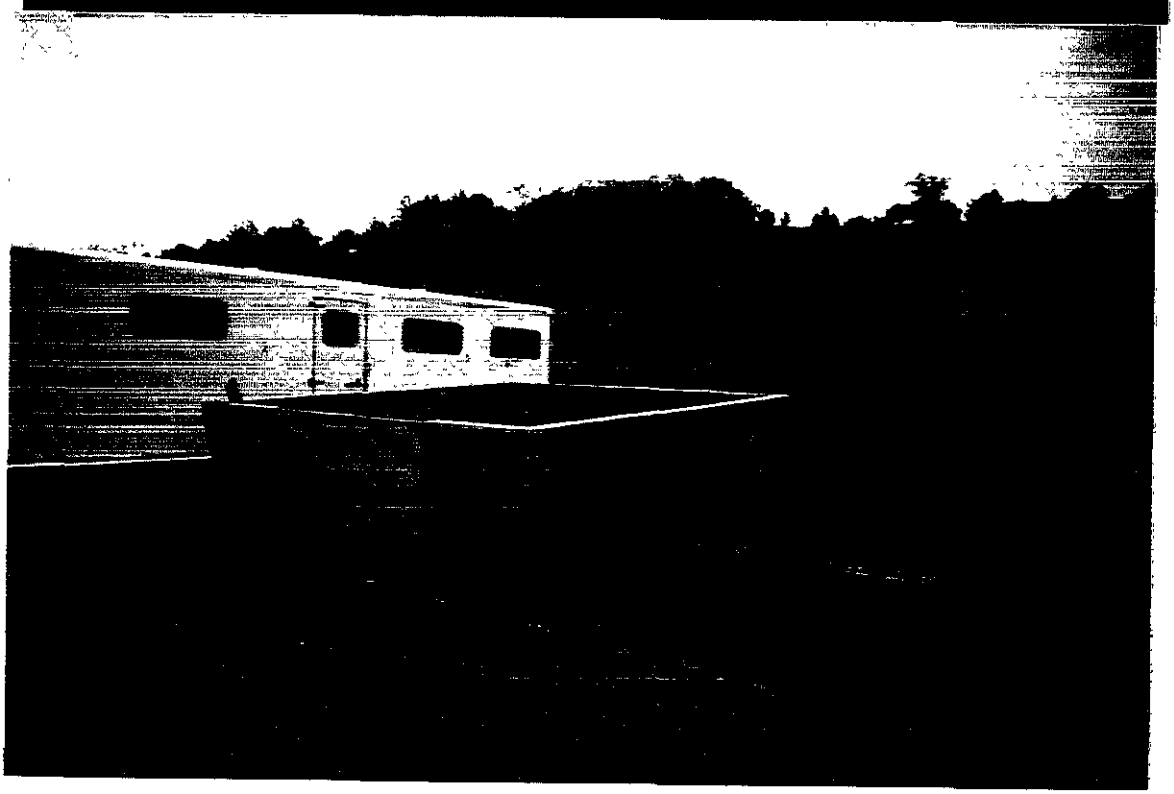
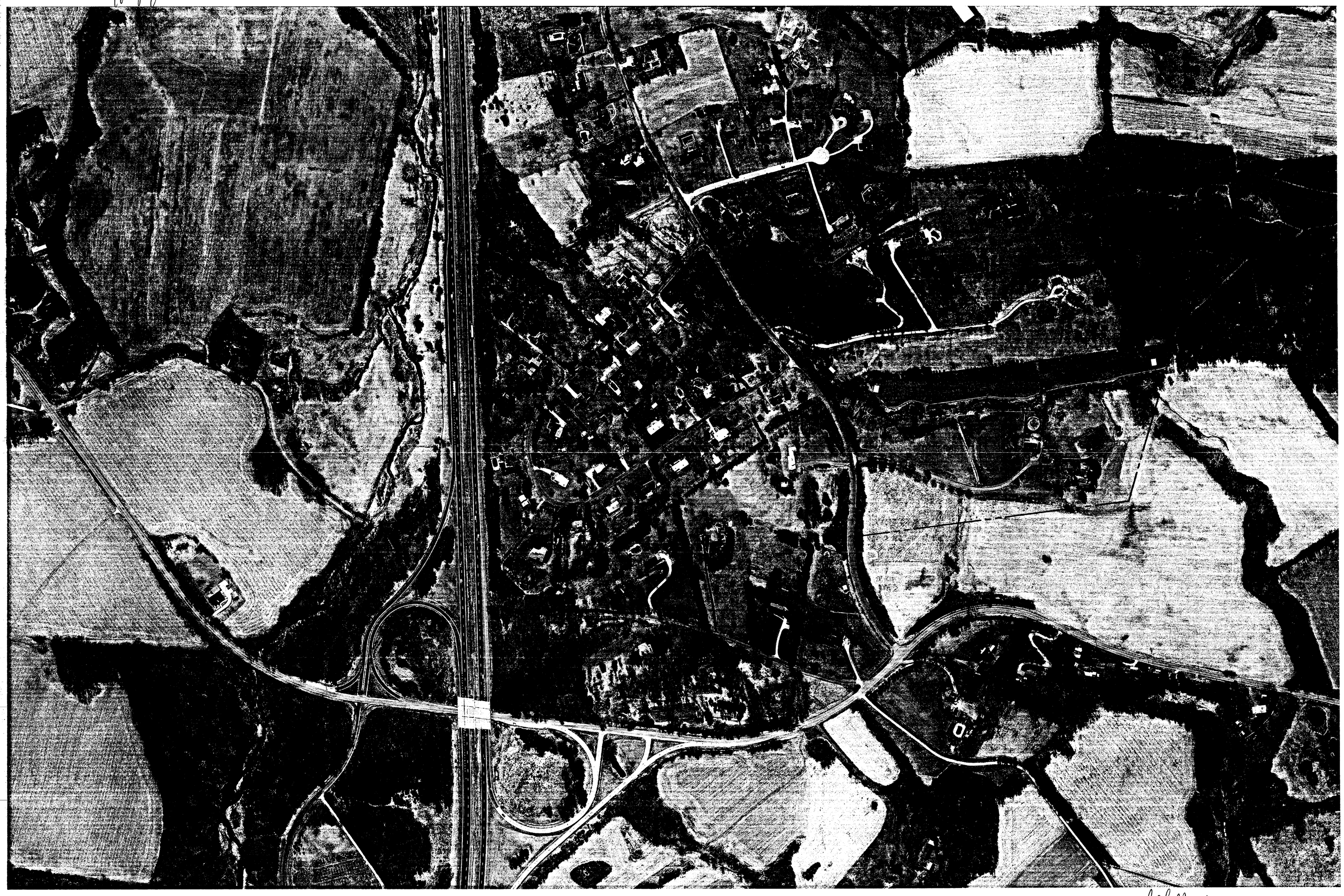
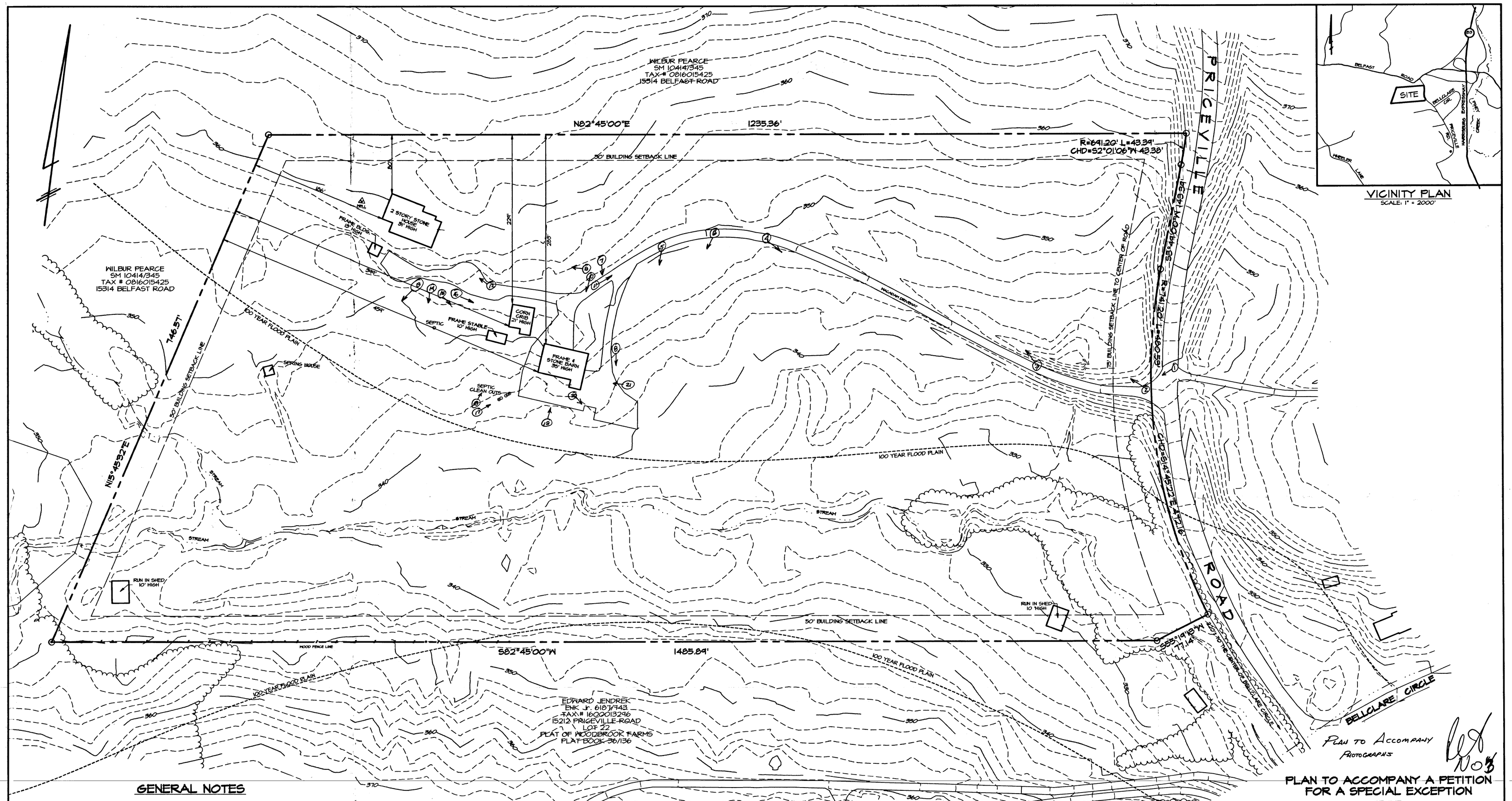


Fig No 3



Ref No 4



Plan to Accompany Photographs

GENERAL NOTES

1. OWNER: KATHERIN ROWLAND
   15314 PRICEVILLE ROAD
   BALTIMORE MD, 21093
2. TAX ACCOUNT No. 18-00-014974
3. TITLE DEED LIBER S.M. No. 14128 Folio 744
   TOTAL AREA = 21.914 AC.
4. THE PROPERTY IS ZONED R.C. 2
5. 200' SCALE ZONING MAP No. NW 23-C.
6. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED. A BOUNDARY SURVEY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD.
7. THE TOPOGRAPHY, BUILDINGS, WOODS, ROADS, AND WATER LINES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY GIS PANEL 28-A-1 & 28-A-3.
8. CENSUS TRACT 4082 A.D.C. MAP & GRID 12-C-6
   WATERSHED 13 SUBSENERSHED 81
   SCHOOL DISTRICT 14 REGIONAL PLANNING DISTRICT 304
9. THIS SITE IS SERVICED BY PRIVATE WELL AND SEPTIC SYSTEM.
10. THERE ARE NO PRIOR ZONING CASES REGARDING THIS SITE.
11. THIS SITE IS IN THE WESTERN RUN - BELFAST ROAD HISTORIC DISTRICT.
12. THE EXISTING FRAME AND STONE BARN INCLUDES A TENANT FARM RESIDENCE AND AN OFFICE USED BY THE OWNER, APPROVED BY THE BALTIMORE COUNTY AGRICULTURE BOARD IN JAN. 2001
13. THE 100 YEAR FLOOD PLAIN SHOWN HEREON WAS DIGITIZED FROM FIRM MAP 240010 0125 B DATED MARCH 2, 1981

PETITION

SPECIAL EXCEPTION IN ACCORDANCE WITH BALTIMORE COUNTY ZONING REGULATIONS SECTION 1A01.2.C.21 FOR A RIDING STABLE.

LEGEND

- BUILDING
- WOOD FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE

GRAPHIC SCALE 1" = 60'
0 60 120 180

REVISION	DATE
ADD FLOOD PLAIN	5-11-01
ADD PETITION REQUEST	5-08-01

PLAN TO ACCOMPANY A PETITION FOR A SPECIAL EXCEPTION

OF THE

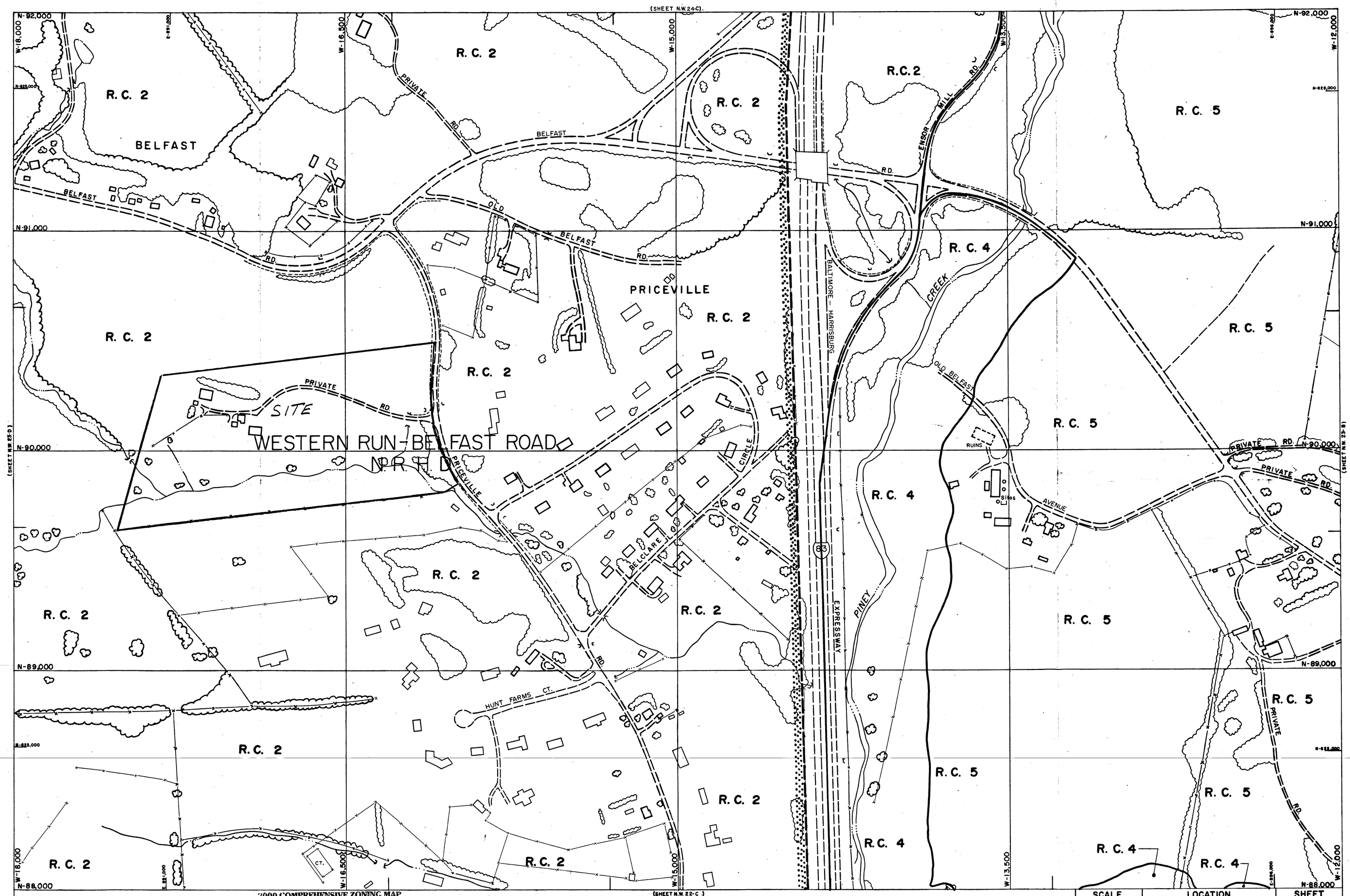
RENAISSANCE FARM, LLC. PROPERTY

15314 PRICEVILLE ROAD
Deed Ref: S.M. No. 14128 Folio 744
Tax Account No.: 18-00-014974
Zoned: R.C. 2
Tax Map 34; Grid 1; Parcel 319

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
SCALE: 1"= 60' DATE: MARCH 16, 2001

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

PLOT DATE: 5/16/2001 | TECHNICIAN: B.DIETZ/CRN | FILE NAME: X:\rowlandzoning.pro



DD-SW DD-SE
DD-NW DD-NE

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

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartenfelder
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	BELFAST PRICEVILLE AREA	N. W. 23-C
DATE OF PHOTOGRAPHY JANUARY 1986		

499

NW 23 C