

IN RE: PETITION FOR SPECIAL EXCEPTION
NW/S Caves Road at end of private drive,
1600' NE of Caveswood Lane
(2722 Caves Road)
4th Election District
3rd Council District

Howard D. Wolfe, Jr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-452-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, Howard D. Wolfe, Jr., through his attorney, Robert A. Hoffman, Esquire. The Petitioner requests a special exception to utilize a portion of the subject property for a riding stable, 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 on behalf of the Petition were Howard D. Wolfe, Jr., property owner, Bruce E. Doak, the Registered Property Line Surveyor who prepared the site plan, and Patricia A. Malone, Esquire and Robert A. Hoffman, Esquire, attorneys for the Petitioner. Also appearing in support of the request were Julie Wright, a horsewoman/instructor who utilizes the subject property, and Jack Dillon, who appeared on behalf of the Valleys Planning Council. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the northwest side of Caves Road at the end of a private driveway, just east of Caveswood Lane in Owings Mills. The property is comprised of four separate parcels, which contain a combined gross area of 162.49 acres, more or less, zoned R.C.2. In addition to the subject property, Mr. Wolfe also owns or has interest in other properties in the vicinity. In fact, Mr. Wolfe resides nearby on Caveswood Lane. In total, he controls approximately 400 acres of land in the area, much of which is used for agricultural purposes and is under easement with the Maryland Environmental Trust.

ORDER RECEIVED FOR FILING

Date

By

The subject of the instant Petition relates to a proposed riding stable on a portion of the subject property. In this regard, there are three areas of the property that are generally utilized for this purpose and are more particularly shown on the site plan as shaded Areas 1, 2 and 3. Collectively, these areas contain barns and riding arenas used in connection with the riding stable.

Testimony was received from Ms. Wright in this regard. Ms. Wright is a riding instructor who teaches riding lessons to "serious riders" on the subject property. Most of the riders are children of high school age, or slightly younger, who are interested in improving their horsemanship. Ms. Wright teaches fox hunt riding as well as the other disciplines related to horse shows. Generally, the riding arenas are utilized for these lessons.

Photographs were submitted which show that the property and buildings are attractively maintained. In this regard, a letter from Mr. Dillon, President of the Valleys Planning Council (VPC) describes the property. Apparently, Mr. Wolfe acquired the property approximately 7 years ago and has been in the process of rehabilitating same since that time. Mr. Dillon's letter notes that Mr. Wolfe has created a viable horse and grain farm on the property as well as a wildlife preserve and that the VPC applauds the efforts Mr. Wolfe has made to improve the property and retain same in agricultural uses consistent with the area.

Special exception relief is requested to permit a riding stable in the R.C.2 zone. A riding stable is defined in Section 101 of the B.C.Z.R. as "A building where horses are boarded or kept for hire." Counsel for the Petitioner noted at the hearing that the definition is apparently limited to only aboveground, man-made improvements (i.e., "buildings") and not the land, per se. Thus, a question arose as to the proper area of the special exception and whether same should be restricted to only the barns where the horses are stabled.

Although such an interpretation of the B.C.Z.R. is supported by the literal reading of the definition of riding stable in Section 101, I do not believe that the County Council intended to be so precise. Obviously, much of the activity associated with the keeping of horses on the property occurs on the land immediately adjacent to the buildings and within the riding arenas. In my judgment, the shaded areas as originally shown on the site plan would be the appropriate areas of the special exception. Given the totality

ORDER RECEIVED FOR FILING
Date 7/1/02
By [Signature]

of the circumstances surrounding the operation, I believe that the barns, riding arenas, and pasture/lawn area around same are properly included within the area of the special exception.

Based upon the undisputed testimony and evidence offered, I am persuaded to grant the Petition for Special Exception. It is clear that the proposed use is not detrimental to the health, safety or general welfare of the locale. I share the sentiments set out in Mr. Dillon's letter that Mr. Wolfe's efforts in rehabilitating and using the subject property as proposed are to be applauded. It was indicated at the hearing that Mr. Wolfe may have infrequent competitions on the property for students and other horsepersons. Indeed, one of the riding arenas is lighted; however, the lights are used only in the winter hours and are always turned off by 7:00 PM. Additionally, there is a loudspeaker system, which is used to play music (opera) while the students are taking lessons, or during a horse event; however, the system is not used during late evening hours. Mr. Wolfe's efforts to monitor the lights and noise associated with the subject operation should continue; however, in view of the size of the property and character of the neighborhood, I decline to enter any set restriction.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of July, 2002 that the Petition for Special Exception to utilize a portion of the subject property for a riding stable, 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 restriction:

- 1) The Petitioner may apply for his use permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/10/02
By [Signature]



Baltimore County
Zoning Commissioner

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

July 1, 2002

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

RE: PETITION FOR SPECIAL EXCEPTION
NW/S Caves Road at end of private drive, 1600' NE of Caveswood Lane
(2722 Caves Road)
4th Election District – 3rd Council District
Howard D. Wolfe, Jr. - Petitioner
Case No. 02-452-X

Dear Mr. Hoffman & Ms. Malone:

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: Mr. Howard D. Wolfe, Jr., 26 Caveswood Lane, Owings Mills, Md. 21117
Ms. Julie Wright, 2716 Caves Road, Owings Mills, Md. 21117
Mr. Bruce E. Doak, Gerhold, Cross & Etzel, 320 E. Towson Town Blvd., Towson, Md. 21286
Mr. Jack Dillon, Valleys Planning Council, 207 Courtland Avenue, Towson, Md. 21204
People's Counsel; Case File

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





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2722 Caves Road

which is presently zoned R.C.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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A special exception pursuant to 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 bound 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:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

210 Allegheny Avenue (410) 494-6200

Address Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

Howard D. Wolfe, Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

26 Caveswood Lane (410) 244-0115

Address Telephone No.

Owings Mills, MD 21117

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

UNAVAILABLE FOR HEARING

Reviewed By JNP

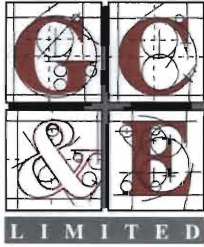
Date

4/16/02

Case No. 02-452-X

REV 09/15/98

ORDER RECEIVED FOR FILING
Date 4/16/02
By [Signature]



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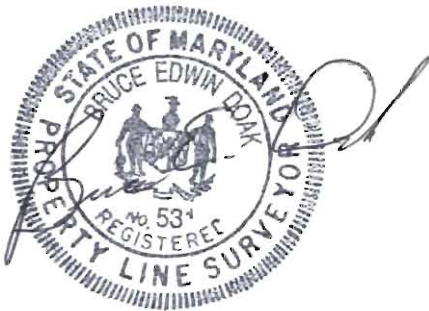
April 16, 2002

ZONING DESCRIPTION OF AREA #1 WOLFE PROPERTY

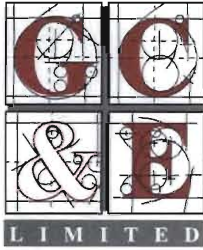
Commencing at a point in the centerline of Caves Road and being 1,600.00 feet, more or less, in a northeasterly direction from the intersection of said centerline and the centerline of Caves Road, thence North 81 degrees 53 minutes 33 seconds West 2,838.76 feet to the point of beginning of Zoning Area #1, and running thence, (1) South 50 degrees 40 minutes 10 seconds West 300.00 feet, (2) North 40 degrees 20 minutes 40 seconds West 400.00 feet, (3) North 50 degrees 40 minutes 10 seconds East 300.00 feet and (4) South 40 degrees 20 minutes 40 seconds East 400.00 to the place of beginning.

Containing 2.8 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 purposes of conveyance.



02-452-X



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April 16, 2002

ZONING DESCRIPTION OF AREA #2 WOLFE PROPERTY

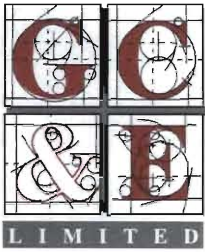
Commencing at a point in the centerline of Caves Road and being 1,600.00 feet, more or less, in a northeasterly direction from the intersection of said centerline and the centerline of Caves Road, thence North 37 degrees 49 minutes 39 seconds West 1,760.55 feet to the point of beginning of Zoning Area #2 and running thence, (1) South 50 degrees 40 minutes 10 seconds West 500.00 feet, (2) North 40 degrees 20 minutes 50 seconds West 500.00 feet, (3) North 50 degrees 40 minutes 10 seconds East 500.00 feet and (4) South 40 degrees 20 minutes 50 seconds East 500.00 feet to the place of beginning.

Containing 5.7 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 purposes of conveyance.



02-452-X



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Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

April 16, 2002

ZONING DESCRIPTION OF AREA #3 WOLFE PROPERTY

Commencing at a point in the centerline of Caves Road and being 1,600.00 feet, more or less, in a northeasterly direction from the intersection of said centerline and the centerline of Caves Road, thence North 49 degrees 38 minutes 58 seconds West 1,234.98 feet to the point of beginning of Zoning Area #3 and running thence, (1) South 50 degrees 40 minutes 10 seconds West 200.00 feet, (2) North 40 degrees 20 minutes 50 seconds West 200.00 feet, (3) North 50 degrees 40 minutes 10 seconds East 200.00 feet, and (4) South 40 degrees 20 minutes 50 seconds East 200.00 to the place of beginning.

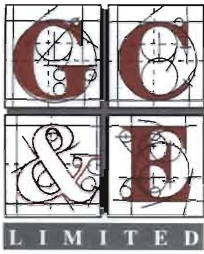
Containing 0.9 of an Acre of land, more or less.

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



4/16/02

02-452-X



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April 16, 2002

ZONING DESCRIPTION OF THE WOLFE PROPERTY

The zoning point of reference (beginning point) is the southernmost corner of Lot 2, which lies in the centerline of Caves Road and being 1,600.00 feet, more or less, in a northeasterly direction from the intersection of said centerline and the centerline of Caveswood Road.

Being Lot 1 (16.597 Acres), Lot 2 (14.107 Acres) Lot 3 (78.190 Acres) and Parcel C (53.535 Acres) as shown on the plat entitled "First Amended Caves Farm" and recorded among the Land Records of Baltimore County in Plat Book S.M. No. 70 Page 54.

Containing 162.429 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 purposes of conveyance.



02-452-X

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

No. **12668**

DATE 4/16/02 ACCOUNT R-001-006-6150

AMOUNT \$ 300.00

RECEIVED
FROM:

Howard D. Wolfe, Jr.

FOR:

2722 Caves Road (02-452-X)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/17/2002 4/16/2002 15:25:55

REG MS02 MAIL JEVA JEE DRAWER 2

>> RECEIPT # 197024 4/16/2002 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 012668

Receipt Tot \$300.00

300.00 CR .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #02-452-X
2722 Caves Road
NW/S Caves Road, 1600'
NE of Caveswood Road
4th Election District
3rd Councilmanic District
Legal Owner(s):

Howard D. Wolfe, Jr.

Special Exception: to use the herein described property for riding stable.

Hearing: Tuesday, June 11, 2002 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.

JT5/821 May28 C541556

CERTIFICATE OF PUBLICATION

5/30/, 2002

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 5/28/, 2002.

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

J. Wilkinson

LEGAL ADVERTISING



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CERTIFICATE OF POSTING

RE: CASE # 02-452-X
PETITIONER/DEVELOPER:
Howard D. Wolfe, Jr.
DATE OF HEARING:
June 11, 2002

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:

2722 Caves Road – Northwest side of Caves Road,
1600' Northeast of Caveswood Road



POSTED ON: May 24, 2002

DATE: May 24, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

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

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: 02-452-X
Petitioner: Howard D. Wolfe, Jr.
Address or Location: 2722 Caves Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell
Address: 210 Allegheny Avenue
Towson MD 21204
Telephone Number: (410) 494-6200

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 28, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

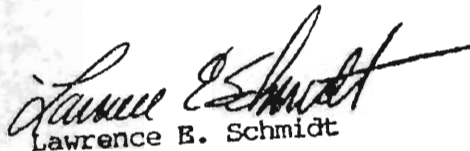
NOTICE OF ZONING HEARING

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: 02-452-X
2722 Caves Road
NW/S Caves Road, 1600' NE of Caveswood Road
4th Election District – 3rd Councilmanic District
Legal Owner: Howard D Wolfe Jr

Special Exception to use the herein described property for riding stable.

HEARING: Tuesday, June 11, 2002 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

May 8, 2002

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: 02-452-X
2722 Caves Road
NW/S Caves Road, 1600' NE of Caveswood Road
4th Election District – 3rd Councilmanic District
Legal Owner: Howard D Wolfe Jr

Special Exception to use the herein described property for riding stable.

HEARING: Tuesday, June 11, 2002 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".

Arnold Jablon G.D.
Director

C: Robert A Hoffman Esquire, Venable Baetjer & Howard, 210 Allegheny Avenue
Towson 21204
Amy Dontell, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
Howard D Wolfe Jr, 26 Caveswood Lane, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 27, 2002.**
- (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 7, 2002

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

Dear Mr. Hoffman:

RE: Case Number: 02-452-X, 2722 Caves Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 16, 2002.

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: Mr. Howard D Wolfe Jr, 26 Caveswood Lane, Owings Mills 21117
People's Counsel



Baltimore County
Fire Department

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

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

April 26, 2002

ATTENTION: George Zahner

RE: 2722 Caves Rd.

Location: DISTRIBUTION MEETING OF April 29, 2002

Item No.: 452

Dear Mr. Zahner:

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.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File
{PRIVATE}

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Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

FROM: *RWB* Robert W. Bowling
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 29, 2002
Item No. 443, 444, 446, 447, 448, 449, 450, 451, 452, 453,
458 and 459

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

RWB:CEN
Cc: file

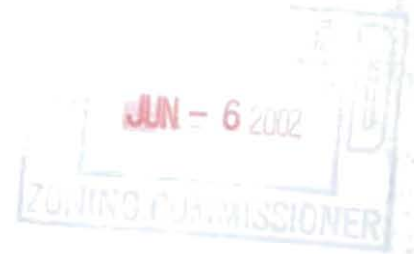
hs
6/11

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: June 5, 2002



SUBJECT: Zoning Item 452
Address 2722 Caves Road (Caves Farm)

Zoning Advisory Committee Meeting of April 29, 2002

- ☐ 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).
 - ☒ Additional Comments:

The Special Exception cannot be approved as submitted. The plan fails to show the Forest Buffer Easement and Forest Conservation Easements that were created in the Special Exception areas when this property was subdivided as Caves Farm. The Special Exception areas may have to be relocated away from these restricted areas.

Reviewer: Glen Shaffer

Date: May 14, 2002

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Larry Schmidt

FROM: R. Bruce Seeley *RS/TBT*

JUN 12 2002

DATE: June 12, 2002

SUBJECT: Zoning Item 452 (Revised Comments)
Address 2722 Caves Road (Caves Farm)

Zoning Advisory Committee Meeting of April 29, 2002

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X 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).

X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Additional Comments:

I have received additional information that indicates the proposed riding ring is located outside of any Forest Buffer or Forest Conservation Easement that was created as part of the Caves Farm Subdivision, therefore, I will now support the proposed Special Exception.

Reviewer: Dave Lykens

Date: June 11, 2002

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TB*

DATE: June 20, 2002

SUBJECT: Zoning Item 452
Address 12424 Regwood Road



Zoning Advisory Committee Meeting of April 29, 2002

See attached comments

Reviewer: Wally Lippincott

Date: June 18, 2002

BALTIMORE COUNTY, MARYLAND
ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

DATE: June 18, 2002

TO: Development Coordination

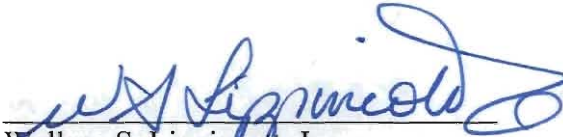
FROM: Wally Lippincott, Jr.

RE: Special Exception -02-452x, 2722 Caves Road

Comment: Request for riding stable although vague, appears to be for 26 stalls and a riding arena on several separately deeded parcels that appear to total approximately 161 acres. The property has an in-fee access to Caves Road a public road. The property is under a MET easement and part of a large preservation area.

Recommendation: Approve the request with the condition that the separate parcels (Parcel C, Lot 3, Lot 1, Lot 2) remain under common ownership. If any of the parcels are sold, the use shall be discontinued or a new request filed for approval.

Justification: An operation of the proposed size should have sufficient acreage to support the proposed use.



Wallace S. Lippincott, Jr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 2, 2002

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

MAY 3 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-452

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:

Arnold F. Keller, III

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.26.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 452

JNT

Dear Mr. Zahner:

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,

Kr 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

6/11

MAY 8 2002

RE: PETITION FOR SPECIAL EXCEPTION
2722 Caves Road, NW/S Caves Rd,
1600' NE of Caveswood Rd
4th Election District, 3rd Councilmanic

Legal Owner: Howard D. Wolfe, Jr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-452-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 2nd day of May, 2002 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

The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, Fax: 410 296-5409

June 10, 2002

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

Re: Case No. 02-452X
Howard D. Wolfe, Jr.

Dear Commissioner Schmidt,

I would like to offer the following comments regarding the above referenced case. I began to receive several phone calls from anonymous persons on May 30, 2002 raising concerns about the proposed "Riding Stable" at the Wolfe farm on Caves Road. These calls began shortly after the property was posted for this hearing. The complaints centered on concerns of increased traffic generated by the riding stable and subsequent horse shows that will take place. They also referred to excessive lighting around the riding ring and the use of loudspeakers for horse show events.

I visited the Zoning Office, reviewed the file and subsequently contacted Robert Hoffman, Esq., counsel for the petitioner. After discussing the concerns that were raised he arranged a site visit with Mr. Wolfe for us to see the property. This site visit took place on June 6, 2002. For the record I will describe what I found.

The site is accessed from Caves Rd. via a paved 20' driveway. As you drive down the drive you enter the Caves Valley and you can see a vista that is truly amazing especially when you realize that the entire vista of over 1200 acres has been placed in an MET easement and Mr. Wolfe controls much of it. I met Mr. Hoffman and Mr. Wolfe at the main barn with the large riding arena in front. Mr. Wolfe explained that he is requesting the Special Exception for the riding stable because he boards over 20 horses plus his own horses. He has four barns and run-in sheds in several fenced paddock areas. The riding arena does have gooseneck light standards designed by BG&E to light the riding arena with as little offsite glare as possible. The lights are only used during the winter and are **always turned off by 7:00 P.M.** There is a loud speaker system installed in the cupola of the main barn and he uses the speakers to play opera, mostly Pavarotti, while the students are taking lessons. The speakers are also used when there is a horse event. Mr. Wolfe believes that the volume is kept at a level that does not impact his neighbors and

states that he has never had a complaint. We then walked around the farm and looked at some of the other buildings. After Mr. Hoffman left Mr. Wolfe took me for a drive through the farm fields and wildlife habitat areas.

Summary: This former horse farm had been left to run wild for many years and was not in agricultural production during that time. Over the last seven years Mr. Wolfe has created a viable horse and grain farm as well as a wildlife preserve. Mr. Wolfe has been working with DEPRM on his overall plan and how to best approach this unique project. He also has or is in the process of completing the required nutrient management plan for his farm. Through a series of well executed landscape designs he has placed fields in production for grain and straw and intertwined wildlife fields, woodland corridors and riding trails. The buildings and other improvements are of the highest quality and design. The use as a riding stable is a common part of the horse industry in this county and is not in conflict with the RC 2 zoning at this location. The only suggestion I might offer is that every effort should be made to keep the volume of the music and announcements to a minimum to avoid any problems.

I hope that these comments prove helpful in your deliberations.

Sincerely,


Jack Dillon
Executive Director

cc: Robert Hoffman, Esq.
John Beckley, Esq.
Chairman, VPC Land Use Committee

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

210 Allegany Ave 21204

Patricia Malone

210 Allegany Ave. 21204

Julie Wright

2716 Caves Rd 21117

BRUCE DOAK - GERHOLD CROSS : ETEFL 320 E. TOWNSDALE BLVD TOWSON MD 21286

HOWARD D. WOLFE JR

26 CAVESWOOD LN. OWINGS MILLS



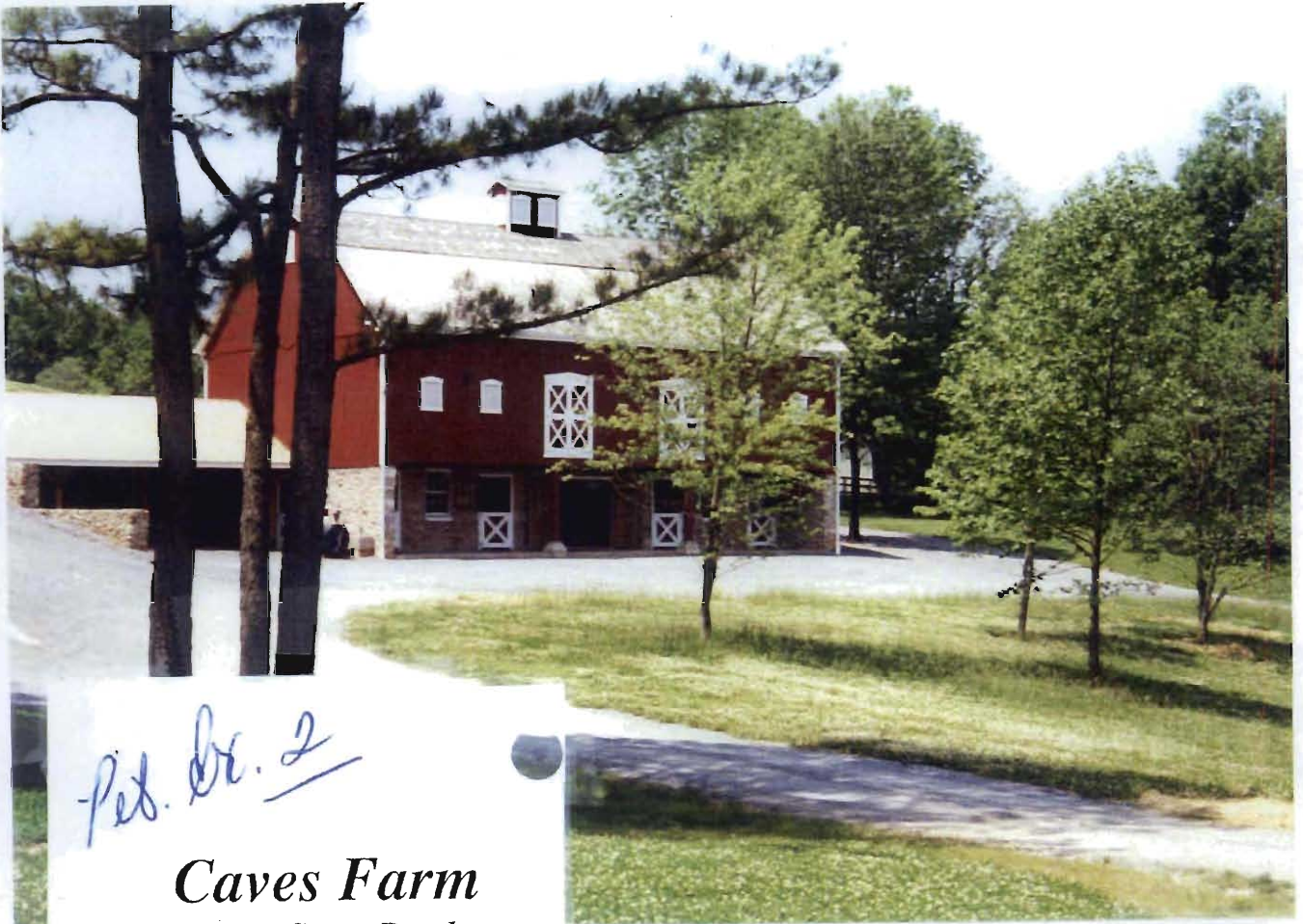
Case Number 02-452 X

PLEASE PRINT LEGIBLY

CITIZENS

PROTESTANT'S SIGN-IN SHEET

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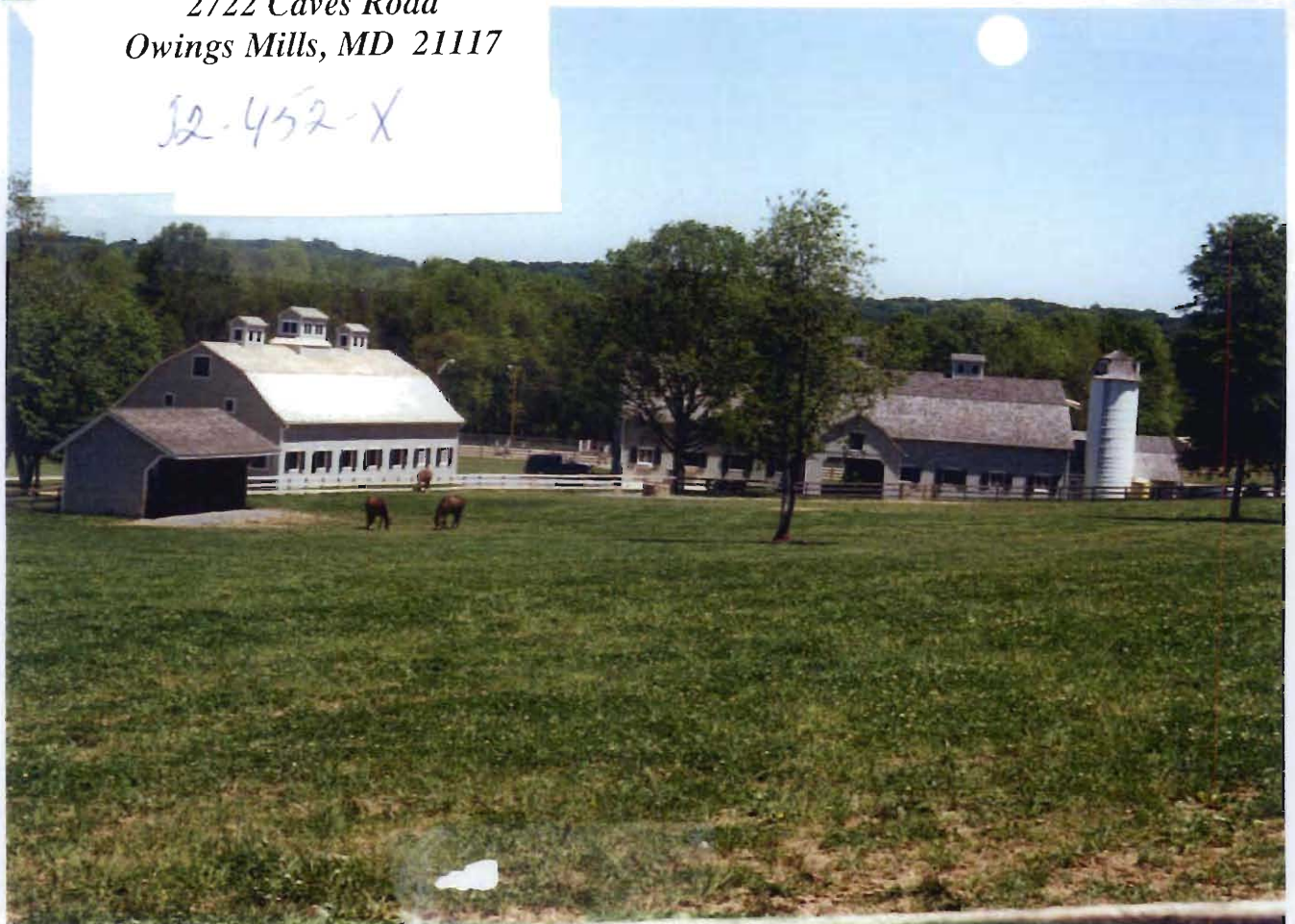


Pet. Dr. 2

Caves Farm

*2722 Caves Road
Owings Mills, MD 21117*

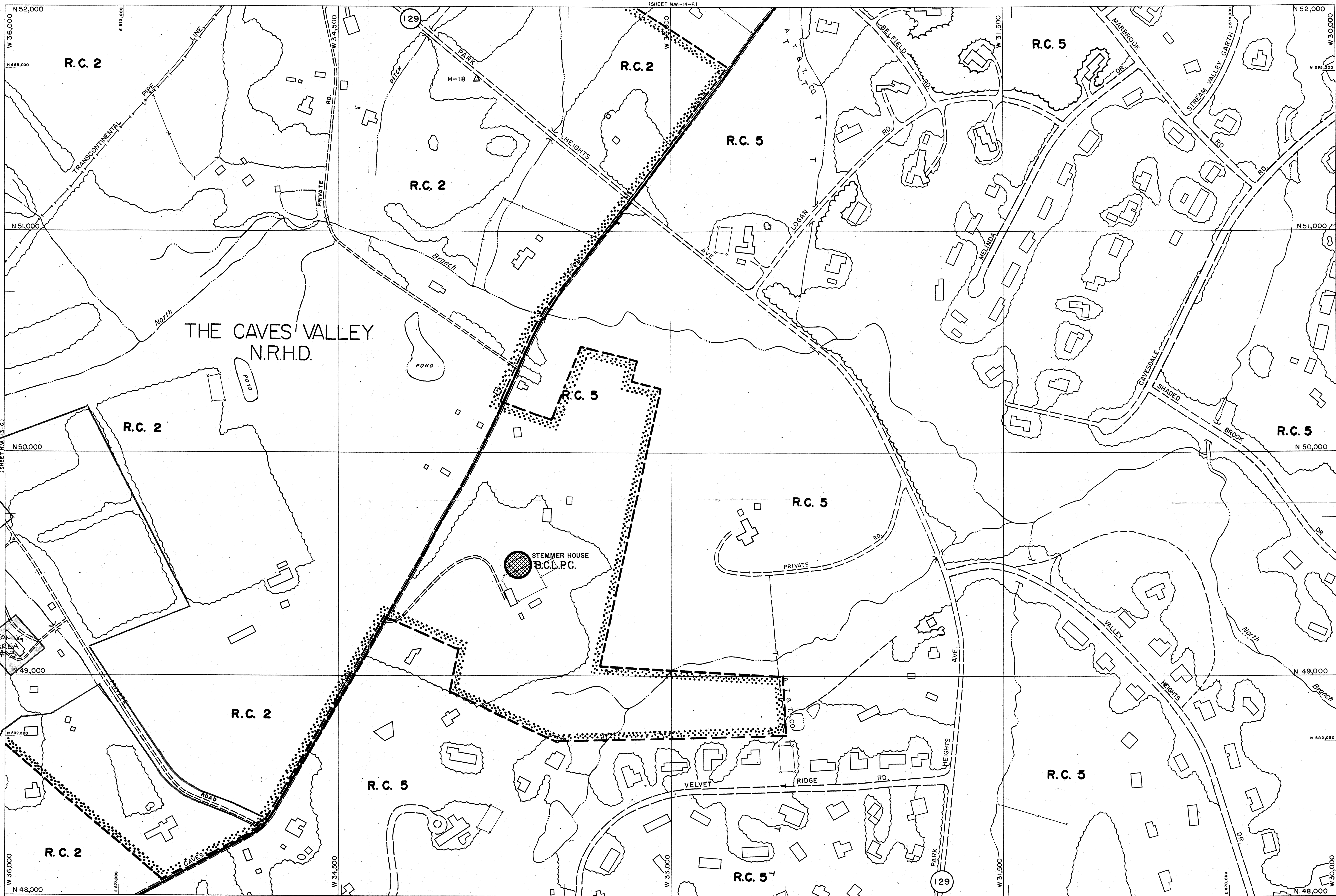
52-452-X







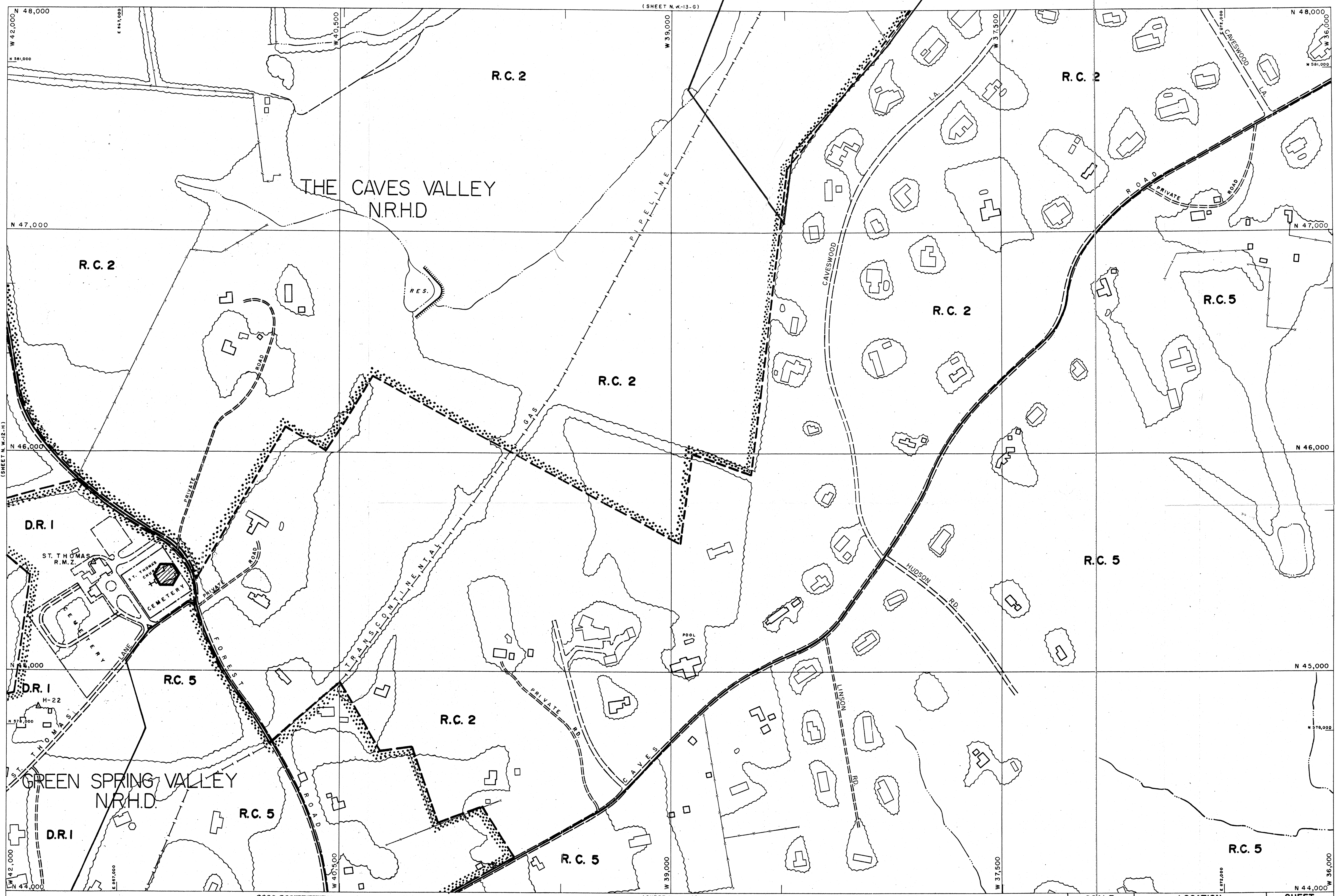




T - SE T - NE		2000 COMPREHENSIVE ZONING MAP ADOPTED by THE BALTIMORE COUNTY COUNCIL OCTOBER 10, 2000 Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.		BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		SCALE 1" = 200' ±	LOCATION THE CAVES	SHEET N. W. 13-F
THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210		 Chairman, County Council				DATE OF PHOTOGRAPHY JANUARY 1986		

NW 13 F

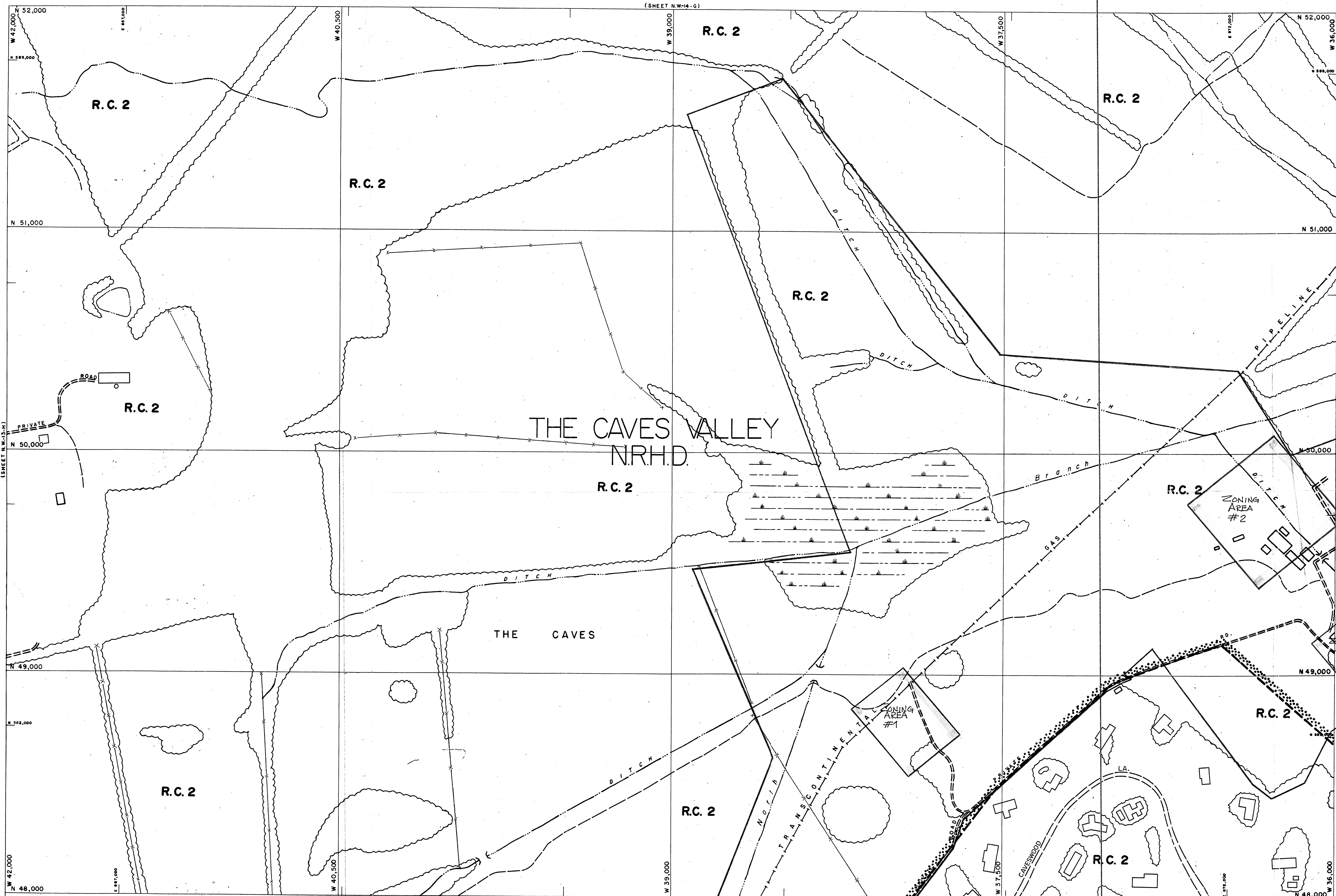
02-452-X



T-SE	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, <i>Joseph B. Bartolotta</i> Chairman, County Council	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		SCALE 1" = 200' ±	LOCATION THE CAVES	SHEET N.W. 12- G
		DATE OF PHOTOGRAPHY JANUARY 1986				

NW 12 G

02-452-X



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NW 13 G

02-452x