9/20/07

IN THE MATTER OF BEFORE THE THE APPLICATION OF TREVOR AND KELLY WELLS -LEGAL OWNERS * COUNTY BOARD OF APPEALS FOR SPECIAL EXCEPTION ON PROPERTY LOCATED ON THE NE/S MIDDLETOWN ROAD, OF 2570 NW OF RUHL RD (21225 MIDDLETOWN RD) (Case No. 04-343-X) **BALTIMORE COUNTY** AND FOR SPECIAL EXCEPTION ON PROPERTY Case No. 04-343-X and LOCATED AT 21225 MIDDLETOWN ROAD Case No. 06-073-X (Case No. 06-073-X)

6TH Election District
3RD Councilmanic District

ORDER OF DISMISSAL OF PETITION (04-343-X) and DISMISSAL OF APPEAL (06-073-X)

The subject cases came to the Board on appeals filed by Peter Max Zimmerman, People's Counsel for Baltimore County, and Carole S. Demilio, Deputy People's Counsel, and by J. Carroll Holzer, Esquire, on behalf of Josephine and Francis Galczynski, Donald and Stacey Waynick, and Anita Gerwig from the decision of the Zoning Commissioner dated September 30, 2004, in which the special exception request was dismissed as moot (Case No. 04-343-X); and on appeal filed by J. Carroll Holzer, Esquire, on behalf of Josephine and Francis Galczynski, Sr., from the decision of the Zoning Commissioner dated May 3, 2007 in which the requested special exception was granted with restrictions (Case No. 06-073-X).

WHEREAS, the Board is in receipt of a letter of withdrawal of Petition for Special Exception dated September 11, 2007, filed in Case No. 04-343-X by Bruce Doak of Gerhold, Cross and Etzel, on behalf of Trevor and Kelly Wells, Petitioners, (a copy of which is attached hereto and made a part hereof); and WHEREAS, the Board is in receipt of a Notice of Withdrawal of Appeal dated September 11, 2007,

filed in Case No. 06-073-X by J. Carroll Holzer, Esquire, on behalf of Josephine and Francis Galczynski, Sr.,
Appellants /Protestants, (a copy of which is also attached hereto and made a part hereof); and

WHEREAS, Mr. Doak on behalf of Trevor and Kelly Wells, Petitioners, requests that the Petition for Special Exception filed in Case No. 04-343-X be withdrawn as of September 11, 2007; and

In the Matter of: Trevor Wells, et ux /Case No. 04-343-X /Dismissal of Petition and Case No. 06-073-X /Dismissal of Appeal

WHEREAS, Mr. Holzer, on behalf of Josephine and Francis Galczynski, Sr., Appellants
/Protestants, requests that the appeal filed in Case No. 06-073-A be withdrawn as of September 11, 2007;

IT IS THEREFORE this 7½ day of Junh 2007, by the County Board of Appeals of Baltimore County

ORDERED that said Petition for Special Exception filed in Case No. 04-343-X be and the same is hereby WITHDRAWN AND DISMISSED pursuant to the attached letter of withdrawal, causing the appeals filed in Case No. 04-343-X to become moot; and it is further

ORDERED that the decision of the Zoning Commissioner in Case No. 04-343-X, including any and all relief granted to Petitioners therein, is rendered null and void; and it is further

ORDERED that the appeal filed in Case No. 06-073-X be and the same is hereby WITHDRAWN AND DISMISSED, allowing the ruling of the Zoning Commissioner in Case No. 06-073-A to stand as a final Order.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Margaret Brassil, Ph.D., Chairperson

Lawrence Mestahl

Robert W. Witt

IN RE: PETITION FOR SPECIAL EXCEPTION
N/East Side of Middletown Road,
2,570" N/W of Ruhl Road
(21225 Middletown Road)

6th Election District
3rd Councilmanic District

Trevor Wells, et ux Petitioners * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

*

Case No.: 06-073-X

NOTICE OF WITHDRAWAL OF APPEAL

Josephine and Francis Galczynski, Sr., 2922 Berwick Ave., Baltimore, MD 21234, Appellants in the above captioned matter, by and through their attorney, J. Carroll Holzer, P.A. hereby withdraw their Appeal of the Zoning Commissioner's Decision in Case No. 06-073-X. Attached hereto is a note from the Appellants' dismissing their appeal.

Counsel for Appellants this day informed by telephone Bruce Doak of Gerhold Cross & Etzel, representing Legal Owners/Petitioners of the withdrawal of their appeal in the above referenced case.

Respectfully submitted,

J. CARROLL HOLZER, Esquire

Holzer & Lee

508 Fairmount Avenue Towson, Maryland 21286

410-825-6961

Attorney for Appellants

LAW OFFICE
HOLZER AND LEE
THE 508 BUILDING
108 FAIRMOUNT AVENUE
TOWSON, MARYLAND
21286

(410) 825-6961 FAX: (410) 825-4923

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 11th day of September, 2007, a copy of the foregoing Notice of Appeal was mailed first class, postage pre-paid to Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontowne Blvd., Towson, MD 21286 and County Board of Appeals, Basement Old Court House, 400 Washington Ave., Towson, MD 21204.

J. CARROLL HOLZER, Esquire

C:\My Docs\Notices 2006\Galczynski Withdrawal CBA 9-11-07

September 11, 2007

Ms. Kathleen C. Bianco County Board of Appeals Room 49, Old Courthouse Towson, MD 21204

Re: Case No. 04-343-X /In the Matter of: Trevor Wells, et ux Withdrawal of Petition

Dear Ms. Bianco:

I am writing on behalf of the Petitioners in the subject matter, Trevor and Kelly Wells, who are hereby withdrawing the Petition for Special Exception filed in Case No. 04-343-X.

Should you have any questions, please contact me.

Very truly yours,

Bruce Doak

c: J. Carroll Holzer, Esquire

RE: PETITION FOR SPECIAL EXCEPTION

N/East Side of Middletown Road, 2,570" N/W of Ruhl Road (21225 Middletown Road)

6th Election District 3rd Councilmanic District

Trevor Wells, et ux Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No.: 06-073-X

NOTICE OF APPEAL

Josephine and Francis Galczynski, Sr., 2922 Berwick Ave., Baltimore, MD 21234, Appellants in the above captioned matter, by and through their attorney, J. Carroll Holzer and Holzer and Lee, feeling aggrieved by the decision of the Zoning Commissioner in Case No. 06-073-X, hereby note an appeal to the County Board of Appeals from Memorandum and Order of the Zoning Commissioner of Baltimore County dated May 3, 2006 attached hereto, and incorporated herein as Exhibit #1.

Filed concurrently with this Notice of Appeal is Appellants' check made payable to Baltimore County to cover the costs of the appeal. Appellants were parties below and fully participated in the proceedings.

RECEIVED
1012006
Per. Com

CEIV JUN 0 5 2008

BALTIMORE COUNTY BOARD OF APPEALS

Respectfully submitted,

CARROLL HOLZER, Esquire

Holzer & Lee

508 Fairmount Avenue

Towson, Maryland 21286

410-825-6961

Attorney for Appellants

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the John day of May, 2006, a copy of the foregoing

Notice of Appeal was mailed first class, postage pre-paid to Bruce Doak, Gerhold, Cross & Etzel,

320 E. Towsontowne Blvd., Towson, MD 21286; County Board of Appeals, Basement Old Court

House, 400 Washington Ave., Towson, MD 21204; People's Counsel for Baltimore County,

Basement, Old Courthouse, 400 Washington Ave., Towson, M, 21204.

J. CARROLL HOLZER, Esquire

C:\My Docs\Notices 2006\Galczynski CBA 5-25-06

Date 5-3-SER FILING

By Sea Sea

IN RE: PETITION FOR SPECIAL EXCEPTION

N/East Side of Middletown Road, 2,570'

N/W of Ruhl Road

(21225 Middletown Road)

6th Election District

3rd Council District

Trevor Wells, et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 06-073-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 owners of the subject property, Trevor Wells, and his wife Kelly Wells. The Petitioners request a special exception to permit a riding stable on the subject property, pursuant to Section 1A01.2.C.21 of the Baltimore County Zoning Regulations (B.C.Z.R.). It is of note that there is no zoning variance or special hearing relief requested. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence as Petitioner's Exhibit 1.

This matter was scheduled for a public hearing which was conducted over two days. The first hearing date was October 11, 2005. Appearing at that time were the Petitioners, Trevor and Kelly Wells, and Bruce E. Doak, the Surveyor who prepared the site plan for this property. Three individuals from the surrounding neighborhood appeared as interested citizens at the original hearing in opposition to the request. They included Josephine Galczynski, owner of an adjacent unimproved parcel represented by J. Carroll Holzer, Esquire, and Donald and Stacey Waynick, nearby property owners. At the outset of the first hearing, following a finding that the posting and notice requirements had been satisfied, Mr. Holzer raised an objection, pursuant to Section 500.12 of the B.C.Z.R., and particularly that portion which states:

"If a Special Exception Petition has been denied, the Zoning Commissioner may not accept for filing any other zoning petition with respect to the same property or any part of that property until at least 18 months have passed from the date of the final order relating to the previous petition . . . "

À

As the history of this case discloses, Zoning Commissioner Lawrence E. Schmidt had before him in Case No. 04-343-X the same parties and the same subject matter and rendered his decision dated September 30, 2004. Accordingly, 18 months would not accrue until March, 2006. Mr. Doak, on behalf of the Petitioners, argued that Mr. Schmidt's ruling should not be considered as a "denial" and that testimony should be received and a decision rendered on the new petition at this time. Mr. Holzer countered by arguing that Schmidt's Order, finding that the proposed use "is not a riding stable and thus, special exception relief is not needed", was tantamount to denying the Petitioners request. Mr. Holzer's motion that the matter be continued was granted in open hearing and the matter was rescheduled.

When the case was reconvened for a second hearing on April 6, 2006, a number of parents of students who participated in weekly lessons at Petitioners' Marlan Farm appeared in support of the request as well as a horsewoman, a blacksmith, and a member of the Valley's Planning Council's Executive staff, namely Kelly Reed, Vicky Collins, Mary Louise Foster, Patsy McDonald, and Shawn Duncan. Letters of support (Petitioner's Exhibit 5) and 54 signatures from people (other neighbors and past students) familiar with the facility and who believe that Ms. Wells provides a valuable service in the Freeland community (Petitioner's Exhibit 7) were received as well as 14 signatures on a petition opposing the special exception relief requested and submitted by the Protestants (Protestants Exhibit No. 3).

As is the case with many contested matters before the Zoning Commissioner, the facts of the underlying case are not in dispute. Mr. Wells is a veterinarian by occupation; however, he does not practice at the property. Rather, his business was described as a mobile practice in that he visits animals that need veterinary care at farms in the general area. The crux of this case actually involves Ms. Wells occupation. She teaches polo and apparently has been engaged in this pursuit for many years starting as an instructor at the Garrison Forest School. She then taught polo and was affiliated with the Maryland Polo Club based in Jarrettsville and since the decision rendered in Case No. 04-343-X in September, 2004, has been engaged in training/riding lesson operations six days a week at the subject Marlan Farm location. The seven-year plus history of the Petitioners'

riding stable operation and the improvements made to the property are set forth in prior Zoning Case No. 04-343-X. Briefly, the subject site is an irregular shaped parcel located on the east side of Middletown Road, north of Ruhl Road in Freeland, Maryland almost to the Pennsylvania line. The property contains a gross area of 54.71 acres, more or less, zoned R.C.2 and is improved with a single-family dwelling in which the Petitioners reside. In addition to the house, there is also a one-story barn, an outdoor enclosed riding area, several small sheds and outbuildings, and a large indoor riding stable or building which is 80' wide by 240' deep and attached to an area containing stables which measures approximately 30' by 48' in dimension. The property serves mixed agricultural uses. Twenty-five percent is used for growing crops such as hay, soybeans and corn, one-fifth of the property remains forested, with the remainder (47 acres) as pasturable land², where the improvements are located. It is to be noted that due to concerns expressed by those neighbors at the hearing in Case No. 04-343-X about the potential for increased traffic, a new driveway was built and is located towards the center portion of the property as depicted on the site plan. The purpose of the driveway relocation was to ensure the traffic generated by the Petitioners use of the property would not overburden the previous existing common driveway shared with the Galczynski's, thereby adversely impacting their use of the private drive. The new driveway location was approved by the Bureau of Traffic Engineering and also the Agricultural Review Board of Baltimore County. It is also to be noted that no zoning variance relief was requested as none of the improvements are either too tall or too large under the B.C.Z.R. zoning regulations. Their location on the site meets all applicable requirements. Thus, the Petitioners were able to secure building permits for the construction of the improvements.

Testimony and evidence offered by the Petitioners was that they presently own 23 horses and currently board four, all of which are kept on the property. Some of the horses are kept in the field while others are kept in the stable, located between the indoor riding area and the barn with room to accommodate 23 horses. In addition, Ms. Wells proposes ultimately to board up to

² The B.C.Z.R. Section 100.6 addresses what constitutes sufficient pasturing. This section sets a standard of 1 acre per horse from an agricultural perspective.

six horses with a maximum number of owned and boarded horses, not to exceed 30. She explained the polo instruction operation and basic riding lessons. Essentially, she trains horses and individuals to be competitive in polo games. As detailed on Exhibit 3 (proposed riding stable), all lessons are on facility-owned or boarded horses. A maximum of nine students attend a given lesson with at least a half hour break between lessons. The polo lessons are conducted three days a week, Tuesday, Thursday and Saturdays. Riding lessons with a maximum of eight students per lesson take place on Mondays and Wednesdays. The total number of hours for lessons (polo and/or riding) will be no more than five hours per day. In addition to Ms. Wells, two employees, one assigned as barn staff, the other a riding instructor are on the premises during the hours of operation (Monday through Saturday 9:00 A.M. – 8:00 P.M.). The majority of instruction takes place in the indoor arena. Polo games are conducted featuring competitions with three horses/riders on each side. Additional instruction could be given in the area designated on the plan as the outdoor riding arena, or the open field in the front portion of the site just south of the driveway.

The business, which has been in operation for the past year and a half, is anticipated to never have more than 80 students in any given week nor more than 20 spectactors at any single event. There will be no large group or class lessons exceeding 12 students at a time, no loud speakers and horses will not be leased for trail riding. The proposed use is specifically geared towards training in the element of nuances of the sport of polo as described above.

Mr. Doak offered the minutes of the Baltimore County Agricultural Advisory Board dated May 6, 2004 approving the concept of the indoor riding arena and the giving of lessons which would be used to put the horses in polo game situations (Petitioner's Exhibit 8 – see pages 3 and 4). Photographs, which depict the farm, the relocated driveway, indoor riding arenas, stable and barn show that the property is well maintained and attractive. This conclusion was supported by the cumulative testimony of those persons who appeared in support. As noted above, Mr. and Mrs. Waynick appeared at the scheduled hearing on October 11, 2005 but failed to return and testify on April 6, 2006. Josephine C. Galczynski, owner of an adjacent unimproved parcel and

arguably the most immediately affected property owner, testified that at one time and for some 45 years her family had owned all of the property in the area prior to the Petitioners purchase of their 54-acre parcel. Ms. Galczynski retains a remaining two acres and intends to build her retirement home on the site. As she did in Case No. 04-343-X, Ms. Galczynski requests that the proposed riding stable operations be prohibited or severely limited. She's concerned about increased traffic and the impact such a commercial endeavor would have on her property. She testified in detail on her particular concern that the Petitioners chose to locate the indoor riding stable so close to her property. She considers it offensive and a nuisance, i.e., it blocks her view of the vistas to the northeast, manure kept in the storage area on the east side of the riding arena draws insects, and the potential for well pollution from the manure and high use of water resources by the Petitioners in maintaining their property, etc. She spoke of past instances of trespassing and water runoff problems caused by the Petitioners. Apparently, following the construction of the new centrally located driveway, the Petitioners placed a barrier of berm at the end of the common driveway terminating its use but by doing so diverted the natural flow of storm water runoff. Mr. Holzer pointed out that impacts to a single home is sufficient to lead to a denial of a special exception. Board of County Commissioners v. Holbrook 314 Md. 210 (1988). Under the circumstances, Ms. Galczynski requests that if the special exception is granted that the area be restricted to the barns, riding arenas and areas where the horses are stabled.

A riding stable is defined in Section 101 of the B.C.Z.R. as "A building where riding horses are boarded or kept for hire." Although such an interpretation of the B.C.Z.R. is supported by the literal reading of the definition of riding stable, 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 judgement given the totality of the circumstances surrounding the operation, I believe that the barns, riding arenas, and pasture/lawn area around same are properly including within the area of the special exception.

Based upon 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 ensure that it does not unduly, improperly grow to a size more than the property or surrounding community can handle. Specifically, the Petitioners shall be limited to keeping a maximum of 30 horses (including boarding) on the subject site. Secondly, there shall be no more than 80 students per week with lessons to be staggered as follows: Polo lesson students will be limited to a maximum of nine students per lesson with a one-half hour break between lessons for clearing of the parking area on Tuesdays and Thursdays between the hours of 5:00 P.M. to 7:30 P.M. and Saturdays between the hours of 11:00 A.M. to 3:30 P.M. Similarly, riding lesson students will be limited to a maximum of eight students per lesson on Mondays and Wednesdays between the hours of 3:45 P.M. and 6:30 P.M. Makeup days for inclement weather will be on Fridays. Clinics are limited to four times per year primarily in the summer months and will have no more than a maximum of 12 students at any one time and students are not permitted to sleep on the premises, i.e., day clinic only between the hours of 9:00 A.M. and 3:00 P.M., Monday through Fridays. Polo games will be limited to four times per year (one each season) and all games will be played on facility-owned horses or boarded horses and will consist of two teams with three players on a team and one mounted official (seven horses and riders in the arena). Games will be limited to 20 spectators for any given event with a game lasting no more than 1 ½ hours with 1 hour pre-game preparation and 1 hour post-game cleanup. Game days and times are limited to Fridays, 5:00 P.M. and Saturdays, 3:00 P.M. In the event of the growth of the business, the Petitioners 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 existing impacts caused by this operation. Finally, there will be no special exception activity permitted in the area between the driveways as shown on Exhibit 1

other than the pasturing of horses or growing of crops and the berm at the end of the abandoned common driveway will be revised to allow for natural drainage.

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

THEREFORE, it is ORDERED by the Zoning Commissioner by Baltimore County this day of May 2006, 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 dated August 3, 2005, 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 Petitioner's polo training/riding lesson operation and summer clinic operations shall be limited to six days a week, Monday through Saturday, from 9:00 AM to 8:00 PM. There shall be no lessons on Sunday. Additionally, lessons shall not occur for more than six hours on any one day, with no more than twelve individuals receiving lessons in any one training session as designated herein with no more than 80 students total per week.
- 3) There will be no storage of manure between the indoor arena building and the Galczynski property line. Likewise, there will be no special exception activity in the area between the driveways as shown on Exhibit 1 other than the pasturing of horses or growing of crops.
- 4) No sound amplification equipment is to be used outside of the indoor riding arena and exterior lighting on the property shall only be as is necessary for reasonable security purposes at the two horse barns designated as A and B on the site plan.
- 5) Mr. Wells cannot operate his veterinary practice on the site.
- 6) There shall be no more than two employees on the property at any one time.
- 7) There shall be no more than 30 horses (including boarding) on the subject site at any one time.

Date
By

By

- 8) The berm placed across the end of the abandoned common driveway shall be reconfigured to allow for the natural flow of storm water runoff.
- 9) The Petitioners shall ensure that any and all riders boarding horses or associated with their riding stable do not ride their horses outside of the special exception areas.
- 10) Should the Petitioners determine that the growth of their operation warrants a modification of these restrictions including any increase over and above the 30 horses permitted, a public hearing must be held to determine the merits of their request.
- 11) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WILLIAM J. WISEMAN

Zoning Commissioner for Baltimore County

WJW:dlw



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at <u>2/2</u>	225 MIDDLE TOWN ROSD
	recently zoned PC2

IWe do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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 RIDING STABLE - a buildy where riding horses are boarded on kept for hise

is the subject of this Petition.

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 the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee:

Contract	rurchaser/Lessee:		<u>Legal Owner(s):</u>		
Name - Type or	Print		Name - Type or Print	<u> </u>	<u> </u>
Signature			Oignature /		
Address		Telephone No.	Name - Type or Print		<u> </u>
City	State	Zip Code	Signature /	<u>u</u>	<u> </u>
Attorney Fo	or Petitioner:		2/225 MIDOLE: Address	TOWN ROSO	<u> </u>
			FREELAND	Mo	21053
Name - Type or	Print		City	State	Zip Code
Signature Company Address	-	- -	Representative to BRUCE E. DOAL GERHOLD CROSS Name 320 E Towson	ETZEZ, L	
		Telephone No.	Address	4.	Telephone No.
Eiv J	State	Zip Code	City	State	2/2 <u>86</u> Zip Code
Day On The No.	•		<u>OFFI</u>	CE USE ONLY	
≥ 12	06-073-X		ESTIMATED LENGTH OF HEARING		
	00-07-5		UNAVAILABLE FOR	HEARING	
ESU 09115198	•	• -	Reviewed By	NP Date	8/3/05



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

August 3, 2005

ZONING DESCRIPTION OF WELLS PROPERTY AND SPECIAL EXCEPTION AREA BALTIMORE COUNTY, MARYLAND

Beginning for the same on the northeast side of Middletown Road, 2,570 feet, more or less, northwesterly along the center of Middletown Road from the intersection of Middletown Road and Ruhl Road, thence northeasterly 30 feet more or less, to the Zoning Point of Beginning, thence running with Middletown Road (1) North 28 degrees West 858.00 feet, thence leaving said road and running the following eight following courses and distances: (2) North 67 degrees 30 minutes 00 seconds West 571.34 feet, (3) North 85 degrees 45 minutes 31 seconds West 275.50 feet, (4) North 26 degrees 54 minutes 29 seconds West 461.24 feet, (5) North 39 degrees 01 minutes 00 seconds East 485.22 feet, (6) North 03 degrees East 829.12 feet, (7) South 44 degrees East 990.00 feet, (8) South 09 degrees 30 minutes 00 seconds East 1164.90 feet, and (9) South 61 degrees 30 minutes 00 seconds West 1608.75 feet to the place of beginning.

Containing 54.712 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.

OF MAR EDWARD E/3/05

X:\Wells\zoningdescrip..doc

06-073-A

APPEAL SIGN POSTING REQUEST

CASE NO. 06-073-X

21225 MIDDLETOWN ROAD

^{6TH} ELECTION DISTRICT

APPEALED: 6/1/2006

ATTACHMENT - (Plan to accompany Petition - Petitioner's Exhibit No. 1)

COMPLETE AND RETURN BELOW INFORMATION*

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals 400 Washington Avenue, Room 49 Towson, MD 21204

Attention: Kathleen Bianco

Administrator

CASE NO.: 06-073-X

LEGAL OWNER: TREVOR & KELLY WELLS

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

21225 MIDDLETOWN ROAD	MAP 2 B 3
The sign was posted on 8 , 2006. By: (Signature of Sign Poster) Jeff Addiffe.	
(Print Name)	

OF ZONING E PECE HE

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: #06-073-X
21225 Middletown Road
N/east side of Middletown
Road, 2,570 feet n/west of
Ruhl Road
6th Election District
3rd Councilmanic District
Legal Owner(s): Trevor &
Kelly Wells
Sepcial Exception: to allow
a riding stable.
Hearing: Tuesday, October
11, 2005 at 9:00 a.m. in
Room 106, County Office
Building, 111 W. Chesapeake Avenue, Towson
21204.

Hearings are Accessible; WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible;

for special accommoda-tions Please Contact the Zoning Commissioner's Of-fice at (410) 887-4386. (2) For information con-cerning the File and/or Hearing, Contact the Zon-ing Review Office at (410) 887-3391.

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

X The Jeffersonian Arbutus Times

2000

on

Catonsville Times

Owings Mills Times **Towson Times**

NE Booster/Reporter

North County News

LEGAL ADVERTISING



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#06-073-X
PETITIONER/DEVELOPER:
Trevor & Kelly Wells

DATE OF HEARING: October 11, 2005

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

ATTENTION: KRISTEN MATTHEWS

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:

21225 Middletown Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

Bruce E. Doak

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

ON: September 25, 2005

CASE #:06-073-X

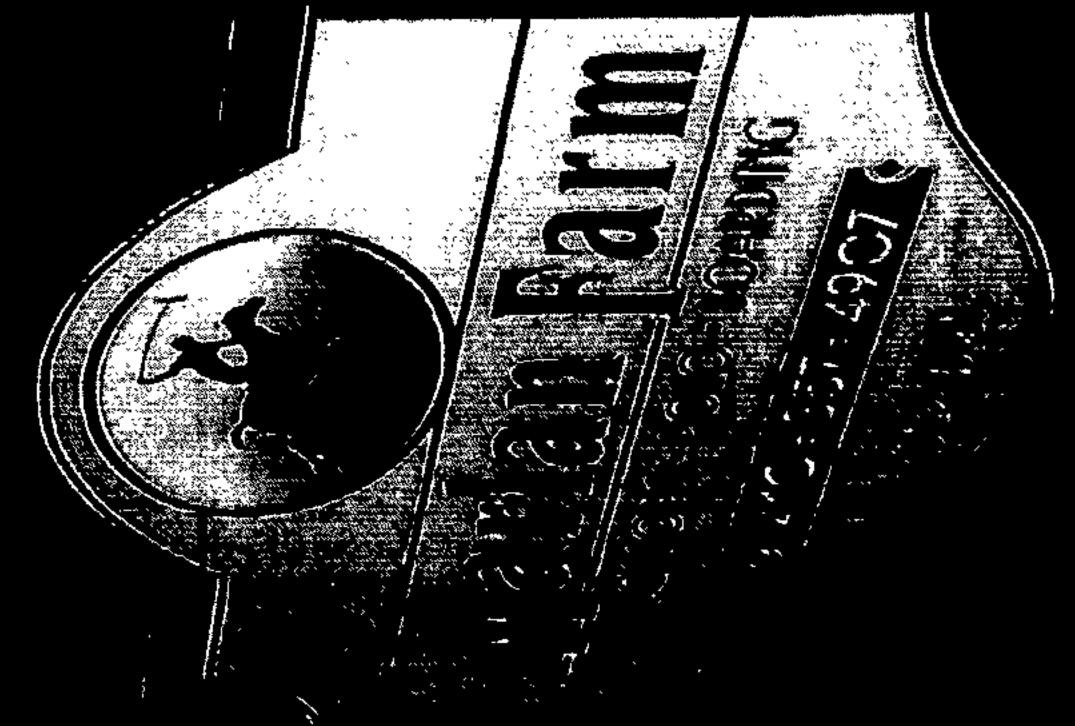
A PUBLIC HEARING WILL BE HELD BY
THE 20 COMMISSIONER
(SON, MD.)

PLACE: Room 106 County Office Building 111 Chesapeake Ave us, Towson, MD

Special Exception: To allow a riding stable.

ASTROMEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES

HEARINGS ARE HAN APPED ACCESSIBLE



SING NOTES

A PUBLIC HEAR'S WALL BE LESS
THE ZONING OCCUMSSON, IND.

PLACE FORE COMPANY OF THE R. CHARGE PARTY.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

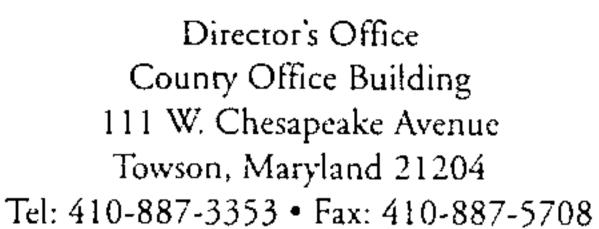
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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.

Item Number or Case Number: 06-073-X	<u> </u>
Petitioner: WEUS	
Address or Location: 21225 MIDDLE TOWN ROAD	
PLEASE FORWARD ADVERTISING BILL TO: Name: Trevor Wells	
Address: 21225 MIDDLETOWN ROAD	
FREELAND MO 21053	·
Telephone Number: 410-357-4907	+

Department of Permits Development Management







Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

August 16, 2005

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: 06-073-X

21225 Middletown Road

N/east side of Middletown Road, 2,570 feet n/west of Ruhl Road

6th Election District – 3rd Councilmanic District

Legal Owners: Trevor & Kelly Wells

Muth Kotroco

Special Exception to allow a riding stable.

Hearing: Tuesday, October 4, 2005 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Mr. & Mrs. Wells, 21225 Middletown Rd., Freeland 21053 Bruce Doak, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 19, 2005

- (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.



Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 20, 2005 Issue - Jeffersonian

Please forward billing to:

Trevor Wells 21225 Middletown Road Freeland, MD 21053

410-357-4907

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: 06-073-X

21225 Middletown Road

N/east side of Middletown Road, 2,570 feet n/west of Ruhl Road

6th Election District – 3rd Councilmanic District

Legal Owners: Trevor & Kelly Wells

Special Exception to allow a riding stable.

Hearing: Tuesday, October 4, 2005 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III

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.

FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT

THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 27, 2005 Issue - Jeffersonian

Please forward billing to:

Trevor Wells 21225 Middletown Road Freeland, MD 21053

410-357-4907

CORRECTED 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: 06-073-X

21225 Middletown Road

N/east side of Middletown Road, 2,570 feet n/west of Ruhl Road

6th Election District – 3rd Councilmanic District

Legal Owners: Trevor & Kelly Wells

Special Exception to allow a riding stable.

Hearing: Tuesday, October 11, 2005 at 9:00 a.m. in Room 106, County Office Building,

111 West Chesapeake Avenue, Towson 21204

WILLIAM J WISEMAN III

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

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





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

September 14, 2005

NEW 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: 06-073-X

21225 Middletown Road

N/east side of Middletown Road, 2,570 feet n/west of Ruhl Road

6th Election District – 3rd Councilmanic District

Legal Owners: Trevor & Kelly Wells

Special Exception to allow a riding stable.

Hearing: Tuesday, October 11, 2005 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Mr. & Mrs. Wells, 21225 Middletown Rd., Freeland 21053 Bruce Doak, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 26, 2005

- (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.



Visit the County's Website at www.baltimorecountyonline.info

Department of Permits and J Development Management

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





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

October 3, 2005

Trevor Wells Kelly Wells 21225 Middletown Road Freeland, Maryland 21053

Dear Mr. and Mrs. Wells:

RE: Case Number: 06-073-X, 21225 Middletown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 3, 2005.

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,
U. Call Richal

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontown Blvd. Towson 21286



Visit the County's Website at www.baltimorecountyonline.info



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date:

8.9.05

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

RE: Baltimore County

Item No. ク73

JHP

. Dear, Ms. Matthews:

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,

Steven D. Foster, Chief

Engineering Access Permits Division

Fire Department

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



Paltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

August 10, 2005

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: August 15, 2005

Item No.: 067 976

1. The fire marshal's office has no comments at this time.

Pursuant to your request, this Bureau has reviewed the referenced plan(s) and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Acting Lieutenant David Heath Fire Marshal's Office 410-887-4881 MS-1102F

cc: File



Visit the County's Website at www.baltimorecountyonline.info

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 19, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 22, 2005 Item No's: 070, 071, 072, 073

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-08192005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

Zoning Advisory Petition(s): Case(s) 6-073-Special Exception

DATE: August 26, 2005

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 Bill Hughey in the Office of Planning at 410-887-3480.

Division Chief:

CM/LL

RE: PETITION FOR SPECIAL EXCEPTION

21225 Middletown Road; N/side

Middletown Rd, 2,570' NW of Ruhl Rd 6th Election & 3rd Councilmanic Districts

Legal Owner(s): Trevor & Kelly Wells

*BEFORE THE

* ZONING COMMISSIONER

* FOR

Petitioner(s) *

BALTIMORE COUNTY

* 06-073-X

* * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue

Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontowne Blvd, Towson, MD 21286, Representative for Petitioner(s).

)

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECEIVED

AUG 1 1 2005

Per Mir

Department of Permits and Development Management

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





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

September 14, 2005

Trevor Wells Kelly Wells 21225 Middletown Road Freeland, MD 21053

Dear Mr. & Mrs. Wells:

RE: Case Number: 06-073-X, 21225 Middletown Road

The above matter, previously scheduled for October 4, 2005, has been postponed at the request of J. Carroll Holzer. The hearing has been rescheduled and the notice reflecting this change is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. 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 the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours, Kotroco

Timothy Kotroco Director

TK:klm

C: Bruce Doak, 320 E. Towsontown Blvd., Towson 21286 J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286



Visit the County's Website at www.baltimorecountyonline.info

APPEAL

Petition for Special Exception
21225 Middletown Road
N/east side of Middletown Road, 2,570' N/w of Ruhl Road
6th Election District – 3rd Councilmanic District
Legal Owners: Trevor & Kelly Wells

Case No.: 06-073-X

Petition for Special Exception (August 3, 2005)

Zoning Description of Property

Notice of Zoning Hearing (September 14, 2005)

Certification of Publication (September 27, 2005 – The Jeffersonian)

Certificate of Posting (September 25, 2005) by Bruce Doak

Entry of Appearance by People's Counsel (August 11, 2005)

Petitioner(s) Sign-In Sheet - One Sheet

Protestant(s) Sign-In Sheet - None

Citizen(s) Sign-In Sheet - One Sheet

Zoning Advisory Committee Comments

Petitioners' Exhibit

- 1. Site Plan
- 2. Photographs (A thru D)
- 3. Proposed Riding Stable Uses
- 4. Horse Stable License
- Newspaper Articles
- 6. Letters of Support
- 7. Petitioners in Support
- Baltimore County Agricultural Advisory Board

Protestants' Exhibits:

- 1. Photographs (20)
- 2. Picture of View before improvements built
- Petition of Neighboring Properties
- Site Plan of Area of Limited Special Exception area

Miscellaneous (Not Marked as Exhibit)

- 1. Findings of Fact & Conclusion of Law (04-343-X)
- 2. Correspondence to file dated 10/25/05 from William Wiseman, III, Z.C.
- 3. Opinion and Order of Court (01-530-X)

Zoning Commissioner's Order (GRANTED w/rest. - May 3, 2006)

Notice of Appeal received on June 1, 2006 from J. Carroll Holzer, Esq.

c: People's Counsel of Baltimore County, MS #2010

Zoning Commissioner

Timothy Kotroco, Director of PDM

Mr. & Mrs. Trevor Wells, 21225 Middletown Road, Freeland 21053

J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286

Josephine Galczynski, 2922 Berwick Avenue, Towson 21234

Mr. & Mrs. Donald Waynick, 21303 Middletown Road, Freeland 21053

Anita Gerwig, 21305 Middletown Road, Freeland 21053

Kelly Reed, 4779 Blue Hill Road, Glenville PA 17329

Vicky Collins, 2050 Geist Road, Glyndon 21071

Mary Louise Foster, 2300 Geist Road, Glyndon 21071

Patsy McDonald, 12 Timothys Green Court, Baltimore 21208

Shawn Duncan, 410 East Joppa Road, Towson 21286

date sent June 16, 2006, klm

CIRCUIT COURT FOR BALTIMORE COUNTY

Suzanne Mensh

Clerk of the Circuit Court

County Courts Building

401 Bosley Avenue

P.O. Box 6754

Towson, MD 21285-6754

(410)-887-2601, TTY for Deaf: (800)-735-2258

Maryland Toll Free Number (800) 938-5802

NOTICE OF HEARING/TRIAL

Case Number: 03-C-05-005673 OC

CIVIL

Hullihen, Et Al Vs Pulaski & 68th Street L L C 🕠

STATE OF MARYLAND, BALTIMORE COUNTY COUNTY, TO WIT:

TO: J C. Holzer
Holzer And Lee
The 508 Building
508 Fairmount Avenue
Towson, MD 21286-5448

You are hereby NOTIFIED TO APPEAR before a Judge of the:

CIRCUIT COURT FOR BALTIMORE COUNTY County Courts Building 401 Bosley Avenue Towson, MD 21285-6754

Court date:
October 4, 2005
At: 09:30 AM
Civil Non-Jury Trial
1/2 DAY COMPLAINT FOR INJUNCTION

PLEASE NOTE: All counsel are expected to confer with each other with regard to the assigned trial date and to advise the court and other parties of any pre-existing conflict promptly.

If you, a party represented by you, or a witness to be called on behalf of that party need an accommodation under the Americans with Disabilities Act, please contact the Court Administrator's Office at (410) 887-2687 or use the Court's TDD line, (410) 887-3081, or or the Voice/TDD M.D. Relay Service, (800) 735-2258.

Application for postponement must be made in writing with copies to all attorneys.

Please refer to Information Desk for Court Room Designation.

Assignment Clerk: Smith Kathleen L Assignment Office Phone: (410)-887-2660

Date Issued: 07/28/05

TO: File

FROM: William J. Wiseman, III

Zoning Commissioner

SUBJECT: Petition for Special Exception

(21225 Middletown Road)

Case No. 06-073-X

The record of this case was opened on Tuesday, October 11, 2005 at 9:00 AM in Room 106 of the County Office Building. A finding was placed on the record that the posting and notice requirements had been satisfied. The Petitioners Trevor and Kelly Wells appeared, and were represented by Bruce E. Doak with Gerhold, Cross & Etzel. Stacey and Don Waynick, adjoining property owners, appeared as Protestants in the matter, as did Josie Galczynski, who was represented by J. Carroll Holzer. Mr. Holzer did not represent the other neighbors. At the onset of the hearing, Mr. Holzer raised a preliminary Motion, pursuant to Section 500.12 of the B.C.Z.R., and particularly that portion which reads:

DATE: October 25, 2005

"If a special exception petition has been denied, the Zoning Commissioner may not accept for filing any other zoning petition with respect to the same property or any part of that property until at least 18 months have passed from the date of the final Order relating to the previous petition..." In this case, Zoning Commissioner Lawrence E. Schmidt had before him in Case No. 04-343-X the same parties and the same subject matter and rendered his decision dated September 30, 2004. Accordingly, 18 months would not accrue until March 2006.

Mr. Doak pointed out on behalf of the Petitioners that Mr. Schmidt's ruling should not be considered as a "denial" and that testimony should be received and a decision rendered on this new Petition. Mr. Holzer countered by arguing that Mr. Schmidt had issued a Findings of Fact and ruled on Page 7 of his Order that the proposed use "is not a riding stable and thus, special exception relief is not needed," which is tantamount to denying the Petitioner's request. In open hearing, Mr. Holzer Motioned that the matter be continued, and by agreement of the parties, the case was rescheduled for April 6, 2006, having received this date from Kristen Matthews.

There were three reasons why a continuance was granted in this case:

1) The regulations should be complied with. Whether or not Mr. Schmidt's decision ultimately is determined to be a denial or simply a dismissal of the Petition is one thing. The fact that Case No. 04-343-X is on appeal with the Board of Appeals is yet another. Normally, a Petitioner should not be entitled to have two cases proceed at one time. This case is somewhat unusual. In a similar case, the Circuit Court found that boarding of riding horses, the hiring of them by the public, and the provision of horseback riding instruction, are not permitted as of right in the R.C.2 zone, but may only be carried on where a special exception has been granted for the property. (See Nicholas and Stephanie Meittinis, Case No. 01-530-X, and Circuit Court Case No. 03-C-04-7316). This Circuit Court decision trumps the decision of Mr. Schmidt in

Case No. 04-343-X. The history of the Circuit Court case would indicate that it is on appeal to the Court of Special Appeals. Should the Court of Special Appeals rule on this case, then depending on that ruling, the Petitioner would be able to proceed with its appeal of Case No. 04-343-X before the Board of Appeals. If the Court of Special Appeals sustains the Circuit Court ruling, then the Petitioners would be allowed to proceed with their special exception request under Case No. 06-073-X.

. . . .

- 2) Should I have decided to proceed with the hearing on October 11, 2005, the aggrieved party would have a right to a de novo hearing before the County Board of Appeals. Depending on how they ruled on Holzer's Motion as to Section 500.12, there is a good likelihood that this case would be remanded back to the Zoning Commissioner.
- 3) Judicial economy It is thought that this case would take the best part of a day to hear and depending on the Meittinis ruling, the testimony received may prove to be an exercise in futility.





BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

January 11, 2008

TO:

Timothy Kotroco, Director

Permits & Development Management

FROM:

Linda B. Fliegel Board of Appeals

SUBJECT:

CLOSED APPEAL CASE FILES/CASES DISMISSED

NAME 2004	CASE NUMBER	DATE OF ORDER OF DISMISSAL
ERIC DOTT PROPERTY/PDM XI-964	04-027-M	MAY 29, 2007
2006		
GEMCRAFT HOMES	CBA-06-022	SEPT. 26, 2007
2200 ROLLING ROAD	CBA-06-029	OCT. 31, 2007
TERRY WILLIAMS	CBA-06-012	OCT. 11, 2006
TERRY WILLIAMS	CBA-06-036	OCT. 11, 2006
TREAVOR & KELLY WELLS	04-343-X and 06-073-X	SEPT. 27, 2007
JAMES REILMAN	06-029-SPH	OCT. 18, 2007
JAMES REILMAN	06-660-SPH	OCT. 18, 2007
BENHOFF BUILDERS, INC.	06-257-A	MAY 31, 2007
FRANCIS & PHYLLIS COPPERSMITH	06-676-SPH .	NOV. 7, 2007
2007		
CHARLESTOWN - DRC	CBA-07-106	SEPT. 7, 2007
RUN CROSSING	CBA-07-121	JULY 27, 2007
FULLERTON FEDERAL SAVINGS	CBA-07-127	OCT. 2, 2007
ANGELA L. SIDBURY	07-111-SPHA	SEPT. 26, 2007
WINDSOR CONDOMINIUM-PERRY HALL	07-113 - SPH	AUG. 31, 2007
<u> </u>		
		<u> </u>
	<u> </u>	



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 11, 2007

Kathleen C. Bianco, Administrator County Board of Appeals of Baltimore County Old Courthouse, Room 49 400 Washington Avenue Towson, MD 21204

Re: Case #06-073-X

Dear Ms. Bianco,

I am writing this letter to ask for a postponement of the hearing for case #06-073-X scheduled for April 26, 2007. My client and I will both be out of town on April 26, 2007on previously scheduled and reserved trips. We ask that the hearing not be scheduled for any of the following weeks:

- * May 26, 2007 June 2, 2007
- * July 21, 2007 July 28, 2007
- * Month of August, 2007

We very much appreciate your help in this matter and look forward to receiving the re-scheduled date.

Yours truly,

Bruce E. Doak

Principal

Cc J. Carroll Holzer via fax 410-825-4923

APR 1 1 2007

BALTIMORE COUNTY BOARD OF APPEALS



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

Towson, MD 21286

(410) 825-6961 Fax: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

August 24, 2005

#7471

Mr. Timothy Kotroco, Director Permits & Development Management 111 Chesapeake Avenue Towson, Maryland 21204

RE:

Case No.: 06-073-X

Special Exception to allow a Riding Stable

Dear Mr. Kotroco:

Please be advised that I just received Notice of the Zoning Hearing for the Special Exception in Case No.: 06-073-X for Tuesday, October 4, 2005. I have been representing an adjacent property owner in this case before the County Board of Appeals and would enter my appearance on behalf of Josie Galczynski at this time.

It will be necessary for you to postpone this hearing and reschedule it in that I have a hearing scheduled for the Circuit Court for Baltimore County in Case No.: 03-05-005673 OC, Case of *Hullihen*, et al. v. Pulaski & 68th Street, LLC which you can see from the attached which is scheduled for 9:30 a.m. on October 4, 2005.

Therefore, kindly postpone the above-captioned matter and reschedule it at a mutually convenient date.

Very truly yours,

Carroll Holzer

JCH:mlg

Enclosure

cc:

Mr. Bruce Doak

RECEIVED

AUG 2 5 2005

DEVELOPMENT ROLLINGS TRY

April 5, 2006

Re: Marlan Farms, and Kelly & Trevor Wells, owners

To Whom It May Concern:

My daughter has been taking horse-riding lessons at Marlan Farms for about a year now. She really enjoys her weekly lessons and has been progressing very well with her riding skills.

Marlan Farms has been a great place for my daughter to take lessons because the owners, Kelly and Trevor Wells, have gone to great lengths to make it a pleasing environment for children and adults to come and learn about horses, riding, the game of polo, etc. The horses and the farm are always well kept, clean, and it is a very welcoming place to come each week. Kelly, Trevor and the other staff members are very friendly and very conscientious of how their students are progressing in their training.

The farm is also conveniently located to my home, which is another reason why we chose it for riding lessons. My daughter and I are glad that Marlan Farms is here for us and we hope and pray that they will be able to continue to operate their business where they are!

Sincerely,

Debbie Styder

20016 Bollinger Road Millers, MD 21102

443-541-3324

To the Baltimore County Zoning Commission:

Baltimore County has often championed the cause of protecting its remaining open rural areas and conserving the natural resources of these green spaces. Therefore, it is confusing to me how a centuries-old, family-run farm must fight in order to share the experience of riding a horse with a handful of county youngsters.

I have three children and all three learned to play polo and care for their own horses from Kelly and Trevor Wells, DVM. I can't be here at the hearing today, in fact, because my eldest is now captain of the Cornell polo team, involved in a large national tournament. His life has been enhanced immeasurably by the lessons he learned from the Wells. Did you know that only three players form a complete polo team and games require a different horse for each quarter? These two facts keep polo lessons very, very small in terms of students who can participate; a farm with a dozen or so horses could really only manage seven or eight students twice, at most three times a week. At the Wells' farm, the kids play arena polo in a beautiful Amish-constructed fully-enclosed arena. The building blends well with the old, original farm buildings, but cannot be seen from the road. I am certain the structure raised the value of the Wells' farm property as capital improvements always do--a plus in comparables- based real estate values for the immediate area.

And so I struggle with the question of what kind of objection anyone could possibly raise here. As I've driven along Middletown Road over the years, I've despaired at the new housing developements and the strain the growth is surely putting on the environment. I count a dwindling number of historic farms, a large dairy operation to the east of the Wells, and few others to maintain the rolling open vistas and pastoral charm of the Maryland farmland. Please champion the entrepeneurship of small-scale farmers like the Wells. They've enriched the lives of the horse-loving Marylanders they teach.

Sincerely,

Mr. and Mrs. Joel F. Feldman 200 Chattolanee Hill Rd

Owings Mills, Maryland 21117

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 06-073 ×
DATE

PETITIONER'S SICILIANTERIA

E- MAIL					Je man an en a					
CITY, STATE, ZIP	Towson Mo 21286	Freeland, MD 21063	Glennille P. 4. 1329	224 WW MO 2107/	10ates 1910 21286					
ADDRESS	320 E. TowsonTown Bevo.	21225 Middletown Rd.	4779 Blue HILL Rd	CAST 1820	40 E. Sapa Pet.					
NAME	BRUCE E. DOALL GERMOLD GOSS : ETER	12	16/14 (100 C. 11.in S		Shawl Surces					

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER OG-073X
DATE

CITIZEN'S SIGN-IN SHEET

E- MAIL		SEWAYNICK DAOL. COM net											
CITY, STATE, ZIP	10 1	o Qui	Freezano mo 21053	Towney Med 21266									
ADDRESS	9	ı OI	middlerand Ro.	denoment (
NAME	JOSIE GALCOUNSKI	Staces wanted	DON WAYNICK	T. Canull Halan									

p.2

9-6-06

PETITION OF PROTESTANTS
FOR JUDICIAL REVIEW OF THE
DECISION OF THE COUNTY BOARD
OF APPEALS OF BALTIMORE COUNTY

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY

IN THE MATTER OF THE APPLICATION OF STEPHANIE & NICHOLAS MEITTENIS FOR A SPECIAL EXCEPTION

Case No. 01-530-X before the Board of Appeals of Baltimore County

OPINION AND ORDER OF COURT

This matter has come to the Court through appeal and cross-appeal of the opinion of the County Board of Appeals of Baltimore County (hereinafter, "CBA") in a de novo appeal from a decision of the Deputy Zoning Commissioner of Baltimore County, who on March 22, 2002, granted one special exception, for a veterinarium, and denied another, for a riding stable, on the property of Petitioners/Applicants, Dr. and Mrs. Meittinis. Arguments were heard by the Court on March 4, 2005.

The CBA heard testimony over the course of some seven days, beginning on March 25, 2003 and concluding on February 12, 2004. The Court has had an opportunity to review the transcripts of that testimony and finds that it is fairly summarized in the CBA's Opinion of June 18, 2004.

Petitioners' property has a somewhat torturous history of review by various zoning officials. It consists of a parcel of some 40.34 acres zoned R.C., located on the south side of Tracey's Road, approximately 1500 feet west of its intersection with Yeoho Road, Fifth Election District, and was purchased its present owners in 1997. Its use as a farm property attracted no unusual attention until Petitioners began horseback riding instruction upon it, and neighboring property owners filed a zoning complaint, giving

officer, Stanley J. Schapiro, conducted a hearing on January 24, 2001. Petitioners argued that teaching riding was a legitimate part of their farm use, and therefore permitted by right. Mr. Schapiro, however, found that it was not, but that it constituted use as a riding stable, and therefore required the obtaining of a special exception. Petitioners appealed this ruling to the CBA, which remanded the matter to Mr. Schapiro for clarification on May 22, 2001. Three days later, Mr. Schapiro issued another opinion, reiterating that the use in question is a "riding stable", requiring a special exception.

This ruling was again appealed to the CBA, which affirmed. Petitioners appealed to the Circuit Court, but ultimately abandoned the effort, resulting in the dismissal of the appeal.

In lieu of pursuing the appeal of the CBA's affirmance of the Schapiro ruling, Petitioners filed the present application for special exceptions for two existing uses on their property, for both a riding stable and for a veterinarium in connection with Dr. Meittinis' practice as a large-animal veterinarian. As noted previously, then Deputy Zoning Commissioner Timothy Kotroco granted the one requested for the veterinarium, but denied the one for the riding stable, and the appeal of this case to the CBA ensued.

ISSUES PRESENTED

The various parties have submitted to this Court the following issues:

By Petitioners: 1. Did the CBA apply the appropriate legal standard when it denied the special exception for a riding stable, and within the context of the appropriate legal standard, did the CBA find sufficient facts to support the denial?

By Protestant Evans: 1. Did the doctrine of collateral estoppel preclude [Petitioners] from arguing that they did not need a special exception since the issue in question had already been decided against them in a final judicial ruling in a related matter?

PAGE 32

TECHNOTES COLLASED

074A7444

p.4

- 2. Is a special exception required in order to give riding lessons for compensation in an R.C.2 zone?
- By Peoples Counsel: 1. Whether Petitioners' claim that its use is permitted by right is barred, on grounds of res judicata, by the CBA's final decision in the earlier violation case?
 - 2.a. Whether the CBA also erred, as a matter of law, in ruling that the proposed use of the barn and outdoor area for riding lessons and boarding of "layups" is not a "riding stable"?
 - 2.b. Whether the CBA's reasoning was defective in subsuming the riding stable activities under the umbrella of farm use and, as a practical matter, rendering superfluous and nugatory the riding stable special exception in agricultural areas?
 - 2.c. Whether the CBA's ruling conflicts with the relevant case law?
 - 3. Whether the CBA's alternative ruling that it was not persuaded of the merits of the special exception should be sustained because based on substantial evidence?

It appears that there is no challenge by anyone to the CBA's determination that the special exception requested for the veterinarium should be granted. Accordingly, the Court will not view this decision as one requiring judicial review.

STANDARD OF REVIEW

The scope of judicial review is narrow. The Court must affirm the decision of the administrative agency where it is fairly debatable with respect to the agency's findings of fact and inferences drawn therefrom. See Board of Physicians Quality Assurance v. Banks, 354 Md. 59 (1999); Board of County Commissioners v. Holbrook, 314 Md. 210 (1988); Eger v. Stone, 253 Md. 533 (1969); Snowden v. City of Baltimore, 224 Md. 443 (1961).

The scope of review is likewise narrow with respect to the application of law to the facts and/or to mixed questions of law and fact. Stover v. Prince Georges County,

132 Md. App. 373 (2000); Caucus Distributors v. Maryland Sec. Comm'r, 105 Md. App. 25 (1995); Maryland State Police v. Lindsey, 318 Md. 325 (1990); Baltimore Lutheran H. S. v. Employment Security Admin., 302 Md 649 (1985); Ramsay, Scarlett & Co. v. Comptroller, 302 Md. 825 (1985). Even with regard to matters of legal interpretation, the scope of review remains narrow. In Banks, supra, the Court focused on matters of legal interpretation. Judge Eldridge wrote:

"Even with regard to some legal issues, a degree of deference should often be accorded the position of the administrative agency. Thus, an administrative agency's interpretation and application of the statute which the agency administers should ordinarily be given considerable weight by reviewing courts...

Furthermore, the expertise of the agency in its own field should be respected...(legislative delegations of authority to administrative agencies will often include the authority to make 'significant discretionary policy determinations.')...." 354 Md. at 69. (Citations omitted).

Accordingly, where there is room for interpretation, the courts "ordinarily give some weight" to agency construction of the statute. Magan v. Medical Mutual Liab. Ins. Co., 331 Md. 535 (1993). In Magan, Judge McAuliffe wrote:

"The degree of weight to be given an administrative interpretation varies according to a number of factors, including whether the interpretation has resulted in a contested adversary proceeding or rule-making process, whether the interpretation has been publicly established, and the consistency and length of the administrative interpretation or practice. Comptroller v. John C. Louis Co., 285 Md. 527, 544-45 (1979)."

In administrative proceedings in Maryland concerning the grant of a variance or special exception, the "substantial evidence" and "fairly debatable" standard is applicable. e.g., Schultz v. Prins, 291 Md. 1 (1981); Turner v. Hammond, 270 Md. 41 (1973). The "fairly debatable" standard was defined in Eger, supra:

"If the issue before an administrative body is 'fairly debatable,' that is, that its determination involved testimony from which a reasonable man could come to different conclusions, the Court will not substitute its judgment for that of the

administrative body.... even if the administrative body came to a conclusion which [the Court] probably would not have reached on the evidence."

See also Germenko v. County Board of Appeals of Baltimore County, 257 Md. 706 (1970). Accord, Ginn v. Farley, 43 Md. App. 229 (1979); Board of County Comm'rs for Prince Georges County v. Meltzer, 239 Md. 144 (1965).

In Prince Georges County v. Meininger. 264 Md. 148, 152 (1972), it was held that the "substantial evidence" requirement in a case of denial was satisfied by little more than a "scintilla of evidence" because the burden of proof is on the appellant. The zoning agency's decision should be affirmed unless there is "no evidence at all" to support the decision. Rockville Fuel & Feed Co. v. Board of Appeals, 257 Md. 183,193 (1970). These and other cases indicate that an administrative appellant has a very heavy burden to demonstrate as arbitrary an agency finding that the applicant did, or, especially, did not, sufficiently prove his case. In Pollard's Towing v. Berman's Towing, 137 Md. App. 277 (2001), Judge Moylan discussed the function of the reviewing court when an agency is simply not persuaded by the petitioner. He wrote:

"In this case, all that was required was that the Board be not persuaded that there was a need for additional towing service. To the extent that its finding was weightier than that, the incremental weight was surplusage. Far less is required to support a merely negative instance of non-persuasion than is required to support an affirmative instance of actually being persuaded of something." 137 Md. App. at 289.

Judge Moylan also quoted Starke v. Starke, 134 Md. App. 663 (2000), at 137 Md. App. 290:

"[I]t is far easier to sustain as not clearly erroneous the decisional phenomenon of not being persuaded than it is to sustain the very different decisional phenomenon of being persuaded... Mere non-persuasions... require nothing but a state of honest doubt. It is virtually, albeit perhaps not totally, impossible to find reversible error in that regard."

87-6282

DISCUSSION AND ANALYSIS

For its purposes in analyzing this case, the Court will restate the issues presented in a more simplified fashion than presented by the parties, as follows:

- Did either collateral estoppel or res judicata preclude CBA from reconsidering whether or not a special exception for the proposed riding instruction use, was necessary?
- Did the CBA err in ruling that the proposed use is one secondary or ancillary to the farming operation, and is not a "riding stable"?
- Was the CBA correct in concluding that, if the proposed use is not a 3. permitted one, the necessary special exception should be denied?

In the Court's view, the short answers to these issues are:

Issue One: Possibly, but probably not. However, a definitive answer is unnecessary to analysis of the other issues.

Issue Two: Yes.

Issue Three: Yes.

As to Issue Two, the Court finds that the CBA, while probably not bound by the ruling of its predecessor Board affirming Enforcement Hearing Officer Stanley J. Schapiro's March 13, 2001 finding that Petitioners were operating a riding stable without having the required special exception to do so, should not have disregarded that ruling. Rather, it should have considered the ruling as persuasive, at the very least. The fact that the current panel did not do so negates, in the Court's view, any presumption of validity of the later decision, and removes the duty of the Court to defer to this Board's interpretations of the applicable zoning law. Thus, this Court can feel unconstrained in applying its own independent interpretations, having before it two seemingly

contradictory findings based upon strikingly similar evidence concerning the activities which are the focus of the need. vel non, for a 'viding stable" special exception.

What the Court finds particularly suspect in the current panel's Opinion is its view that the use of a site as a riding stable is "referable to the building or structure utilized and is not land-based", however that language may be analyzed.

There is nothing inconsistent with a farm's operation about the presence of a stable among its outbuildings. Proper animal husbandry includes protecting the stock from time to time from inclement or severe weather. It is not the existence of the building that triggers the need for the special exception; rather, it is the nature of the activities carried on about the structure and its environs that does so. Raising, training and even selling one's own horses and the "laying up" of other's appear consistent with permitted commercial agricultural uses, particularly in view of Dr. Meittinis' professional activities as an equine veterinarian.

However, when the boarding of riding horses, the keeping of them for hire and the provision of riding instruction and training to the public are added to the mix, in whole or in part, a line is crossed that is impermissible and inconsistent with the apparent legislative intent of the County Council, which specifically excluded riding stables from those uses permitted by definition upon farm properties.

"Riding Stable" is defined in the Baltimore County Zoning Regulations as: "A building where riding horses are boarded or kept for hire". A more apt description might well be "riding academy". Regardless, however, the activities sought to be conducted at this site are really not dependent upon a particular structure, and, the Court finds, would require the obtaining of a special exception.

In addition to the foregoing discussion, the Court wishes to adopt as its own reasoning that portion of the contents of People's Counsel For Baltimore County's Memorandum, docketed herein as Paper No. 25,000, sub-headed "II. The CBA Erred in its Legal Interpretation of the Character of the Use" beginning on page 10 and

フリウスマン カオコーフォー

concluding on page 17 of the Memorandum.

As to Issue Three, the Court will affirm the CBA in its alternative ruling that, should the Court reverse on Issue Two, the panel felt unanimously that Petitioners had failed to meet their burden to establish their entitlement to a special exception. Simply stated, the CBA was not persuaded of the existence of the necessary criteria. This Court cannot, and will not, substitute its judgment for that of the panel in this regard, even if the evidence caused the Court to feel otherwise (which it does not). In this scenario, Petitioners' burden is nearly, if not totally insurmountable, as discussed by Judge Moylan in Pollard's Towing, supra. The CBA cannot be found to have erred because it rejected, did not believe, or was unpersuaded by the evidence before it.

Accordingly, for the reasons hereinbefore set forth, this Court will AFFIRM IN PART AND REVERSE IN PART, the Opinion of the CBA dated June 18, 2004 in this matter. More specifically, the Court finds that the uses of the subject property requested by Petitioners relating to the boarding of riding horses, the hiring of them by the public, and the provision of horseback riding instruction, are not permitted as of right in the R.C.2 (Resource Conservation) Zone, but may only be carried on where a special exception has been granted for the property. Moreover, the Court finds that the criteria set forth in Section 502.1 of the Baltimore County Zoning Regulations for the granting of a special exception for a "Riding Stable" have not been established and the said special exception for that purpose will be, and it is hereby, DENIED, and it is SO ORDERED by this Court, this 30 day of March, 2005.

Christian M. Kahl, Judge

CBA CC:

All counsel of record

* -	·	7) / ₋	0	72	14
Case No.:		76-	U	/3	X

Exhibit Sheet

Petitioner/Developer

Protestant

	, , , , _ , _ , _ , _ , _ , _ ,	,
No. 1	SITE PLAN.	PHOTO'S- 20 PICTURES
	DATE 8/3/05	Collectivily NO. 1
No. 2	A three D	Picture of VIEW before
	Collectively PHOTOGRAPHS	1
No. 3	PROPOSED RIDING	Patition of Neighbory
	STABLE USES	Properties in Local.
No. 4	(2 PAGES) HORSE STAPIG /1/ENSE	Arla of lim. +ed Site Stecial Steption area
No. 5		
140. 5	NEWS PAPER ARTICLES	Tite from Limiting
No. 6	Letters of Support (3)	
No. 7	PETITIONERS IN SUPPORT (54 SIGNATURES)	
No. 8		
!	ADWISORY BRD. CHURE	
No. 9	ADWISORY BRD. HURE	<u></u>
1 (0.)		
No. 10	<u></u>	
140.10		
No. 11	<u></u>	
No. 12	<u> </u>	
	<u> </u>	

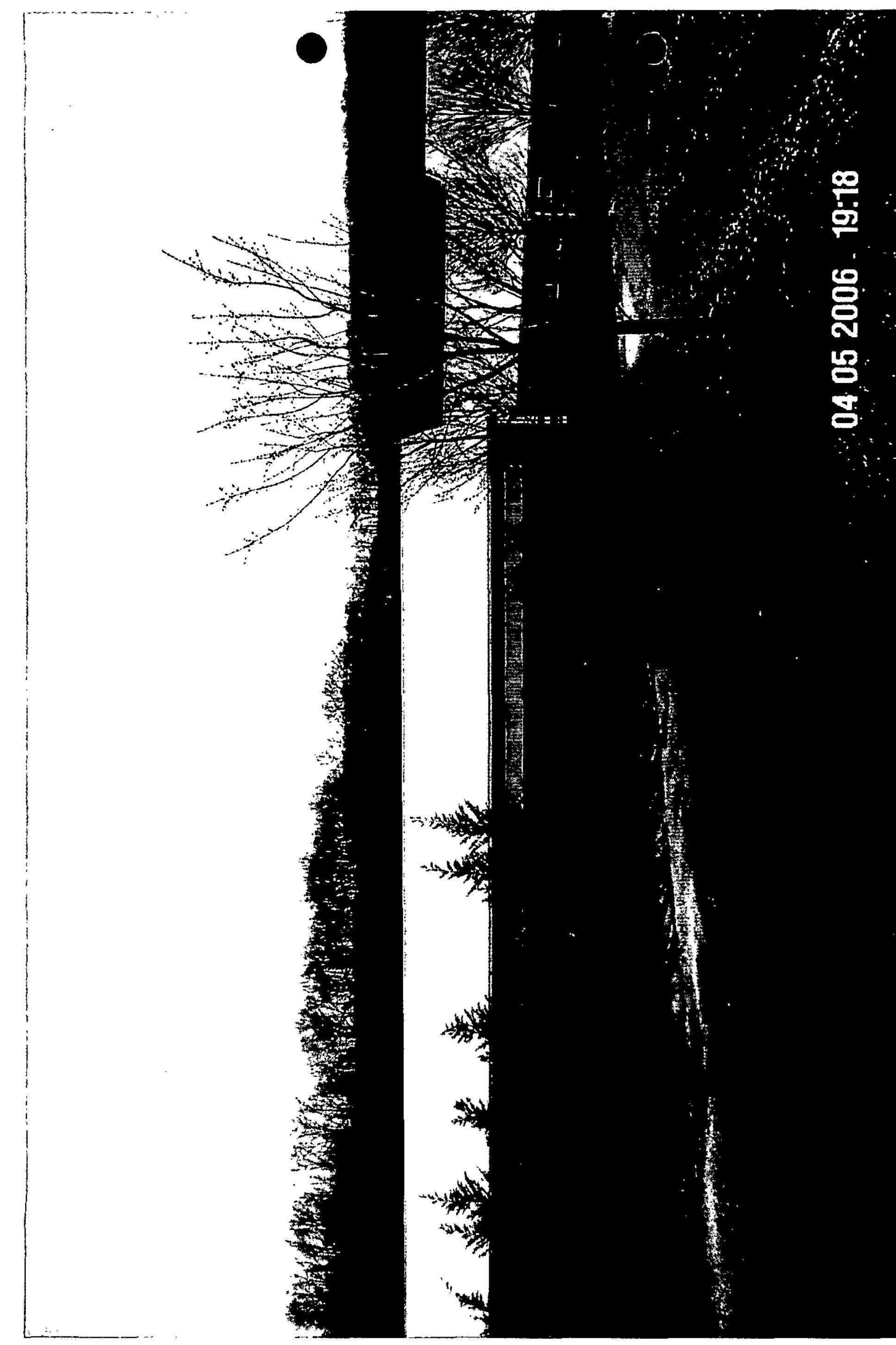
04 05 2006

PETITIONER'S

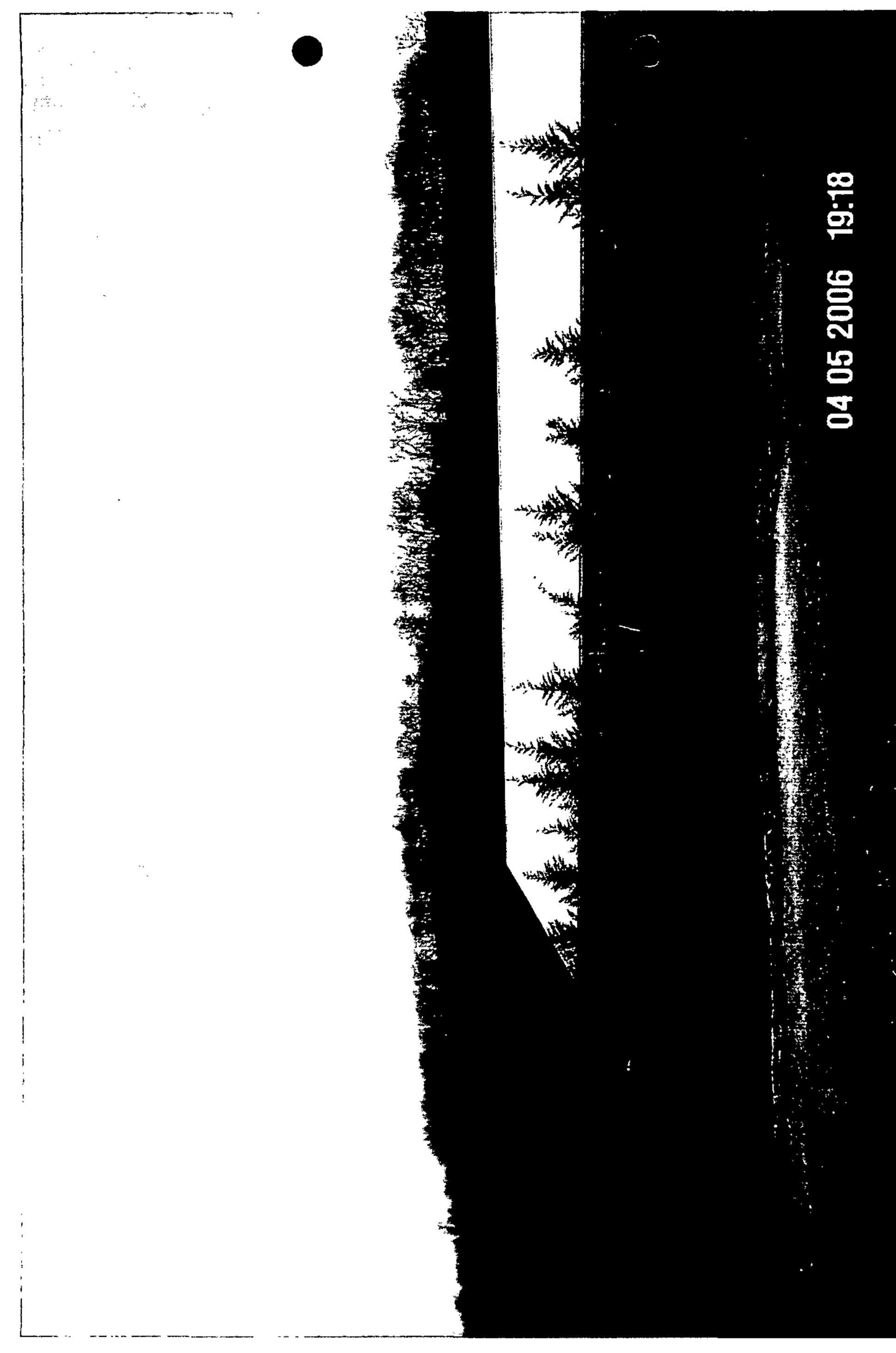
A STATE OF THE PARTY OF THE PAR

Property.

EXHIBIT NO.











April 6, 2006

Kelly and Trevor Wells 21225 Middletown Rd. Freeland, MD 21053

Proposed Riding Stable:

For the purpose of engaging in the instruction of the basics of polo and in basic riding lessons.

Facilities:

65' x125' outdoor ring 80'x 220' Indoor arena With heated lounge/ outdoor portable toilet 2 existing barns:

- a.) With 6 10'x10' box stalls, feed room, tack room, upstairs hay storage
- b.) With 5 12' x12' box stalls, 12 tie stalls, feed room, tack room, upstairs hay storage

Outdoor Lighting:

For security purposes only on and between existing horse barn a and b Hours (Dusk- 2:00am)

No lighting on outdoor riding ring

Polo Lesson Students:

Maximum 9 students/ lesson

Lessons will not overlap, there will be ½ hour break between lessons for clearing of parking lot.

Proposed days & times:

Proposed days & times:		
	Tuesdays	5:00 - 6:00 pm
		6:30 – 7:30 pm
	Thursdays	5:00 - 6:00 pm
		6:30 - 7:30 pm
	Saturday	1:00 – 2:00 pm
	•	2:30 - 3:30 pm
Riding Lesson Students:		
Maximum 8 students/ lesson		
Proposed day days & times:		
	Mondays	3:45 – 4:30 pm
		4:45 – 5:30 pm
		5:45 – 6:30 pm
	Wednesday	3:45 – 4:30 pm
	•	4:45 - 5:30 pm
		5:45 – 6:30 pm
		-



MARYLAND DEPARTMENT OF AGRICULTURE

MARYLAND HORSE INDUSTRY BOARD 50 Harry S. Truman Parkway, Annapolis, Maryland 21401

Nº 00367

HORSE STABLE LICENSE

BALTIMORE HR#: 1179 BOARDING SALES INSTRUCTION

MARLAN FARM
KELLY WELLS
21225 MIDDLETOWN ROAD
FREELAND, MD 21053

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, 2006

THIS LICENSE IS NON-TRANSFERABLE

Lewis R. Riley
Secretary of Agriculture

MDA-E-60 (Rev. 2/04)

PETITIONER'S

EXHIBIT NO.

4

HORSE INDUSTRY BOARD

50 Harry S Truman Parkway

ANNUAL	ν
INITIAL	
REINSP(\$2 MONITOR	S FEE)
COMPLAINT	

DATE

HR 🚛	<u>- 1 1 1 1</u>	napolis, MD 21401	ANNUAL V
LIC#_	367/	(410)841-5861	INITIAL REINSP(\$25 FEE) MONITOR
POSTE			COMPLAINT
STABL	E NAME_Marlantton	M)(_M	LIVESTOCK \$25
PROPR	IETOR'S NAME ROLLY WOLLS)	
STABL	E ADDRESS 21205 M.	dalatoun Road	
	+ Deland	Md 21053	
BOARD	ING () SALES () RENTAL () INS	TRUCTION ()	
		YES, NO COMMENTS & RECOMMENDAT	IONS
I.	FACILITY a. Sturdy b. In Good Repair c. Well Ventilated/ not drafty d. Adequate Protection e. Neat & Orderly f. Dry g. Clean h. Tools Stored Properly i. Manure Accumulation Controlled j. Rodents & Flies Controlled		
II.	STALLS a. Adequate Space b. Bedding Sufficient c. Bedding Suitable d. Cleaned Regularly e. Dry FIELDS/PADDOCKS & OTHER AREAS		
***	a. Free of Hazards b. Pences Sturdy c. Fences in Good Repair		
IV.	FOOD & WATER a. Food Available b. Food Quality Adequate c. Food Sufficient d. Free of Contaminates/Mold e. Suitable Containers f. Stored Properly g. Water Available h. Water Quality Adequate i. Salt Available		
v.	HEALTH CARE a. Maintains Basic First Kit b. Provides Routine Care c. Sick/Injured/Lame Attended to		
VI.	RENTAL & INSTRUCTION a. Rested Adequately b. Girths Loosened c. Not Tied To The Bit d. Protected from The Weather e. Fit For Use		
VII.	EQUIPMENT a. Tack Clean b. Tack Sound c. Adjusted Properly d. Grooming Equipment		•
	Nutrient Management Plan		

REPRESENTATIVE

To Whomever this may concern:

My name is Jennifer Hofstetter, and my address is 21220 Middletown Road. My husband John and I live directly across the street from the Wells property. We have not had any problems whatsoever as the traffic in and out of the Wells has only been moderate. We also believe that what the Wells are providing for the community is great as it gives young people a place to learn and have fun. Our young son has taken horse back riding lessons provided by the Wells and enjoyed himself, as his class consisted of three student riders.

Freeland, the last time I checked is pretty much an agricultural zone of Baltimore County and should stay that way. An Agricultural building or any such structure or device should not be an issue in my mind. I would have liked to have attended the hearing, but I have a six month old baby girl who is fighting an ear infection and needs my attention.

If you have any Questions pertaining to this message, or how I stand?

I will be available at 410-343-1237

Sincerely,

Jennifer L. Hofstetter

Rem 1 Highell 4/5/66

John F. Hofstetter

Gohn Hofstetter 4/5/06

PETITIONER'S

EXHIBIT NO.

On October 11, 2005 Marian Farm (Kelly and Trevor Wells) are requesting from the Baltimore County Zoning Commissioner a Special Exception for a Riding Stable.

We the undersigned, support the activities of riding/polo lessons being given at Marlan Farm. We believe this riding stabl'

	Freeland Communit	y.	PETITIONE	۲′S
			EXHIBIT NO.	7
	Please Print	Signature	Address	
١.	Tiffamy Bibaud	Z/		:URA Parlito
2.	DAUSO WALLACE Shellie Wallace	Cond Wallace	2910 Kidds	School House Rol
3.	Shellie Wallace	Malle Mall		Schoolhousek
ч.	Michael Margio	Ha Undlille		have Ct Perkhon
5 .	Delobie Snyder	Angelor	20016 Bolling	ger Rd, Manche
6.	EritaKyan	aukakya.	21205 Mikules Y	lanner Ln.
	,	<i>)</i> 11 .	freeland 1	Nd 21153
	Kim Derrickson	Jen C Duel		
	Ellen Pac	allen Pac	3 QUAIL WOOD C	T PARKION MED ZIIZO
9.	Matthew Pae	Mother Pac	3 QUAIL WOOD CT	PARKTON MD
i0 ,-	Show Duran	Mondan	410 E. JORPA P.E. "	
	Debrah Collen	Jan	Box17 Butlen	
		1 ////	2050 Geist Mi	•
13.	Victor (Stins)	VITO LEANZA	POBOX 99 Glen a.	1021014
i ci	1 1 1 - 1 1 1 0 - 1 1	//29	POBOX 99 Glenle	5CK MA [732]
174.	Holly E. Holleran -		3746 Bbik Bok N.	1 Pariso Md
15.	MESTER			
i (c.)	DATIBLES &	Automor ó	2539 Pocock Rd,	Fallston MD 21047
17. 6	Gordy Porter	Mondin Portin	342 Glorica Ril	
			Gleveor Y	nu ziuc

On October 11, 2005 Marlan Farm (Kelly and Trevor Wells) are requesting from the Baltimore County Zoning Commissioner a Special Exception for a Riding Stable.

We, the undersigned, support the activities of riding/polo lessons being given at Marlan Farm. We believe this riding stable is an asset to the Freeland Community.

Please Print	<u>Signature</u>	Address
18. JOHN HAGAN	Sol Hage	1201 DAIRY ROAD
19. Sue Haughwout	Sue Houghwood	PARKTON, MR ZIIZO
so. Carole Herold	Carole Herold	20116 Compounder Ro 21504 Freeland, M.
a. Kim Schmitt	Kum Schmitt	1945 Freeland Rd. Freeland 21053
aa. Bobbie Jo Matthew	s Borbbue go Matthe	ES 21654 Railroad Ave Freeland, MD 21053
23 Prudence Preston	Prudence Juston	2544 Beckleysville RA
24. Doffietlandwerk	De Buduu	Sofolkelvey mil 2 1053
25. Leslie Davis	Lestie Danid	Ateland Md 2103
26. Donna Avila	Dona Cert	7 Scotts Manor Ct. 20235 middlefor Re 21053
27. DAWN WIWKER		20235 Middleforka

On October 11, 2005 Marlan Farm (Kelly and Trevor Wells) are requesting from the Baltimore County Zoning Commissioner a Special Exception for a Riding Stable.

We, the undersigned, support the activities of riding/polo lessons being given at Marlan Farm. We believe this riding stable is an asset to the Freeland Community.

Please Print	Signature	Address
29. Jon C. Meadowcroft	Son C Meadbears	off 20234 MIDDLETOWN RD Freeland, MD 21053
29. Stephen Wallis	Sty Will.	8 Sco445 Mover C4
30. So Deivel	() all	Fredard MB 21059 3944 Echo Conq
31. Ratty Warkla	Lattellanbler	3752 Skyven Drie
32. Elizabeth Easton	Stall	Glewull, La
33. Steve Bass	Stude	2 Pheasant wood (7329 Parkton MD 21120 195/2500k#1/pd
34. Jon Bass	Jage Mcloon Ban	Freeland MD 2/053
35. CRAIG SCHUTT	Lean's Lean's Contraction of the second seco	2090/ Keeney Mil/ Pol 2 1053
36- Rhonda Ryan	Klaur MK	2020 Fliststone Rd 21053 2020 Keeney Mill Kl 20053
37. (ath) Scholi	2 Cathy Schut	2020 Keeney Mill Kel 2105
38. Your Boddy	Lyme Boddiked	4147 Hornows way
39. Ann Toma	Unn Jona	4147 Harneys way Clarentle Pa 17339 21 Shady Ridge Ct Packter MD 21120
~ ι	Λ 51	Parkton, MD 21120
40. Donna Shriver	Umas Muu 39	Ellers Choice Way
41. Lisa Brown	2 ms Sur	WKONIVID QUIDUI
		8807 FOX Chase Ct Parkton mi
		100 K494 UID

On October 11, 2005 Marlan Farm (Kelly and Trevor Wells) are requesting from the Baltimore County Zoning Commissioner a Special Exception for a Riding Stable.

We, the undersigned, support the activities of riding/polo lessons being given at Marlan Farm. We believe this riding stable is an asset to the Freeiand Community.

	Please Print	Signature	Address
4 2.	Laura Deichert	I am aut	Address 1293 William St. Baltimore, MD 21220
43.	Alex Molina	alas Malence	306 Charry tree Ct. Forest Hill, MD
4 4 .	Anne Harrey		21050
	111110 [[[00100]	dur dues	2004 Stringtown Ed
45,	Lizzic Wisner	Limpo Minos	3766 Black Rock Rd
	1/ 1 ()		Upperco, MD 21155
46.	Late Warner	Late M- Warre	2903 Mt. Vantes Rd #1
47,	Bully Harvey	MMM	2903 Mt. Ventes Rd / Manchester, MD 21102
	Stan Feldman	Q_{ℓ}	2004 Stringtown RD Sparks MD 21152
		46	200 Chattolance Hil Ro.
	Kelsey Nussenfeld	helse mussendo	Unings Mills, MO 21112
	0 - in a - A 1	,	11MOTHUS GREEN C+
5º.	Courtney Asdownan	Courty /	21208
			Thunt Valley, Mod 21030
51.	$M^{0,000}$. 107	91110(COSS
•	acor con morgan	Maurent Morgan	3411 Baller Schoolhouse
			3411 Baker Schoolhouse Freedomer, mp 21053

Sil gratures Supplied of the S

To Whom it May Concern:

I/we would like to express that I/we do not oppose the proposed riding stable located at the Wells' property located at 21225 Middletown Rd. in Freeland.

	Print Name JOHN HOFSTETTER	Date: 3/14/04
53,	Jenn: For Hofsteter I been thinking about a about this I am for "	2. Signed John Frederik Hefstelle lenf After 3/14/04 me toking to Kelly + 3/14/04

Donna L. Weeks 21715 A Middletown Rd Freeland, MD 21053

To Whom It May Concern:

I am one of the Wells' neighbors, and I have no objection to a zoning variance for the purpose of adding a riding stable to their established working farm located on Middletown Rd.

Sincerely,

Ounce La July

Donna L. Weeks

Baltimore County Agricultural Board Meeting Minutes May 6, 2004 Page 1 of 8

Baltimore County Agriculture Advisory Board May 6th, 2004 Board Meeting Minutes

7:00pm Baltimore County Courts Building, Zoning Hearing Room, Rm. 407, Towson

Board Members: David Greene, Harriet McGinnis, Pat Patterson, David

Hayden, Dan Colhoun

Board Members Absent: None

Staff/Advisors: Wally Lippincott, Robert Hirsch, David Martin

Attendees: Trevor Wells, Kelly Wells, Stacey Waynick, Donald Waynick,

Bruce E. Doak, John Gontrum, Anita Gerwis, Josie Galcyznski, J.

Galczynski, Wayne Armacost, Melissa Foster, Joe Woolman, David Tayler,

Arthur Tracey, Richard Tracey, Neil Zurowksi, Russ Dickens, Kenneth

Huber, Sherlock Gillete, Susan Yoder, John Yoder

1. Approval of March 16, 2004 meeting minutes.

Amendments to minutes.

Item 2.A.1. – Motion made by Dan Colhoun was worded "Do not recommend approval of this request to zoning, until such time as there is an actual farm operation that justifies a tenant house on the property.

Motion: Dan Colhoun, approve minutes as amended.

Second: Harriet McGinnis, Passed 4 to 0

2. Old Business

A. County Imminently Threatened Farmland protection program.

1. Hale property

When the Land Acquisition office received the draft Deed of Conservation Easement back from the Hale's attorney, the location of a 2.1 acre exclusion from the easement was different from where the County thought it was desired. The Ag board was asked to approve or disapprove of the new location. Due to the imminently threatened nature of this property, materials were hand-delivered to Ag Board members, and their comments and votes were requested via telephone. Some Ag Board members had questions that weren't answered by the materials, and so the issue was discussed again and voted upon at the Ag Board Meeting on 5-6-04.

Staff explained that an area larger than 2.1 acres was drawn on the map to show where a 2.1 acre lot would be acceptable to the Ag Board. This allows flexibility for the Hale family, and will ensure the area they intended to be excluded is available for exclusion. David Greene called for a vote to ratify the telephone poll.

Ag Board/Brd meeting MINUTES 5-6-04

PETITIONER'S

EXHIBIT NO.

3

Baltimore County Agricultural Board Meeting Minutes May 6, 2004 Page 2 of 8

Motion: Dan Colhoun. Approve new exclusion location. Second: Pat Patterson. 3:0, Harriet McGinnis recused herself because the Hales ure neighbors to her.

3. New Business

A. MALPF Easement Applications: Discussion

Staff will prepare to take the Ag Board to see about half of the MALPF applicant properties in June this year, to get a head start on the ranking process.

B. MALPF Easement Amendments: Recommendation to MALPF Board of Trustees

Easement Overlay
 Arthur and Richard Tracey
 20815 Middletown Road, 299 acres

Tracey is requesting approval of overlay easements that will apply to 64 acres of the 299-acre MALPF easement. The majority of those 64 acres will be overlain with Forest Buffer and Forest Conservation Easements.

Mr. Woolman, Mr. Richard Tracey, Mr. Arthur Tracey and Mr. Zurowski spoke for the request. Mr. Tracey has farmed the property since 1951. The goals of the request are to preserve the farmland and develop a portion of less used farmland to support his agricultural operation. They see the conflict here arising out of the process — in that the agricultural easement was recorded before the development plan was approved and now to get the development plan approval they need the environmental easement overlays. They suggested that if the development had occurred first, this conflict would not have occurred.

In the opinion of the Tracey team, the requested overlays will cause minimal impact to the agricultural operation. The overlays will cover 7.94 acres of land currently used for agricultural production. The rest of the 64 acres of land to be covered by the environmental easements are not currently used for agricultural production.

There was discussion about loss of agricultural easement land to widening of county roads.

Potential child lot locations were discussed. Staff stated that if environmental easements go on the forests, the child lots would have to go in the ag fields. The Traceys said they may not be applying for child lots, because the developer will set aside house lots for their children.

The ay board stated that the environmental and agricultural easements are both perpetual. The environmental overlays would preclude productive agricultural use of the land the overlays apply to. Timber harvests are not allowed in the Stream Buffer Easements, and

Baltimore County Agricultural Board Meeting Minutes May 6, 2004 Page 3 of 8

8873510510

are allowed only with DEPRM approval in the Forest Conservation Easements. The Board was concerned about setting a bad precedent: the overlaying of these particular kinds of easements has never been done before in Baltimore County, and if the Traceys are allowed to do it, others will in the future.

Motion: Dan Colhoun. Recommend the overlay application be denied because it would restrict the long-term agricultural use of the farm.

Second: David Hayden. Passed, 4:0

2. Tenant Trailer

Hickory Hill Farm, Wayne Armacost 17011 Pleasant Meadow Road, 342 acres

Hickory Hill Farm wants to locate a 14' x 42' trailer on their dairy farm for use by Melissa Foster, Hickory Hill's assistant herdsperson. She is a key person in their dairy operation. All other tenant dwellings on the property are currently occupied. The trailer will be located next to the dairy barn and behind an existing dwelling.

The tenant farmer, Melissa Foster, explained her role on the farm. She does herd health, looking after the well-being of the cows, and does on the farm veterinary work, and works extensively with the Spanish-speaking laborers.

The owner, Wayne Armacosi, stated Melissa has worked on the family dairy farm for longer than any of the other workers, and is now the top person below Mr. Armacost in the dairy part of the operation.

Board members asked if the proposed location of the tenant trailer could be changed to avoid impacting the scenic view from Black Rock Road. Mr. Armacost was agreeable.

Mr. Armacost mentioned that he is proposing to hook the new trailer to the septic and well of the existing house. The septic and well were upgraded recently.

Motion: Dan Colhoun. Motion to recommend approval of tenant trailer with revised

location as discussed.

Second: Pat Patterson. 4:0 approved.

C. County Easement Applications: Discussion

Staff will prepare to take the Ay Board to see about half of the Baltimore County applicant properties in June this year, to get a head start on the ranking process.

- D. County Easements: Interpretation of Permitted Uses. Recommendation to Zoning Office and Landowner
 - 1. Riding Stable and Polo Training Trevor and Kelly Wells

Baltimore County Agricultural Board Meeting Minutes May 6, 2004 Page 4 of 8

21224 Middletown Road, 53 acres

The Wells property is subject to a Baltimore County Agricultural Easement. The Wells have been involved in a Special Exception Request for a Riding Stable with the zoning office. In the course of the request, the County has requested a relocation of the driveway. Agricultural Land Preservation Program staff have also raised issues in the course of the review. The Board is asked to recommend whether the proposed use is in conformance with the County Agricultural Easement.

Kelly and Trevor Wells and Mr. John Gontrum presented the Wells' plans and situation. Lessons would be used to put the horses in polo game situations. Lesson income would be ancillary to main income source, which is the resale of trained polo horses. The indoor arena is necessary for the horses to play polo in the winter, and year round training is mandatory for successful sales. Hours the farm will be open for boarders will be from 10am to 8pm, Friday through Wednesday. There will be four informal polo scrimmages per year. Scrimmages would take place indoors, and involve two teams of three riders and one mounted referee.

The driveway is being moved to increase the safety of moving horse trailers and farm equipment in and out of the property. The entrance location they are considering will maximize the site distances.

Some of the Wells' neighbors were present, and they explained their concerns with the driveway, riding lessons, and riding arena, and the Wells' horse operation in general. The concerns included, but were not limited to: due process violation because they were not given adequate time to review plans before the Ag Board meeting, hazard of having a driveway anywhere on the Wells property onto Middletown Road, continued use of the existing lane after a new driveway is constructed, and questions about the protection of soil and water resources through a soil conservation plan. It was requested that the board table the issue until they had adequate plans and time to review them.

The board responded that the meeting is not the zoning hearing, and that the Ag easement controls the uses and limitations provided for under the easement.

Motion: David Hayden, Approve the concept of indoor riding arena, and approve concept of driveway according to determination of the transportation authority. Second: Dan Colhoun. 4:0 approved.

Processing and Sale of Cheese
 Land of Promise Farm – Mr. and Mrs. John Yoder
 4603 Long Greene Road, 52 acres

The Yoders run a diary operation on their property, which is subject to a Baltimore County Agricultural Easement. They are

Baltimore County Agricultural Board Meeting Minutes May 6, 2004 Page 5 of 8

proposing to produce cheese solely from the milk produced on their farm. The easement language is, unfortunately, unclear on whether cheese production and sale is permitted. The easement permits "primary processing" of agricultural products on the eased land.

Susan Yoder described the planned cheese making operation. The facilities will be housed in a proposed 30' x 52' pole barn, and milk will be piped directly from the cows to the cheese facility. They currently have 30 cows, with calves and helfers. Mrs. Yoder plans to huild agricultural education into the facility, improving their existing farm tours by making space for 12 students to examine the cheese facility from the inside. Mrs. Yoder stated she has been in contact with Baltimore County high school teachers about lessons at the proposed cheese facility, and they expressed interest. Planned cheese production is 1,500 lbs of cheese per month, requiring 15,000 lbs of milk per month.

Board members asked about what the Yoders plan to do with their excess whey and milk liquids. Mrs. Yoder said it will be fed to the cows, and made into ricotta and other cheeses. The Yoders stated they

have ough animals to refeed the whey.

and members asked what they would do if they step up cheese production. Susan Yoder answered that they will only produce 1,500 lbs of cheese each month. They don't have room for facilities to do more than that. They also will not take milk from other operations, and they don't want to make their operation larger than they already are. When asked if they have an financial plan to recoup their investment in equipment, and if they meet State health requirements, Mrs. Yoder said yes.

The Board and staff explained the easement language issue of "primary processing." The interpretation of the language needed to be clear to avoid any future interpretation that could jeopardize the Yoders investment.

Motion: Dan Cothoun, move to approve their request.

Second: Put Patterson, 4:0 approved.

- E. County Program. Discussion
 - 1. Project Status Report
 - a. Imminently Threatened Farmland Program
 - i) Patrick Rogers

Mr. Rogers did not submit application materials for this meeting.

- 2. County Budget: Executive's proposed budget.
- Federal Farm and Ranch Lands Protection Program (FRPP).
 Application submitted to state on 4/27/04 deadline. We were informed of the application deadline on 4/5/04.

Baltimore County Agricultural Board Meeting Minutes May 6, 2004 Page 6 of 8

3. Land Evaluation and Site Assessment (LESA) for ranking easement sale properties.

Discuss differences between LESA used for Federal FRPP program and LESA used for Baltimore County Agricultural Land Preservation Program. Staff recommends we continue to use Baltimore County LESA.

The Board requested a list of differences between the two ranking systems, so they may make a decision at a future meeting.

F. Zoning Items - Action: Recommendation to Zoning Office

1. Farmer's Road-Side Stand Huber's Produce Farm, Kenneth P. Huber 12431 Bel Air Road, zoned RC-5

The Huber family has operated a produce stand in Perry Hall for forty years. The property the stand is located on is being sold, and Mr. Huber needs to find a new place to locate his business. Mr. Huber leases about 99 acres in Kingsville and Perry Hall and grows his produce there. He grows over 85% of the produce sold at his produce stand.

Mr. Huber has located a property (12431 Bel Air Road) in Kingsville he would like to purchase and relocate his produce stand business to. Farmer's Road-Side Stands are permitted in RC-5 zones as a right with a use permit. The zoning office has asked that the Ag Board review Mr. Huber's operation and application to see that it meets the requirements for the use permit. Mr. Huber has indicated interest in building a pole barn and greenhouse on the land. He also intends to grow crops such as herbs and strawberries on the purchased property.

The zoning code asks the Ag Board to determine if the applicant produces, at operations he runs, at least 50% of the produce sold at the stand. David Martin investigated this for the Ag Board, and reported that almost all the produce sold at the stand is produced by Kenneth Huber.

Mr. Huber stated that he grows his own flowers and produce. The site he has chosen for the Stand could be used to grow a small amount of cherry tomatoes or something like that. He plans to purchase the site. Mr. Huber is the third generation in his family to farm. Mr. Huber has spoken to a few of the new property's neighbors, and has not heard any serious concerns from them.

Motion: Dan Colhoun. Move to recommend approval to the zoning office. Second: David Hayden. 4:0 approved.

2. Subdivision for Agricultural Protection and Preservation Purposes Gillette, Sherlock

PROTESTANT'S

EXHIBIT NO.

3/13/04

Baltimore County, Maryland Zoning Case No. 06-073-X

PETITION OPPOSING SPECIAL EXCEPTION

We, the undersigned, do hereby declare our **OPPOSITION** to any act or decision by the Baltimore County Zoning Commissioner or Board of Appeals that would grant TREVOR & KELLY WELLS a Special Exception to have a riding stalbe or any other facility for commercial purposes, including polo lessons and matches, on the property located at 21225 Middletown Road, Baltimore County, Maryland.

	01041471105	
NAME Dayan	SIGNATURE,	ADDRESS & PHONE NUMBER
Mencoll	11 1 1 1	Freelands, Md 410-943-122
MEREDUTH WESLETT	Marchattellenit	
Bollinger	Gretden Bollinger	21200 maddletown Freeland md. 21053
Robert Bollinger	Robert Bollinga	(
CARL MILLER	Carl E. Miller	2736 West Ruhe Pd.
BETTY MILLER	Betty miller	
Stacey Waynick	Staceyllebynick	21303 Middletown Rd Freeiand, MD 21053
DONALD WAYNICK	Somel (i)	21303 Middletown Rd Freeland, MD 21053
Antta Gerwig	Anitadelerung	21305 Middletown Rd. Freeland, MD 21053
RANDS BOLLINGER	Randy Bollinge	FREELAND, M.D. 21093
Donna Bollinger	Donas	21204 middletownka Fræland, md 21053
		·

PROTESTANT'S

EXHIBIT NO.

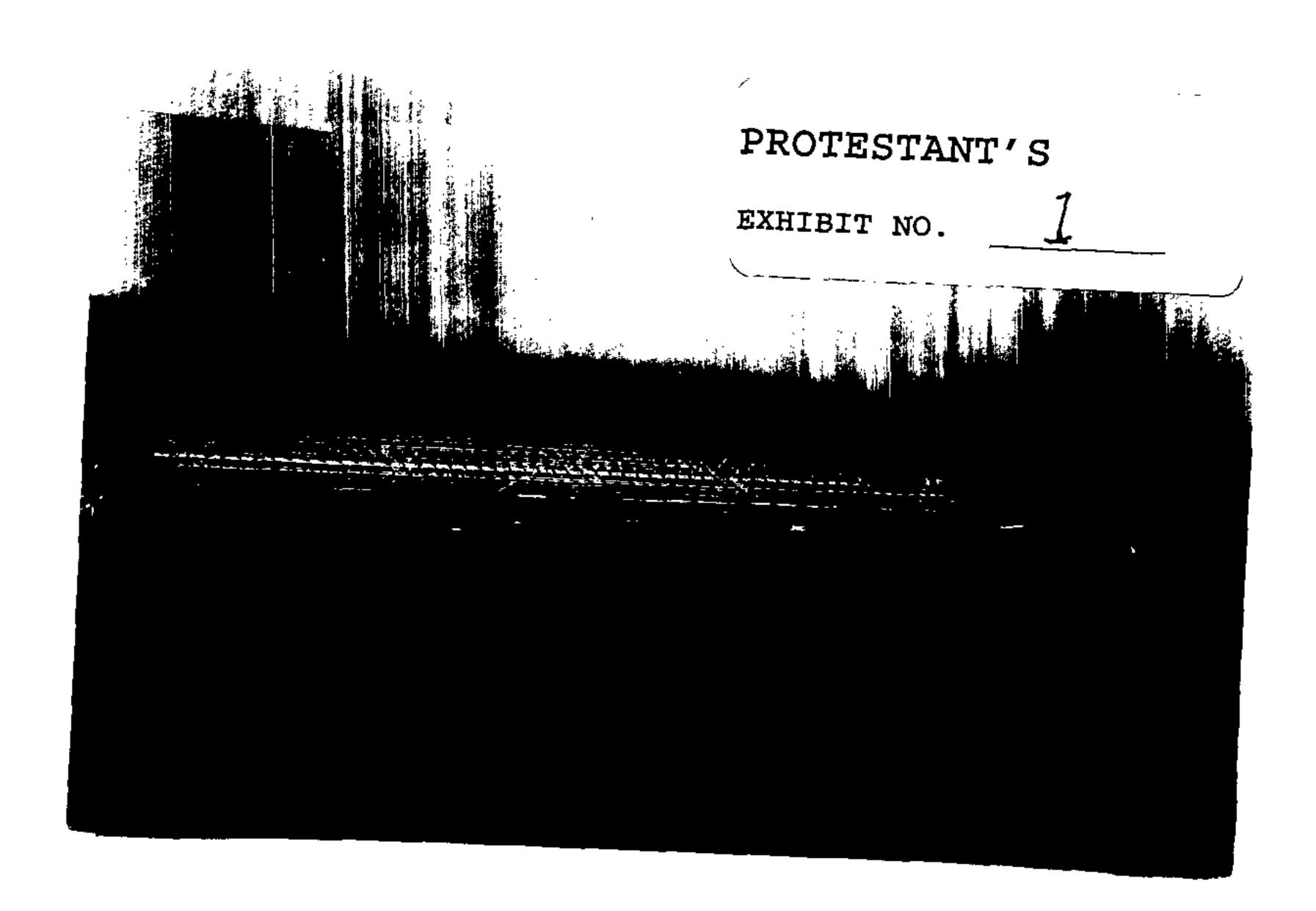
Baltimore County, Maryland Zoning Case No. 06-073-X

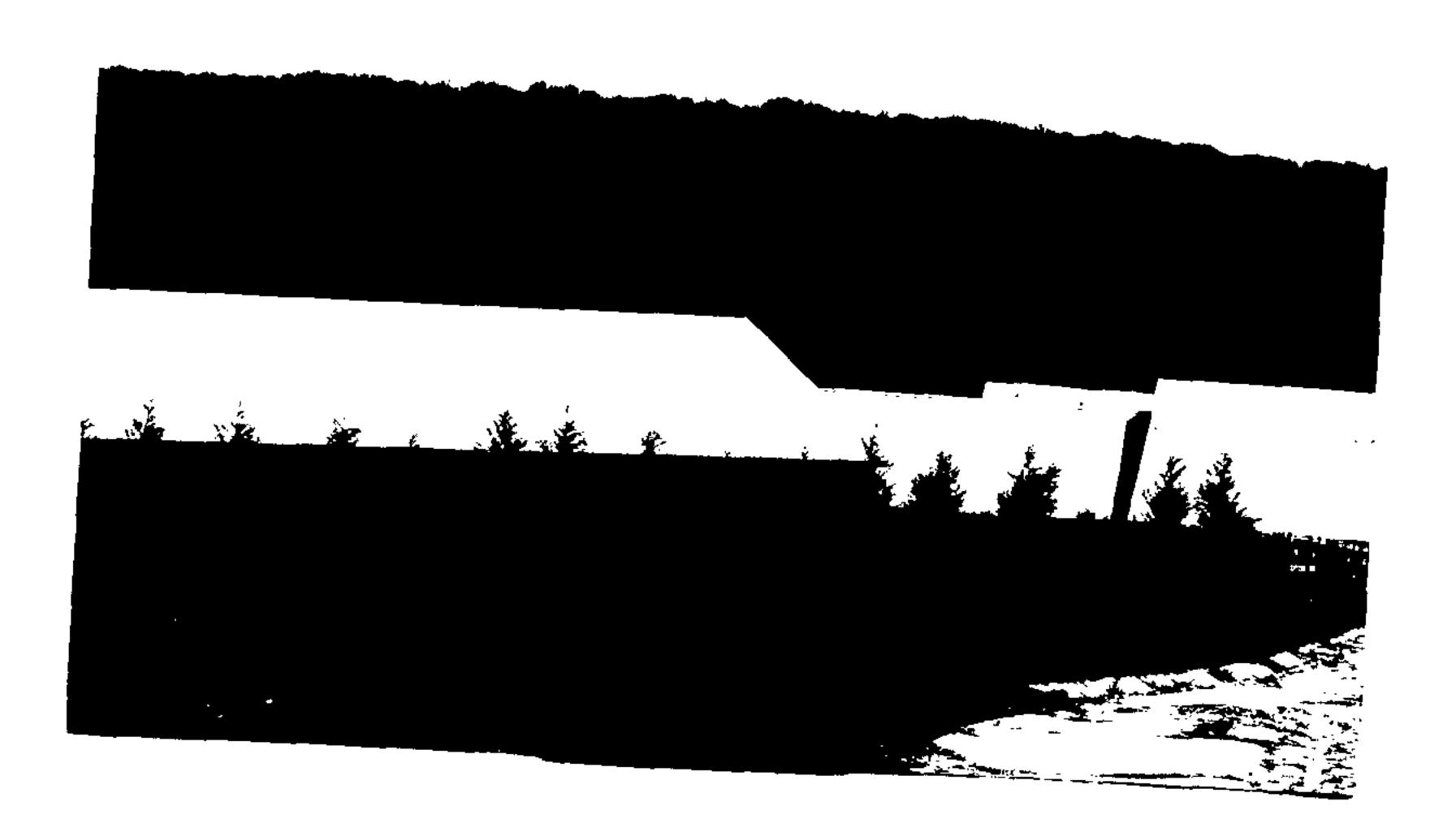
PETITION OPPOSING SPECIAL EXCEPTION

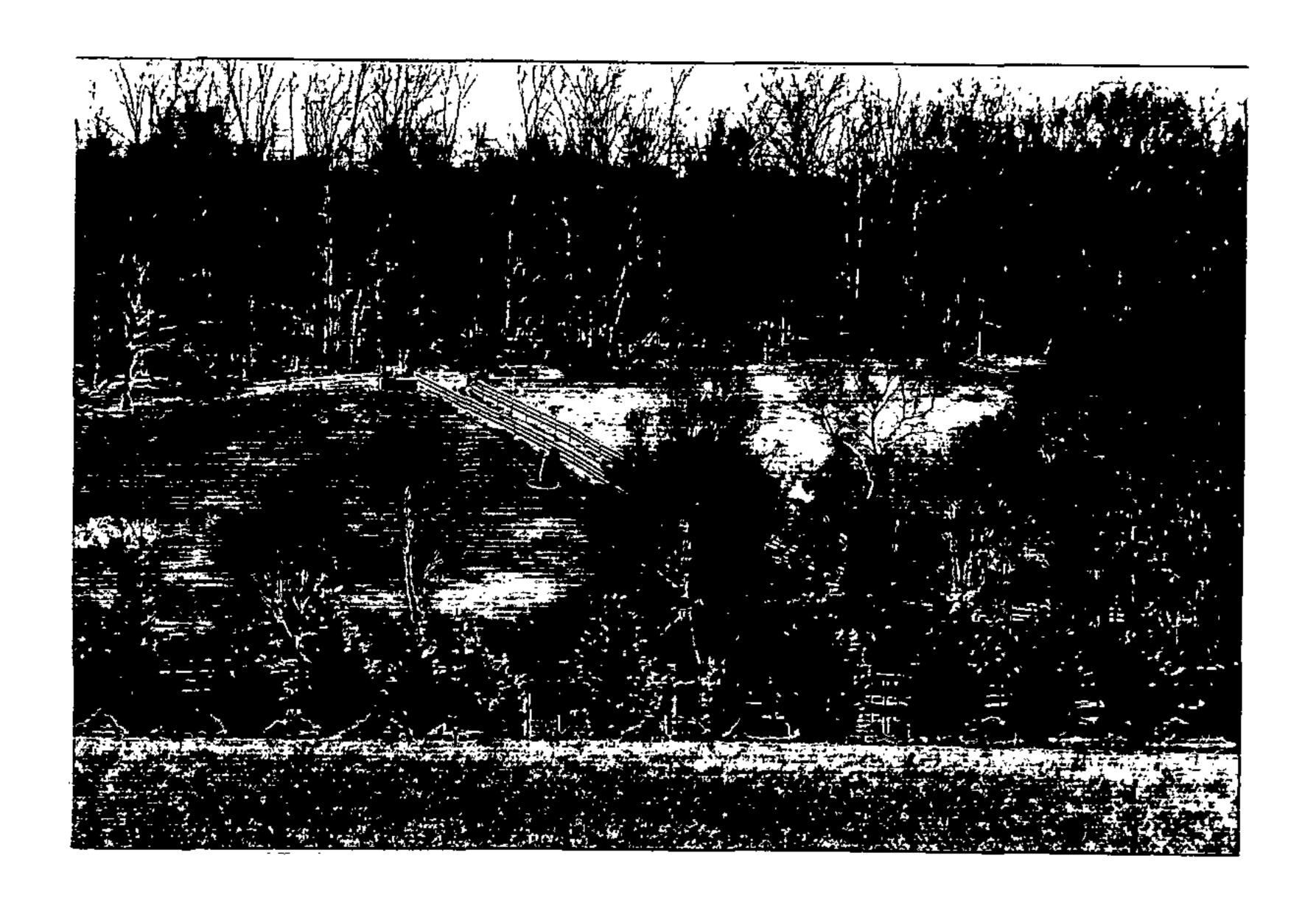
We, the undersigned, do hereby declare our **OPPOSITION** to any act or decision by the Baltimore County Zoning Commissioner or Board of Appeals that would grant TREVOR & KELLY WELLS a Special Exception to have a riding stalbe or any other facility for commercial purposes, including polo lessons and matches, on the property located at 21225 Middletown Road, Baltimore County, Maryland.

NAME	SIGNATURE	ADDRESS & PHONE NUMBER
Kenneth Bollingen	Honnelt Bolleyin	3436W Rukl Rd Freeland Md
JOSEPHINE	Josephine C Galompli	2922 BERWICK 4US
GALCZYNSKI	programe Calcygode	BALSO, MD.
FRANCIS		2922 BERWICK ANE
GALCZYNSKISE	J. J. Jalmuski) Su	BALTO, MD
	V	
<u> </u>		
·		
···· <u>-</u> ···	· · · · · · · · · · · · · · · · · · ·	
	<u> </u>	<u> </u>

Tre vor Wells, et up 21225 Meddle town Frank 06-073-X Presens / Persessats 1-20

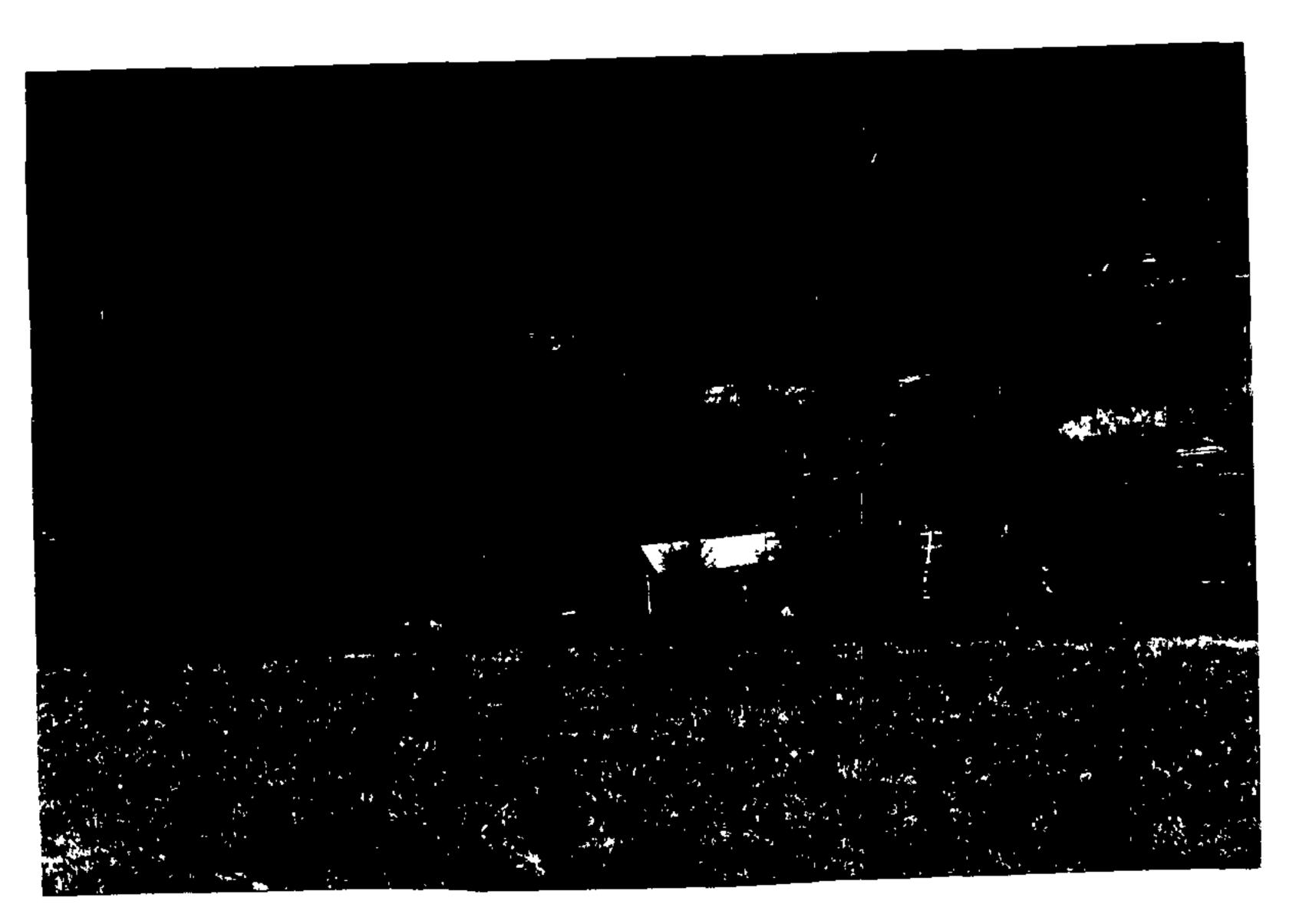






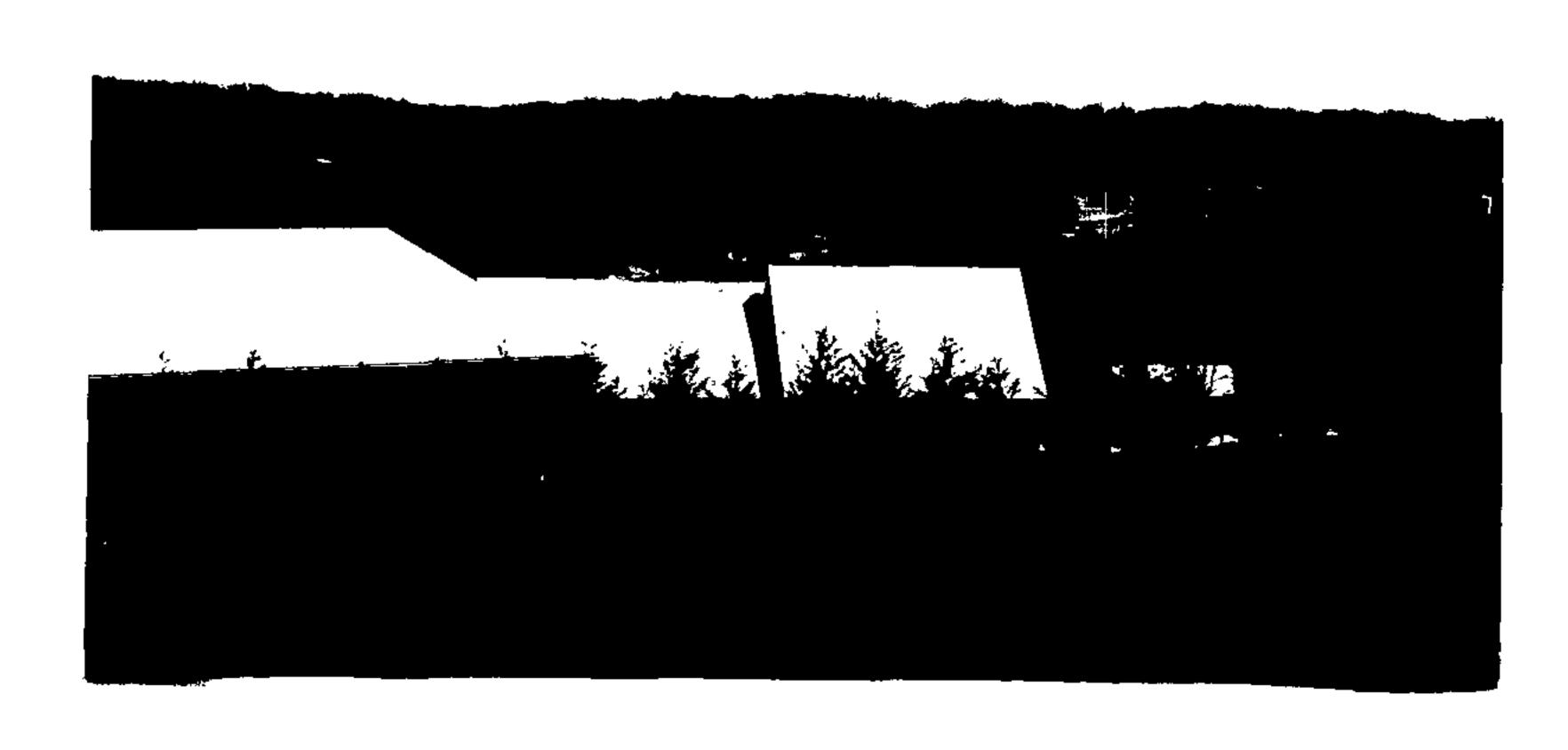


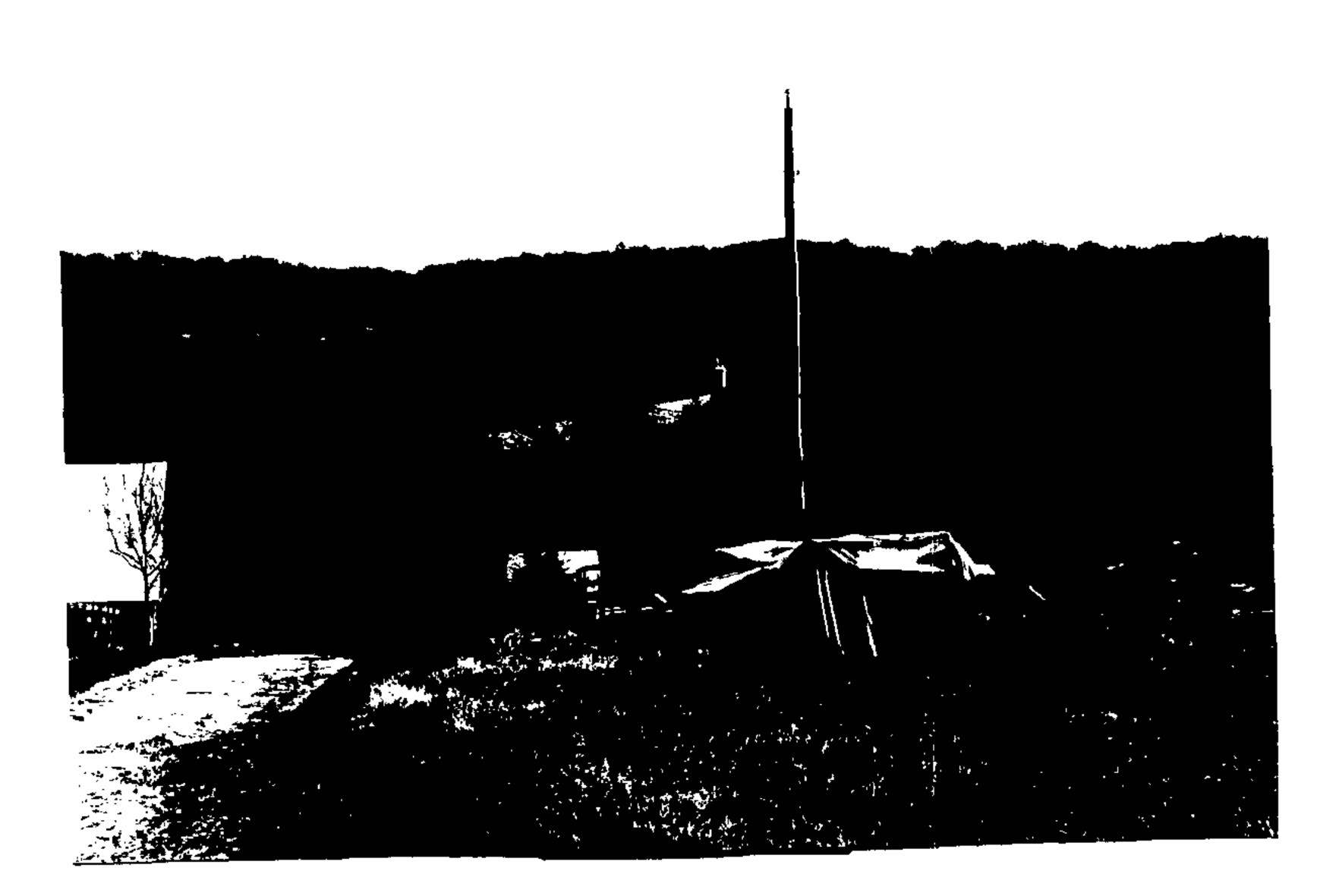






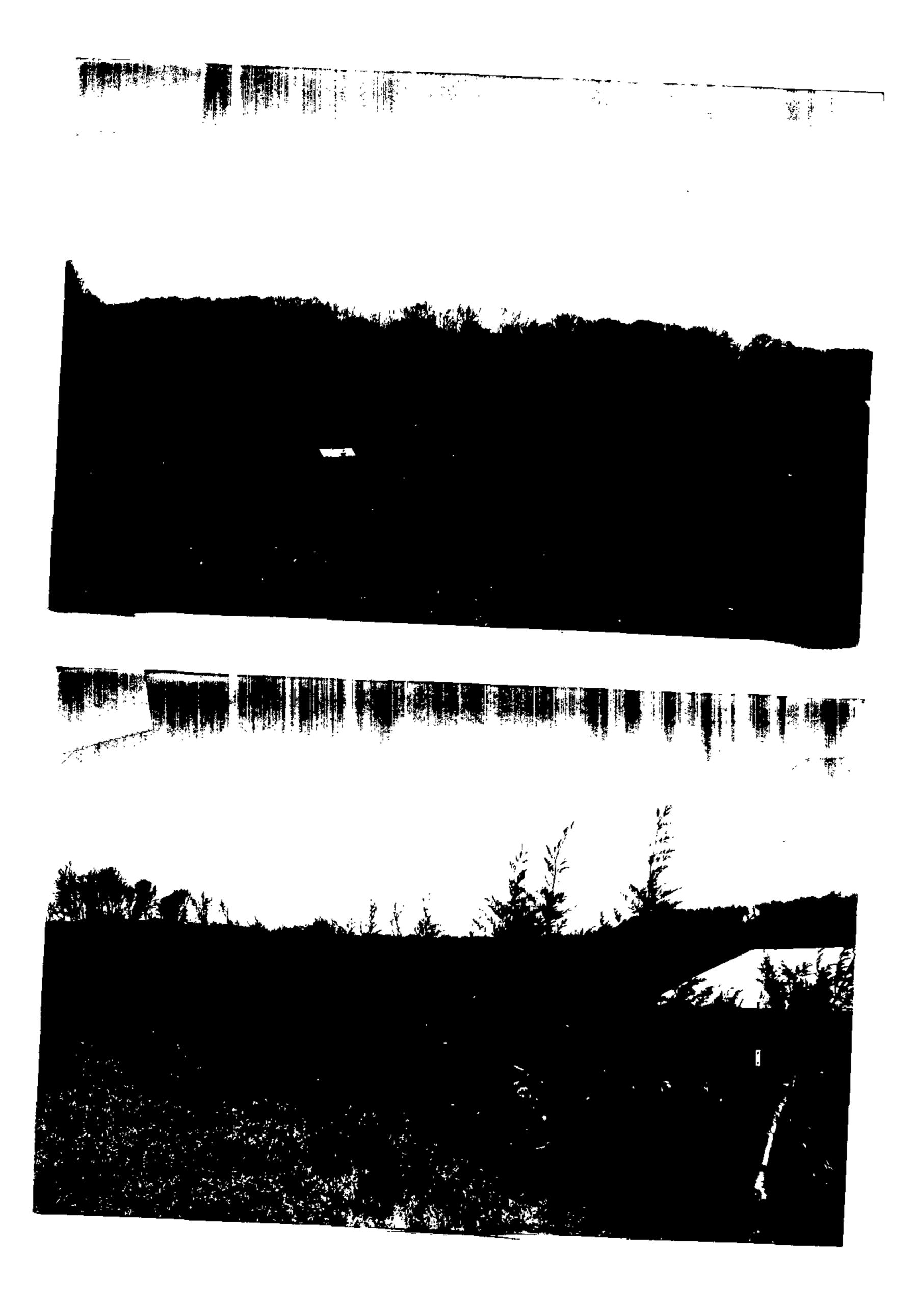


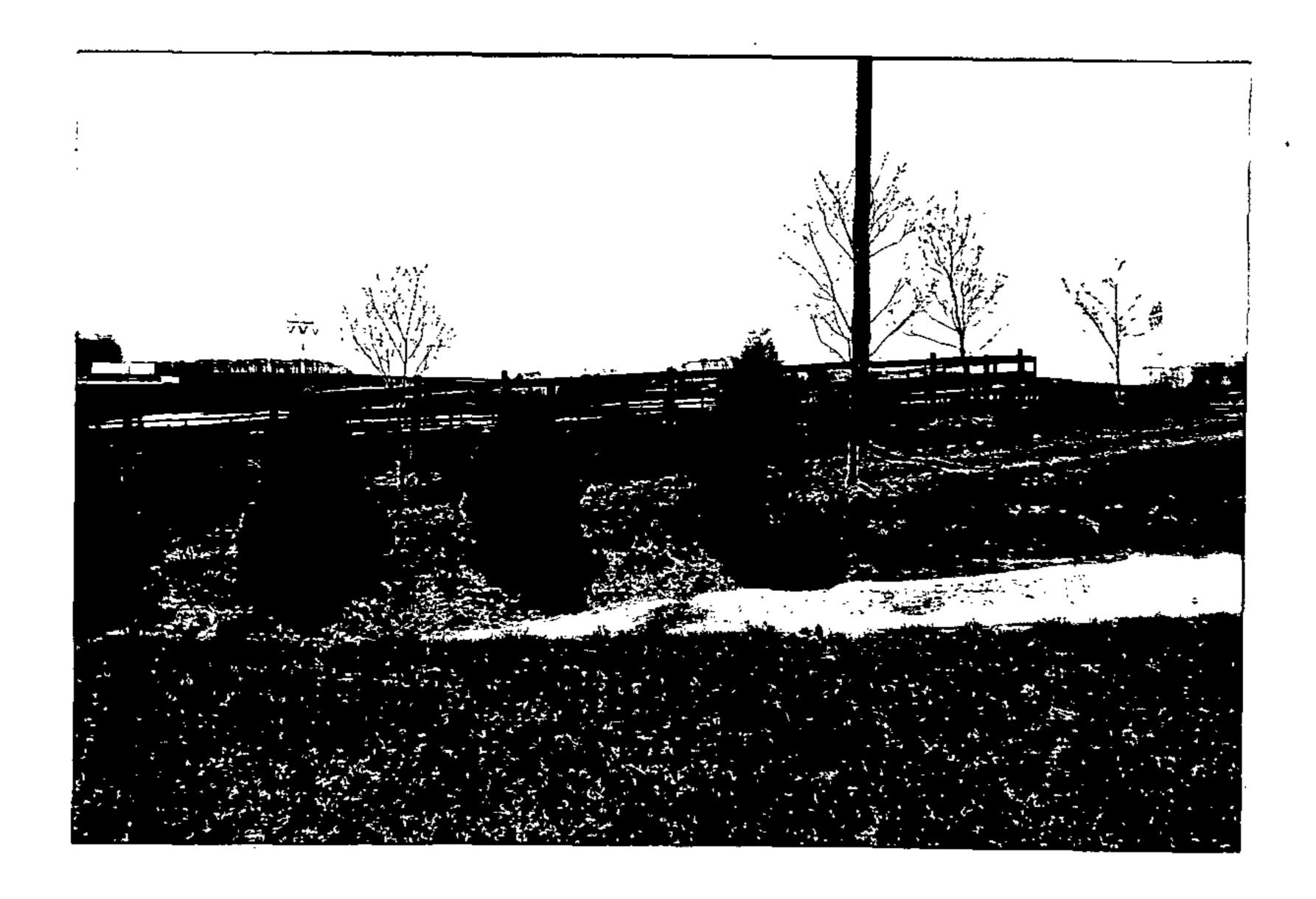






















`

OMMUNI

www.terrystoystrainsandthings.com

We're cutting down our size, but not cutting

OFF STOREWIDE

20-70%

our customer

or products. quality toys service,



LORENZO'S

410-560-1113 * 1-877-560-11 MERMAID Show **Theatre** Live Children's ø unch.

Tason-Dixon Farm Market

www.timoniumdinnertheatre.com

bosts Enchanted Country

Sun., April Fri., March 17 tó

Our greenhouse has been transformed to

showcase the crafts of the area's top artisans.

For additional information: 410-357-5700 or 410-357-460 Show Hours: Thurs., Fri., & Sat. 10–5, Sun. 12–5 Closed Mon., Tues., & Wed.

Directions from south (MD): 1-83 North to MD exit 36, right onto Rte 439, then right at York Rd (Rte 45N); proceed slightly more than a mile through traffic light at the Fire House to the big red barn on right. www.enchantedcountrycrafts.com

bits

call 410-838-0868

KUDOS K

senior at Notre Dame Preparatory School, has received her Girl Scout Gold Award from the Girl Scouts of Central Maryland. She will be Maryland. She will at a banquet in April. Baldwin, φ Curran, Shannon recognized

summer

and fall

410

CALENDAR KIDS

years o Road. ar as part of the Send your events, 409 Wash-MD 21204; will run on a space-available meetings, day-care notices and other to: Kid Bits, Scout four ior to event dates, to:
North County News, 4
gton Ave., Towson, M andyouth-oriented items, appear Calendar Kid Bits column. will faxe-mail Items com;

► Cockeysville Middle School, 10401 Greenside Drive, will hold a Spring Bazaar, 10 a.m.-3 p.m., April 29. Vendor space available. For fees, call Claire at 410 527-0550.

► Forest Hill Nursery School, 2409 Rocks Road, is holding an Open House 9-11 a.m. April 8. To register House 9-11 a.m. Rocks

The Goddard School, 14630 York

d fall 2006 enrollment for a 3, 4 and pre-kindergarten.

Send Sports Notices a minimum of nine days before the requested publication date to NC Sports Notices, 409 Washing-

mmu

Notices

S. S. S.

通過過程的基準的數學的學習的學習的學習的學習的學習的學習的學習的學習

PETITIONER'

0 N

EXHIBIT

Washing D 21204,

MD

Towson,

Sports

e-mail

or

410-337-2490,

com.

jgibson@patuxent.

From left,

aroline

Hanna,

► The Maryland Comets U-12 travel softball team has openings for the 2006 season. Call 410-

walter.

e-mail

or

for the 2006 s 382-9972 or

bondarenko@verizon.net.

the Maryland

members of

of the four

are three

subsection

Include date, time, local contact information, subsect and requested publications.

Competitive

Courtney Asdourian and

Lizzie Wisner

location,

Cleaning team will

timore Cooper Clea

▶ Baltimore

have tryouts for the spring 2006 season. Call 443-506-4025.

or a national title in Texas

next month.

will compete

champs who

indoor polo

continued on page 18

Watch

9

Games

Hereford at Dulamey, Friday, March 24 at 3:45 p.m.
Tough early draw for

Baseball

available for

Nussenfeld

was not

Seventh ► Seven. School, 5-6 a.m. reford Library, 16940 Yel. Call 410-887-1919.

rop-in Story Time, for sold with adult, 10:30 a

•Drop-in

- Hereford

Fork. go to www. Ξ ► Free State Montessori 12536 Harford Road in Call 410-592-3325 or go t freestatemontessori.org.

a.m. \$200 rogram, eight April 1, 9-10 ath April 1, 9-10 ath Program, sions beginning April 1 Ages 18-30 months old. session. Toddler -week

• Ioddler II Program, eight sessions beginning April 1, 10:15 a.m.-12:15 p.m. Ages 24-36 months old, Cost: \$400 per eight-week session. ·Toddler II Program,

Ladew Topiary Gardens, 3555

12 rrettsville Pike in Monkton.

7 770 ext. 26: Call

Thursday, about Great: is Gr Learn •Green arch 23.

-

Barn Pad Installation • Riding Rings Seeding Grading & Topsoil (bulk) •

Concrete Walks, Drives & Patios Stone Drives & Parking Lots Concrete Demolition

Drainage Problems Comm



Breast Enlargements/Lift • Face Lift & Neck Lift • Eyelid Surgery iy Tuck • Botox • **Now Available •** Thread Lift" • Vaser® Liposelection TUMMY TUCK



The Plastic Surgery Center of Maryland, PA 8 awrence Rosenberg,

LUTHERVILL AVE BELL

dutton@bowlesfluidics.com. Sweet Air Road mail Scoutmaster 410-616-3000

things in nature that we see from day to day.

children to a free Easter egg and lunch 1,1 a.m.-2 p.m. hunt and lunch 1,1 a.m.-2 p.m. Friday, April 7 (hunt at 12:30 p.m.) at Oregon Ridge Park. RSVP to Catherine, 410-472-1154. The Moms Club of Cockeysville invites their cl accepted to age 8, Rd, Sparks, is hosting an open house 9:15 a.m.-12:15 p.m. April 4, 5 and 11. Applications will be accepted

Elementary Road in School, 20300 York Road in Parkton, will hold open registration April 5 and 6 for children entering kindergarten in the fall. A full-day District School,

kindergarten program is scheduled for the 2006-07 school year. Students enrolled in the class must be 5 years old by Sept. 1, 2006. a registration packet and an appointment time, call 410-887-1902. To obtain

► Shrewsbury Christian Academy, 701 Windy Hill Road, New Freedom, old,

per

Pa. will hold an Open House 16 a.m.-noon March 25 for children from 3 years old through 8th grade. Now excepting applications for the 2006-07 school year. Call 717-235-Now excepting applications and 2006-07 school year. Call 717-23: 5763 or visit www.scaonline.org.

CALENDAR SCOUT

with light lunch. Hosted by Girl Scout Troop 1517 for girls and their fathers. Date: 1-4 p.m. April 2 at The Manor at Gunpowder Falls in Parkton. Call Kathy Linhard 410-357-8284. Cost is \$25 a couple. Cinderella Ball Fosted by Girl Father-Daughter

adventures, one week of summer camp, and at least one high adventure trip. Join Scoutmaster Eugene Ruhl on another high adventure trip to scuba dive in the Bahamas; canoe 5 meets at Immanual the NorthWest USA. Contact Tom Glencoe weekend tomwetzelberger@yahoo. o.m. Mondays at Imopal Church, 1509 of Boys attend nine v ► Boy Scout Troop 485 17:30 p.m. Mondays at In Episcopal Church, 1509 Road. Bove e-mail

Harry e-mail weekend outings a year; a week of summer camp; and at least one high ► Boy Scout Troop 444 meets 7 p.m. Vednesday evenings at Chestnut Brove Presbyterian Church, 3701 weet Air Road in Phoenix. Nine summer. ö adventure program each s Contact Scoutmaster Raker at 410-967-3455 or

► Boy Scout Troop 818 meets at 7 cm. each Wednesday at St. John's vangelical Lutheran Church, 3911 in Phoenix. I P.III. Cont.

Evangelical Lutheran Couvert Air Road in hdraker@comcast.net

Marylan

Girts Indoor Polo

BY NELSON COFFIN.

any-Beating the boys has become bit the Maryland indoor pound on the break and the break a team

The schoolgirl stars — Couruic, sdourian, Lizzie Wisner, Kelsey and Caroline Hanna Asdourian, Lizzie Nussenfeld and C time soon.

ing at us directly,

<u>덩</u> — hope to continue the trend at least through April 15, the final day of the boys national tournament in Burleson, Texas.

nent by at least 10 goals on the way to the girls national title a couple of weeks ago in Connecticut. Teams from Las Colinas, Texas, gender when they smashed every oppo The girls were no less effeagainst members of their own

were play and Shallowbrook, Conn., victims of Maryland's staunch

on the boys, wn. ... drubbung in convincing fashion, drubbung Brandywine, Pa., and Valley Forge Military Academy by a combined take that, it was time to yoys, which Maryland

The victory earned a berth in the Maryland California, where from Texas and Indiana. teams nationals, face

ica player on a resident first "Then they start yelling in the ey get behind in H get very They're not yellsdourian. chukka,"

frustrated

boys

Fustrated when getv mey fall be Boys the indoor yell ot version The

outdoor facility, the girls play girls, an the arenas are much quicker. 100-by-30-yard than t may Because strengths. the ball smaller sport

Asdour

The ball is also bigger, about the of a softball, making it easier

that doesn't fully explain the nance of Maryland's recent performances against males. dominance

on the all-star unit at the event by 'Andourian and Wisher, a Hereford "In general, guys can hit harder and get there faster," Asdourian said: "But we've, been playing

unior. Just a freshman, Monkton as bound the photo. we know how to

resident Hanna is an alternate who is learning as she practices with the team. According to Wells, Hanna should be ready to start by her Kelly accord-In short, the girls get it, aget to Maryland Coach play a ball off the wall. together so long,

junior season Amernational collegiate championship and All-A smart 1991 ď irls are Wells, a ac girls said w

Boys' Latin at Dulancy,
Friday, March 24 at 3:45 p.m.
Lion Assistant Coach Jake
Reed tries to figure out how

Dons, off to 4-0 start, go road for date with MIAA Conference runners-up.

) Ho

Boys Lacrosse

Mount St. Joseph, Monday, March 27 at 4 p.m.

Bulls Loyola Blakefield at

"I'm very fortunate to have athletes," Wells said. "These kids are fit, which is a bonus."
Wisner just completed the basketball season for the Bulls, while Hanna and Asdourian play lacrosse at Garrison Forest. "They are disc Just University. Sometime lot and boys at brawn, team have the

"They are disciplined kids," Wells said. "I have high expectations, and I'm pretty hard on them. I'm no slacker coach; I think they'll appreciate it later. outthink no part of the girls cerebral == The game

takes away

way

can get to

Towson at Hereford, Tuesday, March 28 at 3:30 p.m.
Two of Baltimore County's finest tangle early.
Liberty at Dulancy, Satur-

Always a defensive show-down when Bulls and Gener-

Girls Lacrosse

als collide.

Tues

Hereford at Towson, Tue day, March 28 at 3:30 p.m.

to stop his son, Travis, from scoring for BL.

Hereford at Towson, Tues-

That appreciation might begin as soon as the middle of next month, if the girls can return from Texas with a national title in hand and some boys' wounded pride left behind. age. Riding 1,000- to 1,200-pound horses or ponies at top speed takes skill and strength soaking

"Everyone says that you won a national championship for girls, and it doesn't mean very much," n't mean ver said. "But doesn't and it does Asdourian

Jounty foe could test for Lions day, March 25 at noon. arroll C pose a stiff Softball will very mu ncoffin@patuxent.com.

everything."

mean

tourna-

all-star at the boys

"But she

said.

"Kelsey is et," Wells sa

skill and strength. ***Kelsey is 110

was joined

all-star unit at the

The Dulaney junior

day, March 24 at 3:45 p.m.
Powerful one-two pitching punch for Lions in Katte and Sarah Moelter

at

with



Mention this full set 018 of acrylic ad & 4/30/06 Off. nails

receivé Hours: 9am-7pm Tues, Thurs & Fri 9am-4pm Wed & Sat 1882 Frederick Rd. • Parkton, MD 21120 Phone 410,357,0833 Visit us on line for a complete list of services w.elizabethjacobspa.com

Notices

ORT

information.

•March

eight

miles

Loaf

Mountain.

Call

3 on 410-

continued from page 17

► Tryouts are being held for an independent U-12 baseball team Call 410-998-9901 or e-mail brooks9106@comcast.net. e-mail

Sugar Lo: 871-0066. City Hopkins for lunch and then back. E-mail hcrise@gmail.com. •March itv hike from North Lake Roland Baltimore

year 1994) is looking for serious players to join the team. E-mail waves@aasn.net or call 443-277-9735. The ΑU Maryland Waves U basketball tear girls the

► Greater 1 he Sierra and meetings. Baltimore offers Group

outings Visit balti •March more for a maryland.sierraclub.org/ n 26, four, o list of activities. our, child-friendly

Coa ching & Officiating Recreational

miles Call

410-248-0423

Valley

Park

The Baltimore

Soccer

Club

holding tryouts for premier and developmental teams for boys and girls aged 8-20. All players and teams welcome. Scholarships available. Call 443-604-6790. Go ➤ The Maryland Waves AAU boys/ girls basketball club is looking for volunteer coaches and managers. Ö www.mdwaves.org. looking

Outdoor

adul: County offici 2006 season to support programs in northern and western Baltimore Association needs umpires for 2006 season to support progra Howard The iciate games for ages 9 through alt. Training provided. Call)-526-2725. and Blue counties. 13 Devil The Carroll umpires Umpire and

most of what from books

from Annapolis,

backpack

for

Feome 1 年去るろ -provides a great t time at the MA velease review From the daily stress stress of vaising cabin, car maintains Go to an trips, bike conducts ► The Mountain Club of Maryland, all-volunteer and and trails. overnight www.mcomd.org lease tent camping and canoe trips, hikes, organization,

Swimming

Wednesday, March 29th 4:30pm - 7:30pm

Light refreshments will be served

Contract of the

Learning Disabilities

State-

of-the

e-Art Equipment

More Than

100 Classes Weekly

in the

veg

3

Baltimore Magazine

t-honored dub

Nellness Cente

THLET

in Children?

to 410-Those interested can RSVP 628-1978

Paper Mill Rd M 21131• Suite

www.drfredhillw ig.com

Annapolis, said he'd learned if what he knows about frogs books and TV nature shows, e was eager to see — and

a bit of time at home listening to frogs. They came to Friday night's Froggy Frenzy to get a few tips on building a backyard pond.
"We're just really interested in frogs," Lisa said. "It's just so nice

"We're just really interested in frogs," Lisa said. "It's just so nice to hear them at night. It's one of the first signs of spring."

The Craftons like frogs so much so that they once bought a tape of frog calls and learned to identify

Oregon.

Ridge's

ponds

that

con-

frog-spotting

learn

more

the

e on hike

e nighttime several of

ð

he

eager

the ach species love call. one species from the next and what emerges spring and ō sings summer

Crafton said.
"And we co track different the e whole summer you che season by listening ferent kinds of frogs," J Jim or

➤ Cockeysville 10535 York Ro schedule Senior

·AARP Assistance Income Tax schedule and prepap.m. Call and an

3101 Paper Mill Road from 9 a.m. -3 p.m. Mand W. and Wednesdays. II Koad open p.m. Mondays . Call 410-887-Road Center,

day •Bereavement leets at 9:30 •Book Book club meets first Meach month, 10:30 a.m. support group a.m. Wednesare

meets

a.m.

days.

frogs are, from left, Elsa Tohman, 6; Sam Phelps, 8, and Peter Phelps, 12. March STAFF PHOTO BY JASON HUNTER in the search for frog-sighting walk center during a in one of the ponds at the Hunt Valley searches for frogs Oregon Ridge Nature Center, 17. Joining

continued from page

SENIORS

complexes. Appointments must be scheduled in advance by calling Senior Information and Assistance at 410-887-2594.

•Meadows II-Reisterstown, Department provide onethe with The following the Baltimore ne-on-one assist Medicare plan senior bo assistance housing County ng will

noon March 28. 302 Cantant II-Reisterstown, Court, 9 a.m.> Court,

Clearing, 304-306 Cantata Court, 1-4 p.m. March 28
•Trinity House-Towson, 409
Virginia Ave., 1-4 p.m. March ·Reister's View Reister's

round. York Road. Check ule of classes all . Call 410-887-7694. Check

Thursdays, 9 a.m.-12:30 p by appointment only. C 410-887-7694 to schedule ration: appointment.

1841. •Flea market, 8 a.m. pril 1. Table rentals ₽ Ç

Mon-

NG

MMUNITY

Baked in Nutrients that are slow released to feed your plants. Includes Material and Loading.
Plus Tax & Delivery. Exclusive Distributors of Black Nutri-Mulch TE MULCH COMPANDERY & LANDSCAPING SERVICES Dark • 100% Organic Natural Black Commercial 410-592-8005 10 cubic yards Qο Residential Designer Mulch Black Available Smoky Ruby Diamond Topaz Red

Thompson,

left,

Amanda

a naturalist at

manner 5 \$ Primary Full Day, iull Day, Half Day, Toddler; Before & After Care, Spanish & Art Programs Available Begin At the Corner of Old York & Program for 3-6 Year Phoenix, tess MD 21131 410-472-17 Old Children Stockton Rds.

Center, group year Custo Pools Immediate Installations Available & Build In-groupe INLIMION Ask us about our **ω** 0-924-SWIM (946)

March 23 2006 The North County News 123: ₹. ₹ **≶** jpoo c o m

More About: Would You Depression and Anxiety? Managing Anger? Effective Communication? Understanding ADHD and Common Signs of Like to Learn

Licensed Psychologist Fred Hillwig, Psy.D

3313 Phoenix, 410-628-1978

18. The North County Naws Harch 23. 2006

EXPIRES

MAR.

9

ENROLLMENT FEE!

Who

Can

You Inspire?

Water Exercise in U.S.A

Voted Top

\quatic Program &

4 Pools, Inc

uding Warm Water

Weight Los

s & Nutrition

Personal Training

Yoga & Pilates

<u>41</u>0

453-9080

www.macweliness.com

CLINCOUNTAINGNO (CIENTAING) 16 JE COM

Rd.•Timonium, Maryland 21093

110 West Timonium

http://www.northconews.com

before" in the wild, Johnan said.
"I'd like to see one tonight."

Bundled against the cluded Froggy Frenzy.
"I've never seen a before" in the wild, To Bundled against the late March chill and equipped with flashlights that had their beams muted by a

The frogs, it turned out, were more easily heard than seen. Hunpickerel frogs, gray tree frogs toads in their natural habitats. hopes of sighting some indigenous bull frogs, green frogs, leopard frogs, nickerel frogs, gray tree frogs and but that had their beams muted by a covering of red cellophane, the frogspotters trundled out under a cloudy unusually bright night sky ij added. tape ed to the

selves scarce for the most part.
Nary a single frog or toad emerged from concealment when Thompson played a selection of recorded frog chants and mating calls on an audio player she carried with her.
"He sounds like someone who's drunk!" one of the children the next. But as gathered around to dreds full-throated splendor as the group approached first one pond, then nered around the water's aquatic croakers made could be heard But as first one pond, little g 3 all their group themedge, ballen@patuxent.com.

wno's drunk!" one of the children remarked when Thompson played the gruff, sonorous croak and gruff chant of a bull frog. Jim

least bit downcast about the evening's rather limited live frog sightings.

The Craftons said they have gone on other nighttime nature hikes at Oregon Ridge and they spend quite (27, 21, 22, 22, 21, from seem the

http://www.northconews.com

play

'And we could always play e in the car whenever we work to irritate our daughter,"] 8

ರ

-mail

Bob

Allen

1. 3. (1.

m and Lisa Crafton, a Reisterstown, didn't s ø couple

national tourney Squad makes hay

Polo

BY NELSON COFFIN

t Kelly School, coaching days were over. resident left Garrison Forest Freeland were they? e 1991 All r polo-Or we After Wells

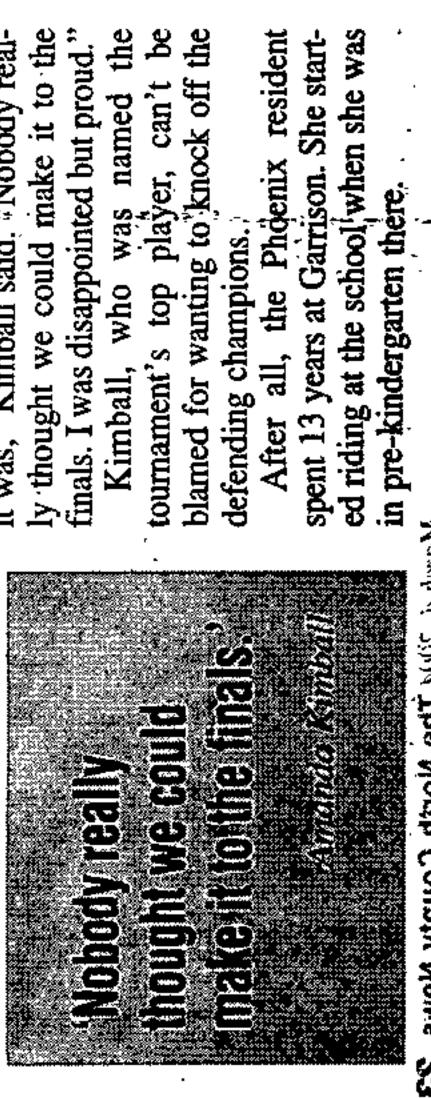
All-America

ships in six years, the last of which came in 2003. Then came a departure from Garrison and the realization that coaching her favorite sport might be a thing

All four Maryland players now attend public schools. Amanda Kimball and Kelly Wisner are at Hereford High while sisters Sally and Kelsey Nussenfeld are at Dulaney High. That is, until Wells corralled three former Garrison players to join one of her other former pupils to form a team known as the Maryland Polo Club. the past.

None of them seemed at all intimidated by the private-school performers who usually dominate polo at the

upset much in last in Palm Springs, Calif., where it mauled Central Coast (Calif.), 23-4, and upset Maryland proved as much in last week's National Women's Interscho-Polo Championship school leyel.



22 North County News March 4, 2004



Freeland. The girls were all members or une wan yours. and Kelsey Amanda Kimball sit above sisters Sally jrls were all members of the Maryland recently reached the finals of a national tournament in and Phoenix's coach's farm Upperco resident Kelly Wisner, | Nussenfeld at their coach's farm

Maryland did not meet its Academy of Indiana, in overtime Culver

"I didn't have any hard tours.

all," she said. "I was kind of upset.

Throw we could have beaten them. They just came on strong when while 2 its coach until the finals against Wells' forn for Garrison prevailed, 11-9, for eighth straight title at the event. Garrison, now Orthwein. / Sara Orth Garrison squad from

matches, from its own back yard.
"I thought it would be worse than it was," Kimball said. "Nobody real-Nevertheless, Maryland took pride in its 2,000-mile jaunt to battle a rival

ly thought we could make it to the finals. I was disappointed but proud." Kimball, who was named the was named t player, can't ig to'knock off t tournament's top j blamed for wanting Kimball, w tournament's

despite tality was that we didn't come all the "We were really excited," Upper-co resident Wisner said. "Our menway out to California to lose.

The setback did nothing Wisner's enthusiasm for a sp ahead, Maryland plowed energy levels.

girls on it, too."

After this year's showing, there's stop now coaching. no reason to sport, curb Wisner's enthusiasm for a sport she played competitively for the first time season after playing varsity basnothing to ketball as a junior at Hereford.

ndhurricanes.com. oben the backbone of next year's squad, provided Wells can find a couple of sopho Wells. "We could have private school Kimball has yet to choose between Connecticut and Texas A&M. In addition to a lifelong love of the sport, Wells has 18 polo horses on her Freeland Farm and a hankering to Nussenfeld sisters should be more. Her sister is just a freshman. team," have Sally Nussenfeld is only a Wells is nopure tryouts for next season.
"I'd love to have a to have presented to have to have a to have presented to have be to hav 2 ಡ

mc2 gwgnoorthon www\\quad on page http://www.northconews.com http://www.northonews.com

hoods March 6-7 and will collect them Saturday, March 13, 10 a.m.-noon. Donations will also be accept-ed at Graul's Market March 13.

► Cockeysville Library, 9833 (side Drive, will hold a book d sion on "The "Lottery" by S Jackson Saturday, March 6, 19 Call 410-887-7750.

hosts the following for all ages. Visit

The Mountain Club of Maryland

ecreation

Shirley 10 a.m.

ren-

•Peters Mountain end-to-end hike is Saturday, March 6. Call 410-889-8225. Area hike is Wednesday, March 10.

Call 410-796-2722.

Soldiers Delight hike is Wednesday, March 10. Call 410-922-6928. Hilton Park State

·Patapsco

► The 45th annual Pioneer Camellia Show will be held Saturday, March 6, 10 a.m.-5 p.m., Valley View Farm, 11035 York Road. Call

March

410-747-1166.

The Greater Baltimore Group of the Sierra Club hosts a Northern Central Railroad Trail bik

eams

club.org/baltimore.

► Baltimore County Over 30 Baseball League needs players. Call 410-215-2446 or visit www.over30base-15-2446 all.com. ğ

► Blue Devil Umpire Association needs umpires for the 2004 baseball season in northern and western Baltimore County. Will train. Call 410-654-6562.

Club looking for players for its spring Suntournaments. obras Under-11 boys team Soccer and Harford day league play a Call 410-557-6335. Greater

is Thursday, March Green Spring Valley

11, 5:30 p.m., Green Spring Va Hunt Club ballroom. Cost is \$50,

ical-

lowing. Call 410-557-9570.

• "Visiting Great Gardens Italy with the American Horticitural Society" is Thursday, Mar

\$

•"Beautiful and Well-Manne Natives" is Wednesday, March 10:30 a.m., Ladew Studio. Co.

\$30, \$25 members, \$12 lunch.

Ladew

► Central Maryland Soccer Association will hold spring soccer league registration for boys and girls ages 7-14 and high school divisions. Call 410-276-8466 or visit www.cmsa-

► Our Lady of Grace Church, 18310 Middletown Road, will hold a St. Patrick's dinner and dance Saturday, March 13, 7-11 p.m., Grace Hall. Cost is \$30. Call 410-343-0133 or 410-472-2521.

► American Legion Post 256, 19520 York Road, hosts spaghetti dinners the last Tuesday of each month, 4:30-7 p.m. Cost is \$6.50. Call 410-357-

boys teams Manor Ele-Baltimore Soccer Club will hold tryouts for its under-15 boys teams through March, Carroll Manor Elementary School. Call 410-592-8579.

University of Connec

York or at the

ticut

▶ Dulaney High is seeking a girls lacrosse varsity assistant and a junior varsity coach. Call 410-887-7638 or e-mail mlafferty@bcps.org. girls

players.

days

play three matches in as many

had

only

Grizzlies

the

Fatigue factored in to the equation cause lower-seeded Maryland had

were getting tired.

But I know we

泛

mat

The

S usketball is holding tryouts. Call 0-654-6864 or e-mail info@mary-Maryland Hurricanes girls A

Maryland Elite AAU basketball program will host its third annual Maryland Elite Shootout in Bel Air March 19-21 for boys and March 26-28 for girls. Cost is \$275. Call 410-569-4170, 410-420-2022 or 410-569-

ä

Coffin

Nelson

-mail

'os

She hopes to continue polo in

this

small college in New

fin@patuxent.com.

▶ Boy Scout Troop 468 holds weekly meetings on Thursdays, 7-8:30 p.m., Parke Memorial Methodist Church. Boys ages 11-18 interested in becoming Scouts are encouraged to attend. Call 410-329-6573.

IENT. NO PASSES PONS ACCEPTED.

MARLEY STATION
7900 GOWING RICHE HW.

HUNT VALLEY STADIUM 12 11511 MCORNICK R. A00-376-3254 HIS6

MUMOO INEARTH EGYPTIAN 24 At Aundel Mile (443) 755-8902

FwistedMovie.com

is collecting used and music stands,

donated to other Baltischools. Call 410-252-

County

club at Dulaney

the Music

Save

School

High

instruments which will be o

***** 08 • 1 mm -0

Commercial

Lots

arking

Residentia

riveway

Magazin **Lowson**

were nominated as one of the received Advertising for xe been successful Baltimore, responses. IJ Patuxent has salons multiple best

for

C of Baltimore will hold a scamp and recreation fair

ARC

idu.

developmentally disabled indiv

idge s St.

als Sunday, March 7, 1-4 p.m., Ric Ruxton School, 6919 N. Charles Call 410-296-2272 or vi

www.arcofbaltimore.org.

visit



will

for

► Jarrettsville United Method Church, 1727 Jarrettsville Road, whold crime avoidance training formen Monday, March 8, 7 p. Cost is \$5. Call 410-692-5847.

p.m.

fol-

Methodist

& Day Spa President La Clinica Salon Jayne Gary

a CASEY SILVER CO MONTENSEN

and ő <u>v</u> Q A YOUNG

PARTNER ₹ Your O M D ¥ok

and 2 purchase ¥e g 井の # Te ğ material only

experienc prices

200

great

ontainment Systems

Cort (Cort

FIRE

AND

RESCUE

Hich

▶ Hereford Volunteer Ambulance Association, 901 Monkton Road, offers the following. Call 410-887-1935.
 • Pit Beef sales are held the fourth

the

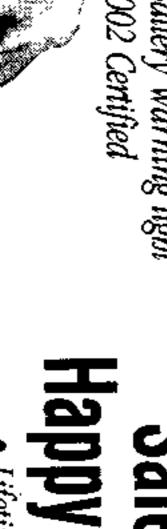
Sat

turday of each month.

0-35 **6-60**



- Remote Trainers Anti-Bark Collars
- Wireless Indoor & Outdoor Systems
- ISO 9002 Certified Low Battery Warning light



Wne

Monkton Call 41

on Road, offers the 410-887-1934

1 Volunteer Fire Co., Jac Road, offers the following.

▶ Hereford

www.herefordfire.com.

Art Auction is Saturday, March

Money Back Lifetime Free Estimates Guarantee

System For Every Yard & Budget Veterinarian Approved

•Pit beef and bake sale is Saturday, March 20, 11 a.m.-2 p.m.
•Spaghetti dinners are held the third Wednesday of each month, 4-7 p.m. Cost is \$6 adults, \$3 ages 6-10. Call 410-357-5833.

4 1

America's Number

Choice For Pet Containment

•Donate books for a book sale.
Call 410-808-3846.
•Firefighter birthday parties for kids includes a ride on a fire engine.
Call 410-365-6693 or e-mail

pfse440@yahoo.com.

► Long Green volume 14506 Long Green Road, offers the following. Call 410-592-8337.

•The Cadet program for ages 13s the Co.,

M

4.4

Sunday, Marcn \$12, \$8 ages 5-•An oyster a unday, March •An oyster and h h 7, 1-5 i-12. ham p.m. supper is m. Cost is

Custom

om Bedroom Call for Pri

1 Organizer **icing**

Ben Stiller and Owen Wilson

"Hystepicali i nea

p a kung laughing!" -rv

in a great boddy comedy."

KIDS S

➤ Cockeysville Library, 9833 Greenside Drive, offers the following. Call 410-887-7750.

·Weekend story time is Saturday,

March 6, 11 a.m. and 1 p.m.

•Seuss It Up! is Tuesday, March
9, 10:30 a.m. and 5 p.m.

⋜ March 9, 7 p.m.
•Little Wonders
March 11, 10:30 a.m. Evening story time is Tuesday, is Thursday,

Road, offe 887-1919. Hereford offers the following. Call 410-Library, 16940 York

•Little Wonders story time for ages 2-6 is the first Thursday and Saturday of each month, 10:30 a.m.
•Seuss It Up! is Thursday, March 11, 10:30 a.m.

▶ Oregon Ridge Nature Center, 13555 Beaver Dam Road, offers the following. Call 410-887-1815.
• Afternoon Nature Explorers for grades 1-4 is Thursday, March 18, 4-5 p.m. Cost is \$2.

starts classes for ages 3-6 Saturday, March 6, Clynmalira United Methodist Church, Old York and Stockton roads. Call 410-472-1771. Montessori continued on page 18 m.htte://xxxx/northconews.com Manor, Phoenix, r ages 3-6 Saturday,

westen authorities in a second of the second

THE WHATH ROUGHNAMENT AND THE WARRY 12004 W

ww.the

passionofthechrist.com

1HH

\()[\\\\]

ARE.

VALLEY CENTRE

STARTS

P/C THEATRES CARROLLTOWN MALL MOVIES 6 6405 West Hemiock Rd. (410) 795-7744

WHITE MARSH WHITE MARSH WHO Harsh Blvd. &1-95 North

8 ntinued from page 15 ALINDMWO



Home Furnish

Justom

ooth

ee

- Wide Screen TV Units
- Bookcase Wall Units
- Home Offices
- Kitchen & Dining Tables

0ak

Custom

Office

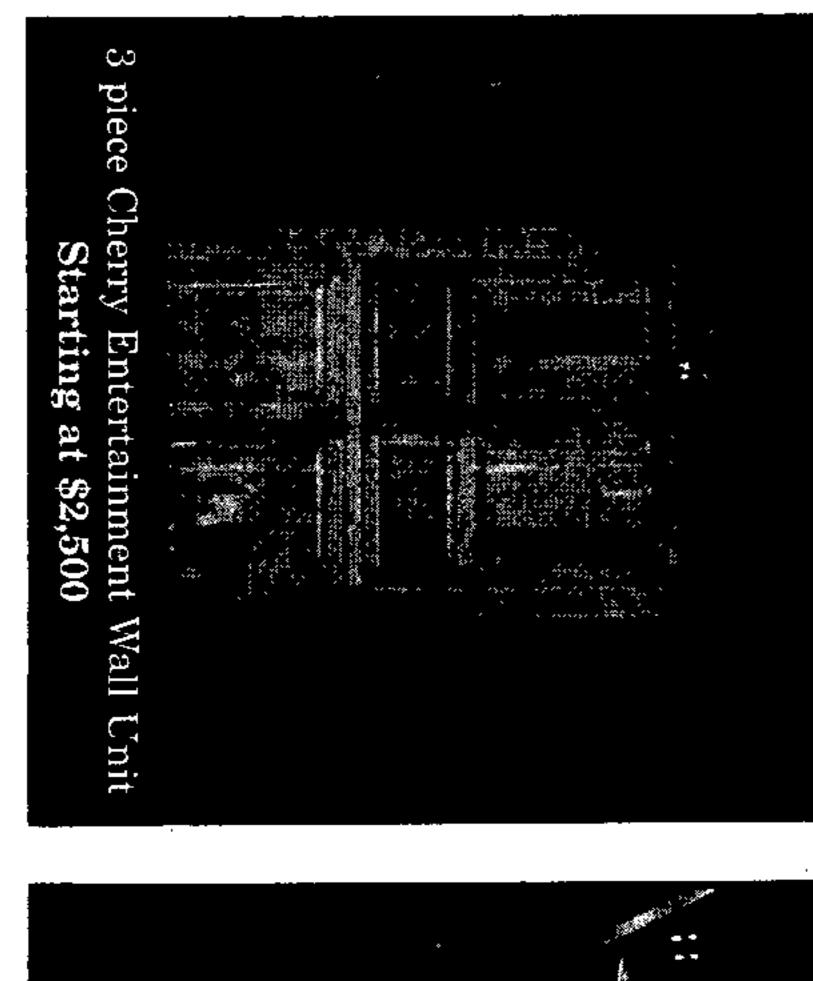
Call for

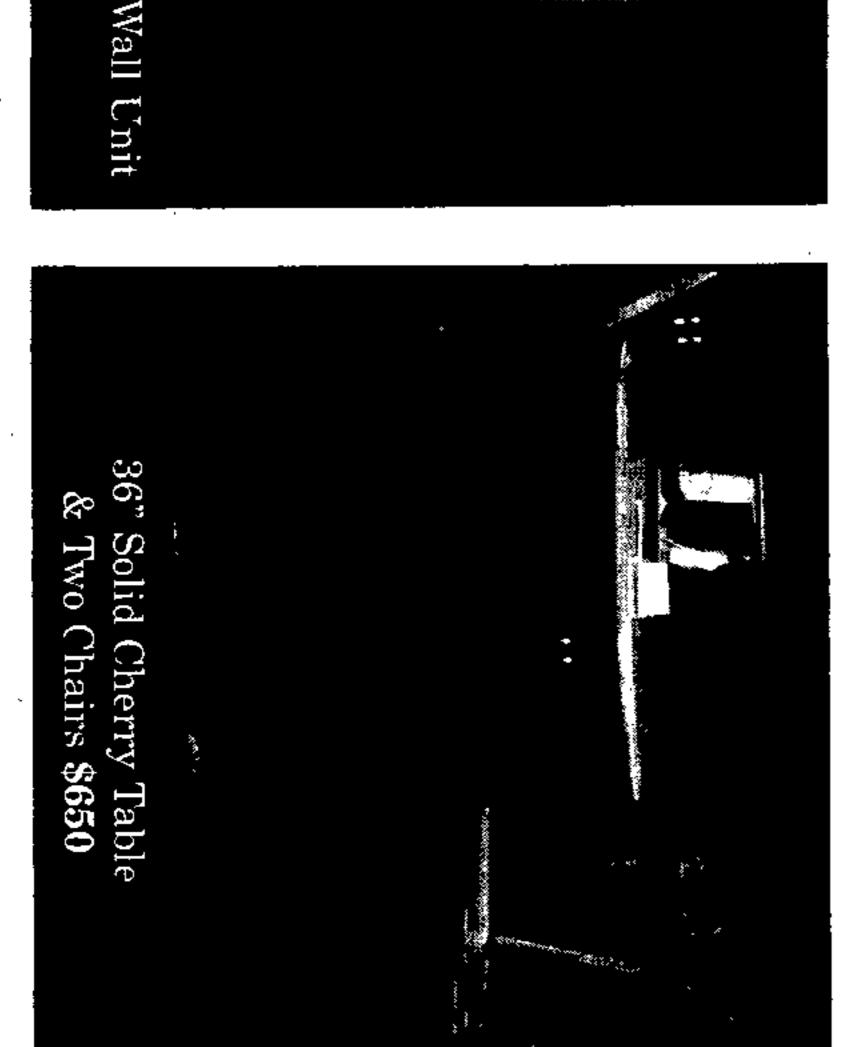
Pricing

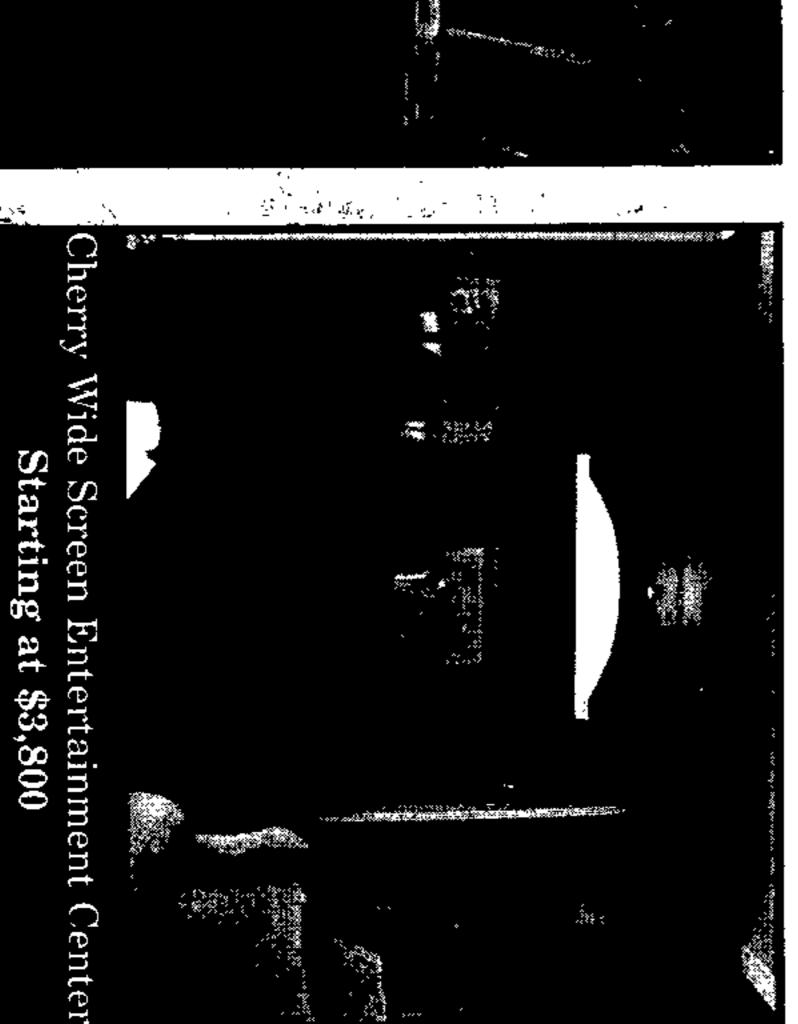
Armoire Entertainment & Storage \cup nits

Call us today at 410-357 9

let our 13 years of experience help you piece of furniture that suits your create needs $\boldsymbol{\sigma}$







ww.kountryklassicswoodsh P. com

