IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
S/S of Black Rock Road, west of c/l Of Grace Road	*	DEPUTY ZONING COMMISSIONER
5th Election District	*	FOR
3rd Councilmanic District		
(5025 Black Rock Road)	*	BALTIMORE COUNTY
William Alden McDaniel Jr. *Petitioner*	*	Case no. 07-024-SPH

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, William Alden McDaniel, Jr. The Petitioner is requesting special hearing relief for property owned at 5025 Black Rock Road. The Special Hearing request is to amend the previous Case No. 00-285-X to allow additional agricultural buildings outside of the building envelope and to make revisions to the previous plans.

The property was posted with Notice of Hearing on August 30, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 31, 2006, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

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Date 10-16-06
By

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Bruce Doak, from Gerhold, Cross & Etzel, Ltd., who prepared the site plan, Mari Moxley, and William A. McDaniel, Jr., Petitioner. Francis X. Borgerding, Jr., Esquire, represented the Petitioner. Appearing in opposition to the requests was Michael Johnson, with interest in an adjoining property.

Testimony and Evidence

The subject property contains 30 acres zoned RC 2 and is improved by a riding stable with barn and outdoor arena. The property, which is lot no 4 of the Trenton Mills subdivision, is located on Black Rock Road (near the Carroll County line) to the north, Piney Run Branch stream to the south, lots 2 and 3 of the Trenton Mills subdivision to the west, and the Cole farm to the east.

Mr. Borgerding indicated that the McDaniel family had been granted a special exception for a riding stable in Case No. 00-285-X on the subject property with condition of approval that there be no more than 20 horses on the property. The riding stable is known a Loblolly Farms. Horses are boarded in the existing barn and trained in the outdoor riding arena as shown on Petitioner's exhibit 1. He noted that Petitioner has complied with all conditions of the special exception and while the riding stable is operational, the Petitioners believe they need an indoor arena in order to compete with other riding stables in the area. This would allow training horses year round out of inclement weather and during shorter days of winter. In addition to the indoor arena, the Petitioner would like to build a shed and expand the barn as shown.

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By

Mr. Doak presented extensive photographs of the site and the existing improvements as shown in Petitioner's exhibit 2. He particularly noted exhibit 2 L which shows the adjacent Cole farm which is approximately 90 acres planted in hay, corn and soybeans and is not improved by any residence. Exhibit 2 M shows the location of the proposed indoor arena in the existing pasture along the border with the Cole farm. As all additions would be located in existing pasture land, there would be no disturbance of any forests on the property.

Mr. Doak opined that the additional uses requests are agricultural as were the initial structures and uses, that the request is consistent with the prior order and the RC 2 zoning, and under the circumstances would not be detrimental to the health safety and welfare of the community. He presented exhibit 3, the Trenton Mills subdivision plat, which shows the building area if use for a residence, and noted the buildings allowed in the prior case were all outside the building envelope. He opined that this was not in any way harmful to the community.

Mr. McDaniel recalled the prior history of the property including his purchase of same in 1999, his daughter's interest in horses and his eventual construction of the riding stable pursuant to the special exception.

Ms. Moxley indicated that she manages the stable, and how important it is to have an indoor arena in order to attract additional horse owners to bring the number of horse up to 20. She noted that many riding stables in competition with the subject stable have such indoor arenas, the indoor arena must allow at least 80 feet turning area and that the indoor arena will look just like a barn similar to the many such structures in this primarily agricultural area of the County. She noted the hours of operation are 7 AM to 8 PM, and that there are 120 days per year in which the outdoor facility cannot be used due to weather or darkness. She spoke to all

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Date: 10-16-06

the nearby residents who with the exception of the Johnsons (Cole Farm) approved the idea. She opined that the new facilities would not be a determent to the neighborhood.

Mr. Johnson indicated that he spoke for his in-laws, the Cole family, who own the adjacent farm. They object to the noise and light which will come with the new indoor arena. Mr. McDaniel explained that the indoor arena will have no doors on the sides which will face the Cole farm, that the light from the building will be minimal and that the new arena will be at least 40 feet from the Cole property line. Mr. Johnson noted that the Petition does not specify the location of the new buildings which could be placed anywhere on the property if approved.

Above all he objected to buildings being erected outside of the allowed "building area" as shown on the subdivision plat for Trenton Mills, exhibit 3. He argued that the use as a riding stable was a commercial use, the indoor arena would be taking away productive agricultural uses, and the in spite of assurances to the contrary by the Petitioners, there will have to be a great deal of grading to place the indoor facility in a location in which there is a 22 foot fall in elevation along the proposed building. Finally he opined that there would be an increase in night traffic on the rural roads due to the indoor arena's evening hours.

Upon questioning he admitted that neither he nor any of the Cole family actually live on the Cole farm, and that while horse boarding was agricultural in nature, horse riding and training was recreational, not agricultural uses. He admitted that all the buildings allowed by the special exception were outside the building envelope.

In response Mr. Doak admitted that Petitioner's exhibit 1 shows there is a 22 foot grade drop along the new indoor arena but that this is not the actual case as shown by photograph 2 M. The pasture into which the new arena would go is relatively flat. He indicated he would like to correct exhibit 1 to show the correct topo after approval. Also discussed was the advantages/disadvantages of asking the County Landscape Architect to address screening issues

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Date 10-16-06

of the indoor arena from the Cole farm. The Petitioner indicated that the indoor arena would look just like an Amish Barn. Finally Mr. Johnson indicated that the proposal should be approved by the Ag. Board.

Given Mr. Johnson's concern regarding the accuracy or lack thereof of the site plan, the record was kept open for update of the site plan and more precise location of the proposed facilities. By cover letter dated October 9, 2006 from Mr. Borgerding, a redline site plan was presented by the Petitioner and accepted as Petitioner's exhibit 4. The redline site plan now shows the location of the "building area" and corrects several other site plan inaccuracies. Mr. Borgerding notes that the proposed barn is within the building area. In addition the proposed indoor riding arena which was approximately 40 feet from the Cole property line is now 75 feet from that boundary.

Findings of Fact and Conclusions of Law

Mr. Johnson objects to the proposed indoor arena because it has some aspects of recreational nature and is not strictly agricultural. While I understand his concern, the subject property was granted a special exception in Case No. 00-285-X for a riding stable. A riding stable is defined as "A building where riding horses are boarded or kept for hire." Clearly boarding horses or keeping horses for hire has a recreational component to it. However this use is consistent with the RC 2 zoning on the property by definition as the use is permitted in the RC 2 regulations by special exception.

He also expresses concern that the proposed building is not within the building envelope shown on Petitioner's exhibit 3. However as observed at the hearing, none of the buildings approved in the prior special exception case are within the building envelope and yet were approved by the Commission's approval of the site plan in 2000. So the precise question is, if a subdivision is approved with a residential building area, must buildings in furtherance of a

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Date 10-16-06

special exception be within the building area so defined? Can accessory buildings associated with a special exception be located outside the building envelope?

My answer is that special exception site plans are not bound by building restriction lines in RC 2 subdivisions. I conclude this is so for several reasons. All buildings in RC 2 zones whether allowed by right or special exception have to comply with the height and area regulations of Section 1A01.3. For example all principal structures or dwellings have to be 35 feet from any lot line per Section 1A01.3.B 3. If not, a variance is required. In the subject case no variances were requested.

On the other hand, building area lines in RC 2 zones are derived primarily from site conditions and not from setback requirements of the zone. Building area is a negotiated feature of residential lots in RC 2 zones considering how best to preserve productive agricultural land. For example residential areas are often located on rocky parts of a tract where agricultural pursuits are not practical. In the subject case, the building areas shown on Petitioner's exhibit 3 for each lot were clearly derived for residential development of each lot in the subdivision.

Again as noted above riding stables are permitted by special exception in RC 2 zones. Special exceptions have been recognized by the appellate courts of Maryland as being part of a comprehensive zoning plan sharing the presumption of validity and correctness. The Petitioner can select that part of the tract to which the special exception applies as part of the application for special exception. There is no obligation to include the whole tract, but to my best information all of lot 4 is subject to the riding stable special exception approved in 2000.

Finally I note there are 29 uses listed in Section 1A01.2 C which simply can not be restricted to building area shown on exhibit 3 for lot 4. If the lot were to be utilized for a golf course, it would make no sense to restrict buildings to the area shown. Buildings for golf courses must be located where the design of the course allows and not to some predetermined building

ORDER RECEIVED FOR FILING
Date 10-16-06

area. I also note the recreational aspect of this use. Similarly controlled excavations are allowed by special exception but surely building area can not be limited to that shown. In fact it could happen that the building area of lot 4 is exactly where the excavation will take place.

In addition principal residential buildings (homes) are required to be within the building area of a residential development plan but not accessory buildings. Surely barns and the like are generally regarded as accessory buildings. However just what constitutes a principal building in a special exception for a riding stable, I leave for another day.

Beyond all the abstract issues above, I note that there is no one living on the Cole farm who might be directly affected by the indoor arena. The indoor arena will look like a barn like all the other barns in the area. However to assure this is accomplished, I will require the Petitioner submit elevations and architectural drawings to the Planning Office for review and approval prior to building permit. Also in order to assuage Mr. Johnson's concern about the possible location of the new building anywhere on the property, I note that the site plan sets the location of any building. Deviation from the site plan requires either a hearing for material changes or review by the County for minor changes. To be doubly sure I will reference the redline site plan in my Order.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' special hearing should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16th day of October 2006, that the Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend the previous Case No. 00-285-X to allow additional agricultural buildings outside of the

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10-16-06

building envelope and to make revisions to the previous plans pursuant to the redline site plan, Petitioner's exhibit 4 is hereby GRANTED subject to the following conditions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall submit elevations and architectural drawings to the Planning Office for all new buildings for review and approval prior to building permit to assure the designs are compatible with the rural nature of the community.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

ORDER RECEIVED FOR FILING
Date 10-16-06
By

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5025 Black Rock Road
Hampstead, MD 21074

which is presently zoned R. C. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve amending the previous case number (00-285-X) to allow additional agricultural buildings outside of the building envelope and to make revisions to the previous plans.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

William Alden McDaniel, Jr.
Name - Type or Print

Signature

Name - Type or Print

Signature

5025 Black Rock Road
Address — Telephone No.

Hampstead — MD — 21074
City — State — Zip Code

Attorney For Petitioner:

Francis X. Borgerding, Jr.
Name - Type or Print

Signature

Francis X. Borgerding, Jr.
Company

409 Washington Avenue, Suite 600 410-296-6820
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Francis X. Borgerding, Jr.
Name

409 Washington Avenue, Suite 600 410-296-6820
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 7/20/06

Case No. 07-024-SPH

RECEIVED FOR FILING

REV 9/15/98

Date 10/16/06

By _____

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

June 27, 2006

ZONING DESCRIPTION
MCDANIEL PROPERTY
5025 Black Rock Road
Baltimore County, Maryland

All that piece or parcel of land situate, lying and being in the Fifth Election District, Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point where the centerlines of Grace Road and Black Rock Road intersect, binding 4,752 feet westerly on the centerline of Black Rock Road, thence running along the centerline of said Black Rock Road,

1) North 35 degrees 45 minutes 54 seconds West 299.01 feet,
2) South 53 degrees 46 minutes 45 seconds West 30.09 feet,
3) South 21 degrees 35 minutes 13 seconds West 715.00 feet,
4) South 21 degrees 02 minutes 17 seconds East 367.08 feet,
5) South 11 degrees 24 minutes 41 seconds West 368.86 feet,
6) South 33 degrees 41 minutes 24 seconds West 108.17 feet,
7) South 56 degrees 00 minutes 50 seconds West 536.68 feet,
8) South 11 degrees 56 minutes 38 seconds East 308.09 feet,
9) South 30 degrees 58 minutes 06 seconds East 709.10 feet,
10) South 61 degrees 23 minutes 30 seconds East 489.79 feet,
11) North 03 degrees 28 minutes 04 seconds West 310.72 feet,
12) North 35 degrees 43 minutes 40 seconds East 126.92 feet,
13) North 00 degrees 28 minutes 38 seconds East 1,321.58 feet,
14) North 46 degrees 45 minutes 54 seconds West 428.50 feet,
15) North 24 degrees 29 minutes 10 seconds East 714.17 feet, to the point of beginning.

Containing 29.8 Acres of land, more or less.

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

Item # 024

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 3689

DATE 7/20/06 ACCOUNT R001.006 6150

AMOUNT $ 325.00

RECEIVED FROM: Lohlatly Properties Inc

FOR: Special hearing case #07-024-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUDGET	ACTIVITY	DATE	DBN
7/20/2006	7/20/2006	11:29:09	4

MISC CASH HELBIN CASH DRAWER
RECEIPT # 000307 7/20/2006 DELIN
Part 5, 520 ZONING VERIFICATION
QK NO. 00537
Recpt Tot $325.00
$325.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #07-024-SPH
5025 Black Rock Road
Southside of Black Rock Road, 4,752 feet west of centerline of Grace Road
5th Election District - 3rd Councilmanic District
Legal Owner(s): William Alden McDaniel, Jr.

Special Hearing: amending the previous case number (00-285-X) to allow additional agricultural buildings outside of the building envelope and to make revisions to the previous plans.

Hearing: Monday, September 18, 2006 at 11:00 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3391.

8/360 Aug. 31 107563

CERTIFICATE OF PUBLICATION

8/31/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/31/, 2006.

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

S. Wilkinson

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#07-024-SPH
PETITIONER/DEVELOPER:
William Alden McDaniel, Jr.
DATE OF HEARING: 9/18/06

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:
5025 Black Rock Road

(see page 2 for full size photo)

POSTED ON:8/30/06

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

ZONING NOTICE
CASE # 07-024-SPH
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.
PLACE
Room 407 County Courts Building
401 Bosley Avenue, Towson, MD
11:00 am Monday, September 18, 2006
Special Hearing:
Amending the previous case number
(00-285-X) to allow additional
agricultural buildings outside of the
building envelope and to make
revisions to the previous plans
08 30 2006 17:09

Loblolly
Farm
5025
ZONING NOTICE
08 30 2006 17:09

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-024-SPH

Petitioner: Wm. A. McDaniel, Jr

Address or Location: 5025 Black Rock Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Loblolly Farm Inc.

Address: 5025 Black Rock Road
Hampstead, Maryland
21074-3001

Telephone Number: 443 507 0325

Revised 7/11/05 - SCJ

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

Baltimore County

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

August 2, 2006

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: 07-024-SPH
5025 Black Rock Road
Southside of Black Rock Road, 4,752 feet west of centerline of Grace Road
5th Election District – 3rd Councilmanic District
Legal Owner: William Alden McDaniel, Jr.

Special Hearing amending the previous case number (00-285-X) to allow additional agricultural buildings outside of the building envelope and to make revisions to the previous plans.

Hearing: Monday, September 18, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Francis Borgerding, Jr., 409 Washington Avenue, Ste. 600, Towson 21204
William Alden McDaniel, Jr., 5025 Black Rock Road, Hampstead 21074

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 2, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 31, 2006 Issue - Jeffersonian

Please forward billing to:
Loblolly Farm, Inc. 443-507-0325
5025 Black Rock Road
Hampstead, MD 21074

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: 07-024-SPH
5025 Black Rock Road
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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.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

September 13, 2006

William Alden McDaniel, Jr.
5025 Black Rock Road
Hampstead, MD 21074

Dear Mr. McDaniel:

RE: Case Number: 07-024-SPH, 5025 Black Rock Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 20, 2006.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Francis X. Borgerding, Jr. 409 Washington Avenue, Suite 600 Towson 21204

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

October 16, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

WILLIAM ALDEN MCDANIEL, JR.
5025 BLACK ROCK ROAD
HAMPSTEAD MD 21074

Re: Petition for Special Hearing
Case No. 07-024-SPH
Property: 5025 Black Rock Road

Dear Mr. McDaniel:

Enclosed please find the decision rendered in the above-captioned case.

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

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

c: Bruce Doak, P.E., Gerhold, Cross & Etzel, LTD, 320 E. Towsontown Blvd., Suite 100, Towson, MD 21286
Frank Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204
Mari Moxley, 4397 Brushmaster, Hampstead MD 21078
Michael Johnson, 198 Pennsylvania Avenue, Westminster MD 21157

ORDER RECEIVED FOR FILING
Date 10-16-06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

December 8, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

WILLIAM ALDEN MCDANIEL, JR.
5025 BLACK ROCK ROAD
HAMPSTEAD MD 21074

Re: Petition for Special Hearing
Case No. 07-024-SPH
Order on Motion for Reconsideration
Property: 5025 Black Rock Road

Dear Mr. McDaniel:

Enclosed please find the decision rendered in the above-captioned case.

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

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

c: Bruce Doak, P.E., Gerhold, Cross & Etzel, LTD, 320 E. Towsontown Blvd., Suite 100, Towson, MD 21286
Frank Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204
Michael Johnson, 198 Pennsylvania Avenue, Westminster MD 21157
Michael P. Tanczyn, Esquire, 606 Baltimore Avenue, Suite 106, Towson MD 21204

JH
9-18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 9, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-024- Special Hearing**

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.

Prepared By: Curtis Murray

Division Chief: Lyn Lanham

CM/LL

RECEIVED

AUG 18 2006

ZONING COMMISSIONER

Post-it® Fax Note 7671	Date	# of pages ▶ 1
To Jack	From Patti	
Co./Dept. Boddens	Co.	
Phone #	Phone #	
Fax # 410-296-6884	Fax #	

W:\DEVREV\ZAC\7-024 doc

Fire Department

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

Baltimore County

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

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

August 1,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: July 31,2006

Item No.: 492, 015, 024, 025, 027, 028, 029, 030, 032, 033, 034 and 035.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 8.1.06

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

RE: Baltimore County
Item No. 024 DD

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: August 4, 2006

DAK

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2006
Item Nos. 06-492, 07-015, 024, 025, 027,
029, 030, 032, and 033

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-08012006.doc

RE: PETITION FOR SPECIAL HEARING 5025 Black Rock Road; S/S Black Rock Road, 4752' W c/line Grace Road 5th Election & 3rd Councilmanic Districts Legal Owner(s): William Alden McDaniel. Jr.* Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-024-SPH

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

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 all documentation filed in the case.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of August, 2006, a copy of the foregoing Entry of Appearance was mailed to, Francis X. Borgerding, Jr, Esquire, 409 Washington Avenue, St 600, Towson, MD, 21204, Attorney for Petitioner(s).

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

RECEIVED
AUG 03 2006
Per.....

FRANCIS X. BORGERDING, JR.
Attorney at Law
MERCANTILE BUILDING - SUITE 600
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820
FAX (410) 296-6884

RECEIVED
NOV - 8 2006
ZONING COMMISSIONER

November 8, 2006

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: Case No.: 07-~~245~~ 024 SPH
Property: 5025 Black Rock Road
Petition for Special Hearing

Dear Mr. Murphy:

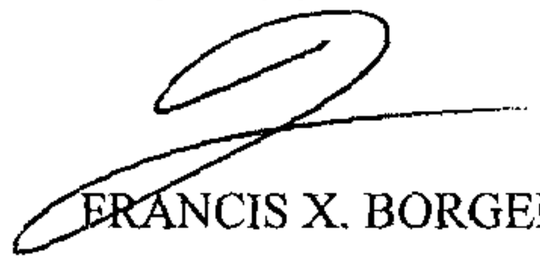
This correspondence is being written on behalf of my client, William Alden McDaniel, Jr., Petitioner in the above-referenced case to request a clarification and reconsideration of your Order entered in this case October 16, 2006. Your Opinion and Order stated in the testimony and evidence section at page 5, the following: "In addition the proposed indoor riding arena which was approximately 40 feet from the Cole property line is now 75 feet from that boundary." Further, on page 8 of your Opinion the redline site plan, Petitioner's exhibit 4 is noted.

This correspondence notes that it was the Petitioner's intention, as shown on the new redline site plan submitted by Petitioner after the hearing on this matter, to construct the indoor riding arena 40 feet from the Cole property, not 75 feet from the property line. The new site plan may have created confusion on this point, in that the redlined location shown on the new plan, refers to the location of the indoor riding arena as shown on the *original* site plan filed in this matter, while showing the proposed *new* location of the indoor riding arena, in black. Although Bruce Doak's redlined plan contained a note indicating the above, I believe the color juxtaposition led to confusions, as new locations on such plans are often shown in red.

Accordingly, I request on behalf of my client that your Opinion and Order of October 16, 2006 be reconsidered and a new Opinion and Order be entered to clarify the placement of Petitioner's indoor riding arena as shown on the redline site plan submitted which would be 40 feet from the Cole property line. I note for your understanding that my client and Susan and Michael Johnson have resolved their outstanding issues with regard to the relief requested pursuant to this matter and I am copying their attorney, Michael P. Tanczyn, Esquire, on this correspondence.

If you have any questions in relation to this matter, please do not hesitate to contact me. Thank you for your consideration of the above.

Very truly yours,



FRANCIS X. BORGERDING, JR.

FXBJr:bjk
cc: Michael P. Tanczyn, Esquire
William Alden McDaniel, Jr.

FRANCIS X. BORGERDING, JR.
Attorney at Law
MERCANTILE BUILDING - SUITE 600
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820
FAX (410) 296-6884

October 9, 2006

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: Case No.: 07-245 SPH
Property: 5025 Black Rock Road
Petition for Special Hearing

Dear Mr. Murphy:

Pursuant to discussions held in relation to the above-referenced matter, enclosed please find a revised zoning plat with regard to the above-referenced special hearing, which has been prepared by Bruce Doak of Gerhold, Cross & Etzel.

My client's special hearing involved the requested placement of three accessory agricultural buildings and riding stable on the above-referenced property. Pursuant to the enclosed plat, the location of the three structures in question is shown. Mr. Doak has revised the plan to show the location of the building envelope on the final development plan of Trenton Mills as well as a more accurate depiction of the topography of the property.

As you will note, the proposed accessory building adjacent to and west of existing barn is within the building envelope of the final development plan of Trenton Mills. At the hearing in this matter, we represented that this accessory building would be outside the building envelope. That representation was mistaken, as the enclosed plan shows.

We respectfully draw your attention to Note 19 of the general notes of the final development plan of Trenton Mills, a copy of which is enclosed for your reference, which reads: "Envelopes shown hereon are for the location of all principal building. *Accessory structures*, fences and projections into yards may be constructed *outside the envelope* and must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and the typical building permits)." (Emphasis added).

As noted above, one of the accessory structures for which permission is here sought, that is, the addition to the barn, lies entirely within the envelope. The other two structures for which permission is sought, namely the small storage shed and proposed indoor riding arena, are accessory to the existing use of the property for riding stables and as such pursuant to Note 19 of the final development plan of Trenton Mills are allowed outside the building envelope. In addition, the placement of accessory buildings as requested complies with Sections 400 and 301 of the Baltimore County Zoning Regulations, copies of which are enclosed for your reference.

Moreover, any vacant portions of the building envelope shown are of a topographical character that would require extensive grading to place any accessory building within it. Mr. Doak informs me that before permitting such extensive grading, the Department of Environmental Protection and Resource Management would require a showing that no alternative site is available on the property. This would include examination of alternative sites outside the existing envelope. In addition, Mr. Doak informs me that there are drainage swales running through the vacant areas of the existing building envelope rendering that envelope unsuitable for further building.

At the hearing on this matter, you raised questions regarding the accuracy of the topography of the plan we submitted, especially when you compared the topography lines on the plan to the photographs of the same area. In response to these concerns, Mr. Doak revisited the subject property with an eye to determining the nature and extent of this problem. After he did so, Mr. Doak informed me that he has made a more accurate determination of the GIS topo in relation to the property and that the enclosed revised plat reflects Mr. Doak's more accurate determination.

The topo shown on the previous plat was generated for case number 01-129, a petition for a sign variance in which the topography of the property was not an issue. Mr. Doak, therefore, did not spend any time to investigate the topography's accuracy in connection with that matter. He has now done so and believes that the enclosed revised plat presents an accurate determination of the GIS topo for the area of the proposed indoor riding arena.

Enclosed please find photographs from several angles of the proposed placement of the accessory indoor riding arena. These photographs confirm Mr. Doak's revision of the topo of the area of the proposed indoor riding arena as shown on the enclosed revised plat. It is clear from these

pictures that the difference in topography from one corner of this proposed building to each of the other corners is very slight.

Please note that petitioner confirms that these photographs conclusively show the location in which he intends to locate the proposed indoor riding arena and that he will not locate it at any other place without returning to you for a further order permitting him to do so.

Lastly, please find copies of an original and follow-up correspondence dated September 28, 2006 and October 2, 2006 respectively with regard to my client's invitation to Mr. and Mrs. Johnson, the residents of Carroll County who attended the hearing, to review the proposed location of the proposed accessory structure. As of the date of this submission, the Johnsons have not responded to this invitation to visit the property.

Thank you for your consideration in this matter. If you require any additional information regarding this matter or wish anything further from petitioner, please let us know.

Very truly yours,

FRANCIS X. BORGERDING, JR.

FXBJr:bjk
Enclosure
cc: Mike and Susan Johnson

FRANCIS X. BORGERDING, JR.
Attorney at Law
MERCANTILE BUILDING - SUITE 600
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820
FAX (410) 296-6884

October 2, 2006

Mike and Susan Johnson
Pine Ridge Farm
5108 Bank Hall Hill Road
Westminster, Maryland 21158

RE: Case No.: 07-024-SPH
Property: 5025 Black Rock Road
Petition for Special Hearing before the Deputy Zoning Commissioner for Baltimore County

Dear Mike and Susan Johnson:

I am writing in follow-up to my correspondence of September 28, 2006 with regard to the above-referenced matter. In my previous correspondence I gave you the number of 410-239-0900 to contact Mari-K at Loblolly Farm, however, that is an old number. The new number to contact Mari-K is 443-507-0325.

Once again, if you have any additional questions in relation to this matter, please do not hesitate to contact me.

Very truly yours,

FRANCIS X. BORGERDING, JR.

FXBJr:bjk
cc: William Alden McDaniel, Jr., Esquire

FRANCIS X. BORGERDING, JR.
Attorney at Law
MERCANTILE BUILDING - SUITE 600
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820
FAX (410) 296-6884

September 28, 2006

Mike and Susan Johnson
Pine Ridge Farm
5108 Bank Hall Hill Road
Westminster, Maryland 21158

RE: Case No.: 07-024-SPH
Property: 5025 Black Rock Road
Petition for Special Hearing before the Deputy Zoning Commissioner for Baltimore County

Dear Mike and Susan Johnson:

I am writing on behalf of my client, William Alden McDaniel, Jr., in relation to the hearing held before the Deputy Zoning Commissioner for Baltimore County in relation to the above-referenced case. At your convenience you may contact Mari-Kay Moxley at Loblolly Farms to coordinate a time to review the placement of his location of the outdoor riding rink with regard to the above-referenced matter. Please call Mari-Kay at Loblolly Farms at 410-239-0900 to make arrangements.

If you have any additional questions in relation to this matter, please do not hesitate to contact me.

Very truly yours,

FRANCIS X. BORGERDING, JR.

FXBJr:bjk
cc: William Alden McDaniel, Jr., Esquire

Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, MD 21286

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

TRANSMITTAL SHEET

TO: **John Murphy**

FROM: Scott Hodgkins

COMPANY: Deputy Zoning Commissioner

DATE: 2/9/07

RE: McDaniel / Blackrock
Case # 07-024-SPH

TOTAL NO. OF PAGES INCLUDING COVER:

FAX NUMBER:

PHONE NUMBER:

WE ARE TRANSMITTING:

☐ ATTACHED ☐ VIA MAIL X VIA MESSENGER ☐ UNDER SEPARATE COVER ☐ FOR REVIEW

☐ PRINTS ☐ VIA FAX ☐ PROPOSAL ☐ DESCRIPTIONS ☐ LOCATION DRAWING

☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ F.Y.I.

QTY	DATE	ITEM	DESCRIPTION

NOTES/COMMENTS:

Mr. Murphy,

Attached are the elevations and specifications you requested for the indoor riding arena to be built at 5025 Black Rock Road. Case # 07-024-SPH. If you need anything further please contact me.

Sincerely,

Scott Hodgkins

RECEIVED

FEB 09 2007

ZONING COMMISSIONER

ARTICLE 3

EXCEPTIONS TO HEIGHT AND AREA REQUIREMENTS

Section 300
Height Exceptions
[BCZR 1955]

300.1 Applicability.

A. The height limitations of these regulations shall not apply to barns and silos, grain elevators or other accessory agricultural buildings, nor to church spires, belfries, cupolas, domes, radio or television aerials, drive-in theater screens, observation, transmission or radio towers, or poles, flagstaffs, chimneys, parapet walls which extend not more than four feet above the limiting height, bulkheads, water tanks and towers, elevator shafts, penthouses and similar structures, provided that any such structures shall not have a horizontal area greater than 25% of the roof area of the building. A satellite receiving dish is subject to the height limitations of the zone in which the dish is located. However, in residential zones, the height of an accessory satellite dish may not exceed 15 feet, unless it is located on the roof of a building. **[Bill Nos. 7-1962; 71-1987; 51-1993]**

B. Notwithstanding the provisions of Subsection 300.1.A, no appurtenances to any building in a B.L. B.M. or B.R. Zone shall exceed the heights specified in Section 231 except any flagstaff, any church spire and any pole for a radio and television aerial not exceeding 50 feet in height above the base thereof and not displaying any lettering, sign or other advertising emblem or device. **[Bill No. 7-1962]**

300.2 Buildings for religious, hospital or educational purposes may be built to a height of 50 feet in any zone in which they are permitted, or may be governed by the forty-five-degree angle basis for height determination as described in Section 216.[1] **[Bill No. 137-1962]**

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[1] Editor's Note: Section 216 (BCZR 1955; Bill No. 137-1962) was repealed by Bill No. 100-1970. It read as follows: "Maximum building height—35 feet, except that any building may exceed such height of 35 feet provided that at no point it projects above a line sloping inward and upward at a 45 degree angle from the 35 foot elevation at the established building line, as defined in Section 101."

ARTICLE 4

SPECIAL REGULATIONS

Section A400
Purpose
[Bill Nos. 40-1967; 18-1976]

Certain uses, whether permitted as of right or by special exception, have singular, individual characteristics which make it necessary, in the public interest, to specify regulations in greater detail than would be feasible in the individual use regulations for each or any of the zones or districts. This article, therefore, provides such regulations.

Section B400
Application of This Article's Provisions
[Bill No. 18-1976]

The provisions of this article apply only to principal uses except as otherwise specified (as in Item 405.4.D.7) or unless the provision implicitly relates to accessory usage (as in Section 405A).

Section 400
Accessory Buildings in Residence Zones
[BCZR 1955; Bill No. 27-1963]

400.1 Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40% thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third. In no case shall they be located less than 2½ feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.

400.2 Accessory buildings, including parking pads, shall be set back not less than 15 feet from the center line of any alley on which the lot abuts. **[Bill No. 2-1992]**

400.3 The height of accessory buildings, except as noted in Section 300 shall not exceed 15 feet.

AND SURVEYORS

RIVE, SUITE 100
AND 21204
)–8120

nc. _
ulting

OAD
1045

IQN
PROJECT
TES, MD

APABILITY UNIT	WOODLAND SUBCLASS	K FACTOR
IIw-7	1w	0.49
IIe-4	2o	0.32
IIe-4	2o	0.32
IIIe-4	2o	0.32
IIe-4	2o	0.28
IIw-1	2w	0.32
IIe-16	2w	0.32
IIIw-7	2w	0.49
IIe-25	2o	0.37
IIIe-25	2r	0.37
IVe-25	2r	0.37
VIe-3	2r	0.37
IIe-25	2o	0.32
IIIe-25	2r	0.32
IVe-25	2r	0.32
IVe-25	2r	0.32
VIe-3	2r	0.32
VIe-3	2r	0.37

l Conservation District

BOARD FOR PROFESSIONAL ENGINEERS
14320
REGISTERED
PROFESSIONAL ENGINEER
GARY N. CHADSEY
STATE OF MARYLAND

8. FOREST BUFFER ACCESS EASEMENT WILL BE TAKEN OF: PUBLIC ROADS.
9. EDGE OF PROPOSED GRADE IS ANTICIPATED TO BE THE LIMIT OF DISTURBANCE.
10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNT DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
11. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTION COVENANTS WHICH MAY BE FOUND IN THE LAND OF RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
12. EACH HOUSE IS TO HAVE TWO (2) OFF STREET PARKING SPACES. 4 UNITS @ 2 SPACES = 8 SPACES TOTAL.
13. AVERAGE DAILY TRIPS (ADT'S) 12.5 PER 4 LOTS LOT= 50
14. ALL LOTS SHOWN ON THIS PLAN ARE FOR SALE
15. SET BACKS 75' FROM CENTERLINE OF ROAD AND 35' FROM PROPERTY LINE.
16. MAXIMUM HEIGHT OF ALL NEW STRUCTURES 35
17. ALL LOTS ARE GREATER THAN 2 ACRES
18. LANDSCAPING IS NOT REQUIRED IN RC-2.
19. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDING. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
20. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAN AREAS OR HYDRIC SOILS. FOREST BUFFER AND FOREST CONSERVATION EASEMENT..
21. LOCAL OPEN SPACE IS NOT REQUIRED IN A RC-2 ZONE.
22. REFUSE COLLECTION IS TO BE PROVIDED BY BALTIMORE COUNTY IN THE PUBLIC RIGHT-OF-WAY.
23. ~~DENSITY PERMITTED 205.64 AC. ± X.02 = 4 UNITS~~ GROSS AREA 205.64 AC.± NET AREA 205.41 AC. ±
24. DENSITY PROPOSED 4 UNITS.
25. THE RIGHT-OF-WAY ON TRENTON MILL ROAD WILL BE DEDICATED TO THE COUNTY 30' FROM EXISTING CENTERLINE OF TRENTION MILL ROAD
26. THE DEVELOPER RESERVES THE RIGHT TO INSTALL ENTRY SIGNAGE IN ACCORDANCE WITH BALTIMORE COUNTY ZONING REGULATION (SECTION 413).
27. ~~ANY EXISTING WELL MUST BE BACKFILLED BY A LICENSED MASTER WELL DRILLER WHO WILL SUBMIT A WELL ABANDONED REPORT TO DEPRM~~ PRIOR TO RECORD PLAT, AFTER A NEW WELL HAS BEEN DRILLED.
28. CONTINUANCE USE VARIANCE WAS APPLIED FOR THROUGH THE DEPRM ON LOT 4 FOR THE EXISTING STRUCTURES IN THE FOREST BUFFER
29. WAIVER REQUEST OF STREET LIGHTS ON SH 88 AND TRENTON MILL ROAD AND WAIVER OF GRADING TRENTON MILL ROAD
30. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1980 THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF GROSS AREA OF THIS PROPERTY SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS. IF ANY ADJACENTLY OWNED PROPERTY HAS BEEN SUBDIVIDED AFTER THIS DATE, SHOW THIS AREA AS PART OF THE OVERALL TRACT BOUNDARY AND ADJUST DENSITY CALCULATIONS ACCORDINGLY.
31. THIS DEVELOPEMTN IS EXEMPT FROM STORM WATER MANAGEMENT IN ACCORDANCE WITH SECTION 14-155 (b) (4) OF BALTIMORE COUNTY CODE
32. Mark R. Jordan CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.
33. THE EXISTING HOUSE ON LOT 3 SHALL BE REMOVED BEFORE A BUILDING PERMIT IS GRANTED. ALL BARNS AND OUT BUILDING SHALL REMAIN.
34. THE ACCESS THROUGH THE ENSOR PROPERTY WILL BE ABANDON IF THE ENSOR'S AGREE TO GRANT GRADING EASEMENT FOR SIGHT DISTANCE FOR LOTS 3 AND 4.
35. CAROLYN JENNING SHALL GRANT AN ACCESS EASEMENT TO LOT 2.
36. LOTS 3 AND 4 SHALL HAVE A COMMON ACCESS POINT ON BLACK ROAD IF THE GRADING EASEMENT IS GRANTED BY THE ENSOR'S.
37. ALL EXISTING WELLS AND SEPTIC AREAS ON LOT 3 WILL BE BACK FILLED BY A STATE LICENSED MASTER W/E ~~CERTIFIED CONTRACTOR~~ AND THE ABANDONMENT REPORT SUBMITTED TO DEPRM BEFORE A BUILDING PERMIT WILL BE ISSUED ON LOT 3.
38. ALL FUTURE STATE HIGHWAY ROADS WILL BE DEDICATED TO STATE AND WILL BE SHOWN ON THE RECORD PLATS. COUNTY ROADS WILL BE DEDICATED TO COUNTY ON TRENTON MILL ROAD AND SHOWN ON THE RECORD PLATS.

39. FOREST BUFFERS HAVE 35' BUILDING RESTRICTION LINE
40. LOT 1 WILL PUMP OR RETEST AN AREA BELOW THE HOUSE FOR A 10,000 SF SEPTIC RESERVE AREA.

Loblolly Farm Indoor Arena Specifications*

80 x 148 x 16 riding arena

2 16 x 16 split sliding doors with windows, one at each end

2 entrance doors, one on each end near corner

2 windows on each end

3 windows on each side

3' opaque skylight all around

16" overhang on eves

12" overhang on gables

4' T&G slanted wall around interior

29 G metal on roof and sides

2 4' cupolas, one at each end with weathervane (blue heron)

1 6' cupola at center with weathervane (horse)

colors to match existing barn: roof and trim in evergreen (swatch attached)
side walls in bone white (swatch attached)

*Attached photograph shows a barn built by same builder that is 80' wide and 120' long in different colors; also, skylight on existing photograph does not wrap all the way around; otherwise, is nearly identical in appearance with proposed barn.

Front elevation also attached and engineer's drawing of typical truss. Cupola is oversized on front elevation.

February 6, 2007

(1209 Stock 35A/Common/80312)

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

Top chord 2x10 SP 2250f 1.9E
Bot chord 2x10 SP 2250f 1.9E
Webs 2x4 SPF Std/Stud
:W3, W5, W7, W8, W10, W12 2x4 SPF #1/#2:
:W6, W9 2x4 SPF 2100f 1.8E:

(A) continuous lateral bracing, equally spaced on member.

Trusses to be spaced at 48.0" OC maximum.

Deflection meets L/240 live and L/180 total load.

Calculated vertical deflection is 1.39" due to live load and 0.39" due to dead load at X = 34-5-9.

90 mph wind, 15.01 ft mean hgt, ASCE 7-98, OPEN bldg, Located anywhere in roof, CAT II, EXP C, wind TC DL=3.0 psf, wind BC DL=3.0 psf.

Bottom chord bracing may be spaced 120"oc when this truss design is used in post-frame construction.

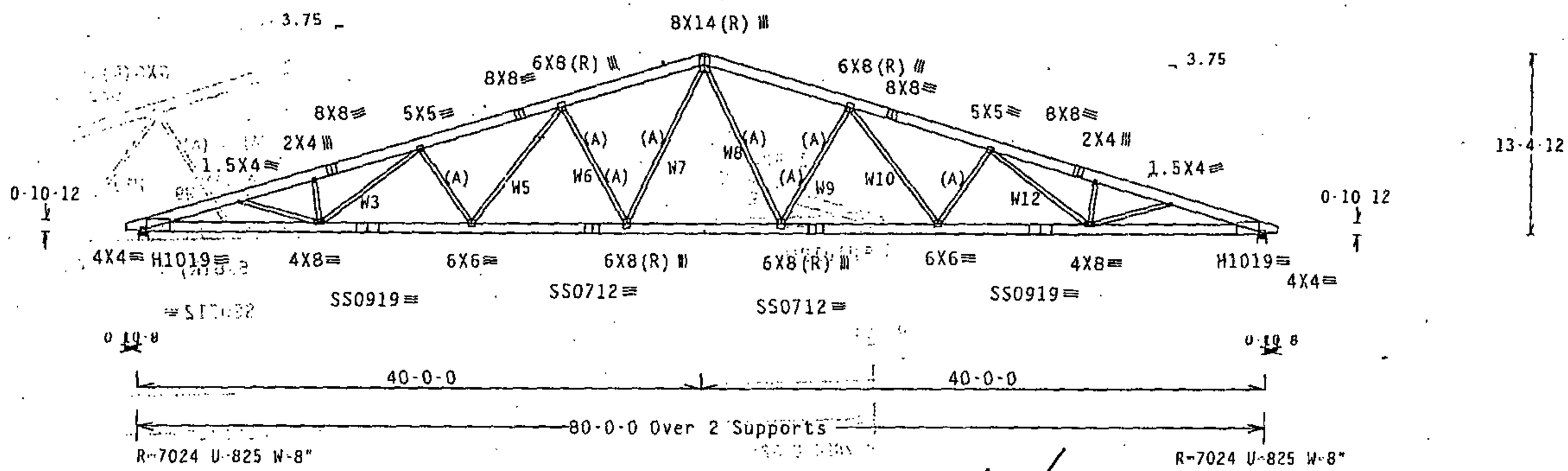
Roof overhang supports 2.00 psf soffit load.

Calculated horizontal deflection is 0.35" due to live load and 0.10" due to dead load.

IN LIEU OF STRUCTURAL PANELS OR RIGID CEILING USE PURLINS:

CHORD	SPACING(IN OC)	START(FT)	END(FT)
TC	24	0.98	79.02
BC	104	0.98	79.02

WARNING: Furnish a copy of this DWG to the installation contractor. Failure to follow provisions of BCSI 1-03 in handling and installation of trusses can result in serious injuries. Do not permit inexperienced and uninstructed people to install trusses. See "WARNING" note below. BCSI 1-03 recommends seeing a registered professional engineer for the design of temporary bracing.



PLT TYP. 18 Gauge HS,Wave TPI Design Crit: TPI-1995(STD) 7.10 2006 QTY:17 MD/-/1/-/-/-/F Scale =.0875"/Ft.

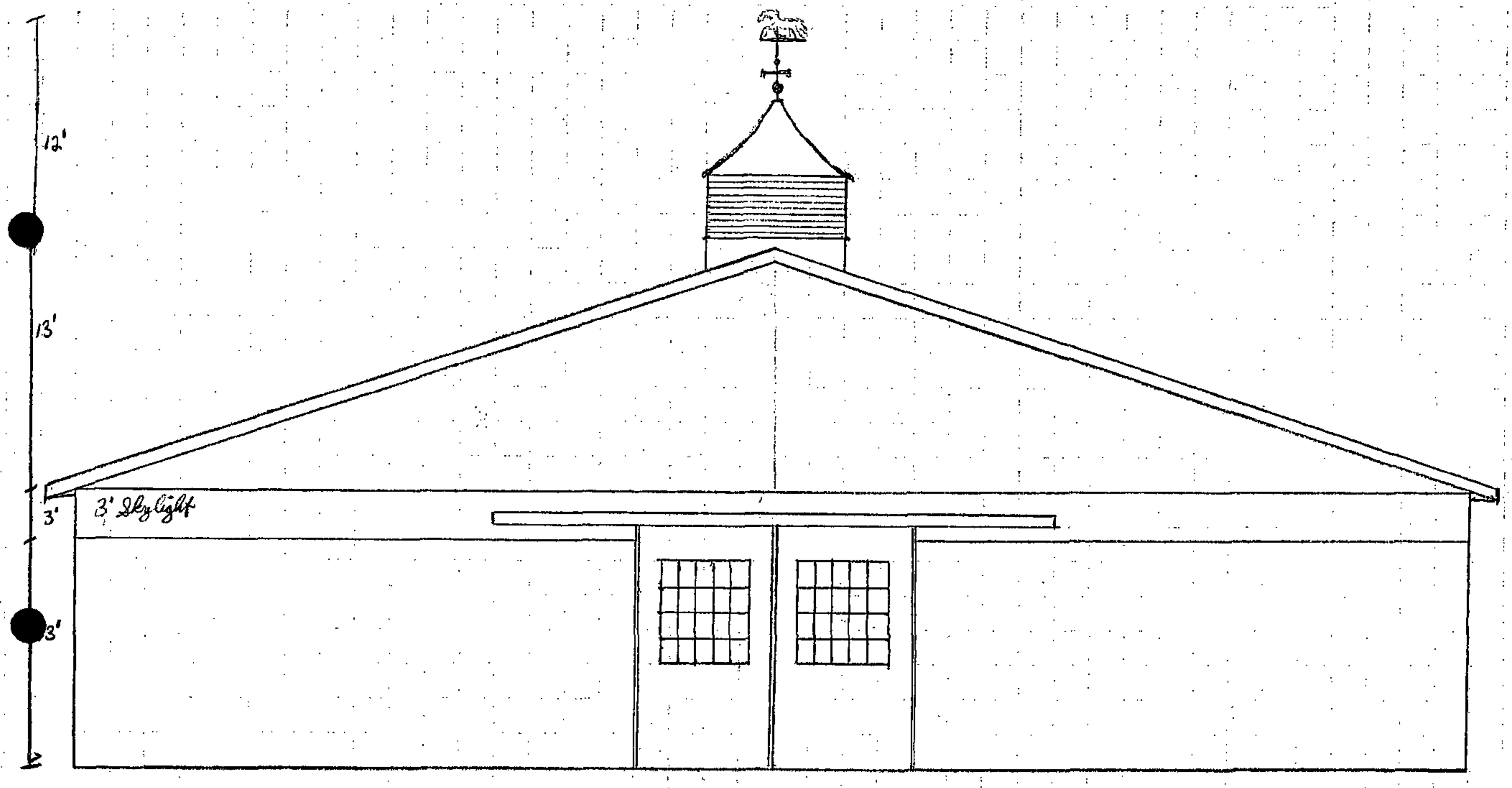
ALPINE
Alpine Engineered Products, Inc.
Earth City, MO 63045

WARNING TRUSSES REQUIRE EXTREME CARE IN FABRICATION, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO BCSI 1-03 (HOLDING COMPONENT SAFETY INFORMATION), PUBLISHED BY TPI (TRUSS PLATE INSTITUTE, 583 D'ONOFRIO DR., SUITE 200, MADISON, WI 53719) AND WTCA (WOOD TRUSS COUNCIL OF AMERICA, 6904 ELMHURST CR., MADISON, WI 53717) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. UNLESS OTHERWISE INDICATED, THE CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED CEILING.

IMPORTANT FURNISH A COPY OF THIS DESIGN TO THE INSTALLATION CONTRACTOR. ALPINE ENGINEERED PRODUCTS, INC. SHALL NOT BE RESPONSIBLE FOR THE INSTALLATION OF THIS DESIGN. ALL TRUSSES TO BE INSTALLED IN THE TRUSS IN CONFORMANCE WITH TPI. FOR FABRICATING, HANDLING, SHIPPING, INSTALLING & BRACING OF TRUSSES, DESIGN CONFORMS WITH APPLICABLE PROVISIONS OF ANSI (NATIONAL DESIGN SPEC. FOR WOOD CONSTRUCTION PLATES ARE MADE OF ZINC-COATED (G-185/275) ASTM A653 GRADE 40/50 (H. 275/G) GALV. STEEL. APPLY PLATES TO EACH FACE OF TRUSS AND, UNLESS OTHERWISE LOCATED ON THIS DESIGN, POSITION PER PREVIOUS TRUSS. AND INSPECTION OF PLATES THEREON BY (1) SHALL BE PER ANSI/TPI 1-2002 SEC. 3. A SEAL ON THIS DRAWING INDICATES ACCEPTANCE OF PROFESSIONAL ENGINEERING RESPONSIBILITY SOLELY FOR THE TRUSS COMPONENT DESIGN SHOWN. THE SUITABILITY AND USE OF THIS COMPONENT FOR ANY BUILDING IS THE RESPONSIBILITY OF THE BUILDING DESIGNER PER ANSI/TPI 1 SEC. 2.

STATE OF MARYLAND
ROGER SCHURWAN
REGISTERED No. 12617
PROFESSIONAL ENGINEER

TC LL	35.0 PSF	REF	R6697- 27104
TC DL	5.0 PSF	DATE	04/28/05
BC DL	5.0 PSF	DRW	MOUSR6697 05118001
BC LL	0.0 PSF	MD-ENG	SLS/SLS
TOT.LD.	45.0 PSF	SEQN-	23455 REV
DUR.FAC.	1.15		
SPACING	48.0"		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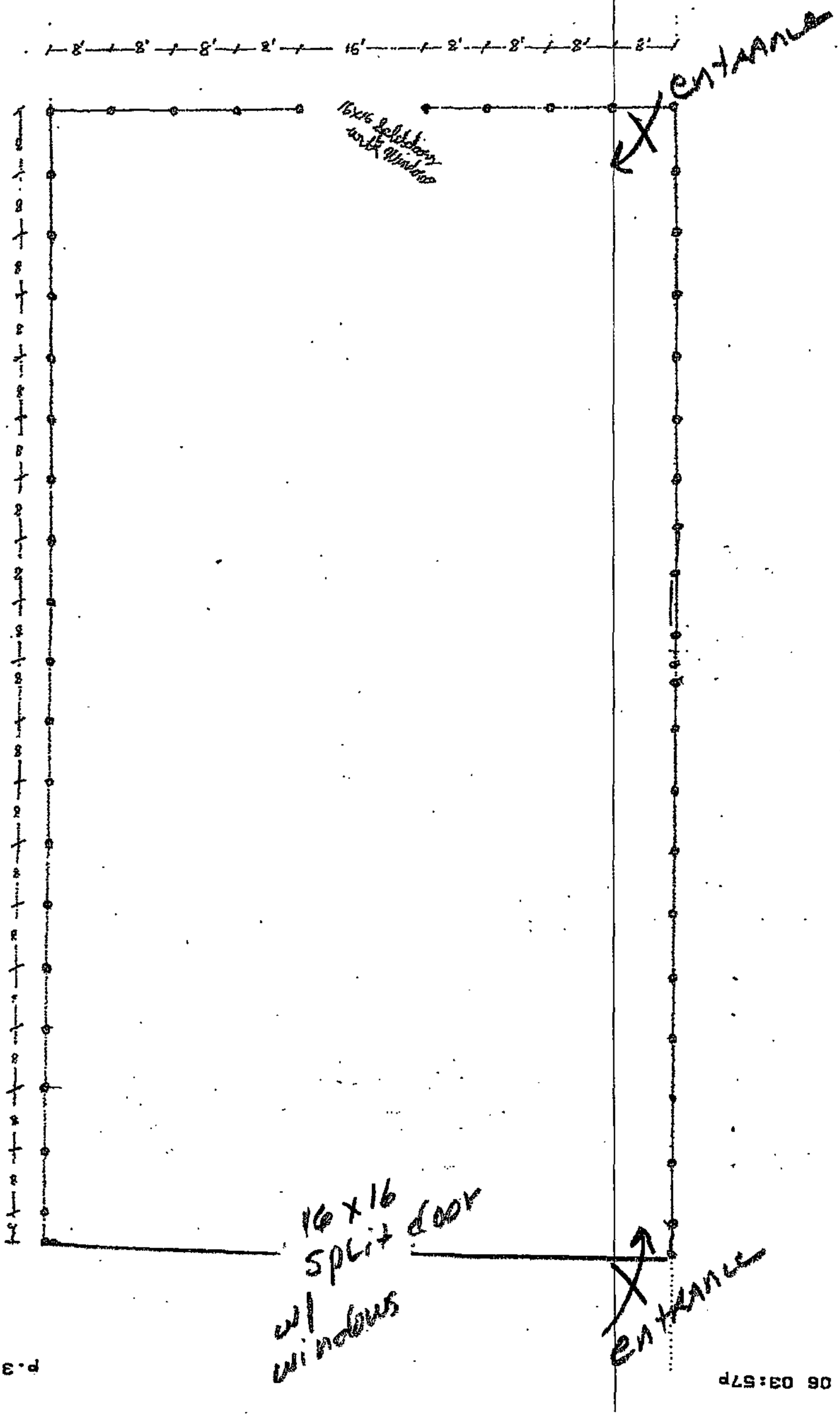
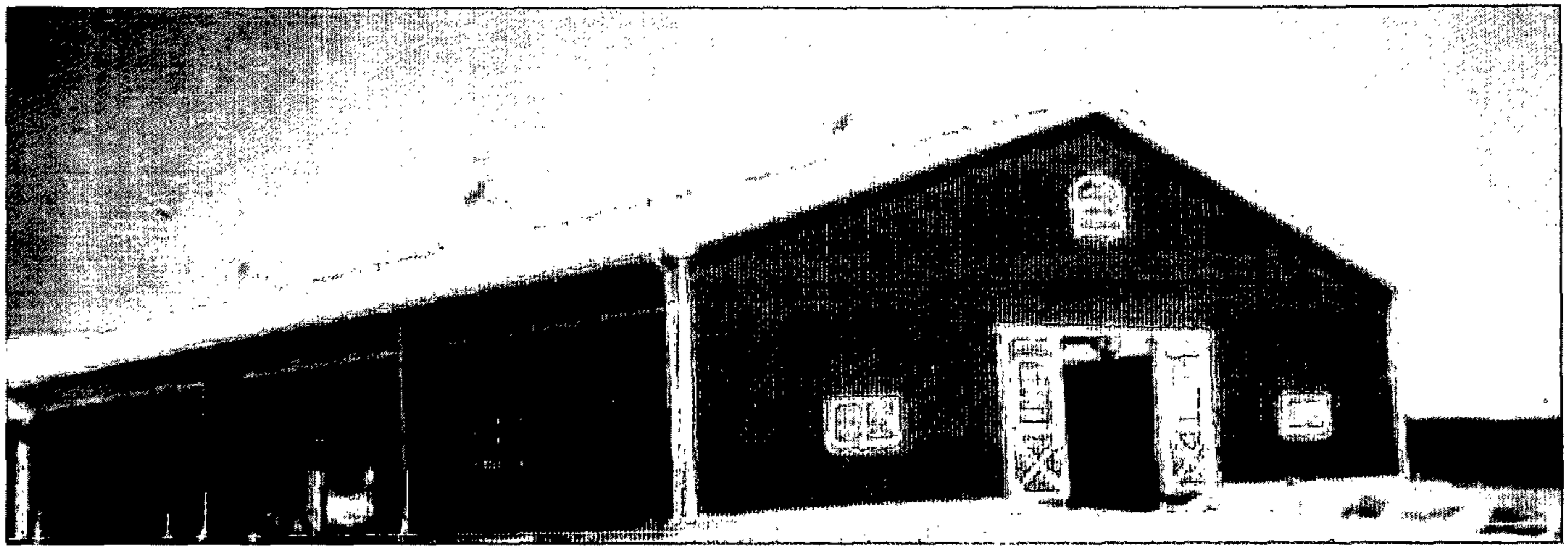
13'
3'
3'
3' Sky Light


8'
8'
8'
8'
16'
8'
8'
8'
8'
entrance
16x16 Selection with Window
16 x 16 split door w/ windows
entrance



ROOF & TRIM WILL BE GREEN

WALLS WILL BE WHITE

GrandRib 3® and GrandRib 3® Plus

ENDURACOTE™

PREMIUM DEFENSE
Against the Elements

FABRAL
METAL WALL AND ROOF SYSTEMS

Wall Color

White.899 • IR = .54

Roof & Trim Color

Evergreen.875 • IR = .25

Colors are as actual as allowed by the printing process. • *IR = Initial Reflectivity*

RE: PETITION FOR VARIANCE 5025 Black Rock Rd, S/S Black Rock Rd, 4600' W of Grace Rd 5th Election District, 5th Councilmanic	*	BEFORE THE
	*	COUNTY BOARD OF APPEALS
	*	FOR
William A. McDaniel, Jr. Petitioner	*	BALTIMORE COUNTY
	*	Case No. **01-129-A**

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

ORDER

Petitioner William A. McDaniel, Jr. filed for variance relief from Sections 450.4.E.9 and 450.4.F.9 of the Baltimore County Zoning Regulations ("BCZR"), to allow two existing signs, of 69 and 12 square feet, posted on his Black Rock Road property in lieu of the allowed one sign measuring 1 square foot.

The variance petition was approved by Zoning Commissioner Lawrence E. Schmidt on December 5, 2000. With the support of several nearby property owners, and noting the adverse Zoning Advisory Committee comment on the petition from the Department of Environmental Protection and Resource Management, People's Counsel filed an appeal. After a continuance, a hearing was held before the County Board of Appeals ("CBA") on March 20, 2002. Francis X. Borgerding, Jr., Esq., attorney for the petitioner, and Carole S. Demilio, Esq., Deputy People's Counsel, were present. Mr. Borgerding and Ms. Demilio proffered that the parties had reached an understanding regarding the signs at issue.

As a result of discussions between the parties, Petitioner agrees to withdraw his variance request for the sign measuring 69 square feet, and remove the same from his property on or before April 20, 2002. People's Counsel notes that, in light of Petitioner's withdrawal of a Petition for Variance for a 69 square foot sign, a continued appeal would no longer be in the

public interest. People's Counsel therefore agrees to withdraw its appeal to Petitioner's variance request for the sign measuring 12 square feet. Additionally, both parties agree to waive public deliberation by the CBA.

WHEREFORE, in consideration of the evidence proffered by the parties, it is, by the County Board of Appeals of Baltimore County, this 17th day of March, 2004,

ORDERED that the Variance Petition, as amended to reflect the above agreement, withdrawing the Petition for a 69 square foot sign and maintaining a request for a 12 foot sign on the subject property is hereby **GRANTED**; and it is further

ORDERED that Petitioner will have removed the 69 square foot sign on or before April 20, 2002.

Any petition for judicial review must be filed within thirty (30) days of the date of this Order.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles L. Marks, Panel Chairman

Margaret Worrall

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

March 17, 2004

Carole S. Demilio
Deputy People's Counsel for
Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: William A. McDaniel, Jr. – Legal Owner*
Case No. 01-129-A

Dear Ms. Demilio:

Enclosed please find a copy of the final Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco /tts
Kathleen C. Bianco
Administrator

Enclosure

c: Francis X. Borgerding, Jr., Esquire
William A. McDaniel, Jr.
Brian Dietz /Gerhold, Cross & Etzel
Mike Kinkel
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Hunter Rowe, CIE /PDM #00-3818
Timothy M. Kotroco, Director /PDM

Printed with Soybean Ink
on Recycled Paper

IN RE: PETITION FOR VARIANCE
S/S Black Rock Road, 4600' W of
Grace Road
(5025 Black Rock Road)
5th Election District
5th Council District

William A. McDaniel, Jr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-129-A
*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, William A. McDaniel, Jr., through his attorney, Francis X. Borgerding, Jr., Esquire. As originally requested, the Petitioner sought relief from Sections 450.4.E.9 and 450.4.F.9 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two existing business identification signs, 63 sq.ft. and 7 sq.ft., respectively, in lieu of the permitted one sign of 1 sq.ft. total. However, at the hearing, the Petition was amended to reflect the exact measurements of these signs, which were taken after the Petition was filed. As amended, the Petitioner seeks relief for two signs, one 69 sq.ft. in area, and the other 12 sq.ft. in area, in accordance with the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing were William McDaniel, Jr., property owner, Brian Dietz, a Surveyor with Gerhold, Cross & Etzel who prepared the site plan for this property, and Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. Appearing as a Protestant in the matter was Mike Kinkel, owner of the adjacent property.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel, containing a gross area of 29.85 acres, more or less, zoned R.C.2. The property is located on the south side of Black Rock Road near Hampstead in northwestern Baltimore County, a short distance from the Carroll County line. The property is improved with a barn/residence in

the center of the property and a horse-riding area. This Zoning Commissioner is familiar with the property by virtue of prior Case No. 00-285-X, in which I granted the Petitioner special exception relief for horse-boarding and riding stables on the subject property on February 20, 2000. To the extent applicable, the findings and conclusions set forth in that case are incorporated herein. There was no appeal taken of that Order.

Photographs of the property in the instant case show that the site is attractive and well-maintained. As noted above, the property is improved with a large building in the center of the site which serves as both a barn and a residence. Additionally, there is a large, fenced riding area. The property is known as Loblolly Farm and is in active use as a riding stable and horse-boarding establishment. Mr. McDaniel indicated that he does not reside on the property, but has a tenant who resides in the barn/residence.

The subject Petition relates to two existing signs, which are located on the front of the property, immediately adjacent to Black Rock Road. These signs are shown in a series of photographs that were submitted at the hearing. The larger sign is located on the east side of the entrance to the site, and marks the location of the property to motorists travelling westbound into Carroll County. That sign identifies the property as Loblolly Farms, and further indicates that horse boarding, riding, training, etc., are available on the site. The second sign at issue is small and is located on the west side of the access driveway. That sign advertises the property to motorists travelling eastbound from Carroll County into Baltimore County.

An examination of the site plan and photographs submitted show that the entrance to the property is unique. Vehicular access is by way of a driveway that intersects Black Rock Road. Interestingly, however, the driveway is located at a sharp curve in Black Rock Road. Additionally, this side (south) of Black Rock Road features a berm and several mature trees. The Petitioner argued that these conditions make it very difficult for individuals unfamiliar with the property to locate this driveway. It was indicated that two signs are necessary to alert traffic proceeding along Black Rock Road in each direction. Moreover, it was indicated that the signs are tastefully designed and that the use is consistent with the agricultural/rural nature of the locale.

As noted above, Mr. Kinkel appeared as a Protestant in the matter. It is to be noted that Mr. Kinkel owns the adjacent property and shares a common driveway that leads to this site from Black Rock Road; however, he does not live on his property. Mr. Kinkel objects to the signs and believes that they are both unnecessary and inappropriate.

The grant of the variance relief from the B.C.Z.R. is regulated by Section 307 of the B.C.Z.R. That Section has been construed by the Courts of this State, most notably in Cromwell v. Ward, 102 Md. App. 691 (1995). In Cromwell, the Court of Special Appeals set out a three-part test which must be applied in order for variance relief to be granted. First, the property owner must show that the subject property is unique and it is this uniqueness which drives the need for variance relief. Secondly, the Petitioner must show that a practical difficulty would be suffered if relief were denied. Finally, it must be proven that relief can be granted without detrimental impact to the surrounding locale.

This is a classic variance case. The property is surely unique by way of its configuration and more particularly, the nature of the entrance to the site. The curve of Black Rock Road, the existing berm, and vegetation are all factors, which are unique only to this particular site. Moreover, these factors clearly drive the need for the variance. That is, I am easily persuaded that the unusual topography and site conditions make access to this site somewhat difficult. The construction of a sign that will alert the public as to the property's location is not only appropriate, but insures public safety. In my judgment, the Petitioner has met the practical difficulty test. Finally, I find that the signs will not cause any detrimental impact to the subject or adjacent properties, or that they are inconsistent with the surrounding locale. In this regard, it is to be noted that the Department of Environmental Protection and Resource Management (DEPRM) submitted an adverse Zoning Advisory Committee (ZAC) comment in which they indicate their opposition to the relief requested. That office opines that the granting of the variance would be inconsistent with the efforts to preserve the land and its rural character, including scenic quality. With all due respect to DEPRM, the subject signs are of high-quality, and identify a rural/agricultural use (i.e., horse boarding and riding stables). Although this is a commercial

operation in that members of the public can use the facilities, the signs are not what one would consider to be commercial in nature. These wooden, hand-painted signs are appropriate and in my judgment, do not detract from this rural area.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of December, 2000 that the Petition for Variance seeking relief from Sections 450.4.E.9 and 450.4.F.9 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two existing business identification signs, one 69 sq.ft. in area, and the other 12 sq.ft. in area, respectively, in lieu of the permitted one sign of 1 sq.ft. total, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioner may apply for his sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

IN RE: PETITION FOR SPECIAL EXCEPTION S/S Black Rock Road, Approx. 2,000' E of The Baltimore County/Carroll County Line (5025 Black Rock Road) 5th Election District 5th Councilmanic District William Alden McDaniel, Jr. Petitioner	* * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 00-285-X

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, William Alden McDaniel, Jr., through his attorney, Michael E. Marino, Esquire. The Petitioner requests a special exception to allow horse boarding and riding stables on the subject property, zoned R.C.2, pursuant to Section 1A01.2.C(21) of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were William A. McDaniel, Jr., property owner, Marie Moxley, Bruce E. Doak, Registered Property Line Surveyor who prepared the site plan for this property, and Michael Marino, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an irregularly shaped parcel which contains approximately 29.85 acres in area, R.C.2. The property is located on the south side of Black Rock Road, near Hampstead in northwestern Baltimore County. As noted above, the property is but a short distance from the Baltimore County/Carroll County line. The property is improved with a barn towards the center of the property and a horse riding area. Presently the property does not contain a dwelling or any other residential building.

Apparently Mr. McDaniel acquired the property approximately 1 year ago and wishes to utilize same to board horses. Mr. McDaniel's daughter is an avid horsewoman and keeps a horse on the property. Although Mr. McDaniel rents stalls within the barn to others, the property is not used as a commercial riding stable. Generally, it is used by family members and friends.

As noted above, the proposed use is permitted in the R.C.2 zone by special exception. The testimony offered by Mr. Doak demonstrated that the proposed use meets the requirements of Section 502.1 of the B.C.Z.R. as they relate to special exception criteria. His testimony was persuasive that the proposed use will not be detrimental to the health, safety or general welfare of the locale.

Based upon the testimony and evidence offered, I am persuaded to grant the special exception. The use appears appropriate given the nature of the locale and the subject property can support this use. As noted above, there were no Protestants who appeared at the hearing, and there were no adverse Zoning Advisory Committee comments from any . However, a comment was received from the Department of Environmental Protection and Resource Management (DEPRM) as to the maximum number of horse that could be boarded on the site. Their comment indicated that although the property is nearly 30 acres in area, a good portion of the site contains steep slopes and forest buffer. DEPRM recommended that a restriction be imposed on the grant of the special exception request as to the maximum number of horses. Section 100.6 of the B.C.Z.R. permits one animal for each acre of grazing or pastureland. Based upon the testimony and evidence offered, it appears that there are approximately 20 acres of the 29.85 acre total that are suitable for grazing. Thus, the Petitioner shall be restricted to a maximum of 20 horses to be boarded on the site. This restriction can be modified in the future if the Petitioner requests same and offers sufficient proof to justify an increased number.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14TH day of February, 2000 that the Petition for Special Exception to allow horse boarding

and riding stables on the subject property, zoned R.C.2, pursuant to Section 1A01.2.C(21) of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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 relief granted herein is limited to a boarding facility for a maximum of 20 horses.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-024-SPH
DATE

Petitioner's ~~CITIZEN'S~~ SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Bruce Doak	320 E Towsontown Blvd.	Towson Mo 21286	
Gerhold Cross & Etzel			
Wm A. McDaniel	5025 Black Rock Rd	Hampstead MD	wam@wamcd.com
Pet'r	Hampstead MD		
Mari K Moxley	4397 Brushmaster	Hampstead, MD 21074	Loblollyfarm@hotmail.com
Francis X. Borgerding Jr.	409 washington ave suite 600	Towson, Md 21204	

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-024-SPH
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Michael Johnson	198 Penn. Ave.	Westminster MD 21157	

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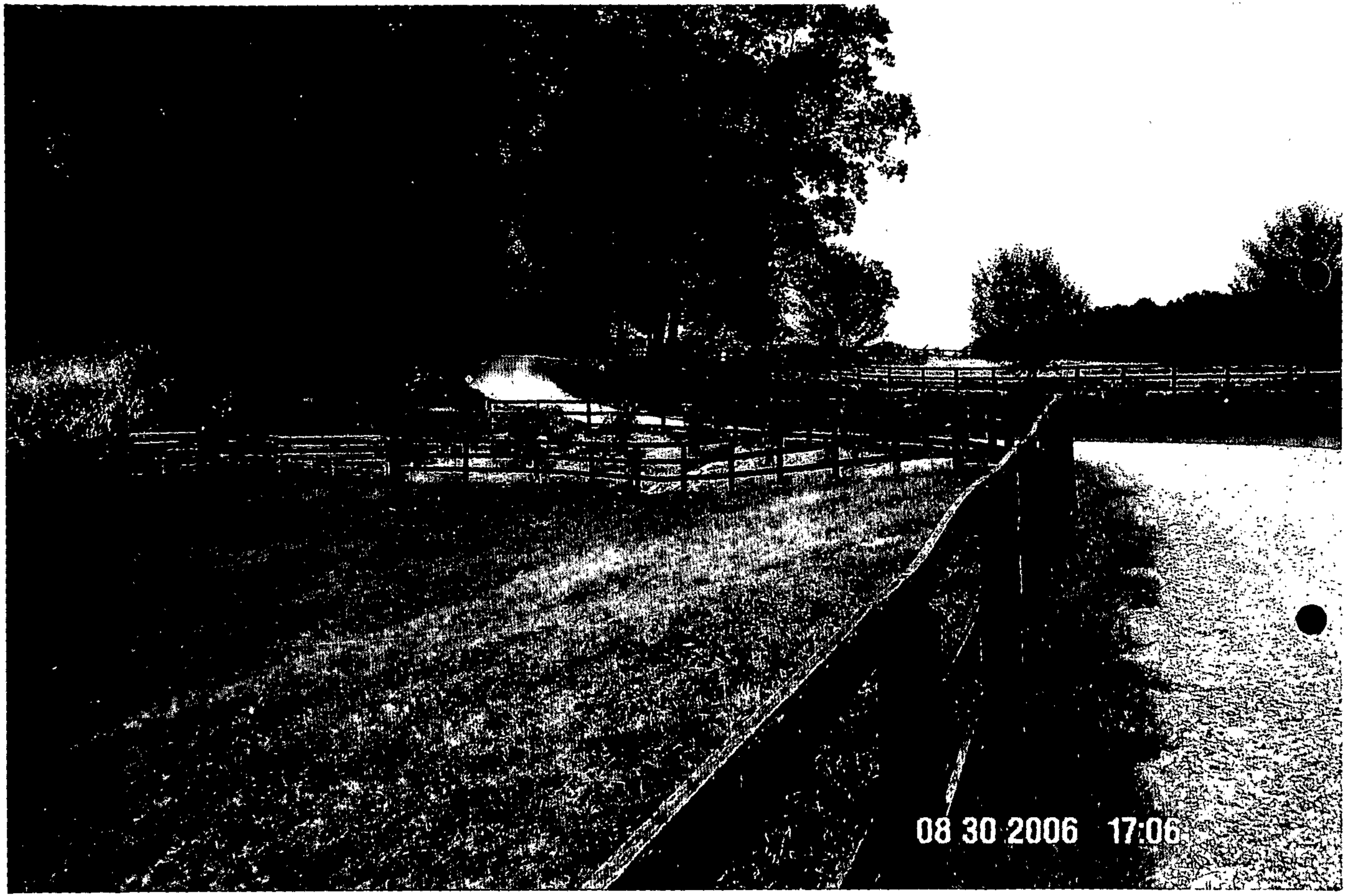

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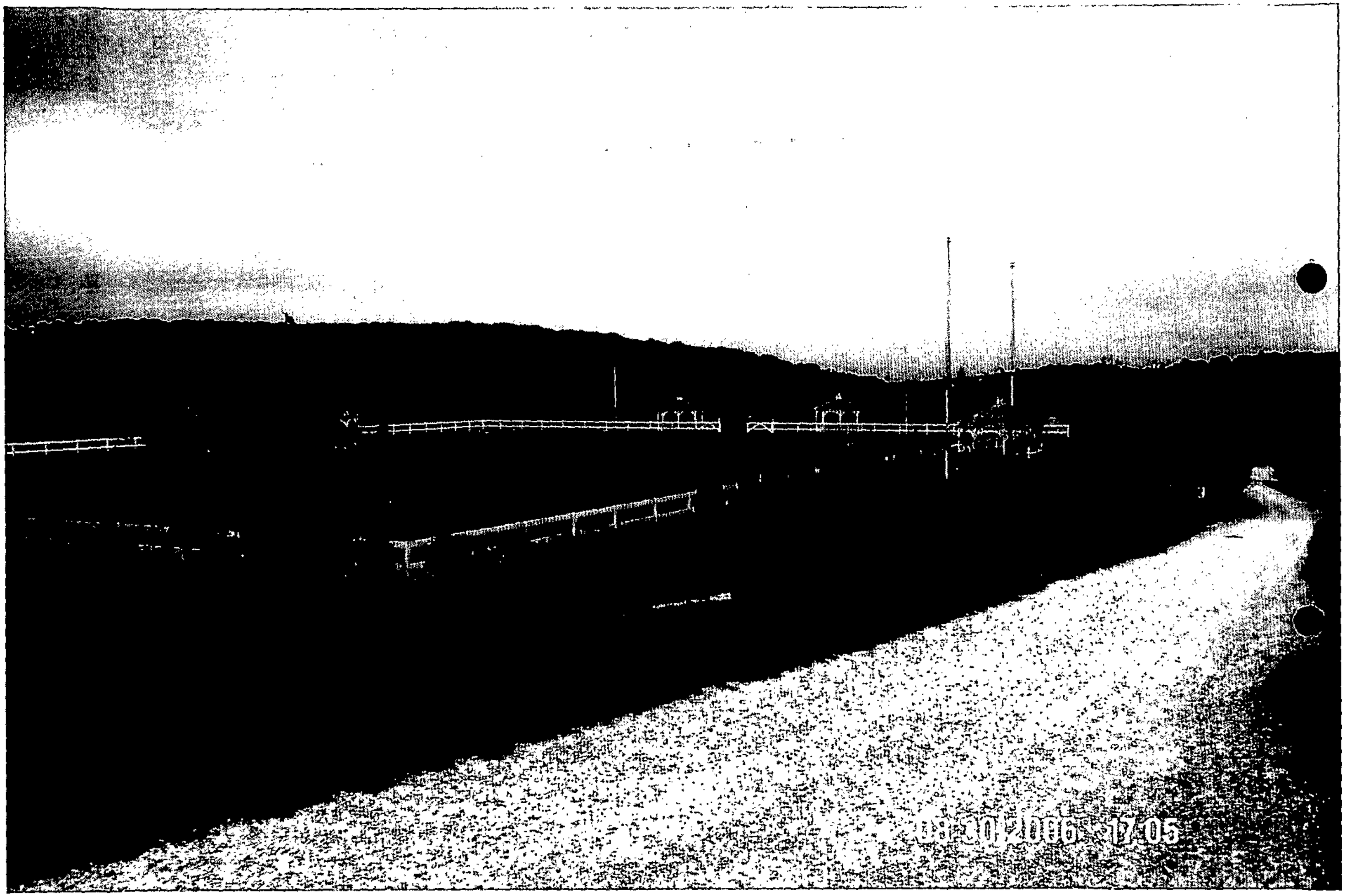

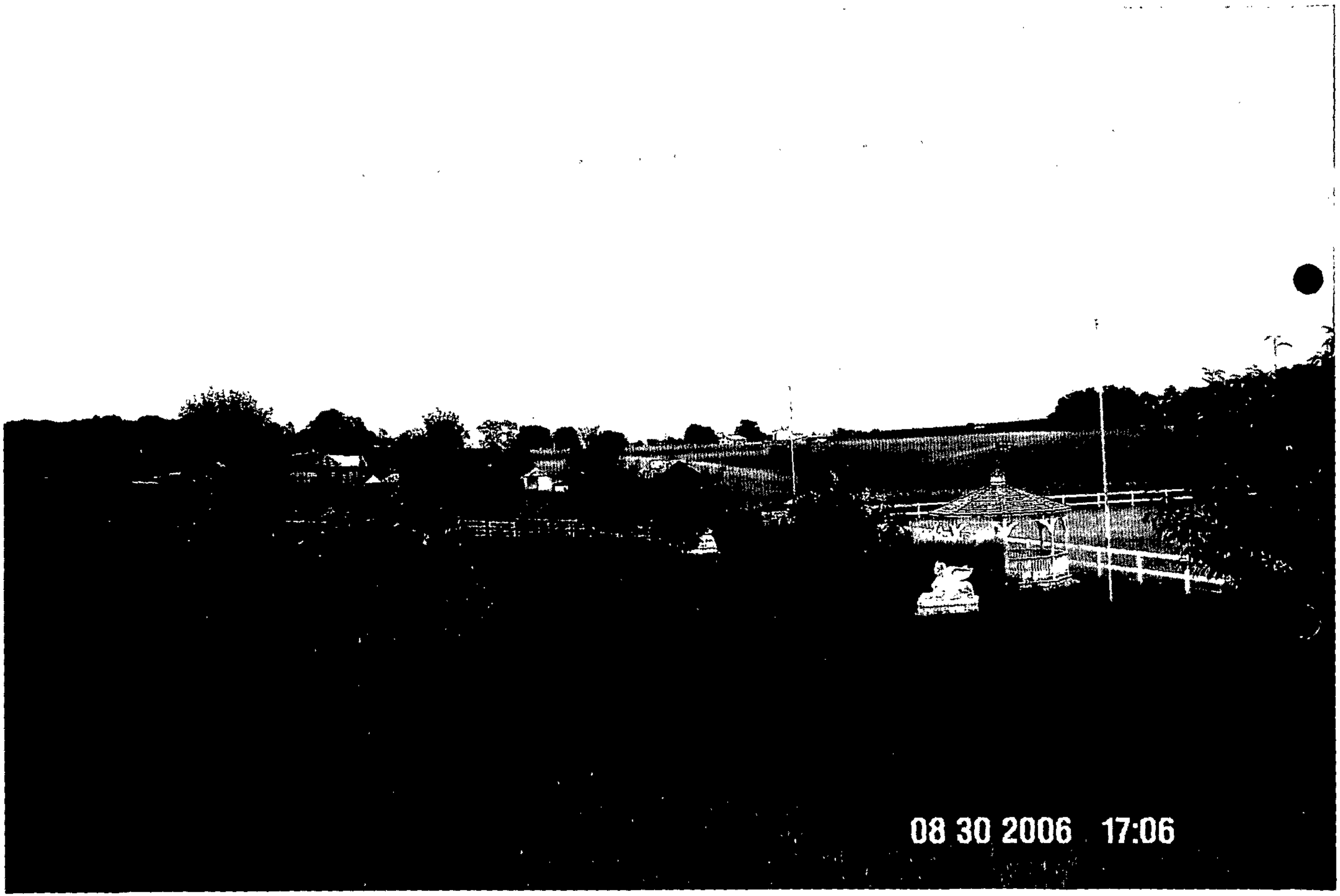
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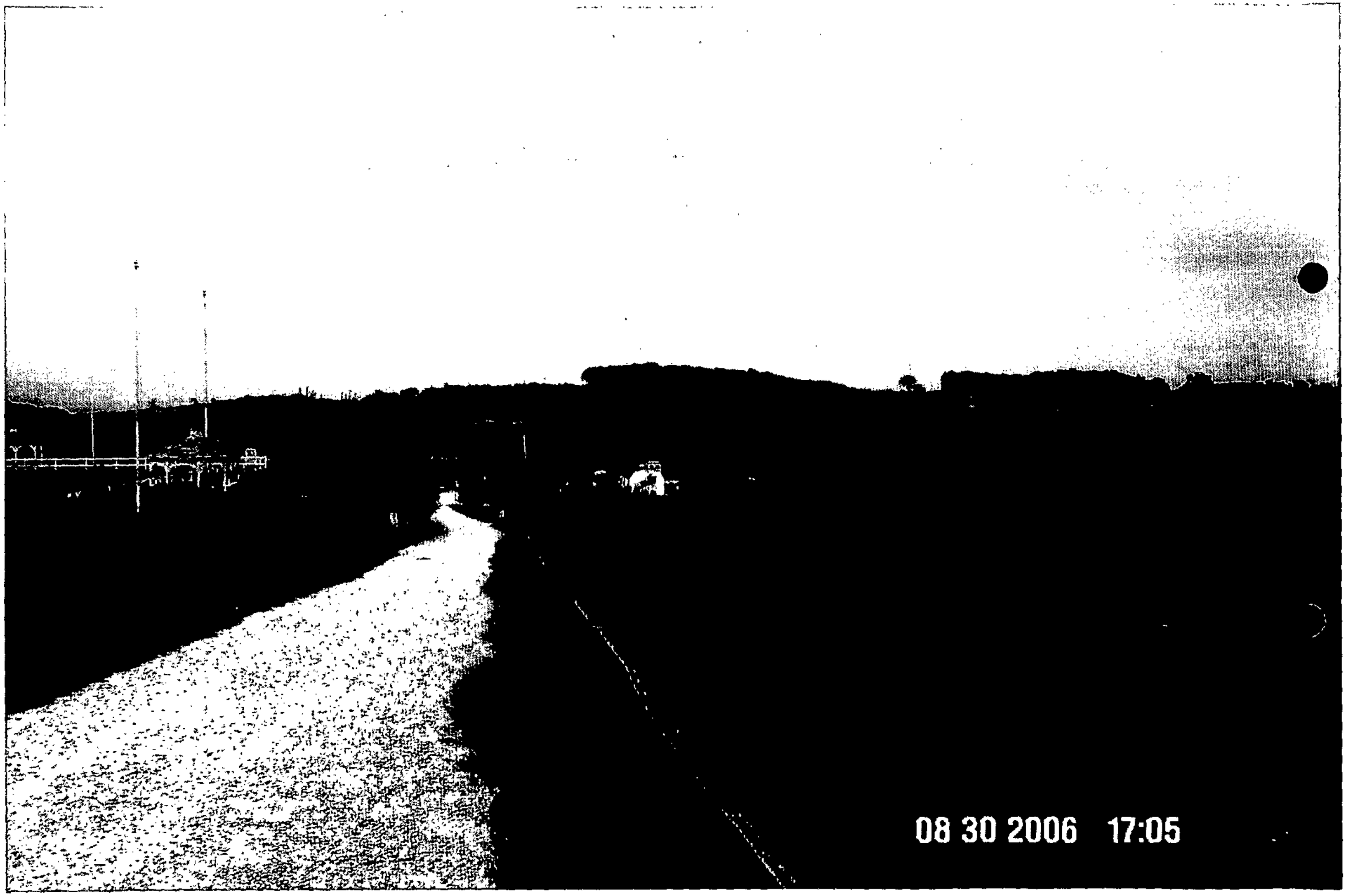
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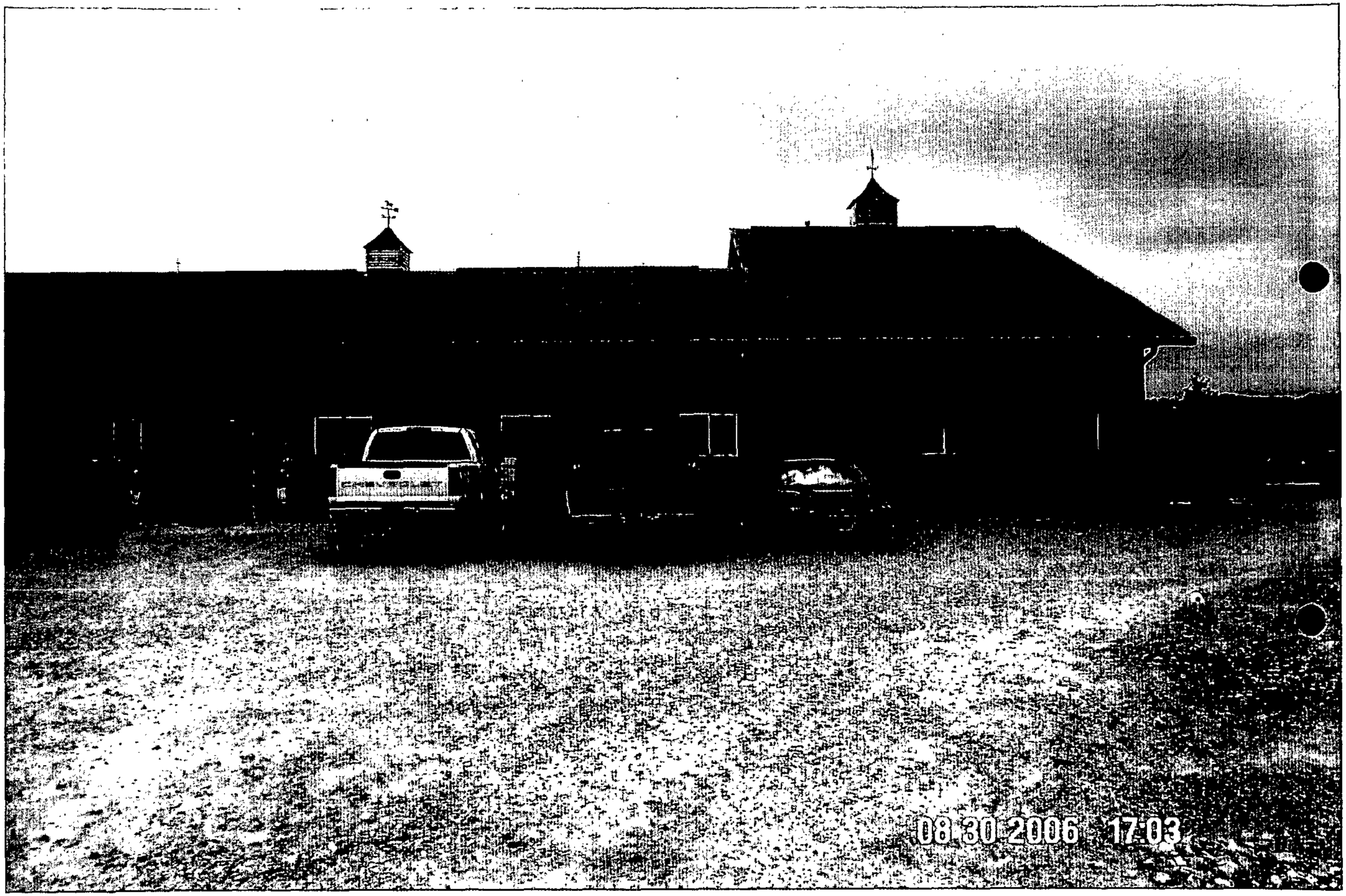

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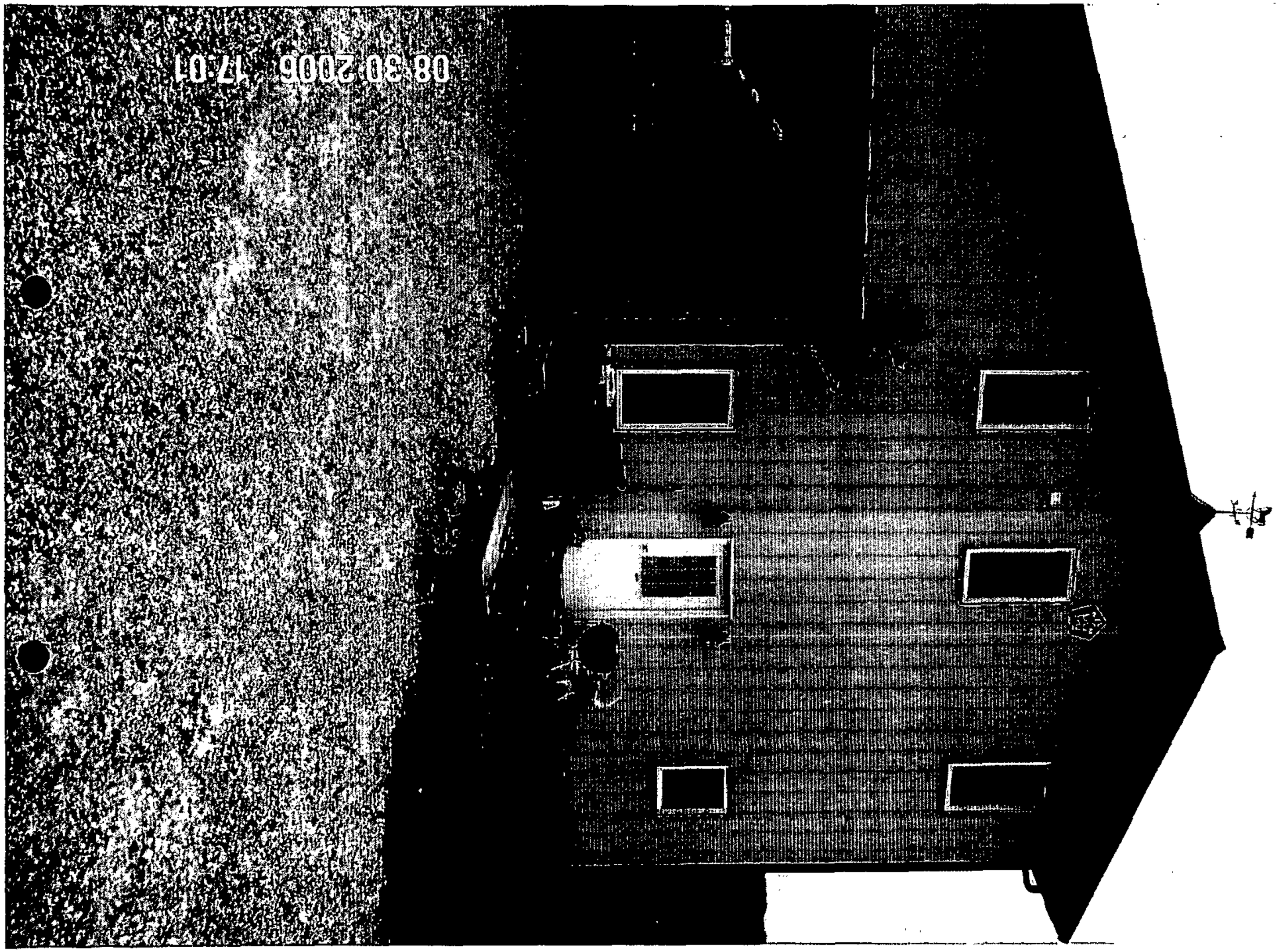
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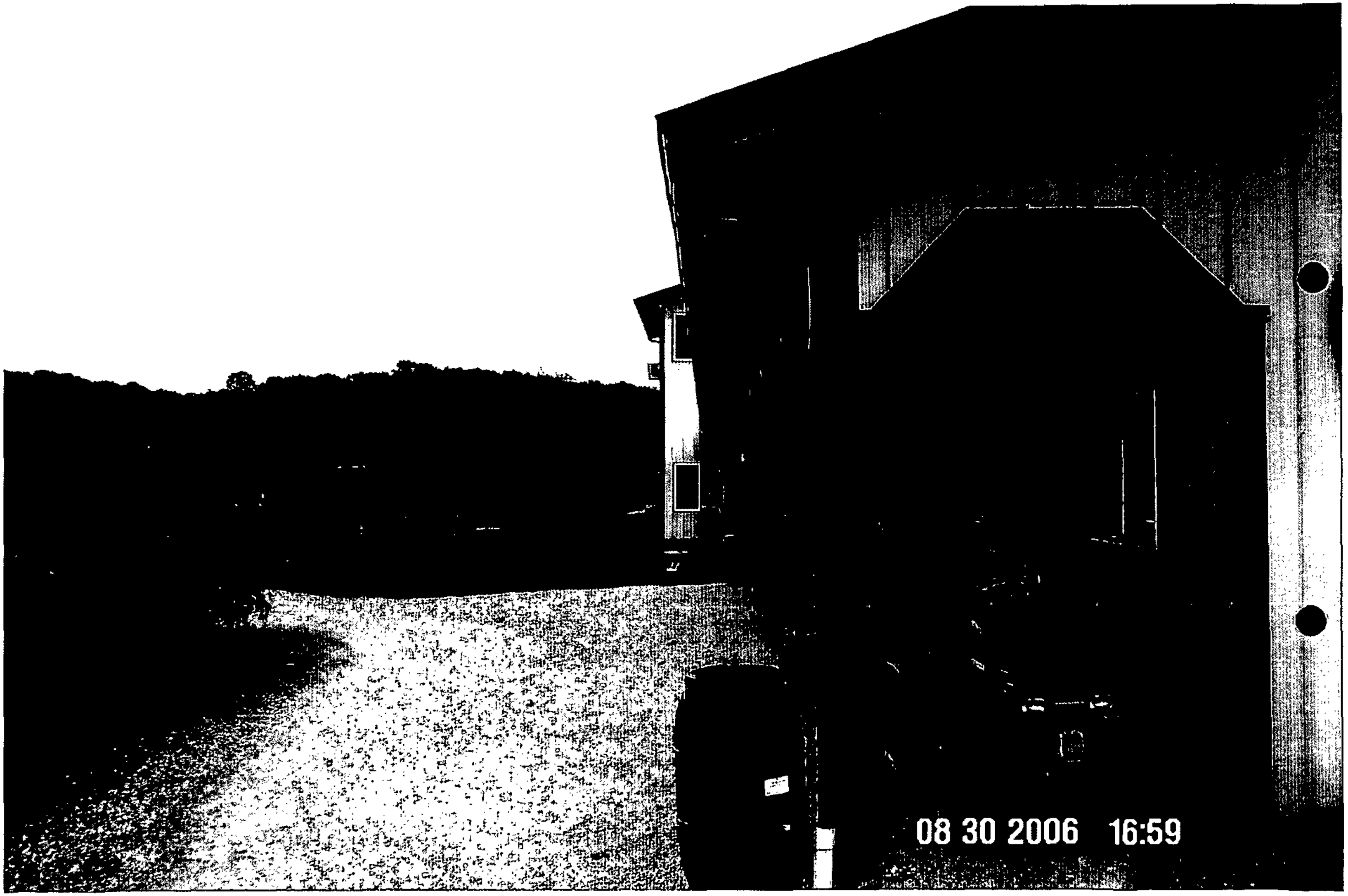

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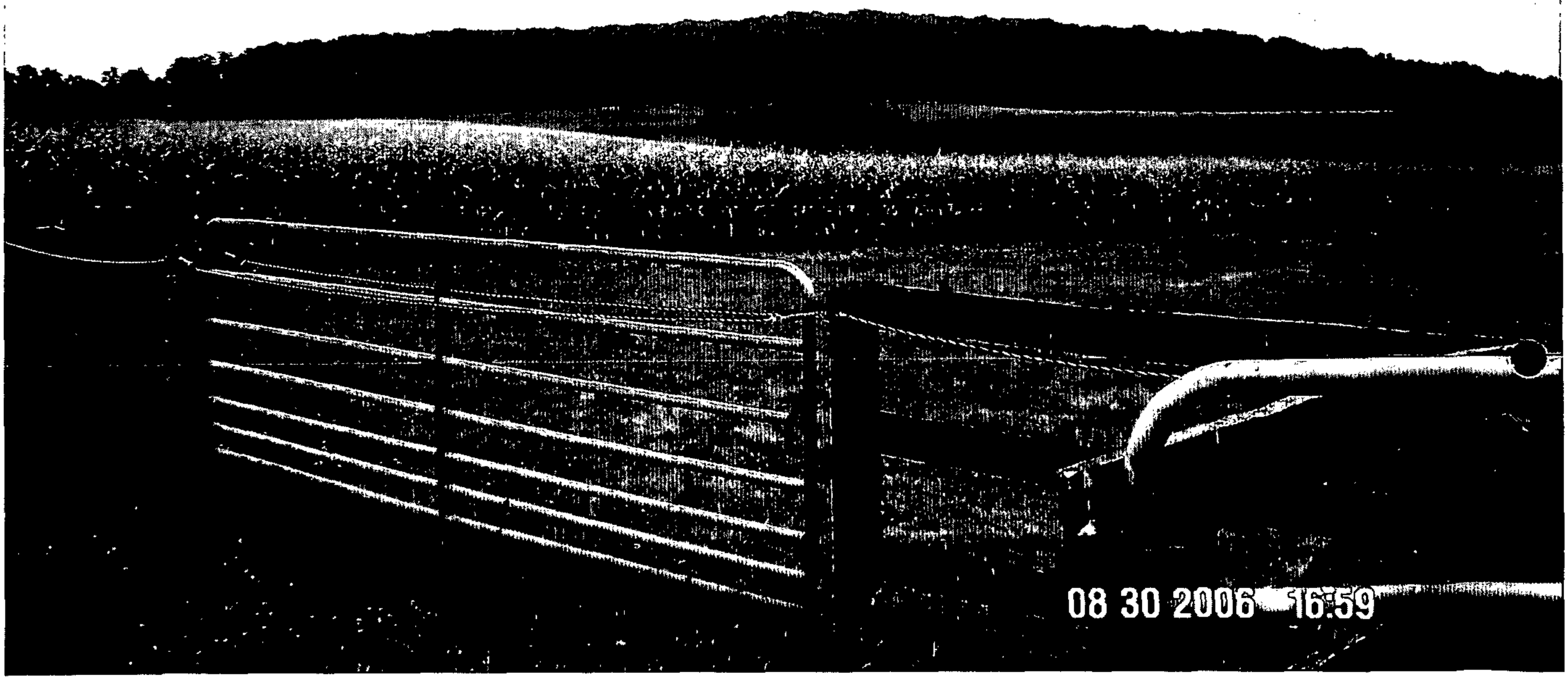

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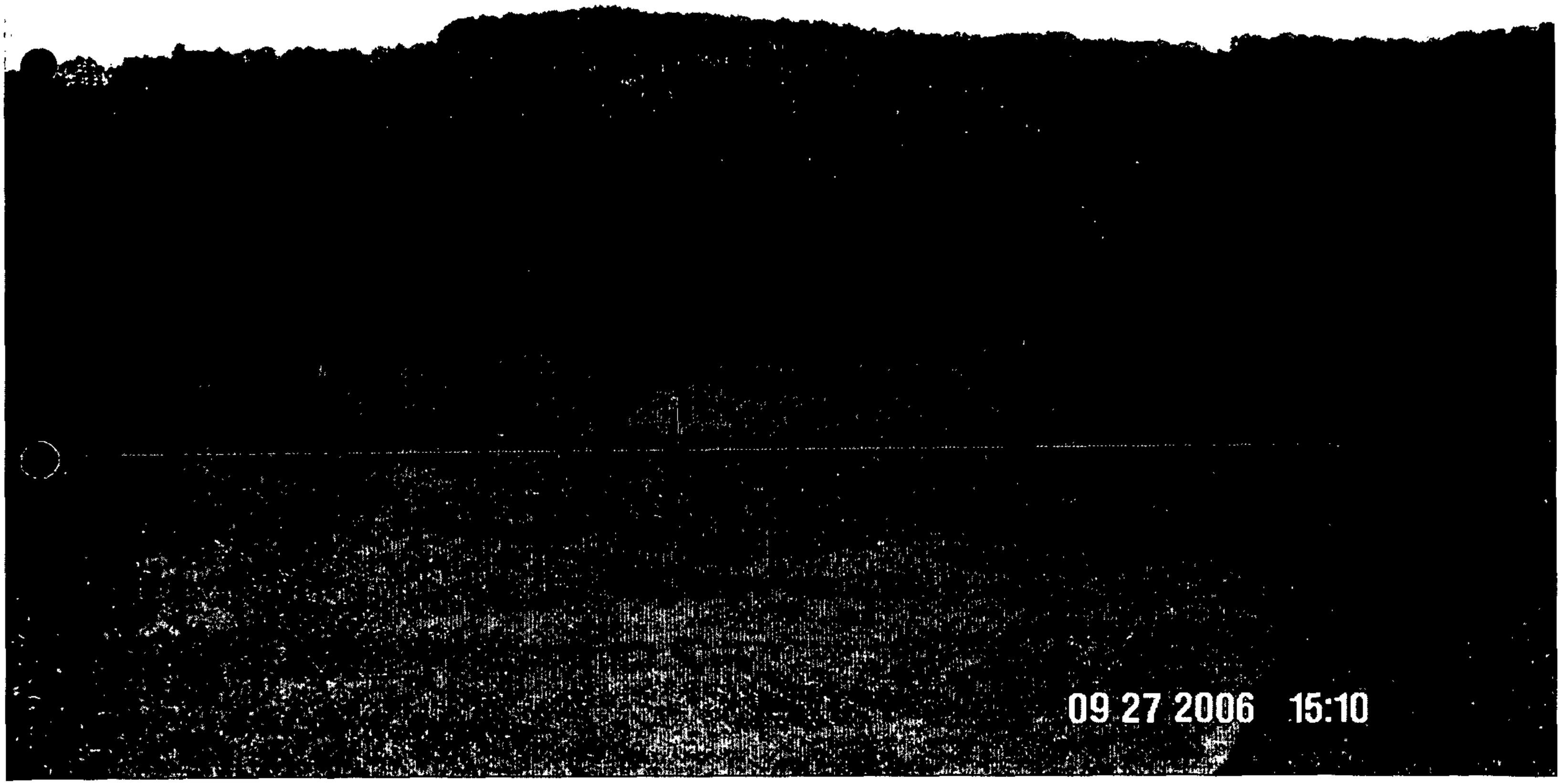
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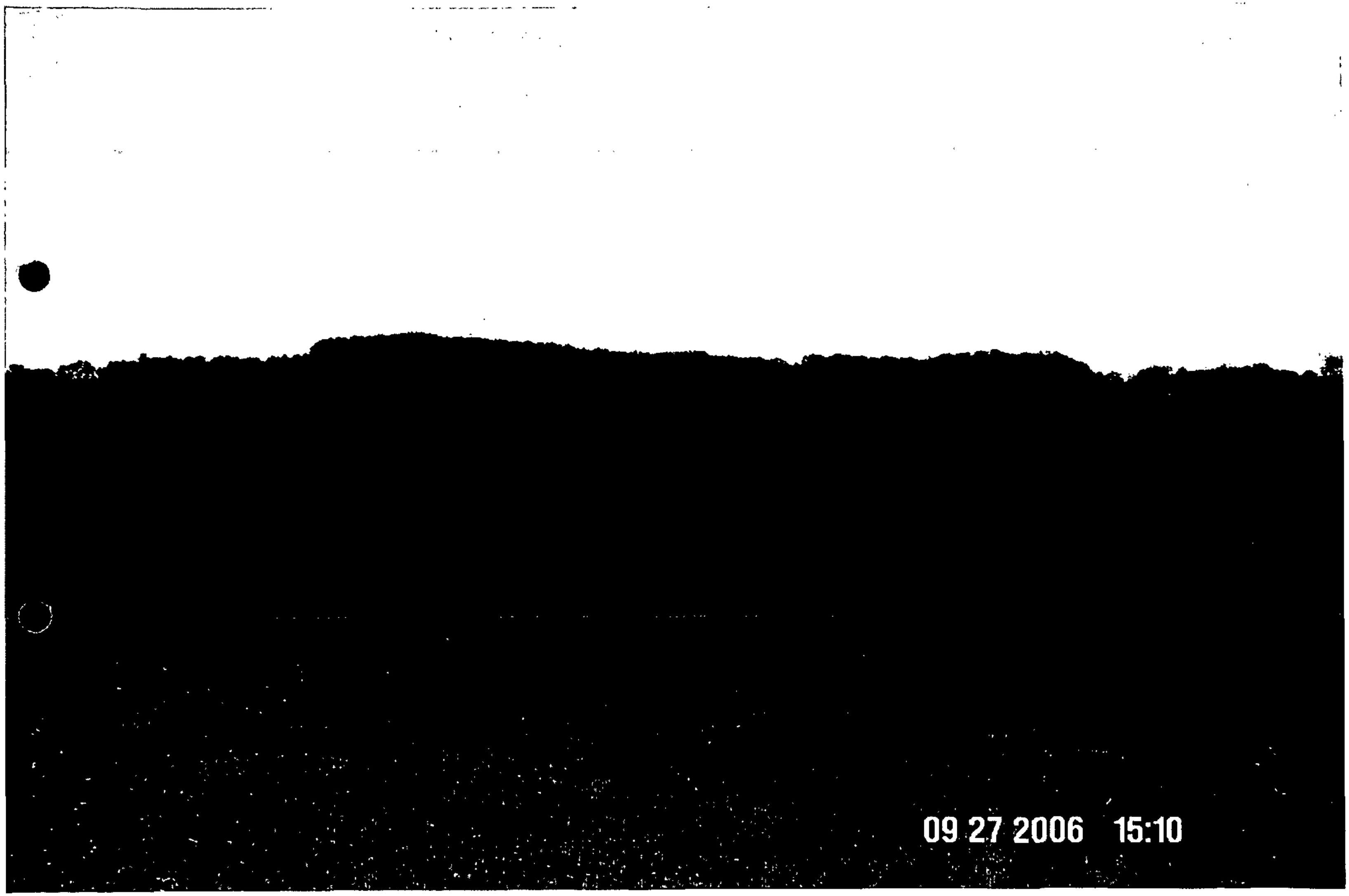
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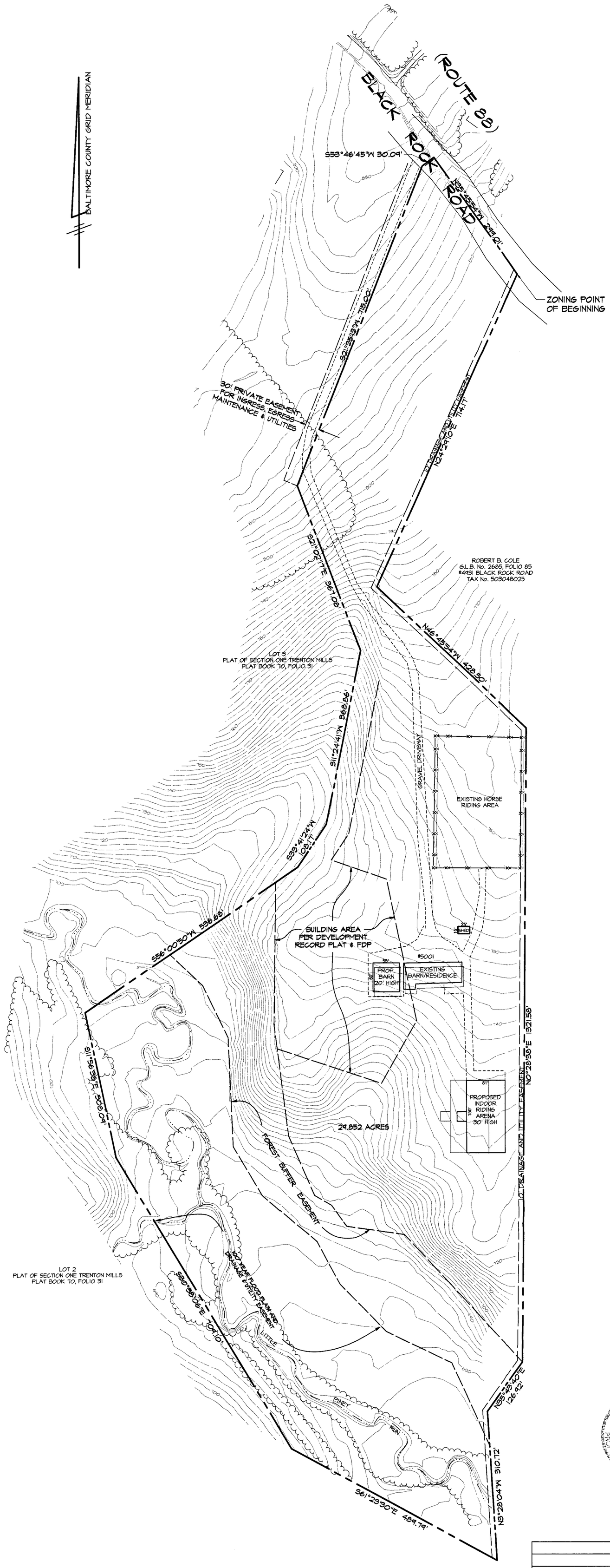
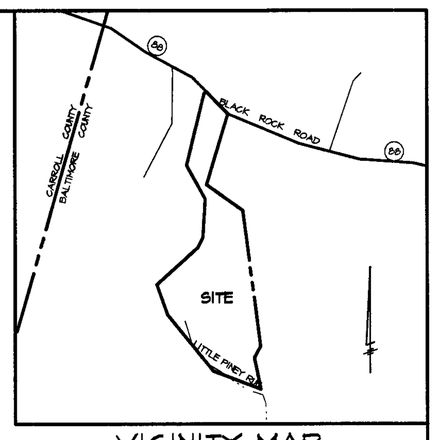




VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM LOT 4, PLAT OF SECTION ONE "TRENTON MILLS", PLAT BOOK S.M. No. 70, FOLIO 31.
2. THE TOPOGRAPHY SHOWN HEREON WAS DIGITIZED FROM THE FINAL DEVELOPMENT PLAN OF "TRENTON MILLS".
3. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
4. CENSUS TRACT 405000 REGIONAL PLANNING DISTRICT 302
   WATERSHED LOCK RAVEN & PRETTYBOY SUBSEWERSHED NONE
   SCHOOL DISTRICT: ELEMENTARY - FIFTH DISTRICT E.S., MIDDLE - HEREFORD M.S., HIGH - HEREFORD H.S.
   A.D.C. MAP & GRID 5 A10
5. PRIOR ZONING CASE: #00-285-X SPECIAL EXCEPTION TO PERMIT A HORSE BOARDING FACILITY ON A FARM IN AN R.C.-2 ZONE. GRANTED FEBRUARY 8, 2000.
6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

NOTE

LOCATIONS OF IMPROVEMENTS SHOWN ON PREVIOUS PLATS ARE SHOWN IN RED.

LOCATIONS OF IMPROVEMENTS CURRENTLY REVISED ARE SHOWN IN BLACK

OWNER

WILLIAM ALDEN MCDANIEL Jr.
4331 CHURCH ROAD
HAMPSTEAD, MARYLAND 21074
410-812-0081

REQUEST FOR A SPECIAL HEARING

TO AMEND THE PREVIOUS CASE (#00-285-X) TO ALLOW ADDITIONAL AGRICULTURAL BUILDINGS OUTSIDE OF THE BUILDING ENVELOPE AND TO MAKE REVISIONS TO THE PREVIOUS PLANS.

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING

MCDANIEL PROPERTY

5025 BLACK ROCK ROAD
Deed Ref: SM No. 13306, folio 134
LOT 4, PLAT OF SECTION ONE
TRENTON MILLS S.M. 70/31
Tax Account No.:23-00-002055
Zoned: R.C. 2 GIS Tile 019c2
Tax Map 19; Grid 17; Parcel 12
5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND
BRUCE EDWIN YORK
No. 531
REGISTERED
PROFESSIONAL LAND SURVEYOR

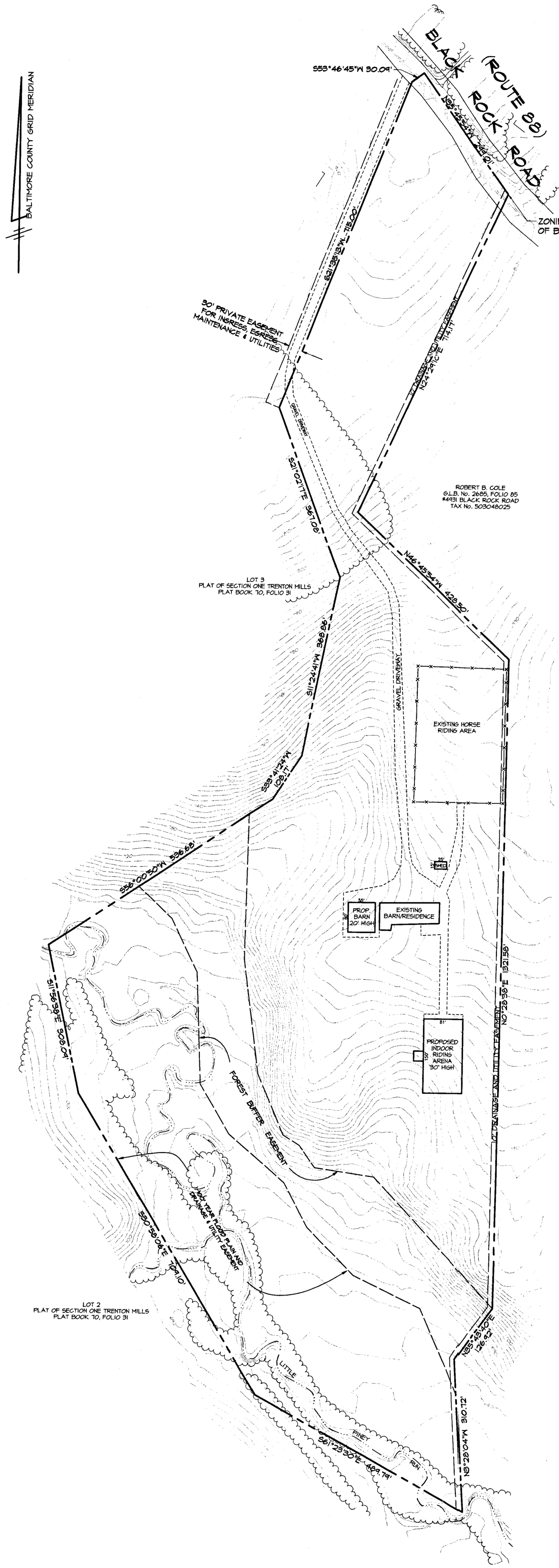
Scale: 1"=100' Date: JUNE 23, 2006

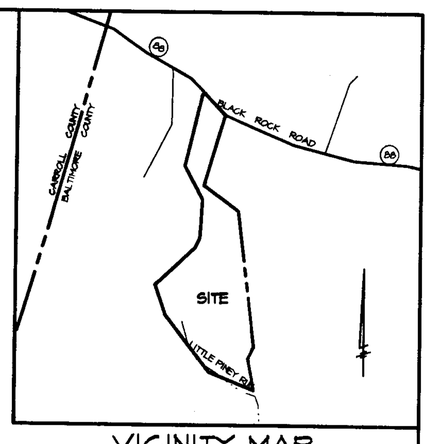
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

BUILDING LOCATION REVISIONS	10/3/06
REVISION	DATE

COMPUTED:	DRAWN: SMH	CHECKED:	FILE:X:\MCDANIEL\ZONING PLAT w GIS.pro

Ref #4
Reference
Plat #1





VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM LOT 4, PLAT OF SECTION ONE "TRENTON MILLS", PLAT BOOK S.M. No. 70, FOLIO 31.
2. THE TOPOGRAPHY SHOWN HEREON WAS DIGITIZED FROM THE FINAL DEVELOPMENT PLAN OF "TRENTON MILLS".
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   WATERSHED LOCK RAVEN & PRETTYBOY SUBSEWERSHED NONE
   SCHOOL DISTRICT: ELEMENTARY - FIFTH DISTRICT E.S.; MIDDLE - HEREFORD M.S.; HIGH - HEREFORD H.S.
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OWNER

WILLIAM ALDEN MCDANIEL Jr.
4331 CHURCH ROAD
HAMPSTEAD, MARYLAND 21074
410-812-0081

REQUEST FOR A SPECIAL HEARING

TO AMEND THE PREVIOUS CASE (#00-285-X) TO ALLOW ADDITIONAL AGRICULTURAL BUILDINGS OUTSIDE OF THE BUILDING ENVELOPE AND TO MAKE REVISIONS TO THE PREVIOUS PLANS.

STATE OF MARYLAND
BRUCE EDWIN DOLAN
No. 501
REGISTERED PROFESSIONAL LAND SURVEYOR
7/18/06

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING

MCDANIEL PROPERTY

5025 BLACK ROCK ROAD
Deed Ref: SM No. 13306, folio 134
Tax Account No.:23-00-002055
Zoned: R.C. 2 GIS Tile 019c2
Tax Map 19; Grid 17; Parcel 12
5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=100' Date: JUNE 23, 2006

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

REVISION	DATE

COMPUTED:	DRAWN: SMH	CHECKED:	FILE:X:\MCDANIEL BLACK ROCK\ZONING P

Case # 07-024-SPH RDD
Pet #1

COORDINATES

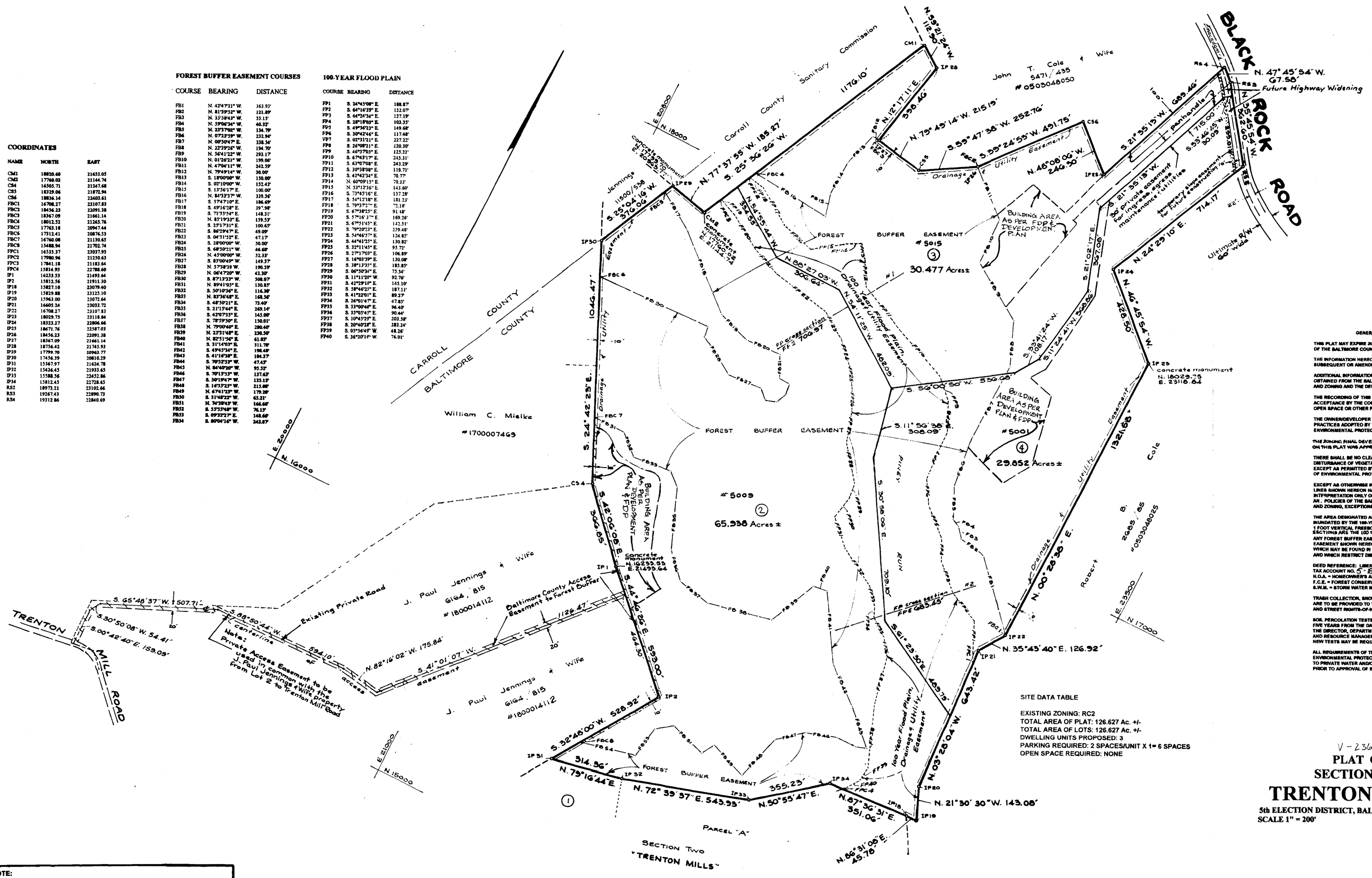
NAME	NORTH	EAST
CM1	18820.60	21633.05
CM2	17760.02	21144.76
CS4	16505.71	21247.68
CS5	18329.06	21872.94
CS6	18836.14	22403.61
FBC1	16708.27	23107.83
FBC2	18456.23	22091.38
FBC3	18367.09	21661.14
FBC4	18012.52	21265.76
FBC5	17763.18	20947.64
FBC6	17512.41	20876.53
FBC7	16760.08	21130.65
FBC8	15488.94	21702.74
FPC1	16533.37	23037.95
FPC2	17980.96	21250.63
FPC3	17841.18	21183.64
FPC4	15814.95	22788.60
IP1	16233.53	21493.64
IP2	15812.56	21911.30
IP18	15827.10	23079.40
IP19	15829.88	23125.10
IP20	15963.00	23075.64
IP21	16605.24	23033.72
IP22	16708.27	23107.83
IP23	18029.75	23118.84
IP24	18323.27	22806.66
IP25	18671.76	22587.03
IP26	18456.23	22091.38
IP27	18367.09	21661.14
IP28	18756.42	21743.93
IP29	17799.70	20963.77
IP30	17456.39	20816.29
IP31	15367.97	21624.78
IP32	15426.45	21933.65
IP33	15588.56	22452.86
IP34	15812.45	22728.65
RS2	18973.21	23102.66
RS3	19267.43	22890.73
RS4	19312.86	22840.69

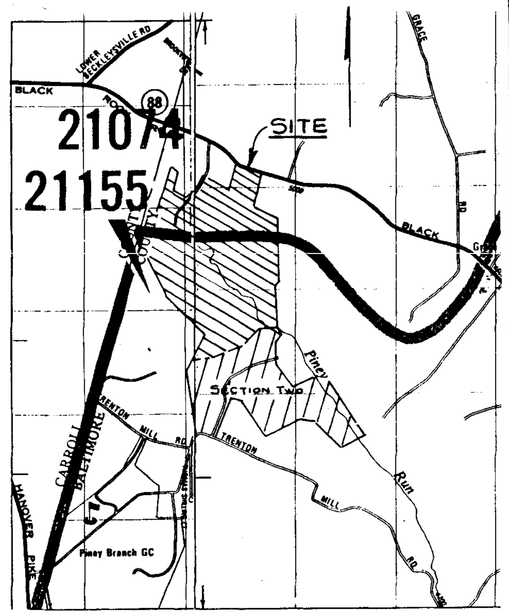
FOREST BUFFER EASEMENT COURSES

COURSE	BEARING	DISTANCE
FB1	N. 42°47'31" W.	363.93'
FB2	N. 81°39'32" W.	121.89'
FB3	N. 33°38'42" W.	55.15'
FB4	N. 39°06'34" W.	46.32'
FB5	N. 32°37'02" W.	134.79'
FB6	N. 07°21'59" W.	232.94'
FB7	N. 00°50'47" E.	338.54'
FB8	N. 22°29'26" W.	194.70'
FB9	N. 56°41'22" W.	293.17'
FB10	N. 01°26'21" W.	199.06'
FB11	N. 47°04'11" W.	242.39'
FB12	N. 79°49'14" W.	36.00'
FB13	S. 18°00'00" W.	150.00'
FB14	S. 00°10'00" W.	152.42'
FB15	S. 13°56'17" E.	100.00'
FB16	N. 84°33'37" W.	339.36'
FB17	S. 57°47'10" E.	186.69'
FB18	S. 49°16'28" E.	39°.58'
FB19	S. 71°55'54" E.	148.31'
FB20	N. 85°19'33" E.	159.53'
FB21	S. 25°17'31" E.	100.63'
FB22	S. 86°29'47" E.	49.09'
FB23	S. 04°51'32" E.	47.17'
FB24	S. 28°00'00" W.	50.00'
FB25	S. 68°50'21" W.	46.68'
FB26	N. 45°00'00" W.	52.33'
FB27	S. 85°00'49" W.	149.37'
FB28	N. 57°38'39 W.	190.59'
FB29	N. 06°47'20" W.	42.30'
FB30	S. 87°13'33" W.	508.07'
FB31	N. 89°41'05" E.	130.85'
FB32	S. 50°10'36" E.	114.30'
FB33	N. 83°36'48" E.	168.54'
FB34	S. 48°30'21" E.	73.40'
FB35	S. 21°15'44" E.	269.14'
FB36	S. 42°07'35" E.	143.00'
FB37	S. 78°39'50" E.	150.01'
FB38	N. 79°00'49" E.	200.40'
FB39	N. 23°31'48" E.	130.50'
FB40	N. 82°51'56" E.	61.85'
FB41	S. 31°14'03" E.	311.78'
FB42	S. 49°45'34" E.	198.48'
FB43	S. 41°16'38" E.	184.37'
FB44	S. 79°32'33" W.	47.45'
FB45	N. 84°40'20" W.	95.52'
FB46	S. 70°13'53" W.	137.63'
FB47	S. 34°19'47" W.	133.13'
FB48	S. 16°35'33" W.	215.08'
FB49	N. 67°41'23" W.	179.20'
FB50	S. 31°48'22" W.	65.31'
FB51	N. 76°38'43" W.	166.66'
FB52	S. 55°35'48" W.	76.13'
FB53	S. 09°25'37" E.	148.60'
FB54	S. 80°04'16" W.	243.87'

100-YEAR FLOOD PLAIN

COURSE	BEARING	DISTANCE
FP1	S. 24°43'00" E.	188.87'
FP2	S. 64°16'39" E.	132.07'
FP3	S. 44°04'36" E.	137.19'
FP4	S. 28°18'03" E.	103.35'
FP5	S. 49°34'23" E.	149.68'
FP6	S. 30°42'46" E.	117.48'
FP7	S. 02°31'21" E.	227.22'
FP8	S. 26°08'21" E.	120.30'
FP9	S. 36°47'53" E.	125.21'
FP10	S. 67°43'17" E.	245.31'
FP11	S. 63°07'08" E.	243.29'
FP12	S. 30°38'08" E.	119.71'
FP13	S. 42°42'34" E.	70.77'
FP14	N. 60°09'15" E.	70.33'
FP15	N. 33°12'36" E.	143.60'
FP16	S. 73°45'16" E.	157.28'
FP17	S. 54°12'18" E.	181.21'
FP18	S. 79°37'12" E.	72.18'
FP19	S. 67°38'23" E.	91.48'
FP20	S. 57°16'17" E.	169.26'
FP21	S. 67°51'45" E.	142.31'
FP22	S. 79°20'33" E.	259.48'
FP23	S. 54°46'37" E.	124.85'
FP24	S. 44°41'23" E.	130.82'
FP25	S. 32°11'45" E.	93.72'
FP26	S. 27°17'03" E.	106.89'
FP27	S. 16°03'39" E.	130.08'
FP28	S. 38°13'33" E.	185.85'
FP29	S. 60°50'34" E.	75.54'
FP30	S. 11°11'20" W.	92.76'
FP31	S. 42°29'10" E.	145.10'
FP32	S. 18°46'21" E.	187.11'
FP33	S. 41°22'01" E.	89.27'
FP34	S. 56°01'47" E.	47.85'
FP35	S. 33°00'46" E.	96.40'
FP36	S. 35°03'45" E.	90.44'
FP37	S. 10°45'29" E.	203.38'
FP38	S. 20°40'28" E.	283.24'
FP39	S. 05°56'45" W.	48.26'
FP40	S. 36°20'16" W.	76.01'





VICINITY MAP
Scale 1"=2000'

GENERAL NOTES

THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26 - 216.

THE INFORMATION HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

THE ZONING FINAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AN , POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING, EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

THE AREA DESIGNATED AS A FLOODPLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100 YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.

ANY FOREST BUFFER EASEMENT AND/OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

DEED REFERENCE: LIBER 11890 FOLIO 568 ETC.
TAX ACCOUNT NO. 5-1800014112
H.O.A. = HOMEOWNER'S ASSOCIATION
F.C.E. = FOREST CONSERVATION EASEMENT
S.W.M. = STORM WATER MANAGEMENT

TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHTS-OF-WAY.

SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW TESTS MAY BE REQUIRED.

ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.

SITE DATA TABLE

EXISTING ZONING: RC2
TOTAL AREA OF PLAT: 126.627 Ac. +/-
TOTAL AREA OF LOTS: 126.627 Ac. +/-
DWELLING UNITS PROPOSED: 3
PARKING REQUIRED: 2 SPACES/UNIT X 1= 6 SPACES
OPEN SPACE REQUIRED: NONE

V-236

S.M. 70-31

PLAT OF SECTION ONE
TRENTON MILLS'

5th ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE 1" = 200' APRIL 28, 1997

NOTE:

HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, IT'S AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE FINAL DEVELOPMENT PLAN, DATED 12-3-97, AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO SAID FINAL DEVELOPMENT PLAN.

P.W.A COMPLETED N/A
FINAL PLAT CHECKED: TEG
PLANNING
ENGINEERING DWS 12/15/97
HOUSE NOS. 12/15/97
LAND ACQUISITIONS TEG 12-24-97
REC & PARKS

THE BEARINGS SHOWN HEREON ARE BASED ON THE MAGNETIC MERIDIAN OF 1978. COORDINATES SHOWN HEREON ARE ASSUMED BASED ON;
CON. MONUMENT (IP1) NORTH 16233.53' / EAST 21493.64'
CON. MONUMENT (IP23) NORTH 18029.75' / EAST 23118.84'

NOTE:

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION, THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF IT'S KNOWLEDGE, THE REQUIREMENT OF THE SUBSECTION (c) OF SECTION 3 - 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

J. PAUL JENNINGS — DATE

CAROLYN A. JENNINGS — DATE

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

DIRECTOR — DATE 12-2-97

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26 - 216 (C), BALTIMORE COUNTY CODE

DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — DATE 1-5-98

SURVEYORS CERTIFICATE:

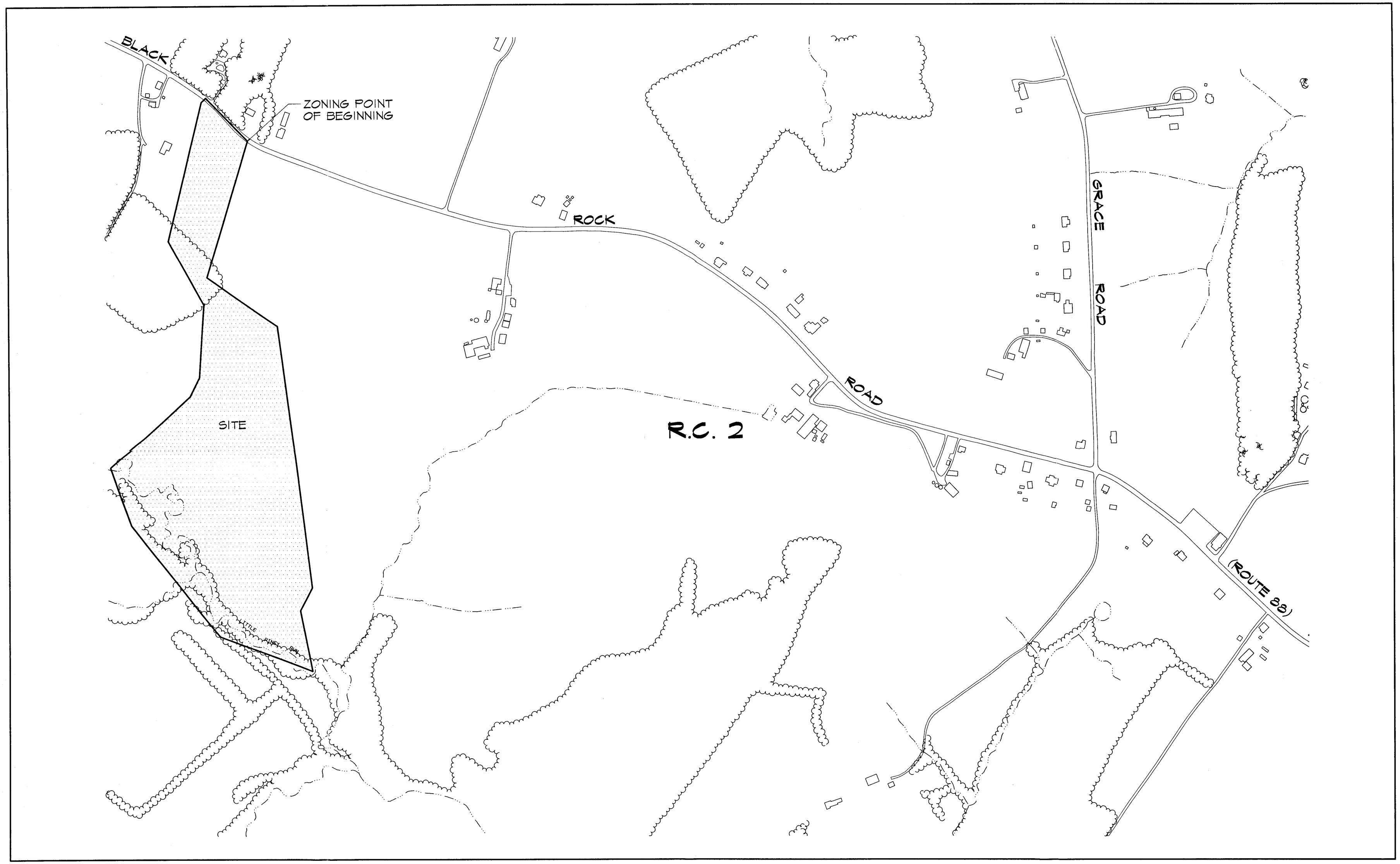
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH THE SUBSECTION (C) OF SECTION 3 - 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

C. A. MYERS 10/15/97
C. A. MYERS — DATE
PROFESSIONAL LAND SURVEYOR NO. 2783

LAND SURVEYOR CHARLES ALAN MYERS No. 2783 STATE OF MARYLAND

C. A. MYERS & SON, INC.
LAND SURVEYORS
5732 EMORY ROAD
UPPERCO, MARYLAND 21155
PHONE (410) 429-5079

MSA S5U 1236 - 3333

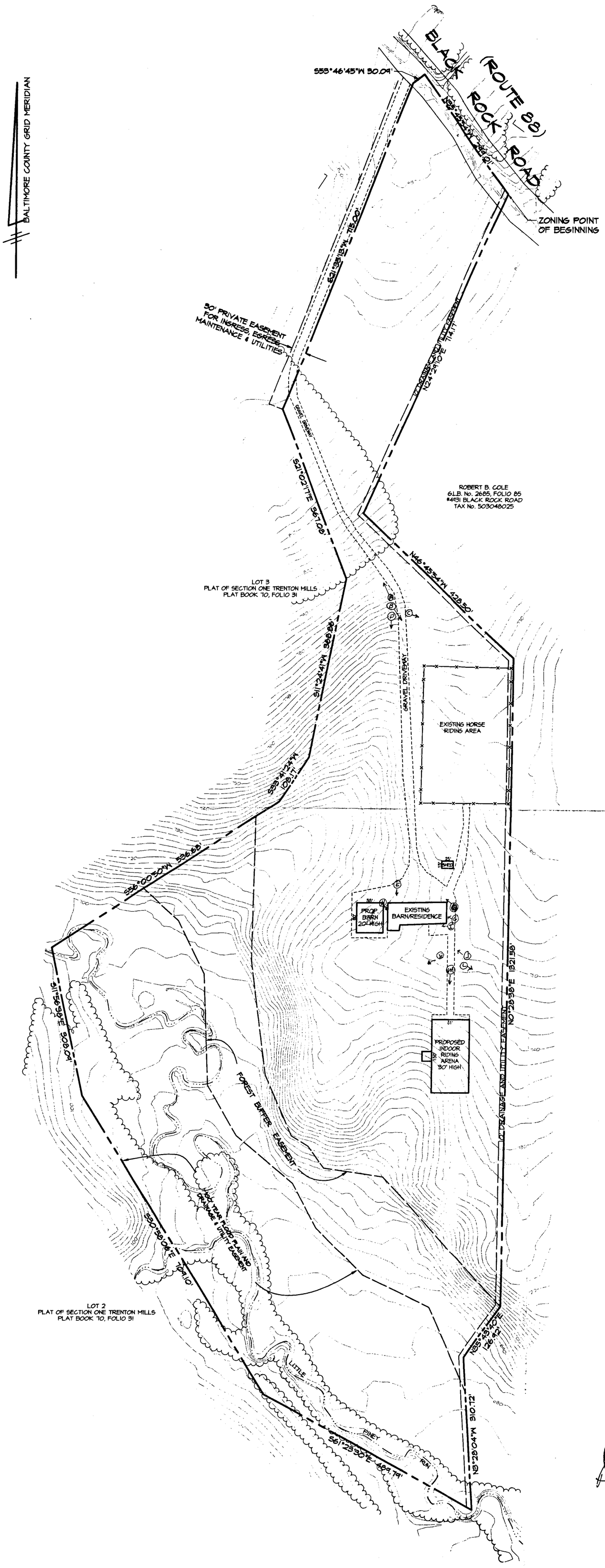


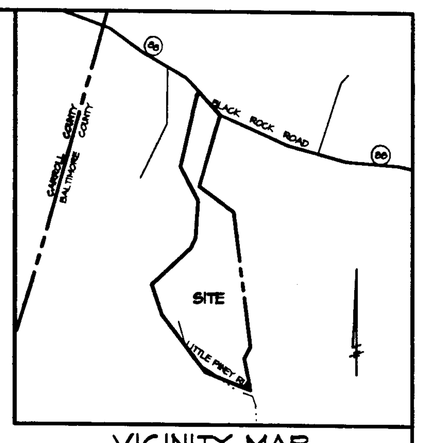
ZONING MAP

GIS TILE: 019C2

SCALE: 1" = 200'

Case #07-024-SPH





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Plan to Accompany Photographs

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING

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Deed Ref: SM No. 13306, folio 134
Tax Account No.:23-00-002055
Zoned: R.C. 2 GIS Tile 019c2
Tax Map 19; Grid 17; Parcel 12
5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND BRUCE EDWIN DORAN No. 531 REGISTERED PROFESSIONAL LAND SURVEYOR 7/18/06

Scale: 1"=100' Date: JUNE 23, 2006

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

REVISION	DATE	COMPUTED:	DRAWN: SMH	CHECKED:	FILE:X:\MCDANIEL BLACK ROCK\ZONING P

Plat #2