

Closed

20070512 'A'
Supplemental

①

07/25/05

9/16/09

No written
Opinion to be
Issued

~ Carole Demilio
called Judge &
was told above.

DATE**COURT MINUTES**

September 11, 2009. Hon. Sherrie R. Bailey. Hearing had in re:
Administrative Appeal. The Court affirms the boards decision.

RECEIVED

SEP 16 2009

BALTIMORE COUNTY
BOARD OF APPEALS

3/23/09

IN THE MATTER OF
KENNETH AND ROBIN MORRISON-APPLICANTS

16 Riverside Drive,
Essex, MD 21221
15th Election District, 7th Councilmanic District
For Judicial Review of the Decision of the
County Board of Appeals of Baltimore County
Jefferson Building
105 West Chesapeake Avenue, Suite 203
Towson, MD 21204
Case Nos.: 07-512-A and 08-525-SPH

Petition for Variance and Petition for
Special Hearing

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE COUNTY
* Case No.: 03C093356
*
*
*

* * * * *

PETITION FOR JUDICIAL REVIEW

Kenneth and Robin Morrison, Petitioners before the County Board of Appeals for Baltimore County, by and through their attorney, Francis X. Borgerding, Jr., herein file their Petition for Judicial Review pursuant to Rule 7-202 from the Opinion of the County Board of Appeals for Baltimore County in the above-referenced matter rendered on February 25, 2009 from the Board's Ruling on the Petition for Variance and Special Hearing which is attached hereto.

Petitioners were parties below and fully participated in the hearing.


FRANCIS X. BORGERDING, JR.
409 Washington Avenue, Suite 600
Towson, Maryland 21204
410-296-6820
ATTORNEY FOR PETITIONERS

RECEIVED AND FILED

2009 MAR 23 PM 12: 25

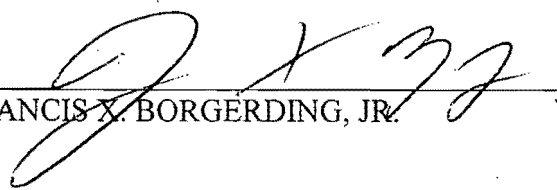
CLERK OF THE CIRCUIT COURT
BALTIMORE COUNTY

RECEIVED
MAR 27 2009
BALTIMORE COUNTY
BOARD OF APPEALS

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23 day of March, 2009, a copy of the foregoing was mailed, first-class postage prepaid, to:

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204



FRANCIS X. BORGERDING, JR.

CIRCUIT COURT FOR BALTIMORE COUNTY

Suzanne Mensh

Clerk of the Circuit Court

County Courts Building

401 Bosley Avenue

P.O. Box 6754

Towson, MD 21285-6754

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

Maryland Toll Free Number (800) 938-5802

Case Number: 03-C-09-003356

TO: COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
105 West Chesapeake Avenue
Suite 203
Towson, MD 21204

2/25/09

IN THE MATTER OF
KENNETH AND ROBIN MORRISON - APPLICANTS

16 Riverside Drive,
Essex, MD 21221
15th Election District, 7th Councilmanic District

RE: Petition for Variance and Petition for
Special Hearing

BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

Case Nos. 07-512-A and
08-525-SPH

* * * * *

OPINION

The above captioned cases stem from final decisions of the Zoning Commissioner for Baltimore County which cases were consolidated before this Board on appeal.

In Case No. 07-512-A, Kenneth and Robin Morrison (the "Petitioners") requested variances under Baltimore County Zoning Regulations ("B.C.Z.R.") 307.1 to permit two (2) dwarf, pygmy goats on a lot less than 3 acres with less than the ½ acre of pastureland. BCZR §100.6 entitled "Land used for stabling and pasturing of animals" requires a 3 acre minimum lot size and 1.0 acre of grazing or pastureland for each goat. On August 9, 2007, the Zoning Commissioner denied the Variances finding that the Petitioners' property was not unique and that there were no special circumstances or conditions existing that are peculiar to the land or to the structure.

After the Zoning Commissioner denied the variance request, the Petitioners filed a Petition for Special Hearing in Case No. 08-525-SPH on or about May 7, 2008. In that request, they requested a determination that dwarf, pygmy goats do not meet the definition of "small livestock" under §100.6 but rather should be classified as domestic pets. On August 28, 2008, the Zoning Commissioner denied the special hearing request finding that the Petitioners' goats were "livestock" and not pets.

A public hearing was held before the Board on January 8, 2009. The Petitioners were represented by Francis X. Borgerding, Jr. The Protestants, William and Charlotte Adkins, neighbors of the Petitioners, were pro se. Public Deliberation was held on February 4, 2009.

Factual Background

The Petitioners' property is roughly rectangular in shape, approximately 0.14 acres in area (5,187 square feet), zoned D.R. 5.5 and is located between Riverside Road (front) and Wagner Avenue (rear)

nearly 500 feet from Back River in Essex (the "Property"). The Property has a 1½ story dwelling with a carport and rear patio. In the rear of the Property is a shed which houses the Petitioners' goats. In addition to the goats, the Petitioners live at the Property along with their daughter, her husband, two (2) grandchildren and fifteen (15) cats.

Mrs. Morrison testified that the goats are about the size of medium dogs and that she cares for them as if they were her pets. The goats sleep on blankets inside the shed and that they are brushed and cleaned. The back yard is entirely fenced with gates that lock so that the goats can not be let out. The goats do not eat the vegetation in her backyard but are fed grain out of bowls, snacks (such as goldfish crackers) and hay/straw at night. The grain is stored in sealed containers. The goats come in and out of the Petitioners' house. Many photographs of the goats were accepted into evidence, including a photograph of one of the goats with Santa Claus. (CBA Exh. 2F).

Mrs. Morrison also submitted veterinary bills and records of the animal health history showing that she pays for their health care and keeps their vaccinations current and their hooves maintained. (CBA Ex. 5). She further testified that she cleans up all the droppings and food with a wet vacuum and this eliminates rodent infestation. She also cleans their shed each night. She and her family as well as neighbors play with the goats.

In support of the Petitions, Jack Dillon was admitted as an expert in the areas of planning and zoning. He testified that §100.6 does not apply to the Petitioners' goats because dwarf, pygmy goats - unlike horses - do not need the requisite acreage of pastureland. He explained that the acreage requirement for having pastureland in that Section was based on the need for the animal to graze. He concluded therefore, that since dwarf, pygmy goats are "browsers" not "grazers", that §100.6 was never intended to cover this type of goat. Explaining further, he noted that the Petitioners fenced off their trees in the back yard so that the goats would not browse on those leaves.

Mr. Dillon personally made 3 inspections of the property and confirmed much of what Mrs. Morrison testified about including the cleanliness and proper care of the goats by the Petitioners. He confirmed the lot size and the orientation of the improvements on the lot.

Also testifying for the Petitioners was Susan Schoenian, who was accepted as an expert in sheep and goats. She identified different types of goats namely: (1) meat goats; (2) dairy goats; (3) fiber goats' and (4) miniature goats. The Petitioners' goats fall within the category of miniature goats which, she explained, were originally imported into the United States for research and for petting zoos. Biologically, the dwarf pygmy goats "browse" which means that they eat shrubs. These miniature goats do not "graze" which means the animal has its head on the ground while eating vegetation. The miniature goat species do not make noise unless they are in distress.

Ms. Schoenian also observed the Petitioners' property and related that the goats were kept clean, were bathed, ate grain out of bowls as well as hay and cookies. She did not observe any food or droppings on the ground. She did not observe any rodents. The hay in their shed was not offensive and the size of the shed was more than adequate for the goats to express their natural behavior. She testified that the goats would enhance the neighborhood and would not cause fear as dogs might do. In her opinion, these goats have more characteristics of pets than livestock. Indeed, she opined that "livestock" are animals kept for use, production or product and not as pets.

Testifying in opposition to the goats were William and Charlotte Atkins who reside at 11 Riverside Road, Baltimore, MD 21201. Their complaints went to infestation of rats and squirrels which the Protestants claim was caused by Mrs. Morrison feeding the ducks, the squirrels and the birds. They further complained that the Petitioners burn the hay/straw used for the goats and submitted photographs of smoke near the Morrison home. The Protestants admitted that they did not witness the burning of hay/straw but made an assumption that it was hay and straw that was burning. The Protestants did mention the negative impact on property values if the goats were permitted to stay.

Decision

I. The Variance.

In regard to the Petitioners' request for variances from BCZR §100.6 to allow a ½ acre of pastureland in lieu of the required 1 acre of pastureland per goat and to allow a minimum lot size of 0.14 of an acre in lieu of the required 3 acres to keep these goats, the Board has considered all of the evidence presented as it applies to law on variance.

Section 307.1 of the BCZR, in pertinent part, reads as follows:

“The County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variance from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area... regulations, and only if in such manner as to grant relief without injury to public health, safety and general welfare.

This Board is required to follow the holding in *Cromwell v. Ward*, 102 Md. App. 691 (1995)

wherein the Court writes:

...The Baltimore County ordinance requires “conditions...peculiar to the land...and...practical difficulty...” Both must exist.However, as is clear from the language of the Baltimore County ordinance, the initial factor that must be established before the practical difficulties, if any, are addressed, is the abnormal impact the ordinance has on a specific piece of property because of the peculiarity and uniqueness of that piece of property, not the uniqueness or peculiarity of the practical difficulties alleged to exist. It is only when the uniqueness is first established that we then concern ourselves with the practical difficulties....

Id. at 698. In requiring a pre-requisite finding of “uniqueness,” the Court defined the term and stated:

In the zoning context the “unique” aspect of a variance requirement does not refer to the extent of improvements upon the property, or upon neighboring property. “Uniqueness” of a property for zoning purposes requires that the subject property has an inherent characteristic not shared by other properties in the area, i.e. its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions...

Id. at 710.

Applying the holding in *Cromwell* to the instant case, this Board observes that only when the prerequisite “uniqueness” has been established will an area variance be granted and only where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his/her property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must produce evidence to allow the following questions to be answered affirmatively:

1. Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. Whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. MD Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

The law is also clear that self-inflicted hardship cannot form the basis for a claim of practical difficulty. Speaking for the Court in *Cromwell*, supra, Judge Cathell noted:

Were we to hold that self-inflicted hardships in and of themselves justified variance, we would, effectively, not only generate a plethora of such hardships but we would also emasculate zoning ordinances. Zoning would become meaningless. We hold that practical difficulty or unnecessary hardship for zoning variance purposes cannot generally be self-inflicted.

The Board finds unanimously that the Petitioners have not met their burden as required for a variance under BCZR §307.1 and the standard in *Cromwell*, supra.

The testimony and evidence presented by both the fact and expert witnesses was that the property was not unique from other properties in the neighborhood. Indeed, this is a roughly rectangle lot which is similar to other lots in the Essex neighborhood. There was no evidence presented that the property had any unique characteristics not shared by other properties in the area as to its shape, topography, subsurface conditions, environmental factors, historical significance, etc. as delineated in *Cromwell*.

Since the prerequisite of the “uniqueness” prong has not been established here, this Board need not go any further in denying the variance request. However, in the interest of judicial economy, we find that the Petitioners’ personal desire to raise goats – as opposed to animals which are permitted in this area – is self inflicted. Denying the variance does not deny them of the reasonable use or enjoyment of their property or structure. Rather, the evidence made clear that the Petitioners conformed and adapted their property to suit the needs of the goats. This variance request relates to the Petitioners themselves and not

to the land. *Cromwell*, supra, at 713 (citing *St. Clair v. Skagirt County*, 43 Wash. App. 122, 715 P.2d 165, 168 (1986)).

2. Goats as Livestock or Pets under BCZR, §100.6.

BCZR, §100.6 defines "goats" (along with sheep and pigs) as small livestock that require 1 acre of grazing or pasture land for each animal as well as 3 acre minimum lot size. The only 3 exceptions under the category of "small livestock" are: (1) asian potbellied pigs; (2) ponies; and (3) miniature horses. The Board takes note that the Petitioners, after being denied the variance by the Zoning Commissioner, filed the request for special hearing before the Zoning Commissioner to exempt their dwarf, pygmy goats from this Section.

The testimony and evidence by the experts hired by the Petitioners was that the dwarf, pygmy goats should have been listed as one of the exceptions from the category of small livestock. This is due in large part because these goats do not need 2 acres of grazing or pastureland. According to the experts, the 3 exceptions were added to that Section by amendment. The County Council was very specific to exempt these 3 types of animals from the acreage requirements. The Board finds that while the Petitioners presented a very compelling case for why dwarf, pygmy goats should be the fourth exception, this Board is a creature of statute and has no authority to rewrite the BCZR or to interject a fourth exception in §100.6. To do so, the Board would be legislating the BCZR and thereby overstepping its function as a quasi-judicial body whose function is to interpret the BCZR. If the Board were to find that dwarf, pygmy goats are exempt, then other types of goats, sheep and pigs may also be exempt. Therefore, it is the function of the County Council, not this Board, to amend the statute as they should determine.

ORDER

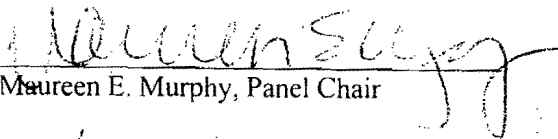
THEREFORE, IT IS THIS 25th day of February, 2009 by the County Board of Appeals of Baltimore County

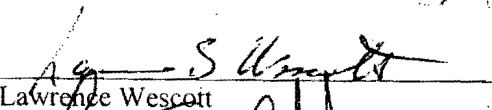
ORDERED that the Petition for Variance seeking relief from §100.6 of the Baltimore County Zoning Regulations as to both the 1 acre of grazing or pastureland per goat and the 3 acre minimum lot size be and the same is hereby **DENIED**; and it is furthered

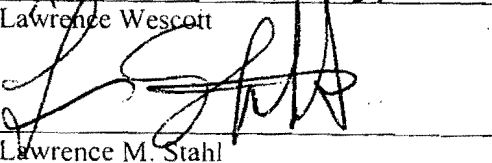
ORDERED that the Petition for Special Hearing from §100.6 of the Baltimore County Zoning Regulations requesting a determination that dwarf, pygmy goats should be exempt from the category of “small livestock” be and the same is hereby **DENIED**.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Maureen E. Murphy, Panel Chair


Lawrence Wescott


Lawrence M. Stahl



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

February 25, 2009

Francis X. Borgerding, Jr., Esquire
409 Washington Ave., STE 600
Towson, MD 21204

RE: *In the Matter of: Kenneth and Robin Morrison, Petitioners/Legal Owners*
Case No.s: 07-512-A and 08-525-SPH

Dear Mr. Borgerding:

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

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Theresa Shelton/kc

Theresa R. Shelton
Administrator

TRS/klc
Enclosure

c: Kenneth and Robin Morrison
Stanley and Anna Almony
Herman Rohrman
Becky and Joseph Roggio
Susan Schoenian
Chesapeake Bay Critical Area Commission
Office of People's Counsel
Arnold F. "Pat" Keller, Director/Planning

Paul and Betty Marks
William and Charlotte Atkins
Brian and Chris Dennis
Jack Dillon

William J. Wiseman, III /Zoning Commissioner
Timothy M. Kotroco, Director/PDM

9/5/07
IN RE: PETITION FOR VARIANCE
S/S Riverside Drive, 60'W
Fairway Road
(16 Riverside Road)
15th Election District
7th Council District

Kenneth Morrison, et ux
Petitioners

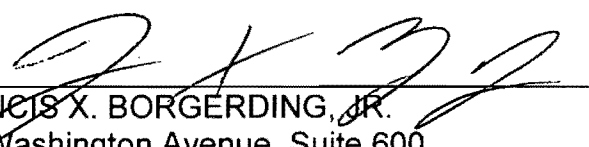
* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No.: 07-512-A

* * * * *

NOTICE OF APPEAL

Appellants, Kenneth Morrison and Robin C. Morrison, his wife, by and through their attorney, Francis X. Borgerding, Jr., feeling aggrieved by the Zoning Commissioner's decision in the above-captioned case hereby appeal to the County Board of Appeals for Baltimore County from the Zoning Commissioner's Findings of Fact and Conclusions of Law dated August 9, 2007 in the above-captioned case, a copy of which is attached hereto and incorporated herein as Exhibit A.

The address of Kenneth Morrison and Robin C. Morrison is 16 Riverside Road, Baltimore, Maryland 21221. Filed concurrently with this Notice of Appeal is a check made payable to Baltimore County to cover the cost of the appeal noted herein.


FRANCIS X. BORGERDING, JR.
409 Washington Avenue, Suite 600
Towson, Maryland 21204
410-296-6820
ATTORNEY FOR APPELLANTS

RECEIVED

SEP 05 2007

Per 

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 05 day of September, 2007, a copy of the Notice of Appeal was mailed, first-class postage prepaid, to:

William J. Wiseman, III
Zoning Commissioner for
Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Old Court House, Room 47
400 Washington Avenue
Towson, Maryland 21204



FRANCIS X. BORGERDING, JR.

EXHIBIT A

IN RE: PETITION FOR VARIANCE

S/S Riverside Drive, 60' W

Fairway Road

(16 Riverside Road)

15th Election District

7th Council District

Kenneth Morrison, et ux

Petitioners

*

*

*

*

*

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 07-512-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Kenneth Morrison and Robin C. Morrison, his wife. The Petitioners seek a variance from Section 100.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) dwarf pygmy goats on a lot less than 3 acres total with less than the ½ an acre of pastureland required. In other words, the Morrison's require a variance from both the 1.0-acre of grazing or pastureland required for two goats and the 3.0-acre minimum lot size. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Kenneth and Robin C. Morrison, property owners, and Stanley and Anna Almony. Appearing in opposition to the request were Herman Rohrman, and Paul and Betty Marks, nearby residents in the community.

Testimony and evidence offered revealed that the subject property is roughly rectangular in shape, approximately 0.14 acres in area (5,187 square feet), zoned D.R.5.5, and located between Riverside Road (front) and Wagner Avenue (rear) not far from Back River in Essex. The property is improved with a 1-½ story dwelling featuring an enclosed front porch, carport and rear patio. Other improvements include a shed at the rear property used to provide

8/9/07

IN RE: PETITION FOR VARIANCE

S/S Riverside Drive, 60' W
Fairway Road
(16 Riverside Road)
15th Election District
7th Council District

Kenneth Morrison, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 07-512-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Kenneth Morrison and Robin C. Morrison, his wife. The Petitioners seek a variance from Section 100.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) dwarf pygmy goats on a lot less than 3 acres total with less than the ½ an acre of pastureland required. In other words, the Morrison's require a variance from both the 1.0-acre of grazing or pastureland required for two goats and the 3.0-acre minimum lot size. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Kenneth and Robin C. Morrison, property owners, and Stanley and Anna Almony. Appearing in opposition to the request were Herman Rohrman, and Paul and Betty Marks, nearby residents in the community.

Testimony and evidence offered revealed that the subject property is roughly rectangular in shape, approximately 0.14 acres in area (5,187 square feet), zoned D.R.5.5, and located between Riverside Road (front) and Wagner Avenue (rear) not far from Back River in Essex. The property is improved with a 1-½ story dwelling featuring an enclosed front porch, carport and rear patio. Other improvements include a shed at the rear property used to provide

ORDER RECEIVED FOR FILING
Date 8-9-07
By [Signature]

shelter for two pygmy goats named Nanny and Samuel who the Petitioners have owned and are the subject of the instant request. Mrs. Morrison testified about the animals, indicating that her family and others in the neighborhood are emotionally attached to them and that they are pets. Newspaper articles contained in the file show Mrs. Morrison, her grandchildren and the goats that give more background on this issue. The Petitioners, reacting to a complaint filed by a neighboring property owner with the Code Enforcement Division of the Department of Permits and Development Management relative to the goats being kept on the property, denied that the goats would become a health hazard. During the course of the investigation, the Morrison's were advised to file the instant petition now before me.

Photographs of the animals were submitted at the hearing along with the signatures of 141 people who would like to see the goats remain on the Petitioners property. Mrs. Morrison spent substantial time explaining that the goats were more like dogs, that she kept the animals clean, raked up after them and even vacuumed them and their shelter area. She denied that they generated offensive odors or that they were noisy during the day and night so as to annoy the neighbors.

Messrs. Marks and Rohrman, who have each resided close to the subject site for the past 18 years and 15 years respectively, appeared and testified in opposition. Mr. Marks produced photographs illustrating a rat infestation problem and testified to rat sightings on a daily basis despite efforts of putting out poison over the past 4 to 6 months. They discussed the consequences of feeding waterfowl and goats and thought by feeding the goats the Morrison's were adding to the rodent problem. In their judgment, the maintenance of these two goats on the subject property results in an adverse impact upon their properties.

The Petitioners make a powerful argument that removal of the two goats would create real hardship and practical difficulty. From the testimony of the Petitioners and their friends,

ORDER RECEIVED FOR FILING

Date 8-9-07

By DS

they have raised the goats and it would now be emotionally hard on them and their grandchildren if they had to give them up after the more than 2-year relationship that has evolved.

Perhaps, a decade ago that would be all they would have needed to show in order to be granted the variance they request. However, the Court of Special Appeals in the case of *Cromwell v. Ward*, 102 Md. 691 (1995) redefined the test for variance, requiring that before a Petitioner even gets to the question of hardship and practical difficulty, there must be a finding that the property is unique when compared to other properties in the neighborhood. By this, the Court requires a finding that the property has some special circumstances or conditions existing that are peculiar to the land or the structure which is the subject of the variance request. This finding must be made before any consideration of hardship or difficulty is made and if the property is not found to be unique, no variance can be granted.

Equally important, the Court wanted to correct the practice of many jurisdictions of finding hardship and difficulty first which would then be used to show the property was unique, reasoning that the unusual situation on the property was different from that found on surrounding properties.

The evidence before me gives no indication that the regulations requiring the 3 acres of property to raise goats impacts the Morrison property in any way different from the other lots in the neighborhood. The lot is as plain a rectangular as one could find. The overwhelming weight of the testimony and evidence is that this lot is indistinguishable from others in the neighborhood. Further, the size of the property is less than 1/20 the size required by the regulations. These regulations found in the Livestock Ratio Table (Section 100.6 of the B.C.Z.R.) were derived by the Department of Agricultural at the University of Maryland and adopted by the Baltimore County Council. This is not a closed case. The Petitioners, although caring for their grandchildren's feelings and their attachment for the pygmy goats that they have

ORDER RECEIVED FOR FILING

Date 8-9-07

By [Signature]

raised for some time, simply do not have nearly the acreage to adequately care for the goats in a way not to impact the neighborhood. This is no one's fault. It simply happens that the property, which is adequate for the Morrison family, is not adequate to raise goats.

I find no special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. As noted above and much to the Petitioners' dismay, I may not use the finding that strict compliance with the zoning regulations would result in practical difficulty or unreasonable hardship to indicate uniqueness. For all these reasons, the relief requested must be denied.

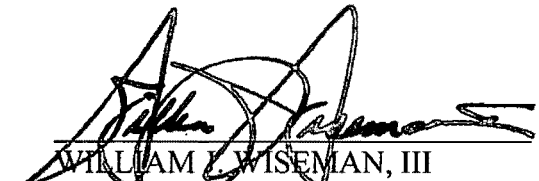
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of August 2007 that the Petition for Variance seeking relief from Section 100.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) dwarf pygmy goats on a lot less than 3 acres total with less than the ½ an acre of pastureland required, in accordance with Petitioners' Exhibit 1, be and the same is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners shall have ninety (90) days from the date of this Order to find a new home for the goats and remove them from the subject property.

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

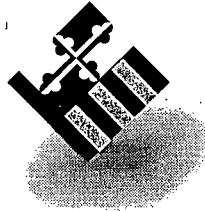
WJW:dlw


WILLIAM E. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 8-9-07

By [signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 9, 2007

Kenneth Morrison
Robin C. Morrison
16 Riverside Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE

S/S Riverside Drive, 60' W Fairway Road
(16 Riverside Road)
15th Election District - 7th Council District
Kenneth Morrison, et ux - Petitioners
Case No. 07-512-A

Dear Mr. and Mrs. Morrison:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

- c: Paul and Betty Marks, 4 Wagner Lane, Baltimore, Md. 21221
Herman Rohrman, 22 Riverside Road, Baltimore, Md. 21221
Stanley & Anna Almony, 302 Gemmill Road, Delta, Pa. 17314
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, Md. 21401
People's Counsel; Code Enforcement Division; File



CBA

VIOLATION

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16 RIVERSIDE RD ESSEX MD 21221
which is presently zoned PR-5

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 Variance from Section(s) 100.6 ; BCZR, TO PERMIT TWO

DWARF PIGMY GOATS ON A LOT LESS THAN 3 ACRES
TOTAL AND LESS THE 1/2 AN ACRE OF PASTURE.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

PRESENTED @ HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Kenneth Morrison

Name - Type or Print

Kenneth R Morrison

Signature

Robin Morrison

Name - Type or Print

Robin C Morrison

Signature

16 Riverside Rd

Address

410-391-0988

Telephone No.

Baltimore

City

MD

State

21221

Zip Code

Representative to be Contacted:

Name

Same

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-512A

ORDER RECEIVED FOR FILING

REV 9/15/98

Date 8-9-07

Reviewed By [Signature]

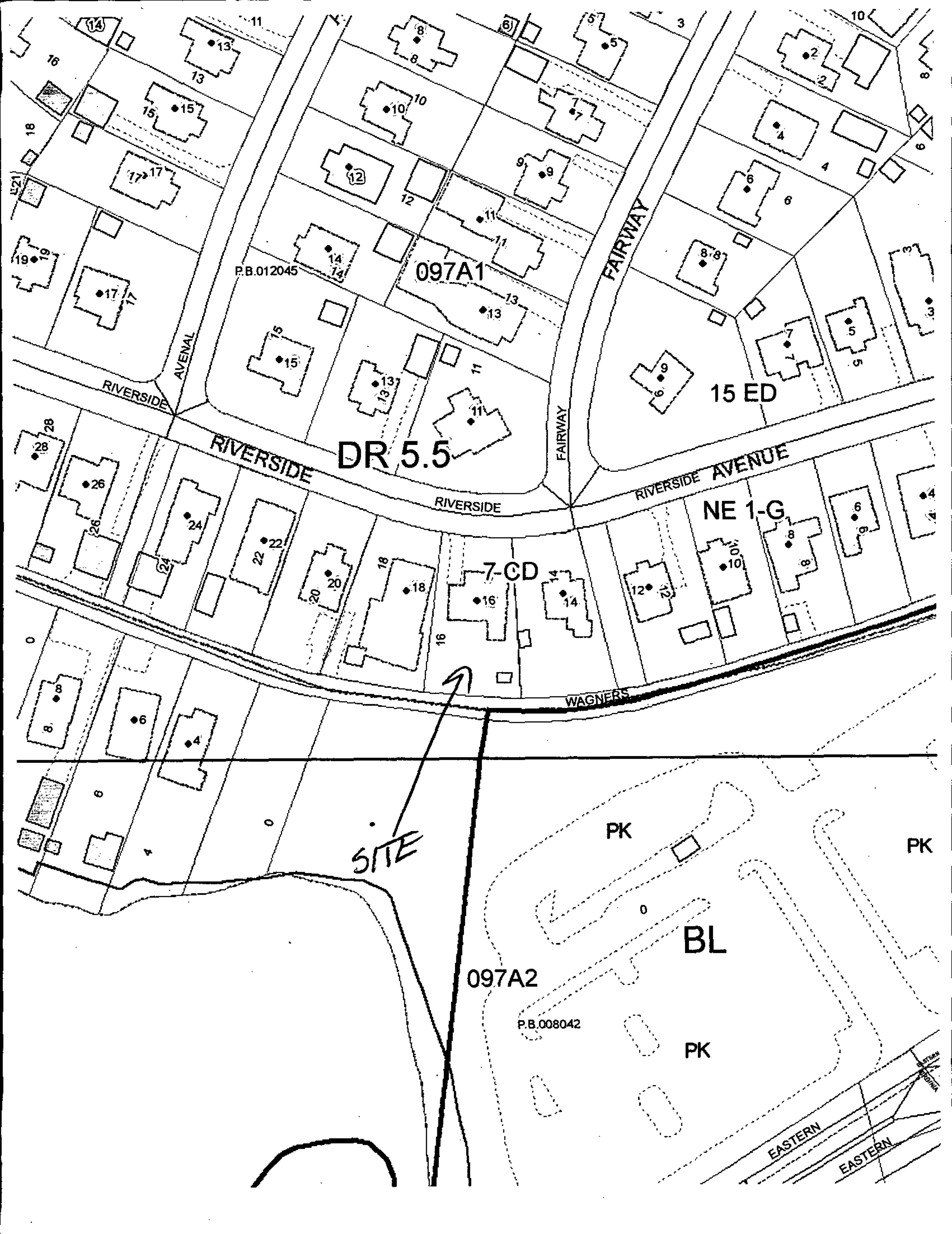
Date 5-10-07

By [Signature]

Zoning Description

Zoning Description for 16 Riverside Rd.

Beginning at a point on the front of house, east 48.92 width side of Riverside Rd. which is 25 feet right-of-way middle of street in front wide at the distance of 67.07 width east of the centerline of the nearest improved intersecting street Wagner Ln. which is in the back 16 feet wide. *Being Lot # 14, Block E, Section # in the subdivision of Eastern Terrace as recorded in Baltimore County Plat Book # 12, Folio # 45, containing .14 acres. Also known as 16 Riverside Rd. and located in the 15 Election District, 7 Councilmanic District.



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: 512

Petitioner: KENNETH MORRISON

Address or Location: 16 RIVERSIDE DR. BALTO. MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Address:

SAME

Telephone Number: 410-391-0988

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27992

DATE 5-10-07 ACCOUNT Bol- Oct-6150
AMOUNT \$ 65.00

RECEIVED FROM: K Morrison 11 President Rd.

FOR: UAP.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE	AMOUNT	TIME	CON
5/10/07	65.00	10:21 AM	2
RECEIVED BY: [Signature]			
CASHIER'S VALIDATION:			
Total		65.00	
Subtotal		65.00	A
BALANCE			

CASHIER'S VALIDATION



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 12, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

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: 07-512-A

16 Riverside Road

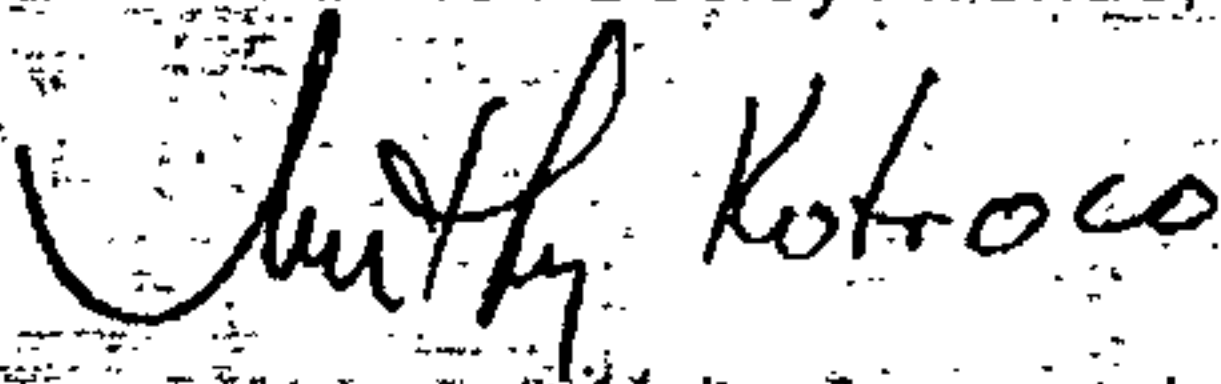
S/side of Riverside Drive, 60 feet +/- west of Fairway Road

15th Election District – 7th Councilmanic District

Legal Owners: Kenneth & Robin Morrison

Variance to permit two dwarf pigmy goats on a lot less than 3 acres total and less than half an acre of pasture.

Hearing: Wednesday, July 25, 2007 at 9:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Kenneth & Robin Morrison, 16 Riverside Road, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 10, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 24, 2007 Issue - Jeffersonian

Please forward billing to:
Kenneth Morrison
16 Riverside Road
Baltimore, MD 21221

410-391-0988

NOTICE OF ZONING HEARING

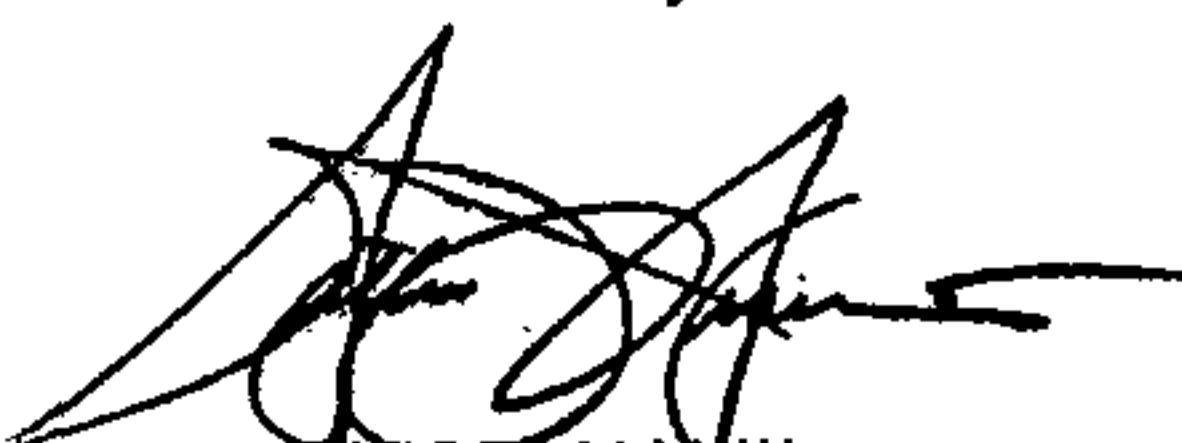
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-512-A

16 Riverside Road
S/side of Riverside Drive, 60 feet +/- west of Fairway Road
15th Election District – 7th Councilmanic District
Legal Owners: Kenneth & Robin Morrison

Variance to permit two dwarf pigmy goats on a lot less than 3 acres total and less than half an acre of pasture.

Hearing: Monday, August 6, 2007 at 2:00 p.m. in Room 407, County Courts Building
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 10, 2007 Issue - Jeffersonian

Please forward billing to:
Kenneth Morrison
16 Riverside Road
Baltimore, MD 21221

410-391-0988

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: 07-512-A

16 Riverside Road

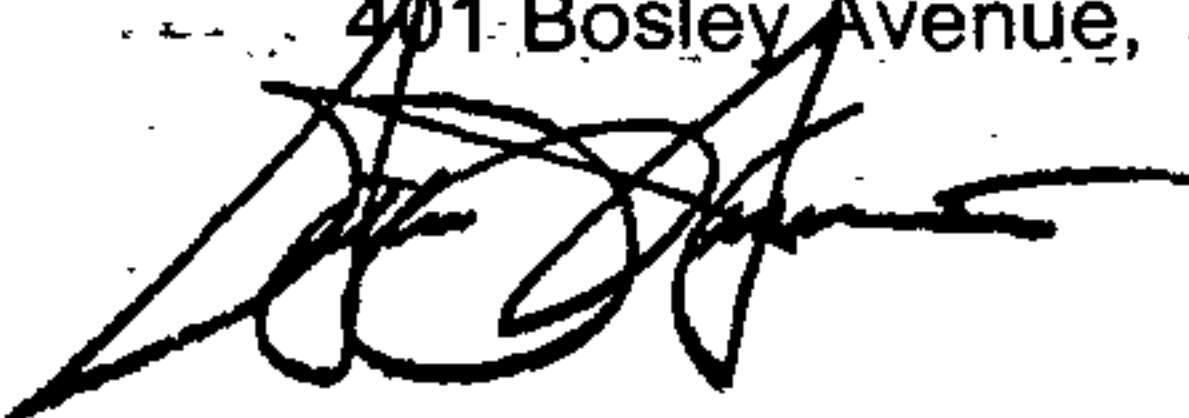
S/side of Riverside Drive, 60 feet +/- west of Fairway Road

15th Election District - 7th Councilmanic District

Legal Owners: Kenneth & Robin Morrison

Variance to permit two dwarf pigmy goats on a lot less than 3 acres total and less than half an acre of pasture.

Hearing: Wednesday, July 25, 2007 at 9:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

**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: # 07-512-A

16 Riverside Road
S/side of Riverside Drive,
60 feet +/- west of Fairway
Road

15th. Election District

7th Councilmanic District

Legal Owner(s): Kenneth &
Robin Morrison

Variance: to permit two
dwarf pigmy goats on a lot
less than 3 acres total and
less than half an acre of
pasture.

Hearing: Monday, August
6, 2007 at 2:00 p.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 Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT 7/7/2007 July 24 143050

CERTIFICATE OF PUBLICATION

7/26/2007

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 7/24/2007.

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

S. Wilkinson

LEGAL ADVERTISING

**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: # 07-512-A

16 Riverside Road
S/side of Riverside Drive,
60 feet +/- west of Fairway Road

15th Election District
7th Councilmanic District
Legal Owner(s): Kenneth & Robin Morrison

Variance: to permit two dwarf pigmy goats on a lot less than 3 acres total and less than half an acre of pasture.

Hearing: Wednesday, July 25, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special 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.

JT 7/642 July 10 141372

CERTIFICATE OF PUBLICATION

7/12/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/10/2007.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 07-512-A

Petitioner/Developer: KENNETH
& ROBIN MORRISON

Date Of Hearing/Closing: 8/6/07

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

Attention:

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
at 16 RIVERSIDE ROAD

This sign(s) were posted on July 21, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 7/21/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto, Md 21220

(443-629 3411)



reposting 7/21/07

Requested: Nov. 7, 2007

APPEAL SIGN POSTING REQUEST

CASE NO. 07-512-A

16 RIVERSIDE ROAD

S/s Riverside Dr., 60' W/of Fairway Road

15TH ELECTION DISTRICT

APPEALED: 9/5/2007

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

*****COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

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

Attention: Kathleen Bianco
Administrator

CASE NO.: 07-512-A

LEGAL OWNER: KENNETH & ROBIN MORRISON

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

16 Riverside Road

S/s Riverside Drive, 60' W/of Fairway Road

The sign was posted on 4/4/08, 2007.

By: [Signature]

(Signature of Sign Poster)

C. Rayer, Code Enforcement

PHOTOGRAPHIC RECORD

Citation/Case No.: _____

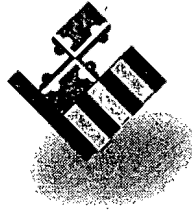
Date of Photographs: _____



I HEREBY CERTIFY that I took the _____ photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

Enforcement Officer





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

NEW NOTICE OF ZONING HEARING

July 17, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

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: 07-512-A

16 Riverside Road
S/side of Riverside Drive, 60 feet +/- west of Fairway Road
15th Election District – 7th Councilmanic District
Legal Owners: Kenneth & Robin Morrison

Variance to permit two dwarf pigmy goats on a lot less than 3 acres total and less than half an acre of pasture.

Hearing: Monday, August 6, 2007 at 2:00 p.m. in Room 407, County Courts Building
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Kenneth & Robin Morrison, 16 Riverside Road, Baltimore 21221
Betty Marks, 4 Wagner Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 21, 2007.**
- (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.



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180

Hearing Room #2, Second Floor FAX: 410-887-3182
Jefferson Building, 105 W. Chesapeake Avenue

March 7, 2008

*pp'd @ reg. of
Council for
petitioners*

NOTICE OF ASSIGNMENT

CASE #: 07-512-A

IN THE MATTER OF: KENNETH AND ROBIN MORRISON -
Legal Owners /Petitioners 16 Riverside Drive
15th Election District; 7th Councilmanic District

8/09/2007 - Z.C.'s Decision in which requested zoning relief was **DENIED**.

ASSIGNED FOR:

TUESDAY, APRIL 22, 2008 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellants /Petitioners
Appellants /Petitioners

: Francis X. Borgerding, Jr., Esquire
: Kenneth Morrison and Robin C. Morrison

Stanely and Anna Almony

Protestants

: Paul and Betty Marks
Herman Rohrman

William and Charlotte Atkins

Chesapeake Bay Critical Area Commission

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

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

APR 09 2008

**BALTIMORE COUNTY
BOARD OF APPEALS**

April 9, 2008

County Board of Appeals of
Baltimore County
Jefferson Building
Second Floor, Suite 203
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: In the Matter of: Kenneth and Robin Morrison
Case No.: 07-512-A

Dear Sir/Madam:

I am writing on behalf of my clients, petitioners, Kenneth and Robin Morrison, in relation to the above-referenced case to request a postponement of the hearing presently scheduled for Tuesday, April 22, 2008, at 10:00 a.m. The reason for the postponement request is twofold. The above-referenced case involves petitioners' request for a variance from Section 100.6 of the Baltimore County Zoning Regulations to permit two dwarf pygmy goats on a lot less than three acres totaled with less than one-half acre of pasture land required. Petitioners proceeded pro se before the Zoning Commissioner of Baltimore County in relation to the case which is now before the Board. Undersigned counsel has advised petitioners and petitioners have decided to file a Petition for Special Hearing before the Zoning Commissioner for Baltimore County in relation to Section 100.6's applicability to the two dwarf pygmy goats at issue. A resolution of the Special Hearing to be filed before the Baltimore County Zoning Commissioner may resolve the issues now before the Board. Additionally, if the Special Hearing to be filed by the petitioners does not resolve the issues of the above-referenced case, any appeal from the Zoning Commissioner's Order will be to this Board at which time the appeal could be consolidated with the case now before the Board allowing the Board to conduct one hearing in regard to the overall issues of this matter.

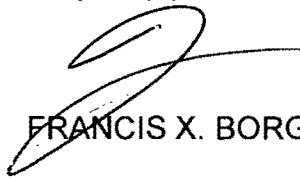
In addition to the above, petitioners' expert witness for the Variance petition now before the Board, has a scheduling conflict on April 22, 2008 and cannot appear at the time of the Board's scheduled hearing.

Page 2
April 9, 2008

In light of the above, petitioners respectfully request that the above-referenced matter which is now scheduled for hearing on Tuesday, April 22, 2008, at 10:00 a.m. before this Honorable Board, be postponed until such time as the case becomes moot or in the alternative is subsequently consolidated with the Special Hearing which the petitioners intend to file in relation to the above-referenced matter.

Thank you for your consideration of this request.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Francis X. Borgerding, Jr.', with a stylized, flowing script.

FRANCIS X. BORGERDING, JR.

FXBJr:bjk

cc: Mr. and Mrs. Kenneth Morrison
People's Counsel of Baltimore County
Paul and Betty Marks
Herman Rohrman



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180

Hearing Room #2, Second Floor
Jefferson Building, 105 W. Chesapeake Avenue
FAX: 410-887-3182

April 11, 2008

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 07-512-A

IN THE MATTER OF: KENNETH AND ROBIN MORRISON -
Legal Owners /Petitioners 16 Riverside Drive
15th Election District; 7th Councilmanic District

8/09/2007 - Z.C.'s Decision in which requested zoning relief was DENIED.

which was scheduled to be heard on 4/22/08 has been POSTPONED at the request of Counsel for Petitioner; and has been

REASSIGNED FOR: TUESDAY, JULY 22, 2008 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellants /Petitioners : Francis X. Borgerding, Jr., Esquire
Appellants /Petitioners : Kenneth Morrison and Robin C. Morrison

Stanley and Anna Almony

Protestants

: Paul and Betty Marks
Herman Rohrman

William and Charlotte Atkins

Chesapeake Bay Critical Area Commission

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

*PP'd to
10/07/08 -
neg of
Counsel
for
Petitioner*



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180

Hearing Room #2, Second Floor
Jefferson Building, 105 W. Chesapeake Avenue

FAX: 410-887-3182

July 3, 2008

SECOND NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 07-512-A

IN THE MATTER OF: KENNETH AND ROBIN MORRISON -

Legal Owners /Petitioners 16 Riverside Drive
15th Election District; 7th Councilmanic District

8/09/2007 - Z.C.'s Decision in which requested zoning relief was **DENIED**.

which was reassigned to be heard on 7/22/08 has been **POSTPONED** at the request of Counsel for Petitioner due to a related special hearing case assigned for August 19, 2008 before the Zoning Commissioner, the outcome of which could affect the instant appeal, which has been reassigned to a date late enough to allow for a decision by the ZC and possible consolidation of cases for hearing if necessary. The instant matter has therefore been

REASSIGNED FOR: TUESDAY, OCTOBER 7, 2008 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellants /Petitioners : Francis X. Borgerding, Jr., Esquire
Appellants /Petitioners : Kenneth Morrison and Robin C. Morrison

Stanley and Anna Almony

Protestants

: Paul and Betty Marks
Herman Rohrman

William and Charlotte Atkins

Chesapeake Bay Critical Area Commission

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

*pp'd to
1/08/09 -
combined
with
08-528-SPH*

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 24, 2008

County Board of Appeals of
Baltimore County
Jefferson Building
Second Floor, Suite 203
105 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED
SEP 26 2008
BALTIMORE COUNTY
BOARD OF APPEALS

RE: In the Matter of: Kenneth and Robin Morrison
Case No.: 07-512-A and Case No.: 2008-0525-SPH

Dear Sir/Madam:

This correspondence is being written on behalf of my clients, Kenneth and Robin Morrison, to request a postponement of the hearing scheduled before the Board on October 7, 2008 in case number 07-512-A. The reason for the requested postponement is that an appeal has just been filed with the Board in relation to a Special Hearing filed by my clients involving the same subject matter as case number 07-512-A, which was previously heard by the Zoning Commissioner. Therefore, the two above-referenced cases should be consolidated, heard together and a postponement of the October 7, 2008 hearing date will allow for adequate preparation for both cases. I apologize for any inconvenience this request may cause.

Thank you very much for your consideration of this matter.

Very truly yours,


FRANCIS X. BORGERDING, JR.

FXBJr:bjk

cc: Peter Max Zimmerman, Esquire



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180

Hearing Room #2, Second Floor
Jefferson Building, 105 W. Chesapeake Avenue

FAX: 410-887-3182

September 26, 2008

**NOTICE OF POSTPONEMENT & REASSIGNMENT /Case # 07-512-A AND
NOTICE OF ASSIGNMENT /Case # 08-525-SPH**

CASE #: 07-512-A

IN THE MATTER OF: KENNETH AND ROBIN MORRISON -

Legal Owners /Petitioners 16 Riverside Drive

15th Election District; 7th Councilmanic District

8/09/2007 - Z.C.'s Decision in which requested zoning relief was **DENIED**.

and

CASE #: 08-525-SPH

IN THE MATTER OF: KENNETH AND ROBIN MORRISON -

Legal Owners /Petitioners 16 Riverside Drive

15th Election District; 7th Councilmanic District

8/28/08 - Z.C.'s Decision in which requested zoning relief was **DENIED**.

Case No. 07-512-A has been POSTPONED and consolidated with Case No. 08-525-SPH for hearing on the same date and time at the request of Counsel for Petitioners, without objection by the Office of People's Counsel, in the interest of judicial economy and to allow this matter to be heard and concluded before the Board without the need for two separate hearings on a related matter; and these matters have been

ASSIGNED FOR: THURSDAY, JANUARY 8, 2009, AT 10:00 A.M.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco, Administrator

c: Counsel for Appellants /Petitioners : Francis X. Borgerding, Jr., Esquire
Appellants /Petitioners : Kenneth Morrison and Robin C. Morrison
Becky and Joseph Roggio Brian and Chris Dennis
Susan Schoenian Jack Dillon

William and Charlotte Atkins

Stanley and Anna Almony

Paul and Betty Marks

Herman Rohrman

Chesapeake Bay Critical Area Commission

Office of People's Counsel

William J. Wiseman III /Zoning Commissioner

Pat Keller, Planning Director

Timothy M. Kotroco, Director /PDM

FRANCIS X. BORGERDING, JR.

Attorney at Law

MERCANTILE BUILDING - SUITE 600

409 WASHINGTON AVENUE

TOWSON, MARYLAND 21204

(410) 296-6820

FAX (410) 296-6884

December 16, 2008

County Board of Appeals
of Baltimore County
Jefferson Building
Second Floor, Suite 203
105 W. Chesapeake Avenue
Towson, MD 21204

Re: In the Matter of: Kenneth and Robin Morrison
Case Nos.: 07-512-A and 2008-0525-5PH

Gentlemen:

This correspondence is being written on behalf of my clients, Kenneth and Robin Morrison, to request a postponement of the consolidated hearing scheduled before the Board on Thursday, January 8, 2009. The reason for the requested postponement is that the petitioners agricultural expert, Susan Schoenian, is unable to attend the scheduled hearing. I have attached correspondence which I just received from Ms. Schoenian with regard to her non-availability for the hearing. In addition, my client, Robin Morrison, has advised that she is scheduled to participate in an adoption hearing involving her niece on January 8, 2009.

I apologize to the Board for any inconvenience this request may cause, however, under the circumstances, it is necessary. In terms of rescheduling this matter, Mr. Jack Dillon, land planning expert for the petitioners, advises that he will be out of the country until the end of March 2009.

Thank you for your consideration of this matter.

Very truly yours,



Francis X. Borgerding, Jr.

FXBJR/jm
Enclosure

Cc: Peter Max Zimmerman
Kenneth and Robin Morrison

RECEIVED

DEC 16 2008

BALTIMORE COUNTY
BOARD OF APPEALS

Maryland Small Ruminant Extension Program
Western Maryland Research & Education Center

December 15, 2008

Francis X. Borgerding, Jr., Esquire
409 Washington Ave., Suite 600
Towson, MD 21204

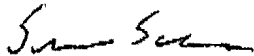
Dear Mr. Borgerding:

The purpose of this letter is to inform you that I will be unavailable to testify in the hearing for case #'s 08-525-SPH and 07-512-A for the County Board of Appeals of Baltimore County on January 8, 2009.

I will be participating in a meeting organized by the American Lamb Board to discuss the ethnic markets for lamb. This meeting will be held in Harrisburg, Pennsylvania. My participation is essential, due to my specialized knowledge of sheep marketing in the Eastern United States.

Please contact me when I can be of further assistance.

Sincerely,



Susan Schoenian
Sheep & Goat Specialist
Maryland Cooperative Extension

Affiliated Faculty Member
Department of Animal and Avian Sciences
University of Maryland

MARYLAND SMALL RUMINANT PROGRAM

(301) 432-2767 x343 • FAX (301) 432-4089 • sschoen@umd.edu

18330 KEEDYSVILLE ROAD • KEEDYSVILLE, MD 21756

LOCAL GOVERNMENTS • U.S. DEPARTMENT OF AGRICULTURE COOPERATING

EQUAL OPPORTUNITY PROGRAMS

COUNTY BOARD OF APPEALS

SUITE 203 • THE JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE • TOWSON, MD 21204
PHONE: 410-887-3180 • FAX: 410-887-3182

FACSIMILE TRANSMITTAL SHEET

TO AND FAX NUMBER:

FRANCIS X BORGERDING, JR., ESQUIRE
FAX: 410-296-6884

FROM:

THERESA R. SHELTON
FAX: 410-887-3182

TELEPHONE: 410-887-3180

DATE:

DECEMBER 19, 2008

**TOTAL NO. OF PAGES INCLUDING
COVER:**

TWO (2)

RE: CASE NO. 07-512-A

**Kenneth and Robin Morrison/
Request for Postponement**

URGENT

FOR REVIEW

FOR YOUR RECORDS

PLEASE REPLY

PLEASE RECYCLE

PERSONAL AND CONFIDENTIAL

This message is intended only for the addressee and may contain information that is privileged and/or confidential in nature. If the reader is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, and/or received this communication in error, please notify the sender immediately by telephone and return the original message to the sender.



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

December 19, 2008

VIA FACSIMILE AND U.S. MAIL

Francis X. Borgerding, Jr., Esquire
Suite 600
Mercantile-Towson Building
409 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: Kenneth and Robin Morrison*
Case No. 07-512-A /Request for Postponement

Dear Mr. Borgerding:

I am writing in response to your letter of December 16, 2008 in which you request a postponement of the hearing in the subject matter scheduled for January 8, 2009. This matter has been postponed from three (3) previously scheduled hearing dates and the Chairman has determined that the matter should proceed on January 8, 2009.

This case was scheduled for hearing and notice sent in September of this year, allowing sufficient time for all parties to prepare for the January 8, 2009 hearing. In addition, Rule 2c of the *Board's Rules of Practice and Procedure* states as follows:

No postponement shall be granted within fifteen (15) days next prior to the hearing date except in extraordinary circumstances and for a reason satisfactory to the board, given by the party requesting such postponement indicating that the circumstances requiring the postponement are of an unusual and extraordinary nature. [Emphasis added.]

Therefore, in light of the above, your request for postponement is denied, and the hearing will proceed as scheduled on January 8, 2009 at 10:00 a.m. Argument can be heard on that date regarding your postponement request.

Should you have any questions, please call me at 410-887-3180.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Theresa R. Shelton", is written over the typed name.

Theresa R. Shelton
Legal Administrative Secretary

c: Peter Max Zimmerman
People's Counsel for Baltimore County
Kenneth and Robin Morrison



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

January 13, 2009

NOTICE OF DELIBERATION

IN THE MATTER OF:

IN THE MATTER OF: KENNETH AND ROBIN MORRISON -
Case No. 07-512-A and 08-525-SPH

Having heard this matter on 1/09/2009, public deliberation has been scheduled for the following date /time:

DATE AND TIME : **WEDNESDAY, FEBRUARY 4, 2009 at 9:00 a.m.**

LOCATION : Hearing Room #2, Jefferson Building
105 W. Chesapeake Avenue, Second Floor
(adjacent to Suite 203)

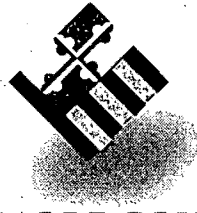
NOTE: ALL PUBLIC DELIBERATIONS ARE OPEN SESSIONS; HOWEVER, ATTENDANCE IS NOT REQUIRED. A WRITTEN OPINION /ORDER WILL BE ISSUED BY THE BOARD AND A COPY SENT TO ALL PARTIES.

Theresa R. Shelton
Administrator

c: Counsel for Appellants /Petitioners : Francis X. Borgerding, Jr., Esquire
Appellants /Petitioners : Kenneth Morrison and Robin C. Morrison

Becky and Joseph Roggio	Brian and Chris Dennis
Susan Schoenian	Jack Dillon
William and Charlotte Atkins	Herman Rohrman
Stanley and Anna Almony	Paul and Betty Marks

Chesapeake Bay Critical Area Commission
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 18, 2007

Kenneth Morrison
Robin Morrison
16 Riverside Road
Baltimore, MD 21221

Dear Mr. and Mrs. Morrison:

RE: Case Number: 07-512-A, 16 Riverside Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 10, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures
c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 31, 2007

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-512-Variance

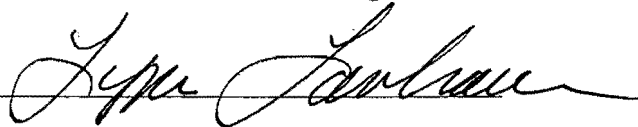
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

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

May 24, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 21, 2007

5

Item Number: (512) through 529 and 522 and 523

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 24, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2007
Item Nos. 07-500, 512, 513, 514, 515,
516, 517, 519, 520, 522, 523, 524, 525

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-05242007.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MAY 22, 2007

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

RE: Baltimore County
Item No. 7-512A
16 RIVERSIDE ROAD
MORRISON PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-512A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
AUG 03 2007
BY:

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *JWL*
DATE: August 3, 2007
SUBJECT: Zoning Item # 07-512-A
Address 16 Riverside Road
(Morrison Property)

Zoning Advisory Committee Meeting of May 21, 2007

- ☒ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Livingston

Date: June 15, 2007

From: Debra Wiley
To: Livingston, Jeffrey
Date: 08/03/07 9:04:31 AM
Subject: DEPRM Comment Needed for 8/6 2 PM Hearing - Bill Wiseman

Good Morning Jeff,

Per the voice mail left this morning, Bill will be hearing Case No. 07-512-A at 2 PM on Monday, August 6th and will need a DEPRM comment since it involves CBCA.

The following info. is for your use in preparing this comment:

07-512-A
Kenneth & Robin Morrison
16 Riverside Rd.
Essex, MD 21221
Zoned D.R.5.5
From Section 100.6 of the B.C.Z.R., to permit 2 dwarf pigmy goats on a lot less than 3 acres total and less than ½ an acre of pasture.
This is also a code violation case.

Thanks for your usual cooperation and have a great day!

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

RE: PETITION FOR VARIANCE * BEFORE THE
16 Riverside Rd; S/S Riverside Dr, 60' Fairway Rd
15th Election & 7th Councilmanic Districts * ZONING COMMISSIONER
Legal Owner(s): Kenneth & Robin Morrison
Petitioner(s) * FOR
* BALTIMORE COUNTY
* 07-512-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

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 22nd day of May, 2007, a copy of the foregoing Entry of Appearance was mailed Kenneth & Robin Morrison, 16 Riverside Road, Baltimore, MD 21221, Petitioner(s).

RECEIVED

MAY 23 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

January 5, 2009

Peter Max Zimmerman
People's Counsel for
Baltimore County
Suite 204, Jefferson Building
105 W. Chesapeake Avenue
Towson, MD 21204

RE: *In the Matter of: Kenneth and Robin Morrison*
Case No. 07-512A and 08-525-SPH

Dear Mr. Zimmerman:

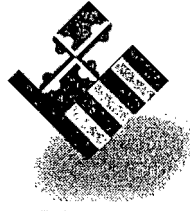
This will acknowledge receipt of your letter and Entry of Appearance filed December 31, 2008, in the above captioned subject matter.

Please call me if I can be of any further assistance.

Very truly yours,

Theresa R. Shelton
Theresa R. Shelton
Administrator

c: Francis X. Borgerding, Jr., Esquire



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
October 22, 2007
*Department of Permits and
Development Management*

Kenneth Morrison
Robin Morrison
16 Riverside Road
Baltimore, MD 21221

Dear Mr. & Mrs. Morrison:

RE: Case: 07-512-A, 16 Riverside Road

Please be advised that an appeal of the above-referenced case was filed in this office on September 5, 2007 by Francis Borgerding, Jr. on your behalf. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Francis Borgerding, Jr., 409 Washington Avenue, Ste. 600, Towson MD 21204
Paul & Betty Marks, 4 Wagner Lane, Baltimore, MD 21221
Herman Rohrman, 22 Riverside Road, Baltimore MD 21221
Stanley & Anna Almony, 302 Gemmill Road, Delta PA 17314
CBCA Commission, 1804 West Street, Ste. 100, Annapolis MD 21401

APPEAL

Petition for Variance
16 Riverside Road

S/s Riverside Drive, 60' W/of Fairway Road
Election District - 7th Councilmanic District
Legal Owners: Kenneth & Robin Morrison

RECEIVED

OCT 22 2007

Case No.: 07-512-A

BALTIMORE COUNTY
BOARD OF APPEALS

- ✓ Petition for Variance (May 10, 2007)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (July 17, 2007)
- ✓ Certification of Publication (The Jeffersonian - July 24, 2007)
- ✓ Certificate of Posting (July 21, 2007) by Martin Ogle
- ✓ Entry of Appearance by People's Counsel (May 23, 2007)
- ✓ Petitioner(s) Sign-In Sheet - One Sheet
- Protestant(s) Sign-In Sheet - None
- ✓ Citizen(s) Sign-In Sheet - One Sheet
- ✓ Zoning Advisory Committee Comments
- Petitioners' Exhibit
 - 1. ✓ Site Plan
 - 2. ✓ 141 Names in Support of Request
 - 3. ✓ Photos (A thru I)
- Protestants' Exhibits:
 - 1. ✓ Photos (A thru K)
 - 2. ✓ Letter Opposing Request
- Miscellaneous (Not Marked as Exhibit)
 - 1. ✓ Newspaper Article
 - 2. ✓ Newspaper Article
- ✓ Zoning Commissioner's Order (DENIED - August 9, 2007)
- ✓ Notice of Appeal received on September 5, 2007 from Francis Borgerding, Jr.

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Kenneth & Robin Morrison
Francis Borgerding, Jr.
Paul & Betty Marks
Herman Rohrman
Stanley & Anna Almony
CBCA

date sent October 22, 2007, klm

William and Charlotte Atkins
11 Riverside Road
Baltimore, MD 21221

CASE #: 07-512-A

**IN THE MATTER OF: KENNETH AND ROBIN
MORRISON -**

Legal Owners /Petitioners 16 Riverside Drive
15th Election District; 7th Councilmanic District

VAR – To permit two dwarf pygmy goats on a lot less than 3 acres total with less than ½ of an acre of pastureland required per goat. Subject property is approximately 0.14 acre (5,187 sq. ft.), zoned D.R. 5.5

8/09/2007 – Z.C.'s Decision in which requested zoning relief was **DENIED**.

AND

CASE #: 08-525-SPH
MORRISON

IN THE MATTER OF: KENNETH AND ROBIN

goats are not

SPH – For determination that pygmy, miniature and dwarf

embodied as livestock as defined under § 100.6 of the BCZR and instead should more appropriately be classified as pets.

8/28/08 – Z.C.'s Decision in which requested special hearing was **DENIED**.

3/07/08 – Notice of Assignment sent to following parties; hearing assigned for Tuesday, April 22, 2008 at 10 a.m.:

Francis X. Borgerding, Jr., Esquire
Kenneth Morrison and Robin C. Morrison
Stanely and Anna Almony
Paul and Betty Marks
Herman Rohrman
William and Charlotte Atkins
Chesapeake Bay Critical Area Commission
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

4/09/08 – Request for postponement filed by Francis X. Borgerding, Jr., Esquire, counsel for Petitioners, in order to allow Petitioners time to file for a special hearing before the Zoning Commissioner to determine applicability of § 100.6 to the instant two dwarf pygmy goats.

**CASE #: 07-512-A
AND
08-525-SPH**

IN THE MATTER OF: KENNETH AND ROBIN
Legal Owners /Petitioners 16 Riverside Drive
15th Election District; 7th Councilmanic District

PAGE TWO

4/11/08 – T/C to Mr. Borgerding this date; request will be granted; however, a new date will be assigned at this time due to related violation. Attempted to reach M/M Marks and Mr. Rohrman via telephone; unable to obtain numbers.

--Notice of PP and Reassignment sent to parties this date; reassigned to Tuesday, July 22, 2008 at 10 a.m.

6/30/08 – Letter filed by Mr. Borgerding via FAX this date requesting postponement of 7/22/08 hearing as a related special hearing case is scheduled before the Zoning Commissioner on 8/19/08; and further that the outcome of the special hearing case may, if the requested relief is granted by the ZC, render the instant case moot. Copy of request sent by Mr. Borgerding to Protestants via USPS.

7/03/08 – T/C from Mr. Atkins – in opposition to any further delay in this matter; indicated to Mr. Atkins that, upon

the conclusion of the special hearing matter below, if necessary, both cases could then be scheduled at the same time or one may be withdrawn. At this time, the Board is inclined to grant the requested postponement to have the full matter before it when a hearing is ultimately scheduled. Mr. Atkins indicated that he would have to take a day off work for the 8/19/08; indicated to him that there would be no need for anyone to appear at the Board on 7/22/08 and that notice would be sent.

-- Second Notice of PP and Reassignment sent to parties; case reassigned to Tuesday, October 7, 2008, at 10:00 a.m., to be combined with 08-525-SPH; should that matter be appealed to this level after conclusion before the Zoning Commissioner.

9/23/08 – Letter (unsigned) from William and Charlotte Atkins – Will be unable to attend 10/07/08 hearing – unable to be off work on day of hearing; are still involved and “still very much protestants.”

9/26/08 – Letter from Francis X. Borgerding, Jr., Esquire, Counsel for Petitioners – requesting postponement of 10/07/08 hearing – related special hearing case (08-525-SPH) has been decided by Zoning Commissioner; appealed 9/26/08; requesting that both cases be scheduled together, which would require additional time for preparation.

-- Confirmed appeal of 08-525-SPH with ZC office and PDM this date. Office of People’s Counsel has indicated no objection to the postponement and subsequent consolidate of these two cases for hearing.

**CASE #: 07-512-A
AND
08-525-SPH**

IN THE MATTER OF: KENNETH AND ROBIN
Legal Owners /Petitioners 16 Riverside Drive
15th Election District; 7th Councilmanic District

PAGE THREE

9/26/08 -- Notice of PP and Reassignment sent to parties this date. Both 07-512-A and 08-525-SPH are to be heard on the same date; 07-512-A to be PP'd from 10/07/08 hearing date and reassigned to Thursday, January 8, 2009, at 10:00 a.m., along with Case No. 08-525-SPH.

Notice sent to:

Francis X. Borgerding, Jr., Esquire
Kenneth Morrison and Robin C. Morrison
Becky and Joseph Roggio Brian and Chris Dennis
Susan Schoenian Jack Dillon
William and Charlotte Atkins
Stanley and Anna Almony Paul and Betty Marks Herman Rohrman

Chesapeake Bay Critical Area Commission
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

12-31-08 – Letter to Chairman Crizer from the Office of People's Counsel entering appearance and stating issues concerning the matter.

1/05/09 – Letter to Peter Zimmerman, acknowledging receipt of letter and Entry of Appearance. Copy of letter to panel (Murphy – Stahl – Westcott)

1/08/09 – Board convened for Hearing (Murphy-Stahl-Wescott). Hearing concluded. No memos due. Deliberation scheduled for Wednesday, February 4, 2009 at 9:00 a.m.. Notices sent.

2/4/09 – Board convened for Public Deliberation.

2/25/09 – Opinion and Order issued by Board and distributed to all parties.

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY

PETITION OF:
KENNETH AND ROBIN MORRISON

FOR JUDICIAL REVIEW OF THE OPINION OF
THE COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
JEFFERSON BUILDING – ROOM 203
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CIVIL ACTION
NO. : 03-C-08-009331

IN THE MATTER OF :
KENNETH AND ROBIN MORRISON
– LEGAL OWNERS
FOR SPECIAL HEARING AND VARIANCE
ON PROPERTY LOCATED ON THE S/SIDE OF
RIVERSIDE DRIVE, 60' W/OF FAIRWAY RD
(16 RIVERSIDE ROAD)

15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT

BOARD OF APPEALS CASE NO.S: 07-512-A
AND 08-525-SPH

* * * * *

CERTIFICATE OF NOTICE

Madam Clerk:

Pursuant to the Provisions of Rule 7-202(d) of the *Maryland Rules*, the County Board of Appeals of Baltimore County has given notice by mail of the filing of the Petition for Judicial Review to the representative of every party to the proceeding before it; namely:

Francis X. Borgerding, Esquire
409 Washington Ave, Suite 600
Towson, MD 21204

Kenneth and Robin Morrison
16 Riverside Drive
Baltimore, MD 21221

William and Charlotte Atkins
11 Riverside Road
Baltimore, MD 21221

Becky and Joseph Roggio
24 Strabane Court
Parkville, MD 21234

Brian and Chris Dennis
14 Riverside Road
Baltimore, MD 21221

Susan Schoenian
Sheep and Goat Specialist
Maryland Cooperative Extension
18330 Keedysville Road
Keedysville, MD 21756

Jack Dillon
207 Courtland Avenue
Towson, MD 21204

Stanley and Anna Almony
302 Gemmill Road
Delta, PA 17314

Paul and Betty Marks
4 Wagner Lane
Baltimore, MD 21221

Herman Rohrman
22 Riverside Road
Baltimore, MD 21221

Natural Resource Planner
State of Maryland
Critical Area Commission
Chesapeake & Atlantic Coastal Bays
1804 West Street, Suite 100
Annapolis, MD 21401

Office of People's Counsel
The Jefferson Building, Suite 204
105 W. Chesapeake Avenue
Towson, MD 21204

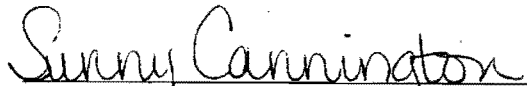
William J. Wiseman III, Zoning
Commissioner
The Jefferson Building, Suite 103
105 W. Chesapeake Avenue
Towson, MD 21204

Arnold "Pat" Keller, Director
Office of Planning
The Jefferson Building, Suite 101
105 W. Chesapeake Avenue
Towson, MD 21204

Timothy M. Kotroco, Director
Department of Permits and Development
Management
Baltimore County Office Building
111 W. Chesapeake Avenue, Suite 105
Towson, MD 21204

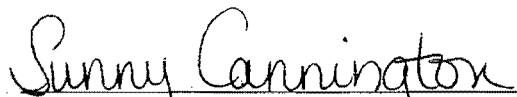
John Beverungen, County Attorney
Office of Law
400 Washington Avenue
Towson, MD 21204

A copy of said Notice is attached hereto and prayed that it may be made a part hereof.



Sunny Cannington, Legal Secretary
County Board of Appeals
The Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3180

I HEREBY CERTIFY that on this 30th day of March, 2009, a copy of the foregoing Certificate of Notice has been mailed to: Francis X. Borgerding, Esquire, 409 Washington Ave, Suite 600, Towson, MD 21204, Attorney for Petitioners; Kenneth and Robin Morrison, 16 Riverside Drive, Baltimore, MD 21221; William and Charlotte Atkins, 11 Riverside Road, Baltimore, MD 21221; Becky and Joseph Roggio, 24 Strabane Court, Parkville, MD 21234; Brian and Chris Dennis, 14 Riverside Road, Baltimore, MD 21221; Susan Schoenian, Sheep and Goat Specialist, Maryland Cooperative Extension, 18330 Keedysville Road, Keedysville, MD 21756; Jack Dillon, 207 Courtland Avenue, Towson, MD 21204; Stanley and Anna Almony, 302 Gemmill Road, Delta, PA 17314; Paul and Betty Marks, 4 Wagner Lane, Baltimore, MD 21221; Herman Rohrman, 22 Riverside Road, Baltimore, MD 21221; Natural Resource Planner, State of Maryland, Critical Area Commission Chesapeake & Atlantic Coastal Bays, 1804 West Street, Suite 100, Annapolis, MD 21401; Office of People's Counsel, The Jefferson Building, Suite 204, 105 W. Chesapeake Avenue, Towson, MD 21204; William J. Wiseman III, Zoning Commissioner, The Jefferson Building, Suite 103, 105 W. Chesapeake Avenue, Towson, MD 21204; Arnold "Pat" Keller, Director, Office of Planning, The Jefferson Building, Suite 101, 105 W. Chesapeake Avenue, Towson, MD 21204; and Timothy M. Kotroco, Director, Department of Permits and Development Management, Baltimore County Office Building, 111 W. Chesapeake Avenue, Suite 105, Towson, MD 21204; John Beverungen, County Attorney, Office of Law, 400 Washington Avenue, Towson, MD 21204.



Sunny Cannington, Legal Secretary
County Board of Appeals
Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3180



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

December 31, 2008

Edward W. Crizer, Jr. Chairman
County Board of Appeals
105 W. Chesapeake Avenue, Room 203
Towson, Maryland 21204

RECEIVED
DEC 31 2008

Re: Kenneth & Robin Morrison, Petitioners
Case No.: 07-512-A & 08-525-SPH

**BALTIMORE COUNTY
BOARD OF APPEALS**

Dear Chairman

Please enter the appearance of People's Counsel as a party. These cases involve a Petition for Variance and Petition for Special Hearing to allow two pygmy goats on .14 acres (5,187 sq. ft.) residential property zoned D.R. 5.5 in the Essex area of Baltimore County. Petitioners asked for a determination that their pygmy goats be considered as pets since the premises clearly cannot meet the required 3-acre minimum under BCZR § 100.6 for "the accessory stabling and pasturing of animals" nor the 1 acre for pasture. The appeal is scheduled for hearing January 8, 2009. Consistent with our office's function to defend the public interest in zoning cases under County Charter § 524.1, we offer this comment to help focus on the issues in this case. By stating our position here, we trust that attendance at the hearing will be unnecessary.

Petitioners first filed for variance relief from BCZR 100.6 in Case 07-512-A to allow their two small livestock on property with less than 3 acres and less than 1 acre pastureland. This extreme request was denied, and is on appeal. There is plainly no basis for a claim that the property is unique and/or that there is any resulting practical difficulty. Trinity Assembly of God v. Peoples' Counsel for Baltimore County ____ Md. ____ (2008). Indeed, it is arguable that a variance is not available under BCZR § 307.1 because it amounts to a use variance. The extreme variance here, in any event, is dramatically at odds with the legislative intent.

In an attempt to circumvent that denial, Petitioners then filed for special hearing relief to classify the goats as two traditional domestic pets, which are permitted in a residential zone. Clearly, the Petitioners considered the goats as small livestock subject to the restrictions in BCZR § 100.6 until the variance was denied in the 2007 case. In the course of a year, Petitioners would have us believe the livestock goats have now become like members of the family. But these cases do not turn on the degree of affection or amount of care from owners toward their

animals. I dare say there are probably no animals, except for cats and dogs, that are more pampered in Baltimore County than horses. Most horses are tame, respond to their owners' every command, are not noisy or disruptive, and are kept meticulously groomed. Who doesn't stop to admire a horse's beauty and stature? Yet, is there any doubt horses are livestock, and not household pets?

The CBA must base its decision on current zoning regulations; the current law already takes size into consideration by distinguishing small livestock from large livestock, as well as including a separate provision for fowl or poultry. Petitioners suggest the current law should be interpreted to exempt pygmy goats from the definition of livestock under BCZR 100.6. Perhaps so, but it is not the province of the CBA, but rather the County Council to amend the statute for an exception, as the Council did in exempting the Asian potbellied pig from the restrictions in BCZR §100.6.

Ironically, the site is already undersized for its human inhabitants. The Small Lot Table in BCZR 1B02.3 requires 6000 sq. ft for existing D.R. 5.5 lots. (Under current standards, a D.R. 5.5 lot requires approximately 8000 sq. ft.).

BCZR § 100.6 requires a minimum 1-acre lot (43,500 sq. ft.) to maintain "small livestock" which is defined as "Sheep, goats and pigs, . . . ponies and miniature horses". The Zoning Commissioner's decision provides a clear analysis that the standard definition of "small livestock" includes goats, which requires a 3-acre lot, and 1 acre of grazing per two animals. As with other minimum lot size standards required for particular uses in the BCZR, the purpose is to protect surrounding neighbors from offensive activities or structures.

Petitioner's neighbors appeared at the Zoning Commissioner hearings in opposition. They provided details of the type of offensive activity associated with livestock animals and epitomize the importance of minimize lot size standards for stabling and pasturing animals. Here, Petitioners' site is a mere 4% of the minimum size required for maintaining goats.

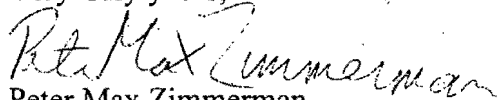
While cases involving BCZR § 100.6 are not frequently before the CBA, the Board denied a Petition for Variance for 5 ducks on .24 acres. (In the Matter of Howard Bolling, Case No. 04-118-A, November 10, 2004). Our office also opposed a Petition for Variance under BCZR §100.6 to raise pigeons on .146 acres. (In the Matter of William A. Hall, Case No.: 06-112-A. Petitioner withdrew its request prior to the CBA hearing).

In sum, if pygmy goats are to be excepted from the definition of "small livestock," the statute should be amended by the County Council, after considered study and review. Furthermore, there is no justification for the requested variance.

Edward Crizer, Chairman
December 31, 2008
Page 3

We trust this letter will be useful to the Board in its review and deliberation.

Very truly yours,



Peter Max Zimmerman
People's Counsel for Baltimore County



Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw
Enclosure

cc: Francis X. Borgerding, Jr, Esquire
William and Charlotte Atkins



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

March 30, 2009

Francis X. Borgerding, Esquire
409 Washington Ave, Suite 600
Towson, MD 21204

William and Charlotte Atkins
11 Riverside Road
Baltimore, MD 21221

RE: Petition for Judicial Review
Circuit Court Case No.: 03-C-09-003356
In the Matter of: Kenneth and Robin Morrison
Board of Appeals Case No.s: 07-512-A and 08-525-SPH

Dear Mr. Borgerding, and Mr. and Mrs. Atkins:

Notice is hereby given, in accordance with the Maryland Rules that a Petition for Judicial Review was filed on March 23, 2009 by the Francis X. Borgerding, Esquire on behalf of Kenneth and Robin Morrison in the Circuit Court for Baltimore County from the decision of the County Board of Appeals rendered in the above matter. Any party wishing to oppose the petition must file a response with the Circuit Court for Baltimore County within 30 days after the date of this letter, pursuant to the Maryland Rules.

In accordance with the Maryland Rules, the County Board of Appeals is required to submit the record of proceedings of the Petition for Judicial Review filed by People's Counsel within 60 days. T Francis X. Borgerding, Esquire and Kenneth and Robin Morrison, having taken the appeal, are responsible for the cost of the transcript of the record and the transcript must be paid for in time to transmit the same to the Circuit Court within the 60 day timeframe as stated in the Maryland Rules.

The Court Reporter that must be contacted to obtain the transcript and make arrangement for payment is as follows:

CAROLYN PEATT
TELEPHONE: 410-828-4160
HEARING DATE: January 8, 2009

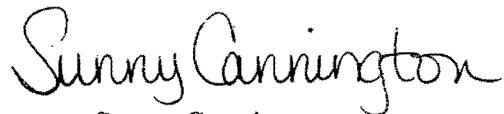
Kenneth and Robin Morrison-Legal Owners
Circuit Court Case No.: 03-C-09-003356
Board of Appeals Case No.s: 07-512-A and 08-525-SPH

Page 2

This office has also notified Ms. Peatt that a transcript on the above matter is due for filing in the Circuit Court. A copy of the Petition for Judicial Review has been provided to the Court Reporter, which will enable her to contact the responsible parties.

A copy of the Certificate of Notice has been enclosed for your convenience.

Very truly yours,



Sunny Cannington
Legal Secretary

Enclosure

c: Kenneth and Robin Morrison
Becky and Joseph Roggio
Brian and Chris Dennis
Susan Schoenian
Jack Dillon
Stanley and Anna Almony
Paul and Betty Marks
Herman Rohrman
Chesapeake Bay Critical Area Commission
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM
John Beverungen, County Attorney

BOARD OF APPEALS OF BALTIMORE COUNTY
MINUTES OF DELIBERATION

IN THE MATTER OF: KENNETH AND ROBIN MORRISON

07-512-A AND
08-525-SPH

DATE: February 4, 2009

BOARD/PANEL: Maureen Murphy, Chairman
 Lawrence Stahl
 Lawrence Wescott

RECORDED BY: Sunny Cannington/Legal Secretary

PURPOSE: To deliberate the following:

1. Variance to permit two dwarf pigmy goats on a lot less than 3 acres total and less than ½ of an acre of pasture.
2. Special Hearing to determine if pygmy goats are livestock or pets.
3. Does the property fit the requirements of Cromwell v. Ward to be allowed a Variance?

PANEL MEMBERS DISCUSSED THE FOLLOWING:

STANDING

- The Board expressed their appreciation to Ms. Morrison for the care and treatment she provides the animals in question.
- The issue is that the lot in question is a 5,000 square foot lot that has a house and carport.
- This property is less than 1/20th the size required for the animals in question.
- The Board reviewed the evidence and testimony with regard to the property and finds that the property itself is not unique and therefore the Variance fails to meet the standards of Cromwell v. Ward.
- With regard to the Special Hearing relief sought to determine if pygmy goats are livestock, the Board does not feel they have the authority to make such a determination.
- The evidence and testimony with regard to this case would have to be presented to the County Council so that legislation could be passed with regard to the livestock determination. The way the current laws are written, the Council only makes an exception with regard to certain animals such as a miniature pony. While the Board feels that pygmy goats should be included in this list, the law stands and the Board cannot change that. The Council would have to visit this issue and determine the definition of a goat vs. a pygmy goat.

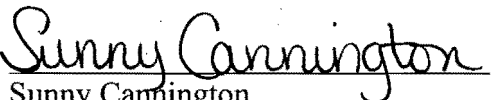
DECISION BY BOARD MEMBERS:

The Board unanimously agreed on all points set forth above and agreed to Deny the Variance and Dismiss the Petition for Special Hearing, as was done below.

FINAL DECISION: After thorough review of the facts, testimony, and law in the matter, the Board unanimously agreed to DENY the Petition for Variance and DISMISS the Petition for Special Hearing.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted,


Sunny Camington



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

February 25, 2008

William and Charlotte Atkins
11 Riverside Road
Baltimore, MD 21221

RE: *In the Matter of: Kenneth & Robin Morrison*
Case No. 07-512-A

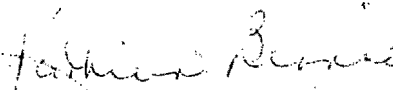
Dear Mr. and Mrs. Atkins:

In response to your letter dated February 18, 2008, your names have been added to the file in the subject matter. You will receive a copy of the hearing notice and the final decision in this matter, as well as any other notices, etc., that are sent to the parties.

Please note that our offices, including the hearing room, have been relocated to the Jefferson Building, second floor, Suite 203, 105 W. Chesapeake Avenue.

Should you have any questions, please contact me at 410-887-3180.

Very truly yours,


Kathleen C. Bianco
Administrator

2/18/08

To Whom It May Concern,

We would like to be notified of the appeals hearing for case #07512A.
(GOATS IN ESSEX) We are not for them being in our neighborhood.

William and Charlotte Atkins
11 Riverside Rd.
Baltimore, Md. 21221

Thank You

RECEIVED

FEB 20 2008

**BALTIMORE COUNTY
BOARD OF APPEALS**

9/1/2008

Dear County Board of Appeals Baltimore County,

This letter is in regards to case 07-512-A. We will not be attending said hearing on 10/07/2008 for case mentioned above. We have been actively involved in this case and are still very much protestants. Do to time off at our jobs, and having used time for previous hearings we will not be attending 10/07/2008. But again know we are still very much against the goats in our neighborhood. Hopefully the last two hearing decisions (which were both DENIED) will play a big part in the final decision of appeal.

For MANY REASONS: Environmental, Chesapeake Bay Critical Area and the BCZR.

Sincerely,

William and Charlotte Atkins

RECEIVED

SEP 23 2008

BALTIMORE COUNTY
BOARD OF APPEALS



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180

Hearing Room #2, Second Floor FAX 410-887-3182
Jefferson Building, 105 W. Chesapeake Avenue

RECEIVED
POST - APPEAL

March 7, 2008

NOTICE OF ASSIGNMENT

CASE #: 07-512-A

IN THE MATTER OF: KENNETH AND ROBIN MORRISON -
Legal Owners /Petitioners 16 Riverside Drive
15th Election District; 7th Councilmanic District

8/09/2007 - Z.C.'s Decision in which requested zoning relief was DENIED.

ASSIGNED FOR:

TUESDAY, APRIL 22, 2008 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellants /Petitioners
Appellants /Petitioners

: Francis X. Borgerding, Jr., Esquire
: Kenneth Morrison and Robin C. Morrison

Stanely and Anna Almony

Protestants

: Paul and Betty Marks
Herman Rohrman

William and Charlotte Atkins

Chesapeake Bay Critical Area Commission

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

*These issues have
went on long enough.
These people must be
stopped this wall
wrong & unfair. I didn't
buy my home in a farm
area.*

*Amican
postpone
must
Happ
less
ties
Bday
+ what
sufficient
reason?*

682-4386



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3150
FAX: 410-887-3152

Hearing Room #2, Second Floor
Jefferson Building, 105 W. Chesapeake Avenue

April 11, 2008

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 07-512-A

IN THE MATTER OF: KENNETH AND ROBIN MORRISON -
Legal Owners /Petitioners 16 Riverside Drive
15th Election District; 7th Councilmanic District

8/09/2007 - Z.C.'s Decision in which requested zoning relief was **DENIED**.

which was scheduled to be heard on 4/22/08 has been POSTPONED at the request of Counsel for Petitioner; and has been

REASSIGNED FOR: TUESDAY, JULY 22, 2008 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

RECEIVED
POST - APPEAL

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellants /Petitioners
Appellants /Petitioners

: Francis X. Borgerding, Jr., Esquire
: Kenneth Morrison and Robin C. Morrison

Stanley and Anna Almony

Protestants

: Paul and Betty Marks
Herman Rohrman

William and Charlotte Atkins

Chesapeake Bay Critical Area Commission

Office of People's Counsel

William J. Wiseman III /Zoning Commissioner

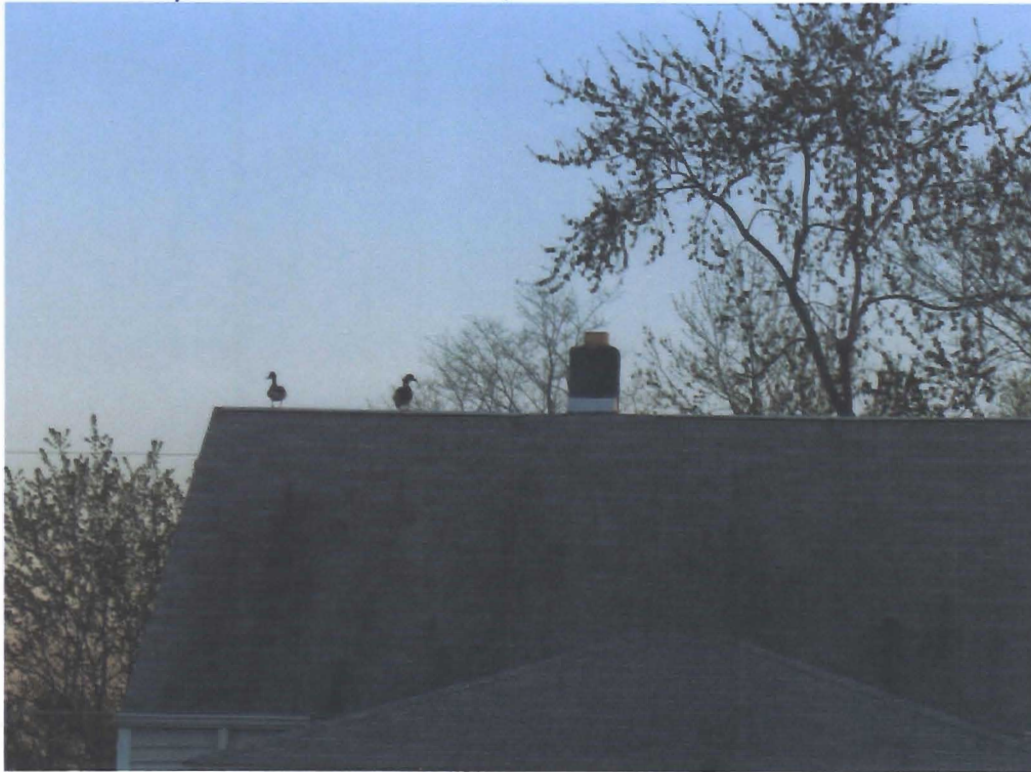
Pat Keller, Planning Director

Timothy M. Kotroco, Director /PDM

It was ruled to get rid of goats, however they still have breaking the lawn in some way selling all attached pictures + I can provide more.

These people may be entitled to appeals but they are affecting our property. Julie worked long hard for what we have. Shouldn't be punished by law makers.

And Now 4/17/08 they hang out on house roof
tops



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POST - APPEAL

Burning



Here is a picture of open
Burning - illegal in Balto. Co.
It becomes all day thing + is
stinky. Obviously burning
hay + goat waste.

RECEIVED
POST - APPEAL



What It is Like Every time they feed
This ~~property~~ probley / time A day EVERY
Day

We don't want these ducks on
our property. Ducks feed in
there yard 3x days

RECEIVED
POST - APPEAL



Another feeding we still get to look forward to the pigeons and local birds

And on top of all these issues they have 15 cats. You need 3 acres for a goat ^{acre} for a ducks, a kennel license for so many cats?

they have 2

they have too many to count



①



Now the Ducks are hanging
in my yard. They are
dirty + wouldn't be here if
the Morrisons didn't feed
them. I will be opening a
pool soon, just what I
want ducks in my pool

RECEIVED
POST - APPEAL

2



RECEIVED
POST - APPEAL



This picture was to show ducks
feeding in yard with no fence
up. Not clear. Will get better ones?

RECEIVED
POST - APPEAL



Look A SMALL ONE
NIGHBORSE FEED ~~ACROSS~~ ACROSS THE
STREET Daily (2) TWICE



Our property is being greatly impacted
w/ Rats, Squirrels, Duck at
which we don't want. The County
has been in our yard because of
Rat issues + states our yard is good
coming from elsewhere? Wonder
where?



Look A Bigger One !
called county 6 times 3 years 😞
Tried use theirs took to long to get
Had to get my own Also had to
get rid of my self County wont take 😞
So Noing they CARRIE disease I get them
to A INCINERATION AS SOON AS POSSIBLE

RECEIVED
POST - APPEAL

Essex zoning shows the gate to pet goats in backyard

BY LAURA BARNHARDT
(SUN REPORTER)

Nanny and Samuel will have to move. Baltimore County Zoning Commissioner William J. Wiseman III denied yesterday permission for the pygmy goats to continue living in a backyard in Essex.

Robin and Kenneth Morrison, who kept the pair of goats as family pets, had sought an exception to zoning regulations that require property owners to have three acres for livestock. The couple's fenced backyard is about a tenth of an acre.

"I know you love these animals," Wiseman said during the hearing yesterday. But, he said, "it's not really a difficult decision. I am to enforce the regulations as they are written."

Wiseman said the couple had made a "good sentimental case" for being allowed to keep their pets, a breed that grows to about the size of a large German shepherd dog. But he said the Morrisons [Please see GOATS, 5B]

O B I T U A R I E S 6 B

FROM THE COVER

Zoning law means pet goats must go

GOATS [From Page 1B]

had failed to prove that zoning regulations were a hardship or that their property was unique in some way that should make the rules not applicable to them.

County law requires residents to have an acre for chickens, ducks, turkeys and geese, and three acres for smaller livestock, including sheep, goats, ponies and pigs. An exception is made for Vietnamese potbellied pigs.

Several neighbors testified during the hearing, saying that by feeding the goats, the Morrisons were adding to a rodent problem in the suburban neighborhood.

"This is not a personal issue," said Paul Marks, who lives nearby. "I think the Morrisons are nice folks. ... But there are consequences to feeding the waterfowl and goats. ... I think there's a reason why the county has its regulations."

Kenneth Morrison said he and his wife felt that the neighborhood's rodent problem had gotten better since he stopped feeding corn to the ducks that flock to the banks of the nearby Back River.



Robin Morrison tends to Nanny as daughter Stephanie Costin and granddaughter Sarah, 5, help. Samuel stands to the right.

ELIZABETH MALBY (SUN PHOTOGRAPHER)

Robin Morrison told Wiseman, "They're like dogs, really. I keep it clean. I vacuum. I rake. They don't bark. They 'naa-a-a,' but they don't carry on."

She also presented a petition signed by other neighbors who have no objection to the goats. Some of them enjoy visiting the animals, she said.

The Morrisons got their first goat more than two years ago. They bought the second one as a companion to the first more than a year ago.

In the spring, the animals came to the attention of county officials, who issued a zoning violation and told the couple they had to seek a zoning variance to keep their goats.

Robin Morrison feeds the goats hay, grain and, occasionally, animal crackers and snack crackers, as treats. They sleep on a bed of hay in a shed in the backyard.

Wiseman agreed it was possible that the goats were being unfairly blamed for the rodent infestation. But he said that issue was not the reason for his ruling.

As a concession, Wiseman told the couple they could have three months from when he finishes writing the order to find a home for the goats.

The Morrisons — left visibly distraught by the ruling — declined to comment after the hearing.

laura.barnhardt@baltsun.com



Sarah Costin, 7, offers a leaf to Nanny, a dwarf goat that belongs to Sarah's grandmother.
PHOTOS BY ELIZABETH MALBY [SUN PHOTOGRAPHER]

Two goats live in an Essex backyard;
some neighbors charmed, some annoyed

The Sun

Definition of a

BY LAURA BARNHARDT
[SUN REPORTER]

Robin Morrison grabs the leashes from a hook in the shed. She calls out to Nanny and Samuel, who are lounging in the shade on the back porch: "Come on, you two. It's time for a walk."

At first glance, Morrison might look like a typical pet owner taking a dog for a stroll through her Baltimore County neighborhood. But passing motorists sometimes stop, she says, when they realize she's leading a pair of goats down the suburban street.

"I know, I know, my daughter said the same thing: 'Mom? A goat?'" says Morrison, a 49-year-old former custodian with two grown daughters and three grandchildren.

Some neighbors have no problem with the pygmy goats — a breed that grows to about the size of a large German shepherd — living in the backyard of Morrison's Essex home. A woman who lives nearby often stops by so her children can see the creatures, which



Nanny is one of two undersized goats belonging to Robin Morrison and has lived with her for 2½ years. The other is named Samuel.

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Havin
propos
[Please



Robin Morrison (left) is seeking a zoning exception for her pet goats Nanny (left) and Samuel. Her daughter Stephanie Costin and granddaughter Sarah Costin, 5, often help exercise them.

ELIZABETH MALBY [SUN PHOTOGRAPHER]

Some neighbors find goats less than charming

GOATS [From Page 1B]

unveil the regulations that they will impose.

Maryland legislators passed a law last year that bans certain animals — including crocodiles, bears and gorillas — from being kept as pets. In Montgomery County, a woman is fighting to keep a pet capuchin monkey in her Rockville home, according to police.

Many local governments deal with the issue of which pets are acceptable where through zoning regulations or under nuisance ordinances.

Baltimore County law requires residents to have an acre for chickens, ducks, turkeys and geese. Three acres are required for each horse, burro and cow. And 3 acres are required to keep smaller livestock, including sheep, goats, ponies and pigs.

The Morrisons' property is a little more than a tenth of an acre, according to property records. A letter to county officials signed "concerned residents" argues that the goats are better off on a farm.

Paul and Betty Marks, who live behind the Morrisons, are among those who object to the goats. In her letter to county officials, Betty Marks wrote that the animals' droppings add to a rodent problem in the area.

Paul Marks, in an interview this week, said he urged his wife to write the letter because, in addition to the rodent problem, he and his wife were becoming increasingly concerned about the Morrisons' feeding of ducks and geese. He said the Morrisons' feed has attracted rodents and wildlife such as foxes.

As for the goats, Paul Marks said the neighborhood's properties aren't large enough to provide the goats with sufficient room to graze. While he believes people should be able to do as they choose on their own properties, a line must be drawn when their actions affect neighbors.

"It's not personal," he said. "It's about having respect for wildlife."

Morrison says she called Baltimore County's animal shelter to make sure she could have a pygmy goat. Animal shelter officials said they could not recall the long-ago conversation. County animal control ordinances don't forbid ownership of a pet goat, according to county officials. But the zoning rules apply in Morrison's case, they say.

This spring, Morrison received a violation notice from county inspectors.

Until then, she says she didn't know the goats were a problem. Her younger daughter circulated a petition in the neighborhood, collecting more than a 100 signatures in support of the goats.

"She takes really good care of them," says Ella Allen-Huskey, a neighbor who says she thought Morrison was a little crazy the first time she saw her neighbor walking the goats down the street. "She loves those goats."

"I think they're cute," she says.

On its Web site, the National Pygmy Goat Association describes the breed as "hardy, alert and animated, good natured and gregarious," making a "docile, responsive pet."

Morrison has had Nanny, one of the goats, for about 2½ years.

She got her when the animal was sick from a neighbor of her sister, who lives in the Westminster area. The neighbor was planning to give the goat away, Morrison says, and she thought she could take good care of her.

"I was already feeding the ducks and the squirrels around here," says Morrison, who also has about 15 cats, many of them formerly strays. "That's what I like to do. If I had me a lot of money, I guess I'd live on a farm."

Growing up on a farm in Harford County, Morrison says, she had more traditional pets — dogs and cats. Her husband, Kenneth, a retired mechanic, was quite surprised when she brought home a goat. A backyard tool shed was converted into a home for the goats.

Robin Morrison says she became Nanny's constant companion, spending all day in the backyard because the goat would cry when she went inside. About a year and a half ago, Morrison says she bought her a playmate, another pigmy goat named Samuel.

The goats eat grain that Morrison buys from a farm in Bel Air and hay she gets from her brother in Pennsylvania.

"They're spoiled," she says, pulling out a package of Ritz crackers and feeding them the treats.

laura.barnhardt@baltisun.com

Sun staff writer Gina Davis contributed to this article.

"SHE TAKES REALLY GOOD CARE OF THEM. SHE LOVES THOSE GOATS. I THINK THEY'RE CUTE."

ELLA ALLEN-HUSKEY, A NEIGHBOR OF ROBIN MORRISON

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CASE NAME _____
CASE NUMBER 07-512-A
DATE _____

CASE NAME _____
CASE NUMBER 07-512-A
DATE _____

[illegible]

07-512-A

07-512-A

~~4/22/2008 @ 10 a.m. P'd~~

Opinion Issued

2/25/09

07-512-A

~~7/22/08 @ 10 a.m. P'd~~

~~10/04/08 @ 10 a.m. P'd~~

~~1-08-2009 @ 10 a.m.~~

2/4/09 @ 9:00 am - Deliberation

20070512 "A"

supplemental

(Scheduled with # 08-525-5PH)

EXHIBITS

2

07-512-A

Case No.: 07- 512 A 16 RIVERSIDE RD.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	PHOTO'S - Collectively #1 (1A thru 1K
No. 2	141 NAMES OF PEOPLE WHO SUPPORT PETITIONERS REQUEST	Concerned CITIZENS OPPOSED
No. 3	Collectively - PHOTOS 3A thru 3I	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITION 40 KEEP PIGMY GOATS

Ada Ridgley 814 Silver Ave 21221

Bill Martin 348 UPPERLANDING Rd 21221

David Wells 804 Bayner Rd 21221

Felicia DeWatson 1405 Winter Park Circle Apt G 21221

Melissa McIntosh 1525 N. Caroline Street 21213

Rue ~~Hart~~ 1411 Kert Rd. 21221

Stacy O'Brien 7522 MT Vista Rd 21087

Angie O'Brien 319 Savannah Rd 21221

Clare E. Brown 3802 EDGEWATER Pl 21222

Chameka Shelton 1207 Handsworth Pl 21221

Taylor Hutchins 16 Eva Court 21220

Edward Schenck 12 Bladen Rd 21221

Lyn Smith 530 Murdoch Rd 21212

Jason J 618 Wampler Rd 21220

Tony Smith 41 Oak Grove Dr APT L 21220

Helen Harris-Stone 1231 Damsel Rd. Essex, 21221

Paul H. Brown 5440 JONGUIL AVE BALTO MD 21215

Janet Denione 715 Maryland AVE Balt. MD 21221

Clark Emmert 93 BENGIES, RD. BALTO, MD 21220

Arlene J. J. 1113 County Line Rd.

Thomson 1806 Thames St Apt. 18 Balt. MD 21231

Pat Harris 2215 Bauernschmidt Dr. 21221

Sherry Craft 849 MIDDLESEX Rd 21221

D VIBBERT 1014 BACK RIVER NECK RD BALT MD 21221

Marcia Andreychuk 308 Hornel St Balt. Md. 21224

Cheryl Miller 7800 St Bridget Ln 21222

PETITIONER'S

EXHIBIT NO.

2

141 signatures

Petition to keep ^{Pigmy} Goats

Lora Zerlaet 741 Kingston Rd 21220

~~John~~ m 922 Thompson Blvd 21220

this is just a ~~name~~ on them

Dine Michel 116 Buttrick Ct 21237

Shannon Pollard 928 GARDEN DR. 2B 21221

Junice Buddemeyer 1105 Sandystone RD m 21221

Judy Miller 1 Eddystone Place MD 21221

Linda Abel 20 Barnacle CT 21221

Patricia Jamar 1332 Kirtley Road 21224

Carrington Rose 930 Honeywood Place

Carol Meyers 1307 Kuper St Balto MD 21223

Jennifer Bignell 313 Southeastern Terr

Kajla Keysz 202 South Marilyn

Jessica Shepherd P.O. Box 25682 Balto. MD 21204

Mike RABOLD 1010 Foxcroft Ln

David RABOLD 1010 Foxcroft Ln

Florence RABOLD 1816 Hollyneck Rd

Doug RABOLD 1816 Hollyneck Rd

Edna Stebbins 1010 Foxcroft Lane - 21221

Bessie Corigh 1816 Holly neck Rd

Patty Russel 1816 Holly neck Rd

Doug SR 1816 Holly Neck Rd

DEE BENEDICT 54 Riverside Rd. 21221

Missy HARMAN 27 Riverside Rd. 21221

JULIE DAVIS 808 S Woodlynn Rd 21221

Becky Fairley 808 S. woodlynn Rd 21221

Al Wash & Eastern Ave 21221

WASH & EASTERN BLVD

PETITION TO KEEP ^{Pigmy} GOATS

Bonnie Ritchi 299 Townsend 21221

Donna Provost 2128 Vailthorn 21220

Ella Bonn 1009 Mace Ave ^{Apt. B-2} 21221

Debbie Nam 515 48th St. Balt. MD 21224

Nicco Cardavelli 7 Octant Way Balt. MD 21220

Shirley Dorely 61 Transverso Ave

Thomas Mitchell 1 Pantley Ct. Balt. 21220

D

Jan Paup

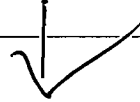
411 John Ave 21221

Cass Pelt 8037 Wynbrook Rd 21224

Michael Jannartina 934 Honeywood
Place 21221

Darren Andell 601 New Jersey Ave Essex 21221

Kelly Dunbar



Sam Simon

109 Walnut Grove Rd. 21221

Apr. / 29th 2007 PETITION To Keep Pigmy Goats

Name Address

Tues Bennett 14 Riverside

Peggy Glock 8 Wagon Ave

Gary Hedwall 44 Wagner Lane

Karen Carson 46 Wagner Lane

Robert Markon 54 Wagner Ave

Len Carson 56 Wagner Ln

Jeff Way 58 Wagner Ave

Melanie Swoboda 200 Wagner Ave

George Hahn 200 Wagner Ave

Thomas Slevin 23 Riverside Road

Herbert K. Fennis 26 Riverside Rd.

Lindsay Bacon 13 Avenal Rd

Will [Signature] 11 Riverside Rd.

Janet & Bill McDermott 3 Riverside Road

Warren & Kelly Markon 1 Riverside Road

Bob [Signature] 4 RIVERSIDE RD.

Laurie Alicia 4 Riverside Rd.

Donna Maars Queens purchase

[Signature] 12 Riverside Rd

[Signature] 16 Crompton Rd

But J. Weiss 10 Riverside Rd

Michael Deanna 14 Riverside Rd

Patricia Dellingham 24 Riverside Rd.

Aura Hopkins 462 Riverside Rd

Becky & Joe Roggio 6707 Havenock Rd A2

John Dean 18 Riverside Rd 2/22/

Robin Morrison 16 Riverside Rd

Karen Hamilton	719 MYRTLE AVE
Dawn Rose	930 HOLLYWOOD PLACE
Shelita Bond	1525 MOUNTMORE CT
Cardice Akers	1103 Old Eastern AVE APT A
Laura Hughes	367 Skillwater rd 21221
Michael Susko	707 Poplar Rd 21218
Joe Joachim	4021 ST MONICA DR 21222
FLORIAN WOLF	360 GROVET HORN RD.
Gabe Schrybel	902 N Woodlawn PK
Sumera Aslam	1339 Montrose Avenue
Sanka Wapkar	400 Fairmont St NW 505 Washington DC
Al Miller	1205 E Halstead Rd
Debbie Hug	8 E Oyster Ave B Baltimore 21206
Valerie Rose	930 Hollywood PL 21221
Brian Hager	930 Hollywood PL 21221
Jim Boy	10 Homberg Avenue 21221
Amber Thomas	1303 Old Eastern Avenue 21221
Justin Bennett	903 Lena Lane 21221
J. B. B. B.	801 S. Marilyn Ave 21221
Stephanie Costin	56 Shango Ct 21220
Timothy M Costin	56 Shango Ct 21220

PETITION TO KEEP PIGMY GOATS

MAY 4, 2007

Ben Miller 12920 Eastern Ave

Stacy Porter 907 Oldham St

Susan Cala Glenwood Rd
Lauri Ky 8288 RIGHT RD.

Tiffany Bart Middlesex Rd

Nancy Cofe Virginia Ave

Jeffrey Dacauski 157 Hampshire Rd

Elanora Bury 2113 ROSALIE AVE.

Lee Betz 6802 Chand Ct 21237

Jesse King 423 Corrairie Ave.

Caroline Remeikis 1625 Turkey Pt Rd 21221

Charles Bullock 227 Orrville Rd 21221

Joan Kirtshae 7833 31st Street 21206

Marc Schussler 420 Maryland Ave.

Joe Baker 420 MARYLAND AVE

Margaret Fisher 126 Lawrence Rd.

Sandra Johansen 4 Crafton Rd

Mike 402 SOUTH TAYLOR

Annunella Brennan 160 Starwood Ct.

Brian Mian 422 John Ave.

Dawn Monasterio 1567 Alabamy Rd

Julia Sene 341 Worton Rd

Michael Griffin 1312 Canberra Dr.

Lizabeth Lunn 908 Punjab Cir.

Emberly Wisniewski 1566 Galena Rd 21224

Dikki Shaw 2227 Holly Neck Rd 21221

CHUCK GROSS 8744 Littlewood Road 21034

Bel Air Veterinary Hospital Inc.

Richard O Cook, VMD
John Brooks, DVM
David Moore, DVM

Gail O'Connell, DVM
Robert J Johnson, VMD
Nathan Pate, DVM

1501 S Tollgate Road
Bel Air MD 21015-5822

Phone Number: 410 838-4900

Fax Number: 410 569-4353

Email: BAVH1501@aol.com

Fax Transmittal Form

Date Sent: 08/18/2008

TO: Frank Borgending, Attorney at Law

Phone: 410 296-6820

Total Number of Pages: 3

Fax: 410 296-6884

From: Jeanne Schmidt, RVT, Office Manager



Message:

Regarding Robin Morrison, Acct# 14318

As per your request, I am including the Animal Health History for each of the two goats owned by Robin Morrison, NANNY and SAMUAL, that have been seen at this hospital. On the individual sheets, I have included a statement to verify that they were seen according to the information provided.

Should any additional information be needed, please contact me.

CBA#5.

te of Report 08-18-08

Bel Air Veterinary Hospital, Inc. - Patient Chart

Page 1

388 Morrison, Robin (A) 410 391-0988 16 Riverside Road Baltimore MD 21221 0.00

- Patient Information and Treatment History -

NANNY Breed: Dwarf Species: Goat Birthday: 09-06-06 Sex: F Color: Age: 24m Allergy: None Wgt: 63.0

NIMAL HEALTH HISTORY...DETAIL

DATE	DESCRIPTION	TYPE	TIME	DR	CODE	QTY
06-13-08	TRIM HOOVES	SERVICE	1:27p	RC	0718D	1
04-17-08	TRIM HOOVER	SERVICE	12:36p	RC	0718D	1
12-13-07	TRIM HOOVES	SERVICE	11:07a	RC	0718D	1
09-20-07	RABIES: 1 YEAR	SERVICE	11:01a	DC	109A	1
	CD&T VAX	SERVICE	11:00a	DC	MISC	1
08-23-07	CD&T VAX	SERVICE	4:27p	RC	MISC	1
	TRIM HOOVES	SERVICE	3:55p	RC	0718D	1
05-17-07	TRIM HOOVES	SERVICE	3:19p	RC	0718D	1
09-06-06	BACITRACIN/CORT OPHTHAL CNT	ITEM	8:42a	RC	7061	1
	Apply to both eyes three times daily for 10 days. mej			Dr. Cook		
	SYRINGES-3CC	ITEM	8:40a	RC	1404	10
	NEEDLES-20G X 1"	ITEM	8:40a	RC	1400D	10
	PENG/BEN&PRO GML	ITEM	8:39a	RC	7691B	10
	Give 1 cc of medication subcutaneously twice daily every twelve hours.					
	mej Dr. Cook					
	Give 1 cc of medication subcutaneously twice daily every twelve hours.					
	mej Dr. Cook					
	AZIMYCIN INJ. (PENDEXCHLOR)	ITEM	8:39a	RC	7053	1
	OFFICE VISIT OR EXAM.	SERVICE	8:39a	RC	100A	1

VITAL SIGNS

Weight: Pulse: Temp: Resp rate: Heart sounds:

DIAGNOSIS AND TREATMENT NOTES

This shall verify that NANNY was seen on the dates detailed above by veterinarians at this hospital.

Bel Air Veterinary Hospital
1501 S. Tollgate Road, Bel Air, MD 21015
Tel: 410-838-4900
www.belairvethospital.myvetonline.com

Jeanne Schmidt RVT
Office Manager

PETITION TO KEEP PIGMY GOATS

Ada Ridgley 814 Silver Ave 21301
Beil Martin 348 UPPERLANDING Rd 21221
David Walls 804 Bayner Rd 21221
Felicia DeWatson 1405 Winter Park Circle Apt G 21221
Melissa McIntosh 1525 N. Caroline Street 21213
Rue ~~Hart~~ 1411 Kert Rd. 21221
Stacy O'Brien 7522 MT Vista Rd 21087
Angie O'Brien 319 Savannah Rd. 21221
Clara E. Brown 3802 EDGEWATER Pl 21222
Jameka Shelton 1207 Handsworth Pl 21221
Taylor Hutchison 16 Elm Court 21220
Edward Schenck 12 Bladen Rd 21221
Lyn Smith 530 Murdoch Rd 21212
James J. 618 Wampler Rd 21220
Tony Smith 41 Oak Grove Dr APT C 21220
Helen Harris-Stone 1231 Damsel Rd. Essex, 21221
Paul H. Brown 5440 JONGUILL AVE BA/TC 21215
Jenet Demore 715 Maryland AVE Balt. MD 21221
Cork Emmert 93 BENGIES, RD. BALTO, MD 212
Anne J. J. 1113 County Line Rd.
Thomson Moore 1806 Thames St Apt. B Balt. MD 212
Pat Harris 2215 Bauernschmidt Dr. 21221
Sherry Craft 849 Middlesx Rd 21221
D VIBBERT 1014 BACK RIVER NECK RD BALT MD 2122
Marcia Andreychuk 308 Hornel St. Balt. Md. 2
Cheryl Miller 7800 St Bridget Ln 21222

PETITIONER'S

EXHIBIT NO.

2

141 signatures

CBAT
V

Case No.: 07-512 A 16 RIVERSIDE RD.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	PHOTO'S - Collectively #1 (1A thru 1K)
No. 2	141 NAMES OF PEOPLE WHO SUPPORT PETITIONERS REQUEST	Concerned CITIZENS OPPOSED
No. 3	Collectively - PHOTOS 3A thru 3I	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

7/13/2007

To Whom It May Concern,

We are sending this letter in regards to the zoning notice #07512A. Residents at 16 Riverside Rd. wanting to have a goat on said property.

We don't believe it should be allowed in our residential area. The diet and care of the goat aren't good for a residential area. The resident does open burning fires 2x week, and the smells and smoke that fills the area are pretty nasty. These residents at 16 Riverside also dump feed along back of there home by the water and wooded areas drawing tons of pigeons, birds, ducks and geese and not to mention RATS, which have been in the neighborhood for some time!!!! An issue that has gotten much worse!!!! The pigeons and ducks/geese are everywhere, in the yards in the streets. The residents at 16 Riverside also have squirrel houses full of peanuts everywhere, and the squirrels end up everywhere destroying all flower gardens and yards at which we work hard to keep up. These residents also put cat food out for stray cats. At which becomes a problem, also.

After a lot of neighbors trying to fight these conditions with the County of dumping feed by the woods and water line, and having bird and squirrel feeders everywhere, these residents started dumping it in there own back yard.

It's nice that these residents at 16 Riverside have a great Love for all types of animals and critters, and not that we don't. They should live on a farm if they want to live with these kinds of surroundings. A populated residential area like this shouldn't be subjected to these kinds of conditions. We work hard at keeping a clean and safe envioroment in our residential neighborhood. Granting these residents to be allowed to own a goat and continue these actions is very unsafe and unclean to our residential area!!!!

Sincerely,
Concerned Residents on Riverside Rd

Betty Marks

PROTESTANT' S

EXHIBIT NO.

2

10/4/08



To Whom It May Concern Baltimore County,

I would appreciate someone taking a few moments to read this letter and see attached photos and permits.

My husband and I have been dealing with a problem of rats and squirrels for some time now and are really at wits end. Someone needs to deal with this situation. We've contacted Baltimore County in regards to these issues for along time and there is never anything done about it! This Saturday October 4th, my husband and I tore apart our crawl space under our kitchen because we notice a very horrible smell. The same smell we had and dealt with last year. We ended up having found a dead decomposed rodent up under the insulation below our bedroom floor. On this day we found a total mess of terds and peanut shells and a partially decomposed rodent in insulation. These peanut shells come from the Morrison's at 16 Riverside. These are the same people who are trying to get a variance for 2 goats. Which we are against and have been to hearings and presented pictures of evidence against the variance being issued. As you can see in the pictures there are quit a bit of peanut shells in our crawl space, which are put out by the Morrison's. Which we have continuously complained about because they are destroying and messing up our landscaping and planters and whatever else they can destroy on our property. Now we have to deal with our home being destroyed. Find attached copies of permits to catch squirrels that we obtain every month from DNR because it is such an issue. We shouldn't have to live like this! We are hard working middle class citizens who have worked very hard to improve our home and keep it well kept and clean. If the Morrison's are people who want to have all this wildlife and farm animals in their life they need to take it where it won't affect others and it is legally allowed. If that's the case then they need to take it to an area where it won't affect other people! I've been in my home since 1995 and until the last 3-4 years never had these issues.

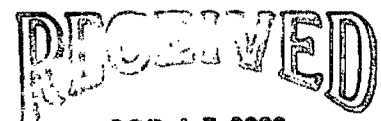
We are asking that someone please assist us in this rotten issue.

Feel free to call our Home 410 391-0128 or Mrs. Cell 443 600-2119 at anytime to discuss these issues. I think pictures are pretty explanatory.



Cordially,
William and Charlotte Atkins

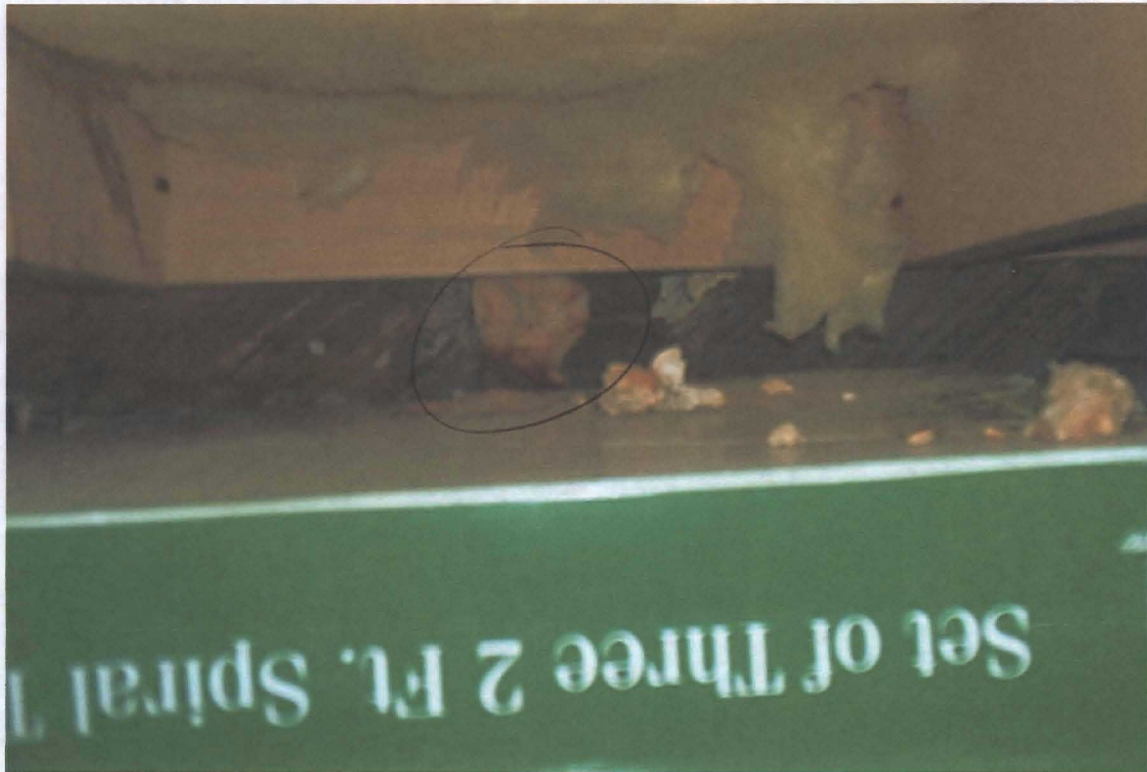
CC: Baltimore County Board of Appeals
RE: CASE # 07-512-A and CASE # 08-525-SPH



OCT 17 2008

BALTIMORE COUNTY
BOARD OF APPEALS

①



Huge Chunk of wood from foundation
of House

② peanut shells



③

peanut shells



4 Peanut Shells





⑤ peanut shells

Q peanut shells



⑦ peanut shells





8465

DEPARTMENT OF NATURAL RESOURCES
WILDLIFE & HERITAGE SERVICE
PERMIT TO CONTROL NUISANCE WILDLIFE
§§10-902, 10-904, 10-206
ANNOTATED CODE OF MARYLAND

For additional information contact:

US DEPARTMENT OF AGRICULTURE
APHIS, WILDLIFE SERVICES
1568 Whitehall Rd
Annapolis, MD 21409
410-349-8055
1-877-463-6497

Date of Issue: 5/27/08

Name: Charlotte Atkins Telephone: 410-391-0128

Address: 11 Riverside Road

<u>Essex</u>	<u>Baltimore</u>	<u>MD</u>	<u>21221</u>
(City)	(County)	(State)	(Zip Code)

The above described Permittee is hereby authorized to control the following
nuisance wildlife gray squirrel
by means of cage trap
This permit expires thirty (30) days after the date of issue.

The permittee hereby agrees to indemnify and hold harmless the State of Maryland, Department of Natural Resources, its officers, employees, assignees, and agents against all claims, demands, causes of action, and damages to person or property relating to or arising out of any activity authorized by this permit.

Distributed by:

Kevin Sullivan
Kevin Sullivan, State Director
USDA/APHIS Wildlife Services

For

Paul A. Peditto
Paul A. Peditto
Director, Wildlife and Heritage Service



DEPARTMENT OF NATURAL RESOURCES
WILDLIFE & HERITAGE SERVICE
PERMIT TO CONTROL NUISANCE WILDLIFE
§§10-902, 10-904, 10-206
ANNOTATED CODE OF MARYLAND

8465

8721
New permit #
as of
8/12/08

For additional information contact:

US DEPARTMENT OF AGRICULTURE
APHIS, WILDLIFE SERVICES
1568 Whitehall Rd
Annapolis, MD 21409
410-349-8055
1-877-463-6497

Date of Issue: 5/27/08 *renew 6/27 JS*

Name: Charlotte Atkins Telephone: 410-391-0128

Address: 11 Riverside Road

<u>Essex</u>	<u>Baltimore</u>	<u>MD</u>	<u>21221</u>
(City)	(County)	(State)	(Zip Code)

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Distributed by:

Kevin Sullivan
Kevin Sullivan, State Director
USDA/APHIS Wildlife Services

For

Paul A. Peditto
Paul A. Peditto
Director, Wildlife and Heritage Service





8721

DEPARTMENT OF NATURAL RESOURCES
WILDLIFE & HERITAGE SERVICE
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1568 Whitehall Rd
Annapolis, MD 21409
410-349-8055
1-877-463-6497

Date of Issue: 8/12/08

Name: Charlotte Atkins Telephone: 410-391-0128

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Distributed by:


Kevin Sullivan, State Director
USDA/APHIS Wildlife Services

For


Paul A. Peditto
Director, Wildlife and Heritage Service



8721

DEPARTMENT OF NATURAL RESOURCES
WILDLIFE & HERITAGE SERVICE
PERMIT TO CONTROL NUISANCE WILDLIFE
§§10-902, 10-904, 10-206
ANNOTATED CODE OF MARYLAND

For additional information contact:

US DEPARTMENT OF AGRICULTURE
APHIS, WILDLIFE SERVICES
1568 Whitehall Rd
Annapolis, MD 21409
410-349-8055
1-877-463-6497

Date of Issue: 8/12/08 *renew 9/15/08 JS*

Name: Charlotte Atkins Telephone: 410-391-0128

Address: 11 Riverside Road

<u>Essex</u>	<u>Baltimore</u>	<u>MD</u>	<u>21221</u>
(City)	(County)	(State)	(Zip Code)

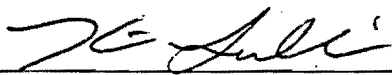
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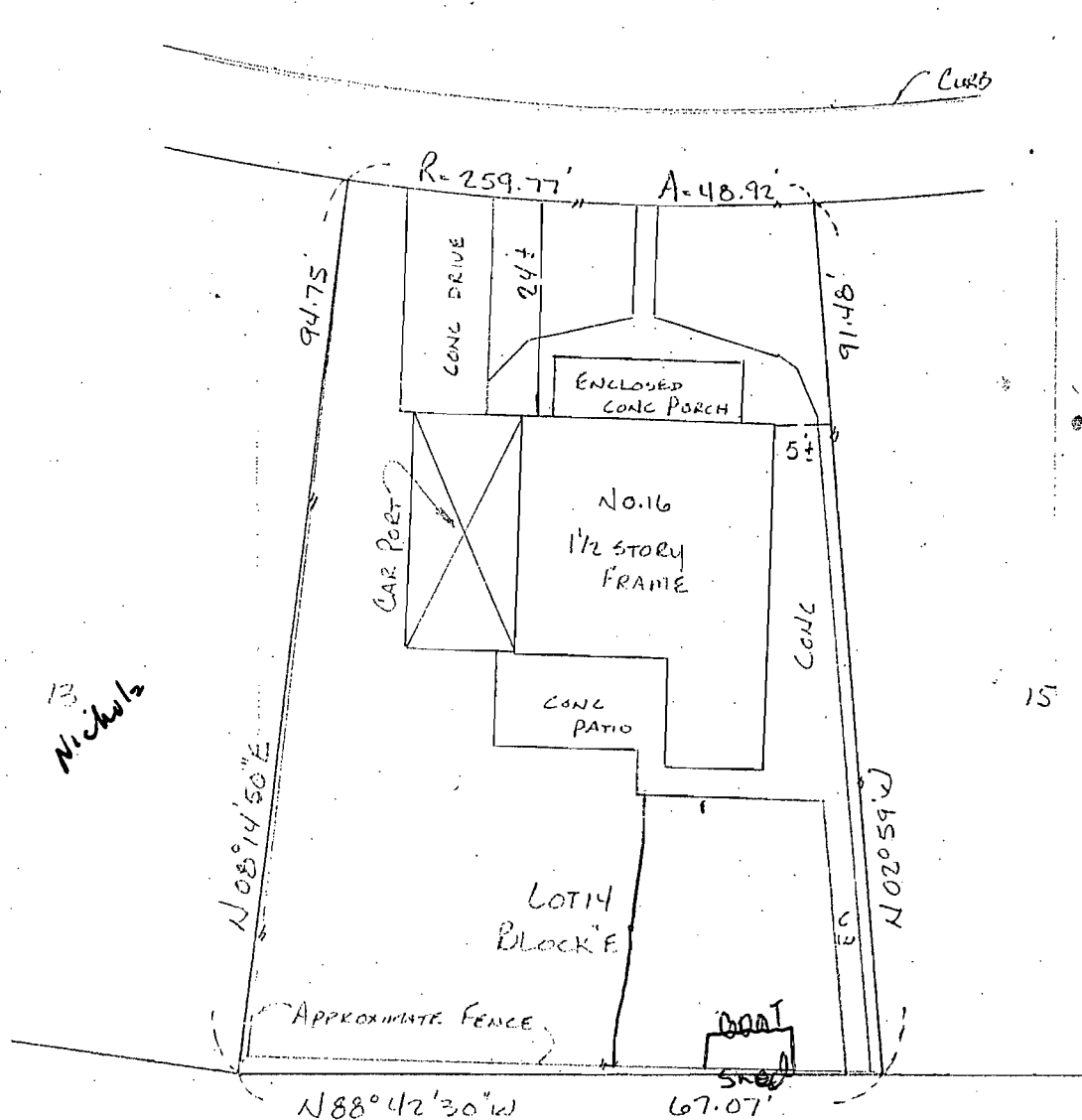

Kevin Sullivan, State Director
USDA/APHIS Wildlife Services

For


Paul A. Peditto
Director, Wildlife and Heritage Service



RIVERSIDE ROAD 50'W



WAGNER AVENUE

NOTES:

This plat is of benefit to a consumer only insofar as it is required by a lender/title insurance company or their agent in connection with a contemplated transfer or financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification is not required for the transfer of title or securing financing or refinancing of the property shown hereon.

The setback dimensions shown hereon and as they relate to structures noted are to be interpreted as being within 2 feet either way of the dimension shown.

PETITIONER'S

EXHIBIT NO. 1

LOCATION DRAWING

Property Address:

16 RIVERSIDE ROAD
- LOT 14 BLOCK "E" PLAT OF
EASTERN TERRACE PLAT BOOK 12 FOLIO 45
BALTIMORE COUNTY MARYLAND

Scale: 1"=20'

Date: 9.10.01

CSR/RANSONE SURVEYS
3305 Appleton Avenue
Baltimore, MD 21234
Phone: (410) 668-7261
Fax: (410) 668-5084
Pager: (410) 906-4011
File: 01352 4577AT

IN THE MATTER OF: * BEFORE THE

KENNETH AND ROBIN MORRISON * COUNTY BOARD OF APPEALS

Legal Owners/Petitioners * OF

16 Riverside Drive * BALTIMORE COUNTY

15th Election District * Case # 07-512-A

7th Councilmanic District *

and *

IN THE MATTER OF: *

KENNETH AND ROBIN MORRISON * Case # 08-525-SPH

Legal Owners/Petitioners *

16 Riverside Drive *

13th Election District *

7th Councilmanic District *

* * * * *

The above-entitled matter came on for hearing
before the County Board of Appeals of Baltimore County at
the Jefferson Building, Hearing Room #2, Second Floor, 105
W. Chesapeake Avenue, Towson, Maryland 21204, at 10 a.m.,
January 8, 2009.

Reported by: Carolyn E. Peatt

ORIGINAL

Bill Wiseman - If Zoning Commission Is Unfair Go To Federal Court

From: <SharonlynnB@aol.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 08/25/07 8:26 AM
Subject: If Zoning Commission Is Unfair Go To Federal Court

What is the difference between a person owning two pygmy goats or two great danes? The great danes are much larger.

I think you should have allowed Mr. and Mrs. Morrison to keep the miniature goats. The goats are not kept as livestock used for profit. The goats are family pets and obviously people friendly. The goats posed no safety threat or health risk to the public.

You were very unfair in your decision. You even said the goats did not cause rats and the Morrisons did state that they do keep their property clean. Besides, miniature (pygmy) goats eat grass for food. The crackers are just treats, not a replacement for food. There is no bowl of food outside for the goats. Grass is food.

I have contacted the Morrisons and suggested that they take their case to federal court since this matter could not be resolved fairly by the zoning commission.

The Morrison's were obviously a target of a neighbor with a personal prejudice who used the system to victimize The Morrison Family. I conclude that Idea because most neighbors try a civil approach to resolve their matters. Civil people do not take their neighbors to court. They don't fight to have the neighbors' family pet removed from their homes. I feel Commissioner Wiseman should have seen that and your decision was unfair to the Morrison family.

Thank You

Sincerely,
Sharon Benson

Get a sneak peek of the all-new AOL.com.

DEBBIE -

get Rose No.

and forward to PDM

for enclosure in file

Betty Marks
4 Wagner Ave
Baltimore, MD 21221

Timothy Kotroco, PDM
111 W Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Postponement of Case Number 7-512-A
16 Riverside Road

Mr. Kotroco,

I am requesting a postponement for the above case scheduled for July 25, 2007. The reason I am requesting this postponement is because I will be out of town during the week of July 23rd, returning on Monday, July 30th. To fill you in briefly, I have been working with Code Enforcements and Environment Services on this issue. The owners of the home (16 Riverside) have two goats and are trying to get a variance so they can keep them. The land is less than a 1/4 acre (see attached property report) and the goats are fenced off even in a smaller area. Due to all of the feeding of not only the goats, but ducks, pigeons and squirrels, there is now an issue with rats of which I have pictures to support this. In fact, Merrill Schmidt of Environmental Services has gone out and did see rat burrows and not to mention I am now seeing rats in my own yard. I'm afraid if I'm not there during this hearing they will be granted the variance. I'm open to suggestions.

I would greatly appreciate it if you could take this request into consideration. In fact, I would even ask you to speak with Dennis Reo in Code Enforcements. He was a tremendous help and he also feels the goats don't belong there.

I can be reached during the day on 410-470-1139, or by my cell 443-340-4470.

Thank you for your time and consideration in this matter.


Betty Marks
4 Wagner Ave
Baltimore, Md 21221

*Kristen:
OK to postpone
call + let MS Marks
+ the Petitioner
know
Tina*



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1512740330

Owner Information

Owner Name: MORRISON KENNETH
MORRISON ROBIN C
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 16 RIVERSIDE RD
BALTIMORE MD 21221-7036
Deed Reference: 1) /19581/ 30
2)

Location & Structure Information

Premises Address
16 RIVERSIDE RD

Legal Description

16 RIVERSIDE RD
EASTERN TERRACE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
97	7	145			E		14	3	1	12/ 45

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,129 SF	5,187.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	29,180	53,180		
Improvements:	50,760	92,380		
Total:	79,940	145,560	101,813	123,686
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
MORRISON KENNETH	02/10/2004	\$0
Type: NOT ARMS-LENGTH	Deed1: /19581/ 30	Deed2:
LAM RUSSELL	11/20/2001	\$69,900
Type: NOT ARMS-LENGTH	Deed1: /15776/ 252	Deed2:
JASINSKI GLORIA RUTH	08/16/2001	\$40,000
Type: NOT ARMS-LENGTH	Deed1: /15475/ 338	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Zoning Hearings - 16 Riverside Road

Location: 7th Council District

Sub Location: County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

Date/Time: 07/25/2007 9:00 AM - 07/25/2007 10:00 AM

CASE NUMBER: 7-512-A **Location:** South side of Riverside Drive, 60 feet +/- west of Fairway Road. 15th

Election District Legal Owners: Kenneth and Robin Morrison

Description:

Variance to permit two dwarf pigmy goats on a lot less than 3 acres total and less than half an acre of pasture.

Contact: Kristen Matthews 410-887-3391

Online Map/Directions Site: [http://www.mapquest.com/maps/map.adp?](http://www.mapquest.com/maps/map.adp?country=US&countryid=250&addtohistory=&searchtab=address&searchtype=address&address=401+Bosley+Ave)

[country=US&countryid=250&addtohistory=&searchtab=address&searchtype=address&address=401+Bosley+Ave](http://www.mapquest.com/maps/map.adp?country=US&countryid=250&addtohistory=&searchtab=address&searchtype=address&address=401+Bosley+Ave)

Apr. 29th 2007 PETITION To Keep Pigmy Goats

Name Address

Tina Bennett 14 Riverside

Peggy Glock 8 Wagner Ave

Gary Hedrick 44 Wagons Lane

Karen Carson 46 Wagner Lane

Robert Warkentin 54 Wagonway

Len Carson 52 Wagner Ln

Larry Wey 58 Wagner Ave

Melanie Swohoda 200 Wagner Ave

George Hain 200 Wagner Ave

Thomas Sleppy 23 Riverside Road

Herbert K. Fennie 26 Riverside Rd.

Lindsay Bacon 13 Fernal Rd

Will [Signature] 11 Riverside Rd.

Janet & Bill McDermott 3 Riverside Road

Warren & Kelly Tucker 1 Riverside Road

Paul Yeager 4 RIVERSIDE RD

Laurie Alissa 4 Riverside Rd.

Donna Maana Queens Purchase

[Signature] 12 Riverside Rd

[Signature] 15 Crompton Rd

But J. W. 10 Riverside Rd

Michael Deppa 14 Riverside Rd

Patricia Dellingham 24 Riverside Rd.

Aura Hopkins 42 Riverside Rd

Becky & Joe Rogger 6707 Havensack Rd Ad

John Ann 18 Riverside Rd 2/22/

Robin Morrison 16 Riverside Rd

Karen Hamilton	719 Myrtle Ave
Dawn Rose	930 Hollywood Place
Shelita Bond	1525 Mountmore ct.
Cardice Akers	1103 Old Eastern AVE Apt A
Laura Hyman	367 Stillwater rd 21221
Michael Fucks	707 Bepurd Rd 21218
Joe Joachim	4021 St Monica DR 21222
GLORIA WOLF	360 GROVET HORN RD.
Gabe Schrybel	902 N Woodlark PK
Sumera Aslam	1329 Montrose Avenue
Sanka Wakkar	1400 Fairmont St, NW 555 Washington, DC
Al Miller	1259 Halstead Rd
Dellie King	8 E. Oyster Ave B Bldg 21206
Valerie Rose	930 Hollywood PL 21221
Brian Hager	930 Honeywood PL 21221
Jim Boy	10 Hamberg Avenue 21221
Andy Thomas	1303 Old Eastern Avenue 21221
Justin Bennett	903 Lena Lane 21221
J. B. Bond	801 S. Marilyn Ave 21221
Stephanie Costin	56 Shango Ct 21220
Timothy M. Costin	56 Shango Ct 21220

PETITION TO KEEP PIGMY GOATS

MAY 4, 2007

Ben Miller 12920 EASTERN AVE

Stacy Porter 907 Oldham St

Susan Calan Glenwood Rd
Laurie Ky 828 RIGHT RD.

Tiffany Bort Middlesex Rd

Nancy Cofe Virginia Ave

Jeffrey Dacinski 157 Hampshire Rd

Channa Burey 2113 ROSALIE AVE.

Lee Betz 6802 Chand Ct 21237

Leslie King 423 Corrairie Ave.

Caroline Remeikis 1625 Turkey PT Rd 21221

Charles Bullock 227 Orville Rd 21221

Joan Kretsch 7873 31st STREET 21206

Marc Schuster 420 Maryland Ave.

Joe Baker 420 MARYLAND AVE

Margaret Fisher 126 Pawmeter Rd.

Sandra Johansen H Crafton Rd

902 SOUTH TAYLOR

Samuela Brumby 160 Starwood Ct.

John Miller 422 John Ave.

Lawrence, a few 1567 Alonbury Rd

John Sene 341 Worston Rd

Michael Griffin 1312 Canberra DR.

John Sene 908 Punjab Cir.

Kimberly Wisniewski 1566 Galena Rd 21221

Mike Shaw 2227 Holly Neck Rd 21221

LUCK GROSS 8744 Littlewood ROAD 21034

PETITION 40 KEEP PIGMY GOATS

Ada Ridgley 814 Silver Ave 21221
Bill Martin 348 Upper Landing Rd 21221
David Wells 804 Bayner Rd 21221
Felicia DeWatson 1405 Winter Park Circle Apt G 21221
Melissa McIntosh 1525 N. Caroline Street 21213
Rue ~~Hart~~ 1411 Kert Rd. 21221
Stacy O'Brien 7522 MT Vista Rd 21087
Angie O'Brien 319 Savannah Rd. 21221
Chari Ebsen 3802 EDGEWATER Pl 21222
Jameka Shelton 1207 Handsworth Pl 21221
Taylor Hutchinson 16 Elm Court 21220
Edward Schenley 12 Bladen Rd 21221
Lyn Smith 530 Murdoch Rd 21212
Jesse J 618 Wampler Rd 21220
Tony Smith 41 Oak Grove Dr APT L 21220
Helen Harris-Stone 1231 Damsel Rd. Essex, 21221
Paul H. Sanga 5640 Jorguil Ave Balt MD ²¹²¹⁵
Janet Demouere 715 Maryland AVE Balt. MD 21221
Clark Emmert 93 BENGIES, RD. BALTO, MD 21220
Aline J. Light 1113 County Line Rd.
Thomas Moore 1806 Thames St Apt. 18 Balt. MD 21231
Pat Harris 2215 Bauernschmidt Dr, 21221
Sherry Craft 849 Middlesex Rd 21221
D VIBBERT 1014 BACK RIVER NECK RD BALT MD 21221
Marcia Andreychuk 308 Hornel St Balt. Md. 21224
Cheryl Miller 7800 St Bridget Ln 21222

Petition to Keep ^{pigmy} Goats

Lora Terrlaet 741 Kingston Rd 21220

Urban m 922 Thompson Blvd 21220

this is just a name on them

Dine Michel 116 Buttrick Ct 21237

Shannon Pollard 928 GARDEN DR. 2B 21221

Ennice Buddemeyer 1105 Sandystone RD m 21221

Judy Miller 1 Eddestone Place MD 21221

Linda Abel 20 Barnacle CT 21221

Patricia Lamantini 332 Kirtley Road 21224

Carrington Rose 930 Honeywood Place

Carol Meyers 1307 Kuper St Balto MD 21223

Jennifer Bippell 313 Southeastern Terr

Kajla Keysz 202 South Marilyn

Jessica Shepherd P.O. Box 25682 Balto. MD 21224

Mike RABOLD 1010 Foxcroft Ln

David RABOLD 1010 Foxcroft Ln

Florence RABOLD 1816 Hollyneck Rd

Doug RABOLD 1816 Hollyneck Rd

Edna Stebbins 1010 Foxcroft Lane - 21221

Bessie Corigh 1816 Holly Neck Rd

Patty Russel 1816 Holly neck Rd

Doug JR 1816 Holly Neck Rd

DEE BENEDICT 54 Riverside Rd. 21221

Missy HARMAN 27 Riverside Rd. 21221

JULIE DAVIS 808 S Woodlynn Rd 21221

Becky Faidley 808 S. Woodlynn Rd 21221

Al Wash & Eastern Ave 21221

PETITION TO KEEP ^{tiny} GOATS

~~Bonnie Ruth 299 Townsend 21221~~

Donna Provost 2128 Vailthorn 21220

Ella Bonn 1009 Mace Ave Apt B-2 21221

Debbie Van 515 48th St. Balt. MD 21224

Nicco Cardarelli 7 Octant Way Balt. MD 21220

Shirley Downey 61 Transwarp Ave

Thomas Mitchell 1 Pantley Ct. Balt. 21220

Don Paul 411 John Ave 21221

Cass Pett 8037 Wynbrook Rd 21224

Michael Jamartina 935 Honeywood
Place 21221

Darren Ansell 601 New Jersey Ave Essex 21221

Nelly Dunlop

↓ ↓
Sue Annan 709 Walnut Grove Rd. 21221

PDLV0103F

Permits & Development - Livability System

View Cases

Case No: 07-2053

Notes: ***4/2/07 INSPECTED SITE, 2 GOATS IN REAR. ISSUED NOTICE, SPOKE TO
PROPERTY OWNER. UPDATE BY VOICE MESSAGE. P/U 4/16/07 DR/MK***

***4/17/07, OWNER CALLED, STATED SHE WILL COMPLY, NEEDS MORE TIME TO OBTAIN
PLACEMENT FOR ANIMALS, EXTENSION GRANTED, P/U 5/14/07, UPDATE NOT NECESSARY,
DR/CP***

***5/15/07, HEARING BEING HELD GRANTED EXTENSION UNTIL AFTER HEARING. P/U
6/30/07. UPDATE NOT NECESSARY. DR/MK***

7/3/07, HEARING BEING HELD 7/25/07, P/U 8/8/07, COMPL UPDATED, DR/CG

Enter=Continue

F12=Cancel

PDLV0102F

Permits & Development - Livability System

View Cases

Case No: 07-2053Address: 00016 RIVERSIDE RD 21221Insp Area: 015 Dist: 000 Date Rcv: 3/29/2007 Grp: ENF Intk: LHInspec: RIOUX Inspec2: Date Inspec: 8/08/2007Close: 0/00/0000 Activity: Delete: Problem: GOATS ON PROPERTYCL Name: MARKS BETTYCL Address: 00000 CL Home Phone: 410-470-1139 CL Work Phone: Tax Acct. 1512740330Owner: KENNETH & ROBIN C MORRISON

Enter=Continue F12=Cancel

BW 8/6

2pm

07-512-A

Bill Wiseman - NOTICE OF ZONING HEARING.PDF

From: "Klinefelter, Stanard" <SKlinefelter@BrownAdvisory.com>
To: "Bill Wiseman" <wwiseman@baltimorecountymd.gov>
Date: 07/24/07 7:52:23 PM
Subject: NOTICE OF ZONING HEARING.PDF

Bill: Rob Hoffman sent me this. I guess you are the best qualified person in Baltimore County (if not the whole world) to decide this type of case. Best regards, Stan

AUCTIONS & I

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: # 07-512-A
16 Riverside Road
S/Side of Riverside Drive,
60 feet +/- west of Fairway Road

15th Election District
7th Councilmanic District
Legal Owner(s): Kenneth & Robin Morrison

Variance: to permit two dwarf pigmy goats on a lot less than 3 acres total and less than half an acre of pasture.

Hearing: Wednesday, July 25, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special 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.

JT 7/642 July 10 141372

CIRCUIT COURT FOR BALTIMORE COUNTY

THOMAS P. DORE
MARK S. DEVAN
JENNIFER MATTHEWS
HERRING
J. PATRICK GILL
KRISTEN K. HASKINS
V.
TEENA FITZGERALD

Case Number:
03-C-07-002698 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 3rd day of July, 2007 that the sale made and reported by Thomas P. Dore, Substitute Trustee(s) appointed for the sale of the property described in these proceedings 7209 Johnnyoake Road, Catonsville, Maryland 21228-1032 be ratified and confirmed thirty (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale to be \$211,000.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/7/657 Jy10,17,24 141492

CIRCUIT COURT FOR BALTIMORE COUNTY

BRIAN S. MCMAIR
KEITH M. YACKO
RICHARD E. HENNING, JR.
RICHARD A. LASH
JOSEPH V. BUONASSISI, II
V.
BEVERLY HUNTLEY

Case Number:
03-C-07-005817 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 2nd day of July, 2007 that the sale made and reported by Richard E. Henning, Jr., Substitute Trustee(s) appointed for the sale of the property described in these proceedings 738 Kingston Road, Middle River, Maryland 21220 be ratified and confirmed thirty (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale to be \$146,765.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/7/656 Jy10,17,24 141491

CIRCUIT COURT FOR BALTIMORE COUNTY

JEFFREY B. FISHER
CARLETTA M. GRIER
MARTIN S. GOLDBERG
IBIRONKE SOBANDE
V.
PRESTON PAUL MCKNIGHT

Case Number:
03-C-07-005880 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 3rd day of July, 2007 that the sale made and reported by Carletta M. Grier, Substitute Trustee(s) appointed for the sale of the property described in these proceedings 4105 Raleigh Road, Pikesville, MD 21208 be ratified and confirmed thirty (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale to be \$183,000.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/7/659 Jy10,17,24 141495

CIRCUIT COURT FOR BALTIMORE COUNTY

ALVIN E. FRIEDMAN
KENNETH J. MACFADY
JAMES J. LOFTUS
DANIEL MENCHEL
V.
STANLEY MONROE, JR
SHARON MONROE

Case Number:
03-C-04-004855 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 5th day of July 2007, that the sale made and reported by Kenneth J. MacFadyen, Substitute Trustee(s) appointed for the sale of the property described in these proceedings 2027 Inverton Baltimore, MD 21222 be ratified and confirmed (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale \$113,500.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT 7/670 Jy10,17,24 141496

CIRCUIT COURT FOR BALTIMORE COUNTY

BRUCE D. BROWN
CINDY R. DIAMOND
V.
JOSEPH F. LOCKE, JR

Case Number:
03-C-07-002002

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this day of June, 2007, that the sale made and reported by Cindy R. Diamond, Substitute Trustee(s) appointed for the sale of the property described in these proceedings 8623 Oakleigh Baltimore, MD 21212 be ratified and confirmed (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale \$172,900.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/7/72 Jy10,17,24 141497

COVAHEY, BOOZER, DEVAN & DORE, P.A.
Attorneys at Law
606 Baltimore Avenue, Suite 302
Towson, Maryland 21204
(410) 828-5525

COVAHEY, BOOZER, DEVAN & DORE, P.A.
Attorneys at Law
606 Baltimore Avenue, Suite 302
Towson, Maryland 21204
(410) 828-5525

SUBSTITUTED TRUSTEES' SALE OF VALUABLE FEE SIMPLE DWELLING PROPERTY KNOWN AS NO. 721 GEORGE AVENUE ESSEX, MARYLAND 21221-4729

Under and by virtue of the power of sale contained in a certain Deed of Trust from Thomas W. Workman and Robin S. Workman to Bay Home Title, Trustee(s), dated January 26, 2004 and recorded among the Land Records of Baltimore County in Liber No. 19682, folio 713, and Declaration of Substitution of Trustees dated June 12, 2007 and recorded among the aforementioned Land Records substituting Thomas P. Dore, Mark S. Devan, Jennifer Matthews Herring, J. Patrick Gill and Kristen K. Haskins as Substituted Trustees under the Deed of Trust aforesaid, National City Mortgage Co., being the current holder of the Note(s) secured thereby, the Insurer thereof being the Secretary of Housing and Urban Development and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction, at the Courthouse Door, County Courts Building, 401 Bosley Avenue, (Bosley Avenue entrance), Towson, Maryland on

Wednesday, July 18, 2007
at 9:30 AM

All that lot of ground and the improvements thereon situate in Baltimore County, State of Maryland and de-

COVAHEY, BOOZER, DEVAN & DORE, P.A.
Attorneys at Law
606 Baltimore Avenue, Suite 302
Towson, Maryland 21204
(410) 828-5525

SUBSTITUTED TRUSTEES' SALE OF VALUABLE FEE SIMPLE DWELLING PROPERTY KNOWN AS NO. 528 GWYNNWEST ROAD REISTERSTOWN, MARYLAND 21136

Under and by virtue of the power of sale contained in a certain Deed of Trust from Elroy Gordon and Dillian G. Gordon to George H. Mantakos and Robert P. Warr, Trustee(s), dated January 26, 2004 and recorded among the Land Records of Baltimore County in Liber No. 19793, folio 478, and Declaration of Substitution of Trustees dated June 26, 2007 and recorded among the aforementioned Land Records substituting Thomas P. Dore, Mark S. Devan, Jennifer Matthews Herring, J. Patrick Gill and Kristen K. Haskins as Substituted Trustees under the Deed of Trust aforesaid, CitiMortgage, Inc., being the current holder of the Note(s) secured thereby, the Insurer thereof being the Secretary of Housing and Urban Development and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction, at the Courthouse Door, County Courts Building, 401 Bosley Avenue, (Bosley Avenue entrance), Towson, Maryland on

Wednesday, July 25, 2007
at 9:35 AM

All that lot of ground and the improvements thereon situate in Baltimore County, State of Maryland and de-



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1512740330

Owner Information

Owner Name: MORRISON KENNETH
 MORRISON ROBIN C
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 16 RIVERSIDE RD
 BALTIMORE MD 21221-7036
Deed Reference: 1) /19581/ 30
 2)

Location & Structure Information

Premises Address
 16 RIVERSIDE RD

Legal Description

16 RIVERSIDE RD
 EASTERN TERRACE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
97	7	145			E		14	3	Plat Ref:	12/ 45

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,129 SF	5,187.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	29,180	53,180		
Improvements:	50,760	92,380		
Total:	79,940	145,560	101,813	123,686
Preferential Land:	0	0	0	0

Transfer Information

Seller: MORRISON KENNETH Type: NOT ARMS-LENGTH	Date: 02/10/2004 Deed1: /19581/ 30	Price: \$0 Deed2:
Seller: LAM RUSSELL Type: NOT ARMS-LENGTH	Date: 11/20/2001 Deed1: /15776/ 252	Price: \$69,900 Deed2:
Seller: JASINSKI GLORIA RUTH Type: NOT ARMS-LENGTH	Date: 08/16/2001 Deed1: /15475/ 338	Price: \$40,000 Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

File No: 4577AT

THIS DEED, Made this 18th, day of October, 2001, by and between
RUSSELL LAM and LEE LAM, his wife, parties of the first part, unto KENNETH
MORRISON, party of the second part.

WITNESSETH, That in consideration of the sum of Sixty-Nine Thousand Nine Hundred
and 00/100 (\$69,900.00), the receipt of which is hereby acknowledged, the said parties of the
first part do grant and convey to the said party of the second part, KENNETH MORRISON,
as sole owner, his personal representatives, heirs and assigns, interest in fee simple, in all that
parcel of ground situate in Baltimore County, State of Maryland, and described as follows,
that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 14 in Block "E" as laid out
and shown on the Plat of "Eastern Terrace" in the Fifteenth Election District of
Baltimore County, which said Plat is duly recorded among the Plat Records of
Baltimore County in Plat Book C.W.B., Jr. No. 12, folio 45. The
improvements thereon being known as No. 16 Riverside Road.

BEING the same lot of ground which by Deed dated December 27, 2000 and
recorded among the Land Records of Baltimore County in Liber 15475, folio
338 was granted and conveyed by Betty Jean Marlow, Personal Representative
for the Estate of Edward H. Jasinski aka Edward Henry Jasinski, deceased unto
Russell Lam and Lee Lam, his wife.

The within grantee does hereby certify under the penalty of perjury that the land conveyed
herein is residentially improved owner-occupied real property; and that the residence will be
occupied by the grantee;

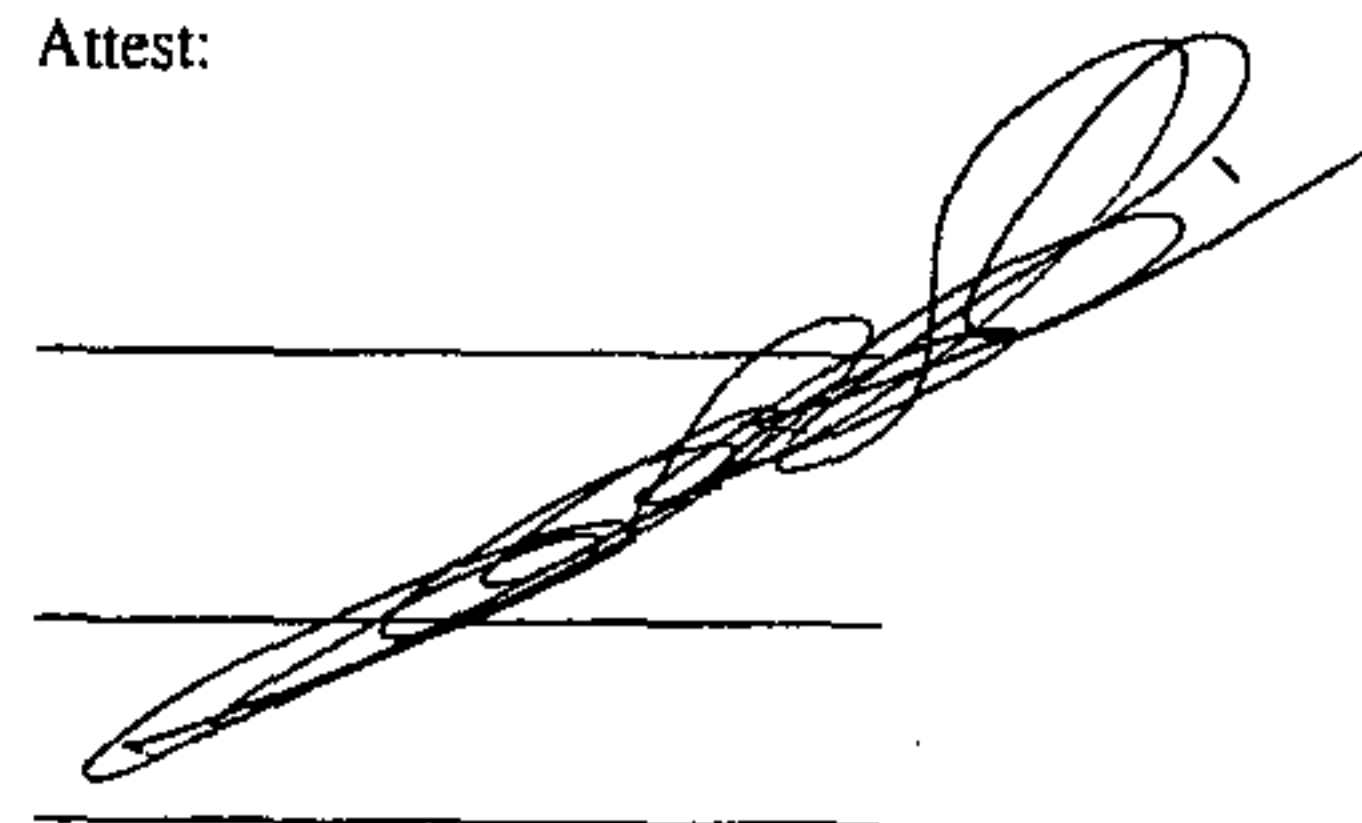
TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges,
appurtenances and advantages thereto belonging, or in anywise appertaining.

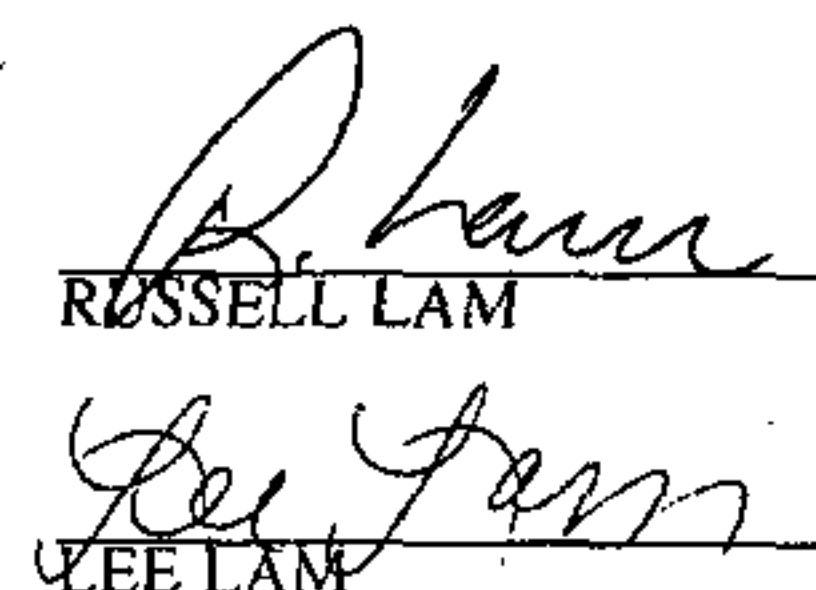
TO HAVE AND TO HOLD the said described lot of ground and premises to the said party
of the second part, KENNETH MORRISON, as sole owner, his personal representatives, heirs
and assigns, in fee simple.

And the said parties of the first part hereby covenant that they has not done or suffered to
be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that
they will warrant specially the property hereby granted, and that they will execute such further
assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors and Grantee.

Attest:







RUSSELL LAM (SEAL)
LEE LAM (SEAL)
KENNETH MORRISON (SEAL)

STATE OF MARYLAND, Baltimore County, TO WIT:

I HEREBY CERTIFY, that on this 18th day of October, 2001, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared RUSSELL LAM and LEE LAM, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged they executed the same for the purposes therein contained.

Witness my Hand and Notarial Seal.


COLLIER M. CONKLIN - Notary Public
Collier M. Conklin
Notary Public, State of Maryland
Baltimore County
Commission Expires 4-1-04

My Commission Expires: 4/1/04

STATE OF MARYLAND, Baltimore County, TO WIT:

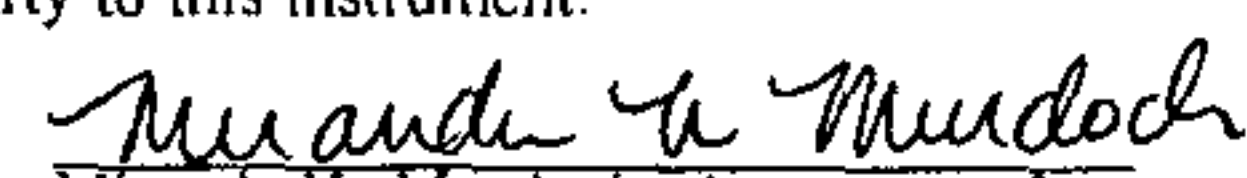
I HEREBY CERTIFY, that on this 18th day of October, 2001, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared KENNETH MORRISON, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged he/she executed the same for the purposes therein contained.

Witness my Hand and Notarial Seal.


COLLIER M. CONKLIN - Notary Public
Collier M. Conklin
Notary Public, State of Maryland
Baltimore County

My Commission Expires: 4/1/04

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned Maryland attorney or by a party to this instrument.


Miranda K. Murdoch, Attorney-at-Law

After recording send to:

KENNETH MORRISON

16 RIVERSIDE ROAD
BALTIMORE, MARYLAND 21221

RECORDATION TAX NOT REQUIRED

Director of Budget and Finance
BALTIMORE COUNTY
LE-Ann 11/19/07

State of Maryland Land Instrument Intake Sheet

County: Baltimore County

Information provided is for use of the Clerk's Office, State Department of

Assessments and Taxation and County Finance Office only.

(Type or Print in Black Ink Only--All Copies Must Be Legible)

DOC # 2 3 4

Initials
(Type(s) of Instruments)

(X) Check Box if Addendum Intake Form is Attached

2 Conveyance
Type Check Box

3 Tax Exempt
(If Applicable)

Cite or Explain Authority

Consideration
And Tax
Calculations

Fees

6 Description of
Property

SDAT requires submission of
all applicable information. A
maximum of 40 characters
will be indexed in accordance
with the priority cited in Real
Property Article Section
3-104(g)(3)(i).

Transferred
From

Transferred
To

Other Names
to Be Indexed

Contact/Mail
Information

Deed
Deed of Trust
Improved Sale
Arms-Length(1)
Mortgage
Lease
Unimproved Sale
Arms-Length(2)
Other
Multiple Accounts
Arms-Length(3)
Other
Not an Arms-
Length Sale(9)

Recordation:
State Transfer:
County Transfer:

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	\$ 69,900.00	Transfer and Recordation Tax Consideration	\$ 69,900.00
Any New Mortgage	\$ 69,351.00	Transfer Tax Consideration	\$
Balance of Existing Mortgage	\$	X () % =	\$
Other:	\$	Less Exemption Amount -	\$
Other:	\$	Total Transfer Tax =	\$ 718.50
Full Cash Value	\$	Recordation Tax Consideration	\$
		X () per \$500 =	\$ 350.00
		TOTAL DUE	\$
Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00	\$ 20.00	Tax Bill: \$ 593.38
Surcharge	\$ 5.00	\$ 5.00	C.B. Credit
State Recordation Tax	\$ 350.00	\$ 0	Ag. Tax/Other:
State Transfer Tax	\$ 348.50	\$ 0	
County Transfer Tax	\$ 718.50	\$ 0	
Other	\$	\$	
Total Fees	\$ 1,493.00	\$ 25.00	

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
15	15-12-740330	15475-338	97	145	(5)
Subdivision Name		Lot(3a)	Block(3b)	Sect/AR(3c)	Plat Ref.
EASTERN TERRACE		14		E	12-45

Location/Address of Property Being Conveyed (2)
16 RIVERSIDE ROAD, BALTIMORE, MARYLAND 21221

Other Property Identifiers (if applicable) Water Meter Account No. 5

Residential: ☒ or Non-Residential: ☐ Fee Simple: ☒ or Ground Rent: ☐ Amount: 349.50
Partial Conveyance? ☐ Yes ☒ No Description/Amt. of Sq Ft/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

Doc. 1 - Grantor(s) Name(s)
RUSSELL LAM
LEE LAM
Doc. 2 - Grantor(s) Name(s)
KENNETH MORRISON

Doc. 1 - Owner(s) of Record, if different from Grantor(s)
Doc. 2 - Owner(s) of Record, if different from Grantor(s)

Doc. 1 - Grantee(s) Name(s)
KENNETH MORRISON
Doc. 2 - Grantee(s) Name(s)
U.S. MORTGAGE FINANCE CORP.

New Owner's (Grantee) Mailing Address
Same

Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

Instrument Submitted By or Contact Person
Name: DIANE
Firm: AMERICAN TITLE ASSOCIATES, INC.
Address: 9515 DEERECO ROAD, SUITE 1012
TIMONIUM, MARYLAND 21093
Phone: (410) 560-0391
Return to Contact Person ☐
Hold for Pickup ☐
Return Address Provided ☒

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information
Yes ☒ No ☐ Will the property being conveyed be the grantee's principal residence?
Yes ☐ No ☒ Does transfer include personal property? If yes, identify:
Yes ☐ No ☒ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Transfer Verification	Assessment Verification	Whole	Part	Trans. Process Verification
Date Received:	Date Reference:	Assigned Property No.		
		Geo.	Map	Sub
		Zoning	Grid	Plat
		Use	Parcel	Lot
		Town Cd.	Ex. St.	Section
			Ex. Cd.	Occ. Cd.

1005776

Addendum
State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ Baltimore County

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be identified in accordance with Section No. 1 of the Intake Sheet.*

(Type or Print in Black Ink Only—All Copies Must Be Legible)

(Continued) Fees	Recording Charge	\$ 20.00	\$	\$	\$
	Surcharge	\$ 5.00	\$	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	(Continued) Transferred From	U.S. Mtg			
(Continued) Transferred To	Countywide Home Loans, Inc				
(Continued) Other Names to be Indexed	Doc 1 - Additional Names to be Indexed (Optional)				
	Doc 2 - Additional Names to be Indexed (Optional)				
Special Instructions	Special Recording Instructions (if any)				

(15) 15-12-740330

DEED

THIS DEED, made this 23rd day of December, 2003, from Kenneth Morrison, party of the first part, (Grantor) and Kenneth Morrison and Robin C. Morrison, husband and wife, parties of the second part, (Grantees):

WITNESSETH, that this is an inter-family transfer, and that in consideration of and love and affection, and other good and valuable consideration, the said Grantor does grant and convey to the said Grantees, as tenants by the entirety, their heirs and assigns, the survivor of them and unto the survivor's personal representatives and assigns, in fee simple, all that piece or parcel of land situate, lying or being in Baltimore County, Maryland and described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 14 IN BLOCK "E" AS LAID OUT AND SHOWN ON THE PLAT OF "EASTERN TERRACE" IN THE FIFTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY IN PLAT BOOK CWB JR. NO. 12, FOLIO 45. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 16 RIVERSIDE ROAD.

Being that same lot of ground which by Deed dated 10/18/01, and recorded in Liber 15776, folio 252, was granted and conveyed by Russell Lam and Lee Lam unto the Grantor herein. Whereas, the Grantor has since married and wishes to hold title with his wife.

The total payment is \$8
Together with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

AND, the said Grantor further certifies that the total consideration paid or to be paid, including the amounts of any Mortgages or Deeds of Trust assumed, or title taken subject to, is in the total sum of \$ 44,826.32.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF December, 2003.



KIPLING K. HURLEY
Notary Public, State of Maryland
Frederick County
My Commission Expires August 1, 2005

Kenneth Morrison
Kenneth Morrison

STATE OF Maryland, County/ City of Frederick, to wit:

On this 23rd day of December, 2003, before me, a Notary Public for the State and County/City aforesaid, personally appeared Kenneth Morrison, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission Expires:
KIPLING K. HURLEY
Notary Public, State of Maryland
Frederick County
My Commission Expires August 1, 2005

Notary Public

Grantee address: 16 Riverside Road, Essex, MD 21221

I hereby certify that the foregoing instrument was prepared by or under the supervision of an attorney duly admitted to practice law before the Court of Appeals of Maryland.

Laurie E. Dilks
Laurie E. Dilks

AFTER RECORDING PLEASE RETURN TO:
GREAT LAKES TITLE & ESCROW
208 E. RIDGEVILLE BOULEVARD, SUITE 203
MT. AIRY, MD 21771
301-829-3838
R2003-793/ 10313

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

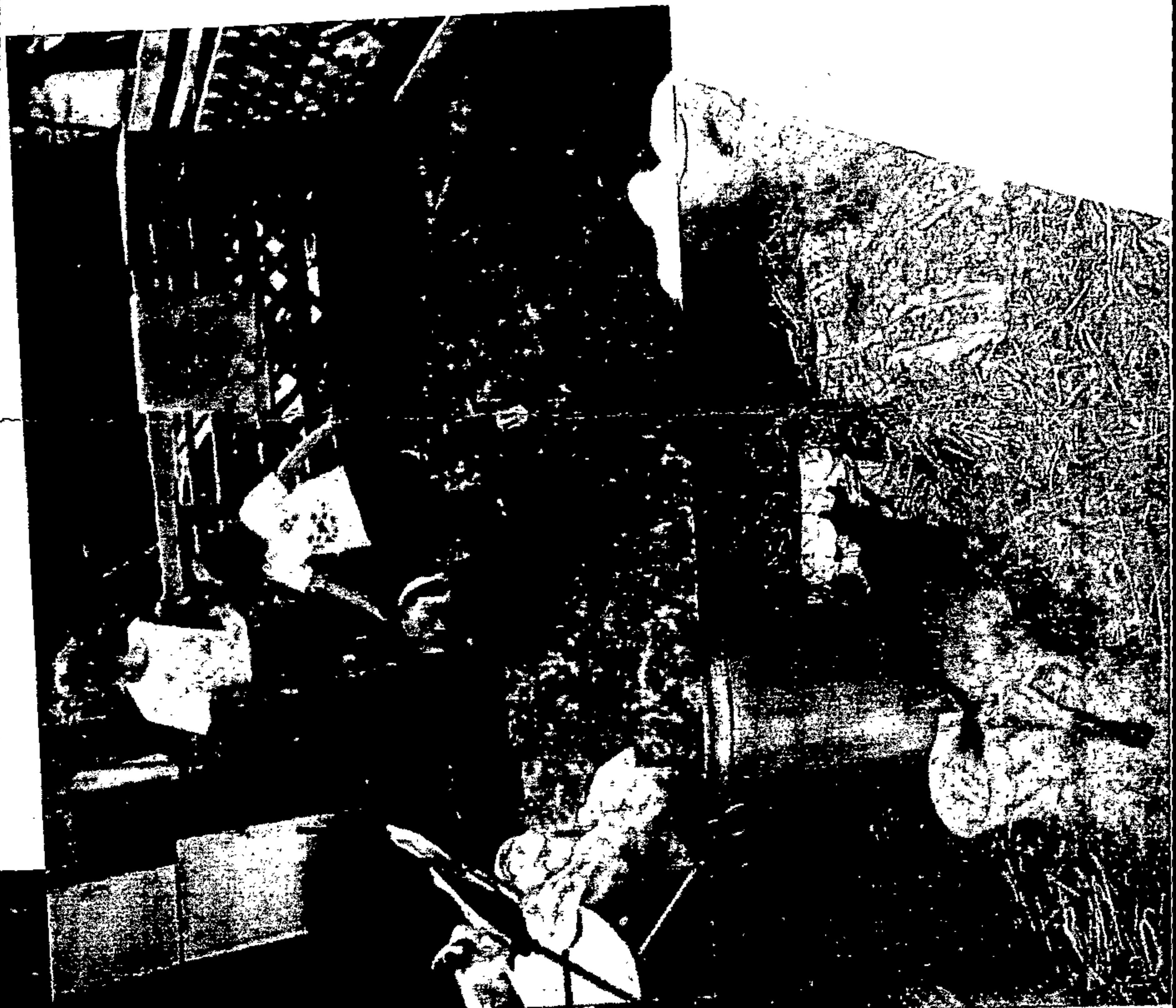
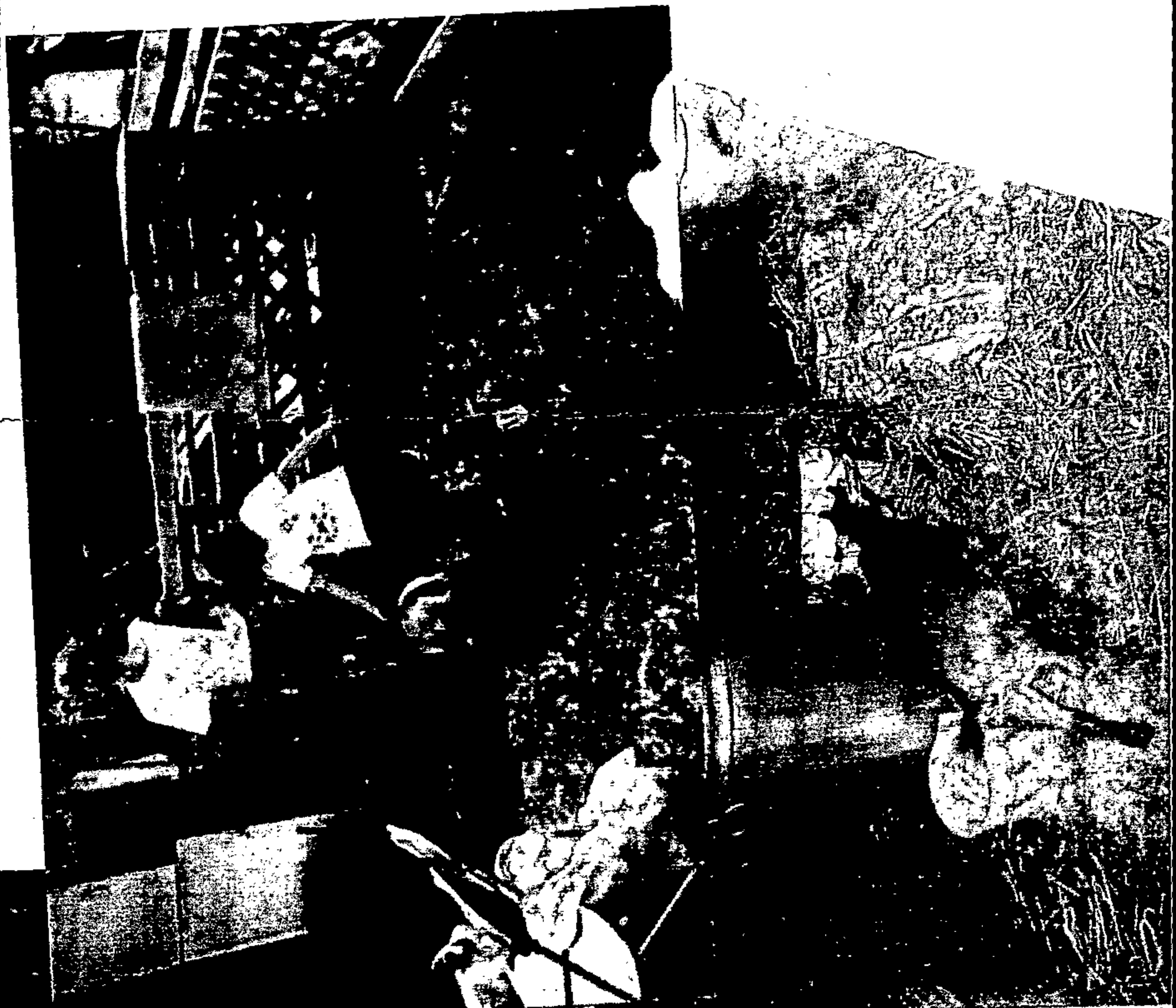
(Type or Print in Black Ink Only-All Copies Must Be Legible)

1 Type(s) of Instruments		☐ Check Box if Addendum Intake Form is Attached. ☒ Deed ☐ Mortgage ☐ Other _____ ☒ Deed of Trust ☐ Lease ☐ _____ ☐ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale		RECORDING FEE TOTAL: \$20.00 \$40.00	Recpt # 71663 Bk # 2643 11:14 am
2 Conveyance Type Check Box		Arms-Length [1] _____ Arms-Length [2] _____ Arms-Length [3] _____			
3 Tax Exemptions (if Applicable)		Recordation _____ State Transfer _____ County Transfer _____			
4 Consideration and Tax Calculations		Husband to husband and wife			
5 Fees		Consideration Amount Purchase Price/Consideration \$ _____ Any New Mortgage \$100,250.00 Balance of Existing Mortgage \$67,949.14 Other: \$81,703.48 Other: \$ _____ Full Cash Value \$ _____		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ _____ Less Exemption Amount \$ _____ Total Transfer Tax \$ _____ Recordation Tax Consideration \$ _____ TOTAL DUE \$ _____	
		Amount of Fees Recording Charge \$20 Surcharge \$20 State Recordation Tax \$ _____ State Transfer Tax \$ _____ County Transfer Tax \$ _____ Other \$ _____ Other \$ _____		Doe 2 Agent Tax Bill C B Credit Ag Tax/Other	
6 Description of Property		District 15 Property Tax 111) (I) Grantor Liber/Folio mat) Parcel No Var Log 1512740330 Subdivision Name Lot (3a) Block (3b) SectAR(3c) Plat Ref. SqFt/Acreage (4) 14 Location/Address of Property Being Conveyed (2) 116 Riverside Rd., Baltimore, Md. 21221 Other Property Identifiers (if applicable) _____ Residential ☐ or Non-Residential ☐ Fee Simple ☒ Ground Rent ☐ Amount _____ Partial Conveyance ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: _____			
7 Transferred From		Grantor(s) Name(s) Kenneth Morrison Doc 2 - Grantor(s) Name(s) Kenneth Morrison & Robin C. Morrison Doc 1 - Owner(s) of Record, if Different from Grantor(s) _____ Doc 2 - Owner(s) of Record, if Different from Grantor(s) _____			
8 Transferred To		Doc 1 Grantee(s) Name(s) Kenneth Morrison Doc 2 - Grantee(s) Name(s) Mark H. Friedman & Kenneth MacKusper Robin C. Morrison TRUSTEES for HFR Block Mtg. New Owner's (Grantee) Mailing Address _____			
9 Other Names to Be Indexed		Doc 1 - Additional Names to be indexed (Optional) _____ Doc 2 - Additional Names to be indexed (Optional) _____			
10 Contact/Mail Information		Instrument Submitted By or Contact Person Name: Mary L. Hurley Firm: Great Lakes Title & Escrow Address: 208 E. Ridgeway Blvd., Ste. # 203 Mt. Airy, Md. 21771 Phone: (301) 821-3838 ☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided			
11 Assessment Information		IMPORTANT BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Yes ☐ No ☒ Will the property being conveyed be the grantee's principal Yes ☐ No ☒ Does transfer include personal property? If yes, identify: _____ Yes ☐ No ☒ Was property surveyed? If yes, attach copy of survey (if recorded no copy required)			
12 Terminal Verification		Assessment Use Only - Do Not Write Below This Line Agricultural ☐ Whole ☐ Part ☐ Part Date Received _____ Deed Reference _____ Assigned Property No _____ Sub _____ Block _____ Plat _____ Lot _____ Section _____ Doc. No. _____ Map _____ Grid _____ Parcel _____ Ex St _____ Geo. _____ Zoning _____ Use _____ Cd _____ Owner's _____ BALTIMORE COUNTY, MARYLAND COUNTY TRANSFER TAX RECORDATION TAX Fee 33-139			

PETITIONER'S

EXHIBIT NO. 3

Collectively Adm. I



PROTESTANT'S

EXHIBIT NO.

1A thru 1K



File

7/13/2007

To Whom It May Concern,

We are sending this letter in regards to the zoning notice
#07512A Residents at 16 Riverside Rd. wanting to have a goat on said property.

We don't believe it should be allowed in our residential area. The diet and care of the goat aren't good for a residential area. The resident does open burning fires 2x week, and the smells and smoke that fills the area are pretty nasty. These residents at 16 Riverside also dump feed along back of there home by the water and wooded areas drawing tons of pigeons, birds, ducks and geese and not to mention RATS, which have been in the neighborhood for some time!!!! An issue that has gotten much worse!!!! The pigeons and ducks/geese are everywhere, in the yards in the streets. The residents at 16 Riverside also have squirrel houses full of peanuts everywhere, and the squirrels end up everywhere destroying all flower gardens and yards at which we work hard to keep up. These residents also put cat food out for stray cats. At which becomes a problem, also.

After a lot of neighbors trying to fight these conditions with the County of dumping feed by the woods and water line, and having bird and squirrel feeders everywhere, these residents started dumping it in there own back yard.

It's nice that these residents at 16 Riverside have a great Love for all types of animals and critters, and not that we don't. They should live on a farm if they want to live with these kinds of surroundings. A populated residential area like this shouldn't be subjected to these kinds of conditions. We work hard at keeping a clean and safe envioroment in our residential neighborhood. Granting these residents to be allowed to own a goat and continue these actions is very unsafe and unclean to our residential area!!!!

Sincerely,
Concerned Residents on Riverside Rd

Betty Marks

PROTESTANT'S

EXHIBIT NO. 2

Essex zoning shows the gate to pet goats in backyard

BY LAURA BARNHARDT
(SUN REPORTER)

Nanny and Samuel will have to move. Baltimore County Zoning Commissioner William J. Wiseman III denied yesterday permission for the pygmy goats to continue living in a backyard in Essex.

Robin and Kenneth Morrison, who kept the pair of goats as family pets, had sought an exception to zoning regulations that require property owners to have three acres for livestock. The couple's fenced backyard is about a tenth of an acre.

"I know you love these animals," Wiseman said during the hearing yesterday. But, he said, "it's not really a difficult decision. I am to enforce the regulations as they are written."

Wiseman said the couple had made a good sentimental case for being allowed to keep their pets, a breed that grows to about the size of a large German shepherd dog. But he said the Morrisons *please see GOATS, 5B*

BITUARIES 6 B

FROM THE COVER

Zoning law means pet goats must go

GOATS [From Page 1B]

had failed to prove that zoning regulations were a hardship or that their property was unique in some way that should make the rules not applicable to them.

County law requires residents to have an acre for chickens, ducks, turkeys and geese, and three acres for smaller livestock, including sheep, goats, ponies and pigs. An exception is made for Vietnamese potbellied pigs.

Several neighbors testified during the hearing, saying that by feeding the goats, the Morrisons were adding to a rodent problem in the suburban neighborhood.

"This is not a personal issue," said Paul Marks, who lives nearby. "I think the Morrisons are nice folks. ... But there are consequences to feeding the waterfowl and goats. ... I think there's a reason why the county has its regulations."

Kenneth Morrison said he and his wife felt that the neighborhood's rodent problem had gotten better since he stopped feeding corn to the ducks that flock to the banks of the nearby Back River.



Robin Morrison tends to Nanny as daughter Stephanie Costin and granddaughter Sarah, 5, help. Samuel stands to the right.

ELIZABETH MALBY (SUN PHOTOGRAPHER)

Robin Morrison told Wiseman, "They're like dogs, really. I keep it clean. I vacuum. I rake. They don't bark. They 'naa-a-a,' but they don't carry on."

She also presented a petition signed by other neighbors who have no objection to the goats. Some of them enjoy visiting the animals, she said.

The Morrisons got their first goat more than two years ago. They bought the second one as a companion to the first more than a year ago.

In the spring, the animals came to the attention of county officials, who issued a zoning violation and told the couple they had to seek a zoning variance to keep their goats.

Robin Morrison feeds the goats hay, grain and, occasionally, animal crackers and snack crackers, as treats. They sleep on a bed of hay in a shed in the backyard.

Wiseman agreed it was possible that the goats were being unfairly blamed for the rodent infestation. But he said that issue was not the reason for his ruling.

As a concession, Wiseman told the couple they could have three months from when he finishes writing the order to find a home for the goats.

The Morrisons — left visibly distraught by the ruling — declined to comment after the hearing.

laura.barnhardt@baltsun.com



Sarah Costin, 7, offers a leaf to Nanny, a dwarf goat that belongs to Sarah's grandmother, Robin Morrison of Essex.
PHOTOS BY ELIZABETH MALBY (SUN PHOTOGRAPHER)

Two goats live in an Essex backyard;
some neighbors charmed, some annoyed

Definition of a pet

BY LAURA BARNHARDT
(SUN REPORTER)

Robin Morrison grabs the leashes from a hook in the shed. She calls out to Nanny and Samuel, who are lounging in the shade on the back porch: "Come on, you two. It's time for a walk."

At first glance, Morrison might look like a typical pet owner taking a dog for a stroll through her Baltimore County neighborhood. But passing motorists sometimes stop, she says, when they realize she's leading a pair of goats down the suburban street.

"I know, I know, my daughter said the same thing: 'Mom? A goat?'" says Morrison, a 49-year-old former custodian with two grown daughters and three grandchildren.

Some neighbors have no problem with the pygmy goats — a breed that grows to about the size of a large German shepherd — living in the backyard of Morrison's Essex home. A woman who lives nearby often stops by so her children can see the creatures, which



Nanny is one of two undersized goats belonging to Robin Morrison and has lived with her for 2½ years. The other is named Samuel.

happen to share the youngsters' love for goldfish crackers and animal cookies.

But not everyone in the community is so approving. And county officials say the Essex woman must have permission to bypass zoning regulations that require property owners to have 3 acres of pasture for livestock.

The case goes before a zoning commissioner Monday.

Unusual pets in unexpected settings — it's a combination that often raises legal questions.

State Natural Resources police, saying they feared the spread of a disease that affects captive deer, raided three Anne Arundel County homes last year and seized and destroyed 18 of them.

This year, Baltimore officials proposed regulations that would require permits for chickens, pigeons and pot-bellied pigs, limiting the size of permitted iguanas and banning such animals as roosters and sheep.

Having evaluated comments on the proposal, city officials plan next week to [Please see GOATS, 4B]



ONLINE

See a gallery of photographs at baltimoresun.com/goat



Robin Morrison (left) is seeking a zoning exception for her pet goats Nanny (left) and Samuel. Her daughter Stephanie Costin and granddaughter Sarah Costin, 5, often help exercise them.
ELIZABETH MALBY (SUN PHOTOGRAPHER)

Some neighbors find goats less than charming

GOATS (From Page 1B)

The animated feature film "Over the Hedge" will be screened Aug. 10 at the B&O Museum.

Over the Hedge

FREE FILM

As for the goats, Paul Marks said the neighborhood's proper. Metro Crime Stoppers at

City police provide sketch of rapist

BALTIMORE REWARD OFFERED

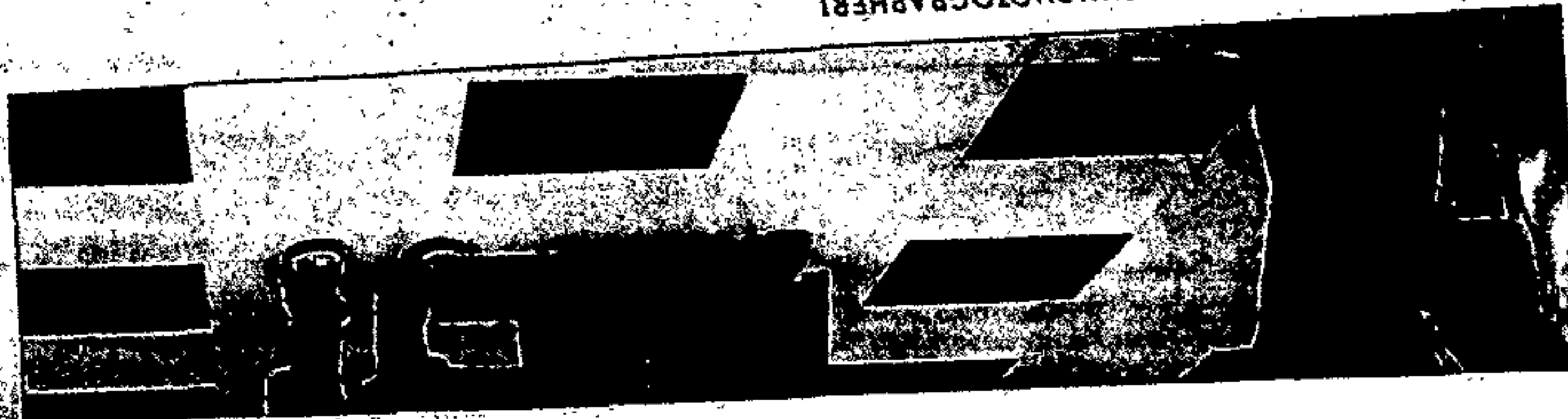
She got her when the animal was sick from a neighbor of her sister, who lives in the Westminster area. The neighbor was planning to give the goat away, Morrison says, and she thought she could take good care of her.

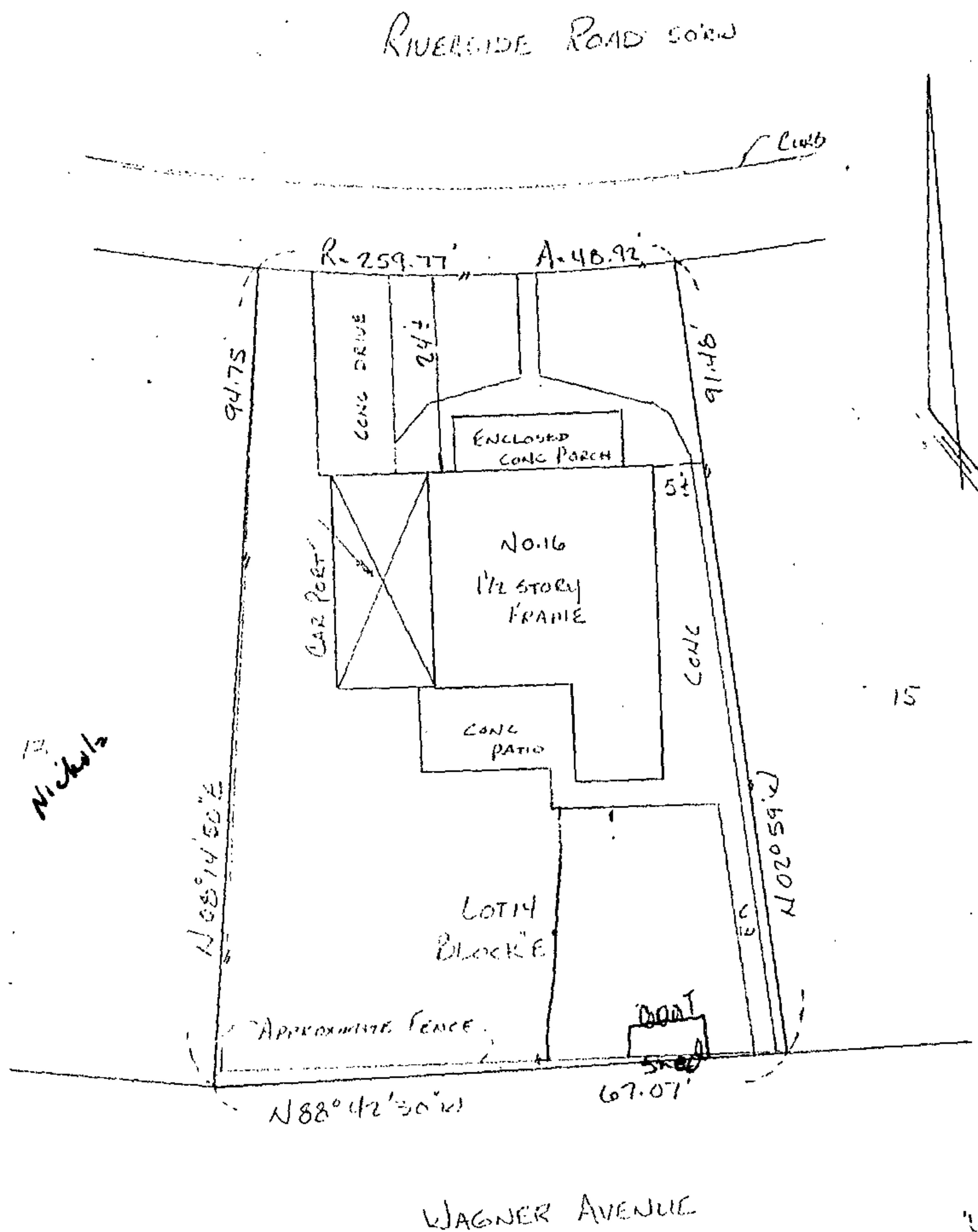
"I was already feeding the ducks and the squirrels around here," says Morrison, who also has about 15 cats, many of them formerly strays. "That's what I like to do. If I had me a lot of money, I guess I'd live on a farm."

Cardinal William H. Keeler congratulates Rosalie Dohm, the 100,000th pilgrim to visit the Shrine of the Assumption in Woodbridge, Va., received a gift bag and a growing up on a farm in Har-

Guest of honor

BARBARA HADDOCK TAYLOR (SUN PHOTOGRAPHER)





NOTES:

This plat is of benefit to a consumer only insofar as it is required by a lender/title insurance company or their agent in connection with a contemplated transfer or financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification is not required for the transfer of title or securing financing or refinancing of the property shown hereon.

The setback dimensions shown hereon and as they relate to structures noted are to be interpreted as being within 2 feet either way of the dimension shown.

[Handwritten Signature]

PETITIONER'S

EXHIBIT NO. 1

LOCATION DRAWING

Property Address:

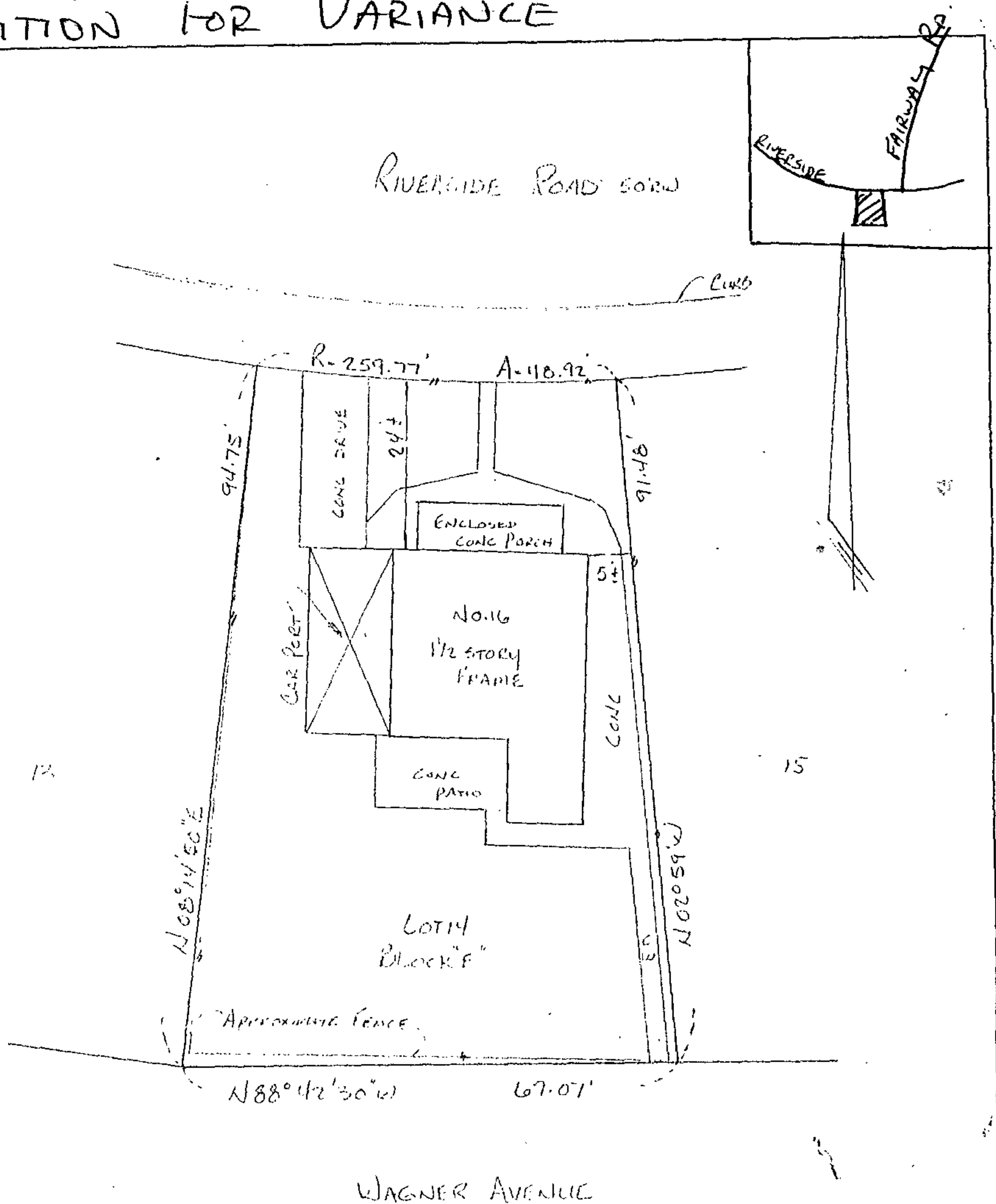
16 RIVERSIDE ROAD
LOT 14 BLOCK "E" PLAT OF
EASTERN TERRACE, PLAT BOOK 12 FOLIO 45
BALTIMORE COUNTY MARYLAND

Scale: 1"=20'

Date: 9.10.01

CSR/RANSONE SURVEYS
3305 Appleton Avenue
Baltimore, MD 21234
Phone: (410) 668-7261
Fax: (410) 668-5084
Pager: (410) 906-4011
File: 01352 4577AT

PETITION FOR VARIANCE



NOTES:

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DR 5.5

AREA: 0.14 ACRES

E.D.: 15TH

C.D.: 7TH

CBCA: YES

LOCATION DRAWING

Property

Address:

16 RIVERSIDE ROAD

LOT 14 BLOCK "E" PLAT OF

EASTERN TERRACE PLAT BOOK 12 FOLIO 45

BALTIMORE COUNTY MARYLAND

Scale: 1"=20'

Date: 9.10.01

CSR/RANSONE SURVEYS

3305 Appleton Avenue

Baltimore, MD 21234

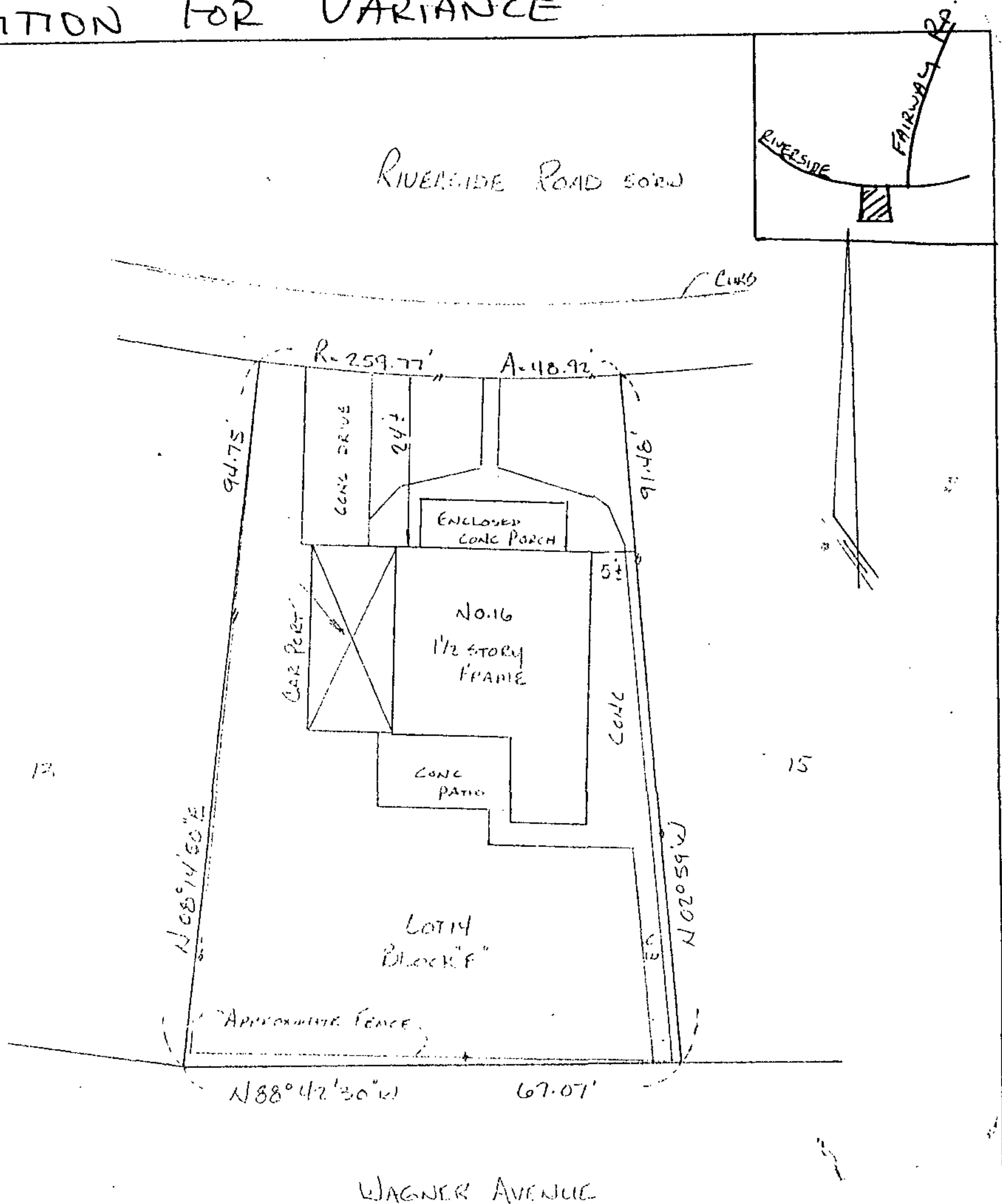
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DR 5.5
AREA: 0.14 ACRES
E.D: 15TH
C.D: 7TH
CBCA: YES

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LOT 14 BLOCK "E" PLAT OF
EASTERN TERRACE PLAT BOOK 12 FOLIO 45
BALTIMORE COUNTY MARYLAND

Scale: 1"=20'

Date: 9.10.01

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