IN RE: PETITIONS FOR SPECIAL EXCEPTION *

AND VARIANCE – SE Corner Philadelphia

Road and Jones Road * ZONING COMMISSIONER

(Mount Peru Farm - 10627 Jones Road)

11th Election District * OF

5th Council District * BALTIMORE COUNTY

Kenneth C. Holt, et ux

Petitioners * Case No. 08-178-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owners of the subject property, Kenneth C. Holt and his wife, Mary E. Holt. The Petitioners request approval of a special exception pursuant to Section 1A04.2.B.23 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a winery, to include the retail and wholesale distribution of wine and to permit a tea room per Section 1A04.2.B.16 of the B.C.Z.R. It is to be noted that variance relief is also requested from Section 409.8.A.2 of the B.C.Z.R. to allow a gravel parking area in lieu of the required durable and dustless surface. 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 C. Holt and Mary E. Holt, property owners, Bruce E. Doak, a registered property line surveyor and zoning consultant with Gerhold, Cross & Etzel, Ltd., the engineering firm that prepared the site plan for this property, and Chris Wimer, the Holt's son and Mount Peru's Farm Manager who obtained winery experience in the California's Napa Valley. There were no Protestants or other interested persons present

<u>INTRODUCTION – PROPERTY AND PROPOSAL</u>

Governmental regulation of land use is largely a local function. In Baltimore County,

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zoning requirements are set out in the B.C.Z.R. The Baltimore County Council adopts zoning maps in Baltimore County every four (4) years, pursuant to the comprehensive zoning process, and under those maps, every property in Baltimore County is assigned one of the nearly 40 zoning classifications listed in the B.C.Z.R. These classifications range from R.C. (Resource Conservation zones) to the M.H. (Manufacturing-Heavy zones). Each zone contains its own specific regulations governing use of a property so zoned. For example, the restrictive R.C. zones promote agricultural and low-density residential use. There are no commercial, retail and/or industrial uses allowed in the R.C. zone. At the other end of the spectrum, the M.H. (Manufacturing-Heavy) zone encourages manufacturing and heavy industrial use. As will be noted, the subject property is zoned R.C.5, which means "resource conservation – rural residential." B.C.Z.R. Sections 1A04.2 and 3 establish the use, height and area regulations of the use; that is, the number of houses permitted per acre, etc. There are ten (10) R.C. zones established in the B.C.Z.R.

It has been noted that the R.C. zones provide three (3) classifications of land use. The first classification identifies those uses permitted by right. For example, single-family detached dwellings, churches, and farms are uses permitted by right in the R.C.5 zone. These uses are allowed automatically for so long as the property owner meets the appropriate building height, area and building setback regulations.¹ At the other end of the spectrum, the zoning regulations prohibit certain uses in the R.C. zones under any circumstances. For example, fuel service stations, trucking facilities and similar commercial/industrial uses are always prohibited in the R.C. zones.

A property owner need not petition the Zoning Commissioner and endure a public hearing in order to build a single-family dwelling on a lot zoned R.C.5.

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As a middle ground, the B.C.Z.R. identify special exception uses. The term "special exception" is a misnomer, as the uses listed thereunder are neither special nor exceptional. In other jurisdictions in Maryland, special exception uses are labeled "conditional" uses. This is a better description of such uses. Special Exception uses are those uses which <u>may</u> be permitted in the R.C. zone; however, prior to establishing a special exception use, the property owner/applicant must petition the Zoning Commissioner for approval of the proposed use.

Given that backdrop, an appreciation of the subject property's past history and use is relevant and briefly outlined in view of the passage of Baltimore County Council Bill No. 20-2007. That legislation allows a farmer who owns 50 acres of land or more to operate a winery by special exception in the R.C.5 zone. The intent was to provide a boon to Maryland farmers looking to enhance their enterprises with new crops. A winery is a way to keep a farm competitive in a changing agricultural landscape. Prior to the Council's enactment of Bill 20-2007, wineries, which typically include retail shops, were prohibited uses in the R.C.5 – rural residential zone. Currently, Baltimore County has four wineries and another two are planned, not including the instant case. This means, the County could become one of Maryland's wine industry capitals. Councilman Gardina introduced the legislation, believing it would help promote agricultural uses by giving farmers a new source of income and in the long run would help save these lands that tend to be sold for development. In this regard, Mr. Holt provided an in depth history of his property which currently consists of 116 acres in Kingsville. Apparently in the 1800's the farm stretched between the two rivers that run in the area known as the Little and Big Gunpowder Falls and encompassed 786 acres. The majority of this land was east of Pulaski Highway (US Route 40) which is now known as Days Cove. In 1902, the family divided up the property. Mr. Holt's grandfather purchased the subject farm (116 acres) in 1940. It remains one of the largest active farms in the area today, consisting of three parcels - two singlefamily dwellings with barns and associated agricultural buildings. The Holt's describe their historic home and the farm's appearance as a pre-civil war plantation house built in 1852. The Holt's property known as Mount Peru Farm fronts on Jones Road, extends north to Philadelphia

CHOINE CONTRACTION

Road, east to Bradshaw Road and along its southern boundary is Pulaski Highway with its industrial uses. The farm's current use is that of a black angus beef operation retailing 18,000 lbs. of high quality natural black angus beef each year to a small customer base and to a lesser degree, a small scale thoroughbred horse breeding operation. Two thirds of the farm is open pasture with the other one third in forest.

PROPOSAL

Testimony was offered by Messrs. Doak and Holt describing the property as being comprised of three (3) parcels that when combined form an irregularly shaped tract totaling 116 acres, more or less, zoned R.C.5. Lot 1, as illustrated on the site plan and the aerial photograph (Petitioner's Exhibit 2), is the largest (102.534 acres) parcel and is improved with the family's historic residence (10627 Jones Road) barn and ancillary farm buildings. Lot 2 known as 10635 Jones Road is improved with a smaller single-family dwelling used by Chris Wimer and is 6.12 acres in size. The third parcel with frontage on Philadelphia Road (MD Route 7) is unimproved pastureland and consists of 7.69 acres in area. As noted above, the Petitioners' propose developing the site with grapevine vineyards which will be grown primarily on the properties in front of the home at 10635 Jones Road and in the fields to the southwest side of the existing 18th century barn and the proposed tea room addition on Lot 1. Full bodied red Merlots and Cabernet Franc will be grown on Lot 2 while the Viogniers, a light dry wine, will be grown on the east side of the winery, retail sales and tea room. The new addition will be finished in a board and batten architectural design to mimic the barn (See Petitioners' Exhibit 3 – Building Elevations). The main portion of the barn will house the mechanical room and serve as the sales area and tasting room. The new addition will contain winemaking and storage (fermentation) area, the kitchen, wine racking display and tea room (seating area). Mr. Holt and his family began

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experimenting and growing grapes (over 1,500 vines) on the property in 2005 that will be ready for harvest in 2008.

In addition to Chris Wimer's Napa Valley experience, the Petitioners have toured the Virginia Wine Country to learn about the varieties of white wine grapes which would thrive in Maryland. Viogniers, Merlot and Cabernet Franc are varieties that should be hardy in the soils and climate in this area. The Petitioners currently are successfully producing 30 gallons of wine per year and seem dedicated to this craft. They desire a winery tasting room, wine shop and would like to welcome visitors to enjoy classically-styled wines and taste the high quality angus beef produced on the property. They would like to emulate the renaissance of regional wines that has been enjoyed in the Long Green Valley area by the Boordy Vineyards. As required in B.C.Z.R. Section 1A04.2.B.23, a Nutrient Management Plan was submitted to and approved by the Maryland Department of Agriculture submitted as Petitioners' Exhibit 4. Mr. Doak stated the request for special exception would meet each of the criteria of Section 502.1 of the B.C.Z.R. For example, there will be no adverse traffic impacts, no increase in fire danger, etc. from that which is currently inherent in the present operation. He noted that growing grapes is compatible with the R.C.5 spirit and intent of preserving agriculture in this zone. He indicated that there would not be any adverse impact on the community as the result of this special exception use.

Turning to the variance request to permit a gravel parking area in lieu of a paved impermeable surface, I find this request appropriate. The area in question does not serve as a "parking facility" in a true sense of the meaning. The Petitioners operate a pristine farm and wish to avoid any increase in storm water runoff. They desire to maintain the aesthetically pleasing pre-civil war rural setting of the property. A large macadam area if required to be built would be used at best sporadically for special events during the year as opposed to routinely.

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None of the reviewing County agencies submitted any adverse Zoning Advisory Committee (ZAC) comments in this regard. The Office of Planning, however, has requested the use of motion-censored lighting for the parking area for the benefit of adjacent residential properties. Mr. Holt stated he would comply with this ZAC request.

CONCLUSION

Vineyards, including accessory, retail and wholesale distribution of wines produced on the premises, as well as temporary promotional events such as wine tastings or public gatherings associated with the winery are permitted in the R.C.5 zone as are tea rooms by special exception in Subsections 16 and 23 of 1A04.2.B. I find that these special exception requests meet all the criteria of Section 502.1 of the B.C.Z.R. and will not adversely affect the health, safety, or welfare of the community. From the evidence presented, it is clear that the vineyards and tea room use has been confined to a relatively small area of this overall site consisting of 116 acres. No forested areas will be disturbed. The several thousand of varying grapevines will be grown towards the western portion of the tract that borders on Jones Road. There is adequate unfenced land in this area both to the east and west of the proposed expanded winery barn. Moreover, this should be a welcomed addition to the community and compatible with the spirit and intent of the rural-resource conservation zone regulations and will preserve productive agricultural uses. Again, for the reasons stated above, I find the proposed variance to permit a gravel parking area to be appropriate. I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____ day of January 2008 that the Petition for Special Exception to permit a winery to include retail and wholesale distribution of wine in accordance with Section 1A04.2.B.23 of the Baltimore County Zoning Regulations (B.C.Z.R.) and to permit a standard restaurant/tea room per Section 1A04.2.B.16 of the B.C.Z.R., be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance to permit a gravel parking area in lieu of the required durable and dustless surface pursuant to Section 409.8.A.2, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED:

1. Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order is expired. If, for whatever reason, this Order is reversed, the relief granted shall be rescinded.

Any appeal of this decision must be taken within thirty (30) days in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:dlw

Zoning Commissioner for Baltimore County



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

January 4, 2008

Kenneth C. Holt Mary E. Holt 10627 Jones Road Kingsville, Maryland 21087

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

SE Corner Philadelphia Road and Jones Road (10627 Jones Road)
11th Election District - 5th Council District
Kenneth C. Holt, et al - Petitioners
Case No. 08-178-XA

Dear Mr. and Mrs. Holt:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order.

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

Very truly yours,

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw Enclosure

 Bruce E. Doak, Gerhold, Cross & Etzel, 320 East Towsontown Boulevard, Suite 100, Towson, MD 21286
 Chris Wimer, 10635 Jones Road, Kingsville, MD 21087
 People's Counsel; File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 10 627 JONES ROAD

owner(s) of the property situat	te in Baltim etition for a	nore County and what is a Special Exception	which is presently zoned <u>RCS</u> mits and Development Management. The undersigned, legal nich is described in the description and plat attached hereto and under the Zoning Regulations of Baltimore County, to use the
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Property is to be posted and ad it, or we, agree to pay expenses of zoning regulations and restrictions	f above Spe	cial Exception, adver-	zoning regulations. tising, posting, etc. and further agree to and are to be bounded by the rsuant 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/Lesse	e:		Legal Owner(s):
			ē.
Name - Type or Print			Name - Type or Print
			x 2 1 1 1/1
Signature	-		Signature
Address		Telephone No.	Name - Type or Print
City	State	Zip Code	Signature
Attorney For Petitioner:		-	10627 JONES ROAD Address Telephone No.
· · · · · · · · · · · · · · · · · · ·			KINESVILLE, MD 21087
Name - Type or Print			City State Zip Code
Signature			Representative to be Contacted:
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Company	<u>- · · · · · · · · · · · · · · · · · · ·</u>		SRUCE DOAK @ G.C. * E. Name SUITE 100
Address		Telephone No.	320 E. TOUSCHTOWN BLVD 823-4470 Address Telephone No.
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SPECIAL EXCEPTION REQUESTED

TO PERMIT A WINERY TO INCLUDE RETAIL AND WHOLESALE DISTRIBUTION OF WINE PER SECTION 1A04.2.B.23 OF THE B.C.Z.R.

TO PERMIT A TEA ROOM PER SECTION PER SECTION 1A04.2.B.16 OF THE B.C.Z.R.

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Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at _	10627	JONES	ROAD	
- · · · · · · · · · · · · · · · · · · ·		J.,	_	

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

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

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

			perjury, that I/we are is the subject of this	clare and affirm, under the legal owner(s) of t Petition.	the penalties of the property which
Contract Purcha	ser/Lessee:		Legal Owner(s):	• <u>L</u>	
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Attorney For Pet	itioner:		10627 30	ONES ROAD	
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SPECIAL EXCEPTION REQUESTED

TO PERMIT A WINERY TO INCLUDE RETAIL AND WHOLESALE DISTRIBUTION OF WINE PER SECTION 1A04.2.B.23 OF THE B.C.Z.R.

TO PERMIT A TEA ROOM PER SECTION PER SECTION 1A04.2.B.16 OF THE B.C.Z.R.

Item #178



227 9/15/9**8**

Date.

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10627 JOHES ROAD which is presently zoned RC 5

This Patition shall be filed with the Department of Permits and Development Management. The undersigned, is owner(s) of the property situate in Baltimore County and which is cascribed in the description and plat attached hereto made a part hereof, hereby petition for a Variance from Section(s). SEE ATTACHED

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

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.

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VARIANCE REQUESTED

TO PERMIT A GRAVEL PARKING AREA IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE PER SECTION 409.8.A.2 OF THE B.C.Z.R.

Item#178



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

October 15, 2007

ZONING DESCRIPTION HOLT PROPERTY 10627 Jones Road Baltimore County, Maryland

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

Beginning for the same at the intersection of Jones Road and Philadelphia Road, thence running,

- 1) South 05°00'00" East 220.10 feet,
- 2) South 15°15'00" West 230.64 feet.
- 3) South 15°15'00" West 230.64 feet,
- 4) South 30°10'00" East 84.95 feet,
- 5) South 61°09'22" East 453.81 feet,
- 6) North 40°22'49" East 378.32 feet,
- 7) South 57°12'59" East 328.59 feet,
- 8) South 44°27'30" West 376.87 feet,
- 9) South 50°31'30" East 546.84 feet,
- 10) North 51°27' East 460.10 feet,
- 11) North 35°38' West 117.72 feet,
- 12) North 40°30' East 222.80 feet,
- 13) South 62°44' East 278.71 feet,
- 14) North 43°04' East 89.35 feet,
- 15) South 66°20' East 725.00 feet,
- 16) North 53°33' East 1285.09 feet,
- 17) North 36°27' West 80.00 feet,
- 18) North 53°33' East 345.95 feet,
- 19) North 36°57' West 210.38 feet,
- 20) North 53°33' East 120.75 feet,
- 21) North 44°18'44" West 112.61 feet,
- 22) North 45°21'46" East 300.00 feet,
- 23) North 36°07'30" West 323.23 feet,
- 24) South 59°52' West 519.44 feet,
- 25) North 31°23' West 560.61 feet,
- 26) South 58°23' West 415.83 feet,
- 27) South 05°40' West 33.00 feet.

Item # 178

28) South 55°10' West 237.06 feet,

29) North 86°19' West 1963.51 feet,

30) South 15°00'00" East 100.00 feet,

31) South 75°00'00" West 335.00 feet,

32) North 15°00'00" West 205.63 feet,

33) North 56°20' West 24.75 feet,

34) South 76°04' West 165.71 feet,

35) South 15°07' East 450.00 feet,

36) South 74°40'00" West 200.00 feet,

37) North 15°20'00" West 405.60 feet,

38) North 15°20'00" West 32.01 feet,

39) South 75°31'10" West 143.37 feet, to the point of beginning.

Containing 116.38 Acres of land, more or less.

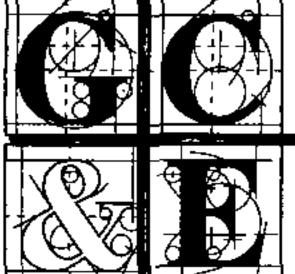
Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

10/15/07

Item #178

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Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 08-178-XA OWNER/DEVELOPER:

Kenneth Holt

DATE OF HEARING: 12/17/07

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

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:

10627 Jones Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

Bruce E. Doak

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

OSTED ON: 11/30/07



CASE #:08-178-XA

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD.

PLACE: 401 Bosley Avenue, Towson, MD

9:00 am Monday December 17, 2007

Special Exception: to permit a winery to include retail and wholesale distribution of wine per Section 1A04.2B.23 of the BCZR and to permit a tea room per Section 1A04.2.B.16 of the BCZR

Variance: to permit a gravel parking area in lieu of the required durable and dustless surface

POSTPONEMENTS DUE TO WEATHER OTHER CONDITIONS ARE SOMETIMES NECESSARY TO CONFIRM HEARING CALL 410-887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE.

CALL 410-887-3391 INE UNI DEL DET DE HEAPING UNDER PENALTY OF LAW DO NOT REMOVE THIS SIGN AND POST UNTIL DET DE HEAPING UNDER PENALTY OF LAW DO NOT REMOVE THIS SIGN AND POST UNTIL DET DE HEAPING UNDER PENALTY OF LAW DO NOT REMOVE THIS SIGN AND POST UNTIL DET DE HEAPING UNDER PENALTY OF LAW



JAMES T. SMITH, JR. County Executive

October 23, 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: 08-178-XA

10627 Jones Road S/east corner of Philadelphia Road and Jones Road 11th Election District – 5th Councilmanic District Legal Owners: Kenneth Holt

Special Exception to permit a winery to include retail and wholesale distribution of wine per Section 1A04.2.B.23 of the BCZR and to permit a tea room per Section 1A04.2.B.16 of the BCZR. Variance to permit a gravel parking area in lieu of the required durable and dustless surface.

Hearing: Monday, December 17, 2007 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

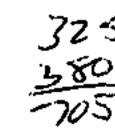
TK:klm

C: Kenneth Holt, 10627 Jones Road, Kingsville 21087

Bruce Doak, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 1, 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.



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: <u>08-178-XA</u> Petitioner: <u>KEHMETH HOLT</u>
Address or Location: 10627 JONES ROAD
PLEASE FORWARD ADVERTISING BILL TO:
Name: KENNETH HOLT
Address: 10627 JONES ROAD
KINGSVILLE, MD 21087
Telephone Number: <u>410-823-4470</u>



NUTRIENT MANAGEMENT ANNUAL IMPLEMENTATION REPORT

for Calendar Year 2006

P	E	T	Ι	T	I	Ol	NE	R	/ 5	3
---	---	---	---	---	---	----	----	---	-----	---

EXHIBIT NO	4
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The Nutrient Management Annual Implementation Report is dué by March represents nutrient application and farm operation information from the presents calendar year (i.e. 2006 crop year is due March 1, 2007).

Part A: Farmer/Operator Information	
Name (F BALTIMORE 20009385	FID # or S.S. # - クラフ -38- <i>ス</i> 979
MOUNT PERU FARM Business KENNETH HOLT	
10627 JONES RD	······································
- 14110011FFF MD 51001-1050	
City	Telephone 410-679-3996
County Baltimuse (where the majority of the farm operation is local	nted) Degrator Downer/Operator
Part B: Farm/Operation Information	•
Operation Type 🗆 Crop Production 🗀 Nursery/Greenhouse 🖵 Orga	nic Manimal No-Land Mother 124 - 16
Nutrient Sources (Check all that apply) (2) Commercial Fertilizers (2) Bio	solids Animal Manure Other
Animal Type & Number Dairy Beef Beef Horse	4 Poultry (in 1,000 per year)
Other: Type Number_	
Manure Information Manure Quantity Generated/Year 1876	Unit: 🗹 Ton 🔲 Gallon
Manure Storage? Tyes Yes No Excess Manure? Yes Yes No Quan	atity/Year Unit: 🗀 Tou 🗇 Gallon
Manure Imported? Type Quantity/Year	
"	Unit: Ton Gallon
Total Acres Farmed /73	
Account ID Information Updates (List all acres & associated Account previous calendar year report. If you need assistance, please contact your	nt ID's added or deleted from operation in • MDA Regional Nutrient Management Office.)
Account ID(s) Added · Added	Deleted (Check one box only)
·	
Part C: Plan and Consultant Information	France
Consultant's Name (First) Zackary (Last)	Rose
Certificate # 1528 License # Clean Pleacher Farm	2100 Derator Certified
Nutrient Management Plan Cost-Share: 🗖 Yes 🖫 No	•
Plan Period: Starting Date (m/y): Vanuary 1 2006 Endi	ing Date (m/y): December 31, 2006
	(Form continued on reverse)

Part D: Summary of Nutrient Use

- 1. This annual nutrient application report covers all crops or agricultural products grown and associated nutrients applied during the previous calendar year (January 1 December 31). The report is due to MDA by March 1.
- 2. Information on actual nutrient application should include crop acreage and all nutrient types used for each crop. If you did not apply nutrients, please list the crop and place zero (0) in the nutrient columns.
- 3. You may combine fields and fertilizer use by crop type. (For example, all nutrient inputs for all your corn acres could be lumped together. If you have several plantings of vegetable crops during a year, you may add together the total acres planted and total nutrients applied.)
- 4. Include any topdress in the calendar year report when it was applied. If your rotation includes winter wheat, please differentiate spring and fall nutrient applications. (Spring topdress and fall starter applied to different wheat crops in same calendar year.)
- 5. If nutrient application, sources, or crops are different than originally indicated on your nutrient management plan, keep information noting or explaining changes with your farm records.

Farm/Operation Name	Mount Peru Farm
Operator Name (First)	Corneth (Last) Holf
Calendar Year: 2006	

CROP	ACRES	TOTAL COMMERCIAL FERTILIZER N-P2O5-K2O (lbs.)	TOTAL MANURE Amount (ton or gallon)	TOTAL BIOSOLIDS Amount (ton or gallon)
Crown /Pasture	80	Nitrageni 1598 165 Phosphorus 2,756 165 Potassium 1,446 165	187.6 Terrs	
Hay	-5"3		periodically partures	•
·				····
		-		
······································		,		

Part E: Farmer/Operator Signature

Information provided on the Nutrient Management Annual Implementation Report is true and accurate to the best of my knowledge. A valid nutrient management plan will be followed during the current cropping season and upcoming cropping year.

Kenneth C. Holl



Maryland Department of Agriculture **NUTRIENT MANAGEMENT ANNUAL IMPLEMENTATION REPORT**

For	MDA	Use:	
Record #: .		<u> </u>	

For Calendar Year 2005, Due March 1, 2006

For MDA Use:
Record #:
•
Date Received:

_ ~	erator information (Pleas	• •		
Name (First)	veth (Last) #0	1	· .	FID# or S.S.# <u>047-38-24</u>
Business Name	ount Peru Fai	m		
Mailing Address	0627 Jones	Rol		
City Lingsvill	State MC	Zip <u>Z/0</u>	87 Telepho	ne 410-679-3996
County Beltinio	(where the majority of	farm operation is	located)	rator Owner/Operator
Part B: Farm/Opera	tionInformation			
Operation Type Cro	p Production Nursery/Gree	shhouse 🖵 Organ	nic 😉 Animal 🔲	No-Land Other
Nutrient Sources (Chec.	k all that apply) Commerci	al Fertilizers	Biosolids Anin	mal Manure 🔲 Other
Animal Type & Number	Dairy Beef	Horse	Poultry (in 1,000	per year)
	Other: Type	Numb	er	
Manure Information	Manure Quantity Generated/Y			
Excess Manure	Yes No Quantity/	Year	Tons	Gallons
Manure Imported	Type Quantity/Y			
Manure Storage	☐ Yes ☐ No			
Total Acres Farmed	17_3			
Account ID Information	Updates (List all associated	account ID's adde	ed or deleted from o	peration in previous calendar
year. If you need assistance	e, please contact your MDA Reg	gional Nutrient Ma	nagement Office.)	
Account ID(s)		Added	Deleted (Check one	box only.)
				
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<u> </u>	<u> </u>		· ·	
Part C: Consultant I	nformation	-		
Consultant's Name (First)		(Last)	Loge	
Certificate #/ 52	8 License # Ob	on Membra Far	<u> </u>	ator Certified
Nutrient Management Plan (•	-	(Form continued on reverse.)

Part D: Summary of Nutrient Use

٠,

- 1. This annual nutrient application report covers all crops or agricultural products grown and associated nutrients applied during the previous calendar year (January 1-December 31). The report is due to MDA by March 1.
- 2. Information on actual nutrient application should include crop acreage and all nutrient types used for each crop. If you did not apply nutrients, please list the crop and place zero (0) in the nutrient columns.
- 3. You may combine fields and fertilizer use by crop type. (For example, all nutrient inputs for all your corn acres could be lumped together. If you have several plantings of a vegetable crop during a year, you may add acres for each planting together to get total acres planted and total nutrients applied for the year.)
- 4. If your rotation includes a crop like winter wheat that may get fertilized in two different calendar years, please differentiate spring and fall crop nutrient applications (spring wheat topdress and fall wheat starter for different wheat crops in the same calendar year).
- 5. If nutrient application, sources, or crops are different than originally indicated on your nutrient management plan, keep written information noting or explaining the changes with your farm records.

Farm/Operation Name	Mount Fern Farm
Operator Name (First) _	Kenneth (Last) No/
Calendar Year	2005

CROP	ACRES	TOTAL COMMERCIAL FERTILIZER N-P ₂ O ₅ -K ₂ O (lbs.)	TOTAL MANURE Amount (ton or gallon)	TOTAL BIOSOLIDS Amount (ton or gallon)
Grass Pasture	80	0	1279 ong Natur	Deposit then harrow
Hay	53	3	<u> </u>	
V		· · · · · · · · · · · · · · · · · · ·		
			<u> </u>	
*	, <u> </u>			
	,			
				
			· · · · · · · · · · · · · · · · · · ·	

Part E: Farmer/Operator Signature

Information provided on the Nutrient Management Annual Implementation Report is true and accurate to the best of my knowledge. A valid nutrient management plan will be followed during the current cropping season and upcoming cropping year.

Signature Con H. A. A.

Date /2/10/05

MDA-N-122-(1-05)



Office of Resource Conservation

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor
Lewis R. Riley, Secretary
John R. Brooks, D.Y.M., Deputy Secretary

Nutrient Management Program Regional Office

19 Newport Drive, Suite 106 Forest Hill, Maryland 21050

Internet: www.mda.state.md.us

410.838.6181 | Ext. 118 Telephone 410.838.5081 | Fax

May 25, 2005

Kenneth Holt Mt. Peru Farm 10627 Jones Road Kingsville, MD 21087

Dear Mr. Holt:

Thank you for submitting the required components of your nutrient management plan to the Maryland Department of Agriculture (MDA). By this communication we acknowledge that you are in compliance with regulatory requirements to develop and submit a nutrient management plan. We appreciate your efforts to comply with the state requirements.

You are required by law to maintain a current nutrient management plan and keep records of how you have been implementing it. Also, plan implementation information needs to be submitted to the Department by March 1 of each year. Next March you will be required to submit the Annual Implementation Report describing how you implemented your plan during the previous calendar year. This form also lets you self-certify that you are maintaining a current nutrient management plan. A copy of this form is enclosed for your review so that you can be prepared for what will be expected from you next March. A reminder, along with a new form will be sent to you sometime in late December.

Again, thank you for your cooperation and we look forward to your continuing participation as you implement your plan and update your plan in the future. If you need assistance setting up a record keeping system or have other questions, please contact us at 410-838-6181 Ext. 118 or visit our website at www.mda.state.md.us.

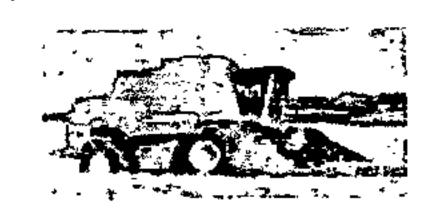
Sincerely,

Darren Alles

Nutrient Management Specialist

Region 4

Enclosure





Clear Meadow Farm Inc. 3114 Troyer Rd White Hall, MD 21161 Phone: 410-692-2629 / Fax: 410-557-0838

Date: May 24, 2005

Address: 10627 Jones Rd

Kingsville, Md 21087

Dear Mr. Holt,

As part of the Water Quality Improvement Act of 1998, you as a Maryland operator are required to have a Nutrient Management Plan for your farm operation. The plan will be designed to protect your lands natural resources while maintaining your farms productivity and profitability. A Maryland-licensed and certified consultant has prepared the attached Nutrient Management Plan.

Your nutrient management plan consists of the following parts:

1. Plant implementation and maintenance requirements.

2. Note page Listing of information from which the plan was derived.

3. Farm map of the fields and property incorporated into the plan.

4. Soil test results

 Summary sheet of the nutrient recommendations for quick reference and detailed sheets for each field and crop anticipated.

A nutrient management consultant will update your plan as required, every three years or early if needed. If you have any questions or need additional information, please don't hesitate to contact me a (410) 343-2552.

Sincerely,

Zachary Rose Nutrient Management Consultant

Nutrient Management Comments on Implementation, Maintenance and Updating the Plan

Farm Name: Kenneth Holt Farm Address: 10627 Jones Rd

County: Baltimore

Tax Number: 04111118035604

Watershed Code: 0214

Operators Name: Kenneth Holt

Plan Date: 5/05

Total Acreage Under Plan: 163

Crop Year: 2005-08

Time covered by Plan: 2005-2008

Implementation and Maintenance

Operators are encouraged to use as much land as possible to utilize nutrients efficiently.

Fertilizer and Manure application equipment should be calibrated annually to ensure accurate placement of product.

Cover crops are encouraged to reduce soil erosion and runoff.

Maintain adequate records of any outside nutrients applied.

Maintain adequate yield information

<u>Circumstances or changes in the Farming operation that would require the plan to be modified or updated.</u>

- 1. Changes to the planned crop or cropping rotation, or introduction of a new crop not currently addressed in the existing nutrient management plan, unless the new crop or plant will have a fertility management similar to the originally planned crop.
- 2. Application of a different nutrient source or soil test results that indicate a change in nutrient recommendations.
- 3. If more land is added to the rotation, or if fields are divided and acreages are changed
- 4. Application of manure or sludge
- 5. Three growing seasons have passed since the last soil test

Date of Soil Samples for Plan:5/3/05	Next Test Date:	5/3/08
Consultant Name and Certification N	umber: Zach Rose	1528
Firm and License Number: Clear Mea	dow Farm 2100	

Farmer/Operator Review and Sign:	Date:
Consultant Signature: Why Fr	Date: 5/24/05

Notes:

- 1. Date of soil Samples for Plan: 5/3/2005 Lab: A&L Laboratories
- 2. The calculation of expected crop Yield was based on:
 Not Applicable
- 3. Field and crop specific information was made available to the consultant by:

 Owner
- 4. Validity of soil analysis is three years. Next test Date: 5/3/2005

Animal Information

Mr. Holt currently has 28 Beef Cows on the farm, along with their respective calves in the spring, and 4 horses. Manure is not collected, and cows and horses are left on pasture.

Manure Information



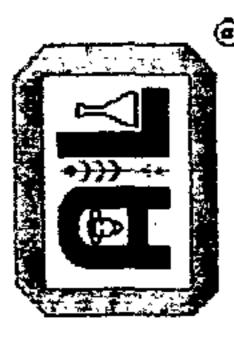
<u>(</u>			Field Inform	Mormation Sheet	eet					:
Farmer/Operator		Kenneth Holt		.	;	Plan Year	-	ã	2005 - 200	
Street Address		10627 Jones Rd		-	-	Date Plan Prepan	pared		5-24-2005	
City, State, Zip, Cnty	>	Kingsville MD 21087 I	21087 Baltimore			Phone		4	4106793996	
Tract No. / Farm	Field No.	Area	Crops	Yield Goal	Tillage Method	Past		Nutrient Source	ource	
				•		Credit	Maru	Manure/Sludge Field History	ield History	
				-	,	•	Last Year		2 Years Ago	
· · · · · ·						•	Туре	Rate	Type	Rate
Khott	Pasture1	10.5	Tali Fescue; Estab.	· 0	No Till		•			
Kholt	Pasture2	25.5 Acres	Tall Fescue; Estab.	0	No Till	. 0	•		•	
Kholt	Pasture3	6.5 Acres	Tall Fescue, Estab.		No Till	· 0		í	•	
Kholt	Hayfield	53.0 Acres	Orchardgrass; Estab.	9	No Till	0				
		} •				•		,		

		1				So	Soil Test Result	Zesults										
Farmer/Operator	xerator	Kenneth Holt	Holt			Pian Year		•	2005 - 3	, 830 X	: :	. 4	·	: : : : : : : : : : : : : : : : : : : :	• .	·:		;
Street Address		10627 Jones Rd	ones Rd	-		Date Plan Prepared	Prepared	-,*	5-24-2005	!		;				:		;
City, State	City, State, Zip, Cnty	Kingsvil	Kingsville MD 21087 Baltimore	Baltimore		Phone			410679399	, 96¢	• •	:	;			•	-	
Tract No.	Field No.	Lab	Test Date	Soil Texture	Test Number	pH	. O.M	Д.	×	Mg	: ق د	Ø	ਹੈ	Mn	Z	SO4	A-S NO	Z-2
Kholt	Pasture 1	ΨF	5/4/2005	SiL	2005-R124-094		3.60	. م	103	189	940	- · · · · · · · · · · · · · · · · · · ·	·: / •		:	; ; ; ; ;	' . t	; ;
					Conversion to FIV	6.23	3.31	21		148	107	7 1 1	ā	-				·
Kholt	Pasture2	ΑΓ	5/4/2005	SiL	2005-R124-094	6.30	3.40	. 13	8	184	920	; :		,	ı			•
					Conversion to FIV	6.41	3.11	. 82	52	145	104	i -	i ·		,			
Kholt	Pasture3	ΑĽ	5/4/200\$	SiL	2005-R124-094	5.90	2.90	· •	47	120	9069	• •		: , _	;	:		1
					Conversion to FIV	6.05	2.59	21	30	102	99				;	4		:
Kholt	Hayfield	ΨF	5/4/2005	S T	2005-R124-094	90.9	1.60	. 69	8	, 166°	790	:			•	è	:	f
<u>.</u>					Conversion to FIV	6.14	1.24	119	.09	132		•		1	,			
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Report Number:

Account # 27165 2005-R124-094

SULTURAL LABORATORIES, Richmond, Virginia 23237 • (804) 743-9401 446 • Email: office@al-labs-eastern.com A&L EASTERN AGRICULTUR, 7621 Whitepine Road • Richmond, \Fax No. (804) 271-6446 • Email:



in a

""'2"

Samples Submitted By: CLEAR MEADOW FARM/MILL

FARM

CLEAR MEADOW CMF

Grower:

CLEAR MEADOW FARM/MILL OF BLACK HORSE 4551 NORRISVILLE RD WHITE HALL, MD 21161 Send To:

ORT REP ANALYSIS SOIL

Ammonium Acetate, Bray-P Analytical Method:

Page: 1	Date	Date Received: 05/03/2005	d: 05/03/2	900	Date of /	Date of Analysis: 05/04/2005	/04/2005	Date of Report: 05/05/2005	nt: 05/05/20	05	Ammoniu	Ammonium Acetate, Bray-P	, Bray-P	
		Organi	Organic Matter		Phosphorus	orus	Potassium	Magnesium	Calcium	. Sodium	Hd	H-1	Acidity :	C.E.C.
Sample	a	8	ENR	•	Available	Reserve	¥	₩	ð	Ą	Soll	Buffer	±	
			Ps/A	E C	n Rate	ppm Rate	ppm Rate	ppm Rate	ppm Rate	ppm Rate	Ħ	index	meq/100g	meq/100g
Fection 1	08238	3.6	111 M	†	တ	13 L	103 M	189 VH	940 M		6.1	6.83	1.0	7.6
HP2 7	08239	3.4	108 M	_	13 L	19 L	81 L	184 H	920 M		6.3	6.86	0.7	7.1
HP3	08240	2.9	101 M		7 6	11 VL	47 L	120 VH	₩ 920 ₩		5.9	6.84	6.0	5.2
HP4 (1.6.18)	08241	1.6	73		67 VH	122 VH	₩ 98	166 VH	₩ 06/		6.0	6.83	1.0	6.6
NF1	08242	2.3	∑ 6		17 L	24 L	83 M	102 VH	440 M		5.5	6.82	1.1	4.4
	٥	Percent Base Saturation	Saturation		Nitrate	Sulfur	Zinc	Manganese	Iron	Copper	Boron	Soluthle	Chloride	Aluminum
Sample	×	ည် နှ	Z.	I	NO3-N	S04.5	77	N.	Ш	3	8	Salts	ರ	₹

Rating after each value: Vt. (Very Low), L (Low), M (Mectum), H (High), VH (Very High). ENR - Estimated Nitrogen Release, C.E.C. - Cation Exchange Capacity. Values on this report represent the plant available nutrients in the soil.

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(parts per million), lbs/A (pounds per acre), ms/cm (milli-mhos per centimeter), meq/100g (milli-equivalent per 100 grams). Conversions: ppm \times 2 = lbs/A, Soluble Salts ms/cm \times 640 = ppm. Explanation of symbols: % (percent), ppm

This report applies to the sample(s) tested. Samples are retained maximum of thirty days after testing. Soil Analysis prepared by:
A & L EASTERN AGRICULTURAL LABORATORIES, INC.

Edd

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C. Norman Jones



JAMES T. SMITH, JR. County Executive

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

December 12, 2007

Kenneth Holt 10627 Jones Road Kingsville, MD 21087

Dear Mr. Holt:

RE: Case Number: 08-178-XA, 10627 Jones Road

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 15, 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,

W. Carl Richards, Jr.

Supervisor, Zoning Review

U. Callibal)

WCR:amf

Enclosures

People's Counsel

Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontowne Blvd, Ste 100 Towson 21286

Bw 12/17 9Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

M TECHTONE

DATE: November 13, 2007

NOV 1 5 2007

BY:____

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-178- Special Exception and Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the petitioner installs motion censored lighting for the parking lot. This request is for the benefit of adjacent residential properties.

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

Reviewed By:

CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination JWV

DATE:

December 28, 2007

SUBJECT:

Zoning Item # 08-178-XA

Address

10627 Jones Road

(Holt Property)

Zoning Advisory Committee Meeting of October 22, 2007

<u>X</u>	The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
	comments on the above-referenced zoming nem.
	comments on the above-referenced zoning item.
	The Department of Environmental Protection and Resource Management has no

 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).

_X	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:

Soil evaluations will be required and wet weather testing may be required. A revised plan must be submitted showing the locations of the existing well and septic components for the house and proposed well and septic reserve area for the winery/tea room. -S. Farinetti; Ground Water Management

See attached, additional comments. — Tom Panzarella; Environmental Impact Review S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-178-XA.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



To:

Zoning Commisioner's Office

Date: December 28, 2007

From:

Thomas Panzarella 18

DEPRM-Environmental Impact Review

Subject:

Holt Property, Kenneth

Zoning Item # 08-178-XA

10627 Jones Road

The property owner signed a Forestry Declaration of Intent pursuant to the Statemandated Forest Conservation Law (Baltimore County Code 33-6-104) on June 24, 2005, in order to conduct a Forest harvest on the subject property. The document declares the intention of the property owner to continue and/or place the entire property into commercial forestry use for five (5) consecutive years and precludes application for development activites until June 24, 2010. The zoning petition requests activities that are regulated under the Forest Conservation Program, and are not commercial forestry use. Any relief from the Baltimore County Forest Conservation Declaration of Intent would need to be granted by DEPRM.

A copy of this correspondence has been provided to the property owner.

c: Mr. Kenneth Holt EIR File

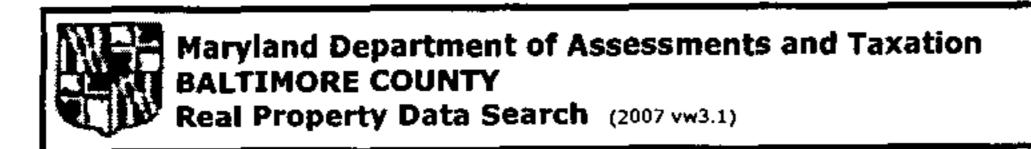
PLEASE PRINT CLEARLY

CASE NAME 10627 - LOUS ROAD
CASE NUMBER 08-178- XA
DATE 12/17/07

ETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Save Loan Free In	320 E. Towson70wn Luo	**	
Year HoIT	16627 Janes Rel	Kingswille MD 21087	
11/0H 47/11	y Jones	Kingsville, MNDDO87	Mary mountherwan
CHRIS/WIER	10635 JONES R1)	11c /m1 2/0	CMWINER (a) NEW. COM

Exempt Class:



Go Back View Map New Search

District - 11 Account Number - 1104035425 **Account Identifier: Owner Information AGRICULTURAL** HOLT KENNETH CAULDWELL Use: **Owner Name:** NO Principal Residence: 1) / 6030/ 52 **Deed Reference: 10635 JONES RD** Mailing Address: 2) **KINGSVILLE MD 21087-1826 Location & Structure Information Legal Description Premises Address** 6.125 AC NS JONES RD **10635 JONES RD** 800 SE PHILADELPHIA RD **Assessment Area** Plat No: **Block Lot** Section **Sub District** Subdivision Map Grid Parcel Plat Ref: 307 64 22 Town Ad Valorem **Special Tax Areas Tax Class Property Land Area** County Use **Enclosed Area Primary Structure Built** 33 6.12 AC 1,188 SF 1982 **Exterior** Type **Stories Basement FRAME** STANDARD UNIT NO 1 1/2 **Value Information Phase-in Assessments Base Value** Value PREFERENTIAL LAND VALUE As Of As Of As Of 07/01/2008 01/01/2006 07/01/2007 INCLUDED IN LAND VALUE 96,400 41,400 Land 136,190 Improvements: 98,510 232,590 201,696 232,590 139,910 Total: 1,400 1,400 1,400 1,400 Preferential Land: **Transfer Information Price:** \$30,000 06/05/1979 Seller: DIGGES LLEWELLYN A Date: Deed2: Type: IMPROVED ARMS-LENGTH **Deed1:** / 6030/ 52 Date: Price: Seller: Deed2: Deed1: Type: Date: Price: Seller: Deed1: Deed2: Type: **Exemption Information** 07/01/2008 07/01/2007 Partial Exempt Assessments Class 000 0 County 0 000 State 0 000 0 Municipal **Special Tax Recapture:** NO Tax Exempt:

AGRICULTURAL TRANSFER TAX

State

Municipal

Tax Exempt:

Exempt Class:

NO



Go Back View Map New Search

District - 11 Account Number - 1118035604 **Account Identifier: Owner Information AGRICULTURAL** Use: HOLT KENNETH C **Owner Name: HOLT MARY E** YES Principal Residence: 1) / 7962/ 531 Deed Reference: **10627 JONES RD** Mailing Address: 2) KINGSVILLE MD 21087-1826 **Location & Structure Information** Legal Description **Premises Address** 110.66 AC **10627 JONES RD ES JONES RD** SW COR PHILA RD Plat No: Section **Block Lot Assessment Area** Subdivision **Sub District** Map Grid Parcel Plat Ref: 193 22 Town Ad Valorem **Special Tax Areas Tax Class County Use Property Land Area Enclosed Area Primary Structure Built** 110.66 AC 05 3,200 SF 1852 Exterior Type **Stories** Basement STANDARD UNIT FRAME YES Value Information Phase-in Assessments **Base Value** Value PREFERENTIAL LAND VALUE As Of As Of As Of 07/01/2008 INCLUDED IN LAND VALUE 07/01/2007 01/01/2006 114,870 59,870 Land 171,150 Improvements: 138,480 286,020 286,020 256,796 Total: 198,350 19,870 19,870 19,870 19,870 **Preferential Land: Transfer Information Price:** \$300,000 **Date:** 09/06/1988 Seller: HOLT NEIL M HOLT MARION S Deed2: **Deed1:** / 7962/ 531 IMPROVED ARMS-LENGTH Type: Price: Date: Seller: Deed2: Deed1: Type: Price: Date: Seller: Deed1: Deed2: Type: **Exemption Information** 07/01/2008 07/01/2007 Class **Partial Exempt Assessments** 000 0 County

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Special Tax Recapture:

AGRICULTURAL TRANSFER TAX

102.53



JAMES T. SMITH, JR. County Executive

JOHN J. HOHMAN, Chief Fire Department

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 October 11, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 22, 2007

Item Number: Item Number !78

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.

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

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4880 (C)443-829-2946 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 23, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 29, 2007

Item Nos. 08-171,172, 173, 174, 175, 176,

177, 178, 179, 180, 181, and 182

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-10232007.doc



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

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

Maryland Department of Transportation

Date: OctoBER 31, 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. 8-178 -XX

LOGET JONES ROAD HOLT PROPERTY

SPECIAL EXCEPTION

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. 8-178-XA.

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

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10627 Jones Road; SE corner Philadelphia

Road and Jones Road

11th Election & 5th Councilmanic Districts

Legal Owner(s): Kenneth Holt

Petitioner(s)

- BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * 08-178-XA

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/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of October, 2007, a copy of the foregoing Entry of Appearance was mailed Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

OCT 3 1 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....


Case No.: 08-178 XA 10627 JONES RD

Exhibit Sheet

Petitioner/Developer

Protestant


		· · · · · · · · · · · · · · · · · · ·
No. 1	SITE PLAN	
No. 2	airial Photograph	
No. 3	ElEVATION DRAWLING FOR TEA ROOM	
No. 4	NUTRIENT MANAGEMENT PLAN	
No. 5		
No. 6		
No. 7		
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No. 10		
No. 11		
No. 12		




ZONING MAP

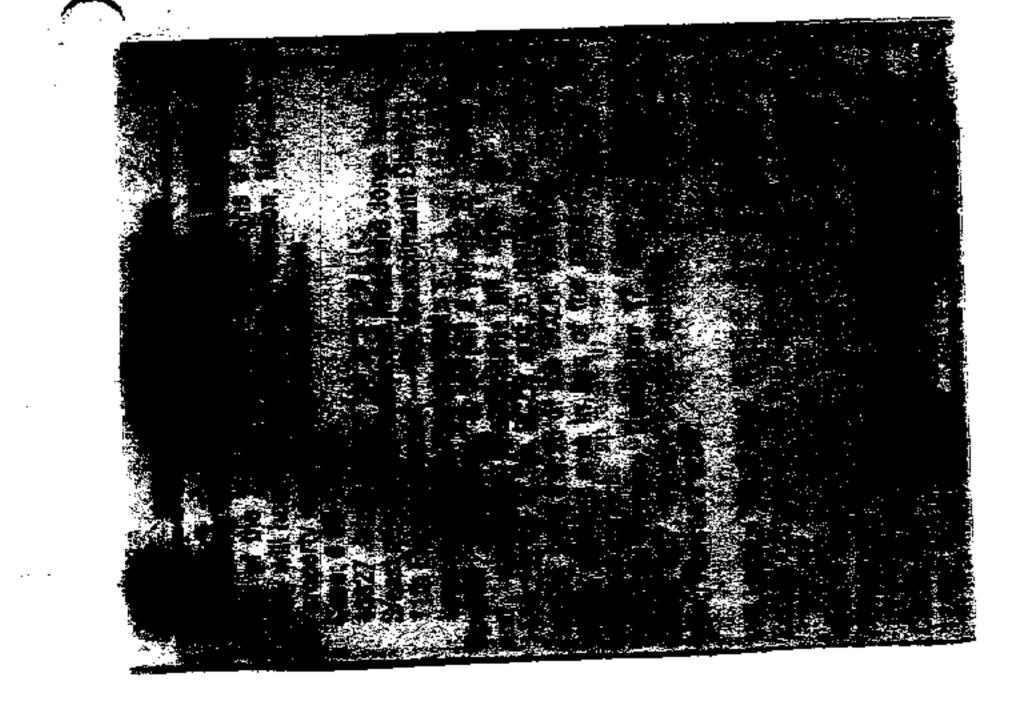
GIS TILES: 064B3, 064C3

Item#178









CERTIFICATE OF PUBLICATION

11/29 12007

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

X The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter☐ North County News

Mulmer

LEGAL ADVERTISING

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Route 7 Pasture 2 25.5 acres Pasture 1 10.5 acres Jones Rd

MT Peru Farm Kingsville MD



