



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 26, 2012

Adam D. Baker, Esquire
Whiteford, Taylor & Preston, LLP
1 West Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: Petition for Special Exception
Case No.: 2013-0038-X
Property: 5012 Mt. Carmel Road

Dear Mr. Baker:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Wilner Stradley, 501 Woodale Road, Greenville, DE 19807
Julia and Roger Elliott, 15817 Falls Road, Sparks, MD 21152
Mr. and Mrs. Alan Grieger, 5022 Mt. Carmel Road, Hampstead, MD 21074
Victor Long, 5020 Mt. Carmel Road, Hampstead, MD 21074

IN RE: PETITION FOR SPECIAL EXCEPTION *
(5012 Mt. Carmel Road)
Charles W. and Laurie E. Stafford *
Legal Owners
Amanda Manown, Lessee *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0038-X

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 5012 Mt. Carmel Road. The Petition was filed by Adam D. Baker, Esquire, on behalf of the legal owners of the subject property, Charles W. and Laurie E. Stafford, and the tenant/lessee, Amanda Manown, ("Petitioners"). The Special Exception Petition seeks relief pursuant to § 1A01.2.C.21 of the Baltimore County Zoning Regulations (B.C.Z.R.), to use the property for riding stables. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 2.

Appearing at the hearing was Charles W. and Laurie E. Stafford, Amanda Manown, Julia and Roger Elliott, Wilmer Stradley, and James D. Grammer, professional land surveyor with Polaris Land Consultants, the consulting firm that prepared the site plan. Adam D. Baker, Esquire, with Whiteford, Taylor & Preston, LLP, attended and represented the Petitioners. Also appearing was Mr. and Mrs. Alan K. Grieger and Victor Long, both from the community. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date 10-26-12

By AW

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability (DEPS) on September 21, 2012, indicating that the Environmental Impact Review (EIR) and Agricultural Preservation Bureaus of that agency had certain concerns with the proposed commercial stable operations.

Testimony and evidence offered at the hearing revealed that the subject property is 421,922 square feet (9.686 acres) and is zoned RC 2. Mr. Stafford testified and stated he purchased the property about 10 years ago, and has since subdivided the overall tract into several child lots, one of which (Lot #5) had recently been sold. Mr. Stafford indicated the property was used as a horse stable prior to his purchase, and he wanted to create a commercial operation to alleviate the downturn and financial distress he has experienced with his pool business.

Ms. Manown next testified, and she indicated she would be the one operating the stable and riding business. She said her business caters to novice or inexperienced riders, and she hopes to grow the business to the point that she can accommodate 20 to 30 riders daily, usually in groups of 6 or less per ride. She now has 8 horses she owns at the site, and she said she has been involved with horses for over 20 years.

Petitioners' final witness was James Grammer, who was accepted as an expert in land use and zoning matters. Mr. Grammer explained the site plan (Exhibit 2) which he created, and described the features of the site. Mr. Grammer testified the property was originally subdivided in 1975, and he presented a subsequent refinement to that original plat, which in or about 2004 created the House Lot (Lot 4) on which the owners live, and Lot 3, which is approximately 16.8 acres +/- and is unimproved. Mr. Grammer opined the proposal satisfied each of the special exception standards set forth in B.C.Z.R. § 502.1.

ORDER RECEIVED FOR FILING

Date 10-26-12

2

By lsw

Several neighbors attended the hearing, and expressed concern with (primarily) the Petitioners' use of the shared 30' driveway which adjoins Lots 3 and 4 at their western boundary lines. This driveway provides access to several homes as shown on Petitioners' Exhibit 4, and Ms. Alfin and Mr. Long indicated traffic has increased since the stable operation began, leading to unsafe conditions.

SPECIAL EXCEPTION

As noted above, Petitioners seek special exception relief from § 1A01.2.C.21 of the Baltimore County Zoning Regulations (B.C.Z.R.), to use the property for riding stables. Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Here, there was no evidence presented that the adverse effects from the operation of a riding stable would be any greater at this location than in any other locations in the zone where the use is permitted by special exception. Indeed, Mr. Grammer testified the project satisfied each of the requirements set forth in B.C.Z.R. § 502.1, and would in no way negatively impact the community's health, safety and welfare. The major concerns, as noted above, pertained to the shared driveway, which will not be part of the "special exception area" for which relief will be granted. As such, no horse riding or any activities associated with the stable may be conducted on that driveway.

ORDER RECEIVED FOR FILING

Date 10-26-12

By [Signature]

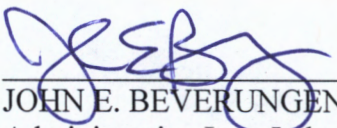
Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence offered, I find that Petitioners' Special Exception request should be granted, subject to the conditions which follow.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 26th day of October, 2012, that Petitioners request for Special Exception relief under § 1A01.2.C.21 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to use the property for riding stables, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The special exception relief granted herein must be utilized within a period of two (2) years from the date hereof, pursuant to B.C.Z.R. § 502.3.
3. The special exception area, on which the stable and horse riding activities may take place, shall include Lots 3 and 4 owned by Petitioners (as shown on Petitioners' Exhibit 4), but shall not include the shared driveway situated to the west of these lots. No horse riding or stable activities of any sort shall be permitted on this shared driveway.
4. Petitioners must comply with the comments set forth in the DEPS memorandum, dated September 21, 2012, which is attached hereto and incorporated herein.
5. Petitioners must secure all necessary state and county licenses and approvals.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw
ORDER RECEIVED FOR FILING

Date 10-26-12 4

By ldw

10/19 10am

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

SEP 21 2012



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 21, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0038-X
Address 5012 Mount Carmel Road
(Stafford Property)

Zoning Advisory Committee Meeting of August 27, 2012.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 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).

Additional Comments:

Environmental Impact Review

This project and any other uses of the property must be in accordance with the terms and conditions established through the subdivision record plat (S.M. 78, Pg. 72). Based on the most recent aerials for the site, it appears that the uses of the existing Forest Buffer Easement and Forest Conservation Easements are in violation of the Baltimore County Code as well as the Declarations of Protective Covenants, Conditions and Restrictions recorded in L.26567/f.682 and L.26567/f.692, respectively. Failure to come into compliance in a timely fashion will lead to the withholding of any future permits and may also lead to enforcement actions and penalties per Sections 33-3-115, 33-3-116, 33-6-118, 33-6-119 and 33-6-120 of the Code.

Reviewer: Michael S. Kulis, EIR Date: 9/21/12

ORDER RECEIVED FOR FILING

Date 10-26-12

By [Signature]

Groundwater Management

Any future bldg. permits for this site must be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: Dan Esser, GWM

Date: 8/30/12

Comments from Agricultural Preservation (AP):

2. The request raises the following concerns:

A.) the size and configuration of the pasture relative to the number of horses,

B.) the impact on soil and soil erosion, and

C.) the treatment of manure especially because of proximity to many dwellings.

Recommendations:

A.) One acre per horse is not sufficient acreage to protect soil & promote good condition for horses. Limit the number of horses to no more than 1 horse per 2 acres of land owned and/or leased.

B.) The acreage is small and the number of horses can quickly lead to erosive conditions. Require the operator to have and implement a "Soil and Water Quality Conservation Plan" from the Baltimore County Soil Conservation District.

C.) The number of horses and proximity to neighboring homes could easily create a nuisance situation with flies and other nuisances from improperly managed manure. Require a State approved "Nutrient Management Plan".

Reviewer: W.S. Lippincott (AP)

C. Brian Lindley, Supervisor,
Environmental Enforcement

ORDER RECEIVED FOR FILING

Date 10-26-12

By lew



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 5012 Mt. Carmel Road which is presently zoned RC2
Deed References: 16539/00009 10 Digit Tax Account # 2 4 0 0 0 1 3 0 2 9
Property Owner(s) Printed Name(s) Charles W. and Laurie E. Stafford

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

- 1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
- 2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
Riding stables pursuant to § 1A01.2.C.21 of the Baltimore County Zoning Regulations
- 3. a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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.
Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Amanda Manown
Name- Type or Print

Signature

5012 Mt. Carmel Road Hampstead MD
Mailing Address City State

21074
Zip Code

Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Charles W. Stafford Laurie E. Stafford
Name #1 - Type of Print Name #2 - Type of Print

Signature #1 Signature #2

5012 Mt. Carmel Road Hampstead MD
Mailing Address City State

21074
Zip Code

Telephone # _____ Email Address _____

Attorney for Petitioner:

Adam D. Baker
Name- Type or Print

Signature

1 W. Pennsylvania Avenue, Suite 300, Towson, MD
Mailing Address City State

21204 (410) 832-2052 abaker@wtplaw.com
Zip Code Telephone # Email Address

Representative to be contacted:

Adam D. Baker
Name - Type or Print

Signature

1 W. Pennsylvania Avenue, Suite 300, Towson, MD
Mailing Address City State

21204 (410) 832-2052 abaker@wtplaw.com
Zip Code Telephone # Email Address

CASE NUMBER 2013-0038-X Filing Date 8/21/12 Do Not Schedule Dates: _____ Reviewer JS



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
(410) 252-4444 (o)
(410) 252-4493 (f)
www.polarislc.com

**ZONING DESCRIPTION
5012 MOUNT CARMEL ROAD
5TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD**

BEGINNING at a point on the Northwest side of Mount Carmel Road, having a variable width, said point being situated 1,030-feet +/- southwesterly from the centerline of Marshall Mill Road. Being known and designated as Lot 4 as shown on First refinement Final Subdivision Plat, House Lot and Lot 3, Long Shadow Property, which plat is recorded among the Land Records of Baltimore County in Plat Book S.M. 78, page 72. Containing 421,922 square feet or 9.686 acres of land, more or less. Also being known as 5012 Mount Carmel Road and lying in the 5th Election District, 3rd Councilmanic District.

2013-0038-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **87765**

Date: **8/21/12**

PAID RECEIPT

BUSINESS ACTUAL TIME
 8/21/2012 8/21/2012 11:28:01

REC: W303 WALKIN P805 LRS
 RECEIPT # 608769 8/21/2012

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$450.00

5 528 ZONING VERIFICATION
 CR. # 087765
 Recept Tot 450.00
 450.00 CR 1.00 CA
 Baltimore County, Maryland

Total: **\$450.00**

Rec From: **STAFFORD**

For: **2013-0038-X**

**CASHIER'S
 VALIDATION**

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2013-0038-X
Petitioner: CHARLES W. STAFFORD / LAURIE E. STAFFORD
Address or Location: 5012 MT. CARMEL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES W. STAFFORD
Address: 5012 MT. CARMEL ROAD
HAMPSTEAD, MD 21074
~~_____~~
Telephone Number: 410 526-9207

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/30/2012

Case Number: 2013-0038-X

Petitioner / Developer: ADAM BAKER, ESQ. ~ AMANDA MANOWN

Date of Hearing (Closing): OCTOBER 19, 2012

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
5012 MT. CARMEL ROAD

The sign(s) were posted on: **SEPTEMBER 29, 2012**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
 5012 Mount Carmel Road; NW/S Mount *
 Carmel Road; 1,030' c/line Marshall Mill Rd* OF ADMINISTRATIVE
 5th Election & 3rd Councilmanic Districts *
 Legal Owner(s): Charles & Laurie Stafford * HEARINGS FOR
 Contract Purchaser(s): Amanda Manown *
 Petitioner(s) * BALTIMORE COUNTY
 * 2013-038-X
 * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People’s Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People’s Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
 SEP 05 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
 Deputy People’s Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of September, 2012, a copy of the foregoing Entry of Appearance was mailed to Adam D. Baker, Esquire, One West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 10, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0038-X

5012 Mt. Carmel Road

NW/s of Mt. Carmel Road, 1,030 ft. +/- SW of centerline of Marshall Mill Road

5th Election District – 3rd Councilmanic District

Legal Owners: Charles & Laurie Stafford

Contract Purchaser: Amando Manown

Special Exception to permit riding stables on herein described property.

Hearing: Friday, October 19, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Adam Baker, 1 W. Pennsylvania Ave., Ste. 300, Towson 21204
Amanda Manown, 5012 Mt. Carmel Road, Hampstead 21074

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 29, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 27, 2012 Issue - Jeffersonian

Please forward billing to:
Charles Stafford
5012 Mt. Carmel Road
Hampstead, MD 21074

410-526-9207

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0038-X

5012 Mt. Carmel Road

NW/s of Mt. Carmel Road, 1,030 ft. +/- SW of centerline of Marshall Mill Road

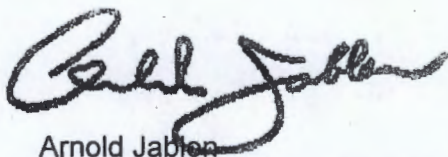
5th Election District – 3rd Councilmanic District

Legal Owners: Charles & Laurie Stafford

Contract Purchaser: Amando Manown

Special Exception to permit riding stables on herein described property.

Hearing: Friday, October 19, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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Case: # 2013-0038-X

5012 Mt. Carmel Road

NW/s of Mt. Carmel Road, 1,030 ft. +/- SW of centerline of Marshall Mill Road

5th Election District - 3rd Councilmanic District

Legal Owner(s): Charles & Laurie Stafford

Contract Purchaser: Amando Manown

Special Exception: to permit riding stables on herein described property.

Hearing: Friday, October 19, 2012 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/313 Sept. 27

877810



501 N. Calvert Street, Baltimore, MD 21278

September 27, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on September 27, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Case No.: 2013-0038-X

JB
10/19
10 Am

Exhibit Sheet

Petitioner/Developer

Protestant

DW 12/3/12

No. 1	Grammar CV	R.O.W. Deed
No. 2	Site Plan	Color Photos (#8)
No. 3	Color Photos	Written Remarks
No. 4	Subdivision Plat	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
(410) 252-4444 (o)
(410) 252-4493 (f)
www.polarislc.com

PETITIONER' S

James D. Grammer
Member-Owner, Project Manager

EXHIBIT NO. 1

Education
Catonsville Community College-Land Surveying

Professional Affiliations
MD Society of Surveyors

Professional Experience

October 2011-Present Polaris Land Consultants, LLC
Member-Owner, Project Manager, Land Development and Engineering

Responsible for initial client contact and marketing, preparation of contracts, scheduling of work, project management, supervision of personnel, preparation of feasibility studies, processing of projects through the development review process, representation at reviewing agency meetings and testimony required at public hearings.

Areas of expertise include land analysis, zoning applications, site layout, site design, utility design, storm water management analysis, site grading, and sediment control design.

2005-Oct 2011 McKee and Associates, Inc., Hunt Valley, MD
Associate, Project Manager, Land Development and Engineering

Project management, supervision of personnel, processing of projects through the development review process, representation at reviewing agency meetings and testimony required at public hearings, preparation of design drawings for agency approvals, permit processing, preparation of zoning petitions and plans, provide expert testimony before the Zoning Commissioner, Hearing Officer, Administrative Law Judge and Board of Appeals.

1999-2005 McKee and Associates, Inc., Hunt Valley, MD
Field Survey Supervisor

Responsible for recruiting, training, and supervising land survey personnel. Oversight included all aspects of staff performance, performance evaluations, discipline, and resolution of staff issues. Coordinated the daily activities of up to three field survey crews and related office personnel. Responsible for preparing project schedules and budgets. Oversaw the preparation of boundary surveys, construction stakeout, topographic surveys, and building permit plans.

1983-1999 McKee and Associates, Inc., Hunt Valley, MD

Began career with McKee and Associates as a clerk and junior draftsman. Progressed to a position as a senior draftsman and then project manager. Promoted to Associate in 1990. Knowledgeable in all aspects of land surveying, minor engineering, and real estate development.

Sample Recent Expert Testimony

12202 Worthington Road
Residential Special Hearing
Case No. 2012-0147-SPH

6619 Blackhead Road
Residential zoning variance
Case No. 2012-0033-A

10356 Pot Spring Road
Residential zoning variance
Case No. 2011-326-A

1304 Malvern Avenue
Residential zoning variance
Case No. 2011-0047-A

14208 Green Road
Residential Special Hearing
Case No. 2011-0229-SPH

Piv's Pub
9811 York Road
Commercial Special Hearing and Variance
Case No. 2011-0033-SPHX

5611 Williams Road
Residential zoning variance
Case No. 2010-0148-A

Bachelor Store
16951 York Road
Commercial zoning variance
Case No. 2004-0241-SPH

Autumn Ridge
Glen Falls Road
8-lot Residential Development
PAI No. 04-420

Fishel Property
Monkton Road
4-lot Residential Development
PAI No. 07-420
Case No. 2007-0352-A

Catterson Property
York Road
4-lot Residential Development
PAI No. 07-426

Beetree Valley
York Road
6-lot Residential Development
PAI No. 07-431

Debra Wiley - Re: Case No. 2013.38-X (5012 Mt. Carmel Road)

From: John Beverungen
To: Adam D Baker; Wallace Lippincott
Date: 11/15/2012 11:00 AM
Subject: Re: Case No. 2013.38-X (5012 Mt. Carmel Road)
CC: Debra Wiley

*Clarification of
Oct. 26 Order*

Gentlemen,

Thank you for bringing this issue to my attention, and I apologize that the Order was not more specific in this regard.

The October 26, 2012 Order in the above case is hereby clarified, in accordance with this correspondence. The Petitioners must still comply with recommendations B and C set forth in the DEPS memo of September 21, 2012, which was attached to the Order. With regard to the number of horses permitted, I will adhere to Section 100.6 of the BCZR (as I have done in similar riding stable cases). The site plan showed that Lot 4 is 9.686 acres, and as such, the Petitioners are entitled to no more than 9 horses on the property. Ms. Manown, the operator of the stable business, testified she at the present time has 8 horses at the site, which would therefore be in compliance with the BCZR, and the Order as clarified herein. All other aspects of the original Order remain in full force and effect.

A copy of this correspondence, and the emails to which it responds, will be kept with the case file.

John Beverungen
ALJ

>>> Wallace Lippincott 11/14/12 9:25 AM >>>

Gentlemen,

Mr. Baker is correct that there is no regulation in Baltimore County that requires two acres of pasture for each horse, however, the recommendation is based on a stocking paper from the Carroll County Extension. The rates are important because the land is part of the supply source for the Metropolitan Drinking Water System that supplies drinking water for 1.8 million people. Concentrated animal facilities have commonly been found to be a major source of water pollution.

As for the Soil Conservation Plan it typically does not give stocking rates and is voluntary. I contacted the Baltimore County District and asked what stocking rate they recommend and was advised that dependent upon the site conditions they will typically use 1.5 acres of good pasture per horse. This might be a compromise position if the land is suitable and the management plans take into account rotation and pasture management.

Please advise if I can be of any additional assistance.

Wally Lippincott, Jr.
Land Preservation Manager
Baltimore County
Department of Environmental Protection and Sustainability
wlippincott@baltimorecountymd.gov
410-887-3854 410-887-3510 fax

Preserving Farms, Forests and

Natural Areas for Future Generations

>>> "Baker, Adam D" <ABaker@wtplaw.com> 11/13/2012 2:53 PM >>>

Judge Beverungen,

I am in receipt of your order, dated October 26, 2012, in the above-referenced matter. I am writing on behalf of my client to express concern regarding one of the conditions upon which your approval was granted.

Specifically, the concern pertains to condition 4, which reads: "Petitioners must comply with the comments set forth in the DEPS memorandum, dated September 21, 2012, which is attached hereto and incorporated herein." Although my client does not take issue with the majority of the DEPS comments contained in the September 21, 2012 memorandum, there is one comment to which they do not wish to be bound: the limitation on the number of horses to no more than one horses per two acres of land owned and/or leased. To my knowledge, the two acres per horse recommendation is unsupported by any regulations. My client is already in the process of implementing the Nutrient Management Plan and Soil and Water Conservation Plan per Mr. Lippencott's other comments. As evidenced at the hearing, my client's property has ample space to appropriately accommodate the horses stabled on the property. In light of these factors, we feel that the horse per acre limitation as recommended by Mr. Lippencott is an unnecessary restriction. The measures that my client is taking with regard to the DEPS comments are designed to protect soil and promote good living conditions for the horses on the property. As a result, we feel that we can meet the intent of Mr. Lippencott's comments without the horse per acre limitation.

Thank you for your kind consideration of our position on this matter. Should you have any questions, please feel free to contact me directly.

Adam D. Baker

LEED AP BD+C

Whiteford, Taylor & Preston, L.L.P.

Towson Commons, Suite 300 | One West Pennsylvania Avenue | Towson, MD 21204

t: 410-832-2052 | f: 410 339-4028

abaker@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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Circular 230 Disclosure:

To ensure compliance with requirements imposed by Treasury and the IRS, we inform you that any federal tax advice contained in this communication (including attachments) is not intended or written to be used and cannot be used for the purpose of (i) avoiding tax penalties that may be imposed under the Internal Revenue Code, or (ii) promoting, marketing, or recommending to another person any transaction or matter addressed herein.

Case No.: 2013-0038-X

JB
10/19
10 AM

Exhibit Sheet

Petitioner/Developer

Protestant

19w 12/31/12

No. 1	Grammar CV	R.O.W. Deed
No. 2	Site Plan	Color Photos (#8)
No. 3	Color Photos	Written Remarks
No. 4	Subdivision Plat	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

LIBER 5859 PAGE 331

THIS AGREEMENT AND DECLARATION OF RIGHTS OF WAYS, made this 10th day of January, 1978, by GAYLORD BROOKS INVESTMENT COMPANY, a body corporate of the State of Maryland, hereinafter referred to as party of the first part, WILLIAM G. HALL, JR. and MARTHA C. HALL, his wife, hereinafter referred to as party of the second part, CLAYTON R. EMERICK and SUSAN HELM EMERICK, his wife, hereinafter referred to as party of the third part, ALAN K. GRIEGER and SHIRLEY A. GRIEGER, his wife, hereinafter referred to as party of the fourth part, THE EQUITABLE TRUST COMPANY, a body corporate, hereinafter referred to as party of the fifth part, CALVERT WHOLESALE FLORISTS INC., a body corporate, hereinafter referred to as party of the sixth part, and FARMERS & MERCHANTS BANK, Fowlesburg, Maryland, a body corporate of the State of Maryland, hereinafter referred to as party of the seventh part.

WHEREAS, Gaylord Brooks Investment Company and William G. Hall, Jr. and Martha C. Hall, his wife, Declarants, did establish certain rights of ways by virtue of a Declaration dated May 10, 1976 and recorded among the Land Records of Baltimore County in Liber No. 5670, folio 586 for the benefit of Lots 1, 2, 3, and Tract A as shown on the Plat entitled "Long Shadow," which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 39, folio 108; and

WHEREAS, certain questions have arisen as to the points referred to in said Declaration; and

WHEREAS, the parties are desirous of clarifying the Declaration of Rights of Ways; and

WHEREAS, since the execution of said Declaration of Rights of Ways, Lot 1 is now vested in the party of the third part and Lot 2 is now vested in the party of the fourth part; and

WHEREAS, in order to redefine and clarify the rights of ways the parties hereto have agreed to rescind the Declaration of Rights of Ways hereinabove referred to and to establish a new Declaration of Rights of Ways.

TRANSFER TAX NOT REQUIRED

Walter R. Richardson
 Director of Taxes
 CALVERT DISTRICT, MARYLAND

Per: [Signature]
 2.28.78 Authorized State Notary

NOW, THEREFORE, it is covenanted and agreed for the mutual benefit of the lots as hereinafter stated the following rights of ways are hereby created subject to the maintenance provisions as herein provided:

1. The owners of Lots 1, 2, 3, and Tract A shall have the right to the use in common of a right of way twenty-four (24) feet wide, the centerline thereof being described as follows:

BEGINNING for the same at a point on the northwest side of Lower Beckleysville Road where the same is intersected by the division line between Lots Numbers 2 and 3 as shown on the aforesaid Plat and running thence along the division line between said lots the following courses and distances: (1) North 29°53'05" West 96.51'; (2) North 2°30'00" East 351.41'; and (3) North 14°30'08" West 134.10' to the end thereof.

2. The owners of Lots 2, 3, and Tract A shall have the right to the use in common of a right of way twenty-four (24) feet wide, the centerline thereof described as follows:

BEGINNING for the same at the end of the right of way herein firstly described and running thence along the division line between Lots 2 and 3 the following courses and distances: (1) North 14°30'08" West 242.22'; (2) North 17°30'34" West 372.86'; (3) North 15°28'50" West 323.69'; (4) North 22°58'20" West 167.88'; (5) North 0°50'08" West 44.88'; (6) North 16°50'22" West 183.44'; (7) North 33°16'59" West 161.10' and thence continuing said line North 33°16'59" West 20' to the end thereof.

Cost of maintenance of said Rights of Ways herein described including but not limited to the cost of mowing the grass shoulders and snow removal shall be borne equally by the owners of lots having a right to the use thereof, subject to the exception that the owners of Lot 3 shall have no obligation to contribute to the costs thereof until such time as a structure is commenced to be erected on said Lot. In the event that the owners of said lots desire to repair the Rights of Ways, then the type and nature of such repairs shall be by majority vote of the lot owners having a right to the use thereof, with the exception that the owners of Lot 3 shall have no vote until such time as a structure is commenced to be erected on said lot.

The parties hereto agree that this Agreement and Declara-

tion of Rights of Ways shall supercede and be in lieu of the prior Declaration of Rights of Ways recorded among the Land Records of Baltimore County in Liber E.H.K.JR. No. 5670, folio 586.

The party of the fifth part, holder of a mortgage lien on the property of the party of the second part, joins in the execution of this Agreement and Declaration of Rights of Ways for the purpose of subordinating its mortgage lien to the legal operation and effect of this Agreement and Declaration of Rights of Ways.

The party of the sixth part, holder of a mortgage lien on the property of the party of the third part, joins in the execution of this Agreement and Declaration of Rights of Ways for the purpose of subordinating its mortgage lien to the legal operation and effect of this Agreement and Declaration of Rights of Ways.

The party of the seventh part, holder of a mortgage lien on the property of the party of the fourth part, joins in the execution of this Agreement and Declaration of Rights of Ways for the purpose of subordinating its mortgage lien to the legal operation and effect of this Agreement and Declaration of Rights of Ways.

AS WITNESS the hands and seals of the parties hereto.

TEST:	GAYLORD BROOKS INVESTMENT COMPANY
<u>[Signature]</u>	By <u>[Signature]</u>
	Richard A. Moore, President
<u>[Signature]</u>	<u>[Signature]</u>
	William G. Hall, Jr.
<u>[Signature]</u>	<u>[Signature]</u>
	Martha C. Hall
<u>[Signature]</u>	<u>[Signature]</u>
	Clayton R. Emerick
<u>[Signature]</u>	<u>[Signature]</u>
	Susan Helm Emerick
<u>[Signature]</u>	<u>[Signature]</u>
	Alan K. Grieger
<u>[Signature]</u>	<u>[Signature]</u>
	Shirley A. Grieger

<u>[Signature]</u>	THE EQUITABLE TRUST COMPANY
WILLIAM F. BYRNE, JR.	By <u>[Signature]</u>
ASSISTANT SECRETARY	F.E. CHITTENDALE,
	VICE PRESIDENT

LIBER 5859 PAGE 224
WHOLESALE FLORISTS INC.

Stuart A. Sheehy By R. Lawrence H. Pico

Jan B. Williams By William C. Rasmussen, President
FARMERS & MERCHANTS' BANK

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 10th day of January, 1978, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared Richard A. Moore, President of Gaylord Brooks Investment Company, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President.

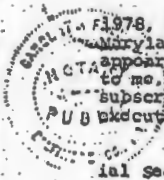
IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.



William C. Rasmussen
Notary Public
My Commission expires: July 1, 1978

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 11th day of January, 1978, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared William G. Hall, Jr. and Martha C. Hall, his wife, known to me, or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and who acknowledged that they executed the same for the purposes therein contained.



IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

William G. Hall, Jr.
Notary Public
My Commission expires: July 1, 1978

STATE OF MARYLAND, County of Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 11th day of January, 1978, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Clayton R. Emerick and Susan Helm Emerick, his wife, known to me, or satisfactorily proven to be the persons whose names are subscribed to the within instrument and who acknowledged that they executed the same for the purposes therein contained.



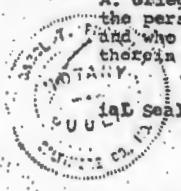
IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Clayton R. Emerick
Notary Public
My Commission expires: July 1, 1978

STATE OF MARYLAND, County of Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 11th day of January, 1978, before me, the subscriber, a Notary Public of the State and

County aforesaid, personally appeared Alan K. Grieger and Shirley A. Grieger, his wife, known to me, or satisfactorily proven to be the persons whose names are subscribed to the within instrument and who acknowledged that they executed the same for the purposes therein contained.

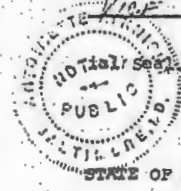


IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Carol T. Fischlich
Notary Public
My Commission expires: July 1, 1978

STATE OF MARYLAND, City of Baltimore, TO WIT:

I HEREBY CERTIFY that on this 24th day of February 1978, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared F.E. CHITTELDALE City VICE PRESIDENT of The Equitable Trust Company, and that he, as such VICE PRESIDENT, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such VICE PRESIDENT.

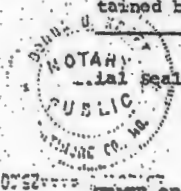


IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Ardwinette B. Knight
Notary Public
My Commission expires: July 1, 1978

STATE OF MARYLAND, County of Baltimore, TO WIT:

I HEREBY CERTIFY that on this 12th day of January 1978, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared R. P. Macnicke, Sr. RESIDENT of Calvert Wholesale Florists Inc., and that he, as such RESIDENT, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such RESIDENT.



IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Donna G. Kraft
Notary Public
My Commission expires: July 1, 1978

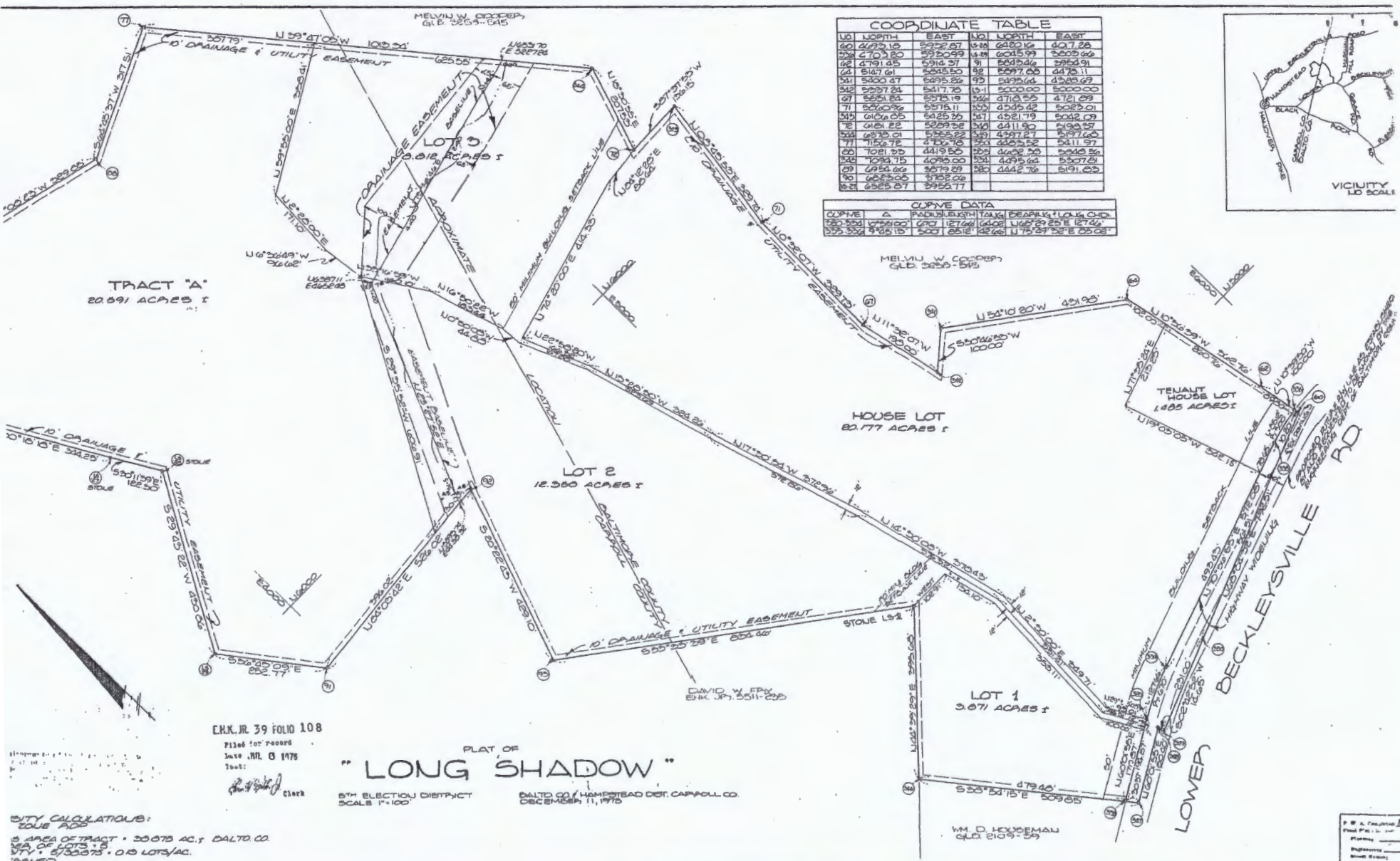
STATE OF MARYLAND, County of Baltimore, TO WIT:

I HEREBY CERTIFY that on this 11th day of January 1978, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Melvin C. Reed President of Farmers & Merchants Bank, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such President.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.



Adelaide B. Hoffman
Notary Public
My Commission expires: July 1, 1978
Rec'd for record FEB 23 1978, 10:29 AM.
Per Elmer N. Kahlino, Jr., Clerk
Mail to Truax, Hanes and Company, etc.
Receipt No. 95.00



COORDINATE TABLE

NO.	NORTH	EAST	NO.	NORTH	EAST
40	4475.10	5925.81	538	6220.16	6071.88
41	4702.20	5920.99	539	6045.99	6000.66
42	4791.45	5914.37	540	5897.00	5950.91
43	5147.61	5845.50	541	5697.00	4476.11
44	5300.47	5875.86	542	5497.00	4300.49
45	5597.34	5417.75	543	5300.00	5000.00
46	5551.84	5575.19	544	4710.55	4710.55
47	5000.00	5575.11	545	4545.42	5025.01
48	4600.05	5425.35	546	4521.79	5042.09
49	4161.23	5329.92	547	4411.90	4900.97
50	4000.00	5325.22	548	4297.87	4877.60
51	3800.00	4800.00	549	4245.52	4811.97
52	3600.00	4419.50	550	4245.52	5040.56
53	3400.00	4095.00	551	4245.52	5307.81
54	3200.00	3870.29	552	4245.52	5591.09
55	3000.00	3700.00	553	4245.52	5874.37
56	2800.00	3550.00	554	4245.52	6157.65
57	2600.00	3425.00	555	4245.52	6440.93
58	2400.00	3325.00	556	4245.52	6724.21
59	2200.00	3250.00	557	4245.52	7007.49
60	2000.00	3200.00	558	4245.52	7290.77
61	1800.00	3175.00	559	4245.52	7574.05
62	1600.00	3170.00	560	4245.52	7857.33
63	1400.00	3185.00	561	4245.52	8140.61
64	1200.00	3220.00	562	4245.52	8423.89
65	1000.00	3275.00	563	4245.52	8707.17
66	800.00	3350.00	564	4245.52	8990.45
67	600.00	3445.00	565	4245.52	9273.73
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80	0.00	5950.00	578	4245.52	12956.72
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86	0.00	7690.00	584	4245.52	14656.88
87	0.00	8015.00	585	4245.52	14940.24
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89	0.00	8695.00	587	4245.52	15506.96
90	0.00	9050.00	588	4245.52	15790.32
91	0.00	9415.00	589	4245.52	16073.68
92	0.00	9790.00	590	4245.52	16357.04
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95	0.00	10975.00	593	4245.52	17207.12
96	0.00	11390.00	594	4245.52	17490.48
97	0.00	11815.00	595	4245.52	17773.84
98	0.00	12250.00	596	4245.52	18057.20
99	0.00	12695.00	597	4245.52	18340.56
100	0.00	13150.00	598	4245.52	18623.92
101	0.00	13615.00	599	4245.52	18907.28
102	0.00	14090.00	600	4245.52	19190.64
103	0.00	14575.00	601	4245.52	19474.00
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111	0.00	18815.00	609	4245.52	21740.88
112	0.00	19390.00	610	4245.52	22024.24
113	0.00	19975.00	611	4245.52	22307.60
114	0.00	20570.00	612	4245.52	22590.96
115	0.00	21175.00	613	4245.52	22874.32
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117	0.00	22415.00	615	4245.52	23441.04
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122	0.00	25690.00	620	4245.52	24857.84
123	0.00	26375.00	621	4245.52	25141.20
124	0.00	27070.00	622	4245.52	25424.56
125	0.00	27775.00	623	4245.52	25707.92
126	0.00	28490.00	624	4245.52	25991.28
127	0.00	29215.00	625	4245.52	26274.64
128	0.00	29950.00	626	4245.52	26558.00
129	0.00	30695.00	627	4245.52	26841.36
130	0.00	31450.00	628	4245.52	27124.72
131	0.00	32215.00	629	4245.52	27408.08
132	0.00	32990.00	630	4245.52	27691.44
133	0.00	33775.00	631	4245.52	27974.80
134	0.00	34570.00	632	4245.52	28258.16
135	0.00	35375.00	633	4245.52	28541.52
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155	0.00	53575.00	653	4245.52	34208.72
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158	0.00	56650.00	656	4245.52	35058.80
159	0.00	57695.00	657	4245.52	35342.16
160	0.00	58750.00	658	4245.52	35625.52
161	0.00	59815.00	659	4245.52	35908.88
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164	0.00	63070.00	662	4245.52	36758.96
165	0.00	64175.00	663	4245.52	37042.32
166	0.00	65290.00	664	4245.52	37325.68
167	0.00	66415.00	665	4245.52	37609.04
168	0.00	67550.00	666	4245.52	37892.40
169	0.00	68695.00	667	4245.52	38175.76
170	0.00	69850.00	668	4245.52	38459.12
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175	0.00	75775.00	673	4245.52	39875.92
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179	0.00	80695.00	677	4245.52	41009.36
180	0.00	81950.00	678	4245.52	41292.72
181	0.00	83215.00	679	4245.52	41576.08
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183	0.00	85775.00	681	4245.52	42142.80
184	0.00	87070.00	682	4245.52	42426.16
185	0.00	88375.00	683	4245.52	42709.52
186	0.00	89690.00	684	4245.52	42992.88
187	0.00	91015.00	685	4245.52	43276.24
188	0.00	92350.00	686	4245.52	43559.60
189	0.00	93695.00	687	4245.52	43842.96
190	0.00	95050.00	688	4245.52	44126.32
191	0.00	96415.00	689	4245.52	44409.68
192	0.00	97790.00	690	4245.52	44693.04
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194	0.00	100570.00	692	4245.52	45259.76
195	0.00	101975.00	693	4245.52	45543.12
196	0.00	103390.00	694	4245.52	45826.48
197	0.00	104815.00	695	4245.52	46109.84
198	0.00	106250.00	696	4245.52	46393.20
199	0.00	107695.00	697	4245.52	46676.56
200	0.00	109150.00	698	4245.52	46959.92
201	0.00	110615.00	699	4245.52	47243.28
202	0.00	112090.00	700	4245.52	47526.64
203	0.00	113575.00	701	4245.52	47810.00
204	0.00	115070.00	702	4245.52	48093.36
205	0.00	116575.00	703	4245.52	48376.72
206	0.00	118090.00	704	4245.52	48660.08
207	0.00	119615.00	705	4245.52	48943.44
208	0.00	121150.00	706	4245.52	49226.80
209	0.00	122695.00	707	4245.52	49510.16
210	0.00	124250.00	708	4245.52	49793.52
211	0.00	125815.00	709	4245.52	50076.88
212	0.00	127390.00	710	4245.52	50360.24
213	0.00	128975.00	711	4245.52	50643.60
214	0.00	130570.00	712	4245.52	50926.96
215	0.00	132175.00	713	4245.52	51210.32
216	0.00	133790.00	714	4245.52	51493.68
217	0.00	135415.00	715	4245.52	51777.04
218	0.00	137050.00	716	4245.52	52060.40
219					

These remarks represent the concerns of Long Shadow homeowners Alan Grieger and Patricia Alfin (5022 Mt Carmel Road, Lot 2), Stanley and Stephanie Antonis (5024 Mt Carmel Road, Lot 1), Victor Long and Annette Giles (5020 Mt Carmel Road, Tract A), and Stephen Johnston (5026 Mt Carmel Road, Lot 2A). We are here to present our concerns before a special exception is granted.

Specifically, that in conducting trail rides, Ms. Manown no longer use any portion of the private access road designated for the specific use of the four occupied properties and an empty lot (Lot 3). Only the four occupied property owners bear the responsibility for maintenance and necessary improvements to this access road. The property seeking the special exception in Ms. Manown's name (5012 Mt Carmel Road, House Lot) has no right of access to this private road. (Provide copies of ROW agreement).

There is an area of even greater concern for us; one that we assume Ms. Manown recognizes as essential to the success of her riding stable business.

The private access road is one lane. In most cases two vehicles approaching will require that one back up to the nearest driveway. As you can see on the Plat, it is pretty much a straight road, with the exception of the angle near the point of entrance or exit to Mt. Carmel Road, which is on a stretch of Mt Carmel that is frequently monitored by police for speeding. We residents have learned to enter and exit with full awareness that another vehicle may be planning to occupy the same single lane at the same time we are. We're also aware of that brief blind spot upon entrance where the road angles to the right. The access road, however, is also regularly used for UPS and USPS deliveries (drivers who are often intent on making good time), as well as larger vehicles for oil and gas deliveries, as well as people who are just lost or curious or, more recently, looking for the entrance to Ms. Manown's riding stable. And, to the point, these drivers have no idea that just beyond that angle in the road they may come upon four to six horses with both adult and child riders, most of whom have little experience with horses.

And, yet, to our great concern, this is precisely the point, less than 100 feet from Mt Carmel Road, that trail rides exit the 5012 Mt Carmel Road property to both

start out and return. To our further concern, the riding parties then proceed another 300 feet along the private access road and then return to the 5012 Mt Carmel Road property to complete the ride, returning by the same path.

It is our understanding that through social media advertising the riding stable has booked some 700 rides over the next six months.

We cannot understand the rationale for putting horses, riders, and drivers in harm's way when installing a gate in a separate location in the same fenced area would be immeasurably safer for all concerned and would allow the riders to remain on 5012 Mt Carmel Road property throughout their rides and, further, would dispel these objections to the special exception request.

(Provide photos of access road, trail path of concern, and fencing)

October 19, 2012

Baltimore County Zoning Hearing

Case # 2013-0038-X

C H E C K L I S T

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

9-7

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NC

9-21

DEPS
(if not received, date e-mail sent _____)

C

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

8-28

STATE HIGHWAY ADMINISTRATION
TRAFFIC ENGINEERING

No objection

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9-27 The Jeffersonian

SIGN POSTING Date: 9-29 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Maryland Department of Assessments and Taxation Real Property Data Search (vw6.2A) BALTIMORE COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
---	---

Account Identifier: District - 05 Account Number - 2400013029 ✓

Owner Information

Owner Name:	STAFFORD CHARLES W STAFFORD LAURIE E	Use:	AGRICULTURAL
Mailing Address:	5012 MT CARMEL RD HAMPSTEAD MD 21074-2926	Principal Residence:	YES
		Deed Reference:	1) /16539/ 00009 2)

Location & Structure Information

Premises Address	Legal Description
5012 MT CARMEL RD 0-0000	9.686 AC 5012 MT CARMEL RD NS LONG SHADOW PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0014	0023	0062		0000			4	2	Plat Ref: 0078/0072

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1945	4,756 SF	9.6900 AC	05

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments		PREFERRED LAND VALUE INCLUDED IN LAND VALUE
			As Of	As Of	
Land	144,340	99,300	01/01/2011	07/01/2012	
Improvements:	331,210	300,200		07/01/2013	
Total:	475,550	399,500			
Preferential Land:	4,340				

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	AGRICULTURAL TRANSFER TAX

Homestead Application Information

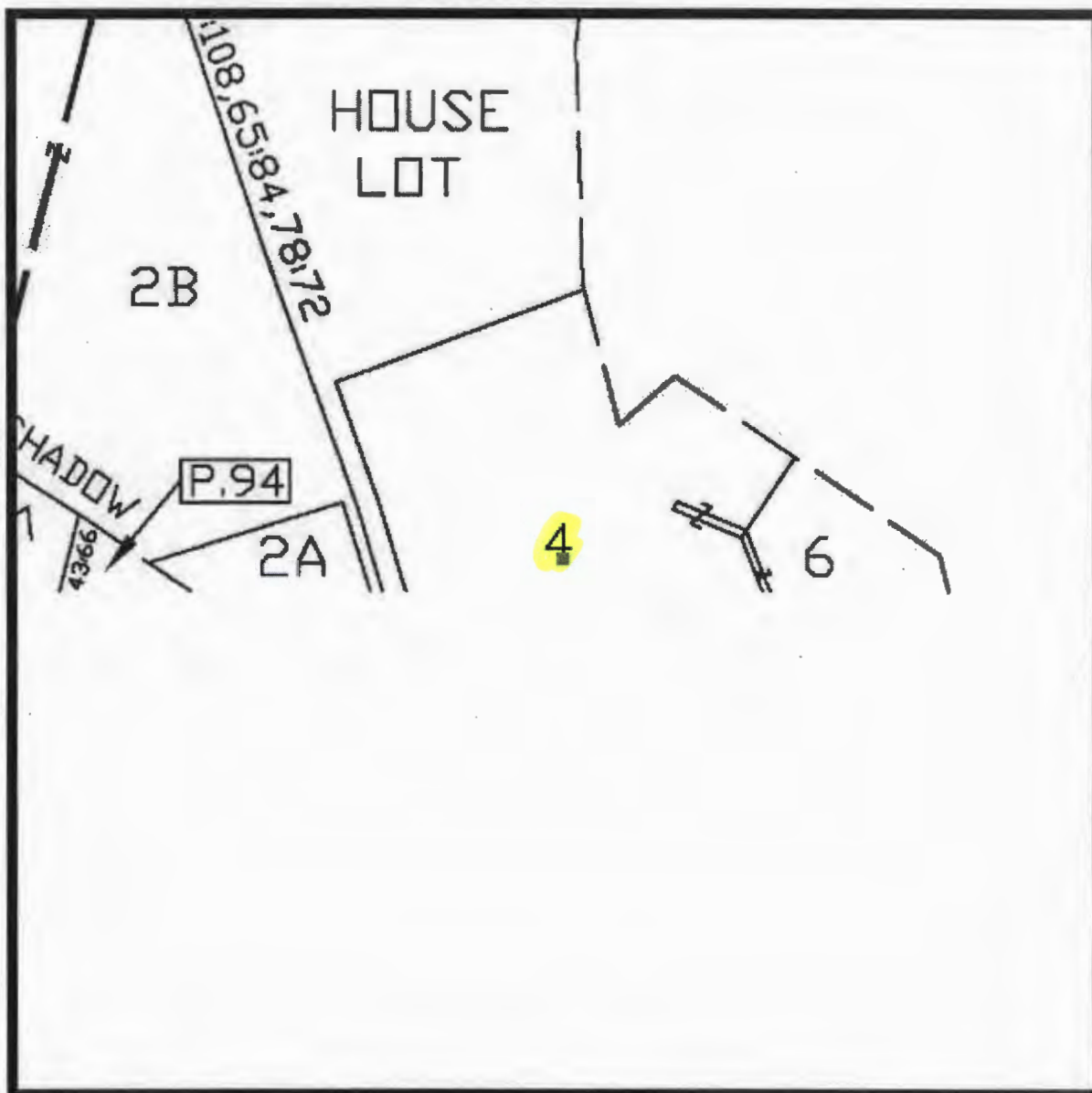
Homestead Application Status: Approved 08/09/2008



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

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

District - 05 Account Number - 2400013029



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

BALTIMORE COUNTY, MARYLAND

10/19 10am
RECEIVED

Inter-Office Correspondence

SEP 21 2012



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 21, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0038-X
Address 5012 Mount Carmel Road
(Stafford Property)

Zoning Advisory Committee Meeting of August 27, 2012.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 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).

Additional Comments:

Environmental Impact Review

This project and any other uses of the property must be in accordance with the terms and conditions established through the subdivision record plat (S.M. 78, Pg. 72). Based on the most recent aerials for the site, it appears that the uses of the existing Forest Buffer Easement and Forest Conservation Easements are in violation of the Baltimore County Code as well as the Declarations of Protective Covenants, Conditions and Restrictions recorded in L.26567/f.682 and L.26567/f.692, respectively. Failure to come into compliance in a timely fashion will lead to the withholding of any future permits and may also lead to enforcement actions and penalties per Sections 33-3-115, 33-3-116, 33-6-118, 33-6-119 and 33-6-120 of the Code.

Reviewer: Michael S. Kulis, EIR Date: 9/21/12

Groundwater Management

Any future bldg. permits for this site must be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: Dan Esser, GWM

Date: 8/30/12

Comments from Agricultural Preservation (AP):

2. The request raises the following concerns:

A.) the size and configuration of the pasture relative to the number of horses,

B.) the impact on soil and soil erosion, and

C.) the treatment of manure especially because of proximity to many dwellings.

Recommendations:

A.) One acre per horse is not sufficient acreage to protect soil & promote good condition for horses. Limit the number of horses to no more than 1 horse per 2 acres of land owned and/or leased.

B.) The acreage is small and the number of horses can quickly lead to erosive conditions. Require the operator to have and implement a "Soil and Water Quality Conservation Plan" from the Baltimore County Soil Conservation District.

C.) The number of horses and proximity to neighboring homes could easily create a nuisance situation with flies and other nuisances from improperly managed manure. Require a State approved "Nutrient Management Plan".

Reviewer: W.S. Lippincott (AP)

C. Brian Lindley, Supervisor,
Environmental Enforcement

10/19
10AM**Debra Wiley - ZAC Comments - Distribution Mtg. of 8/27**

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/30/2012 8:06 AM
Subject: ZAC Comments - Distribution Mtg. of 8/27

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2013-0004-SPHA - 1236 E. Riverside Rd.
No hearing date in database as of today

2013-0032-A - 349 Bigley Ave.
Admin. Var. - Closing Date: 9/10

2013-0033-A - 3937 Chaffey Rd.
Admin. Var. - Closing Date: 9/10

2013-0034-A - 714 Murdock Rd.
Admin. Var. - Closing Date: 9/10

2013-0035-A - 2033 E. Joppa Rd.
No hearing date in database as of today

2013-0036-A - 5803 Pine Hill Dr.
Admin. Var. - Closing Date: 9/17

2013-0037-SPHXA - 10845 Philadelphia Rd.
No hearing date in database as of today

2013-0038-X - 5012 Mt. Carmel Rd.
No hearing date in database as of today

2013-0039-SPH - 1401 Register Ave.
No hearing date in database as of today

2013-0040-A - 3310 Blenheim Rd.
Admin. Var. - Closing Date: 9/17

2013-0041-A - 1919 Wills Rd.
No hearing date in database as of today

2013-0042-A - 3112 Rices Lane
Admin. Var. - Closing Date: 9/17

Subject: ZAC Comments - Distribution Mtg. of 8/27
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 8/30/2012 8:06 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Pending		
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Pending		
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 11, 2012

Charles W. & Laurie E. Stafford
5012 Mt. Carmel Road
Hampstead MD 21074

RE: Case Number: 2013-0038 X, Address: 5012 Mt. Carmel Road, 21074

Dear Mr. & Ms. Stafford:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 21, 2012. 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 black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Adam D. Baker, Esq., 1 W. Pennsylvania Avenue, Suite 300, Towson MD 21204
Amanda Manown, 5012 Mt. Carmel Rd., Hampstead MD 21074



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

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-28-12

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

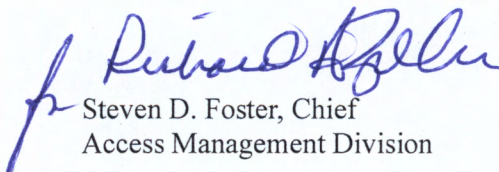
RE: Baltimore County
Item No. 2013-0038-X
Special Exception
Charles W. Laurie E. Stafford
5012 Mt. Carmel Road
MD 137

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 8-27-12. A field inspection and internal review reveals that an entrance onto MD 137 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Exception Case Number 2013-0038-X.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: September 7, 2012

FROM: Dennis A. Kennedy, ^{DAK} Supervisor
Bureau of Development Plans
Review

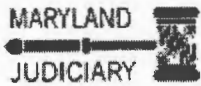
SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2012
Item Nos. 2013-0004, 0032, 0033, 0034, 0035, 0036, 0038, 0039, 0040, 0041
0042 and 0044.

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

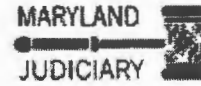
DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08102012-NO COMMENTS.doc



Maryland Judiciary Case Search Results



Search Again

Last Name: **MANOWN** | First Name: **AMANDA**

4 items found, displaying all items.

1

Note: Initial Sort is by Last Name. Sorting by other columns is available by clicking on the desired column header. Secondary sort is always Case Number. (0.027 seconds)

Case Number	Name	Date of Birth	Party Type	Court	Case Type	Case Status	Filing Date	Case Caption
1002SP005192010	Manown, Amanda E	03/1975	Defendant	Carroll County District Court	Peace Order	CLOSE	07/15/2010	
000000HC79013	Manown, Amanda Erin	03/1975	Defendant	Catonsville District Court	Traffic	ACTIVE CASE	06/15/2012	
06C10055467	Manown, Amanda Erin		Plaintiff AKA	Carroll County Circuit Court	Name Change	Closed/Inactive	01/12/2010	In the Matter of: Amanda Erin Matricciani
06C10057141	Manown, Amanda		Defendant	Carroll County Circuit Court	Other Civil	Closed/Inactive	07/22/2010	Carl E Seiler vs Amanda Manown

CaseSearch will only display results for cases that exist and for which the case's existence or a person's identity is not protected information under Md.Rules 16-1001 through 16-1011.

4 items found, displaying all items.

1

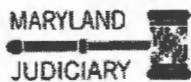
Export options: CSV | Excel | XML

Frequently Asked Questions

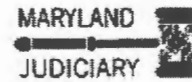
RECEIVED

OCT 19 2012

OFFICE OF ADMINISTRATIVE HEARINGS



Maryland Judiciary Case Search Results



Search Again

Last Name: **MATRICCIANI** | First Name: **AMANDA**

25 items found, displaying all items.

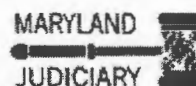
1

Note: Initial Sort is by Last Name. Sorting by other columns is available by clicking on the desired column header. Secondary sort is always Case Number. (0.035 seconds)

Case Number	Name	Date of Birth	Party Type	Court	Case Type	Case Status	Filing Date	Case Caption
3C00161815	Matricciani, Amanda Erin	03/1975	Defendant	Towson District Court	CR	Closed	10/15/2001	
0804SP016742002	Matricciani, Amanda		Defendant	Towson District Court	Domestic Violence	Closed	04/26/2002	
03C02007131	Matricciani, Amanda		Defendant	Baltimore County Circuit Court	Foreclosure	Closed/Inactive	06/26/2002	Friedman, et al vs Matricciani, et al
03C02012352	Matricciani, Amanda E		Plaintiff	Baltimore County Circuit Court	Divorce-Absolute	Closed/Inactive	11/07/2002	Matricciani vs Matricciani
03C02013510	Matricciani, Amanda E		Defendant	Baltimore County Circuit Court	Divorce-Limited	Closed/Active	12/09/2002	Matricciani vs Matricciani
03C03000331	Matricciani, Amanda		Defendant	Baltimore County Circuit Court	Foreclosure	Closed/Inactive	01/10/2003	Friedman, et al vs Matricciani, et al
03C03000718	Matricciani, Amanda		Defendant	Baltimore County Circuit Court	Visitation	Closed/Inactive	01/22/2003	Roche vs Matricciani
080400275382003	Matricciani, Amanda Erin		Defendant	Towson District Court	CONT	Closed	08/19/2003	
080400352452003	Matricciani, Amanda E		Defendant	Towson District Court	CONT	Closed	10/29/2003	
080400266612005	Matricciani, Amanda		Defendant	Towson District Court	CONT	Closed	08/26/2005	
6M00012431	Matricciani, Amanda	03/1975	Defendant	Queen Anne's County District Court	CR	Closed	09/09/2005	
3M00012673	Matricciani, Amanda	03/1975	Defendant	Queen Anne's County District Court	CR	Closed	12/08/2005	



Maryland Judiciary Case Search Results



[Search Again](#)

Last Name: **MACDOUGAL** | First Name: **AMANDA**

4 items found, displaying all items.

1

Note: Initial Sort is by Last Name. Sorting by other columns is available by clicking on the desired column header. Secondary sort is always Case Number. (0.037 seconds)

Case Number	Name	Date of Birth	Party Type	Court	Case Type	Case Status	Filing Date	Case Caption
100200003682007	Macdougall, Amanda		Defendant	Carroll County District Court	CONT	ACTIVE	02/16/2007	
100200016882007	Macdougall, Amanda		Defendant	Carroll County District Court	CONT	ACTIVE	06/22/2007	
03C07010383	Macdougall, Amanda		Defendant	Baltimore County Circuit Court	Divorce-Absolute	Closed/Inactive	09/13/2007	MacDougall vs MacDougall
040200028772009	Macdougall, Amanda A Minor		Plaintiff	Charles County District Court	TORT	Closed	06/25/2009	

CaseSearch will only display results for cases that exist and for which the case's existence or a person's identity is not protected information under Md.Rules 16-1001 through 16-1011.

4 items found, displaying all items.

1

Export options: [CSV](#) | [Excel](#) | [XML](#)

[Frequently Asked Questions](#)

JB 10/19
10 AM

From: Thomas Scollins
To: crichards@baltimorecountymd.gov
CC: Crenson, Charlotte; Markley, John
Date: 10/17/2012 2:57 PM
Subject: case number 2013-0038-x

I am contacting you regarding an upcoming hearing scheduled for **10/19/12** for special exception for a riding stable. The property is **5012 Mt. Carmel Road Legal Owner: Charles W. & Laurie E. Stafford Contract Purchaser: Amanda Manown.**

Amanda Manown has an extensive record of complaints and violations issued from our agency. She recently appeared before the Board of Appeals after not showing for her initial hearing. My agency has cited her for violation of BCC:

- 12- 2-104 Acting without a holding facility license (riding/boarding stable)
- 12-201 License required (dog).

Ms. Manown has refused to comply with the orders of the Animal Hearing Board and currently owes Baltimore County upwards of \$30,000.00 in fines and judgements.

Given Ms. Manowns' history of non-compliance the Animal Control Division will **not** approve a holding facility license for a riding stable owned or operated by her or her agents.

The Animal Control Division would respectfully request that this be taken into consideration when reviewing any request from Ms. Manown and the property owner.

Tom Scollins
Assistant Chief-Animal Control
Baltimore County Department of Health
410-887-5961

These materials
provided by
Carl Richards on
10-19-12

JB 10/19
10 AM
RECEIVED

OCT 19 2012

OFFICE OF ADMINISTRATIVE HEARINGS

October 9, 2012

Dear Mr. Jablon,

I reside in the 3rd District of Baltimore County and am writing regarding **Zoning Issue #2013-0038-x** for property located at **5012 Mt. Carmel Rd., Hampstead, Md. 21074.**

I take issue with the following:

- The current tenant (Amanda Manown) at this residence is running a commercial business out of this property.
- The name of the Business, "Happy on Hooves" is a trail riding business that does NOT currently have any type of stable license from Baltimore County or the State of Maryland. The tenant (Amanda Manown aka Matricciani, Matriciani, Forbes, Seiler and Roche) has racked up in excess of \$9200+ in fines for not having any type stable permit. She did not show up for her own hearing on this. Her next hearing is on Oct 16th. These citations are the result of her operating the same business out of another "residential" location (without permits) on Gunpowder Rd. (for complete info contact Baltimore County Animal Control or Councilman Todd Huff) She has moved to this location to hide from the fines.
- The owner of the business is advertising on social websites. (Living Social, Groupon, AAA and Sweetjack) It is my understanding the owner does not have the appropriate Md. or Baltimore County business license or permit to run a business. How is this allowed?
- Most importantly, does this company have the huge amount of Liability insurance that is required to protect these people (and children starting at age 10 who have NO experience with horses) who are paying for trail rides? When someone gets injured a lawsuit will certainly follow. This is endangering our community and is an accident waiting to happen.
- The ad says it is a 5 mile trail ride. This property is only 9 acres. Has this business secured written permission from all of the surrounding landowners to utilize their property for these trail rides? What happens when someone gets hurt on one of the surrounding landowner's property that has not given permission for them to ride on their land? Will the county be sued?
- How do we know (without a stable license) that these horses have had the proper vet and farrier care to be able to transport the "public" trail riders most of whom have no riding experience?

I believe until all of these issues are clearly resolved that the property in question should **not** be allowed to operate as a "riding stable" with this tenant.

Thank you for reading my concerns. My interest is strictly in the safety of the horses, riders and our community.

Cc: Councilman Todd Huff

Cc: County Executive Kevin Kamenetz

County Council District 3 - Please print out and give to Todd for Friday hearing Amanda Mawown/Matriciani case...

From: "Fran Burns" <fran@boxwoodfarm.com>
To: "Todd Huff" <council3@baltimorecountymd.gov>
Date: 10/16/2012 6:16 PM
Subject: Please print out and give to Todd for Friday hearing Amanda Mawown/Matriciani case...
Attachments: AmandaMatricciani.wps

Todd/Marcie,

Here is an attached letter I received today with a lot of specifics regarding Amanda. Please print out and share with Mr. Jablon, Tom Scollins, and County Executive Kamenetz. Do not forward please with my email address connected.

This person made sure to have lots of documentation to her claims.

Thanks
Fran

RECEIVED

OCT 19 2012

OFFICE OF ADMINISTRATIVE HEARINGS

October 16, 2012

Arnold Jablon
111 W. Chesapeake Ave
Room 213
Towson, MD 21204

RECEIVED

OCT 19 2012

OFFICE OF ADMINISTRATIVE HEARINGS

**RE: Zoning Variance No. 2013-0038-x
5012 Mt. Carmel RD., Hampstead, MD 21074**

Dear Mr. Jablon,

I apologize for the late response as I have only recently become aware of the above mentioned zoning variance.

Prior to making a decision I think it is important for you to have additional information regarding the applicant, currently known as Ms. Amanda Manown. Although I am choosing to remain anonymous I have included supporting information so you can be sure that the information enclosed in this letter is not hearsay but based on the facts.

The applicant, Ms. Manown is a crook and a con artist. She has gone by different names--both legally and illegally--as well as changed the name of her business to avoid negative attention and/or publicity. She has sold horses under her teenage daughters name. She frequently changes her business location as well as her residence. Ms. Manown has a number of court cases, although many have been settled it is a display of her frequent dishonesty. She is driving or has driven on a suspended drivers license. She knowingly purchases and sells sick horses. She has been under investigation by Baltimore County animal control and at this time she owes fines. She currently has court liens against her. She has operated her businesses without the proper insurance, licenses, zoning and/or filing with the Department of Labor and Licensing. She encourages customers/clients to post a review on her website but frequently deletes any negative reviews, furthermore misleading other clients by having her friends and family post positive reviews.

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Ms. Manown has used the following business names; Your Next Horse, Thoroughbred Prospects, Brummell Horse Farm and currently Happy On Hooves.

Previous addresses for Ms. Manown are as follows; 19106 Middletown Rd., Parkton, MD 21120, PO BOX 704 Hunt Valley, MD 21030, 19112 Resh Mill Rd., Hampstead, MD 21074, 707 Wheatley Dr. Westminster, MD 21157, 1937 Hampstead Mexico Rd., Westminster, MD 21157, 1901 Lang Rd., Hampstead, MD 21074 and 18513 Gunpowder Rd., Hampstead, MD 21074.

You can find a plethora of information regarding Ms. Manown by doing a web search using the names listed above. I have included links/website addresses that will help you gain a better understanding of how Ms. Manown operates as well as support the information I have written about. I have also included some district and circuit court case numbers for your reference.

Thank you so much for your attention to this matter!

Court case No.

Amanda Manown

1002SP005192010--peace order

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Amanda Matricciani

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100200037902008--contract (with body attachment)

06M09032374--district court lien

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Amanda Seiler

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100200016882007--contract

Amanda Roche

080400165012006--contract

www.ripoffreport.com

* <http://www.ripoffreport.com/animal-services/amanda-matricciani-y/amanda-matricciani-your-next-pcdw8.htm>

* <http://www.ripoffreport.com/teachers/amanda-manow/amanda-manow-brummel-horse-fa-1f679.htm>

* <http://www.ripoffreport.com/horse-stables/brummel-horse-farm/brummel-horse-farm-amanda-mano-14f31.htm>

* <http://www.ripoffreport.com/horse-stables/brummel-horse-farm/brummel-horse-farm-amanda-mano-14f31.htm>

* <http://www.ripoffreport.com/horse-traders/amanda-matricciani/amanda-matricciani-buyer-bewar-83547.htm>

* <http://www.ripoffreport.com/horse-traders/thoroughbred-prospec/thoroughbred-prospects-amanda-ep946.htm>

<http://www.yelp.com/biz/happy-on-hooves-hampstead>

Amanda Seiler

<http://speakupforhorses.org/Holland.lasso> -- knowingly purchasing sick horses--New Holland Auction

CC:

Councilman Todd Huff

County Executive Kevin Kamenetz

Maryland Department of Assessments and Taxation
 Real Property Data Search (vw6.2A)
 BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 05 Account Number - 2400013029

Owner Information

Owner Name: STAFFORD CHARLES W
 STAFFORD LAURIE E
Use: AGRICULTURAL
Principal Residence: YES
Mailing Address: 5012 MT CARMEL RD
 HAMPSTEAD MD 21074-2926
Deed Reference: 1) /16539/ 00009
 2)

Location & Structure Information

Premises Address: 5012 MT CARMEL RD
 0-0000
Legal Description: 9.686 AC
 5012 MT CARMEL RD NS
 LONG SHADOW PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0014	0023	0062		0000			4	2	Plat Ref: 0078/ 0072

Special Tax Areas
Town: NONE
Ad Valorem Tax Class:

Primary Structure Built: 1945
Enclosed Area: 4,756 SF
Property Land Area: 9.6900 AC
County Use: 05

Stories: 2.000000
Basement: YES
Type: STANDARD UNIT FRAME
Exterior:

Value Information

	Base Value	Value		Phase-in Assessments		PREFERRED LAND VALUE INCLUDED IN LAND VALUE
		As Of	As Of	As Of	As Of	
Land	144,340	01/01/2011	07/01/2012	07/01/2013		
Improvements:	331,210					
Total:	475,550	399,500	399,500	399,500		
Preferential Land:	4,340			4,300		

Transfer Information

Seller: _____ **Date:** _____ **Price:** _____
Type: _____ **Deed1:** _____ **Deed2:** _____
Seller: _____ **Date:** _____ **Price:** _____
Type: _____ **Deed1:** _____ **Deed2:** _____
Seller: _____ **Date:** _____ **Price:** _____
Type: _____ **Deed1:** _____ **Deed2:** _____

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: _____ **Special Tax Recapture:** AGRICULTURAL TRANSFER TAX
Exempt Class:

Homestead Application Information

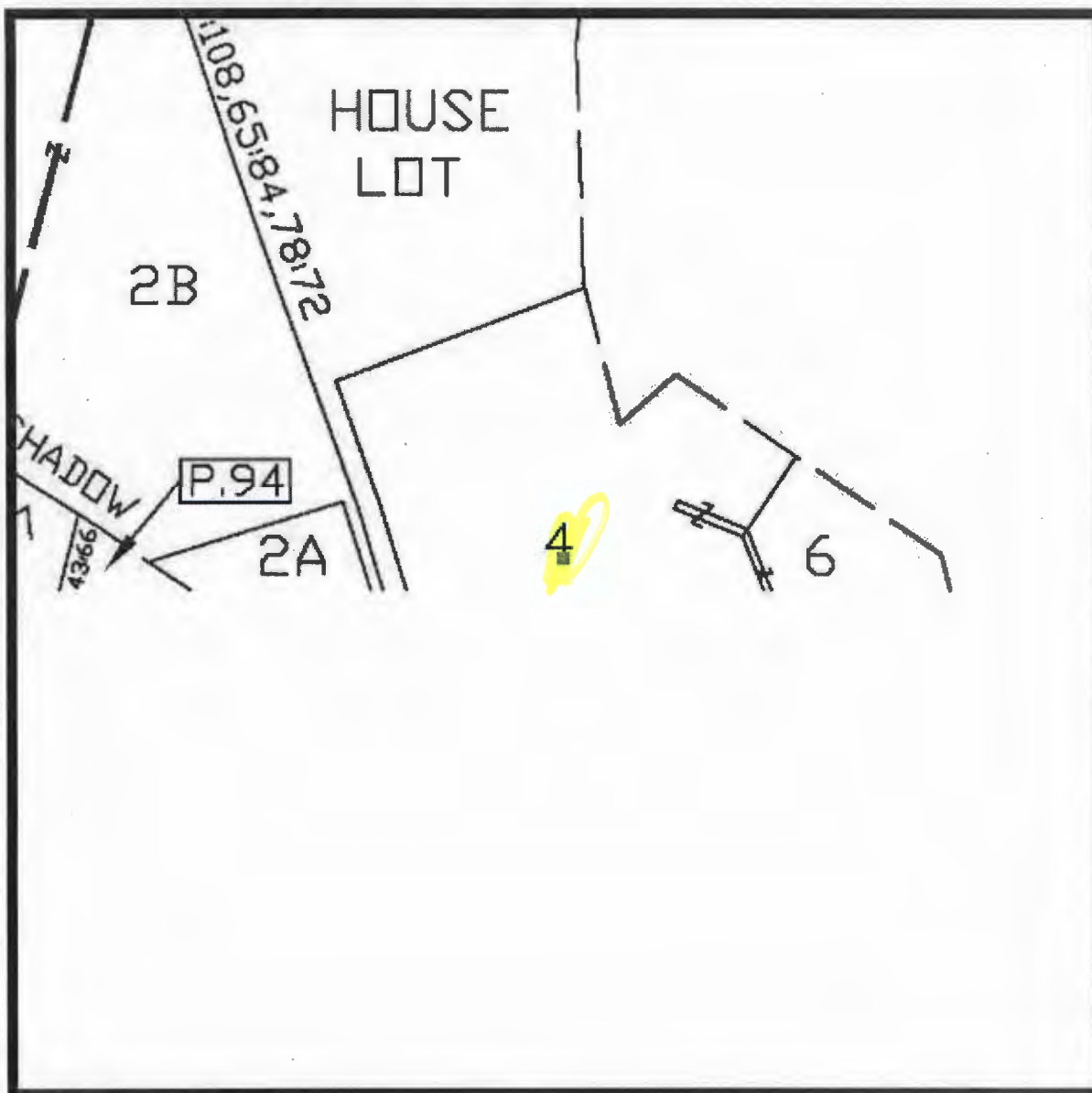
Homestead Application Status: Approved 08/09/2008



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

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

District - 05 Account Number - 2400013029



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

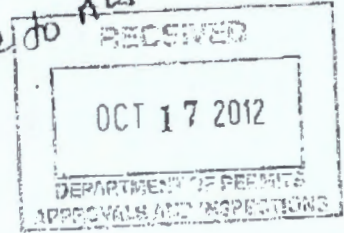
Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

JBS

10/19

10AM

10/22/12
to work
for file to
8



October 10, 2012

Dear Mr. Jablon,

I am sending you this letter because zoning issue #2013-0038-X, 5012 Mt Carmel Rd., Hampstead, Md. 21074 has been brought to my attention. As a member of the community, I think changing the zoning for Amanda Manown to operate a stable is not a good choice.

Ms Manown has over \$9000.00 in fines with Baltimore County Animal Control. She has been advertising on social media sites like Groupon, Living Social and Sweet Jack. She is advertising miles of trails when the property is only 9 acres.

What qualifies her to be operating a business on private property?

Does she have a business license from Baltimore County and the State of Md.?

Is she paying taxes on this business?

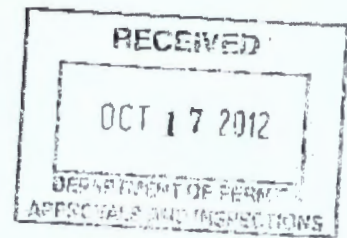
How do we know the horses are in decent shape to utilize with the public if she doesn't have a stable license?

Have the horses been checked out by a vet and farrier to be sure they are good to use for tour rides?

This person is bad news to anyone who is involved with horses. Her previous track record includes many court cases over ten years. (she uses other names too) I feel it is time to stop her illegal business practices and protect our community from this dangerous business before someone gets hurt.

Respectfully submitted,

A concerned member of the community



October 16, 2012

Arnold Jablon
111 W. Chesapeake Ave
Room 213
Towson, MD 21204

**RE: Zoning Variance No. 2013-0038-x
5012 Mt. Carmel RD., Hampstead, MD 21074**

Dear Mr. Jablon,

I apologize for the late response as I have only recently become aware of the above mentioned zoning variance.

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www.ripoffreport.com* <http://www.ripoffreport.com/animal-services/amanda-matricciani-y/amanda-matricciani-your-next-pedw8.htm>* <http://www.ripoffreport.com/teachers/amanda-manow/amanda-manow-brummel-horse-fa-1679.htm>* <http://www.ripoffreport.com/horse-stables/brummel-horse-farm/brummel-horse-farm-amanda-manow-1461.htm>* <http://www.ripoffreport.com/horse-stables/brummel-horse-farm/brummel-horse-farm-amanda-manow-1461.htm>* <http://www.ripoffreport.com/horse-traders/amanda-matricciani/amanda-matricciani-buyer-beware-83547.htm>* <http://www.ripoffreport.com/horse-traders/thoroughbred-prospect/thoroughbred-prospects-amanda-cp946.htm><http://www.yelp.com/biz/happy-on-hooves-hampstead>

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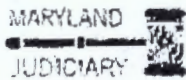
CC:

Councilman Todd Huff

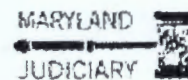
County Executive Kevin Kamenetz

0/16/12

Maryland Judiciary Case Search Results



Maryland Judiciary Case Search Results



Search Again

Last Name: **MATRICCIANI** | First Name: **AMANDA**

25 items found, displaying all items.

1

Note: Initial Sort is by Last Name. Sorting by other columns is available by clicking on the desired column header. Secondary sort is always Case Number. (0.035 seconds)

Case Number	Name	Date of Birth	Party Type	Court	Case Type	Case Status	Filing Date	Case Caption
3C00151815	Matricciani, Amanda Erin	03/1975	Defendant	Towson District Court	CR	Closed	10/15/2001	
0804SP016742002	Matricciani, Amanda		Defendant	Towson District Court	Domestic Violence	Closed	04/26/2002	
03C02007131	Matricciani, Amanda		Defendant	Baltimore County Circuit Court	Foreclosure	Closed/Inactive	06/26/2002	Friedman, et al vs Matricciani, et al
03C02012352	Matricciani, Amanda E		Plaintiff	Baltimore County Circuit Court	Divorce-Absolute	Closed/Inactive	11/07/2002	Matricciani vs Matricciani
03C02013510	Matricciani, Amanda E		Defendant	Baltimore County Circuit Court	Divorce-Limited	Closed/Active	12/09/2002	Matricciani vs Matricciani
03C03000331	Matricciani, Amanda		Defendant	Baltimore County Circuit Court	Foreclosure	Closed/Inactive	01/10/2003	Friedman, et al vs Matricciani, et al
03C03000718	Matricciani, Amanda		Defendant	Baltimore County Circuit Court	Visitation	Closed/Inactive	01/22/2003	Roche vs Matricciani
080400275382003	Matricciani, Amanda Erin		Defendant	Towson District Court	CONT	Closed	08/19/2003	
080400352452003	Matricciani, Amanda E		Defendant	Towson District Court	CONT	Closed	10/29/2003	
080400265612005	Matricciani, Amanda		Defendant	Towson District Court	CONT	Closed	08/26/2005	
6M00012431	Matricciani, Amanda	03/1975	Defendant	Queen Anne's County District Court	CR	Closed	09/09/2005	
3M00012673	Matricciani, Amanda	03/1975	Defendant	Queen Anne's County District Court	CR	Closed	12/08/2005	

Maryland Judiciary Case Search Results

030400011552005	Matricciani, Amanda	Defendant	Anne's County District Court	CONT	Closed	12/19/2005	
6500036847	Matricciani, Amanda E	03/1975 Defendant	Carroll County District Court	CR	Closed	06/06/2006	
100200016982006	Matricciani, Amanda	Defendant	Carroll County District Court	CONT	Closed	07/21/2006	
06K06035400	Matricciani, Amanda E	03/1975 Defendant	Carroll County Circuit Court	Jury Trial-Criminal	Closed/Inactive	12/04/2006	State of Maryland vs AMANDA E MATRICCIANI
100200003682007	Matricciani, Amanda	Defendant	Carroll County District Court	CONT	ACTIVE	02/16/2007	
080400239772007	Matricciani, Amanda	Defendant	Towson District Court	LTMJ	Closed	07/10/2007	
100200020242009	Matricciani, Amanda	Defendant	Carroll County District Court	LTMJ	Closed	07/10/2007	
100200037902008	Matricciani, Amanda Erin	Defendant	Carroll County District Court	CONT	Closed	11/17/2008	
06M09032374	Matricciani, Amanda Erin	Defendant	Carroll County Circuit Court	District Court Lien	Closed/Inactive	04/15/2009	Juliana Taymans vs Amanda Erin Matricciani
05C09054594	Matricciani, Amanda	Defendant	Carroll County Circuit Court	Contract	Closed/Inactive	09/22/2009	Morton Buildings Inc vs Carl Seiler, et al
05C10055467	Matricciani, Amanda Erin	Plaintiff	Carroll County Circuit Court	Name Change	Closed/Inactive	01/12/2010	In the Matter of: Amanda Erin Matricciani
100200002492010	Matricciani, Amanda Aka Amanda Seiler	Defendant	Carroll County District Court	CONT	Closed	01/25/2010	
000000FW01357	Matricciani, Amanda Erin	03/1975 Defendant	Carroll County District Court	Traffic	Closed	04/03/2010	

CaseSearch will only display results for cases that exist and for which the case's existence or a person's identity is not protected information under Md.Rules 16-1001 through 16-1011.

25 items found, displaying all items.

1

Export options: CSV | Excel | XML

M E M O R A N D U M

DATE: December 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0038-X - Appeal Period Expired

The appeal period for the above-referenced case expired on November 26, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Debra Wiley - Re: Case No. 2013.38-X (5012 Mt. Carmel Road)

From: John Beverungen
To: Adam D Baker; Wallace Lippincott
Date: 11/15/2012 11:00 AM
Subject: Re: Case No. 2013.38-X (5012 Mt. Carmel Road)
CC: Debra Wiley

Gentlemen,

Thank you for bringing this issue to my attention, and I apologize that the Order was not more specific in this regard.

The October 26, 2012 Order in the above case is hereby clarified, in accordance with this correspondence. The Petitioners must still comply with recommendations B and C set forth in the DEPS memo of September 21, 2012, which was attached to the Order. With regard to the number of horses permitted, I will adhere to Section 100.6 of the BCZR (as I have done in similar riding stable cases). The site plan showed that Lot 4 is 9.686 acres, and as such, the Petitioners are entitled to no more than 9 horses on the property. Ms. Manown, the operator of the stable business, testified she at the present time has 8 horses at the site, which would therefore be in compliance with the BCZR, and the Order as clarified herein. All other aspects of the original Order remain in full force and effect.

A copy of this correspondence, and the emails to which it responds, will be kept with the case file.

John Beverungen
ALJ

>>> Wallace Lippincott 11/14/12 9:25 AM >>>

Gentlemen,

Mr. Baker is correct that there is no regulation in Baltimore County that requires two acres of pasture for each horse, however, the recommendation is based on a stocking paper from the Carroll County Extension. The rates are important because the land is part of the supply source for the Metropolitan Drinking Water System that supplies drinking water for 1.8 million people. Concentrated animal facilities have commonly been found to be a major source of water pollution.

As for the Soil Conservation Plan it typically does not give stocking rates and is voluntary. I contacted the Baltimore County District and asked what stocking rate they recommend and was advised that dependent upon the site conditions they will typically use 1.5 acres of good pasture per horse. This might be a compromise position if the land is suitable and the management plans take into account rotation and pasture management.

Please advise if I can be of any additional assistance.

Wally Lippincott, Jr.
Land Preservation Manager
Baltimore County
Department of Environmental Protection and Sustainability
wlippincott@baltimorecountymd.gov
410-887-3854 410-887-3510 fax

Preserving Farms, Forests and

Natural Areas for Future Generations

>>> "Baker, Adam D" <ABaker@wtplaw.com> 11/13/2012 2:53 PM >>>

Judge Beverungen,

I am in receipt of your order, dated October 26, 2012, in the above-referenced matter. I am writing on behalf of my client to express concern regarding one of the conditions upon which your approval was granted. Specifically, the concern pertains to condition 4, which reads: "Petitioners must comply with the comments set forth in the DEPS memorandum, dated September 21, 2012, which is attached hereto and incorporated herein." Although my client does not take issue with the majority of the DEPS comments contained in the September 21, 2012 memorandum, there is one comment to which they do not wish to be bound: the limitation on the number of horses to no more than one horses per two acres of land owned and/or leased. To my knowledge, the two acres per horse recommendation is unsupported by any regulations. My client is already in the process of implementing the Nutrient Management Plan and Soil and Water Conservation Plan per Mr. Lippencott's other comments. As evidenced at the hearing, my client's property has ample space to appropriately accommodate the horses stabled on the property. In light of these factors, we feel that the horse per acre limitation as recommended by Mr. Lippencott is an unnecessary restriction. The measures that my client is taking with regard to the DEPS comments are designed to protect soil and promote good living conditions for the horses on the property. As a result, we feel that we can meet the intent of Mr. Lippencott's comments without the horse per acre limitation.

Thank you for your kind consideration of our position on this matter. Should you have any questions, please feel free to contact me directly.

Adam D. Baker

LEED AP BD+C

Whiteford, Taylor & Preston, L.L.P.

Towson Commons, Suite 300 | One West Pennsylvania Avenue | Towson, MD 21204

t: 410-832-2052 | f: 410 339-4028

abaker@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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Circular 230 Disclosure:

To ensure compliance with requirements imposed by Treasury and the IRS, we inform you that any federal tax advice contained in this communication (including attachments) is not intended or written to be used and cannot be used for the purpose of (i) avoiding tax penalties that may be imposed under the Internal Revenue Code, or (ii) promoting, marketing, or recommending to another person any transaction or matter addressed herein.

Debra Wiley - Fwd: Case No. 2013.38-X (5012 Mt. Carmel Road)

From: John Beverungen
To: Debra Wiley
Date: 11/13/2012 3:30 PM
Subject: Fwd: Case No. 2013.38-X (5012 Mt. Carmel Road)

for the file

>>> "Baker, Adam D" <ABaker@wtplaw.com> 11/13/12 2:53 PM >>>
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John Beverungen - Re: Case No. 2013.38-X (5012 Mt. Carmel Road)

From: John Beverungen
To: Adam D Baker; Wallace Lippincott
Date: 11/15/12 10:59 AM
Subject: Re: Case No. 2013.38-X (5012 Mt. Carmel Road)
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Preserving Farms, Forests and
 Natural Areas for Future Generations

>>> "Baker, Adam D" <ABaker@wtplaw.com> 11/13/2012 2:53 PM >>>

Judge Beverungen,

I am in receipt of your order, dated October 26, 2012, in the above-referenced matter. I am writing on behalf of my client to express concern regarding one of the conditions upon which your approval was granted. Specifically, the concern pertains to condition 4, which reads: "Petitioners must comply with the comments set forth in the DEPS memorandum, dated September 21, 2012, which is attached hereto and incorporated herein." Although my client does not take issue with the majority of the DEPS comments contained in the September 21, 2012 memorandum, there is one comment to which they do not wish to be bound: the limitation on the number of horses to no more than one horses per two acres of land owned and/or leased. To my knowledge, the two acres per horse recommendation is unsupported by any regulations. My client is already in the process of implementing the Nutrient Management Plan and Soil and Water Conservation Plan per Mr. Lippencott's other comments. As evidenced at the hearing, my client's property has ample space to appropriately accommodate the horses stabled on the property. In light of these factors, we feel that the horse per acre limitation as recommended by Mr. Lippencott is an unnecessary restriction. The measures that my client is taking with regard to the DEPS comments are designed to protect soil and promote good living conditions for the horses on the property. As a result, we feel that we can meet the intent of Mr. Lippencott's comments without the horse per acre limitation.

Thank you for your kind consideration of our position on this matter. Should you have any questions, please feel free to contact me directly.

Adam D. Baker

LEED AP BD+C

Whiteford, Taylor & Preston, L.L.P.

Towson Commons, Suite 300 | One West Pennsylvania Avenue | Towson, MD 21204

t: 410-832-2052 | f: 410 339-4028

abaker@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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Circular 230 Disclosure:

To ensure compliance with requirements imposed by Treasury and the IRS, we inform you that any federal tax advice contained in this communication (including attachments) is not intended or written to be used and cannot be used for the purpose of (i) avoiding tax penalties that may be imposed under the Internal Revenue Code, or (ii) promoting, marketing, or recommending to another person any transaction or matter addressed herein.









GENERAL NOTES

- EXISTING ZONING IS RC-2.
- BALTIMORE COUNTY ZONING MAP NO. 014c3, 19c1.
- DEED REFERENCE: S.M. 16539/009.
- PROPERTY TAX ACCOUNT No.: 24-00-013029.
- BEING LOT 4, AS SHOWN ON PLAT ENTITLED "FIRST REFINEMENT, FINAL SUBDIVISION PLAT, HOUSE LOT AND LOT 3 LONG SHADOW PROPERTY" RECORDED IN PLAT BOOK 5.M. 78, PAGE 72.
- TOTAL AREA OF PROPERTY - 421,922sf OR 9.686 ac±.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.
- THIS SITE IS NOT HISTORIC.
- THIS SITE IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
- THERE ARE NO ZONING LINES WITHIN 200-FEET OF THIS PROPERTY, UNLESS OTHERWISE SHOWN.

PRIOR ZONING HISTORY

- NONE.

CURRENT OR OUTSTANDING ZONING VIOLATIONS

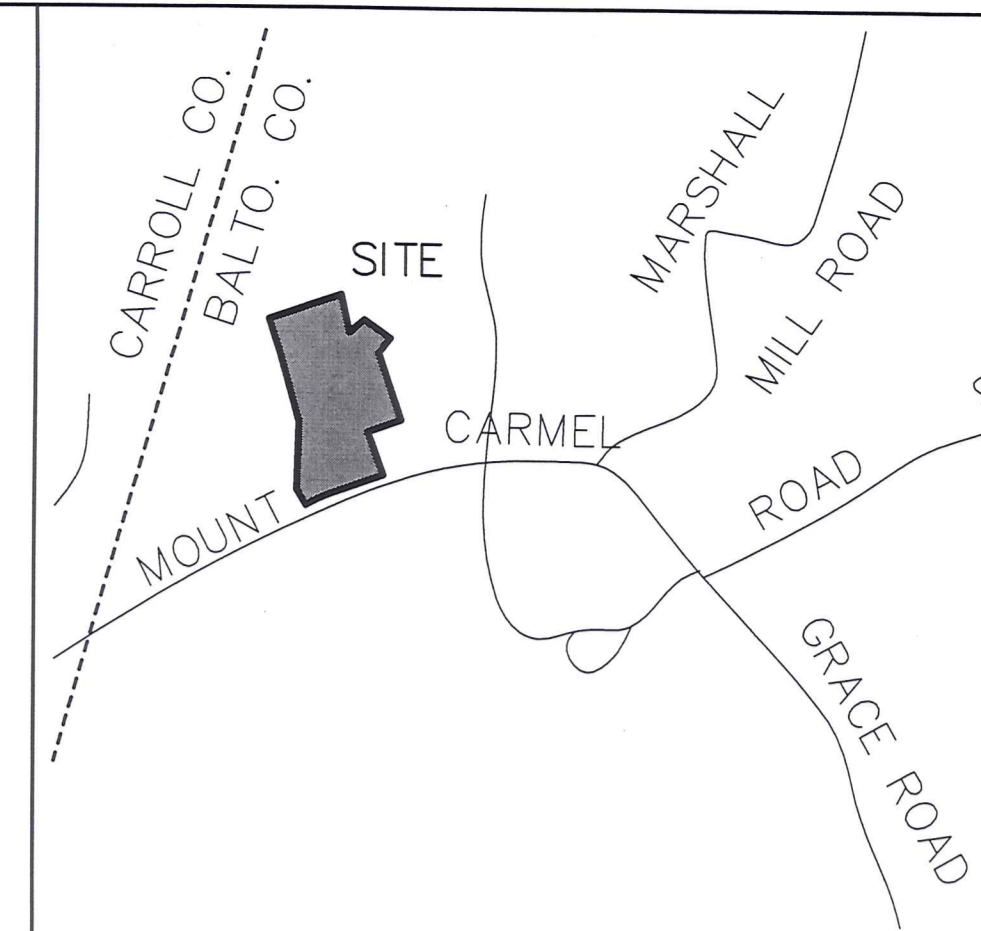
- NONE.

PARKING DATA

- PARKING REQUIRED FOR EXISTING DWELLING: 2
- PARKING EXISTING FOR EXISTING DWELLING: 2 (GARAGE)
- RIDING STABLE PARKING REQUIRED: 1 PER EMPLOYEE
- RIDING STABLE EMPLOYEES: 2
- RIDING STABLE PARKING PROPOSED: 6 SPACES

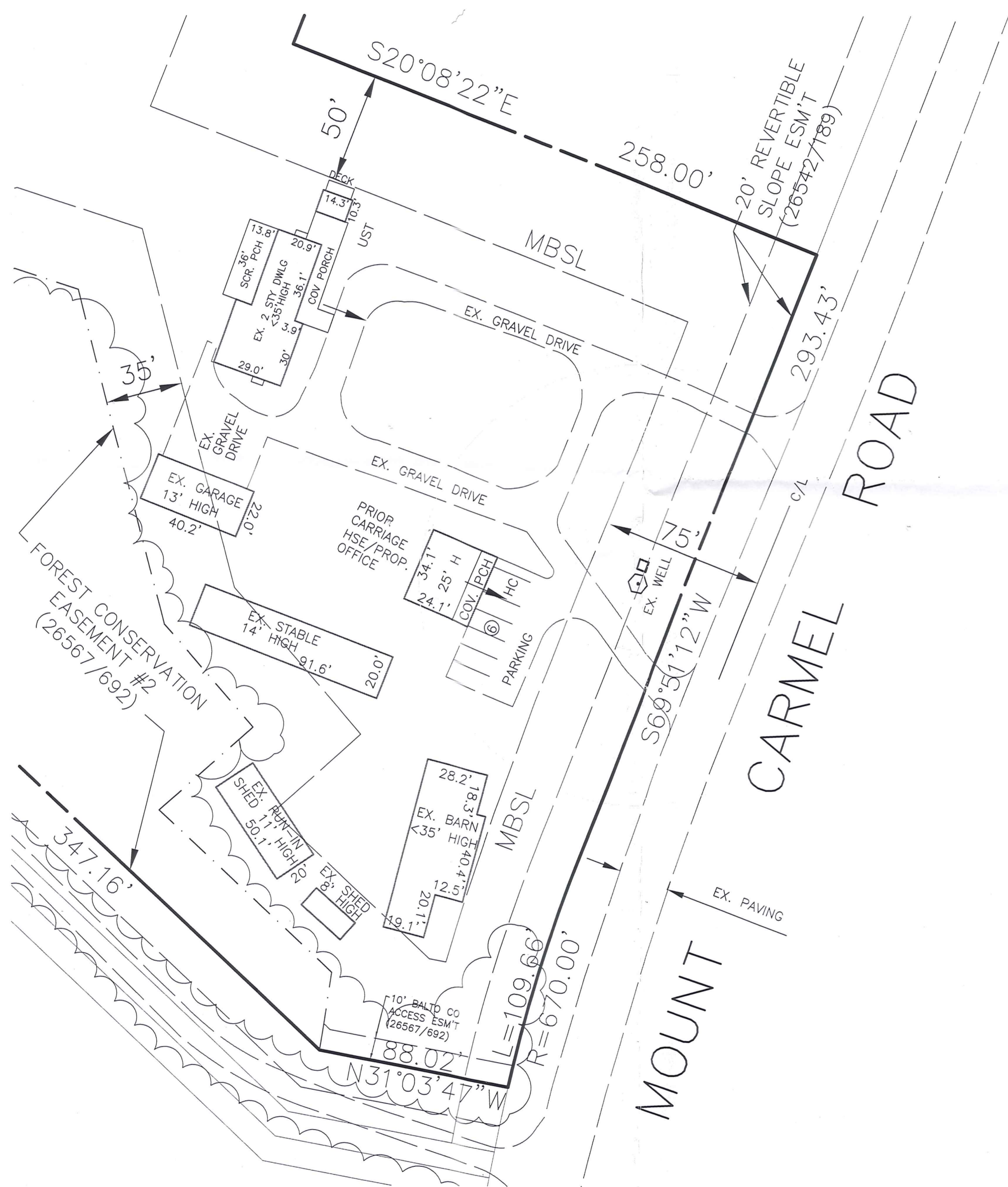
PAI DATA

- PAI No.: 05-221
- D.R.C. No.: 061002C



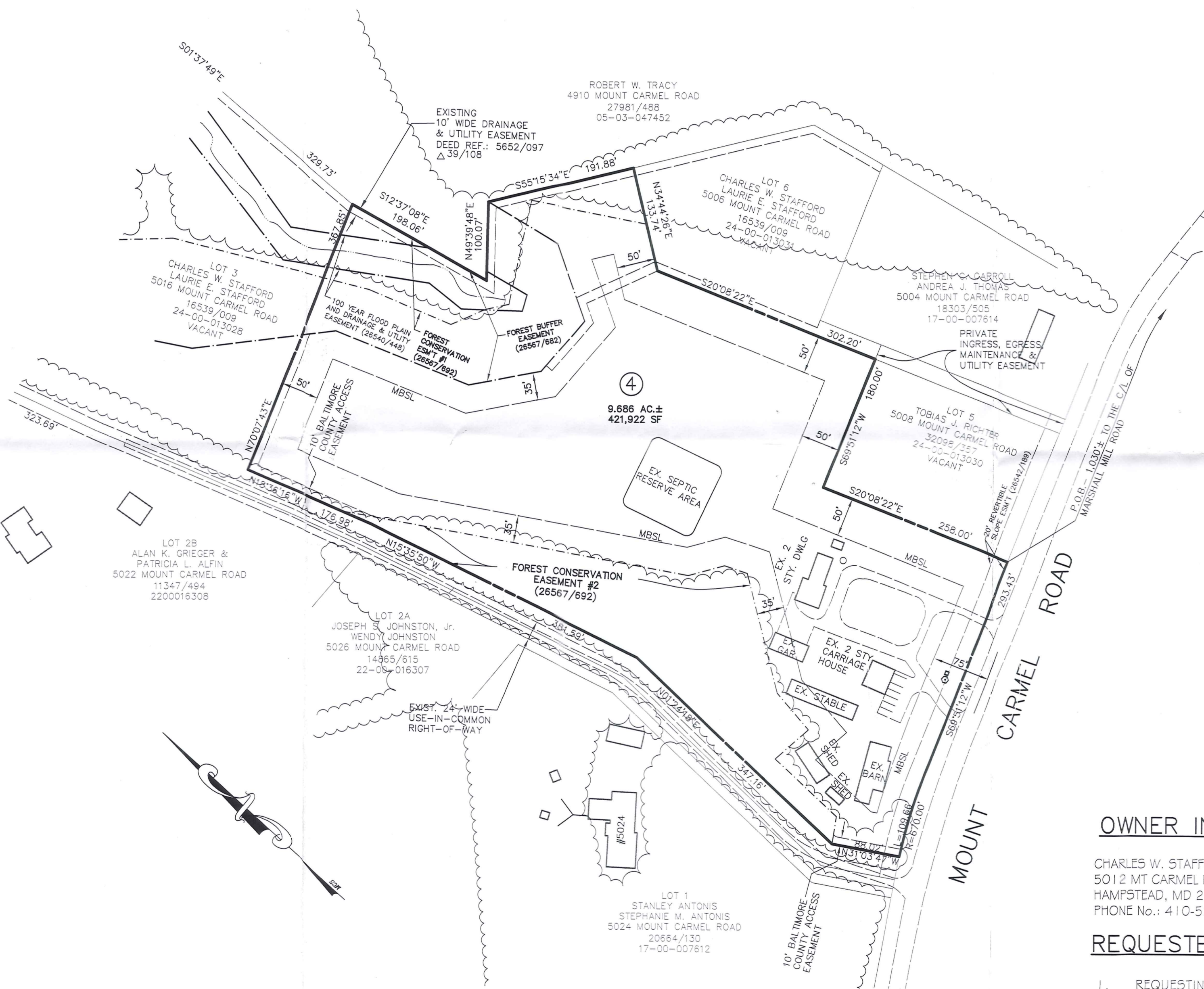
VICINITY MAP

SCALE: 1"=1000'



PROPERTY DETAILS

1" = 40'



OVERALL SITE

1" = 100'

OWNER INFO

CHARLES W. STAFFORD & LAURIE E. STAFFORD
 5012 MT CARMEL ROAD
 HAMPSTEAD, MD 21074
 PHONE No.: 410-526-9207

REQUESTED ZONING RELIEF:

- REQUESTING APPROVAL OF A SPECIAL EXCEPTION TO USE THE SUBJECT PROPERTY FOR RIDING STABLES PURSUANT TO SECTION 1A01.2.C.21 OF THE B.C.Z.R.

PLAN TO ACCOMPANY PETITION FOR ZONING HEARING

#5012 MOUNT CARMEL ROAD

5TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 3RD COUNCILMANIC DISTRICT
 SCALE: AS SHOWN DATE: AUGUST 20, 2012



10 GERARD AVENUE
 SUITE 101
 TIMONIUM, MD 21093
 PHONE: (410) 252-4444
 FAX: (410) 252-4493
 WWW.POLARISLANDCONSULTANTS.COM

LAND SURVEYING • SUBDIVISION DESIGN • COMMERCIAL SITE DESIGN • LAND USE & PLANNING
 STORM WATER MANAGEMENT • CONSTRUCTION SURVEYING • PROJECT MANAGEMENT • ZONING MATTERS
 COMPUTED BY: DRAWN BY: JDG CHECKED BY: JDG JOB NO. 12-092



8/21/12
 GEOFFREY A. SCHULTZ
 MARYLAND REGISTRATION No. 21154
 LICENSE EXPIRES: 01-28-2013

PETITIONER'S
 EXHIBIT NO. 2



LOOKING NORTHEASTERLY ALONG MT. CARMEL ROAD



LOOKING SOUTHWESTERLY ALONG MT. CARMEL ROAD

PICTURE EXHIBITS
5012 MT. CARMEL ROAD
CASE No. 2013-038-X
PICTURES TAKEN 8-17-12 UNLESS OTHERWISE NOTED

PETITIONER'S

EXHIBIT NO.

3



FRONT OF CARRIAGE HOUSE



PARKING AT CARRIAGE HOUSE

PICTURE EXHIBITS
5012 MT. CARMEL ROAD
CASE No. 2013-038-X
PICTURES TAKEN 8-17-12 UNLESS OTHERWISE NOTED



VIEW OF BARN FROM MT. CARMEL ROAD



FRONT OF SHED/STABLE

PICTURE EXHIBITS
5012 MT. CARMEL ROAD
CASE No. 2013-038-X
PICTURES TAKEN 8-17-12 UNLESS OTHERWISE NOTED



STABLE



STABLE

PICTURE EXHIBITS
5012 MT. CARMEL ROAD
CASE No. 2013-038-X
PICTURES TAKEN 8-17-12 UNLESS OTHERWISE NOTED



GARAGE



DWELLING

PICTURE EXHIBITS
5012 MT. CARMEL ROAD
CASE No. 2013-038-X
PICTURES TAKEN 8-17-12 UNLESS OTHERWISE NOTED



FROM DWELLING TOWARDS MT. CARMEL ROAD



FROM DWELLING LOOKING EASTERLY TOWARDS LOT 5

PICTURE EXHIBITS
5012 MT. CARMEL ROAD
CASE No. 2013-038-X
PICTURES TAKEN 8-17-12 UNLESS OTHERWISE NOTED



NEAR #5024 DRIVE LOOKING TOWARDS BARN AND STABLE



VIEW SOUTHERLY ALONG PANHANDLE DRIVE

PICTURE EXHIBITS
5012 MT. CARMEL ROAD
CASE No. 2013-038-X
PICTURES TAKEN 8-17-12 UNLESS OTHERWISE NOTED

GENERAL NOTES

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-213.
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS, HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST, UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.
6. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
7. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.
8. THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF ARE EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
9. PANHANDLE DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SOLD.
10. EASEMENT AGREEMENTS FOR PANHANDLES ARE INTENDED TO BE RECORDED SIMULTANEOUSLY WITH THE PLAT.
11. TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.
12. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
13. ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING PERMITS.
14. PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF FIVE YEARS AFTER THE DATE THE PLAT IS SIGNED BY THE DIRECTOR OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AFTER THAT PERIOD, NEW TESTS MAY BE REQUIRED.
15. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON AREA SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
16. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

SITE DATA

GROSS AREA OF SITE: 28,988 AC.±
 NET AREA OF SITE: 28,988 AC.±
 HIGHWAY WIDENING AREA: 0.00 AC.
 DEED REFERENCE: 16539/009
 TAX ACCOUNT NUMBER: 17-00-006573 AND 17-00-006574
 TAX MAP: 23 GRID: 14 PARCEL: 52
 CENSUS TRACT: 4050
 REGIONAL PLANNING DISTRICT: 302
 SCHOOL DISTRICT: FIFTH DISTRICT ELEMENTARY SCHOOL
 HEREFORD MIDDLE SCHOOL
 HEREFORD HIGH SCHOOL
 WATERSHED: 16
 SUBWATERSHED: 81
 COUNCILMATIC DISTRICT: 3
 BALTIMORE COUNTY ZONING MAP REFERENCE NO.: NW-29-J

DENSITY NOTES

GROSS AREA: 28,988 AC.±
 ROAD DEDICATION: 0.00 AC.±
 NET AREA OF LOTS: 28,988 AC.±
 PARKING REQUIRED: 2 SPACES PER LOT = 8
 PARKING PROPOSED: 8

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	127.66	670.00	105.55	64.02	127.46	S64°23'42"W

LINE TABLE

LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	35.41	S25°42'12"W	L31	80.26	N87°08'33"W	L61	109.42	N82°24'05"E
L2	293.87	S78°32'30"W	L32	46.93	N30°17'59"W	L62	50.31	N36°53'00"E
L3	271.27	N74°47'05"E	L33	129.14	N17°33'04"W	L63	60.69	S11°50'32"E
L4	423.65	N82°36'50"E	L34	118.34	N46°13'45"W	L64	21.41	S65°14'15"W
L5	167.28	S48°37'02"W	L35	93.86	S65°34'18"W	L65	78.40	N39°49'19"W
L6	455.14	S31°36'30"E	L36	226.5	S52°31'02"W	L66	52.74	N03°45'00"W
L7	48.74	S56°46'53"E	L37	104.30	S10°59'38"E	L67	192.54	N33°09'39"W
L8	30.66	S23°42'50"E	L38	102.60	S28°44'28"W	L68	245.60	N10°14'38"E
L9	157.37	S33°42'52"W	L39	85.98	S88°38'42"W	L69	87.77	N13°35'15"W
L10	61.62	S07°18'40"W	L40	94.87	N52°23'03"W	L70	105.73	N18°17'23"E
L11	56.72	N83°11'26"W	L41	185.00	S19°52'17"E	L71	129.46	N02°58'30"W
L12	108.33	S01°18'41"W	L42	189.71	N48°43'31"W	L72	76.08	N20°42'30"W
L13	35.59	S56°58'38"W	L43	48.35	N30°24'04"W	L73	101.46	S05°55'03"E
L14	150.53	N31°03'50"W	L44	210.79	N08°39'57"E	L74	121.55	S02°27'52"W
L15	134.99	S60°48'38"W	L45	114.70	N15°38'33"E	L75	91.42	S25°29'48"W
L16	31.46	N53°46'22"W	L46	313.93	N03°17'36"E	L76	99.75	S08°34'10"E
L17	47.75	N65°40'53"W	L47	189.68	S83°58'24"W	L77	213.76	S12°14'36"W
L18	114.28	N19°07'09"W	L48	104.53	S76°46'34"W	L78	183.13	S33°32'02"E
L19	263.47	N27°39'32"W	L49	50.29	N14°09'05"W	L79	177.26	N06°22'22"W
L20	96.53	N43°11'23"W	L50	42.20	N68°49'57"W	L80	80.89	N45°29'53"W
L21	116.13	N07°15'36"E	L51	89.46	N77°46'55"E	L81	83.66	N82°05'14"W
L22	117.35	N23°17'55"E	L52	53.80	S78°04'31"W	L82	196.73	S78°08'54"W
L23	93.49	N23°35'31"W	L53	46.16	N77°05'47"W	L83	250.78	S69°02'35"W
L24	38.79	N03°17'36"E	L54	67.12	S36°22'15"W	L84	140.35	N24°44'46"E
L25	59.62	N71°41'48"W	L55	53.05	N41°19'18"E	L85	110.77	N50°17'39"E
L26	33.86	N02°47'30"W	L56	94.13	N64°17'32"E	L86	61.51	S76°31'25"E
L27	63.16	N66°57'02"E	L57	84.53	S61°38'00"E	L87	174.91	N78°46'12"E
L28	92.00	N21°34'56"E	L58	98.30	N82°37'32"E	L88	92.24	N48°01'40"E
L29	58.71	N09°41'44"W	L59	23.03	N17°46'55"E	L89	221.25	S17°46'55"W
L30	161.87	N21°46'09"W	L60	65.74	S86°30'35"E	L90	333.74	N17°46'55"W

COORDINATE TABLE

#	NORTHING	EASTING
1	710311.445	1361104.964
2	710140.394	1361100.868
3	710044.512	1361113.937
4	709912.312	1361204.277
5	709737.985	1361260.714
6	709693.130	1361262.226
7	709539.844	1361330.689
8	709229.608	1361423.030
9	708876.235	1361541.983
10	708513.771	1361643.166
11	708162.467	1361634.549
12	708079.796	1361384.346
13	708085.988	1361694.625
14	708141.074	1361809.574
15	708311.023	1362272.813
16	708632.350	1362154.974
17	708703.523	1362355.883
18	708803.211	1362334.590
19	709049.321	1361979.699
20	708984.550	1361903.422
21	709177.830	1361860.151
22	709507.431	1361850.771
23	709834.222	1361894.775
24	709825.993	1361758.877
25	710024.007	1361821.004
26	710496.987	1361411.593

Filed for record
 78
 Date: JAN 25 2016
 Test: [Signature]
 Clerk

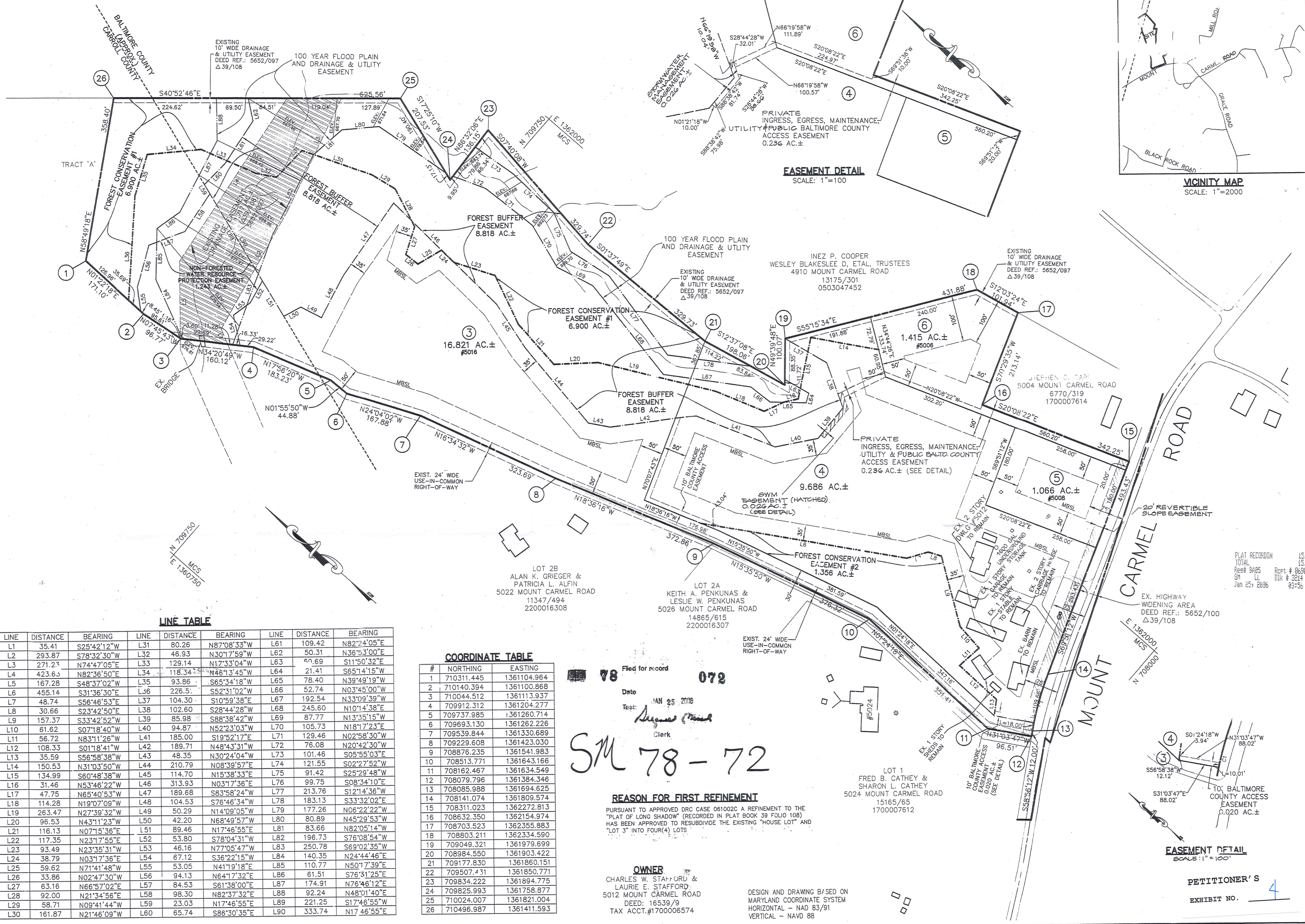
SM 78-72

REASON FOR FIRST REFINEMENT

PURSUANT TO APPROVED DRG CASE 081002A A REFINEMENT TO THE "PLAT OF LONG SHADOW" (RECORDED IN PLAT BOOK 39 FOLIO 108) HAS BEEN APPROVED TO RESUBDIVIDE THE EXISTING "HOUSE LOT" AND "LOT 3" INTO FOUR (4) LOTS

OWNER
 CHARLES W. STAFFORD & LAURIE E. STAFFORD
 5012 MOUNT CARMEL ROAD
 DEED: 16539/9
 TAX ACCT. #1700006574

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88



EASEMENT DETAIL
 SCALE: 1"=100

VICINITY MAP
 SCALE: 1"=2000

EASEMENT DETAIL
 SCALE: 1"=100

PETITIONER'S
 EXHIBIT NO. 4

McKEE & ASSOCIATES, INC.
 Engineering - Land Planning - Land Surveying
 Natural Resource Planning - Real Estate Development
 5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
 TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

COMPUTED BY: JDG DRAWN BY: REK/JMB CHECKED BY: GCW JOB No.: 02-050B

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

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PRELIMINARY PLAN DATED OCT. 14 2003 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED PRELIMINARY PLAN.

JAMES W. McKEE, DATE 9/22/04
 MARYLAND REG. NO. 9012

OWNER'S CERTIFICATION
 THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Charles W. Stafford, DATE 9/22/04
 Laurie E. Stafford, DATE 9/22/04

APPROVED
 James J. Urban Deputy Director, DATE 12/20/05
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED
 By the Director of Permits and Development Management pursuant to Section 32-4-212, BALTIMORE COUNTY CODE

Walter J. [Signature], DATE 1/25/06
 DIRECTOR, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

FIRST REFINEMENT FINAL SUBDIVISION PLAT
HOUSE LOT AND LOT 3
LONG SHADOW PROPERTY
 (PRIOR RECORDING REFERENCE Δ 39/108)
 5TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 HAM STEAD DISTRICT CARROLL COUNTY, MARYLAND
 SCALE: 1"=100' PDM NO. V-221 DATE: OCT. 17, 2003
 3RD COUNCILMANIC DISTRICT

P.W.A. COMPLETED: N/A-DDP
 FINAL PLAT CHECKED: [Signature] 08/12/06
 PLANNING: [Signature] 08/12/06
 ENGINEERING: RJE/10/20/04 [Signature] 10/25/04
 HOUSE NUMBERS: Jai 9/22/04
 LAND ACQUISITION: [Signature] 9/22/04
 RECREATION AND PARKS: [Signature] 9/22/04

GENERAL NOTES

- EXISTING ZONING IS RC-2.
- BALTIMORE COUNTY ZONING MAP NO. 014c3, 19c1.
- DEED REFERENCE: S.M. 16539/009.
- PROPERTY TAX ACCOUNT No.: 24-00-013029.
- BEING LOT 4, AS SHOWN ON PLAT ENTITLED "FIRST REFINEMENT, FINAL SUBDIVISION PLAT, HOUSE LOT AND LOT 3 LONG SHADOW PROPERTY" RECORDED IN PLAT BOOK S.M. 78, PAGE 72.
- TOTAL AREA OF PROPERTY - 421,922sf OR 9.686 ac±.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.
- THIS SITE IS NOT HISTORIC.
- THIS SITE IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
- THERE ARE NO ZONING LINES WITHIN 200-FEET OF THIS PROPERTY, UNLESS OTHERWISE SHOWN.

PRIOR ZONING HISTORY

- NONE.

CURRENT OR OUTSTANDING ZONING VIOLATIONS

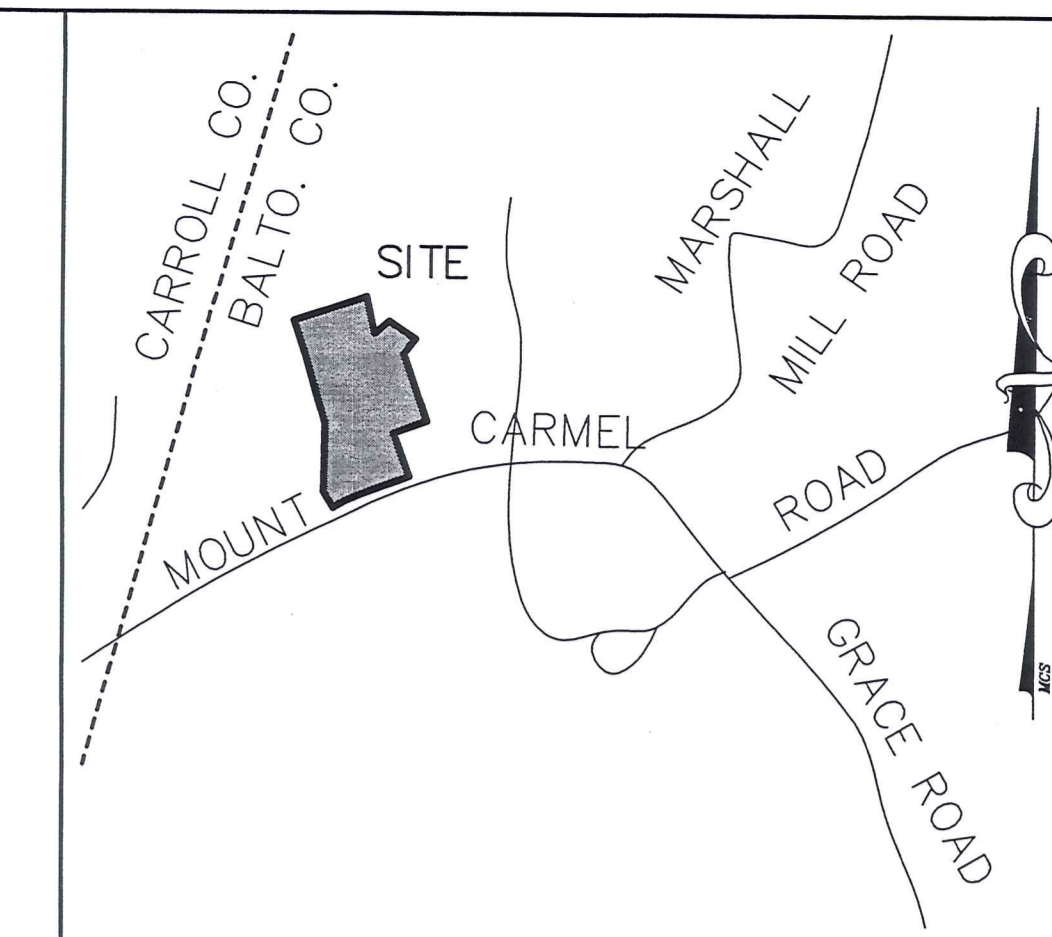
- NONE.

PARKING DATA

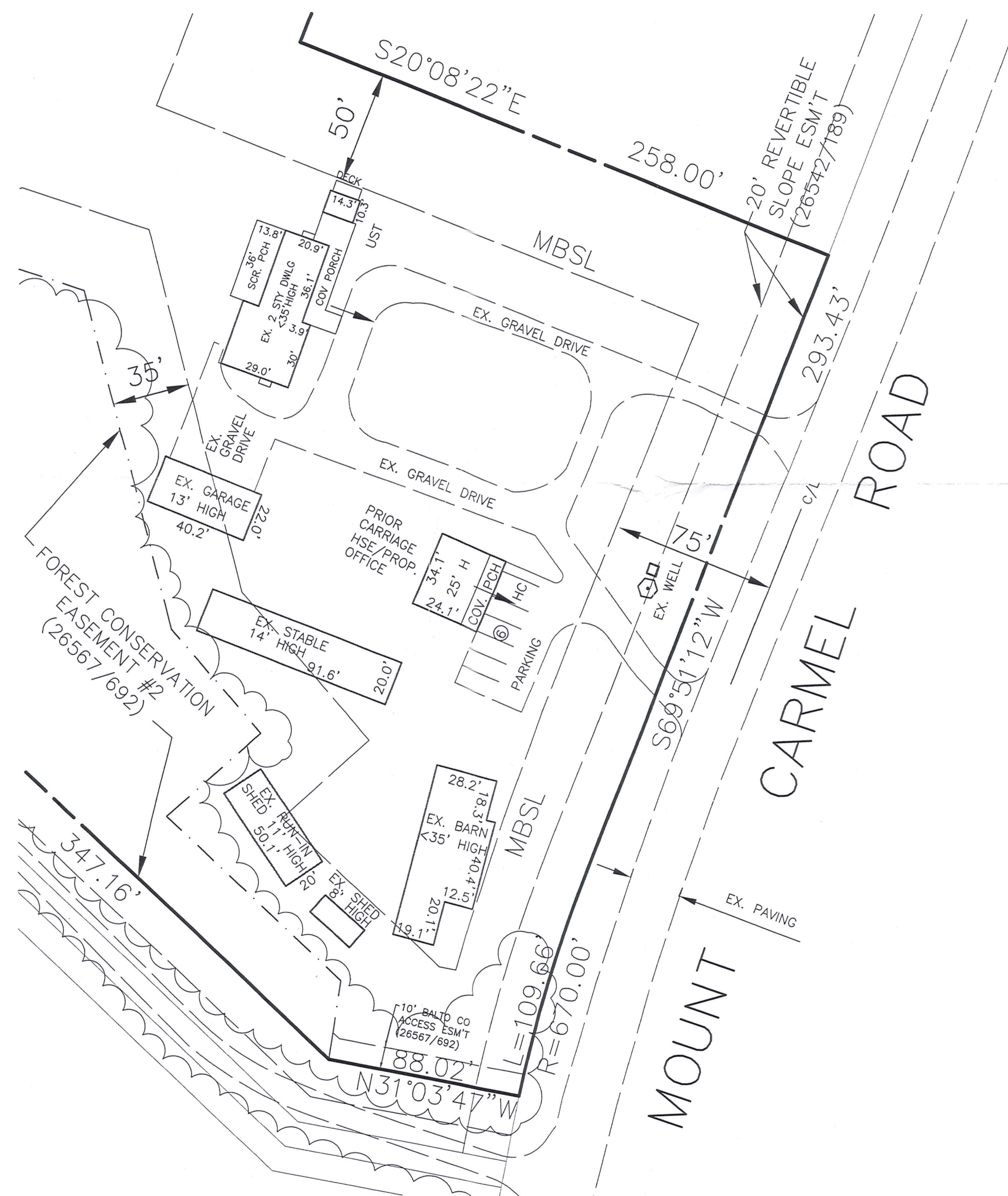
- PARKING REQUIRED FOR EXISTING DWELLING: 2
- PARKING EXISTING FOR EXISTING DWELLING: 2 (GARAGE)
- RIDING STABLE PARKING REQUIRED: 1 PER EMPLOYEE
- RIDING STABLE EMPLOYEES: 2
- RIDING STABLE PARKING PROPOSED: 6 SPACES

PAI DATA

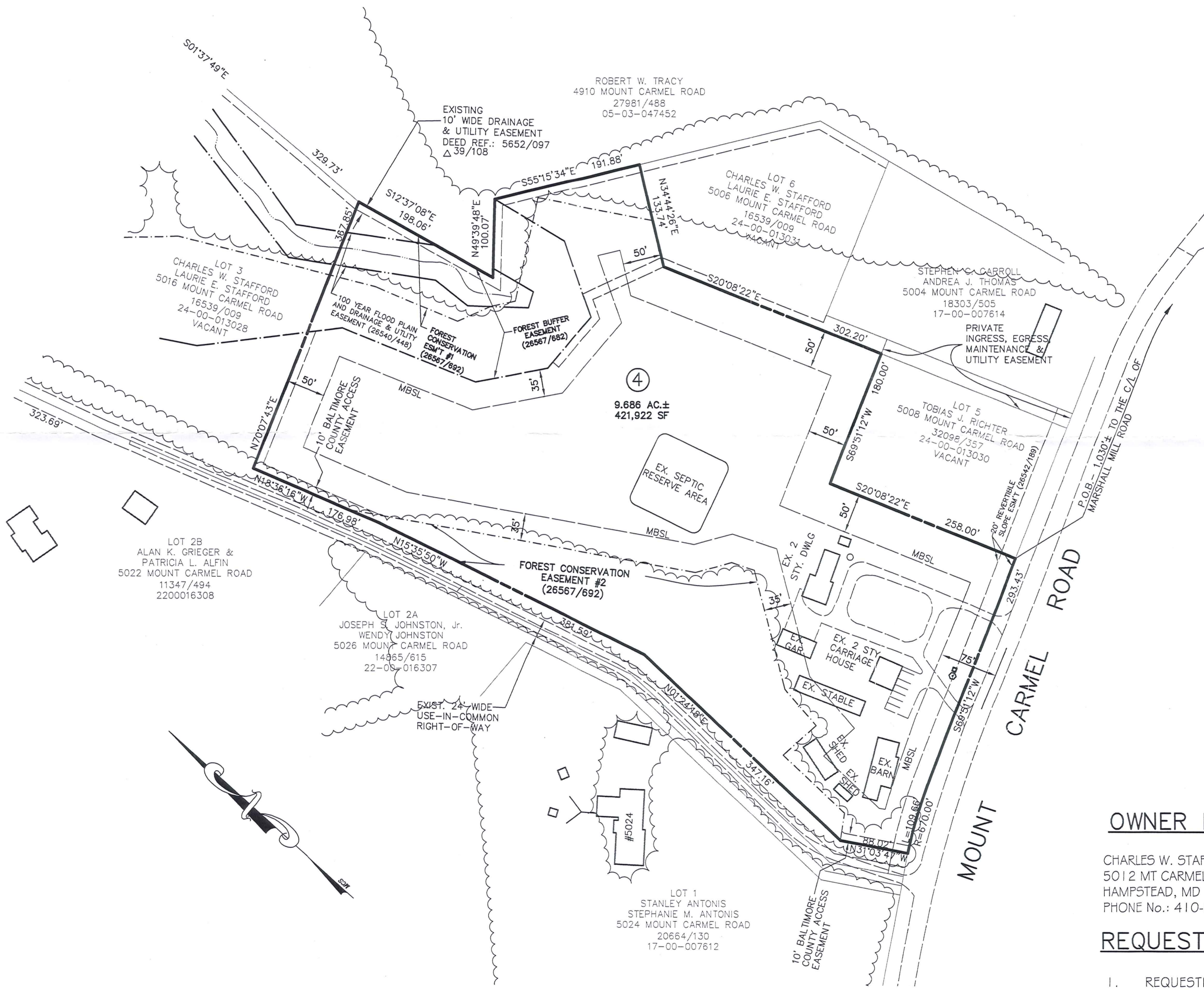
- PAI No.: 05-221
- D.R.C. No.: 061002C



VICINITY MAP
SCALE: 1"=1000'



PROPERTY DETAILS
1" = 40'



OVERALL SITE
1" = 100'

OWNER INFO

CHARLES W. STAFFORD & LAURIE E. STAFFORD
5012 MT CARMEL ROAD
HAMPSHIRE, MD 21074
PHONE No.: 410-526-9207

REQUESTED ZONING RELIEF:

- REQUESTING APPROVAL OF A SPECIAL EXCEPTION TO USE THE SUBJECT PROPERTY FOR RIDING STABLES PURSUANT TO SECTION 1A01.2.C.2.1 OF THE B.C.Z.R.

PLAN TO ACCOMPANY PETITION FOR ZONING HEARING

#5012 MOUNT CARMEL ROAD

5TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 20, 2012



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
PHONE: (410) 252-4444
FAX: (410) 252-4493
WWW.POLARISLC.COM



8/21/12
GEOFFREY SCHULTZ DATE
MARYLAND REGISTRATION No. 21154
LICENSE EXPIRES: 01-28-2013

CARROLL COUNTY

1800005169

1800005060

NW 29-K

MOUNT CARMEL RD
MOUNT CARMEL RD

5016

Lot # 3 2400013028

Lot # 2B

Pt. Bk. 0000065, Folio 0084

5022
2200016308

Pt. Bk./Folio # MP92258

0503047452

014C3

LONG SHADOW (PDM File/Project # 5-221)

PDM # 050221

RC 2

2200016307
5026

NW 29-J

Lot # 6
2400013031

Lot # 1
1700014777
PDM # 050090

Pt. Bk./Folio # 043066

Lot # 4 2400013029
Pt. Bk. 0000078, Folio 0072

3 CD
5 ED

1700007614

5112

Pt. Bk. 0000043, Folio 0069

5024

Pt. Bk. 0000039, Folio 0108
1700007612

Pt. Bk./Folio # 039108

Lot # 1

5012

Lot # 5
2400013030

5004

5014

NOT LOCATED

5003

5001

0503047975

019C1

0508065250

2500004329

5104

0503047976

0518030077

2013-0038-X