

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(3205 Green Knoll Road) *

2nd Election District *

4th Councilmanic District *

Basha J. Jr. & Pia M. W. Jordan *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0181-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Variance and/or Special Hearing and was filed by Lawrence E. Schmidt, Esquire on behalf of the legal owners. The Variance petition seeks relief from B.C.Z.R. § 100.6 to stable/pasture up to two (2) horses on 2.64 acres of land in lieu of the required three (3) acres, and the Special Hearing was filed to permit the non-conforming use of the property to stable/pasture one (1) horse on a parcel 2.64 acres in area. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of February 25, 2013. On February 26, 2013, Administrative Law Judge Stahl requested a formal hearing on this matter. The hearing was subsequently scheduled for Thursday, April 25, 2013 at 1:30 PM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson.

Appearing at the public hearing in support of the requests was Basha Jordan, legal owner. Lawrence E. Schmidt, Esquire with Smith, Gildea & Schmidt, LLC appeared and represented the Petitioners. There were no protestants or interested citizens in attendance and the file does not

ORDER RECEIVED FOR FILING

Date

4/29/13

By

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contain any letters of opposition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

This matter was the subject of a Code Enforcement & Inspections Citation (Civil Citation No. 120975). By Order dated January 25, 2013, Administrative Law Judge Stahl, imposed a \$1,000 fine in the case, but suspended the civil penalty to allow Petitioners to seek variance relief.

There were no substantive Zoning Advisory Committee (ZAC) comments received from any County reviewing agencies.

Testimony and evidence revealed that the subject property is 2.64 acres in size and is zoned DR 5.5. The Petitioners acquired the property in 1987, and have since that time kept at least one horse on the premises. Until recently, the Petitioner has never received complaints or concerns related to the horses. In January of this year, an anonymous complaint was filed with the County, and that led to the zoning violation proceeding noted above.

Based upon the testimony and evidence presented, I will grant the requested variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

The Petitioners have met this test. The property has very irregular dimensions (counsel described it as shaped like the State of Texas), and it is thus unique. The Petitioners would experience a practical difficulty if the regulations were strictly enforced, since they could no longer keep and board the horses they have owned for many years.

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Date 4/29/13

By Den

By copy of this Order to the Code Enforcement Bureau of the Department of Permits, Approvals & Inspections (PAI), that agency will be notified that variance relief was granted to Petitioners, and that the civil penalty in case # 120975 should be abated.

Pursuant to the advertisement, posting of the property, and the public hearing, and after considering the testimony and evidence offered, I find that Petitioners' Variance request should be granted.

THEREFORE, IT IS ORDERED this 29th day of April 2013, by this Administrative Law Judge, that Petitioners' Variance request from §100.6 of the B.C.Z.R., to stable/pasture up to two (2) horses on 2.64 acres of land in lieu of the required three (3) acres, be and is hereby GRANTED.

IT IS FURTHER ORDERED that Petitioners' request for Special Hearing to permit the non-conforming use of the property to stable/pasture one (1) horse on a parcel 2.64 acres in area, be and is hereby DISMISSED WITHOUT PREJUDICE as moot.

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 their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

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Date 4/29/13

By den


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln



KEVIN KAMENETZ
County Executive

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

April 29, 2013

Lawrence E. Schmidt, Esquire
600 Washington Avenue
Suite 200
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 2013-0181-SPHA
Property: 3205 Green Knoll Road

Dear Mr. Schmidt:

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", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Code Enforcement



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 3205 Green Knoll Rd.(a/k/a 3121 Greenmead Rd.) which is presently zoned D.R. 5.5

Deed Reference 8251/635 & 24859/583

10 Digit Tax Account # 1600005221 & 2200016421

Property Owner(s) Printed Name(s) Basha P. and Pia M.W. Jordan

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

Please see attached.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☒ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

Please see attached.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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:

Name- Type or Print

Signature

Date

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Esquire

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

410-821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners:

Basha Jordan

Pia M.W. Jordan

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature # 2

3205 Green Knoll Road, Baltimore, MD

Mailing Address

City

State

21244

410-655-2467

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt, Esquire

Name – Type or Print

Signature

600 Washington Avenue, Suite 200 Towson, MD

Mailing Address

City

State

21204

410-821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0181-SHA

Filing Date 1/29/13

Estimated Posting Date 2/10/13

Reviewer GA

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 3205 Green Knoll Road Baltimore Maryland 21244
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

See attached.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Basha Jordan, Jr.
Signature of Affiant

Basha Jordan, Jr.
Name- Print or Type

Pia M.W. Jordan
Signature of Affiant

Pia M.W. Jordan
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of January, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

BASHA JORDAN, JR., PIA M.W. JORDAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Krist M. Schiech
Notary Public
5-5-15
My Commission Expires

Affidavit in Support of Administrative Zoning Petition

We have owned the subject property since August 17, 1989. The evidence of our acquisition is via a deed recorded in the land records of Baltimore County at 8251/635. Upon our acquisition of the property, we kept at least one horse on the property for personal and recreation purposes. We have kept at least one horse on the property since that time on a continuous and uninterrupted basis. By Bill 51-1993 the Baltimore County Council enacted section 100.6 of the Baltimore County Zoning Regulations. This section was added to the zoning regulations in 1993 after our acquisition of the property. Section 100.6 requires a minimum of 3 acres for each horse maintained on a property. Our use of the property is nonconforming to this regulation pursuant to BCZR §104. We therefore request that our property be designated nonconforming and that the use be permitted to continue.

In the alternative, we request a variance from BCZR section 100.6. Although we have kept at least one horse on the property, there have been many years where 2 horses have been kept. We request a variance from Section 100.6 to allow 2 horses to be kept on the property.

The property is just under 3 acres in total. It is fenced and large enough to accommodate 2 horses. The horses maintained on the property for the past 24 years of ownership have been suitably housed on the property and are in good health. The horses on the property are used for our own personal and recreational uses. The horses have been maintained on the property without incident for nearly 24 years. The property is uniquely shaped and is the remainder of a larger parcel which was subdivided in order to create a residential development. The historic use of the property before the residential development was rural/agricultural in nature. We believe that 2 horses can be maintained on the property without detrimental impacts to the surrounding neighborhood and are in fact beneficial as they bring a bucolic effect to a otherwise residentially developed neighborhood.

SCHEDULE A

BEGINNING for the same at a point, said point being on the Northerly margin of Green Knoll Road (50 foot right of way}, said point being more particularly described as coordinate #3 (North 20,634.20, West 49,147.86) as shown on the plat, Liberty Manor, Section Two, Plat Two", dated November 29, 1960 and recorded among the Plat Records of Baltimore County, Maryland in Plat Book 27, Folio 44; thence leaving said right of way and running with and binding on part of the Southeastern most or North 03 Degree - 40 Minute- 20 Second East, 309.81 foot line of said plat the following course and distance as now surveyed:

- #1) North 03 Degrees- 38 Minutes- 17 Seconds East, 289.73 feet to a point; thence leaving said line and running for lines of new division the following three courses and distances as now surveyed:
- #2) South 81 Degrees- 16 Minutes- 10 Seconds East, 144.35 feet to a point; thence:
- #3) South 03 Degrees- 19 Minutes - 53 Seconds West, 120.54 feet to a point; thence:
- #4) South 81 Degrees- 16 Minutes- 10 Seconds East, 253.84 feet to a point, said point being on the fourth or South 03 Degree- 39 Minute- 20 Second West, 431.62 foot line of that parcel of land granted and conveyed by a condemnation hearing between The Board of Education of Baltimore County, Maryland vs. Carl T. Julio and Edward B. Julio, Co-partners trading as Julio Brothers and recorded among the Deed Records of Baltimore County, Maryland in Liber 5620, Folio 788, said point being South 03 Degrees- 19 Minutes- 53 Seconds West, 140.62 feet from the beginning of said line; thence running with and binding on part of said line the following course and distance now surveyed:
- #5) South 03 Degrees - 19 Minutes - 53 Seconds West, 42.69 feet to a concrete monument found; said concrete monument found being the beginning of the second or South 38 Degree- 56 Minute- 20 Second West, 303.50 foot line of that parcel of land granted and conveyed by condemnation hearing between The Board of Education of Baltimore County, Maryland vs. Milton R. Seiler and Doris J Seiler, his wife and recorded among the Deed Records of Baltimore County, Maryland in Liber 5525, Folio 811; thence running with and binding on said Second line the following course and distance as now surveyed:
- #6) South 39 Degrees- 02 Minutes- 47 Seconds West, 303.55 feet to a concrete monument found, said concrete monument found being in the fourth or North 78 Degree- 23 Minute- 30 Second West, 756.85 foot line of the first parcel of land granted and conveyed by George William Nitsch and Rita Nitsch, his wife to Josephine M. Curran and Leo Curran, her husband, Charles N. Nitsch, Edward F. Nitsch, Frederick A. Nitsch and Frank F. Nitsch, dated January 31, 1950 and recorded among the Deed Records of Baltimore County, Maryland in Liber 1823,

2013-0181-SPAA

Deed from Seiler Bros. Inc. to Milton R. Seiler and wife dated December 6, 1956 and recorded among the Land Records of Baltimore County in Liber No. 3068, folio 146; thence running in the reverse direction and binding on a part of said first line, north 3 degrees 40 minutes east 140.19 feet; thence running for lines of division now made, south 85 degrees 59 minutes east 176.00 feet binding on the north side of a 35 foot future road or driveway with the use thereof in common, said future road to connect to the east end of Green Knoll Road as now laid out; thence running south 01 degree 44 minutes west 140.00 feet to a pipe set on the second line of the above mentioned Deed; thence running in a reverse direction and binding on a part of said second line, north 86 degrees 01 minute 30 seconds west 181.35 feet to the point of beginning, containing 0.57 of an acre of land, more or less. The improvements thereon being known as No. 3205 Green Knoll Road.

No.

194099

Date: _____

1	28	13
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PAID RECEIPT

BUSINESS	ACTION	TIME	DATE
1/29/2013	1/28/2013	14:53:23	0

REC 1004 WALKIN SHIL SAN
RECEIPT # 33516 1/28/2013

Part 3 520 ZONING VERIFICATION
CR NO. 094099

Recpt Tot \$150.00
\$150.00 CK \$1.00 CA
Baltimore County, Maryland

[illegible]

Total: 50

Rec

From

Larry Schmidt

For:

SDH- Advancing

2013-01815P/A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

BILL OF SALE

Date 5/6/93

ITEMS SOLD 1. 1976 Stilman Horse Trailer

2. Two year old Anglo-Arab Horse-(named Deliverer)

Price - Two Thousand (\$2,000) Dollars

Seller -Dr. Basha P. Jordan,Jr.

Buyer- Joy DeMuth

AGREEMENT REGARDING SALE OF ABOVE ITEMS

Items are sold as is with no warranties. Horse has received all shots recommended by Reisterstown Veterinary Center,Inc. 13030 Hanover Road, Reisterstown, Md. 21136.Trailer is in good running and operating condition.

Payment -\$300 check plus \$1700 check received by seller.

This is a binding legal agreement. Buyer has three (3) days to return items after signing of this document.

Seller Dr. Basha P. Jordan, Jr. date 5-6-93
Dr. Basha P. Jordan, Jr.

Buyer Joy DeMuth date 5/6/93
Joy DeMuth

September 23, 1999

BILL OF SALE FOR TWO ARABIAN HORSES

Pontecost

1. Colt (born) August 18, 1999 by Kabera (mother) registered and Sire (father) Samborsaki
Both purebred Arabians -Colt and Fille being sold
Ashto will give me application for the fille to be registered

Sale price for Colt \$ 300..00

2. Fille fold April 1,1999 by Otia (dam) mother registered and Sire (father) Samborsaki

Sale price for Fille \$ 200.00

Seller *Ashton Davis* date *9-23-99*
Ashton Davis
1058 Driver Rd. , Marriottsville, Md. 21163
Septembet 23,1999

Buyer *Basha P. Jordan, Jr.* date *9-23-99*
Basha P. Jordan, Jr.
3205 Greenknoll Rd., Baltimore, Md. 21244
September 23,1999

Witness *Geoffrey Miller* Date *9/23/99*
Geoffrey Miller

Sept 1, 1999
Bill of Sale / Deposit
for Arabian colt, foal Aug 19,
1999 by Kabera.

Sale price \$300.00

Deposit given - 100.00

Balance \$200.00

No papers. Horse is througled
Arabian -

Sold to. Rasha P. Jordan, Buyer
By Ashton Davis - Seller

Signed Ashton Davis date 9-3-99
Seller

Signed Rasha P. Jordan date 9-1-99
Buyer

1058 Duwei Rd.
Mantoloking N.J. 21163

ESPEY

FED & GRAIN

12.79B
04.29B

17.08
00.86K

DEC 12 1955 17.94

ESPEY

FED & GRAIN

14.85A
00.75K

DEC 24 1955 15.60

DEC 24 1955

ESPEY

FED & GRAIN

14.85A
00.75K

DEC 19 1955 15.60

DEC 19 1955

ESPEY

FED & GRAIN

01.99A
00.99A

DEC 30 1955 02.98
00.15K

DEC 30 1955 03.13

DEC 30 1955



MATT SAUTER

2598 Offutt Road
WOODSTOCK, MARYLAND 21163
(410) 655-2162
(410) 922-5180

CUSTOMER'S ORDER NO.		PHONE		DATE		
				10-30-01		
NAME Rev Gordon						
ADDRESS Jensen						
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	
PAID OUT						
QTY.	DESCRIPTION				PRICE	AMOUNT
17	Tim HAY				4.00	68.00
17	DOG HAY				2.50	42.50
1	Bag Corn + OATS				8.00	8.00
one 2 Timothy 1 Orchard Grass PA 12840 Personal						
TAX						
RECEIVED BY					TOTAL	118.50

All claims and returned goods
MUST be accompanied by this bill.

1548

PRODUCT 610

Thank You!!



MATT SAUTER

2598 Offutt Road
WOODSTOCK, MARYLAND 21163
(410) 655-2162
(410) 922-5180

How much have we paid

Prn
Please
check
these
bill

CUSTOMER'S ORDER NO.		PHONE	DATE									
0			2-26-01									
NAME Re Gordon												
ADDRESS												
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	PAID OUT						
QTY.	DESCRIPTION				PRICE	AMOUNT						
	BALANCE					98.00						
	LAST LOAD 1-22-00 pol					128.00						
	Today											
30	HAY Tim				4.00	120.00						
1	BAG CORN TOATS				8.00	8.00						
Waiting on this * Sent him an electronic payment for \$128.00 on 3/2/2001 (we'll have cancelled check at end of month) * You made out for \$158.00 on 1/22/01 This check Sauter Douglas												
							TAX					
							TOTAL \$354.00					
							Thank U					
							RECEIVED BY					



MATT SAUTER
2598 Offutt Road
WOODSTOCK, MARYLAND 21163
(410) 655-2162
(410) 922-5180

3-28-128-
12-29-98
\$1226

CUSTOMER'S ORDER NO.		PHONE	DATE				
			3-28-01				
NAME <i>Rev Gordon Jordon</i>							
ADDRESS							
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	PAID OUT	
QTY.	DESCRIPTION					PRICE	AMOUNT
	Previous Balance From						
	12-29-00						98 00
	2-22-00						128 00
	2-26-01						128 00
	TOTAL						\$354 00
	Pd 2-27-01						128 00
	BALANCE						226 00
30	HAY					4.00	120 00
1	BAG CORN + OATS					8.00	8 00
						TAX	
RECEIVED BY						TOTAL	\$354 00

1507

All claims and returned goods
MUST be accompanied by this bill.

PRODUCT 610

Thank You

06.57

Smell
Refuse

03 + 1 = 4 bags

Server

06.25
06.25
11.10
23.60
01.18

4337 1830 1266 2680

5524392

03/04 V
BASHA P JORDAN JR

85100300011958
ARRY C ESPEY INC
ALTMORE, MD

PURCHASER SIGN HERE

X

Cardholder acknowledges receipt of goods and/or services in the amount of the Total shown herein and agrees to perform the obligations set forth in the Cardholder's agreement with the issuer.

QUAN.	CLASS	DESCRIPTION	PRICE	AMOUNT
		<i>horse feed</i>		31.35
DATE <i>6/29/01</i> AUTHORIZATION <i>AT023115</i>			SUB TOTAL	
REFERENCE NO.			REG/DEPT. <i>001</i>	TAX
FOLIO/CHECK NO. <i>E-VISA</i>			SERVER	CLERK
TIPS			MISC.	
SALES SLIP			TOTAL 31.35	

IMPORTANT: RETAIN THIS COPY FOR YOUR RECORDS

CUSTOMER COPY

MAY 12 7 37 AM '01

36.10
01.81K
37.91

11.10B
06.25B
06.25B
06.25B

FEED & SUPPLIES

4319 0386 0315 3246

5523804

02/01 01/03 V
BASHA P JORDAN JR

385100300011958
HARRY C ESPEY INC
BALTIMORE, MD

PURCHASER SIGN HERE

X

Cardholder acknowledges receipt of goods and/or services in the amount of the Total shown hereon and agrees to perform the obligations set forth in the Cardholder's agreement with the issuer.

QUAN.	CLASS	DESCRIPTION	PRICE	AMOUNT
		Feed		36.10
DATE 5/14/01 AUTHORIZATION 058192			SUB TOTAL	
REFERENCE NO. V E REG/DEPT. 003			TAX	1.81
FOLIO/CHECK NO. SERVER CLERK			TIPS MISC.	
SALES SLIP				TOTAL 37.91

IMPORTANT: RETAIN THIS COPY FOR YOUR RECORDS

CUSTOMER COPY

4337 1830 1266 2680

5629070

03/04 V
BASHA P JORDAN JR

385100300011958
HARRY C ESPEY INC
BALTIMORE, MD

PURCHASER SIGN HERE

X

Cardholder acknowledges receipt of goods and/or services in the amount of the Total shown hereon and agrees to perform the obligations set forth in the Cardholder's agreement with the issuer.

3 bags Horse Seed
1 bag dog food

QUAN.	CLASS	DESCRIPTION	PRICE	AMOUNT
		Horse Supplies		41.74
DATE 4/10/01 AUTHORIZATION 020470			SUB TOTAL	
REFERENCE NO. VISA ECC REG/DEPT. 006			TAX	
FOLIO/CHECK NO. SERVER CLERK			TIPS MISC.	
SALES SLIP				TOTAL 41.74

IMPORTANT: RETAIN THIS COPY FOR YOUR RECORDS

CUSTOMER COPY

4319 0386 0315 3246

5628037

02/01 01/03 V
BASHA P JORDAN JR

385100300011958
HARRY C ESPEY INC
BALTIMORE, MD

PURCHASER SIGN HERE

X

Cardholder acknowledges receipt of goods and/or services in the amount of the Total shown hereon and agrees to perform the obligations set forth in the Cardholder's agreement with the issuer.

QUAN.	CLASS	DESCRIPTION	PRICE	AMOUNT
		food		35 43
DATE 3/8/01 AUTHORIZATION HP095347			SUB TOTAL	
REFERENCE NO.			TAX	
FOLIO/CHECK NO. E-VISA			TIPS MISC.	
SERVER			CLERK	
SALES SLIP			TOTAL	35 43

IMPORTANT: RETAIN THIS COPY FOR YOUR RECORDS

CUSTOMER COPY

31 13 42 20.77

09.89 A
09.89 A
19.78
00.99 K

24.99
01.19 A
23.80 A
45.76

4337 1830 1266 2680

5523871

03/04 V
BASHA P JORDAN JR

385100300011958
HARRY C ESPEY INC
BALTIMORE, MD

PURCHASER SIGN HERE

X

Cardholder acknowledges receipt of goods and/or services in the amount of the Total shown hereon and agrees to perform the obligations set forth in the Cardholder's agreement with the issuer.

QUAN.	CLASS	DESCRIPTION	PRICE	AMOUNT
				16 40
DATE 5/22/01 AUTHORIZATION 032582			SUB TOTAL	
REFERENCE NO. 0177 RCL			TAX	
FOLIO/CHECK NO.			TIPS MISC.	
SERVER			CLERK	
SALES SLIP			TOTAL	16 40

IMPORTANT: RETAIN THIS COPY FOR YOUR RECORDS

CUSTOMER COPY

18 3 2 1 4 2 24.78

11.10
06.25
06.25
01.18
23.60

4337 1830 1266 2680

5524328

03/04 V
BASHA P JORDAN JR

385100300011958
HARRY C ESPEY INC
BALTIMORE, MD

PURCHASER SIGN HERE

X

Cardholder acknowledges receipt of goods and/or services in the amount of the Total shown hereon and agrees to perform the obligations set forth in the Cardholder's agreement with the issuer.

QUAN.	GLASS	DESCRIPTION	PRICE	AMOUNT
		Food-Home		23.60
DATE 4/18/01 AUTHORIZATION 050441			SUB TOTAL	
REFERENCE NO. V CC E REG/DEPT. 006			TAX 1.18	
FOLIOK/HECK NO. SERVER CLERK			TIPS MISC.	
SALES SLIP			TOTAL 24.78	

IMPORTANT: RETAIN THIS COPY FOR YOUR RECORDS

CUSTOMER COPY

JB 4/25
1:30

CERTIFICATE OF POSTING

2013-0181-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Basha & Pia Jordan

April 25, 2013

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 100
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Karen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3205 Green Knoll Rd

April 5, 2013

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

April 5, 2013

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: # 2013-0181-SPHA

3205 Green Knoll Road

E/of Green Knoll Road, 214 ft. +/- centerline

of Greenmead Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): Basha & Pla Jordan

Variance: to stable/pasture up to two horses on 2.64 acres of land in lieu of the required three acres and/or Administrative Special Hearing to permit the non-conforming use of the property to stable/pasture one horse on a parcel of 2.64 acres in area.

Hearing: Thursday, April 25, 2013 at 1:30 p.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.

4/006 April 4

913494



501 N. Calvert Street, Baltimore, MD 21278

April 4, 2013

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 April 4, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

March 25, 2013

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: 2013-0181-SPHA

3205 Green Knoll Road

E/of Green Knoll Road, 214 ft. +/- centerline of Greenmead Road

2nd Election District – 4th Councilmanic District

Legal Owners: Basha & Pia Jordan

Variance to stable/pasture up to two horses on 2.64 acres of land in lieu of the required three acres and/or Administrative Special Hearing to permit the non-conforming use of the property to stable/pasture one horse on a parcel of 2.64 acres in area.

Hearing: Thursday, April 25, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Mr. & Mrs. Jordan, 3205 Green Knoll Road, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, APRIL 5, 2013.**
- (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, April 4, 2013 Issue - Jeffersonian

Please forward billing to:
Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Ave., Ste. 200
Towson, MD 21204

410-821-0070

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: 2013-0181-SPHA

3205 Green Knoll Road
E/of Green Knoll Road, 214 ft. +/- centerline of Greenmead Road
2nd Election District – 4th Councilmanic District
Legal Owners: Basha & Pia Jordan

Variance to stable/pasture up to two horses on 2.64 acres of land in lieu of the required three acres and/or Administrative Special Hearing to permit the non-conforming use of the property to stable/pasture one horse on a parcel of 2.64 acres in area.

Hearing: Thursday, April 25, 2013 at 1:30 p.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 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: May 30, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0181-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on May 29, 2013. 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

RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING & VARIANCE
3205 Green Knoll Road; E of Green Knoll
Road, 214' to c/line of Greenmead Road
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Basha & Pia Jordan
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-181-SPHA

* * * * *

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.

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

RECEIVED

FEB 06 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of February, 2013, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2-6</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>No</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-4</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
	<u>Code Enforcement</u>	
ZONING VIOLATION	(Case No. <u>Civ. citation: B0975</u> -- See attached)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>4-4-13</u>	<u>Jeffersonian</u>
SIGN POSTING <u>Rice</u>	Date: <u>4-10-13</u> by <u>Black</u> <u>for AV</u>	<u>Black</u>
	<u>"FOR hearing - missing 4/19"</u> <u>June Fisher to deliver next wk.</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>See note from Gary - zoning Review</u>		

BOARD OF EDUCATION OF
BALTIMORE COUNTY, MARYLAND
a body corporate and politic
6901 North Charles Street
Towson, Maryland 21204

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE COUNTY
* CONDEMNATION
* 12/14/2120
* * * * *

v.
✓ MILTON R. SEILER and
✓ DORIS J. SEILER, his wife
3121 Greenmead Road
Baltimore, Maryland 21207
* * * * *

INQUISITION made and taken at Bar in the Circuit Court for Baltimore County, in the matter of the Petition of Baltimore County Board of Education a body corporate and politic, for the condemnation of the property herein-after mentioned, witnesseth:

THAT, We, the Jury, whose names are hereunto subscribed and whose seals are hereunto affixed, being duly impaneled, sworn and charged to ascertain and justly and impartially value the damages which the Defendants will sustain by the taking, use and occupation of the following property:

BEGINNING for the same at the beginning of the third line of a parcel of land which by a deed dated December 6, 1956 and recorded among the Land Records of Baltimore County in Liber G. L. B., No. 3068, folio 146 was conveyed by Seiler Brothers, Inc. to Milton R. Seiler and wife and running thence with and binding on a part of said third line North 3 degrees 13 minutes East 248.46 feet, thence leaving said outline and running for a line of division South 38 degrees 56 minutes 20 seconds West 303.50 feet to intersect the second line of the aforesaid parcel of land which was conveyed by Seiler Brothers, Inc. to Milton R. Seiler and wife and thence running with and binding on a part of said second line South 86 degrees 07 minutes East 177.21 feet to the place of beginning.

Having heard the evidence and duly considered the same, we do find and determine that:

It is necessary for the Petitioner to condemn the said property and that the damages sustained by the Defendants because of the taking of their fee simple interest and estate in and to the parcel of land hereinbefore particularly described and the property and rights as set forth in the Petition are the sum of \$2,500.
Seven thousand five hundred & no/100

THAT upon payment of said sum to the Defendants, the title to property shall be held and become vested in Baltimore County, clear and discharged of any claims, liens or demands of the Defendant and the said Baltimore County Board of Education shall thereupon

TRANSFER TAX NOT REQUIRED
William F. Leaden
Acting Director of Finance
Per: _____
Authorized Signature

of immediate possession of said property.

WITNESS hereof, we the said Jury have hereunto set our hands and
seals this 28TH day of APRIL, 1975.

William L. Ottomano (SEAL)

Robert J. Hirschman (SEAL)

Thomas E. Howard (SEAL)

Myrtle A. Burriel (SEAL)

James D. Prather (SEAL)

Conceit Robert Tove (SEAL)

Clifford G. Galt (SEAL)

Joseph Potynski (SEAL)

Flasche M. Fleming (SEAL)

William J. Cot Jr. (SEAL)

Edward J. Harrison (SEAL)

Robert J. Schickel (SEAL)

Rec'd for record MAY 2 1975 at 10 ¹⁹ AM
For Elmer H. Kehlino, Jr., Clerk
Mail to C. Galt
Receipt No. 9

7705 018

ASSIGNMENT — LEASEHOLD — INDIVIDUAL GRANTOR — LONG FORM

503-87,912-04-22L

This Assignment, MADE THIS 15th day of October

in the year one thousand nine hundred and Eighty-Seven by and between

MILTON R. SEILER AND DORIS J. SEILER, HIS WIFE, PARTIES

of the first part, and

BASHA P. JORDON, JR. AND DOREATHA C. JORDON, PARTIES

of the second part.

WITNESSETH, That in consideration of the sum of EIGHTY EIGHT THOUSAND, FIVE HUNDRED DOLLARS AND 00/100ths (\$88,500.00) and other good and valuable considerations, the receipt of which is hereby acknowledged

the said parties of the first part

do grant and assign to the said parties of the second part

personal representatives/~~successors~~ grants, conveys and assigns, the leasehold interest in all that lot of ground situate in BALTIMORE COUNTY, STATE OF MARYLAND, and described as follows, that is to say:

See schedule "A" attached.

BEING the same lot of ground which by a Deed dated December 6, 1956, and recorded among the Land Records of Baltimore County, in Liber GLB No. 3068, folio 146, which was granted and assigned*, by Seiler Brothers, Inc. unto the Grantor herein named.

*SUBJECT TO A 1¢ GROUND RENT, IF DEMANDED.

C RCT	16.00
C TX	442.50
C DOCS	442.50
ASSIGN	0.00
SH CLERK	901.00
#23748 C001 R02 T10:11	
10/22/87	

STATE DEPARTMENT OF REVENUE TAX

STATE DEPARTMENT OF REVENUE TAX

SIGNATURE JR DATE 10-21-87

CLERK JR 10-21-87 DATE

B 8140****141600^a 8212A

SCHEDULE A

7765 · 019

BEGINNING for the same at a pipe heretofore set at the end of the third line of land described in the deed from John B. King, et al, to Seiler Brothers, Inc., et al, on February 14, 1956, thence running and binding on the fourth line of said deed South 03 degrees 11 minutes 20 seconds West 465.0 feet to a pipe; thence running and binding on a part of the fifth line of the above mentioned deed South 86 degrees 07 minutes East 400.0 feet; thence running for a line of division now made North 03 degrees 13 minutes East 431.9 feet to intersect the third line of the above mentioned deed; thence running and binding on a part of said third line North 81 degrees 23 minutes 30 seconds West 402.0 feet to the point of beginning.

Containing 4 acres more or less and being a part of the land conveyed in the deed mentioned above to Seiler Brothers, Inc.

SAVINGS AND EXCEPTING all that lot of ground which by Deed dated January 3, 1972 and recorded among the Land Records of Baltimore County in Liber OTG 5241, folio 474 which was granted and conveyed by Milton R. Seiler, Sr. and Doris J. Seiler, his wife unto Milton R. Seiler, Jr. and Frances D. Seiler, his wife.

SAVINGS AND EXCEPTING all that lot of ground which by Inquisition dated April 28, 1975 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 5525, folio 811 which was granted and conveyed by the Board of Education of Baltimore County, Maryland unto Milton R. Seiler and Doris J. Seiler, his wife.

THE SENTINEL TITLE CORPORATION
825-D HAMMONDS FERRY ROAD
LINTHICUM, HEIGHTS, MD. 21086
301-686-1800

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

To HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part

grants, conveys
personal representatives, successors and assigns

, for all the residue of the term of years yet to come and unexpired therein with
the benefit of renewal forever; subject to the payment of the annual rent of 1¢
~~per annum for every acre~~
~~HEREIN~~ IF DEMANDED.

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

WITNESS the hand s and seal s of said grantor s

Test:

Milton R. Seiler (SEAL)
Milton R. Seiler

Doris J. Seiler (SEAL)
Doris J. Seiler

STATE OF MARYLAND , COUNTY OF BALTIMORE , to wit:

I HEREBY CERTIFY, That on this 15th day of October, in the year one thousand nine hundred and Eighty-Seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared

MILTON R. SELLER AND DORIS J. SELLER, HIS WIFE
known to me (or satisfactorily proven) to be the persons whose names is/are subscribed to
the within instrument, and acknowledged that they have executed the same for the purposes
therein contained, and in my presence signed and sealed the same.

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

Jim M. Hussey
Notary Public

My Commission expires:

July 1, 1990



This Deed, made this 15th day of October, 1987, by and between
Basha P. Jordan, Jr. and Doreatha C. Jordan
party of the first part and Paul W. Parks and Salli M. Seifert
as hereinafter set forth, party of the second part: , Trustee,

Whereas, the party of the first part is justly indebted unto Mercantile Mortgage Corporation, a
Maryland corporation, a corporation organized and existing
under the laws of the State of Maryland, in the principal sum of

Ninety Thousand Seven Hundred Twenty-One and 00/100ths-----Dollars (\$ 90,721.00),
with interest from date at the rate of Ten-----per centum (10 %)
per annum on the unpaid balance until paid, for which amount the said party has signed and delivered a certain promissory note bearing even
date herewith and payable in monthly installments of

Seven Hundred Ninety-Six and 14/100ths-----Dollars (\$ 796.14),
commencing on the first day of December, 1987, and on the first day of each month thereafter until the principal and
interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of
November 1, 2017.

And Whereas, the party of the first part desires to secure the prompt payment of said debt, and interest thereon, when and as the same
shall become due and payable, and all costs and expenses incurred in respect thereto, including reasonable counsel fees incurred or paid by
the said party of the second part or substituted Trustee, or by any person hereby secured, on account of any litigation at law or in equity which
may arise in respect to this trust or the property hereinafter mentioned, and of all money which may be advanced as provided herein, with
interest on all such costs and advances from the date thereof.

Now, Therefore, This Indenture Witnesseth, that the party of the first part, in consideration of the premises, and of one dollar, lawful
money of the United States of America, to
the parties of the first part

in hand paid by the party of the second part, the
receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted and conveyed, and does hereby grant
and convey unto the party of the second part, as Trustee, its successors and assigns, the following-described land and premises, situated in the
County of Baltimore and State of Maryland, known and distinguished as

(SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF)

BEING the same property of even date herewith which was granted and conveyed
to the within grantors and is intended to be immediately recorded prior hereto.

C RC/F 28.00
C DOCS 12.50
D/TRST 0.00
SM CLERK 40.50
N23749 C001 R02 T10:11
10/22/87

****INCLUDING BUT NOT LIMITED TO:**

together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or
otherwise however, of the party of the first part, of, in, to, or out of the said land and premises.

By the execution of this instrument, mortgagors, grantors or parties of the first part (whichever applies) certify and acknowledge that prior
thereto they have received both a fully executed agreement as to the contractual rate of interest and a loan disclosure statement in connection
with the actual sum of money advanced at the closing transaction by the secured party both as required by Md. (Com. Law) Code Ann. Title 12.

This form is used in connection with deeds of trust insured under the one-to four-family programs of the National Housing Act which require
a One-Time Mortgage Insurance Premium payment (including sections 203(b) and (7)) in accordance with the regulations for those programs.

Previous Editions Are Obsolete

Page 1 of 4

MJD-52127M.1 (7-83 Edition)
24 CFR 203.17(a)

SCHEDULE A

BEGINNING for the same at a pipe heretofore set at the end of the third line of land described in the deed from John B. King, et al, to Seiler Brothers, Inc., et al, on February 14, 1956, thence running and binding on the fourth line of said deed South 03 degrees 11 minutes 20 seconds West 465.0 feet to a pipe; thence running and binding on a part of the fifth line of the above mentioned deed South 86 degrees 07 minutes East 400.0 feet; thence running for a line of division now made North 03 degrees 13 minutes East 431.9 feet to intersect the third line of the above mentioned deed; thence running and binding on a part of said third line North 81 degrees 23 minutes 30 seconds West 402.0 feet to the point of beginning.

Containing 4 acres more or less and being a part of the land conveyed in the deed mentioned above to Seiler Brothers, Inc.

SAVINGS AND EXCEPTING all that lot of ground which by Deed dated January 3, 1972 and recorded among the Land Records of Baltimore County in Liber OTG 5241, folio 474 which was granted and conveyed by Milton R. Seiler, Sr. and Doris J. Seiler, his wife unto Milton R. Seiler, Jr. and Frances D. Seiler, his wife.

SAVINGS AND EXCEPTING all that lot of ground which by Inquisition dated April 28, 1975 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 5525, folio 811 which was granted and conveyed by the Board of Education of Baltimore County, Maryland unto Milton R. Seiler and Doris J. Seiler, his wife.

LIBER 8251 PAGE 635

File No. C-6448-89

This Deed, MADE THIS 17th day of July

in the year one thousand nine hundred and eighty-nine by and between

NEIL S. STEIN AND ROSALIND A. STEIN, h.s. wife

of Baltimore County, State of Maryland, parties of the first part, and

EASHA P. JORDAN, JR. AND PIA M. W. JORDAN, husband and wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00); the actual consideration paid or to be paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

the said parties of the first part

R RC/F 16.00
 B T TX 350.00
 R RDCS 500.00
 DEED 0
 SH CLERK 866.00
 ACRI42 C002 R02 T:3:4
 08/17/89

do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and unto the survivor's

personal representatives/successors and assigns, in fee simple, all

that lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

BEGINNING FOR THE SAME at a pipe set at the end of the first line of the land described in a Deed from Seiler Bros. Inc. to Milton R. Seiler and wife dated December 6, 1956 and recorded among the Land Records of Baltimore County in Liber No. 3068, folio 146; thence running in the reverse direction and binding on a part of said first line, north 3 degrees 40 minutes east 140.19 feet; thence running for lines of division now made, south 85 degrees 59 minutes east 176.00 feet binding on the north side of a 35 foot future road or driveway with the use thereof in common, said future road to connect to the east end of Green Knoll Road as now laid out; thence running south 01 degree 44 minutes west 140.00 feet to a pipe set on the second line of the above mentioned Deed; thence running in a reverse direction and binding on a part of said second line, north 86 degrees 01 minute 30 seconds west 181.35 feet to the point of beginning, containing 0.57 of an acre of land, more or less. The improvements thereon being known as No. 3205 Green Knoll Road.

BEING the same property described in a Deed dated September 1, 1978 and recorded among the Land Records of Baltimore County in Liber No. 5932, folio 224, was granted and conveyed by Milton R. Seiler, Jr. and Frances D. Seiler, his wife unto Neil S. Stein and Rosalind A. Stein, his wife, the within Grantors.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE JK DATE 8-14-89

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

JK 8-14-89

B B 423****163020:2 314

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

To HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and unto the survivor's

personal representatives ~~successors~~ and assigns, in fee simple.

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

WITNESS the hands and seals of said grantors

Test:

Chapman
Witness

Neil S. Stein (SEAL)
NEIL S. STEIN

Rosalind A. Stein (SEAL)
ROSALIND A. STEIN

STATE OF MARYLAND, County of Baltimore, to wit: 17th day of July,
I HEREBY CERTIFY, That on this eighty-nine, before me,
in the year one thousand nine hundred and eighty-nine,
the subscriber, a Notary Public of the State aforesaid, personally appeared
Neil S. Stein and Rosalind A. Stein, his wife
known to me (or satisfactorily proven) to be the persons whose names are subscribed to
the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and
sealed the same.

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

Chapman
Notary Public

My Commission expires:

July 1, 1990

CONTINENTAL TITLE CO.
8 Reserve Circle
Suite 100
Baltimore, Maryland 21201



LIBER 8251 PAGE 637

AFFIDAVIT
STATE TRANSFER TAX EXEMPTION

THE UNDERSIGNED HEREBY EXECUTE THIS AFFIDAVIT AND MAKE
OATH IN DUE FORM OF LAW THAT I/WE HAVE PURCHASED THE PROPERTY
LOCATED AT

3205 Green Knoll Road

AS MY/OUR RESIDENCE AND THAT I/WE INTEND TO OCCUPY THE ABOVE
PROPERTY WHICH WILL BE USED FOR OUR PERSONAL USE AS IS REQUIRED
UNDER TAX PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND
ARTICLE 13-203 (b) AS AMENDED BY ACTS OF 1988 CHAPTER 197.

Basha P. Jordan, Jr.
Basha P. Jordan, Jr.

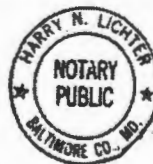
Pia M. W. Jordan
Pia M. W. Jordan

THIS IS TO CERTIFY THAT ON THE 17th DAY OF July,
19 89 BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC OF THE STATE
OF MARYLAND APPEARED Basha P. Jordan, Jr. and Pia M. W. Jordan

AND MADE OATH IN DUE FORM THAT THE AFOREGOING AFFIDAVIT IS
THEIR ACT.

Chapman

MY COMMISSION EXPIRES:
July 1, 1990



3121 GREENMEAD ROAD
Property I.D. 22-00-016420
District 02

PLEASE RETURN TO:
THE TITLE COMPANY OF MARYLAND, INC.
400 East Joppa Rd
Towson, Maryland 21286
(410) 825-0177
TCM # 19938

This Deed, MADE THIS 22nd day of January in the year one thousand nine hundred and ninety-nine by and between BASHA P. JORDAN, JR. and DOREATHA C. JORDAN of BALTIMORE COUNTY, MARYLAND, Grantor(s), party of first part, and KENNETH C. SHERMAN and FRANCINE M. SHERMAN, husband and wife, Grantee(s), party of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED AND TWENTY THOUSAND and 00/100ths Dollars (\$120,000.00), the receipt of which is hereby acknowledged, the said party of the first part, Grantor(s), does grant and convey to the said party of the second part, Grantee(s), as tenants by the entireties, their assigns, and unto the survivor of them, the survivor's personal representatives and assigns, in fee simple, all that/those lot(s) of ground situate in BALTIMORE COUNTY, Maryland, and described as follows, that is to say:

See SCHEDULE "A" Description attached hereto and made a part hereof

GRANTEES by acceptance of this Deed hereby covenant and agree to solely maintain the 20 foot right of way hereinabove referred to.

This agreement shall bind the Grantees, their heirs, personal representatives and assigns.

BEING the same property described in a Deed of Assignment dated June 17, 1993 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 9839, folio 169, wherein BASHA P. JORDAN, JR. and DOREATHA C. JORDAN granted and assigned the leasehold interest in the above described property to BASHA P. JORDAN, JR. and DOREATHA C. JORDAN, as tenants in common.

GRANTORS HEREBY affirm that that \$.01 ground rent has neither been demanded nor paid for a period exceeding twenty (20) years.

Deed Description

for

LOT #1

THE JORDAN PROPERTY

Second Election District

Baltimore County, Maryland

Beginning for the same at a point, said point being the Southwestern corner of Lot #7 as shown on the plat, "Liberty Manor, Section Two, Plat One", dated April 22, 1959 and recorded among the plat records of Baltimore County, Maryland in Plat Book 27, Folio 32, said point more particularly known and designated as coordinate #1 (North 20,943.37, West 49,128.62) as shown on said plat; thence running with and binding on a part of the Southern most or South 81 Degree - 15 Minute - 10 Second East, 513.70 foot line of said plat the following course and distance as now surveyed:

#1) South 81 Degrees - 15 Minutes - 10 Seconds East, 398.05 feet to a rebar with cap set, said rebar with cap set being at the beginning of the fourth or South 03 Degree - 35 Minute - 20 Second West, 431.62 foot line of that parcel of land granted and conveyed by a condemnation hearing between The Board of Education of Baltimore County, Maryland vs. Carl I. Julio and Edward B. Julio, Co-partners trading as Julio Brothers and recorded among the Deed Records of Baltimore County, Maryland in Liber 5620, Folio 788; thence running with and binding on a part of said line the following course and distance as now surveyed:

#2) South 03 Degrees - 19 Minutes - 53 Seconds West, 140.62 feet to a point; thence leaving said line and running for lines of new division the following three courses and distances as now surveyed:

#3) North 81 Degrees - 15 Minutes - 10 Seconds West, 253.84 feet to a point; thence:

#4) North 03 Degrees - 19 Minutes - 53 Seconds East, 120.54 feet to a point; thence:

#5) North 81 Degrees - 15 Minutes - 10 Seconds West, 144.35 feet to a point, said point being the Southwestern most or North 03 Degree - 40 Minute - 70 Second East, 303.81 foot line of "Liberty Manor, Section Two, Plat Two", dated November 29, 1960 and recorded among the Plat Records of Baltimore County, Maryland in Plat Book 27, Folio 44; thence running with and binding on part of said line the following course and distance as now surveyed:

Deed Description
for
LOT # 1
THE JORDAN PROPERTY
Second Election District
Baltimore County, Maryland
(continued)

0013485 276

#6) North 03 Degrees - 39 Minutes - 17 Seconds East, 20.09 Feet
to the place of beginning.

Containing 0.882 acres of land, more or less.

Being known and designated as Lot #1, The Jordan Property, dated
January 12, 1953 and recorded among the Baltimore County Minor
Subdivisions and Streams Plat Book 1, Folio 56.

Being part of the same property described in a deed dated October
15, 1987 and recorded among the Deed Records of Baltimore County,
Maryland in Liber 7705, Folio 019, which was rented and conveyed
by Milton R. Sailer and Doris J. Sailer, his wife to Basha P.
Jordan, Jr. and Doretha C. Jordan.

Subject to a 15 foot use-in-common right of way lying to the South
of the last line of that deed dated October 9, 1962 and recorded
among the Deed Records of Baltimore County, Maryland in Liber
4065, Folio 001. Said 15 foot right of way also shown on the
plat, "Liberty Manor, Section Two, Plat Two", dated November 29,
1960 and recorded among the Plat Records of Baltimore County,
Maryland in Plat Book 27, Folio 44.

Also subject to a 20 foot use-in-common right of way as mentioned
in a deed dated December 6, 1956 and recorded among the Deed
Records of Baltimore County, Maryland in Liber 3068, Folio 14E.

Also subject to any and all easements, setbacks and restrictions
as shown on the plat, "The Jordan Property", dated January 12,
1953 and recorded among the Baltimore County Minor Subdivision and
Streams Plat Book 1, Folio 56.



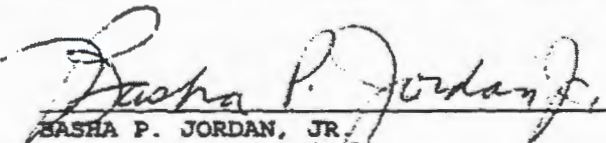
TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

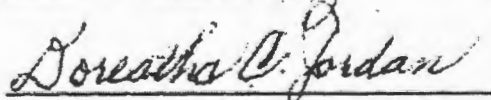
TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, Grantee(s), as tenants by the entireties, their assigns, and unto the survivor of them, the survivor's personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he/she/they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she/they will warrant specially the property hereby granted; and that he/she/they will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of said grantor(s), party of the first part.

Witness:


DASHA P. JORDAN, JR. (SEAL)


DOREATHA C. JORDAN (SEAL)

STATE OF MARYLAND, *Baltimore County*, to wit:

0013485 278

I HEREBY CERTIFY, That on this *22nd* day of January, in the year one thousand nine hundred and ninety-nine, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared BASHA P. JORDAN, JR. and DOREATHA C. JORDAN, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her/their act, and in my presence signed and sealed the same.

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

My Commission expires: *3-17-02*



This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

James H. Patterson

JAMES H. PATTERSON, Esquire

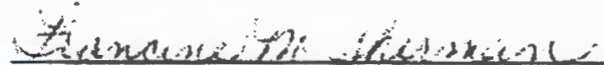
0013485 279

TCM # 19938

KENNETH C. SHERMAN and FRANCINE M. SHERMAN, husband and wife GRANTEE(S)

in the within Deed hereby certify, under the penalties of perjury that the land conveyed in the Deed to which this affidavit is attached and of which this affidavit is a part is residentially improved owner-occupied real property, and that this residence will be occupied by me/us. We further certify that we are First Time Home Buyers in the State of Maryland as defined by Maryland State law. This affidavit is made for the sole purpose of complying with the Annotated Code of Maryland, Real Property Article Section as amended.


KENNETH C. SHERMAN (SEAL)

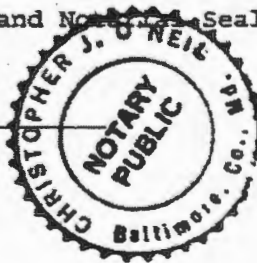

FRANCINE M. SHERMAN (SEAL)

STATE OF MARYLAND, *Baltimore County*, to wit:

I HEREBY CERTIFY, That on this *22nd* day of January, 1999, before me, the subscriber, a Notary Public as aforesaid, personally appeared KENNETH C. SHERMAN and FRANCINE M. SHERMAN, husband and wife, known to me (or satisfactorily proven to me) to be the person(s) whose name(s) is/are subscribed to the within affidavit, and he/she/they made oath under the penalties of perjury and upon the actual knowledge that the affidavit made by him/her/them and contained herein is true and bona fide, and that he/she/they executed same for the purpose therein contained.

IN WITNESS WHEREOF I hereunto set my hand and Notary Seal.


Notary Public

My Commission Expires: *7-17-02*

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

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

(Type or Print in Block Ink Only—All Copying Must Be Legible)
☐ **Quoted From A Publication (Include Page(s) in Attached)**

The FD Slave 3
 Redwood Fir
 Redwood Inn 1
 12 Oak Street
 Millbrae
 Phone 339-1100
 Fax 339-1100
 1993

[illegible]

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1993, LEGISLATIVE DAY NO. 4

BILL NO. 11-93

A BILL

ENTITLED

AN ACT concerning
Agriculture

FOR the purpose of amending the Zoning Regulations in order to define terms relating to agricultural uses; placing limitations on the stabling and pasturing of animals; providing certain height exceptions; providing requirements for farms in D.R. and R.C. 3 zones; repealing provisions dealing with satellite farms and farmettes; permitting a winery or bottled water plant by Special Exception in certain zones; and generally relating to farm and commercial agriculture activities in Baltimore County.

BY repealing

Section 101 - Definitions, the definitions of "farm", as that definition appears twice, "farm, satellite" and "farmette" and Sections 1A02.2.A.4 and 1A04.2.A.4
Baltimore County Zoning Regulations, as amended

BY adding

Section 101 - Definitions, the definitions, alphabetically, of "Agriculture, Commercial" and "Farm" and Sections 100.6, 1A03.3.B.15 and 404.9 and 404.10
Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Sections 1A01.2.B.2., 1A01.2.C.24., 1A02.2.A.3., 1A03.3.A.2., 1A04.2.A.4 and 7., and 300.1.a.
Baltimore County Zoning Regulations, as amended

WHEREAS, the Baltimore County Council has received a final report, dated October 17, 1991, from the Planning Board concerning the subject legislation and held a public hearing thereon on March 10, 1992, now, therefore

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that Section 101 - Definitions, the definitions of "farm", as that definition appears twice, "farm, satellite" and "farmette", and Sections 1A02.2.A.4. and 1A04.2.A.4. of the Baltimore County Zoning Regulations, as amended, be and they are hereby repealed.

SECTION 2. AND BE IT FURTHER ENACTED, that Section 101 - Definitions, definitions, alphabetically, of "Agriculture, Commercial" and "Farm" and Sections 100.6, 1A03.3.B.15 and 404.9 and 404.10 be and they are hereby added to the Baltimore County Zoning Regulations, as amended, to read as follows:

§. 51-93
BILL
TITLED

Regulations in order to define terms
including limitations on the stabling and
stain height exceptions; providing
R.C. 5 zones; repealing provisions dealing
; permitting a winery or bottled water
win zones; and generally relating to farm
uses in Baltimore County.

definitions of "farm", as that
"satellite" and "farmette" and
A.4
ions, as amended

definitions, alphabetically, of
"Farm" and Sections 100.6,
10
tions, as amended
amendments

§. 24.. 1A02.2.A.3., 1A03.3.A.2., 1A03.3.A.3.
1.
tions, as amended

Council has received a final report
Board concerning the subject legisla-
rch 10, 1992, now, therefore
THE COUNTY COUNCIL OF BALTIMORE
tions, the definitions of "farm-
satellite" and "farmette", and
Baltimore County Zoning Regula-
pealed.

RE ENACTED, that Section 101 -
griculture, Commercial" and
04.10 be and they are hereby
is, as amended, to read as follows:

Section 101 - Definitions

AGRICULTURE, COMMERCIAL: THE USE OF LAND, INCLUDING ANCILLARY STRUCTURES
AND BUILDINGS, TO CULTIVATE PLANTS OR RAISE OR KEEP ANIMALS FOR INCOME, PROVIDED
THAT THE LAND ALSO QUALIFIES FOR FARM OR AGRICULTURAL USE ASSESSMENT PURSUANT TO
SECTION 8-209 OF THE TAX - PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS
AMENDED. COMMERCIAL AGRICULTURE INCLUDES THE PRODUCTION OF FIELD CROPS,
DAIRYING, PASTURAGE AGRICULTURE, HORTICULTURE, FLORICULTURE, AQUACULTURE,
API CULTURE, VITICULTURE, FORESTRY, ANIMAL AND POULTRY HUSBANDRY, HORSEBREEDING
AND HORSETRAINING AND ALSO INCLUDES ANCILLARY ACTIVITIES SUCH AS PROCESSING,
PACKING, STORING, FINANCING, MANAGING, MARKETING OR DISTRIBUTING PROVIDED THAT
ANY SUCH ACTIVITY SHALL BE SECONDARY TO THE PRINCIPAL AGRICULTURAL OPERATIONS.

FARM: THREE ACRES OR MORE OF LAND AND ANY IMPROVEMENTS THEREON, USED
PRIMARILY FOR COMMERCIAL AGRICULTURE, AS DEFINED IN THESE REGULATIONS, OR FOR
RESIDENTIAL AND ASSOCIATED AGRICULTURAL USES. THE TERM DOES NOT INCLUDE THE
FOLLOWING USES AS DEFINED IN THESE REGULATIONS: LIMITED ACREAGE WHOLESALE FLOWER
BUSINESS, RIDING STABLES, LANDSCAPE SERVICE, FIREWOOD OPERATIONS AND HORTICULTURAL
BUSINESS.

Section 100 - ZONES AND DISTRICTS: BOUNDARIES

100.6 - A TRACT OF LAND USED FOR THE ACCESSORY STABLING AND PASTURING OF
HORSES AND WHICH IS NOT A COMMERCIAL AGRICULTURAL OPERATION IS SUBJECT TO THE
FOLLOWING PROVISIONS:

LIVESTOCK:	LIMITATION:	MINIMUM ACREAGE
HORSES, HORSES AND CATTLE	1 ANIMAL FOR EACH ACRE OF GRAZING OR PASTURE LAND*	3
GOATS AND PIGS, AND ASIAN BUT BELLIED (SEE SECTION 400) AND MINIATURE HORSES	2 ANIMALS FOR EACH ACRE OF GRAZING OR PASTURE LAND*	3
POULTRY: DUCKS, TURKEY,	NO NUMERICAL LIMIT PROVIDED A NUISANCE IS NOT CREATED OR ALLOWED TO EXIST ON THE PROPERTY	1
AND WEANLINGS UNDER 12 MONTHS OF AGE WILL NOT BE COUNTED.		

SECTION 1A03 - R.C. 4 ZONES

1A03.3.B. USES PERMITTED BY SPECIAL EXCEPTION.

WINERY AS AN AGRICULTURAL SUPPORT USE, INCLUDING ACCESSORY RETAIL
DISTRIBUTION OF WINE PRODUCED ON-PREMISES. TEMPORARY PROMOTIONAL
WINE TASTING OR PUBLIC GATHERINGS ASSOCIATED WITH THE WINERY, ARE
WITHIN ANY LIMITS SET BY THE SPECIAL EXCEPTION.

SECTION 404 - FARM AND AGRICULTURAL OPERATIONS

404.9. FARMS LOCATED IN R.C. 5 AND D.R. ZONES ARE SUBJECT TO THE FOLLOWING REQUIREMENTS:

A. INTERNAL PERMANENT ROADWAYS WHICH PROVIDE ACCESS TO AND FROM FARM STRUCTURES SHALL BE LOCATED AT LEAST 25 FEET FROM ANY PROPERTY LINE OTHER THAN A STREET RIGHT-OF-WAY LINE;

B. ENVIRONMENTALLY CONTROLLED STRUCTURES SUCH AS GREENHOUSES, POTTING SHEDS, AND ACCESSORY AGRICULTURAL STRUCTURES SHALL BE LOCATED AT LEAST 50 FEET FROM ANY NEIGHBORING PROPERTY LINE, INCLUDING ANY RIGHT-OF-WAY LINE;

404.10 ALL ZONING VIOLATION CASES CONCERNING COMMERCIAL AGRICULTURAL OPERATIONS SHALL BE FORWARDED TO THE BALTIMORE COUNTY AGRICULTURAL LAND PRESERVATION ADVISORY BOARD FOR REVIEW. THE DIRECTOR OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT SHALL ALLOW THE BOARD A MAXIMUM OF 30 DAYS, BEFORE TAKING ACTION, TO COMMENT ON AN ALLEGED VIOLATION.

SECTION 3. AND BE IT FURTHER ENACTED, that Sections 1A01.2.B.2., 1A01.2.C.24., 1A02.2.A.3., 1A03.3.A.2., 1A04.2.A.3., 1A05.2.A.4 and 7., and 300.1.a. of the Baltimore County Zoning Regulations, as amended, be and they are hereby repealed and re-enacted, with amendments, to read as follows:

Section 1A01-R.C. 2. (Agricultural) Zones

1A01.2.B. Uses Permitted as of Right.

2. Farms [, satellite farms, farmettes] and limited-acreage wholesale flower farms (see Section 404)

1A01.2.C. Uses Permitted by Special Exception.

24. The following "agricultural-support" uses AS PRINCIPAL COMMERCIAL USES:

- a. Farm-machinery sales, storage, or service; blacksmithing
- b. Feed or grain mills or driers
- c. Fertilizer sales or storage
- d. Sawmills
- e. Slaughter houses or manufacture, processing, or packing of fruit, vegetables, animal, or meat products, or by-products
- f. [Wine or] Spirits manufacture, including the manufacture of alcohol to be used in gasoline-alcohol mixtures, but excluding the production of these mixtures [(as a principal use)]

G. WINERY, INCLUDING ACCESSORY RETAIL AND WHOLESALE DISTRIBUTION OF WINE PRODUCED ON-PREMISES. TEMPORARY PROMOTIONAL EVENTS, SUCH AS WINE TASTINGS OR PUBLIC GATHERINGS ASSOCIATED WITH THE WINERY, ARE PERMITTED, WITHIN ANY LIMITS SET BY THE SPECIAL EXCEPTION.

RAI OPERATIONS

NO D.R. ZONES ARE SUBJECT TO THE FOLLOWING

WHICH PROVIDE ACCESS TO AND FROM FARMS
15 FEET FROM ANY PROPERTY LINE OTHER THAN

STRUCTURES SUCH AS GREENHOUSES, POTTERIES
STRUCTURES SHALL BE LOCATED AT LEAST 50 FEET
INCLUDING ANY RIGHT-OF-WAY LINE;

ES CONCERNING COMMERCIAL AGRICULTURAL
BALTIMORE COUNTY AGRICULTURAL LAND

EN. THE DIRECTOR OF ZONING ADMINISTRATION
IN THE BOARD A MAXIMUM OF 30 DAYS, EXCEPT

ED VIOLATION.

ENACTED, that Sections 1A01.2.B.2.

2., 1A04.2.A.3., 1A05.2.A.4. and 7.2.2.

ing Regulations, as amended, be and shall

1 amendments, to read as follows:

tural) Zones

of Right.

arms, farmettes) and limited-acreage

Special Exception.

icultural-support" uses as principal

sales, storage, or service; blacksmith

mills or driers

less or storage

ness or manufacture, processing,

at products, or by-products

rits manufacture, including the

lcohol mixtures, but excluding (for

use))

UDING ACCESSORY RETAIL AND SERVICE

EMPORARY PROMOTIONAL EVENTS

SOCIATED WITH THE BINARY

CEPTION.

H. BOTTLED WATER PLANT, IF THE SOURCE OF THE WATER IS LOCATED ON

THE SAME SITE AS THE PLANT, AND PROVIDED THAT THE DIRECTOR OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT MAKES A RECOMMENDATION THAT THE PROPOSED
FACILITY WILL NOT ADVERSELY AFFECT THE QUALITY OR CAPACITY OF SURFACE WATER OR
GROUND WATER.

Section 1A02-R.C. 3 Zones

1A02.2.A. Uses Permitted as of Right

3. Farms [,] or [,] limited-acreage wholesale flower farms

[satellite farms]

Section 1A03 - R.C. 4 Zones

1A03.3.A. Uses Permitted as of Right

2. Farms [,] AND limited-[,] acreage wholesale flower farms [,]
satellite farms, and farmettes) (SEE SECTION 404)

Section 1A04 - R.C. 5 Zone

1A04.2.A. Uses Permitted as of Right

3. Farms [,] AND limited-acreage wholesale flower farms [,satellite

Section 1A05 - R.C. 20 and R.C. 50 Zones

1A05.2.- Table of Land Use Regulations

Natural Resources and Agricultural Uses

4. Agriculture and agricultural uses
natural uses including farms [,satellite farms,
[,] and limited-acreage wholesale flower
produce stands, farmers' roadside stands,
to the provisions of Section 38-23 of the
County Code.

7. Aquaculture, including the construction
of necessary equipment, buildings and
for the hatching, cultivating, planting,
and harvesting of finfish, shellfish
aquatic plants and animals.

Section 200--Height Exceptions

The height limitations of these regulations shall not apply to
GRAIN ELEVATORS OR OTHER ACCESSORY AGRICULTURAL BUILDINGS, nor
belltowers, cupolas, domes, radio or television aerials, drive-in
observation, transmission or radio towers, or poles, flagstaffs,
which extend not more than four feet above the limiting
water tanks and towers, elevator shafts, penthouses and
provided that any such structures shall not have a horizontal
25 per cent of the roof area of the building. A satellite

R.C. 20	Zone	R.C. 50
P		P
[SE] P		P

receiving dish is subject to the height limitations of the zone in which the dish is located. However, in residential zones, the height of an accessory satellite dish may not exceed 15 feet, unless it is located on the roof of a building.

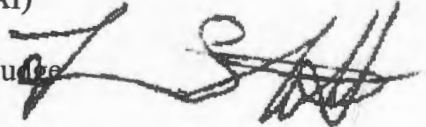
Section 4. And be it further enacted, that this Act shall take effect forty-five days after its enactment.

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: February 26, 2013

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 02/25/13 Closing Date
Case No. 2013-0181-SPHA – 3205 Green Knoll Rd. (aka 3121 Greenmead Rd.)

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 6, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For February 11, 2013
Item Nos. 2013-0178, 0179, 0180, 0181 and 0182.

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

DAK:CEN
Cc: file



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2-4-13

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

RE: Baltimore County

Item No 2013-0181-SPHA
Administrative Variance
Administrative Special Hearing
Basha & P.M.W. Jordan
3205 Greenknull Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0181-SPHA

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov



KEVIN KAMENETZ
County Executive

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

February 26, 2013

Basha & Pia M. W. Jordan
3205 Green Knoll Road
Baltimore MD 21244

RE: Case Number: 2013-0181 SPHA, Address: 3205 Green Knoll Road, 21244

Dear Mr. & Ms. Jordan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 29, 2013. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Lawrence E. Schmidt, Esquire, 600 Washington Avenue, Towson MD 21204



KEVIN KAMENETZ
County Executive

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

February 26, 2013

Basha & Pia M. W. Jordan
3205 Green Knoll Road
Baltimore MD 21244

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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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Lawrence E. Schmidt, Esquire, 600 Washington Avenue, Towson MD 21204

Office of Administrative Hearings for Baltimore County
105 West Chesapeake Avenue Suite 103
Towson, Maryland 21204

In the Matter of

Civil Citation No. 120975

Basha Jordan
Pia Jordan

3205 Green Knoll Road

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE ADMINISTRATIVE LAW JUDGE

This matter came before the Administrative Law Judge on January 23, 2013 for a Hearing on a citation for violations under the Baltimore County Zoning Regulations (BCZR) sections 101, 102.1, 1B01.1, and 100.6: keeping horses on less than three acres of land on residential property.

On January 10, 2013, pursuant to § 3-6-205, Baltimore County Code, Inspector David Janiszewski issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondents by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$1,000.00 (One thousand dollars).

The following persons appeared for the Hearing: Jason Vettori, Esquire, on behalf of Respondents, Thomas Price, a neighbor and complainant, and David Janiszewski, Baltimore County Code Enforcement Officer.

Mr. Janiszewski and the complainant stated that the Respondents kept horses on the premises, and that occasionally, due to defective fencing, the horses got out of their enclosures and wandered through the neighborhood. Mr. Vettori, who had just been retained by the Respondents, agreed the BCZR requires three acres of property in this scenario, and that his clients' lot does not satisfy that requirement. As such, counsel indicated that his clients would soon file for variance relief, which if granted would "legitimize" the existing conditions.

Having heard the testimony and evidence presented at the Hearing:

IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$1,000.00 (One thousand dollars).

IT IS FURTHER ORDERED that the \$1,000.00 civil penalty be suspended in full, for 90 days.

IT IS FURTHER ORDERED that the suspended \$1,000.00 civil penalty will be imposed if the subject property is not brought into compliance (by grant of variance relief or removal of the horses) within 90 days of the date of this Order.

ORDERED this __25__ day of January 2013.

Signed: _____
John E. Beverungen
Administrative Law Judge

NOTICE: Pursuant to §3-6-301(a) of the Baltimore County Code, the Respondent or Baltimore County may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$225.00 and the posting of security in the amount of the penalty assessed.

JEB/sma

SMITH, GILDEA & SCHMIDT LLC

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
D. DUSKY HOLMAN
MICHAEL G. DEHAVEN
RAY M. SHEPARD

LAUREN M. DODRILL
CHARLES B. MAREK, III
NATALIE MAYO
ELYANA TARLOW
JASON T. VETTORI
REBECCA G. WYATT
of counsel:
JAMES T. SMITH, JR.

January 28, 2013

Via Hand Deliver

Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

Re: Jordan - 3205 Green Knoll Road

Dear Administrative Law Judge,

Please find enclosed a Petition for Administrative Zoning relief and the appropriate attachments thereto.

The subject property is approximately 2.64 acres zoned DR 5.5. It is composed of two adjacent parcels that have been held/used as one lot and have merged for zoning purposes. The separate legal descriptions for each parcel are attached hereto. The property is residentially developed and contains a single family detached dwelling, large yard/pasture and outbuilding (run-in). My clients, Basha Jordan and Pia M.W. Jordan have owned the property since 1989. Ever since their acquisition, they have stabled at least one horse on the property. For many of their nearly 24 years of ownership, there have been two horses on the property. The animals have been kept on the property for personal use by my clients and the arrangement has not caused any detrimental impacts on the subject property, the horses or the neighborhood.

The attached Petition for Zoning Relief requests approval under alternate theories. BCZR section 100.6 requires one acre of land for each horse maintained on a property. Although my clients meet this requirement, the regulations further require a minimum lot size of 3 acres for properties used to stable or pasture horses. The subject property is therefore undersized. BCZR Section 100.6 was enacted pursuant to Bill 51-1993. That bill was enacted by the County Council in 1993. Given that my clients acquired the property and began the use approximately 4 years prior to the date of the legislation; their use is nonconforming under BCZR section 104.

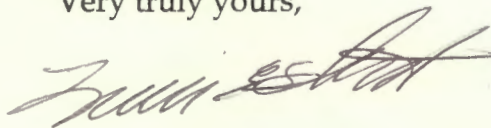
In the alternative, they seek variance relief from section 100.6. Although two (2) horses have been on the property for the majority of the time that my clients have owned the site, the keeping of that number (two) horses (only one) has not been "continuous and uninterrupted" since 1989. Therefore, variance relief is requested to allow up to two (2) animals on occasion. If the variance is granted then the special hearing will be moot.

As noted in the attached affidavit, the animals have been maintained on the property without detrimental impact to the subject property, the neighborhood or the animals themselves. My client's sworn affidavit attesting to these facts is attached. Your favorable consideration of these Petitions is appreciated.

Finally, although there is no prohibition under law, the zoning office (Carl Richards) raised an issue when this matter was filed about the existence of any active zoning violation case. He indicated that administrative relief may not be appropriate when a violation case has been previously filed. A zoning citation was issued regarding this use and property and a hearing conducted on January 23, 2013. Although the written decision has not been received, your office indicated that the citation would be stayed pending the outcome of these zoning petitions. Thus, the violation is not "active" at this point in time. More importantly, we believe that the individual who instituted the violation with an inquiry to the County zoning office has recently moved and vacated his former property. Thus, I believe that this matter can be processed administratively. If a demand for hearing is made, then the matter can be scheduled for a public hearing.

Please do not hesitate to contact me should you have any questions.

Very truly yours,



Lawrence E. Schmidt

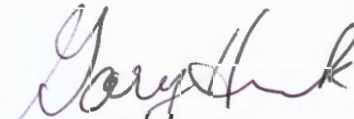
LES/amf

Enclosures

cc: Basha and Pia Jordan

January 29, 2013

Petitioner / Attorney Lawrence E. Schmidt has been advised that the property has an active zoning violation case and as such he has decided to proceed with an administrative hearing at his own risk.


Zoning Review

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013-0181-A

Address 3205 Green Knoll Road

Contact Person: Gary Hucik
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/28/13

Posting Date: 2/10/13

Closing Date: 2/25/13

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2013-0181-A

Address 3205 Green Knoll Road

Petitioner's Name Larry Schmidt

Telephone 410-821-0070

Posting Date: 2/10/13

Closing Date: 2/25/13

Wording for Sign: To Permit 2 horses on 2.64 acres of land
in lieu of the minimum required 3 acres.

Revised 7/06/11

CASE NAME 2013-12
CASE NUMBER 2013-12
DATE 1/25/13

[illegible]

2013-018 SPHA

130

4-25-13

Maryland Department of Assessments and Taxation
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[Registration](#)

Account Identifier:

District - 02 Account Number - 1600005221

Owner Information

<u>Owner Name:</u>	JORDAN BASHA P JR JORDAN PIA M W	<u>Use:</u>	RESIDENTIAL
<u>Mailing Address:</u>	3205 GREEN KNOLL RD BALTIMORE MD 21244-1129	<u>Principal Residence:</u>	YES
		<u>Deed Reference:</u>	1) /08251/ 00635 2)

Location & Structure Information

<u>Premises Address</u>	<u>Legal Description</u>
3205 GREEN KNOLL RD 0-0000	.57 AC SS GREEN KNOLL RD 170 E GREENMEAD RD

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u>
0077	0020	1257		0000				1	
									<u>Plat Ref:</u>

<u>Special Tax Areas</u>	<u>Town</u>	NONE
	<u>Ad Valorem</u>	
	<u>Tax Class</u>	

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
1972	1,260 SF	24,829 SF	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
1.000000	YES	SPLIT FOYER SIDING	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
<u>Land</u>	81,200	62,400		
<u>Improvements:</u>	125,700	112,300		
<u>Total:</u>	206,900	174,700	206,900	174,700
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	STEIN NEIL S.	<u>Date:</u>	08/17/1989	<u>Price:</u>	\$100,000
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/08251/ 00635	<u>Deed2:</u>	

<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	

<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	

Exemption Information

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

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information

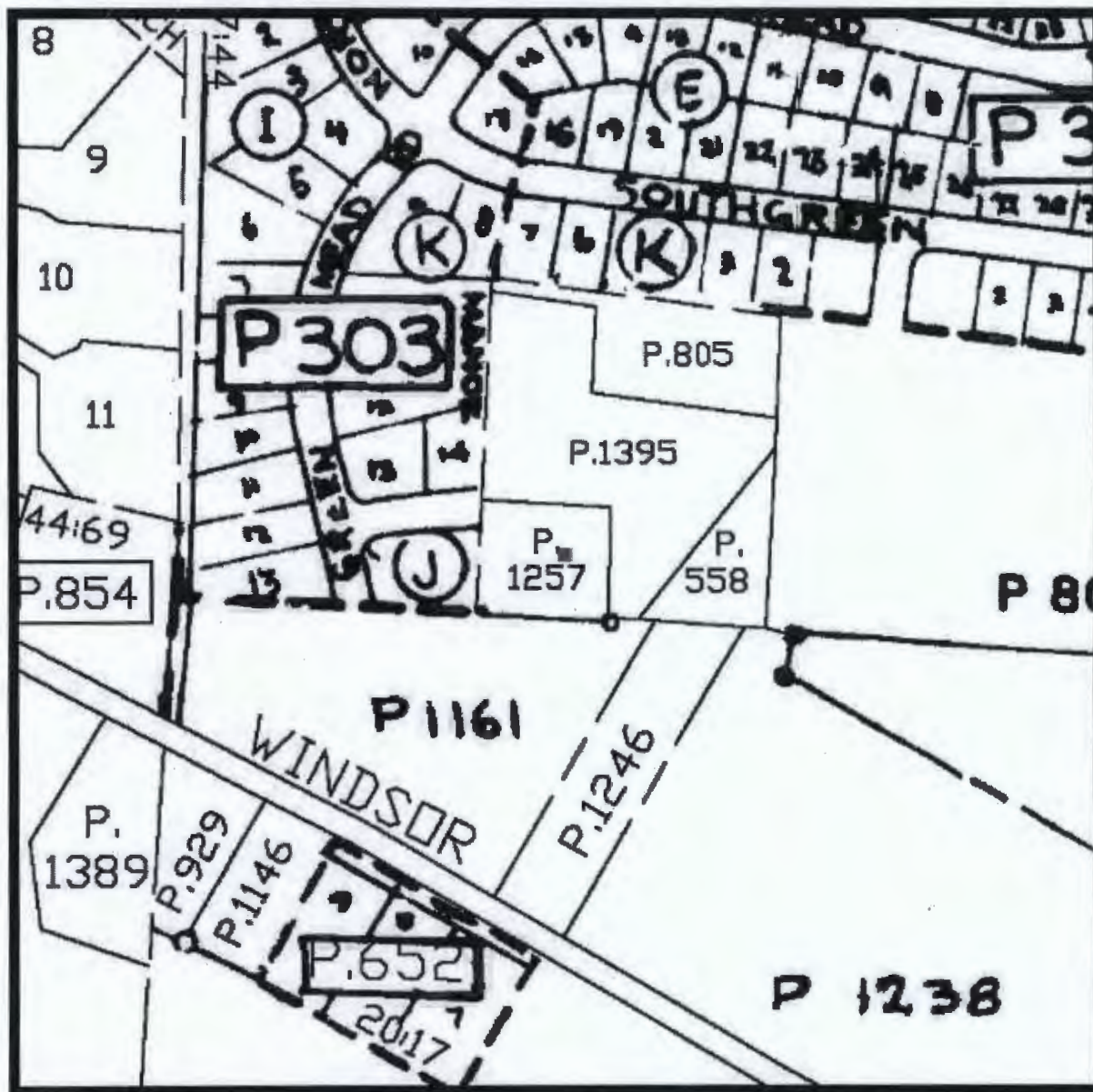
<u>Homestead Application Status:</u>	Approved 04/06/2011
--------------------------------------	---------------------



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

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District - 02 Account Number - 1600005221



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.

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[GroundRent Registration](#)

Account Identifier: District - 02 Account Number - 2200016421

Owner Information

Owner Name: JORDAN BASHA P JR
JORDAN PIA MARIE
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 3205 GREENKNOLL RD
BALTIMORE MD 21244-1129
Deed Reference: 1) /24859/ 00583
2)

Location & Structure Information

Premises Address: 3121 GREENMEAD RD
0-0000
Legal Description: 2.070 AC PARCEL A
3121 GREEN MEAD RD ES
JORDAN PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0077	0020	1395		0000				1		0001/ 0056

Special Tax Areas: Town Ad Valorem
Tax Class: NONE

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		2.0700 AC	04

Stories: Basement Type: Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	190,400	142,800		
Improvements:	1,700	1,700		
Total:	192,100	144,500	192,100	144,500
Preferential Land:	0			0

Transfer Information

Seller:	JORDAN BASHA P, JR	Date:	12/05/2006	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/24859/ 00583	Deed2:	
Seller:	JORDON BASHA P, JR	Date:	06/22/1993	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/09839/ 00163	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: Exempt Class: Special Tax Recapture: NONE

Homestead Application Information

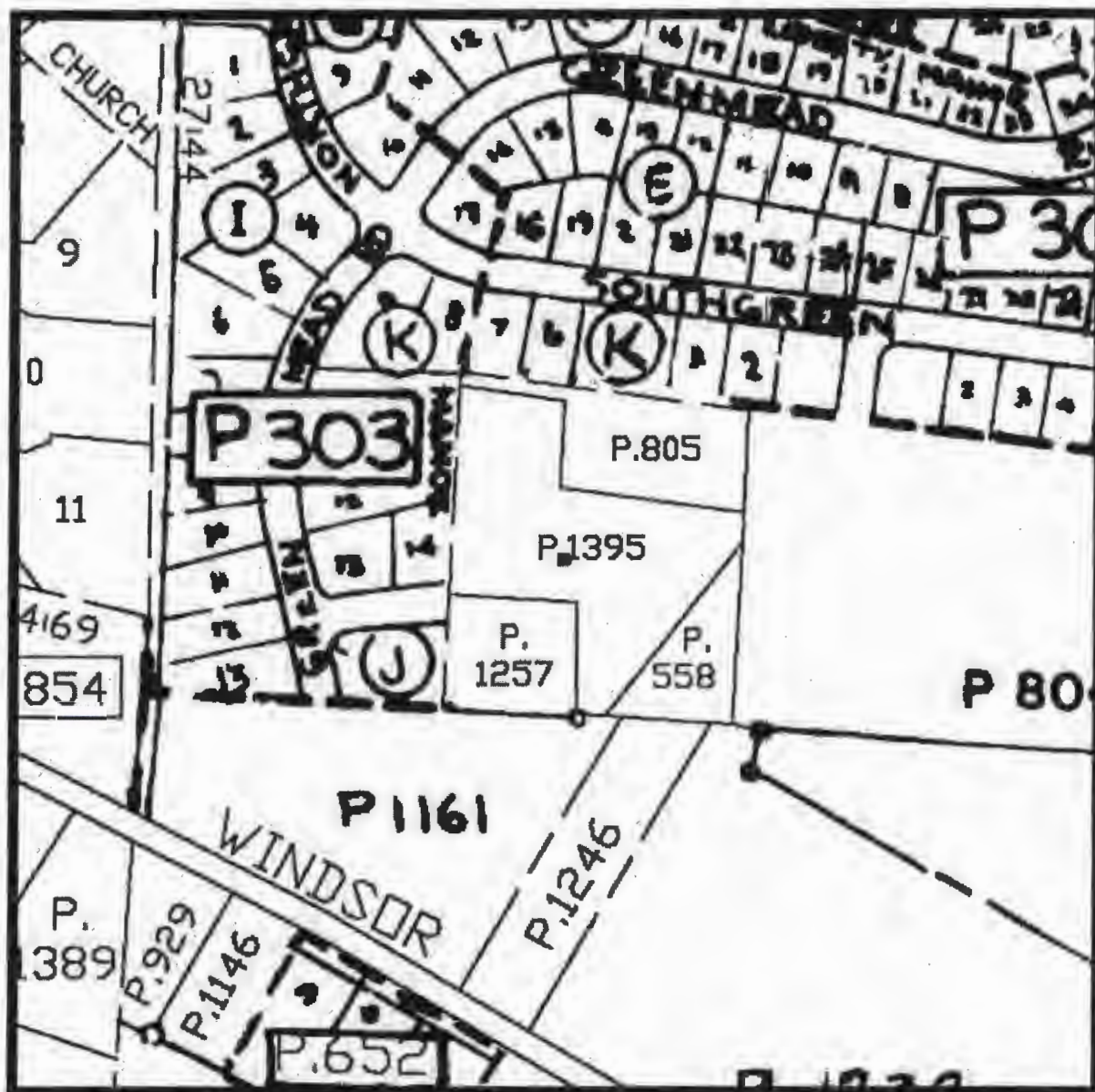
Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
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District - 02 Account Number - 2200016421



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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

Case No.: 2013-181-SPHA

Exhibit Sheet

ED
5-30-13

Sen
4/29/13

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2	2A-2J Color photos	
No. 3	Bills of Sale and other docs related to nonconforming use of property.	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING NOTICE

CASE # 2013-0181-SPHA

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Thursday, April 25, 2013 at 1:30 p.m.

REQUEST: Variance to stable/pasture up to two horses on 2.64 acres of land in lieu of the required three acres and/or Administrative Special Hearing to permit the non-conforming use of the property to stable/pasture one horse on a parcel of 2.64 acres in area.

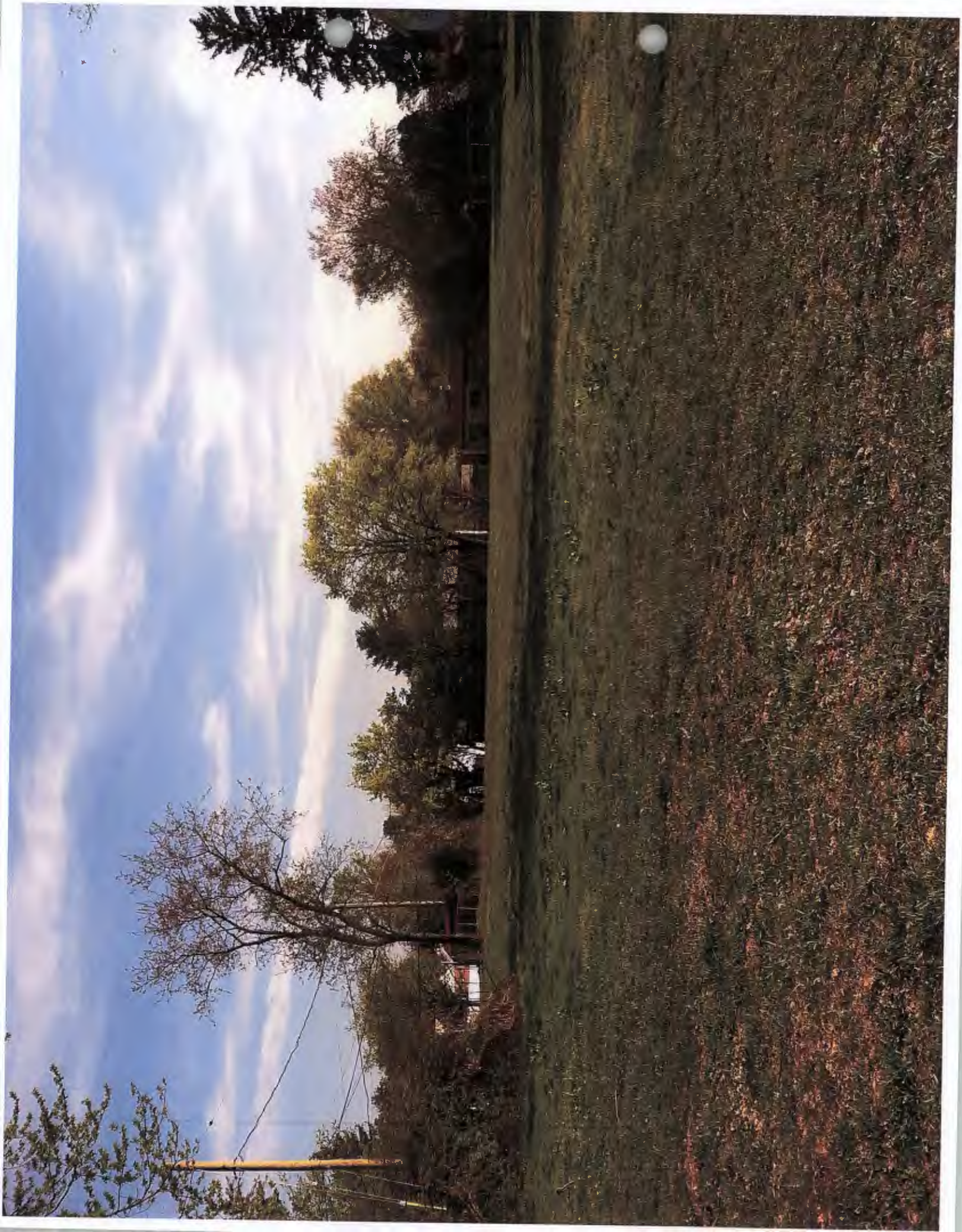
THE COMMISSIONER OF THE TOWSON ZONING COMMISSION IS NOT RESPONSIBLE FOR THE CONTENTS OF THIS NOTICE. TO CONFIRM HEARING CALL 410-326-1111.

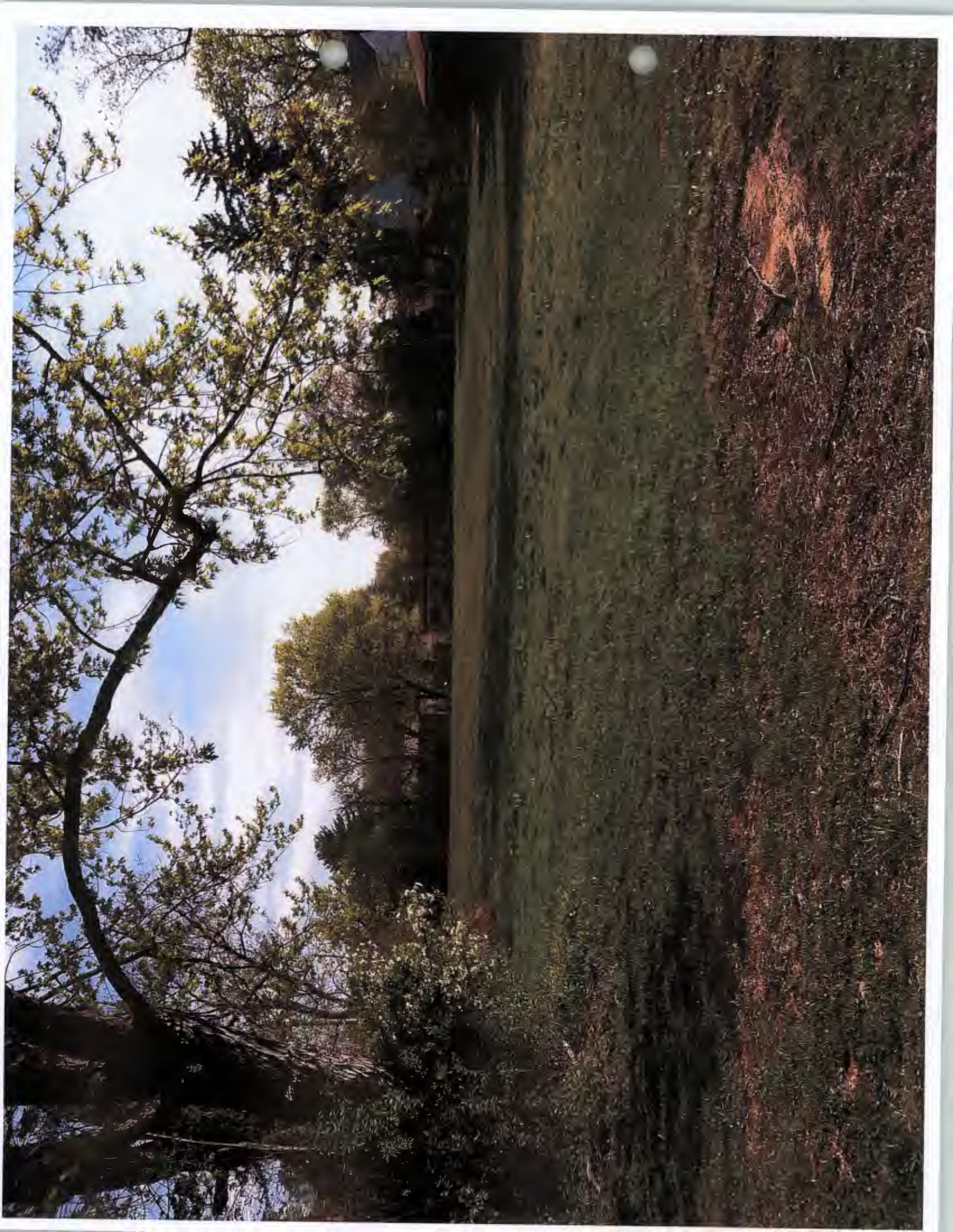
THE NOTICE MUST BE DISPLAYED UNTIL DAY OF HEARING (SEE BOARD OF ZONING ADJUDICATORS FOR MORE INFO).

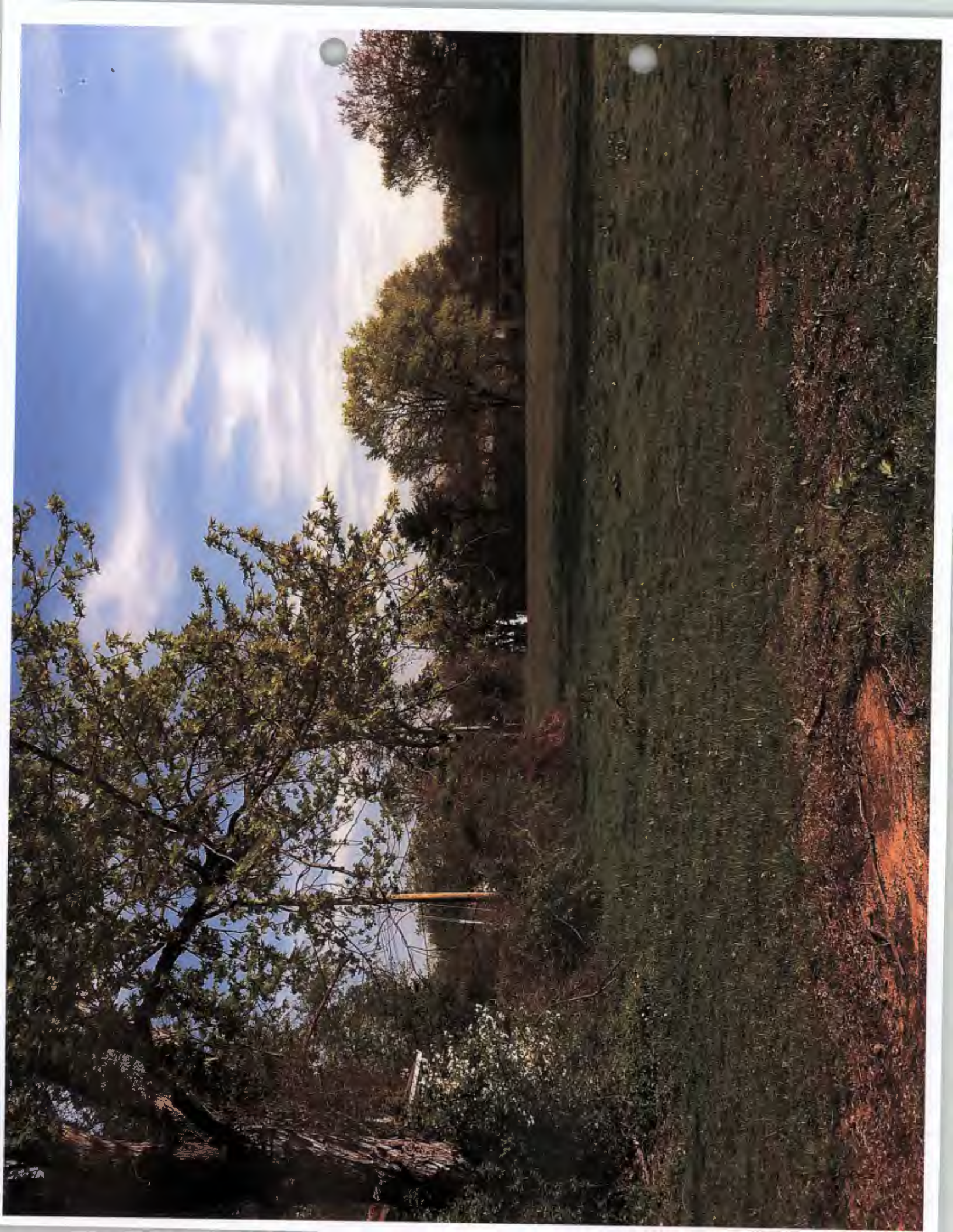
HANDICAPPED ACCESSIBLE



















PLAT TO ACCOMPANY
ADMINISTRATIVE VARIANCE
AND/OR SPECIAL HEARING

PROPERTY ADDRESS:

3205 GREEN KNOLL RD.
(A/K/A 3121 GREENMEAD RD.)

OWNER NAMES:

BASHA P. AND PIA M.W. JORDAN

MAP# 0077 GRID# 0020

PARCEL # 1257 AND 1395

10 DIGIT TAX ID #:

1600005221 AND 2200016421

DEED REFERENCE: 08251/00635

SITE ZONED: DR 5.5

ELECTION DISTRICT: 2ND

COUNCIL DISTRICT: 4TH

LOT AREA ACREAGE: 2.64 ACRES

THE PROPERTY IS NOT IN A HISTORIC DISTRICT NOR IS

THERE A HISTORIC DESIGNATION

THE PROPERTY IS NOT IN THE

CHESAPEAKE BAY CRITICAL AREA

THERE IS NO FLOOD PLAIN ON THE
PROPERTY

PROPERTY
WATER IS PUBLIC

SEWER IS PUBLIC

NO PRIOR ZONING HEARING

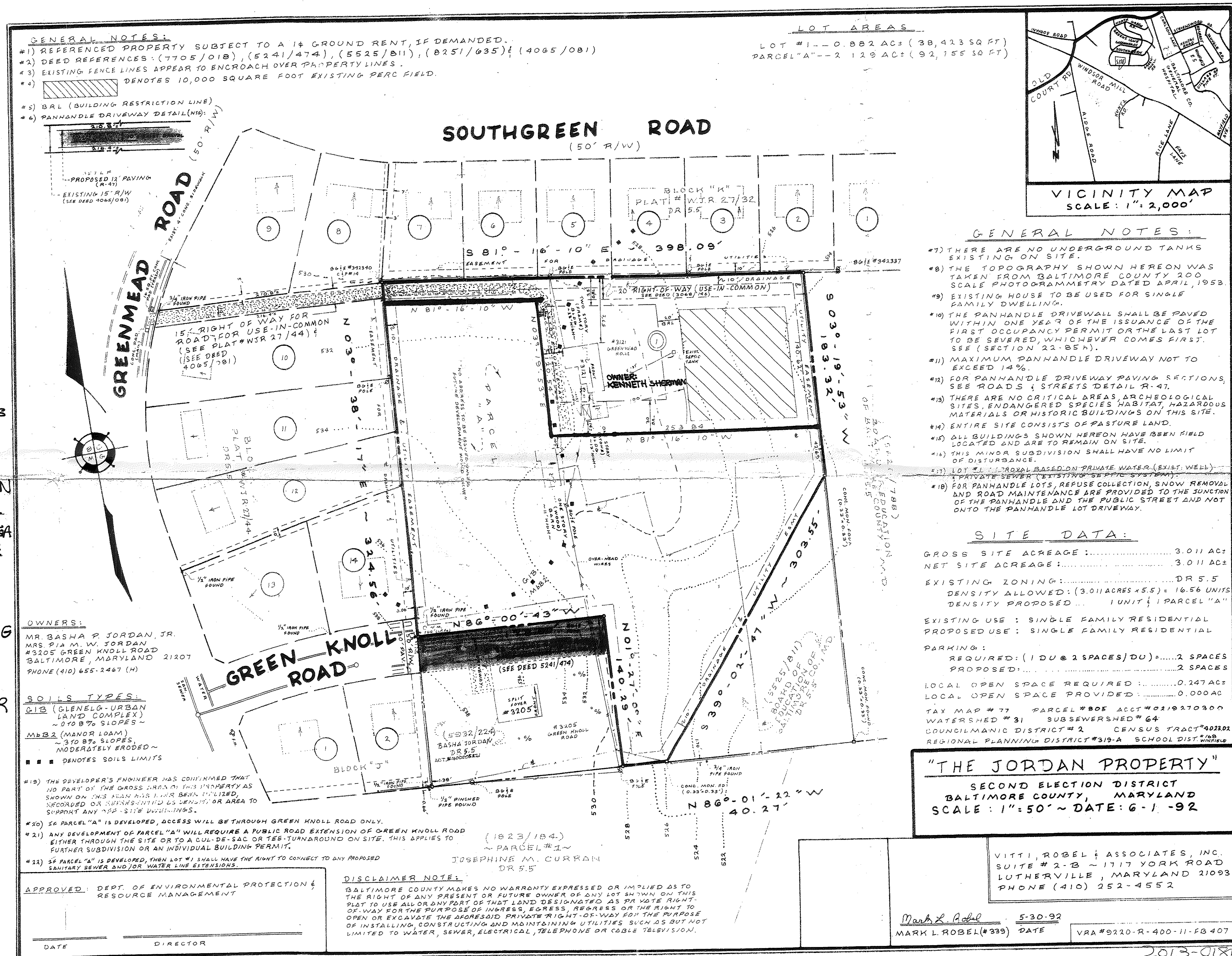
VIOLATION CASE INFO:

CASE # 120975 (PENDING)

FAILURE TO REMOVE HORSES OR
A. ... EXERCISE!

GET A SPECIAL EXCEPTION/
VARIANCE TO HAVE HORSES

ON LESS THAN 3 ACRES
OF LAND.



**PLAT TO ACCOMPANY
ADMINISTRATIVE VARIANCE
AND/OR SPECIAL HEARING**

PROPERTY ADDRESS:

3205 GREEN KNOLL RD.
(A/K/A 3121 GREENMEAD RD.)

OWNER NAMES:

BASHA P. AND PIA M.W. JORDAN

MAP#0077 GRID#0020

PARCEL # 1257 AND 1395

10 DIGIT TAX ID#:

1600005221 AND 2200016421

DEED REFERENCE: 08251/00635

SITE ZONED: DR 5.5

ELECTION DISTRICT: 2ND

COUNCIL DISTRICT: 4TH

LOT AREA ACREAGE: 2.64 ACRES

THE PROPERTY IS NOT IN A
HISTORIC DISTRICT NOR IS

THERE A HISTORIC DESIGNATION
THE PROPERTY IS NOT IN THE

CHESAPEAKE BAY CRITICAL AREA

THERE IS NO FLOOD PLAIN ON THE
PROPERTY

WATER IS PUBLIC

SEWER IS PUBLIC

NO PRIOR ZONING HEARING

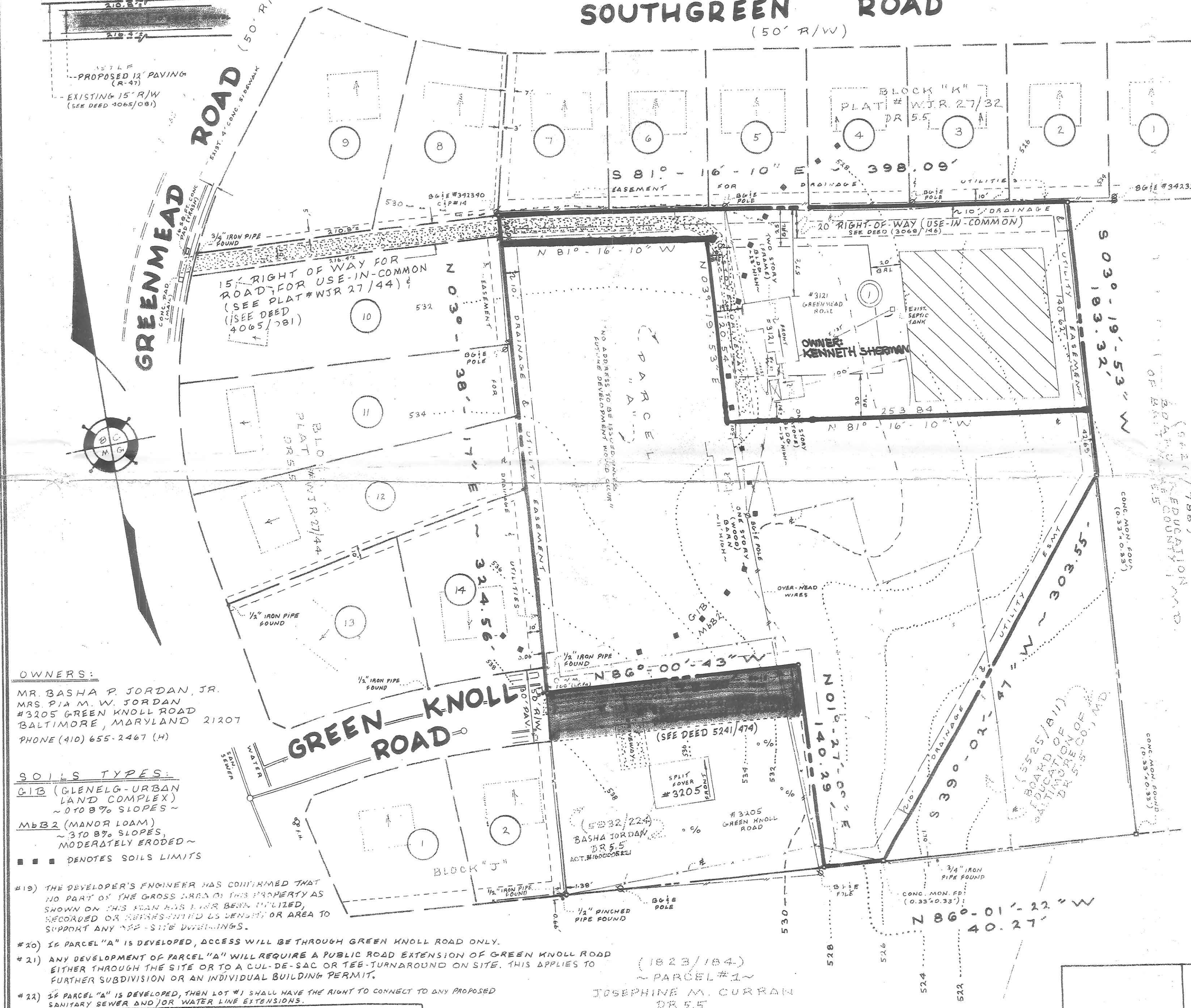
VIOLATION CASE INFO:

CASE # 120975 (PENDING)

FAILURE TO REMOVE HORSES OR
GET A SPECIAL EXCEPTION/
VARIANCE TO HAVE HORSES

ON LESS THAN 3 ACRES
OF LAND.

- GENERAL NOTES:**
- 1) REFERENCED PROPERTY SUBJECT TO A 1¢ GROUND RENT, IF DEMANDED.
 - 2) DEED REFERENCES: (7705/018), (5241/474), (5525/811), (8251/635), (4065/081)
 - 3) EXISTING FENCE LINES APPEAR TO ENCRACH OVER PROPERTY LINES.
 - 4)  DENOTES 10,000 SQUARE FOOT EXISTING PERC FIELD.
 - 5) BRL (BUILDING RESTRICTION LINE)
 - 6) PANHANDLE DRIVEWAY DETAIL (N19):



OWNERS:
MR. BASHA P. JORDAN, JR.
MRS. PIA M. W. JORDAN
#3205 GREEN KNOLL ROAD
BALTIMORE, MARYLAND 21207
PHONE (410) 655-2467 (H)

SOILS TYPES:
G1B (GLENELG-URBAN
LAND COMPLEX)
~ 0 TO 8% SLOPES ~
M5B2 (MANOR LOAM)
~ 3 TO 8% SLOPES,
MODERATELY ERODED ~
■■■ DENOTES SOILS LIMITS

#19) THE DEVELOPER'S ENGINEER HAS CONTINUED THAT
NO PART OF THE GROSS AREA OF THIS PROPERTY AS
SHOWN ON THIS PLAN HAS EVER BEEN FLOODED,
RECORDED OR REVERSED TO BE A FLOOD OR AREA TO
SUPPORT ANY TYPE SITE DEVELOPMENTS.

#20) IF PARCEL "A" IS DEVELOPED, ACCESS WILL BE THROUGH GREEN KNOLL ROAD ONLY.
#21) ANY DEVELOPMENT OF PARCEL "A" WILL REQUIRE A PUBLIC ROAD EXTENSION OF GREEN KNOLL ROAD
EITHER THROUGH THE SITE OR TO A CUL-DE-SAC OR TEE-TURNAROUND ON SITE. THIS APPLIES TO
FURTHER SUBDIVISION OR AN INDIVIDUAL BUILDING PERMIT.

#22) IF PARCEL "A" IS DEVELOPED, THEN LOT #1 SHALL HAVE THE RIGHT TO CONNECT TO ANY PROPOSED
SANITARY SEWER AND/OR WATER LINE EXTENSIONS.

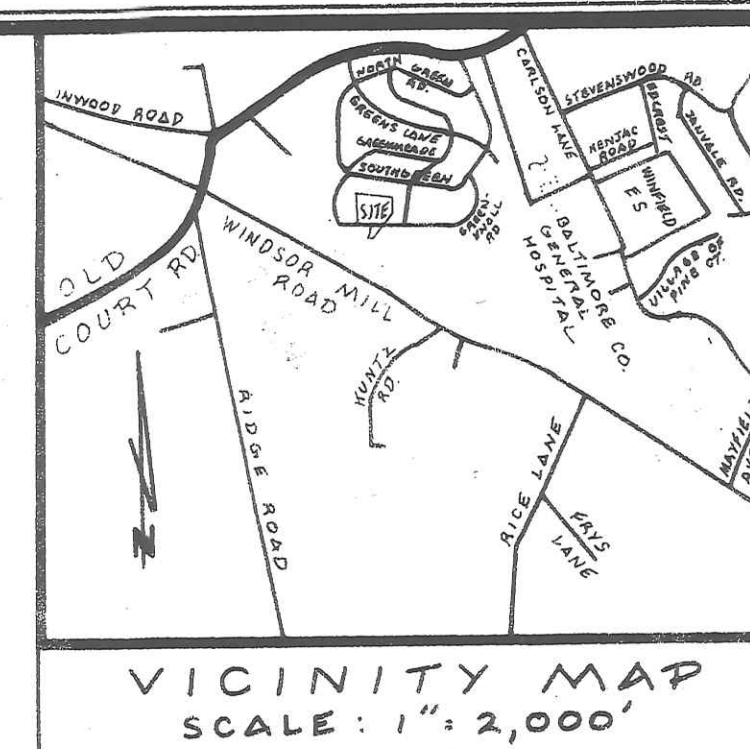
APPROVED: DEPT. OF ENVIRONMENTAL PROTECTION &
RESOURCE MANAGEMENT

DATE DIRECTOR

DISCLAIMER NOTE:

BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO
THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS
PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-
OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS OR THE RIGHT TO
OPEN OR EXCAVATE THE FORESAID PRIVATE RIGHT-OF-WAY FOR THE PURPOSE
OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT
LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.

LOT AREAS
LOT #1 -- 0.882 AC ± (38,423 SQ FT)
PARCEL "A" -- 2.129 AC ± (92,155 SQ FT)



- GENERAL NOTES:**
- 7) THERE ARE NO UNDERGROUND TANKS EXISTING ON SITE.
 - 8) THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRY DATED APRIL, 1953.
 - 9) EXISTING HOUSE TO BE USED FOR SINGLE FAMILY DWELLING.
 - 10) THE PANHANDLE DRIVEWAY SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT OR THE LAST LOT TO BE SEVERED, WHICHEVER COMES FIRST. SEE (SECTION 22-85H).
 - 11) MAXIMUM PANHANDLE DRIVEWAY NOT TO EXCEED 14%.
 - 12) FOR PANHANDLE DRIVEWAY PAVING SECTIONS, SEE ROADS & STREETS DETAIL R-47.
 - 13) THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS OR HISTORIC BUILDINGS ON THIS SITE.
 - 14) ENTIRE SITE CONSISTS OF PASTURE LAND.
 - 15) ALL BUILDINGS SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE TO REMAIN ON SITE.
 - 16) THIS MINOR SUBDIVISION SHALL HAVE NO LIMIT OF DISTURBANCE.
 - 17) LOT #1 TYPICAL BASED ON PRIVATE WATER (EXIST. WELL) & PRIVATE SEWER (EXISTING SEPTIC SYSTEM).
 - 18) FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE PUBLIC STREET AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.

SITE DATA:

GROSS SITE ACREAGE: 3.011 AC ±
NET SITE ACREAGE: 3.011 AC ±
EXISTING ZONING: DR 5.5
DENSITY ALLOWED: (3.011 ACRES x 5.5) = 16.56 UNITS
DENSITY PROPOSED: 1 UNIT / 1 PARCEL "A"
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PARKING: REQUIRED: (1 DU @ 2 SPACES/DU) = 2 SPACES
PROPOSED: 2 SPACES
LOCAL OPEN SPACE REQUIRED: 0.247 AC ±
LOCAL OPEN SPACE PROVIDED: 0.000 AC
TAX MAP #77 PARCEL #805 ACCT #0219270300
WATERSHED #31 SUBSEWERSHED #64
COUNCILMANIC DISTRICT #2 CENSUS TRACT #402302
REGIONAL PLANNING DISTRICT #319-A SCHOOL DIST #168 WINFIELD

"THE JORDAN PROPERTY"
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' ~ DATE: 6-1-92

VITTI, ROBEL & ASSOCIATES, INC.
SUITE #2-B ~ 1717 YORK ROAD
LUTHERVILLE, MARYLAND 21093
PHONE (410) 252-4552

Mark L. Robel 5-30-92
MARK L. ROBEL (#339) DATE VRA #9220-R-400-11-FB 407

2013-0181