



KEVIN KAMENETZ
County Executive

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

August 30, 2013

David H. Karceski, Esquire
Venable, LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petition for Special Exception
Case No.: 2013-0291-X
Property: 5132 Long Green Road

Dear Mr. Karceski:

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

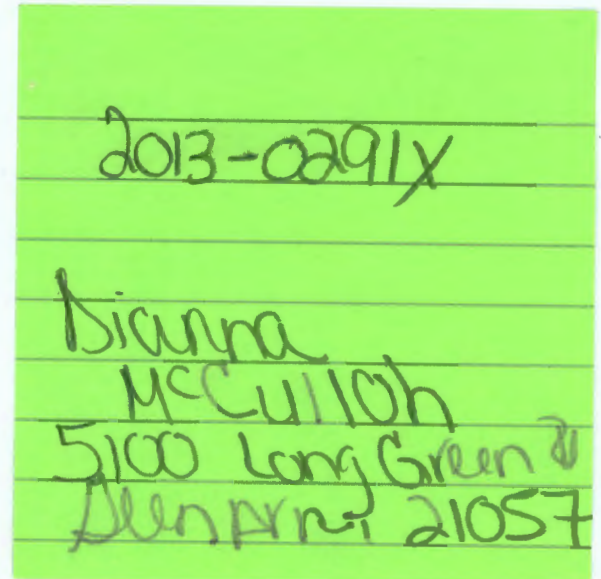
In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Carol Trela, P.O. Box 88, Baldwin, Maryland 21013
Bobby Prigel, 4855 Long Green Road, Glen Arm, Maryland 21057
Paul Lurz, 12818 Kanes Road, Glen Arm, Maryland 21057
Dianna McCulloh, 5100 Long Green Road, Glen Arm, Maryland 21057



IN RE: PETITION FOR SPECIAL EXCEPTION* BEFORE THE

(5132 Long Green Road)

11th Election District

3rd Councilman District

Matilda L. Albrecht

Legal Owner

Petitioner

* OFFICE OF

* ADMINISTRATIVE HEARINGS

* FOR BALTIMORE COUNTY

* Case No. 2013-0291-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 5132 Long Green Road. The Petition was filed by David H. Karceski, Esquire, on behalf of the legal owner of the subject property, Matilda M. Albrecht. The Special Exception Petition seeks relief pursuant to §1A01.2.C.29e of the Baltimore County Zoning Regulations (B.C.Z.R.), to use the herein described property for a slaughterhouse. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing was Matilda Albrecht and David Martin, whose firm prepared the site plan. David H. Karceski, Esquire attended and represented the Petitioner. Several concerned citizens attended the hearing, and their names are listed in the case file. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The Department of Planning (DOP) expressed support for the petition, and the Department of Environmental Protection and Sustainability (DEPS)

ORDER RECEIVED FOR FILING

Date

8-30-13

By

Den

noted certain requirements that must be satisfied before operations could commence at the site.

Testimony and evidence offered at the hearing revealed that the subject property is 20+/- acres and is zoned RC 2. The Petitioner proposes to operate on a small portion (approximately .6 acres) of the property a slaughterhouse. The Petitioner and her husband previously operated from 1960 to approximately 1992 a slaughterhouse in the same facility proposed to be used in this case. The Petitioner testified her family has owned this land since the 1920's, and that she has lived on site for 51 years.

The Petitioner's proposed business partner, Shah Islam, testified and described some of the specifics of the proposed operation. Mr. Islam indicated that given the size of the facility - - which is not proposed to be enlarged - - the Petitioner would be able to slaughter and process a maximum of 8-12 steer per week or 50-60 smaller animals (lamb, goat) per week.

Mr. Martin, a landscape architect accepted as an expert, was the final witness in Petitioner's case. He indicated that he prepared the site plan in the case, and described the property in some detail. Mr. Martin stressed that no new construction or "development" of any kind was taking place, and he opined that the proposal satisfied the standards in B.C.Z.R. §502.1 and that the facility was "absolutely appropriate" for an RC 2 zone.

Carol Trela testified that the Long Green Valley Association was not opposed to the petition but had certain concerns (primarily with the scope and scale of the operation and potential environmental impacts), and Richard Hess, a neighbor, supported the petition but requested that privacy trees be planted to shield the operation from his

ORDER RECEIVED FOR FILING

Date 8-30-13

By den

property. See citizen's exhibit #1. Those concerns will be addressed in the Order which follows.

SPECIAL EXCEPTION

Under Maryland law, a Special Exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a Special Exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the Special Exception use. No such evidence was presented in this case.

In addition, and based on the evidence presented, I find the proposed use would support the primary agricultural use in the vicinity and that the land proposed for the slaughterhouse use would not more appropriately be used for agricultural uses. As such, the Petitioner has satisfied B.C.Z.R. §1A01.2.C.

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

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 30th day of August, 2013, that the Petition for Special Exception relief under §1A01.2.C.29.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to use the herein described property for a slaughterhouse, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

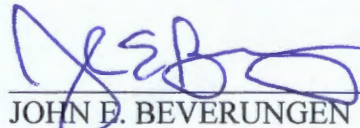
ORDER RECEIVED FOR FILING

Date 8-30-13

By den

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner must utilize the Special Exception granted herein within two years of the date of this Order.
3. The slaughterhouse operation shall be subject to the "use Limitations" noted on the site plan.
4. The slaughterhouse shall operate Monday-Friday between the hours of 9AM-5PM. The Petitioner shall be permitted to conduct operations on one weekend per year, provided 30 days notice is provided to adjoining owners.
5. The slaughterhouse may kill and/or process a maximum of fifty (50) animals per week regardless of breed or size of the animal/livestock.
6. The Petitioner shall, at her sole expense prior to commencing operations, purchase and install on her property where it adjoins the parcel owned by Mr. Hess (more particularly, in the areas marked by "Xs" in Citizen's Exhibit 1) three or four trees. The number and type of trees required shall be determined in the sole discretion of the Baltimore County Landscape Architect.
7. The Petitioner shall comply with the ZAC comments of DEPS, a copy of which is attached hereto.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 8-30-13

By sln



PETITION FOR ZONING HEARING(S)

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

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

Address 5132 Long Green Road

which is presently zoned RC2

Deed References: 18160-385

10 Digit Tax Account # 1700003727

Property Owner(s) Printed Name(s) Matilda M. Albrecht

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

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

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
A slaughterhouse pursuant to Section 1A01.2.C.29.e of the B.C.Z.R.

3. ☐ a **Variance from Section(s)**

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Matilda M. Albrecht

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

5132 Long Green Road, Glen Arm, MD

Mailing Address City State

21057-9718, /

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2013-0291-X Filing Date 6.2.13

Do Not Schedule Dates: _____ Reviewer AT

MARTIN

MARTIN
&
PHILLIPS

PHILLIPS

&

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

May 30, 2013

ZONING DESCRIPTION

Part of Parcel 319 – Deed Ref. 18160/00385
5132 Long Green Road
Baltimore, MD 21057

Beginning for the description of the subject Special Exception Area of Parcel 319 at a point at the centerline intersection of Long Green Road (24') and the eastern most corner of a private driveway thence N06° 09' 13" W, 738.63 feet more or less to a point of beginning at the southeast corner of the subject Special Exception Area thence the following courses:

- 1) N50° 02' 26"W, 236.35' thence,
- 2) N39° 57' 34"E, 115.05' thence
- 3) S50° 02' 26"E, 233.58' thence
- 4) S38° 34' 38"W, 115.09' back to the point of beginning.

Containing 27,033 Square Feet or 0.62 Acres of Land more or less.

The above bearings are based on the NAVD88/NAD83(2007) MCS state plane system.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.



TELEPHONE: 410.321.8444, TOLL FREE: 866.395.8595
FAX: 410.321.1175

2013-0291-X

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number:

2013-291-X

Petitioner:

Matilda Albrecht

Address or Location:

5132 Long Green Road

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Justin Williams

Address:

Vendite LLC

210W. Pennsylvania Avenue Suite 500

Towson MD 21204

Telephone Number:

410 494 6285

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

No. **099605**
 Date: **6/2/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/03/2013 6/03/2013 09:09:03 5
 REC W503 WALKIN R006 LRB
 RECEIPT # 656484 6/03/2013 OFLH
 5 528 ZOWING VERIFICATION
 CR 01 099605
 Recpt Tot \$450.00
 \$450.00 OK 4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						\$450

Total: **\$450.**

Rec From: **VENABLE**
 For: **5132 LONG GREEN RD**
2013-0291-X

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0291-X

RE: Case No.: _____

Petitioner/Developer: _____

Matilda Albrecht

August 21, 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: Kristen 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: _____

5132 Long Green Rd

July 31, 2013

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

Sincerely,

July 31, 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)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 1, 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 August 1, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2013-0291-X

5132 Long Green Road

N/s Long Green Road, 1750 ft. W/of centerline

of Long Green Pike

11th Election District - 3rd Councilmanic District

Legal Owner(s): Matilda Albrecht

Special Exception: to use the property for a slaughterhouse.

Hearing: Wednesday, August 21, 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.

8/008 Aug. 1

937371



KEVIN KAMENETZ
County Executive

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

July 8, 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: 2013-0291-X

5132 Long Green Road

N/s Long Green Road, 1750 ft. W/of centerline of Long Green Pike

11th Election District – 3rd Councilmanic District

Legal Owners: Matilda Albrecht

Special Exception to use the property for a slaughterhouse.

Hearing: Wednesday, August 21, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Matilda Albrecht, 5132 Long Green Road, Glen Arm 21057

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 1, 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, August 1, 2013 Issue - Jeffersonian

Please forward billing to:

Justin Williams
Venable
210 W. Pennsylvania Ave., Ste. 500
Towson, MD 21204

410-494-6285

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: 2013-0291-X

5132 Long Green Road

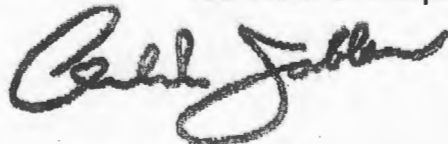
N/s Long Green Road, 1750 ft. W/of centerline of Long Green Pike

11th Election District – 3rd Councilmanic District

Legal Owners: Matilda Albrecht

Special Exception to use the property for a slaughterhouse.

Hearing: Wednesday, August 21, 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 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: October 1, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0291-X – Appeal Period Expired

The appeal period for the above-referenced case expired on September 30, 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 SPECIAL EXCEPTION
5132 Long Green Road; N/S Long Green
Road, 1750' W of c/line Long Green Pike
11th Election & 3rd Councilmanic Districts
Legal Owner(s): Matilda Albrecht
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-291-X

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUN 13 2013

.....]

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

8/21
CASE NO. 2013-0291-X

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

6/17/13

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

N/C

7/1/13

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

C

7/12/13

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

C

6/17/13

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/1/13

SIGN POSTING

Date:

7/31/13

by

Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 17, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2013
Item Nos. 2013- 0290, 0291, 0292, 0293, 0294 and 0297.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



JUL 02 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: July 1, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0291-X
Address 5132 Long Green Road
(Albrecht Property)

Zoning Advisory Committee Meeting of June 10, 2013.

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

1. Environmental Impact Review has no comment on the proposed use on this property, but may need to review any grading, or new structure permits.
Paul Dennis – Environmental Impact Review (EIR)

Ground Water Management has the following comments:

1. Liquid wastes associated with slaughtering livestock must be collected in a watertight holding tank. Property owner must enter into a Holding Tank Agreement with the County and record agreement in Land Records. Disposal of liquid wastes from the Holding Tank must be provided by a licensed liquid waste hauler or other method approved by the Department.
2. A bathroom will be required for employee usage. The domestic wastes generated from the bathroom must be disposed of through an onsite sewage disposal system. Percolation tests may be required.
3. A Water Appropriation Permit will be required from MDE.
4. The proposed water supply must be from an approved well with a certificate of potability. Water testing will be required to verify water quality is acceptable.

Kevin Koepenick – Groundwater Management

7/19/13
WCT
8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 12, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 5132 Long Green Road

INFORMATION:

Item Number: 13-291

Petitioner: Matilda M. Albright

Zoning: RC 2

Requested Action: Special Exception



SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special exception to permit a slaughterhouse on the subject property. The Department of Planning does not oppose the petitioner's special exception request.

The subject property is roughly 20 acres however the proposed area of the special exception is only .62 acres. Additionally, the petitioner proposes limited hours of operation, delivery time-frame, and small number of employees. Given the aforementioned circumstances this proposal does not appear to have negative impacts on adjacent properties.

The Department of Planning opines that this request is consistent with the spirit and intent of the RC 2 zoning regulations. Additionally, there does not appear to be any negative impacts to the health, safety and general welfare of the surrounding community.

For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared By:

Division Chief:

AVA/LL:cjm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



JUL 02 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: July 1, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0291-X
Address 5132 Long Green Road
(Albrecht Property)

Zoning Advisory Committee Meeting of June 10, 2013.

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

1. Environmental Impact Review has no comment on the proposed use on this property, but may need to review any grading, or new structure permits.
Paul Dennis – Environmental Impact Review (EIR)

Ground Water Management has the following comments:

1. Liquid wastes associated with slaughtering livestock must be collected in a watertight holding tank. Property owner must enter into a Holding Tank Agreement with the County and record agreement in Land Records. Disposal of liquid wastes from the Holding Tank must be provided by a licensed liquid waste hauler or other method approved by the Department.
2. A bathroom will be required for employee usage. The domestic wastes generated from the bathroom must be disposed of through an onsite sewage disposal system. Percolation tests may be required.
3. A Water Appropriation Permit will be required from MDE.
4. The proposed water supply must be from an approved well with a certificate of potability. Water testing will be required to verify water quality is acceptable.

Kevin Koepenick – Groundwater Management

ORDER RECEIVED FOR FILING

Date 8-30-13

By Den

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 6-17-13

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

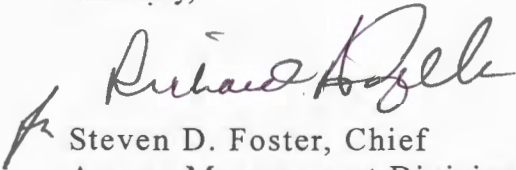
RE: Baltimore County
Item No. 2013-0291-X
Special Exception
Matilda L. Albrecht
5132 Long Green Road.

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. 2013-0291-X

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



KEVIN KAMENETZ
County Executive

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

August 14, 2013

Matilda M Albrecht
5132 Long Green Road
Glen Arm MD 21057

RE: Case Number: 2013-0291 X, Address: 5132 Long Green Road

Dear Ms. Albrecht:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 2, 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.", is written over a circular embossed stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson MD 21204

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 11 Account Number - 1700003727

Owner Information			
<u>Owner Name:</u>	ALBRECHT MATILDA M	<u>Use:</u>	AGRICULTURAL
<u>Mailing Address:</u>	5130 LONG GREEN RD GLEN ARM MD 21057-9718	<u>Principal Residence:</u>	NO
		<u>Deed Reference:</u>	1) /18160/ 00385 2)

Location & Structure Information	
<u>Premises Address</u> 5132 LONG GREEN RD 0-0000	<u>Legal Description</u> 20 AC 5132 LONG GREEN RD 1800 W LONG GREEN PIKE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0053	0006	0319		0000				3	
<u>Town</u>					NONE				
<u>Special Tax Areas</u>					<u>Ad Valorem</u>				
					<u>Tax Class</u>				

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1927	1,380 SF	20.0000 AC	05
<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
1.500000	YES	STANDARD UNIT SIDING	

Value Information					
	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	PREFERENTIAL LAND VALUE
		01/01/2012	07/01/2012	07/01/2013	INCLUDED IN LAND VALUE
<u>Land</u>	124,000	124,000			
<u>Improvements:</u>	131,700	99,200			
<u>Total:</u>	255,700	223,200	223,200	223,200	
<u>Preferential Land:</u>	4,000			4,000	

Transfer Information					
<u>Seller:</u>	ALBRECHT PHILIP HENRY, JR	<u>Date:</u>	06/10/2003	<u>Price:</u>	\$0
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/18160/ 00385	<u>Deed2:</u>	
<u>Seller:</u>	ALBRECHT PHILIP AG USE 83-84	<u>Date:</u>	10/02/1975	<u>Price:</u>	\$0
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/05571/ 00777	<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>	AGRICULTURAL TRANSFER TAX		

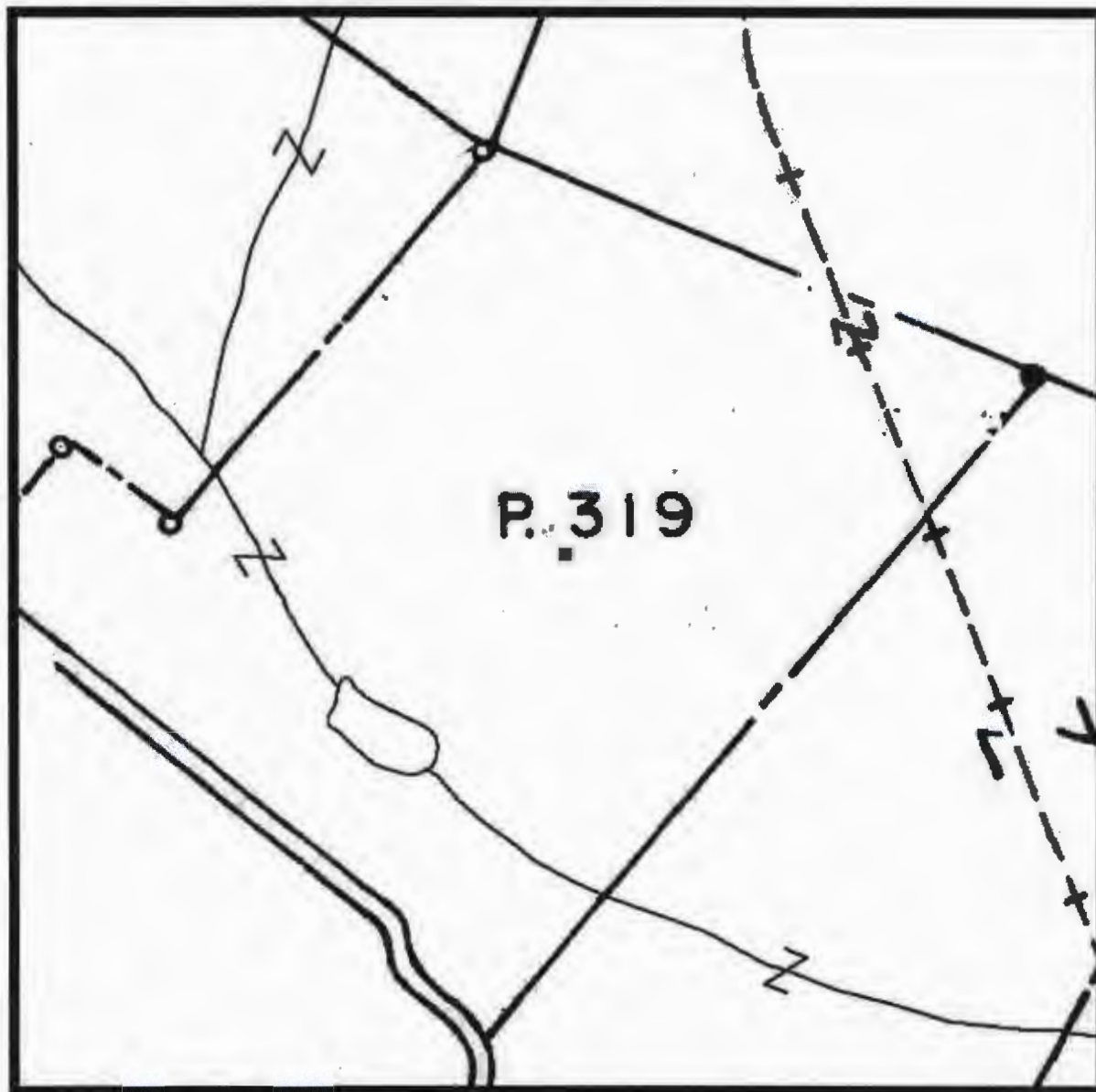
Homestead Application Information	
<u>Homestead Application Status:</u>	No Application



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

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

District - 11 Account Number - 1700003727



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.

CASE NAME _____
CASE NUMBER 2013-2291-X
DATE 8/21/13

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
CAROL TRELA	PO BOX 88	BALDWIN, Md. 21013	CAROL@TRELA.COM
JEANNE SIIWKA		Glen Arm 21087	
Mandy Castello		Glen Arm 21057	
Bubbi Pilsa	4851 Long Green Rd	Glen Arm 21057	
PAUL CURZ	12818 KINGS RD	GLEN ARM, MD 21057	PSLVRZ@COMCAST

5132 Long Green
Road

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2013-291-X

DATE 8/21/13

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 2013-291-X

Exhibit Sheet

APN
8-30-13

Petitioner/Developer

10-1-13

Protestant

/Citizen's

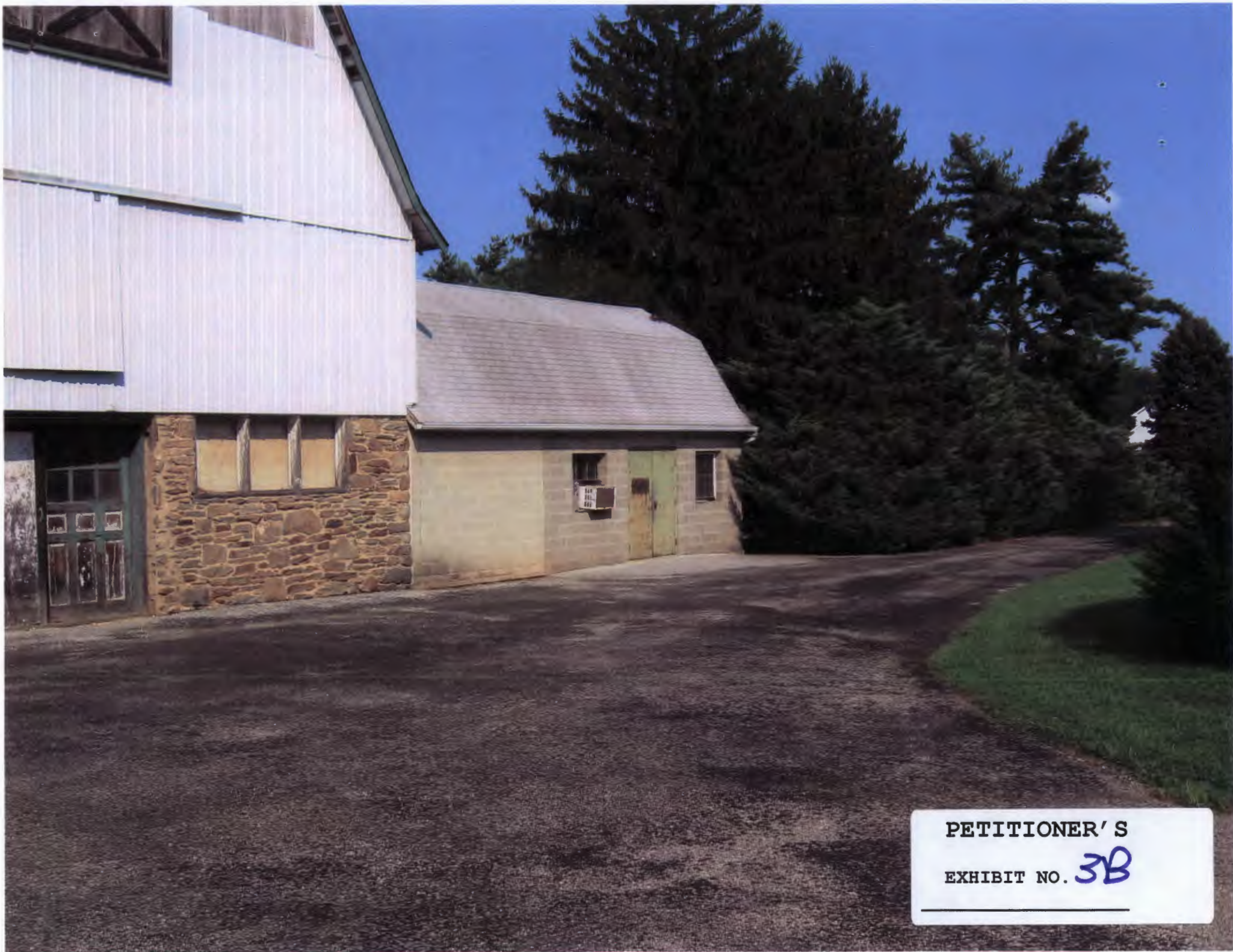
No. 1	Site plan	Aerial photo - showing location of proposed trees
No. 2	My Neighborhood Aerial Map	
No. 3	3A-3E color photos exterior of site	
No. 4	4A-4G color photos interior of site	
No. 5	5A-5C letters & support	
No. 6	Aerial map/photo	
No. 7	Valley Proteins contract	
No. 8	Valley Proteins - web pages	
No. 9	G.I.S. aerial photo	
No. 10	David Martin - CV	
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO.

3A



PETITIONER' S

EXHIBIT NO. 3B



PETITIONER' S
EXHIBIT NO. 3C



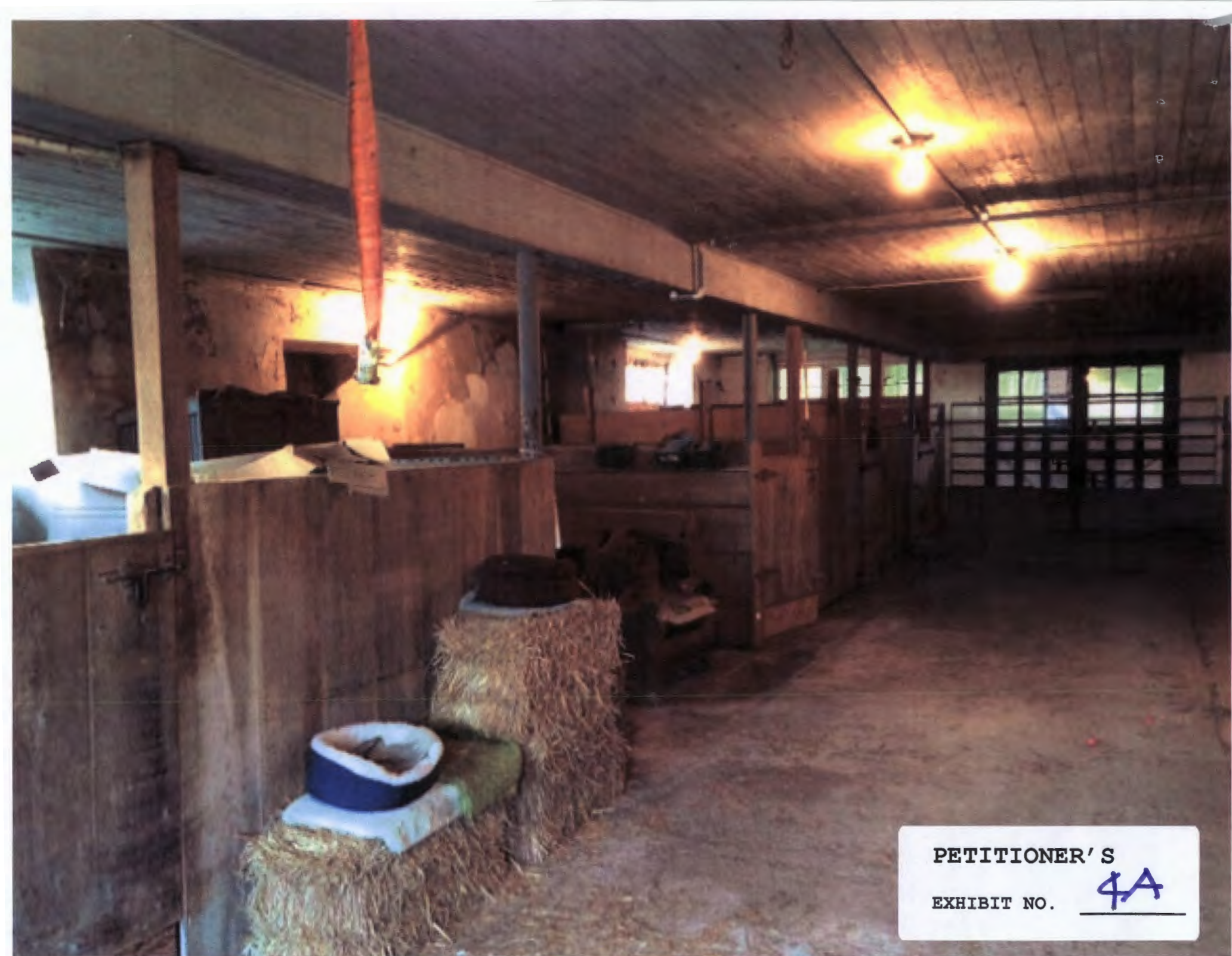
PETITIONER'S

EXHIBIT NO. 3D



PETITIONER'S

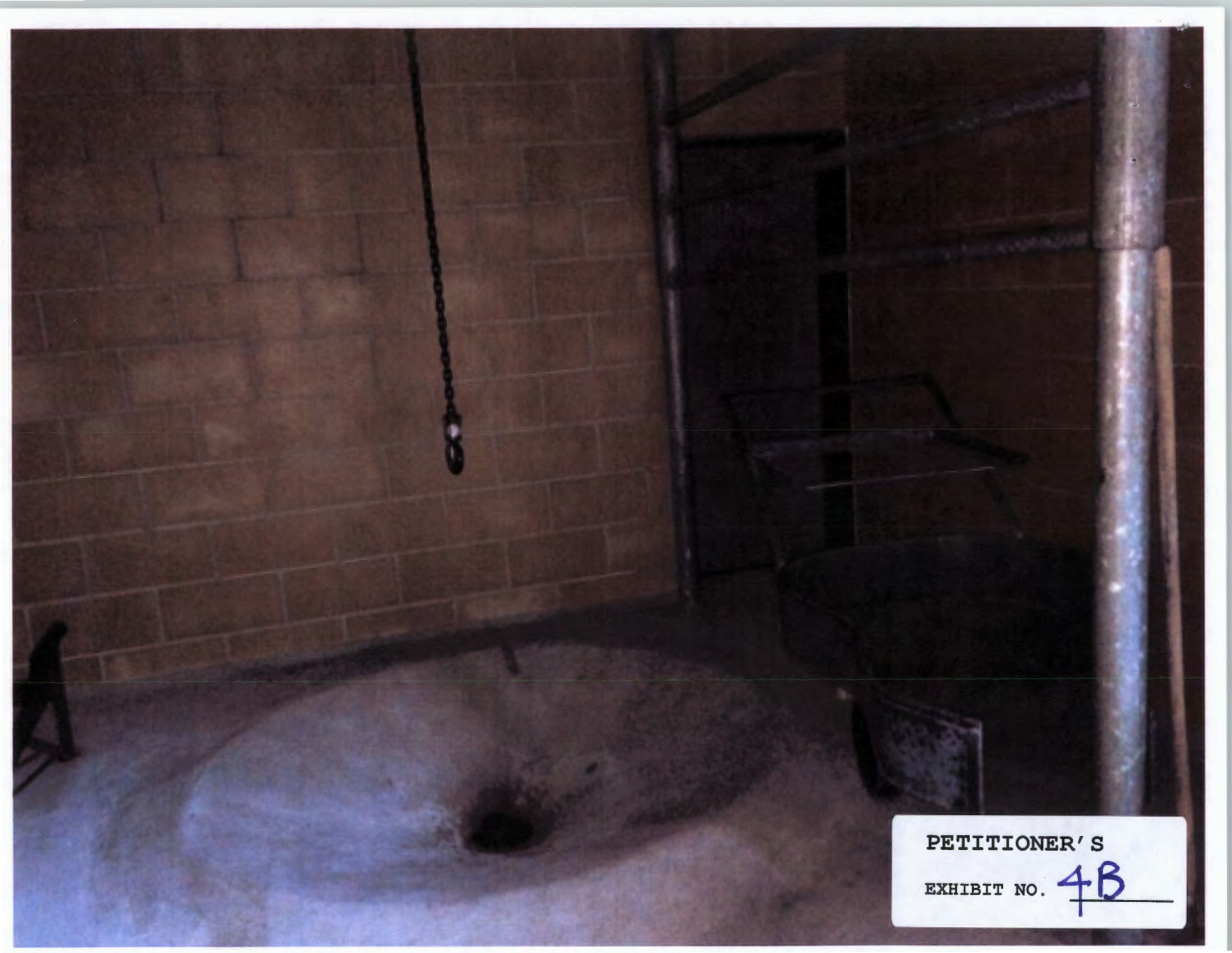
EXHIBIT NO. 3E



PETITIONER' S

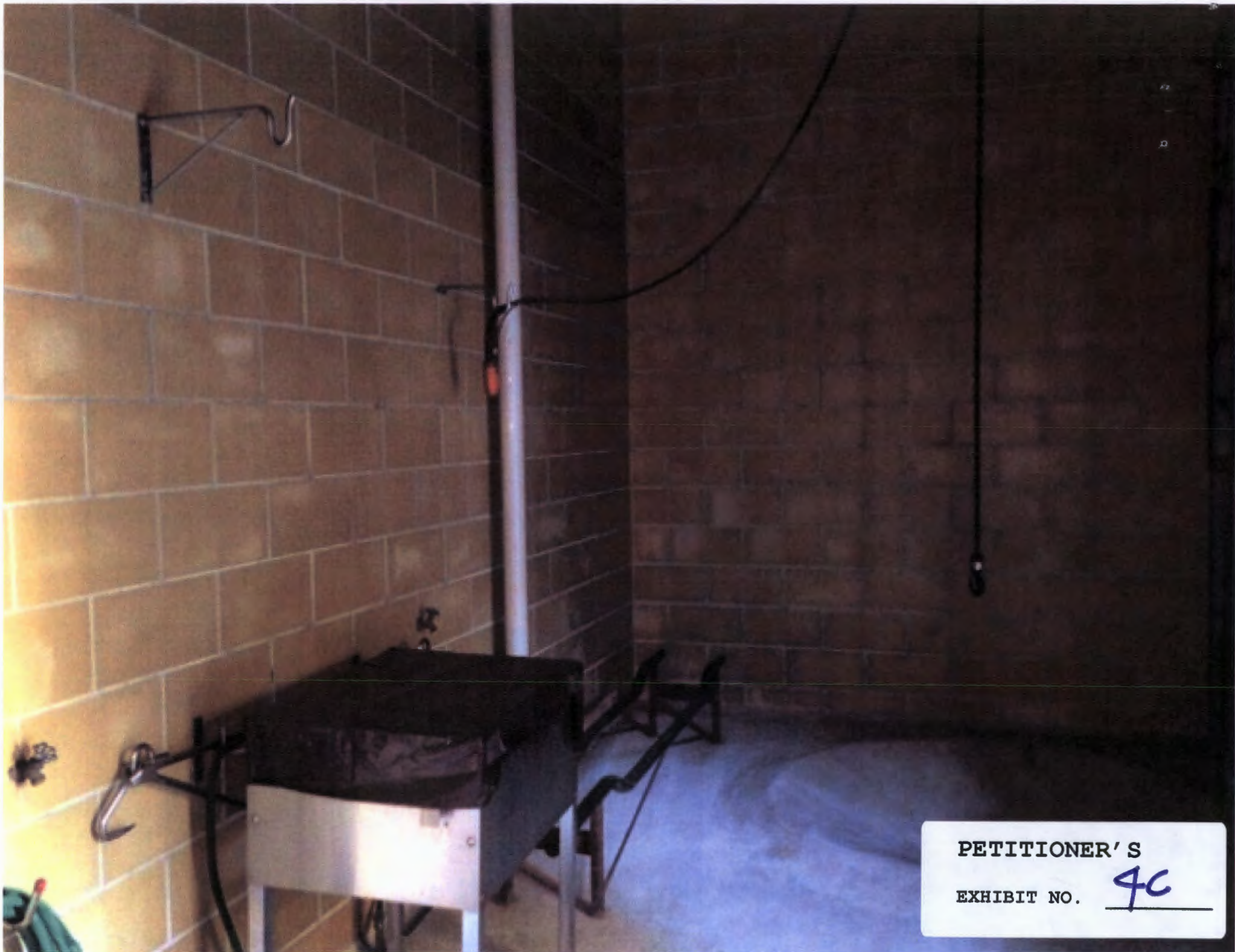
EXHIBIT NO.

4A



PETITIONER'S

EXHIBIT NO. 4B



PETITIONER' S

EXHIBIT NO.

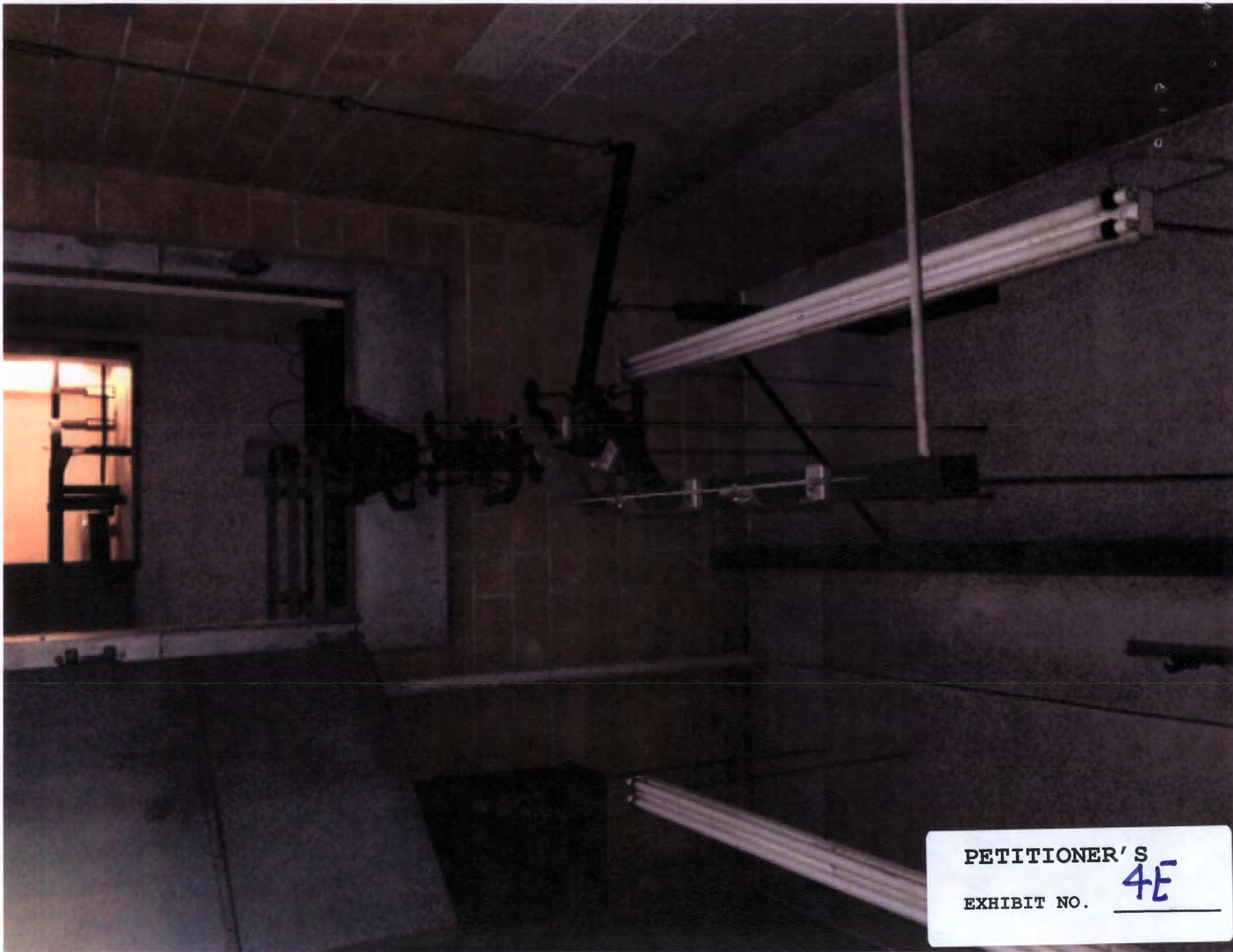
4C



PETITIONER' S

EXHIBIT NO.

4D



PETITIONER'S
EXHIBIT NO. 4E



PETITIONER' S

EXHIBIT NO.

4F



PETITIONER'S

EXHIBIT NO.

4G

Milton G. White, JR.
Whitelyn Farm, Inc.
5101 Hydes Road
Hydes, Maryland 21082

August 14, 2013

John E. Beverungen
Administrative Law Judge for Baltimore County
Office of Administrative Hearings
Jefferson Building
105 W. Chesapeake Ave. Suite 103
Towson, Maryland 21204

Re: Zoning Case No. 2013-291-X
5132 Long Green Road
Petition for Special Exception

Dear Judge Beverungen:

I am the owner of the farm located at 5101 Hydes Road, which is located in the vicinity of the above-referenced property (the "Property"). I understand that the Property owner has filed a petition for special exception to utilize the Property as a slaughterhouse, and I am writing to express my support for this use.

I currently raise livestock, including Cattle & Calves on my farm, and I am pleased to learn that we may soon have a slaughterhouse to support our farming community. I fully intend to utilize the proposed slaughterhouse services and to recommend that those who purchase my livestock likewise use their services.

Please accept this letter as evidence of my support for the proposed special exception slaughterhouse use. I am confident that this use will be a positive addition to our farming community and that it will not have any detrimental impact any of the surrounding agricultural properties, including my own.

Thank you for your consideration of my position.

Sincerely,

*Milton G. White Jr.
Dorothy B. White*

PETITIONER'S

EXHIBIT NO.

5A

Empty Pockets Farm
Fred Dietz, Jr.
13007 Manor Road
Glen Arm, Maryland 21057

August 14, 2013

John E. Beverungen
Administrative Law Judge for Baltimore County
Office of Administrative Hearings
Jefferson Building
105 W. Chesapeake Ave, Suite 103
Towson, Maryland 21204

Re: Zoning Case No. 2013-291-X
5132 Long Green Road
Petition for Special Exception

Dear Judge Beverungen:

I am the owner of the farm located at 13007 Manor Road, which is located in the vicinity of the above-referenced property (the "Property"). I understand that the Property owner has filed a petition for special exception to utilize the Property as a slaughterhouse, and I am writing to express my support for this use.

I currently raise livestock, including Cattle & Calves on my farm, and I am pleased to learn that we may soon have a slaughterhouse to support our farming community. I fully intend to utilize the proposed slaughterhouse services and to recommend that those who purchase my livestock likewise use their services.

Please accept this letter as evidence of my support for the proposed special exception slaughterhouse use. I am confident that this use will be a positive addition to our farming community and that it will not have any detrimental impact any of the surrounding agricultural properties, including my own.

Thank you for your consideration of my position.

Sincerely,

Fred Dietz Jr.

PETITIONER'S
EXHIBIT NO. 5B

Bellvale Farm, Inc.
Robert Prigel
4855 Long Green Road
Glen Arm, MD 21057

August 15, 2013

John E. Beverungen
Administrative Law Judge for Baltimore County
Office of Administrative Hearings
Jefferson Building
105 W. Chesapeake Ave, Suite 103
Towson, Maryland 21204

Re: Zoning Case No. 2013-291-X
5132 Long Green Road
Petition for Special Exception

Dear Judge Beverungen:

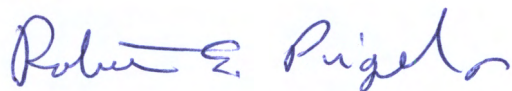
I am the owner of the farm located at 4855 Long Green Road, Glen Arm, MD which is located in the vicinity of the above-referenced property (the "Property"). I understand that the Property owner has filed a petition for special exception to utilize the Property as a slaughterhouse, and I am writing to express my support for this use.

I currently raise livestock on my farm, and I am pleased to learn that we may soon have a slaughterhouse to support our farming community. I fully intend to utilize the proposed slaughterhouse services and to recommend that those who purchase my livestock likewise use their services.

Please accept this letter as evidence of my support for the proposed special exception slaughterhouse use. I am confident that this use will be a positive addition to our farming community and that it will not have any detrimental impact any of the surrounding agricultural properties, including my own.

Thank you for your consideration of my position.

Sincerely,



PETITIONER'S
EXHIBIT NO. 5C



VALLEY PROTEINS, INC.



17811

THIS IS A LEGALLY BINDING CONTRACT. CONTRACTOR AGREES TO PROVIDE AND CUSTOMER AGREES TO ACCEPT THE FOLLOWING SERVICES AND EQUIPMENT					
INITIAL SERVICE TERM:	2 YRS FROM: 8/1/13 TO: 8/1/15		EFFECTIVE DATE: 8/1/13		
STORE NAME:	Albrecht Meat Processing		OWNER/CUSTOMER LEGAL NAME:		
LOCATION ADDRESS:	5132 Long Creek Rd		BILL/REMIT TO ADDRESS:		
CITY:	Glen Arm		CITY:		
STATE:	MD	ZIP: 21057	STATE:		ZIP:
CONTACT NAME:	Shah Islam		CONTACT NAME:		
PHONE NUMBER:	973-953-3370		PHONE NUMBER:		

OWNERSHIP TYPE:



CORPORATION



PARTNERSHIP



SOLE PROPRIETORSHIP

TYPE OF SERVICE:



FAT/BONE REMOVAL



GREASE REMOVAL



GREASE TRAP SERVICE



GREASE TRAP JETTING SERVICE

SPECIAL INSTRUCTIONS:

- 1) Deliver 5 slaughter Brls - 55 gal -
- 2) Deliver 4/4 Gal Rubber Mats for Cutting Rm.

For and in consideration of the covenants hereinafter set forth, the parties hereto mutually agree as follows:

1. The customer hereby engages Valley Proteins, Inc (VP) (Contractor) as the exclusive independent contractor for providing the product removal services indicated above. Any containers provided by VP for use at the customer's facilities in the performance of these services will remain the property of VP. VP will clean up any spills of product that are caused solely by VP in the performance of the services. VP shall not be responsible for spills caused by overfilling, or other acts of the customer or its representatives, or by third parties not under the control of VP. Customers shall be responsible for and shall pay all costs for cleaning up all spills, leakages or other discharges of product not caused by VP.

2. Charges and/or payments for the products and services provided under this contract shall be as follows:

Fat/Bone Removal:

Remove FAT & bone Twice per week / 50.00 per pickup

Grease Removal:

3) Remove Hides - MAT Value will be Paid As Determined.

Grease Trap Service Charge Per Pumping: \$ 250.00 Per Pump

Grease Trap Size (Gallons): 500



INSIDE



OUTSIDE

The pricing quoted for Grease Trap Service in this contract is based upon the customer's representation that the trap size does not exceed 1000 gallons per trap or the capacity stated above. Traps larger than 1000 gallons, or the stated capacity, or located in areas not readily accessible for service and/or in poor condition may be subject to additional charges. VP reserves the right to modify charges after the initial contract period. Additional charges in addition to the service fee may be incurred for emergency service provided outside the normal cycle. The charges will be at a rate of \$3.50 per mile for extra travel and \$140.00 per half (1/2) hour of time in excess of one hour to service the trap. Failure to pay any charges due under this contract in accordance with stated invoice terms will be considered a breach of the contract subject to the provisions of paragraph 6 below.

Grease Trap Jetting Service: Per jetting from the inlet or cleanout (to building) and outlet or cleanout (to street or next manhole junction up to 200') \$ N/A Per N/A

3. The customer will deposit all of the grease and renderable materials in the containers provided by VP and keep all containers available and accessible for servicing by VP at all reasonable times to perform the services herein contracted. The customer further warrants that any right-of-way provided by customer from customer's location upon which VP's equipment is placed to the most convenient public road, is sufficient to bear the weight of VP's equipment and vehicles as required to perform the service herein contracted. VP shall not be responsible for damage to private pavement or driving surfaces caused by VP's collection vehicles, and the customer specifically agrees to assume such responsibility. The product and containers shall be kept in a pure, sanitary, unadulterated condition, free of trash, garbage, contaminants or other foreign matter or material toxic or harmful to animals. The customer will reimburse VP for losses due to vandalism or contamination of the product or containers. The customer will, at its sole cost and expense dispose of any contaminated product. The customer will immediately notify VP of any spill, leakage or discharge of product and refrain from engaging any other person or entity to provide the services indicated during the term, including any renewal terms, of this agreement.

4. The customer will keep grease traps available and accessible to VP at all reasonable times to perform the services herein contracted. The customer further warrants that any right-of-way provided by customer from customer's location upon which VP's equipment is placed to the most convenient public road, is sufficient to bear the weight of VP's equipment and vehicles as required to perform the service herein contracted. VP shall not be responsible for damage to private pavement or driving surfaces caused by VP's collection vehicles, and the customer specifically agrees to assume such responsibility. The grease trap shall be kept free of trash, garbage, contaminants and any other substance toxic or harmful to animals, and the customer will immediately notify VP of any spill, leakage or discharge of product and refrain from engaging any other person or entity to provide the services indicated during the term, including any renewal terms, of this agreement.

5. After the completion of the initial term the contract shall automatically renew itself for successive periods of ninety (90) days on its expiration date and the expiration of any renewal term.

6. This agreement may be terminated immediately by either party if the other party shall breach any of the terms and conditions of the agreement or if VP determines that the customer's product does not meet the minimum standards for use by VP in its processes. Customer agrees to allow VP to delay servicing the Customer for reasons beyond VP's control, such as war, fire, storms, acts of God, labor disputes, or other such similar events.

7. Either party may terminate this contract only by written notice of termination to the other party by registered mail at least sixty (60) days prior to the automatic renewal of a contract period. If the Customer violates the termination provisions above, VP will consider such wrongful termination a breach. Upon Customer's breach, it is agreed by the parties that the Customer shall pay to VP liquidated damages in the amount of \$250.00 per location per service provided. The Customer agrees that this provision is a reasonable estimate of VP's potential damage arising from a breach of this contract and that such liquidated damage provision would not operate as a penalty against the Customer or VP.

Albrecht Meat Processing

SHAH ISLAM

CUSTOMER AUTHORIZED REPRESENTATIVE NAME TITLE (PRINTED)

SIGNATURE

VALLEY PROTEINS, INC

TED HALL (PROCUREMENT REPRESENTATIVE)

AUTHORIZED REPRESENTATIVE NAME TITLE (PRINTED)

SIGNATURE

17811

CONFIDENTIAL AGREEMENT

PETITIONER'S

EXHIBIT NO.

7

About Us Locations Industry Links Contact Us Employment News & Events Search

VALLEY PROTEINS, INC.

Services Rendering Fats/Proteins Biofuel Sustainability Exporting Services

recover
superior restaurant grease and
animal by-product recovery services

Recover
At Valley Proteins, we take pride in providing prompt, reliable service in the recovery and recycling of restaurant greases and animal by-products. Servicing a seventeen-state area from New York to Georgia to New Mexico, we provide efficient recovery services to our valued raw materials suppliers. [More...](#)

Recycle
For three generations, Valley Proteins has specialized in the recycling of restaurant grease and animal by-products. Through our advanced rendering technology and state-of-the-art conversion facilities, we are committed to creating a cleaner environment. [More...](#)

Replenish
Valley Proteins is your best source for high-protein, high-energy feed ingredients that replenish our global food supply. Made from the freshest raw materials, we provide nutritious, quality feed fats and protein meals for superior animal feed and pet foods. [More...](#)

Renew
Our strong commitment to a sustainable future leads Valley Proteins in the research and development of clean energy alternatives. As a pioneer in the utilization of animal fats as bio-fuels for boilers, we set the standard in providing innovative alternatives to heating oils and other energy sources. [More...](#)

Services Rendering Fats/Proteins Biofuels Exporting Services About Us Locations Industry Links Employment Customer Log-In Contact Us News Used Cooking Oil Terms & Conditions

PETITIONER'S
EXHIBIT NO. 8

[About Us](#) [Locations](#) [Industry Links](#) [Contact Us](#) [Employment](#) [News & Events](#) [Search](#)

 **VALLEY PROTEINS, INC.**

[Services](#) [Rendering](#) [Fats/Proteins](#) [Biofuel](#) [Sustainability](#) [Exporting Services](#)

services



[» Restaurant Grease](#)

[» Supermarket](#)

[» Processing](#)

[» Used Cooking Oil Terms & Conditions](#)

Recover | Superior Restaurant Grease and Animal By-Product Recovery Services

For over 60 years, Valley Proteins has been a leader in the valuable collection and recycling of used restaurant grease and animal by-products. Our professional staff serves a wide range of customers across the Mid-Atlantic, eastern and southwestern regions of the United States, including chain and independent restaurants, food service institutions, supermarkets, poultry processing plants, abattoirs... virtually any business that generates:

- used restaurant cooking grease
- fats, oils and grease (FOG) from restaurant grease traps
- inedible meat, fat, bone by-products

At Valley Proteins, our focus has always been on customer service. You can rely on us to provide prompt and efficient collection and recycling services directly tailored to your needs. Valley Proteins is equipped with one of the largest truck and transport vehicle fleets in the industry, specifically designed for the rigors of transporting restaurant grease and inedible by-products. And, with our safe, sanitary handling practices, you can count on us to properly remove your waste materials.

[Schedule a Service Call Today!](#)

[Services](#) [Rendering](#) [Fats/Proteins](#) [Biofuels](#) [Exporting Services](#) [About Us](#) [Locations](#) [Industry Links](#) [Employment](#) [Customer Log-In](#) [Contact Us](#) [News](#)
[Used Cooking Oil Terms & Conditions](#)

[About Us](#)
[Locations](#)
[Industry Links](#)
[Contact Us](#)
[Employment](#)
[News & Events](#)


VALLEY PROTEINS, INC.

[Services](#)
[Rendering](#)
[Fats/Proteins](#)
[Biofuel](#)
[Sustainability](#)
[Exporting Services](#)

services

[▶ Restaurant Grease](#)

[▶ Supermarket](#)

[▶ Processing](#)

[▶ Used Cooking Oil Terms & Conditions](#)



Serving poultry processors and abattoirs, large and small

Poultry processors and abattoirs alike count on Valley Proteins for the safe and efficient recycling of their poultry and animal by-products. Serving facilities large and small, our experienced and professional drivers collect over 3 billion pounds of fat, bone and hides annually from our loyal suppliers throughout the Mid-Atlantic, eastern and southwestern regions of the United States. Through the special collection and disposal of these by-products, Valley Proteins helps to conserve our natural resources and eases what could be a tremendous burden on our landfills.

Poultry and meat by-products removal services

Tighter government restrictions, stringent BSE safeguards, strict environmental regulations and the dramatic growth of the U.S. poultry and meat producing industry over the last several decades are all critical factors requiring effective by-products removal. Valley Proteins is a vital contributor in the safe collection and recycling of animal by-products, and plays an essential role in the preservation of our environment. Our specially-trained drivers, and clean transport vehicles, provide customer-focused solutions for the removal of chicken, turkey, beef, pork and fish by-products used in the production of feed ingredients and biofuels. Experienced and dependable, Valley Proteins schedules service to fit your needs – whenever and wherever you need us.

Contact Us

Our team of supermarket service specialists is ready to serve you. To schedule a service call, please [contact us today](#).

[View our poultry and meat processing service area.](#)

[Services](#)
[Rendering](#)
[Fats/Proteins](#)
[Biofuels](#)
[Exporting Services](#)
[About Us](#)
[Locations](#)
[Industry Links](#)
[Employment](#)
[Customer Log-In](#)
[Contact Us](#)
[News](#)

http://www.valleyproteins.com/services/processing

8/13/2013

[About Us](#) [Locations](#) [Industry Links](#) [Contact Us](#) [Employment](#) [News & Events](#) [Search](#)

 **VALLEY PROTEINS, INC.**

[Services](#) [Rendering](#) [Fats/Proteins](#) [Biofuel](#) [Sustainability](#) [Exporting Services](#)

rendering



Recycle | Advanced Rendering Technology

For over 60 years, Valley Proteins has set the standard in advanced continuous rendering technology. With our state-of-the-art processing facilities, strict quality control policies and innovative staff of research technologists, Valley Proteins is always on the leading edge in the conversion of animal by-products into value-added feed ingredients and clean energy alternatives. We continually strive to create innovative solutions that enhance our processes, providing our customers with superior products at competitive prices.

Since our inception, Valley Proteins has continually invested in the improvement of our operations. From our facilities, to our trucking fleets, we have invested millions in capital expenditures that have resulted in improved production methods, process control, energy consumption, quality control, and ultimately, better products. Typically, we strive to allocate at least 5% of our sales annually for the improvement of our operations.

Continuous Rendering Processing

Valley Proteins utilizes proven continuous rendering processes throughout all of our plants. Our operations continually feed raw materials through a series of cookers, conveyors and presses that result in a continuous outflow of quality finished product. This process allows us to implement round-the-clock operations, maximizing energy efficiencies with minimal downtime.

Read more about the continuous rendering system utilized by Valley Proteins in this information provided by the National Renderers Association:

[Description of a Continuous Rendering System](#)
[Continuous Rendering System Flow Chart](#)



[Services](#) [Rendering](#) [Fats/Proteins](#) [Biofuels](#) [Exporting Services](#) [About Us](#) [Locations](#) [Industry Links](#) [Employment](#) [Customer Log-In](#) [Contact Us](#) [News](#)
[Used Cooking Oil Terms & Conditions](#)

[About Us](#)
[Locations](#)
[Industry Links](#)
[Contact Us](#)
[Employment](#)
[News & Events](#)


VALLEY PROTEINS, INC.

[Services](#)
[Rendering](#)
[Fats/Proteins](#)
[Biofuel](#)
[Sustainability](#)
[Exporting Services](#)

fats/proteins

- > Fats & Oils
- > Protein Meals
- > Pet Food Ingredients
- > Hides



Replenish | Quality Fat & Protein Products

Valley Proteins is your best source for high-protein, high-energy feed ingredients that nourish our global food supply. Made from the freshest raw materials, we provide nutritious, quality fats and protein meals for superior animal feed and pet foods.

Animal by-products and used restaurant cooking oils and grease are collected by Valley Proteins from our valuable raw materials suppliers across the Mid-Atlantic, eastern and southwestern regions of the United States. Processed in our clean facilities, these materials are converted into quality poultry meals, meat meals, feather meal and feed fats – all with optimal balanced nutrient profiles. Through this beneficial recycling process, Valley Proteins is a major contributor in the preservation of our natural resources.

Valley Proteins verifies the quality of our feed ingredients daily through our internal Quality Control Program and independent laboratories. Additionally, our feed fats are tested by independent laboratories to substantiate the absence of PCB's and pesticides, ensuring the health and safety of our global meat supply.

[Services](#)
[Rendering](#)
[Fats/Proteins](#)
[Biofuels](#)
[Exporting Services](#)
[About Us](#)
[Locations](#)
[Industry Links](#)
[Employment](#)
[Customer Log-In](#)
[Contact Us](#)
[News](#)
[Used Cooking Oil Terms & Conditions](#)

[About Us](#) [Locations](#) [Industry Links](#) [Contact Us](#) [Employment](#) [News & Events](#) [Search](#)

 **VALLEY PROTEINS, INC.**

[Services](#) [Rendering](#) [Fats/Proteins](#) [Biofuel](#) [Sustainability](#) [Exporting Services](#)

[locations](#)



Valley Proteins Service Area

Valley Proteins provides disposal services for the recovery of animal by-products, restaurant grease services throughout a seventeen-state area within the Mid-Atlantic, eastern and southwestern regions of the United States. Our twelve conversion facilities are conveniently located to draw on the resources provided by the surrounding areas, utilizing only the freshest raw materials for the production of superior feed ingredients.

Always committed to being a good corporate neighbor, Valley Proteins strives to create sustainable growth in the environment and communities in which we operate. Our goal is to manage our business in an environmentally responsible manner that will positively contribute to the protection and preservation of the environment and surrounding natural resources.

Service Area

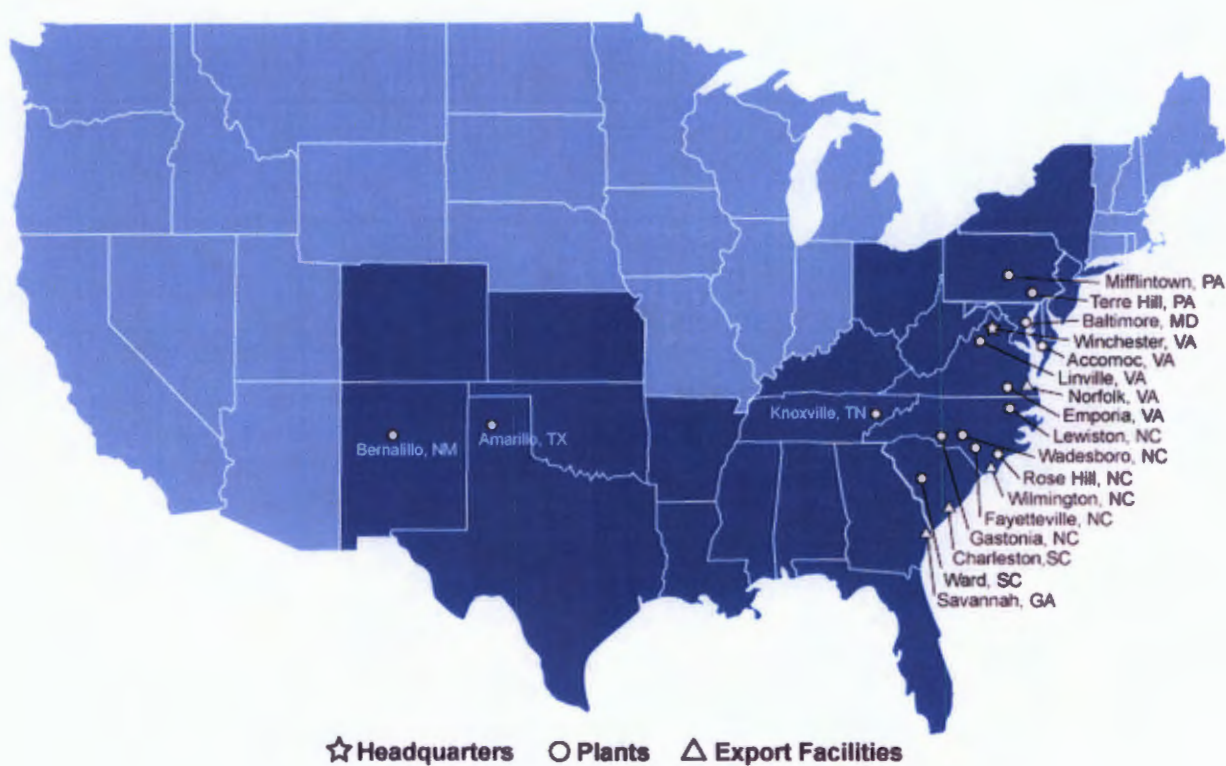
[View our Service Area map.](#)

In addition to our conversion facilities, we have multiple transport facilities for the efficient transport of used restaurant grease, and fat and bone material located throughout our service areas.

If there is currently no service in your area, please [contact us](#) and we will be happy to assist you.

[Services](#) [Rendering](#) [Fats/Proteins](#) [Biofuels](#) [Exporting Services](#) [About Us](#) [Locations](#) [Industry Links](#) [Employment](#) [Customer Log-In](#) [Contact Us](#) [News](#)
[Used Cooking Oil Terms & Conditions](#)

VALLEY PROTEINS



About Us Locations Industry Links Contact Us Employment News & Events

VP VALLEY PROTEINS, INC.

Services Rendering Fats/Proteins Biofuel Sustainability Exporting Services

industry links



Industry Affiliations

Valley Proteins is proud to be affiliated with the following organizations.

- [American Fats & Oils Association](#)
- [American Feed Industry Association](#)
- [American Meat Institute](#)
- [Animal Protein Producers Industry](#)
- [Beef Industry Food Safety Council](#)
- [Carolina Feed Ingredients Association](#)
- [Council for Agricultural Science and Technology](#)
- [Fats and Protein Research Foundation](#)
- [Georgia Feed & Grain](#)
- [Livestock Marketing Association](#)
- [National Biodiesel Board](#)
- [National Cattlemen's Beef Association](#)
- [National Chicken Council](#)
- [National Coalition for Food and Agriculture Research](#)
- [National Grain and Feed Association](#)
- [National Institute for Animal Agriculture](#)
- [National Meat Association](#)
- [National Pork Producers Council](#)
- [National Private Truck Council](#)
- [National Renderers Association](#)
- [National Turkey Federation](#)
- [North Carolina Poultry Federation](#)
- [Ohio Animal Products Association](#)
- [PennAg Industries Association](#)
- [Pet Food Institute](#)
- [South Carolina Poultry Federation](#)
- [United States Dept. of Agriculture](#)
- [U.S. Poultry & Egg Association](#)
- [Virginia Poultry Federation](#)

Services Rendering Fats/Proteins Biofuels Exporting Services About Us Locations Industry Links Employment Customer Log-In Contact Us News Used Cooking Oil Terms & Conditions

MARTIN



&

PHILLIPS

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

CURRICULUM VITAE

DAVID L. MARTIN, L.A.

**Martin & Phillips Design Associates, Inc., Principal
Director of Land Planning / Landscape Architecture**

Professional Registration: Landscape Architect
Maryland - No. 776
Pennsylvania - No. 573-E

Education:

The Pennsylvania State University
Bachelor of Science Landscape Architecture - 1971

Professional Affiliations:

American Society of Landscape Architects, Member
Urban Land Institute, Member

Professional practice includes 38 years of land planning, landscape architecture, comprehensive zoning, PUD master planning, site planning, and expert witness testimony regarding land use and zoning issues. Mr. Martin has been practicing in the Greater Baltimore Metropolitan region since 1987 and has been qualified as an expert in land planning, site planning, and zoning cases in Anne Arundel County, Baltimore County, Howard County, Harford County, Cecil County, Bel Air, Aberdeen, Havre de Grace, Perryville, Port Deposit and Federal District Court of Baltimore.

Prior to his relocation to Maryland, Mr. Martin practiced landscape architecture and land planning in Pennsylvania, Florida, Massachusetts, Alabama, The Commonwealth of the Bahamas and Jamaica.

As President of Martin & Phillips Design Associates, Inc. Mr. Martin supervises community planning, site development, subdivision development plans, and master planning efforts. He also offers zoning testimony and interpretation on land planning issues before zoning commissioners, boards of appeals, planning commissions, and elected bodies. Mr. Martin facilitates community input meetings, and presents Development Plans in Baltimore County and oversees the preparation of special exception and variance plan requests. He also directs the design of parks, amenity features, lighting plans and landscape plans associated with residential, commercial and institutional projects.

Significant projects include Developments of Regional Impact (DRI) in the State of Florida including; Palm Coast, Florida - 10,000 acre master plan, Beverly Hills, Florida - 6,500 acre master plan, and Doral Park, Florida - 2000 acre master plan. Representative local projects include: Hollywoods, Monmouth Meadows, Greenbriar, Bainbridge Development, Forge Landing, Owings Mills Commerce Center, The Avenue at Whitmarsh, Cedar Lane Farms P.U.D., Westwicke, Beaverbrook, Biddison Property, Bridle Ridge, Green Spring Station, Home Depot of Owings Mills, Bel Air and Timonium. Ashland Market Place, Powell Property, and Baker Property, Highlands Corporate Park, Preston Gateway North Industrial Park.

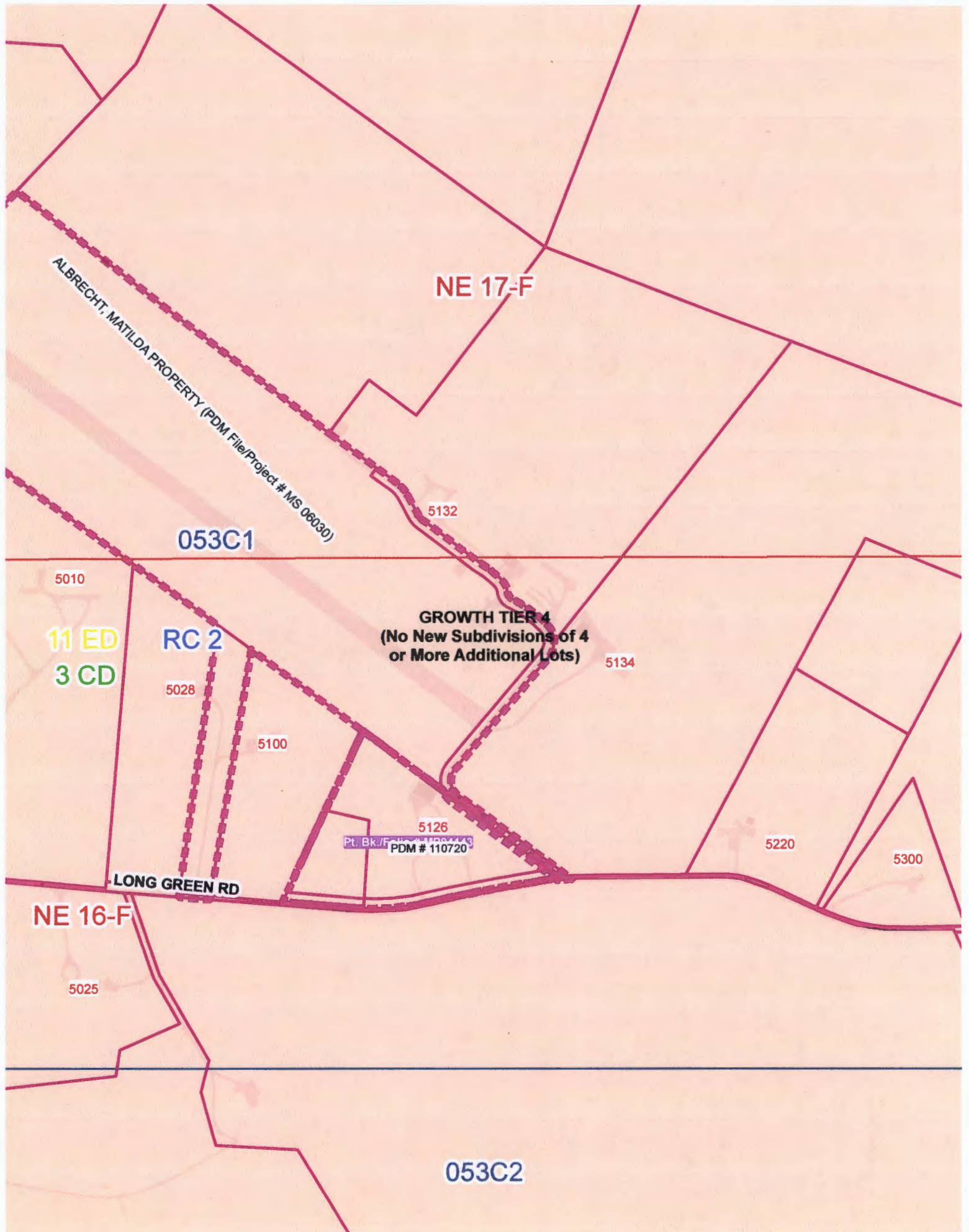
Mr. Martin has prepared numerous comprehensive-zoning petitions in Baltimore County during the 1992, 1996, 2000, 2004 and 2008 CZMP processes and has a thorough understanding of the principles of Euclidean zoning and their application throughout the Baltimore Metro region. He also served on an ad-hoc committee that authored the Service Employment (SE) Zone of Baltimore County and the Public Affairs Committee for NAIOF. He has extensive experience dealing with all of the Baltimore Regional Area County's development regulations.

TELEPHONE: 410.321.8444, TOLL FREE: 866.395.8577
FAX: 410.321.1175

PETITIONER'S

EXHIBIT NO.

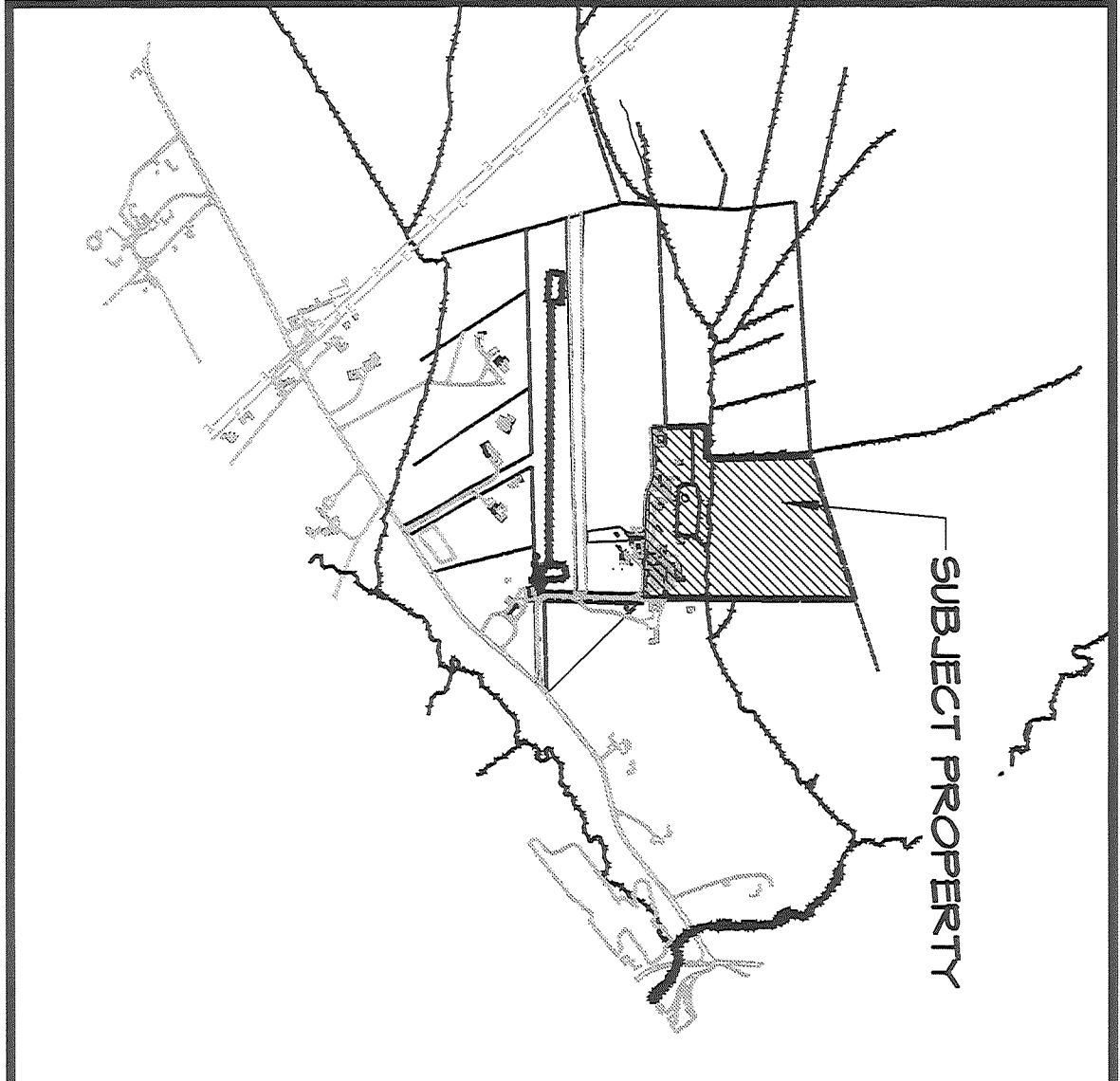
10



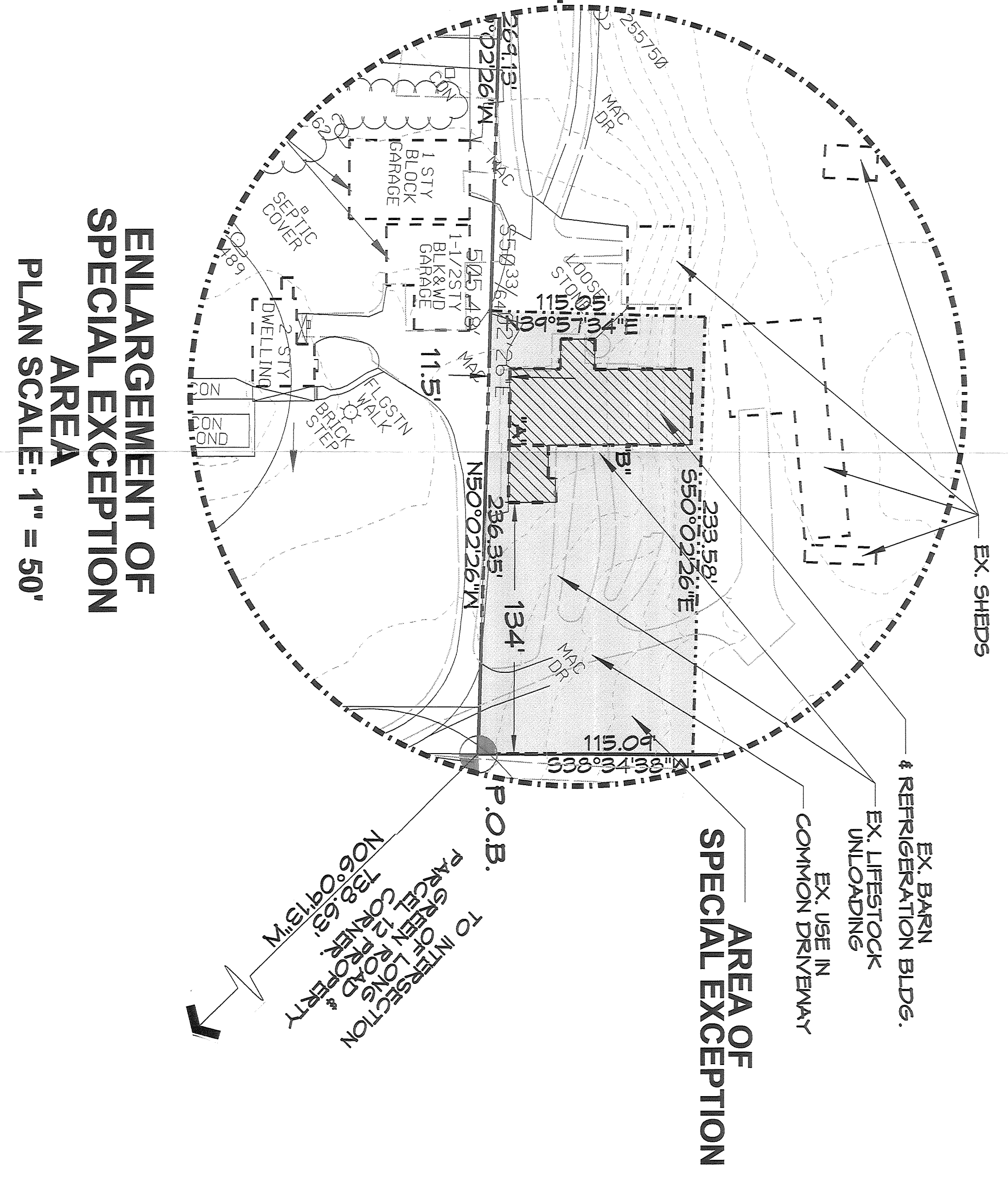
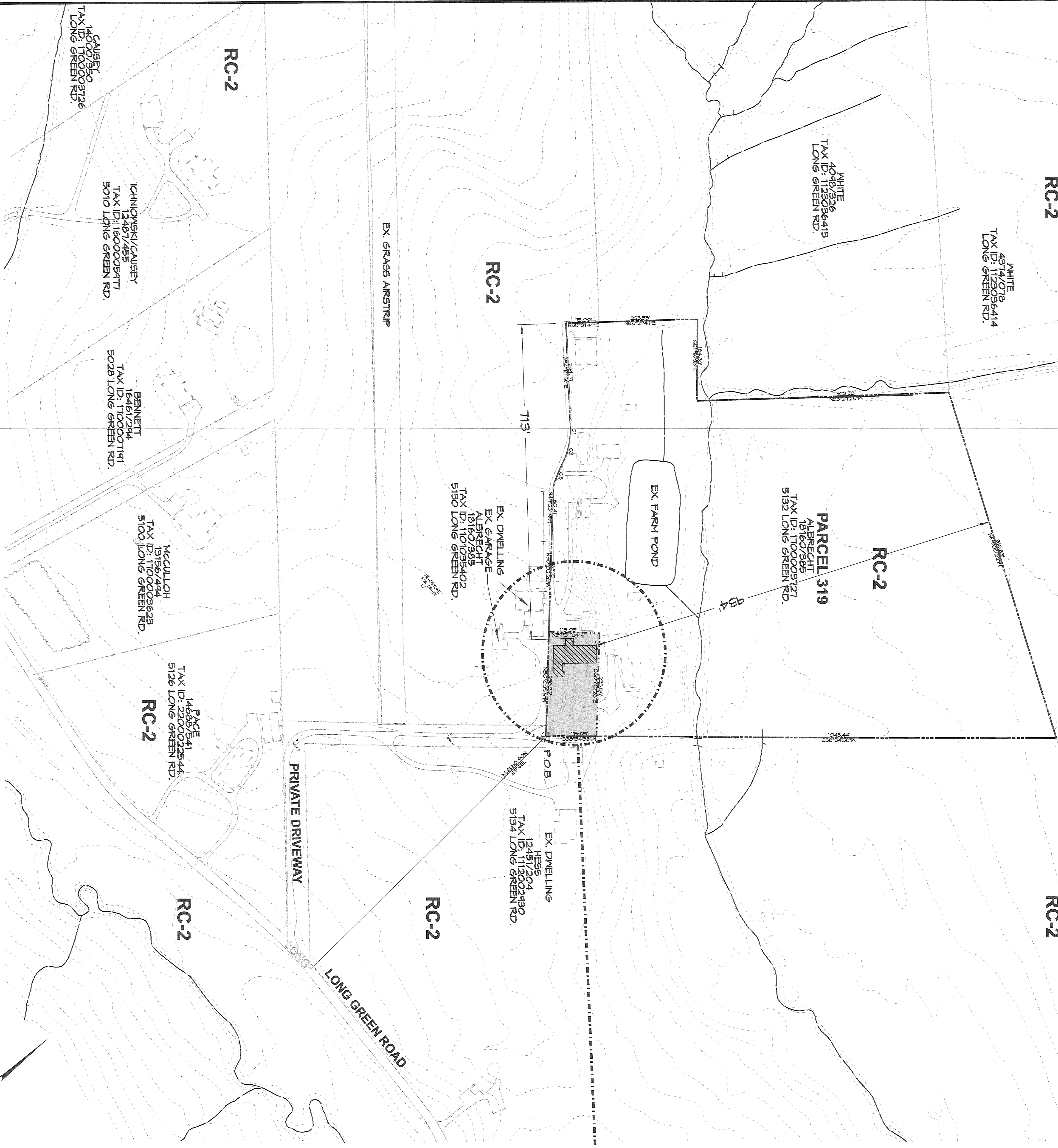
2013-0291-X

SITE DATA:

1. PROPERTY OWNER: MANTUA ALBRECHT
2. OWNER'S ADDRESS: 6155 ARLY ROAD, MARYLAND 21067
3. DEED REFERENCE: 410073570
4. TAX ACCOUNT NUMBER: 410073570
5. ZONING: RC-2
6. ZONING: RC-2
7. ZONING: RC-2
8. ZONING: RC-2
9. COUNCILMANIC DISTRICT: 3RD
10. COUNCILMANIC DISTRICT: 3RD
11. COUNCILMANIC DISTRICT: 3RD
12. COUNCILMANIC DISTRICT: 3RD
13. COUNCILMANIC DISTRICT: 3RD
14. COUNCILMANIC DISTRICT: 3RD
15. COUNCILMANIC DISTRICT: 3RD
16. COUNCILMANIC DISTRICT: 3RD
17. COUNCILMANIC DISTRICT: 3RD
18. COUNCILMANIC DISTRICT: 3RD
19. COUNCILMANIC DISTRICT: 3RD
20. COUNCILMANIC DISTRICT: 3RD
21. COUNCILMANIC DISTRICT: 3RD
22. COUNCILMANIC DISTRICT: 3RD
23. COUNCILMANIC DISTRICT: 3RD
24. COUNCILMANIC DISTRICT: 3RD
25. COUNCILMANIC DISTRICT: 3RD
26. COUNCILMANIC DISTRICT: 3RD
27. COUNCILMANIC DISTRICT: 3RD
28. COUNCILMANIC DISTRICT: 3RD
29. COUNCILMANIC DISTRICT: 3RD
30. COUNCILMANIC DISTRICT: 3RD
31. COUNCILMANIC DISTRICT: 3RD
32. COUNCILMANIC DISTRICT: 3RD
33. COUNCILMANIC DISTRICT: 3RD
34. COUNCILMANIC DISTRICT: 3RD
35. COUNCILMANIC DISTRICT: 3RD
36. COUNCILMANIC DISTRICT: 3RD
37. COUNCILMANIC DISTRICT: 3RD
38. COUNCILMANIC DISTRICT: 3RD
39. COUNCILMANIC DISTRICT: 3RD
40. COUNCILMANIC DISTRICT: 3RD
41. COUNCILMANIC DISTRICT: 3RD
42. COUNCILMANIC DISTRICT: 3RD
43. COUNCILMANIC DISTRICT: 3RD
44. COUNCILMANIC DISTRICT: 3RD
45. COUNCILMANIC DISTRICT: 3RD
46. COUNCILMANIC DISTRICT: 3RD
47. COUNCILMANIC DISTRICT: 3RD
48. COUNCILMANIC DISTRICT: 3RD
49. COUNCILMANIC DISTRICT: 3RD
50. COUNCILMANIC DISTRICT: 3RD
51. COUNCILMANIC DISTRICT: 3RD
52. COUNCILMANIC DISTRICT: 3RD
53. COUNCILMANIC DISTRICT: 3RD
54. COUNCILMANIC DISTRICT: 3RD
55. COUNCILMANIC DISTRICT: 3RD
56. COUNCILMANIC DISTRICT: 3RD
57. COUNCILMANIC DISTRICT: 3RD
58. COUNCILMANIC DISTRICT: 3RD
59. COUNCILMANIC DISTRICT: 3RD
60. COUNCILMANIC DISTRICT: 3RD
61. COUNCILMANIC DISTRICT: 3RD
62. COUNCILMANIC DISTRICT: 3RD
63. COUNCILMANIC DISTRICT: 3RD
64. COUNCILMANIC DISTRICT: 3RD
65. COUNCILMANIC DISTRICT: 3RD
66. COUNCILMANIC DISTRICT: 3RD
67. COUNCILMANIC DISTRICT: 3RD
68. COUNCILMANIC DISTRICT: 3RD
69. COUNCILMANIC DISTRICT: 3RD
70. COUNCILMANIC DISTRICT: 3RD
71. COUNCILMANIC DISTRICT: 3RD
72. COUNCILMANIC DISTRICT: 3RD
73. COUNCILMANIC DISTRICT: 3RD
74. COUNCILMANIC DISTRICT: 3RD
75. COUNCILMANIC DISTRICT: 3RD
76. COUNCILMANIC DISTRICT: 3RD
77. COUNCILMANIC DISTRICT: 3RD
78. COUNCILMANIC DISTRICT: 3RD
79. COUNCILMANIC DISTRICT: 3RD
80. COUNCILMANIC DISTRICT: 3RD
81. COUNCILMANIC DISTRICT: 3RD
82. COUNCILMANIC DISTRICT: 3RD
83. COUNCILMANIC DISTRICT: 3RD
84. COUNCILMANIC DISTRICT: 3RD
85. COUNCILMANIC DISTRICT: 3RD
86. COUNCILMANIC DISTRICT: 3RD
87. COUNCILMANIC DISTRICT: 3RD
88. COUNCILMANIC DISTRICT: 3RD
89. COUNCILMANIC DISTRICT: 3RD
90. COUNCILMANIC DISTRICT: 3RD
91. COUNCILMANIC DISTRICT: 3RD
92. COUNCILMANIC DISTRICT: 3RD
93. COUNCILMANIC DISTRICT: 3RD
94. COUNCILMANIC DISTRICT: 3RD
95. COUNCILMANIC DISTRICT: 3RD
96. COUNCILMANIC DISTRICT: 3RD
97. COUNCILMANIC DISTRICT: 3RD
98. COUNCILMANIC DISTRICT: 3RD
99. COUNCILMANIC DISTRICT: 3RD
100. COUNCILMANIC DISTRICT: 3RD



VICINITY MAP
1" = 1000'



ZONING RELIEF REQUEST:
To permit a slaughterhouse pursuant to Section 1A01.2.C.29.e of the B.C.Z.R.

USE LIMITATIONS

1. THIS SPECIAL EXCEPTION FOR A SLAUGHTERHOUSE IS APPROVED FOR A .62-ACRE (27,033 S.F.) PORTION OF THE SUBJECT PROPERTY. IN THE EVENT A REQUEST IS MADE TO EXPAND AND/OR RELOCATE ANY PORTION OF THE SPECIAL EXCEPTION AREA TO A DIFFERENT LOCATION ON THE PROPERTY, ANOTHER PUBLIC HEARING BEFORE THE ADMINISTRATIVE LAW JUDGE WILL BE REQUIRED.
2. THE EXTERIOR DOORS OF THE SLAUGHTERHOUSE STRUCTURE, LABELED "A", "B", AND "C" ON THE SITE PLAN, WILL BE CLOSED WHILE LIVESTOCK IS BEING KILLED FOR CONSUMPTION ON THE PROPERTY.
3. HOURS OF OPERATION FOR THE SLAUGHTERHOUSE WILL BE LIMITED TO 9 A.M. TO 5 P.M.
4. DELIVERY OF LIVESTOCK TO THE PROPERTY FOR SLAUGHTER MAY OCCUR BETWEEN THE HOURS OF 9 A.M. AND 5 P.M.
5. THE MAXIMUM NUMBER OF EMPLOYEES WORKING AT THE SLAUGHTERHOUSE AT ANY ONE TIME WILL BE LIMITED TO A TOTAL OF SIX (6).

5132 LONG GREEN ROAD
PLAT TO ACCOMPANY
A SPECIAL EXCEPTION
ELECTION DISTRICT 11 COUNCILMANIC DISTRICT 3

LONG GREEN FARM LLC
30118/00371
TAX ID: 1100020000
12820 LONG GREEN PIKE

WHITE
4374/078
TAX ID: 1120036414
LONG GREEN RD.

WHITE
4096/336
TAX ID: 1120036413
LONG GREEN RD.

PARCEL 319
ALBRECHT
18160/385
TAX ID: 1100003727
5132 LONG GREEN RD.

EX. DWELLING
EX. GARAGE
ALBRECHT
18160/385
TAX ID: 110035402
5130 LONG GREEN RD.

EX. DWELLING
HEES
13451/204
TAX ID: 112002380
5134 LONG GREEN RD.

MCCULLOH
13156/444
TAX ID: 1100003623
5100 LONG GREEN RD.

BENNETT
16461/244
TAX ID: 1100007191
5028 LONG GREEN RD.

CANSEY
14000/350
TAX ID: 1100003726
LONG GREEN RD.

EX. GRASS AIRSTRIP

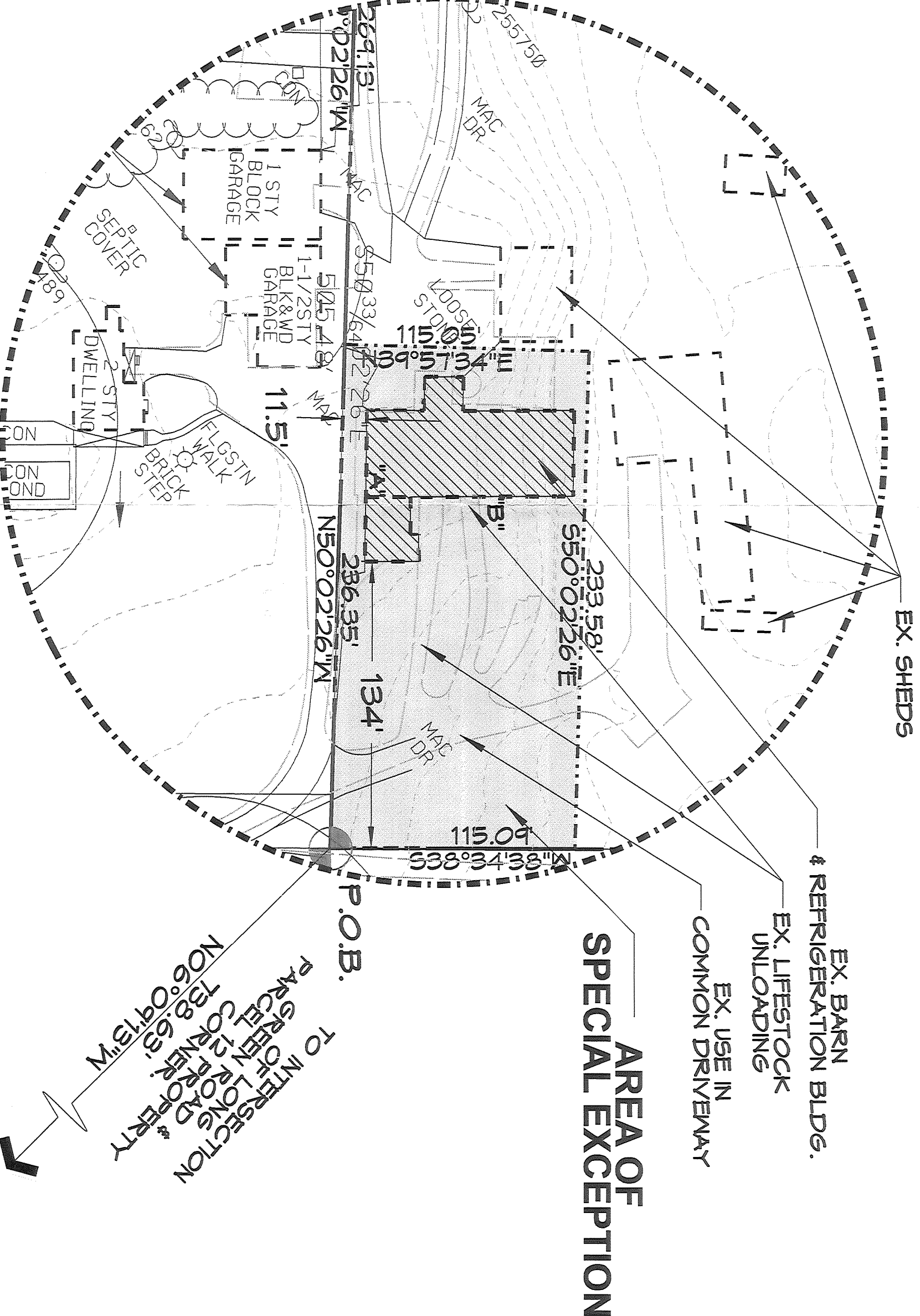
EX. FARM POND

PRIVATE DRIVEWAY

LONG GREEN ROAD

- SITE DATA:**
- PROPERTY OWNER: MARTIN ALBRECHT
 - OWNER'S ADDRESS: 5132 LONG GREEN ROAD
GLENNDALE, MARYLAND 21057
 - DEED REFERENCE: 18160/385
 - TAX ASSOCIATION: 110009727
 - TAX MAP: 110009727
 - ZONING: RC-2
 - CENSUS TRACT: 411901
 - COUNCILMANIC DISTRICT: 3RD
 - INTERESTED: LOWER GUNPOWDER FALLS
 - REDEMPTION: 110009727
 - TRACT AREA: 28 ACRES
 - TRACT AREA: 17 ACRES / AGRICULTURE
 - SCHOOL: 13
 - CARROLL LEWIS MARY
LOCH RAVEN HIGH SCHOOL
 - FIRE STATION: 110009727
 - POLICE PRECINCT: PARKVALE

VICINITY MAP
1" = 1000'



ENLARGEMENT OF
SPECIAL EXCEPTION
AREA
PLAN SCALE: 1" = 50'

ZONING RELIEF REQUEST:
To permit a slaughterhouse pursuant to Section 1A01.2.C.29.e of the B.C.Z.R.

USE LIMITATIONS

- THIS SPECIAL EXCEPTION FOR A SLAUGHTERHOUSE IS APPROVED FOR A .62-ACRE (27,033 S.F.) PORTION OF THE SUBJECT PROPERTY. IN THE EVENT A REQUEST IS MADE TO EXPAND AND/OR RELOCATE ANY PORTION OF THE SPECIAL EXCEPTION AREA TO A DIFFERENT LOCATION ON THE PROPERTY, ANOTHER PUBLIC HEARING BEFORE THE ADMINISTRATIVE LAW JUDGE WILL BE REQUIRED.
- THE EXTERIOR DOORS OF THE SLAUGHTERHOUSE STRUCTURE, LABELED "A", "B", OR "C" ON THE SITE PLAN, WILL BE CLOSED WHILE LIVESTOCK IS BEING KILLED FOR CONSUMPTION ON THE PROPERTY.
- HOURS OF OPERATION FOR THE SLAUGHTERHOUSE WILL BE LIMITED TO 9 A.M. TO 5 P.M.
- DELIVERY OF LIVESTOCK TO THE PROPERTY FOR SLAUGHTER MAY OCCUR BETWEEN THE HOURS OF 9 A.M. AND 5 P.M.
- THE MAXIMUM NUMBER OF EMPLOYEES WORKING AT THE SLAUGHTERHOUSE AT ANY ONE TIME WILL BE LIMITED TO A TOTAL OF SIX (6).

5132 LONG GREEN ROAD
**PLAT TO ACCOMPANY
A SPECIAL EXCEPTION
ELECTION DISTRICT 11 COUNCILMANIC DISTRICT 3**

MARTIN & PHILLIPS

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING

222 SOUTH AVENUE, SUITE 31
FARMERSVILLE, OHIO 43024
(610) 321-1944



NORTH

DETTIONER'S
EXHIBIT NO. 1

PLAN DATE: MAY 24, 2013

CASE# 2013-21-X



My Neighborhood Map

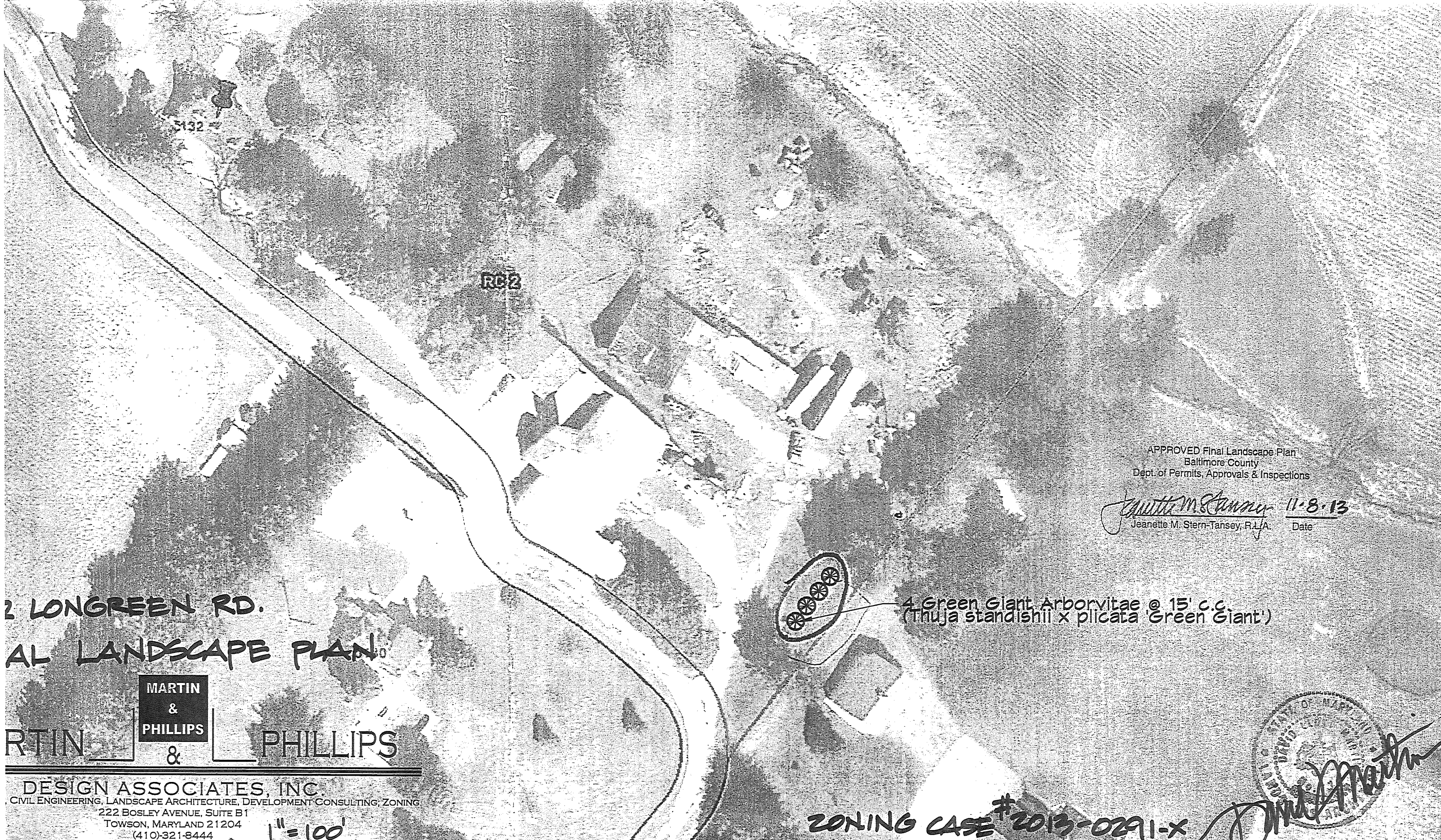
Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 5/15/2013

Citizen's #1



APPROVED Final Landscape Plan
Baltimore County
Dept. of Permits, Approvals & Inspections

Jeanette M. Stern-Tansey 11-8-13
Jeanette M. Stern-Tansey, R.L.A. Date

2 LONGREEN RD.
AL LANDSCAPE PLAN

MARTIN
&
PHILLIPS
&
PHILLIPS

DESIGN ASSOCIATES, INC.
CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1
TOWSON, MARYLAND 21204
(410) 321-8444

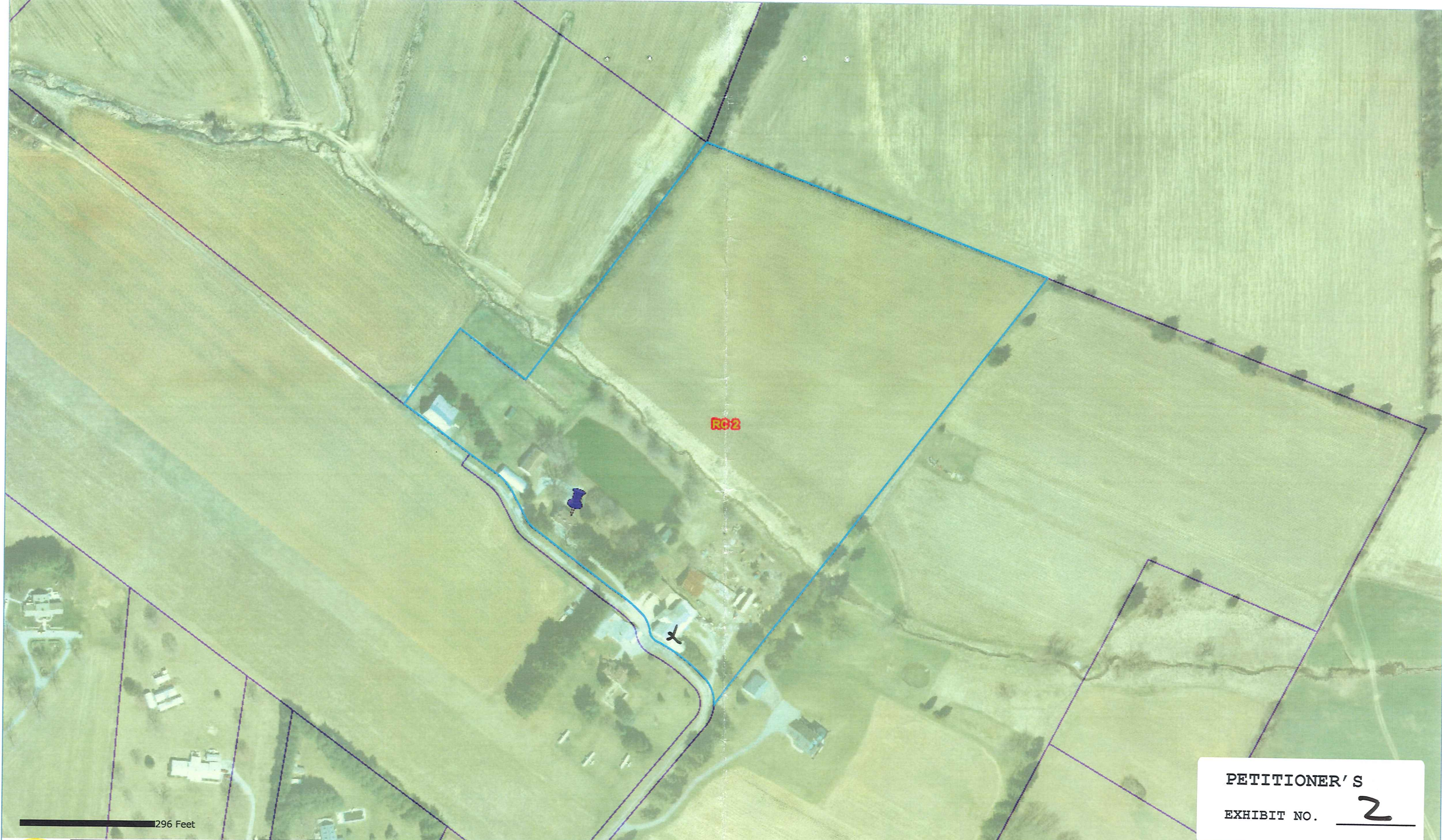
1" = 100'

ZONING CASE #2013-0291-X



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Citizen's #1



PETITIONER'S
EXHIBIT NO. 2



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



PETITIONER'S

EXHIBIT NO. 6



My Neighborhood Map

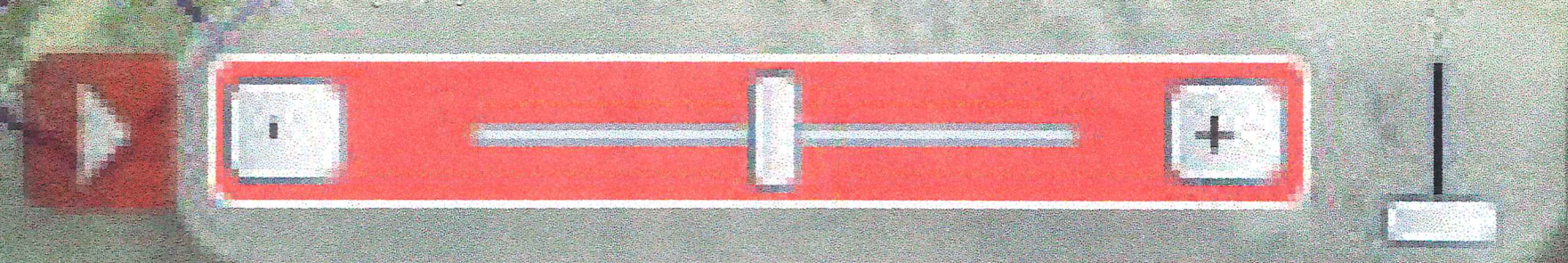
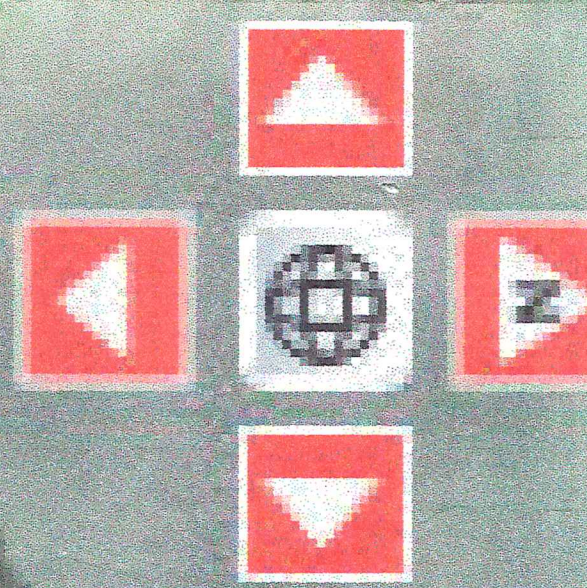
Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 5/15/2013

Select A Property



Imagery Data Layers

EMPTY
POCKETS
FARM
23.2 AC.

BELLEVALE
FARM
23.2 AC.

BELLEVALE
FARM
180.4 AC.

WHITE
20.0 AC.

WHITE
267.5 AC.

WHITE
23.4 AC.

ALBRECHT

BLANCH

LONG GREEN RD

WILLIAMS RD

LONG GREEN RD

1"=225'
1493 Feet

GIS AERIAL PHOTO
Legend/Display More Data

PETITIONER'S
EXHIBIT NO. 4