

MEMORANDUM

DATE: June 28, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0251-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 27, 2016. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(615 Miller Road)
7th Election District *
3rd Councilmanic District *
Janet L. Adams *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0251-A

* * * * *

MOTION FOR RECONSIDERATION

Petitioner has filed with the Office of Administrative Hearings a document entitled "Request for Appeal," which will be treated as a Motion for Reconsideration.

The Administrative Variance granted in this case permitted Petitioner to keep livestock on a 2.9 acre parcel, in lieu of the 3 acre requirement set forth at Baltimore County Zoning Regulations ("B.C.Z.R.") § 100.6. The Order contained a restriction, proposed by the Department of Planning (DOP), limiting the Petitioner to four (4) adult goats. It is this restriction Petitioner seeks to have stricken.

Petitioner indicates she spoke with the DOP, which advised her to file this paper. Petitioner notes she plans to construct a new fence which would be "attractive and functional for containing livestock." In these circumstances, Petitioner should be entitled to keep on her property the animals and livestock which would otherwise be permitted by Baltimore County on a 3 acre parcel.

WHEREFORE, for the foregoing reasons ordered, it is this 27th day of **May, 2016** by this Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 5-27-16

By DW

IT IS FURTHER ORDERED that Condition No. 2 in the May 18, 2016 Order in the above matter be and is hereby STRICKEN. All other terms and conditions of that Order shall remain in effect.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 5-27-16

By DLW



KEVIN KAMENETZ
County Executive

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

May 27, 2016

Janet L. Adams
615 Miller Road
Parkton, MD 21120

RE: **MOTION FOR RECONSIDERATION**
Petition for Administrative Variance
Case No. 2016-0251-A
Property: 615 Miller Road

Dear Ms. Adams:

Enclosed please find a copy of the Motion for Reconsideration 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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(615 Miller Road)
7th Election District *
3rd Councilmanic District *
Janet L. Adams *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0251-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Janet L. Adams. The variance request is from § 100.6 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit the stabling and pasturing of livestock on a property consisting of 2.9 acres in lieu of the minimum required 3 acres. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Planning (DOP) indicating they had no objection to granting the relief conditioned upon the following: "The livestock shall be goats only with not more than 4 adult animals on site at one time."

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 1, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 5-18-16

By bw

information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 18th day of May, 2016, that a Variance from § 100.6 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit the stabling and pasturing of livestock on a property consisting of 2.9 acres in lieu of the minimum required 3 acres, be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

1. Petitioner may apply for her 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 comply with the ZAC comment from DOP, dated May 11, 2016; a copy of which is attached hereto and made a part hereof.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 5-18-16

By bw



KEVIN KAMENETZ
County Executive

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

May 18, 2016

Janet L. Adams
615 Miller Road
Parkton, MD 21120

RE: Petition for Administrative Variance
Case No. 2016-0251-A
Property: 615 Miller Road

Dear Ms. Adams:

Enclosed please find a copy of the Order 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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 Hearings for Baltimore County for the property located at:

Address 615 Miller Rd Parkton, md. 21120 Currently zoned RC 2 RC5

Deed Reference 6630 1465

10 Digit Tax Account # 0704000380

Owner(s) Printed Name(s) Janet Adams

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 100.6 - to permit the stabling and pasturing of livestock on a property consisting of 2.9 acres in lieu of the minimum required 3 acres of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

X Janet Adams

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Signature #1

Signature #2

615 Miller Rd Parkton, md 21120

Mailing Address

City

State

21120 / 410-5886463 / janetrm10@comcast.net

Zip Code

Telephone #

Email Address

comcast.net

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

By

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0251-A

Filing Date 4/18/16

Estimated Posting Date 5/1/16

Reviewer [Signature]

Rev 5/8/2014

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 615 Miller Rd Parkton md 21120
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon 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)

Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

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 18 day of April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Print name(s) here:

JANET ADAMS

Janet Adams

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

PAMELA C. WHY
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission expires May 10, 2018

REV. 5/8/2014

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 615 miller Rd Parkton md 21120
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon 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)

[Signature]
Signature of Owner (Affiant)

Janet Adams
Name- Print or Type

Signature of Owner (Affiant)

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 18 day of April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JANET ADAMS Janet Adams

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

PAMELA C. WHYE
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission expires May 10, 2018

[Signature]
Notary Public

5.10.2018
My Commission Expires



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 Hearings for Baltimore County for the property located at:

Address 615 Miller Rd Parkton, md 2120 Currently zoned RC2, RC5
 Deed Reference 6630 1465 10 Digit Tax Account # 0704000380
 Owner(s) Printed Name(s) Janet Adams

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 100.6 - to permit the stabling and pasturing of livestock on a property consisting of 2.9 acres in lieu of the minimum required 3 acres.

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

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Janet Adams
 Name #1 - Type or Print Name #2 - Type or Print

[Signature]
 Signature #1 Signature #2

615 Miller Rd Parkton, md
 Mailing Address City State

2120 / 410 588 6463 / janet.rn10@comcast.net
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 5 day of May that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0251-A Filing Date 4, 18, 16 Estimated Posting Date 5, 1, 16 Reviewer [Signature]

March 30, 2016

I would like to request a zoning variance to have livestock on my property at 615 Miller Road in Parkton, Maryland.

I understand that livestock is permitted on 3 acres; the amount determined on which animals one has.

The parcel is approximately 2.9 acres, just short of 3 acres. A two stall barn currently exists on my property which had previously housed horses prior to my purchase. At the time, I was led to believe I could have animals such as goats or horses. Information I should have verified.

I am a Registered Nurse and have worked in this very demanding profession for over 30 years serving the Baltimore community.

I moved to the Parkton area because I wanted to live in this very peaceful and quiet community. It has always been my dream to retire on a "homestead" and raise small livestock to offset a fixed income.

This property was in very poor condition and I have invested a lot of money to restore it.

However, with the depressed market, my home is not worth anything near what I originally paid for it along with the restoration costs. If I receive a variance for this property, allowing livestock, not only would it greatly appreciate the value of the land, it would also fulfill my retirement dream to have a few dairy goats for cheese and soap making and for my grandchildren's 4H projects.

I have had a conservation plan conducted on my parcel which I hope will assist you in your decision.

Thank you for your time in this matter.

Janet Adams

und die andere Seite der Medaille ist die, dass die
Worte in der Regel nicht in der richtigen Reihenfolge
angeordnet sind. Es ist daher notwendig, die
Wörter in der richtigen Reihenfolge anzuordnen.
Dies geschieht durch die Verwendung von
Punkten, Kommas, Doppelpunkten, Semikolons,
Gedankenstrichen, Bindestrichen, Schrägstrichen,
Klammern, eckigen Klammern, runden Klammern,
Klammern mit gestrichelten Linien, Klammern
mit gestrichelten Linien und Klammern mit
gestrichelten Linien. Die Verwendung dieser
Zeichen ist notwendig, um die Wörter in der
richtigen Reihenfolge anzuordnen.

1900. 100.

ZONNING PROPERTY DESCRIPTION FOR

615 MILLER ROAD, PARKTON, MD

② Thence the following courses and distances:

1st POB N 24.5' E 181.5', 2nd POC N 25.5' E 125.4'

3rd POC S 69 E 150.15', 4th POC N 62.5' E 74.25'

5th POC S 13.75' E 173.25', 6th POC N 42.25' E 137'

7th POC N 47' W 125', 8th POC S 36.25' W 43'

9th POC 75.5' W 52 W, 10th POC S 43.5' W 82'

11th POC N 45.5' W 96.5, 12th POC S 42.5' W 295 +/-

13th POC N 45' 30' W 350' +/- containing 2.9 acres

① Located on the northwest side and the southeast side of Miller Road, which is 20 feet wide, at the distance of 420 feet (+/-) north of the nearest improved intersecting street York Road, which is 30 feet wide.

③ Located in the 7th Election District and the 3rd Councilmanic District

Item #0251

CERTIFICATE OF POSTING

RE: Case No. 2016-0251-A

Petitioner: Janet Adams

Hearing / Closing Date: 5/16/16

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

_____ 615 Miller Road _____

_____ on 5/1/16 _____

Sincerely,

 5/1/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2016-0251-A

ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

CASE # 2016-0251-A

*TO PERMIT THE STABLING AND PASTURING OF LIVESTOCK
ON A PROPERTY CONSISTING OF 2.9 ACRES IN LIEU OF
THE MINIMUM REQUIRED 3 ACRES.*

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 5/16/16

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

615 Miller Road

(Posted 5/1/16)

 5/1/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0251 -A Address 615 Miller Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/18/16 Posting Date: 5/1/16 Closing Date: 5/16/16

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

1. **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.
2. **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.
3. **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.
4. **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 2016- 0251 -A Address 615 Miller Rd
Petitioner's Name Janet Adams Telephone 410 588 6463
Posting Date: 5/1/16 Closing Date: 5/16/16
Wording for Sign: To Permit the stabling and pasturing of livestock on a
property consisting of 2.9 acres in lieu of the minimum
required 3 acres

Revised 7/21/15

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: 2016-0251-A

Petitioner: Janet Adams

Address or Location: 615 miller Rd Parkton md 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: Janet Adams

Address: 615 miller Rd

Parkton, md.

21120

Telephone Number: 410-588-6463

$$\frac{134}{60}$$

$$\frac{20}{51}$$

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

No. **134739**

Date: **4/8/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 4/17/2016 4/13/2016 11:40:13 3

RECEIPT # 847420 4/13/2016 CFLN

5 333 ZONING VERIFICATION

LA NO. 134739

Receipt Tot \$75.00
 \$75.00 CA \$75.00 CA
 Baltimore County, Maryland

Rev Sub
 Source/ Rev/

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

001	306	2000		6150						\$75.00

Total: **575**

Rec From: **J Adams**

For: **zoning hearing - case # 2015-0251-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 17, 2016

Janet Adams
615 Miller Road
Parkston MD 21120

RE: Case Number: 2016-0251 A, Address: 615 Miller Road

Dear Ms. Adams:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 18, 2016. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC); which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 4/27/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0251-A

Administrative Variance
Janet Adams
615 Miller Road

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'David W. Peake'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: May 2, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2016
Item No. 2016-0242, 0249, 0250, 0251, 0253, 0254, 0257 and 0258

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC05022016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: May 11, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-251

INFORMATION:

Property Address: 615 Miller Road
Petitioner: Janet Adams
Zoning: RC 2, RC 5
Requested Action: Administrative Variance

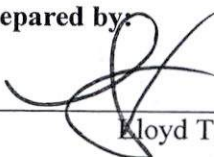
The Department of Planning has reviewed the petition for administrative variance to permit the stabling and pasturing of livestock on a property consisting of 2.9 acres in lieu of the required 3 acres.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The livestock shall be goats only with not more than 4 adult animals on site at one time.

For further information concerning the matters stated herein, please contact Lloyd Moxley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Lloyd Moxley
Janet Adams
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: May 11, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-251

RECEIVED

MAY 11 2016

INFORMATION:

Property Address: 615 Miller Road
Petitioner: Janet Adams
Zoning: RC 2, RC 5
Requested Action: Administrative Variance

OFFICE OF ADMINISTRATIVE HEARINGS

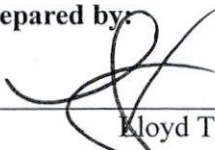
The Department of Planning has reviewed the petition for administrative variance to permit the stabling and pasturing of livestock on a property consisting of 2.9 acres in lieu of the required 3 acres.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

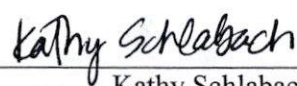
- The livestock shall be goats only with not more than 4 adult animals on site at one time.

For further information concerning the matters stated herein, please contact Lloyd Moxley at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Lloyd Moxley
Janet Adams
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 28, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0251-A
Address 615 Miller Road
(Adams Property)

Zoning Advisory Committee Meeting of **May 2, 2016**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 04-28-2016

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-2</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>4-28</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
	FIRE DEPARTMENT	
<u>5-11</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u> <u>No object. conditions w/ conditions</u>
<u>4-27</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>5-1-16</u> by <u>Hoffman</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

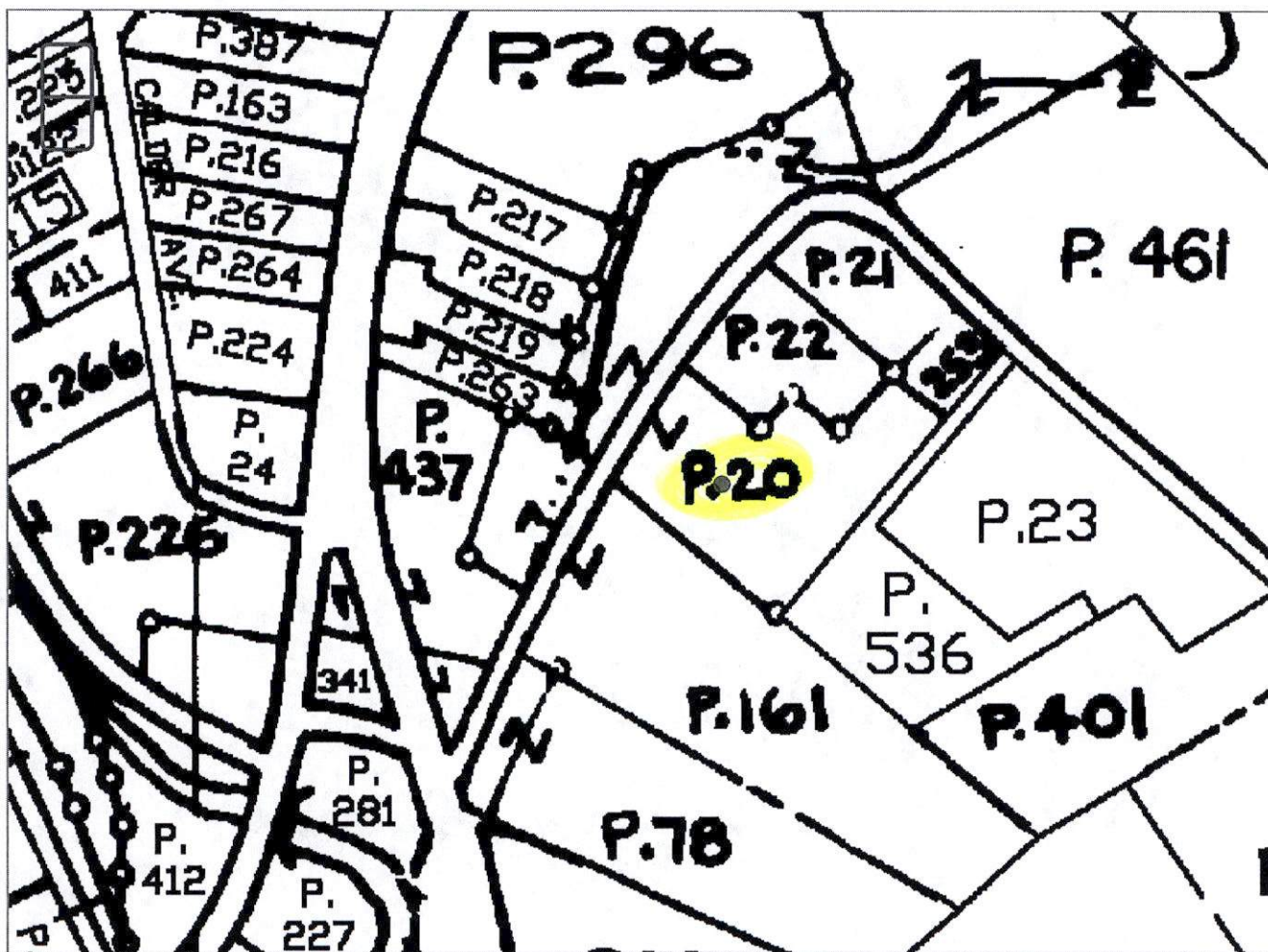
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 0704000380			
Owner Information					
Owner Name:		ADAMS JANET L		Use:	RESIDENTIAL
Mailing Address:		615 MILLER RD PARKTON MD 21120-9407		Principal Residence:	YES
				Deed Reference:	/22840/ 00100
Location & Structure Information					
Premises Address:		615 MILLER RD 0-0000		Legal Description:	2.877 AC 615 MILLER RD ES 500 FT NW YORK RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0017	0003	0020		0000	
				Assessment Year:	Plat No:
				2014	Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1877	2,664 SF				2.8700 AC
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	SIDING	1 full/ 1 half	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2014	07/01/2015	07/01/2016
Land:		101,800	91,800		
Improvements		112,200	85,900		
Total:		214,000	177,700	177,700	177,700
Preferential Land:		0			0
Transfer Information					
Seller: STREETT WILLIAM DAVID		Date: 11/02/2005		Price: \$365,000	
Type: ARMS LENGTH IMPROVED		Deed1: /22840/ 00100		Deed2:	
Seller: DAILEY GRACE N		Date: 05/20/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06630/ 00465		Deed2:	
Seller: DAILY JOSEPH		Date: 10/18/1963		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06630/ 00465		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/06/2011					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 07 Account Number: 0704000380



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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

March 30, 2016

I would like to request a zoning variance to have livestock on my property at 615 Miller Road in Parkton, Maryland.

I understand that livestock is permitted on 3 acres; the amount determined on which animals one has.

The parcel is approximately 2.9 acres, just short of 3 acres. A two stall barn currently exists on my property which had previously housed horses prior to my purchase. At the time, I was led to believe I could have animals such as goats or horses. Information I should have verified.

I am a Registered Nurse and have worked in this very stressful and demanding profession for over 30 years serving the Baltimore community.

I moved to the Parkton area because I wanted to live in this very peaceful and quiet community. It has always been my dream to retire on a "homestead" and raise small livestock to offset a fixed income.

This property was in very poor condition and I have invested a lot of money to restore it.

2016-0251-A

In my original application for a variance I cited stabling goats however I would like to ask that the language be broader to include any livestock as permitted in Baltimore County on a 3 acre parcel in compliance with the type of animals allowed:

[Bill Nos. 51-1993; 63-2009] A tract of land used for the accessory stabling and pasturing of animals and which is not a commercial agricultural operation is subject to the following provisions:

§ 100.6 Land used for stabling and pasturing of animals.

Minimum Acreage

Large Livestock

Horses, burros and cattle

1 animal for each acre of grazing or pasture land

Small Livestock

2 animals for each acre of grazing or pasture land

Sheep, goats, pigs, ponies and miniature horses.

Thank you for your consideration in this matter.

Janet Adams

A handwritten signature in blue ink, appearing to read "Janet Adams", located at the bottom left of the document.

However, with the depressed market, my home is not worth anything near what I originally paid for it along with the restoration costs. If I receive a variance for this property allowing livestock, not only would it greatly appreciate the value of the land it would also allow my retirement dream to have a few dairy goats for cheese and soap making and for my grandchildren's 4H projects. I have had a conservation plan conducted on my parcel which I hope will assist you in your decision.

Thank you for your time in this matter.

Janet Adams

May 23, 2016

REQUEST FOR APPEAL

John Beverungen,
Administrative Law Judge
105 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED
MAY 25 2016
OFFICE OF ADMINISTRATIVE HEARINGS

RE: Case No. 2016-0251-A

Property: 615 Miller Road

Dear Sir,

In the original letter included in my application for an administrative variance I cited my desire to have goats; which has been granted.

However I would like to ask if the language could be broader to include any livestock as permitted in Baltimore County on a 3 acre parcel in compliance with the type of animals allowed.

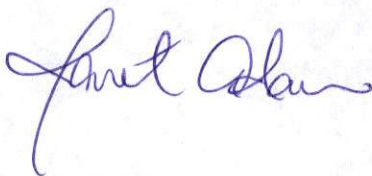
A sign had been posted during the original petition which included the wording: *"to permit the stabling and pasturing of livestock on a property consisting of 2.9 acres in lieu of the minimum required 3 acres"*

My plan is to put up post and board fencing which is aesthetically attractive and functional for containing livestock. There already exists a large barn on the property and more than 2 acres of pasture which is presently being cut for hay by a local farmer.

I spoke with Mr. Moxley on the Zoning Advisory Committee regarding the condition placed on the zoning relief and he advised me that I could request an appeal to include the permitted livestock allowed in Baltimore County on a 3 acre parcel.

I have grandchildren who are interested in 4H projects and I would like to be able to have the latitude to expose them to different livestock experiences.

Thank you for your consideration in this matter.



Janet Adams

(AV) 5-16-16

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: May 11, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-251

RECEIVED

MAY 11 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 615 Miller Road
Petitioner: Janet Adams
Zoning: RC 2, RC 5
Requested Action: Administrative Variance

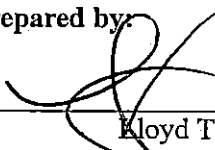
The Department of Planning has reviewed the petition for administrative variance to permit the stabling and pasturing of livestock on a property consisting of 2.9 acres in lieu of the required 3 acres.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

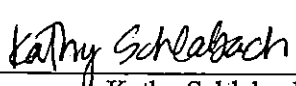
- The livestock shall be goats only with not more than 4 adult animals on site at one time.

For further information concerning the matters stated herein, please contact Lloyd Moxley at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlach

AVA/KS/LTM/ka

c: Lloyd Moxley
Janet Adams
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 5-18-16

By 



Application for Administrative Waiver Of Building Code Fence Height Limitations

Instructions: Fill out the information below above the signature line, sign & date. Prepare and submit a **Site Plan** (see requirements on the back of this page) and **Certification of Posting** (provided by the sign poster) to the Zoning Review Office, Room 111, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204. Note that if no public hearing is requested, the waive decision will be based on evidence presented along with County maintained information about the site.

Property Address 615 miller Rd
Parkton, md 21120
Owner Janet Adams
Owner Address same as above

Corner Lot? Yes No Fence located in Front Side, Rear Yard

Fence Height Allowed by Building Code 6 ft
Fence Height Requested 8 ft (Attach fence location drawing.)

Basis for Request:

Privacy

Applicant's Signature Janet Adams Date: 3-24-16

(County Use Only)	Waiver	Number <u>16-009W</u>
Date Property Posted <u>5/26/16</u>		
Input/comments/protests received within 15 days?	Yes/No	
Has Hearing been requested?	Yes/No	
(If Yes, attach record of Hearing)		
Final Disposition:		
_____ _____ _____ _____		
Buildings Engineer <u>[Signature]</u>	Date <u>7/12/2016</u>	



APPLICATION FOR FENCE PERMIT
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

Permit No. _____

Receipt No. _____

Fee Paid _____

Make checks payable to Baltimore County, Maryland --- PERMIT FEES ARE NON-REFUNDABLE

Tax Account # 07 04 000 380 Zone RC 2

WAIVER #16-009W

Type or print in ink:
Work Site Address 615 Miller Rd 21120

Election District 7th

Owner's Name Janet Adams

Phone No. 410 588 6463

Mailing Address 615 miller Rd Parkton, md. 21120

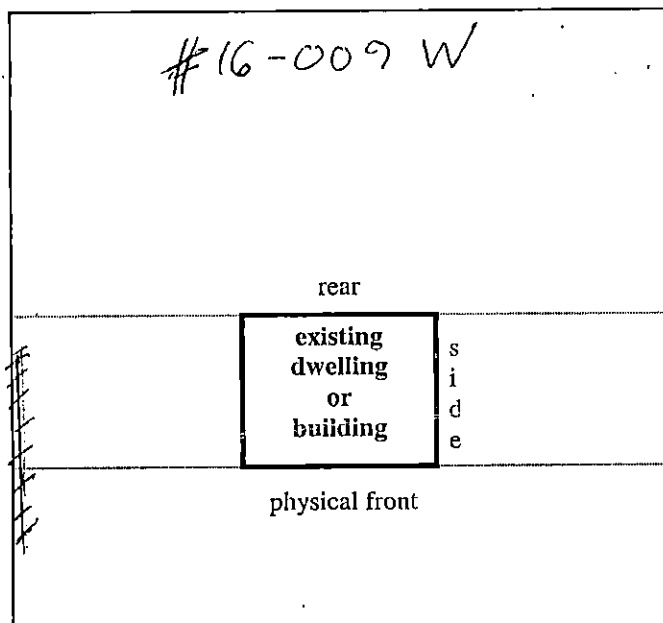
Owner's Agent _____

Phone No. _____

COMPLETE SKETCH BELOW OR ATTACH A PLAN THAT CLEARLY SHOWS:
Property line dimensions, easements, existing buildings, road names, and location of alleys.
Proposed fence, total length 60', height 8', and type wood/vinyl
Property line setbacks: front 0, sides 0, and n/c, and rear 4 ft
Property use privacy. Rear/Side yard abuts adjoining front yard: Yes ☒ No ☒

Corner Lot: Yes ☐ No ☒
Historic District: Yes ☐ No ☒

SITE PLAN



FENCE REGULATIONS

Permit required for fences over 42 inches high (measured vertical to ground, even if fence is placed on top of wall). Fences erected within easement must be removed at owner's expense, if required.

Building Code, Part 122:

122.1 - Residential Fences -- Maximum height of 42 inches in front yard as determined by BCZR and 6 feet in side and rear yards at the property line. Maximum height of 10 feet in side and rear yards, provided set back 2 feet for vertical foot over 6 feet.

122.2 - Commercial Fences -- Maximum height of 12 feet. Building's Engineer may approve higher fence for dangerous, hazardous, or athletic field. Electric and barbed wire fences are only permitted for the retention of livestock and when not a safety hazard to the public. No pointed projections less than 4 feet high. Barbed wire retarding material may be on top of fence that is at least 6 feet, 9 inches high.

Zoning Code (BCZR) (access easements cannot be fenced)

IN RE: PETITION FOR ADMIN. VARIANCE *
(615 Miller Road)
7th Election District *
3rd Councilmanic District *
Janet L. Adams *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0251-A

* * * * *

MOTION FOR RECONSIDERATION

Petitioner has filed with the Office of Administrative Hearings a document entitled "Request for Appeal," which will be treated as a Motion for Reconsideration.

The Administrative Variance granted in this case permitted Petitioner to keep livestock on a 2.9 acre parcel, in lieu of the 3 acre requirement set forth at Baltimore County Zoning Regulations ("B.C.Z.R.") § 100.6. The Order contained a restriction, proposed by the Department of Planning (DOP), limiting the Petitioner to four (4) adult goats. It is this restriction Petitioner seeks to have stricken.

Petitioner indicates she spoke with the DOP, which advised her to file this paper. Petitioner notes she plans to construct a new fence which would be "attractive and functional for containing livestock." In these circumstances, Petitioner should be entitled to keep on her property the animals and livestock which would otherwise be permitted by Baltimore County on a 3 acre parcel.

WHEREFORE, for the foregoing reasons ordered, it is this 27th day of **May, 2016** by this Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 5-27-16

By DW

IN RE: PETITION FOR ADMIN. VARIANCE *
(615 Miller Road)
7th Election District *
3rd Councilmanic District *
Janet L. Adams *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0251-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Janet L. Adams. The variance request is from § 100.6 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit the stabling and pasturing of livestock on a property consisting of 2.9 acres in lieu of the minimum required 3 acres. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Planning (DOP) indicating they had no objection to granting the relief conditioned upon the following: "The livestock shall be goats only with not more than 4 adult animals on site at one time."

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 1, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 5-18-16

By [Signature]

information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

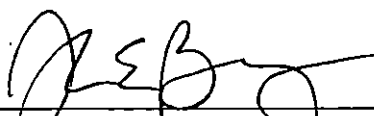
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 18th day of May, 2016, that a Variance from § 100.6 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit the stabling and pasturing of livestock on a property consisting of 2.9 acres in lieu of the minimum required 3 acres, be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

1. Petitioner may apply for her 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 comply with the ZAC comment from DOP, dated May 11, 2016; a copy of which is attached hereto and made a part hereof.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 5-18-16

By bw

IT IS FURTHER ORDERED that Condition No. 2 in the May 18, 2016 Order in the above matter be and is hereby STRICKEN. All other terms and conditions of that Order shall remain in effect.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 5-27-16

By [Signature]

(AV) 5-16-16

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: May 11, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-251

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OFFICE OF ADMINISTRATIVE HEARINGS

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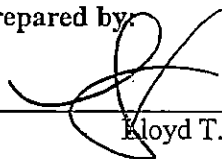
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The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The livestock shall be goats only with not more than 4 adult animals on site at one time.

For further information concerning the matters stated herein, please contact Lloyd Moxley at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Lloyd Moxley
Janet Adams
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 5-18-16

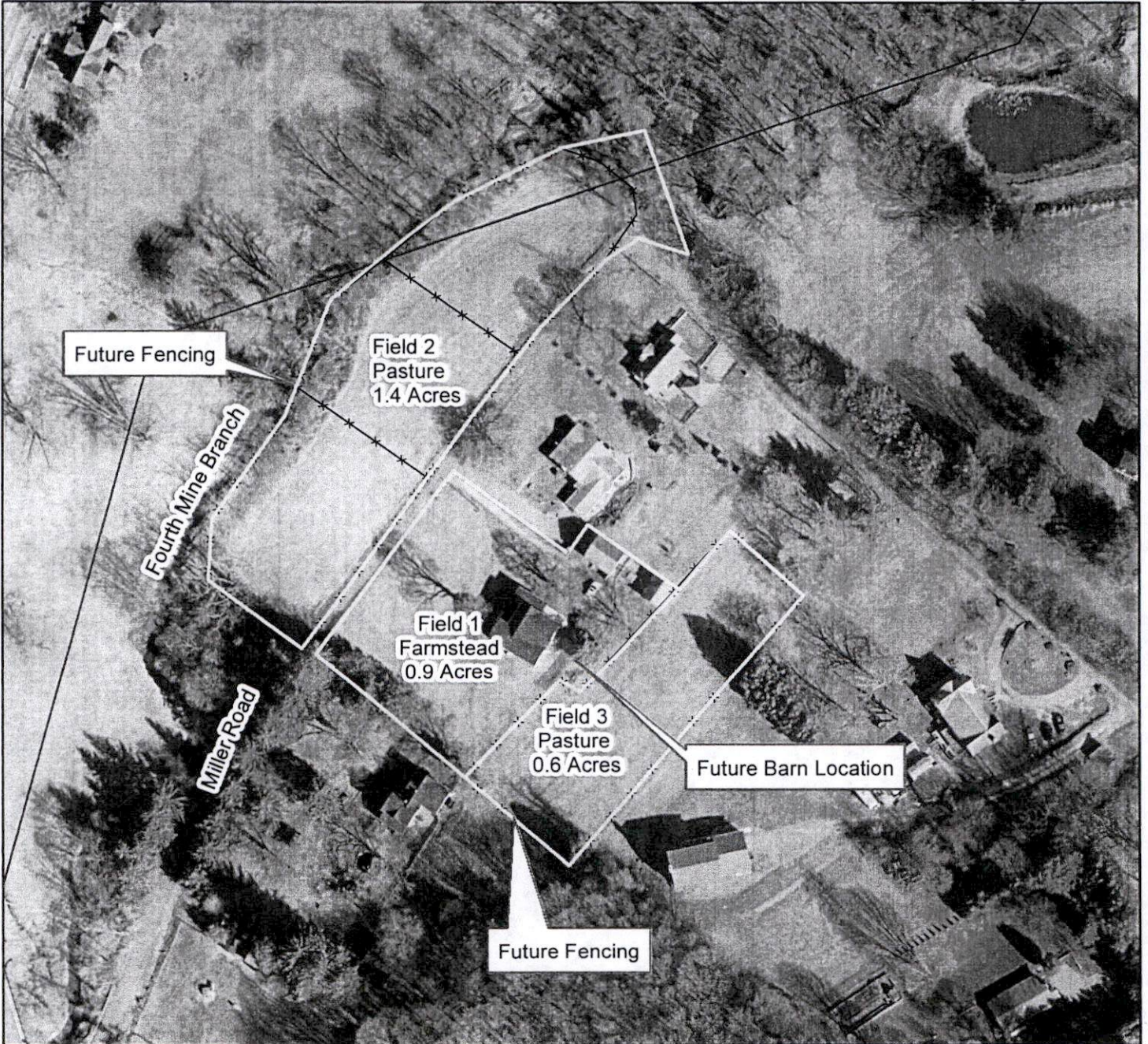
By 

Conservation Plan Map

Map 17
Parcel 20

Customer(s): JANET L ADAMS
District: BALTIMORE COUNTY SCD
Field Office: BALTIMORE COUNTY SERVICE CENTER

Date: 3/26/2015
Approximate Acres: 2.9
Assisted By: Megan Eshleman



Legend

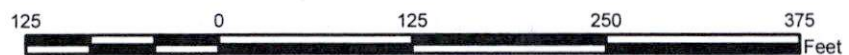
□ Consplan

Practice name

✕ Fence

□ MD 6 Inch Imagery

— streams



N



Item #0251



BALTIMORE COUNTY SERVICE CENTER
1114 SHAWAN ROAD, SUITE 4
COCKEYSVILLE, MD 21030-1385
(410) 527-5920

MEGAN ESHLEMAN
PLANNER

Conservation Plan

JANET L ADAMS
615 MILLER RD
PARKTON, MD 21120

Farmstead

Map 17 Parcel 20

Heavy Use Area Protection

Maintain existing grass, access roads, structures, and adjacent heavily used areas to minimize erosion and protect water quality. Make repairs as needed to maintain effectiveness.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	0.2 ac	3	2016		
Total:	0.2 ac				

Pasture

Map 17 Parcel 20

Fence

Install and maintain fence approximately where shown on the plan map. Install fences to exclude livestock from the stream except in designated watering areas. Place stone along banks in the designated watering areas to prevent bank erosion.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	140 ft	3	2016		
2	130 ft	3	2016		
2	1120 ft	3	2016		
3	810 ft	3	2016		
Total:	2200 ft				

Forage and Biomass Planting

These pastures will be re-established with improved forage species for grazing. Seed pasture with a mixture recommended by the University of Maryland Extension office (410-887-8090). Lime and fertilize according to results of a complete soil analysis. Maintain good vegetative cover on all pastures.

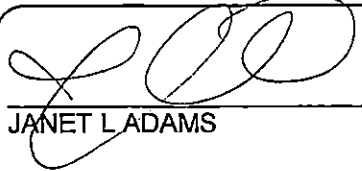
Field	Planned Amount	Month	Year	Applied Amount	Date
2	1.4 ac	3	2016		
3	0.6 ac	3	2016		
Total:	2 ac				

Prescribed Grazing

Grazing will be managed according to a schedule that meets the needs of the soil, water, air, plant and animal resources and the objectives of the resource manager.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	1.4 ac	3	2017		
3	0.6 ac	3	2017		
Total:	2 ac				

CERTIFICATION OF PARTICIPANTS

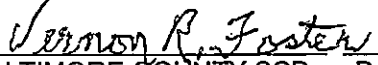
 4-22-15
JANET L ADAMS DATE

CERTIFICATION OF:

DISTRICT CONSERVATIONIST

 3-31-15
TIM CLIPPINGER DATE

CONSERVATION DISTRICT

 DATE
BALTIMORE COUNTY SCD

PUBLIC BURDEN STATEMENT

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collections is 0578-0013. The time required to complete this information collection is estimated to average 45/0.75 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection information.

PRIVACY ACT

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C 522a). Furnishing this information is voluntary; however failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other state or federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

USDA NON-DISCRIMINATION STATEMENT

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers. If you believe you experienced discrimination when obtaining services from USDA, participating in a USDA program, or participating in a program that receives financial assistance from USDA, you may file a complaint with USDA. Information about how to file a discrimination complaint is available from the Office of the Assistant Secretary for Civil Rights. USDA prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex (including gender identity and expression), marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, complete, sign, and mail a program discrimination complaint form, available at any USDA office location or online at www.ascr.usda.gov, or write to:

USDA Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW.
Washington, DC 20250-9410

Or call toll free at (866) 632-9992 (voice) to obtain additional information, the appropriate office or to request documents. Individuals who are deaf, hard of hearing, or have speech disabilities may contact USDA through the Federal Relay service at (800) 877-8339 or (800) 845-6136 (in Spanish). USDA is an equal opportunity provider, employer, and lender. Persons with disabilities who require alternative means for communication of program information (e.g., Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).



Baltimore County Soil Conservation District

1114 Shawan Road - Cockeysville, Maryland 21030 - Phone (410) 527-5920, ext. 3

Tel: Home 410-588-6463

Office _____

CONSERVATION AGREEMENT
between
BALTIMORE COUNTY SOIL CONSERVATION DISTRICT
and

Janet Adams

I am interested in conserving the soil and water on my property and understand the purpose of the Baltimore County Soil Conservation District, its objectives and program. For this reason I am interested in a complete conservation plan based upon the use of my land within its capabilities and its treatment according to its needs for protection and improvement. I agree to carry out this plan as rapidly as my resources and the assistance available to me from the District will permit, and to maintain conservation measures which may be put into effect.

It is agreed that the agreement will remain in effect until terminated in writing by either me or the District, or until the property changes ownership.

We, the District Supervisors, agree to furnish assistance in helping to develop the plan and in establishing the conservation measures called for in the plan in accordance with our resources and operating policies at the time the work is to be done.

4-22-15

(Date)


(Cooperator's Signature)

615 Miller Road, Parkton, MD 21120

(Mailing Address)

615 Miller Road, Parkton, MD 21120

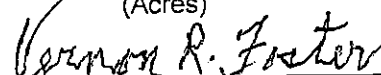
(Location of Farm)

(File Number)

5/14/15
(Date)

2.9

(Acres)


(Supervisor's Signature)



NRCS

Natural Resources
Conservation Service



**MARYLAND DEPARTMENT
OF AGRICULTURE**
Office of Resource Conservation

Conservation Plan Certification

Name:	Janet Adams	Tract No.		Parcel No.	20
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Approval of Agricultural Unit Conservation Plan

I concur that the conservation practices and installation schedule indicated in the Agricultural Unit Conservation Plan for all applicable parcels will control erosion and improve water quality, as well as meet the needs of my agricultural operation. I understand that I am agreeing to follow this plan to the extent possible in cooperation with the Baltimore County Soil Conservation District and the field office technical staff.

Producer/Operator/Landowner:

Date:

4-22-15

District Conservationist:

Tim Clippinger

Date:

3-31-15

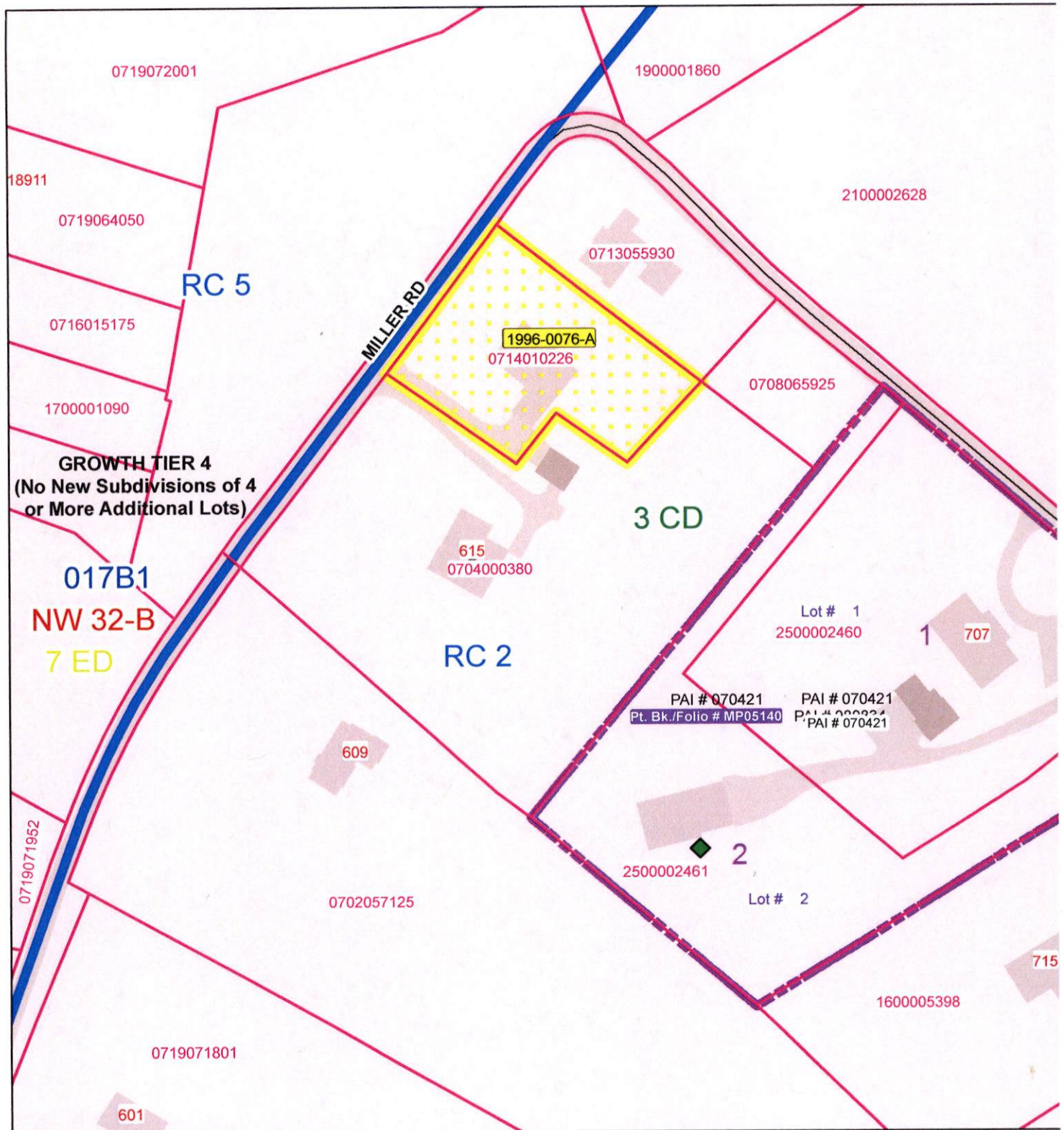
Baltimore County SCD:

District Supervisor

Date:

5/19/15

615 Miller Road



Publication Date: 4/18/2016



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A horizontal scale bar with alternating black and white segments. Above the bar, the numbers 0, 25, 50, 100, 150, and 200 are printed. The word "Feet" is printed at the right end of the bar.

1 inch = 100 feet

Item #0251

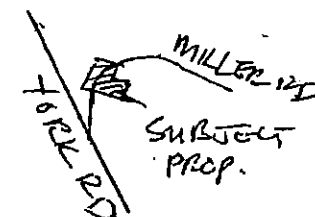
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 615 Miller Rd OWNER(S) NAME(S) Janet Adams

SUBDIVISION NAME _____ LOT# _____ BLOCK# _____ SECTION# _____

PLAT BOOK# _____ FOLIO# _____ 10 DIGIT TAX # 0704000380 DEED REF. # 22840100100

SITE VICINITY MAP



N
↑
MAP IS NOT TO SCALE

ZONING MAP# 017B1

SITE ZONED RC 2, RC

ELECTION DISTRICT 7th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 2.9

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

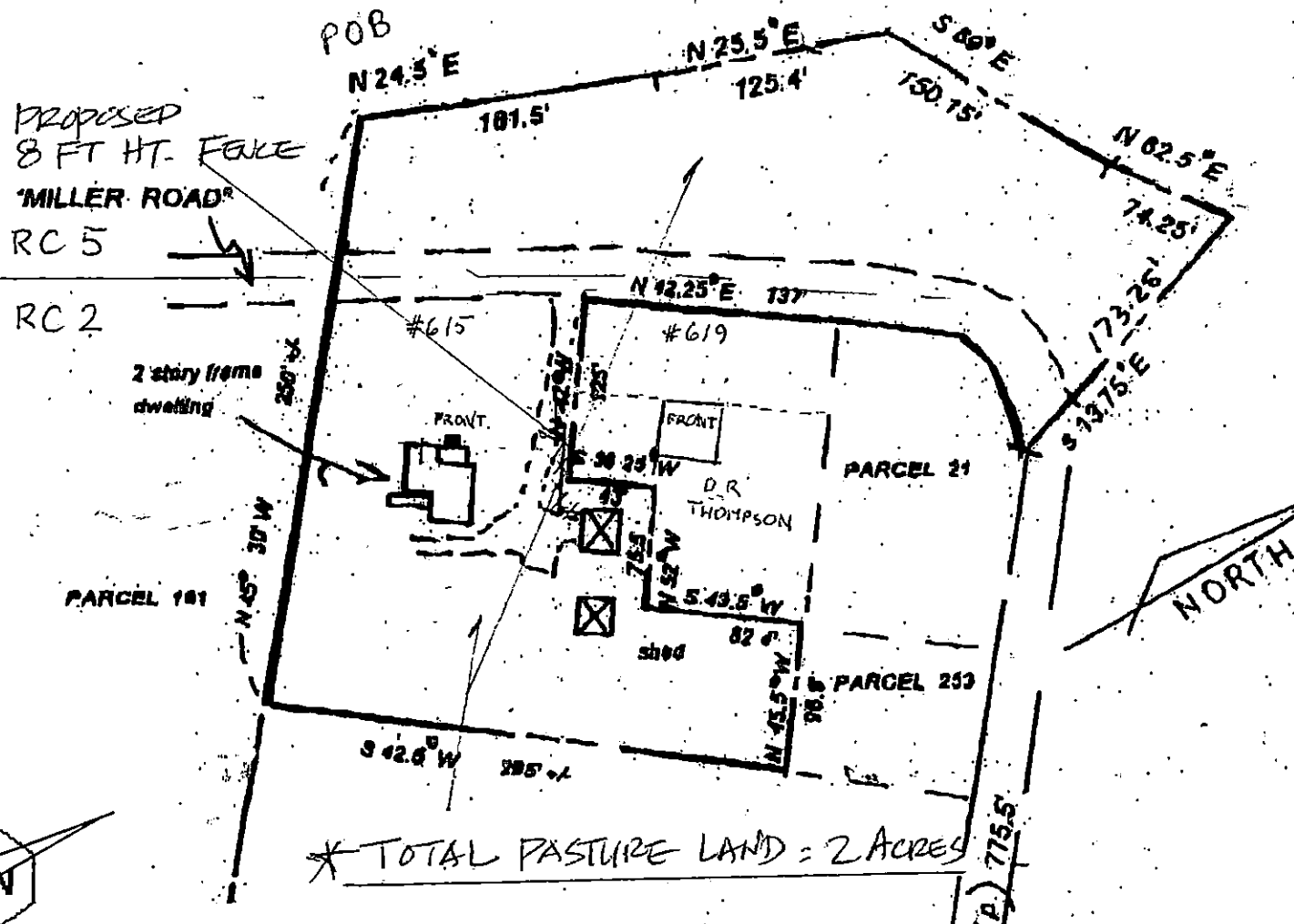
AND ORDER RESULT BELOW

No

VIOLATION CASE INFO:

No

Pet. ECR. 1



PLAN DRAWN BY Russell R. Klages DATE 3-30-16 SCALE: 1 INCH = 100 FEET

#2016-0251-A

[Handwritten signature]

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 615 Miller Rd OWNER(S) NAME(S) Janet Adams

SUBDIVISION NAME _____ LOT# _____ BLOCK# _____ SECTION# _____

PLAT BOOK# _____ FOLIO# _____ 10 DIGIT TAX # 6704000380 DEED REF. # 22840100100

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 017B1

SITE ZONED RC 2, RC 5

ELECTION DISTRICT 7th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 2.9

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

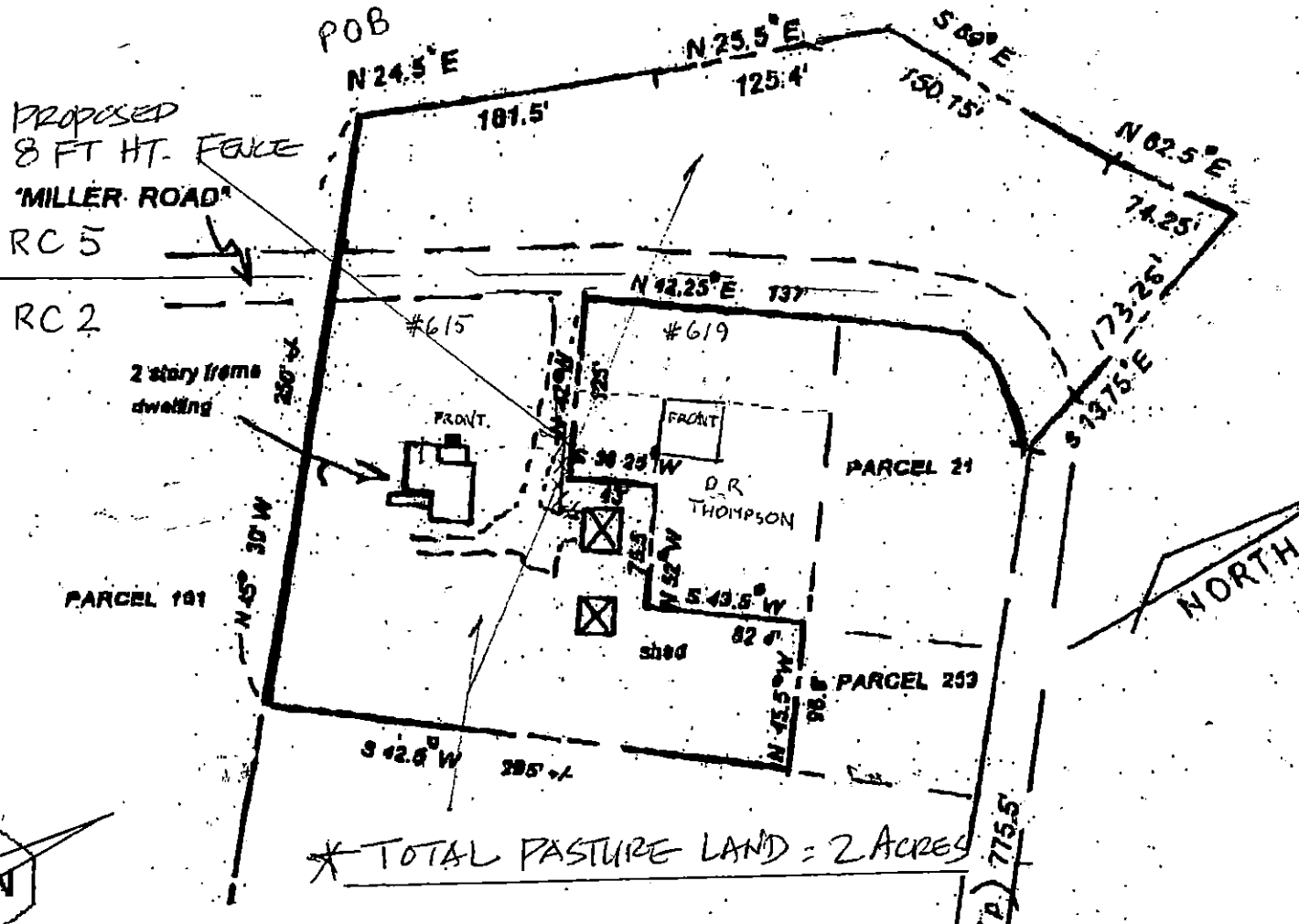
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

No

VIOLATION CASE INFO:

No



PLAN DRAWN BY Russell R. Klages DATE 3-30-16 SCALE: 1 INCH = 100 FEET

#2016-0251-A

Handwritten signature/initials