

BALTIMORE COUNTY, MARYLAND

Department of Planning

Inter-Office Correspondence

TO: W. Carl Richards, Jr., Supervisor
Zoning Review Office

DATE: July 11, 2019

FROM: Wallace S. Lippincott, 
Northern Sector Coordinator

SUBJECT: Agricultural Land Preservation Advisory Board Approval of July 10, 2019

The Department is forwarding the recommendations of the Baltimore County Agricultural Land Preservation Advisory Board to approve the following request:

Larrabee, Barbara- 15483 Duncan Hill Rd., Sparks 36.7 +/- acres

Request for validation as farm use for purposes of acknowledgement that there is an existing need for a tenant dwelling on the above referenced property.

The Baltimore County Agricultural Land Preservation Advisory Board met on July 10, 2019 to consider the request for a tenant dwelling and verified that the property has a need for an on-site tenant farmer. This request is for a tenant to occupy the existing primary dwelling. The tenant will be involved in the horse care, and future boarding and training operations on the farm.

The Baltimore County Agricultural Land Preservation Advisory Board visited the farm and reviewed the request at their July 10, 2019 Board meeting and recommends that the property has a Legitimate Farm Use.

RM-19 (Continued)

To Be Supplied By the Applicant

Baltimore County, Maryland
Inter-office Correspondence

To: Wallace S. Lippincott, Jr.
Sector Planner, North
Department of Planning

Date: 7/10/2019

Subject: Application for tenant Dwelling ☒ Trailer _____
Election District 5th
Owner: Barbara Larrabee
Phone #: 410-458-3228
Address: 15438 Duncan Hill Road
Sparks, MD 21152
Tax Account Number: 2200015883

Pursuant to the Zoning Commissioner's policies RM-13 and RM-19, this office is officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgment of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

1. The signed and notarized tenant affidavit
2. The deed to the property
3. The State tax map for that area Map: 0027 Block: _____ Parcel(s): 0057

We appreciate your verification and/or recommendations concerning this property.

Legitimacy of a farm use:

Yes ☒ No _____ Comment _____

Need for an on-site tenant farmer:

Yes ☒ No _____ Comment _____

Signed: Phyllis Saul Euson
Representative of the Agricultural
Land Preservation Board for
Baltimore County

Date: 7/10/19

AFFIDAVIT FOR AN EXISTING DWELLING

STATE OF MARYLAND, COUNTY OF BALTIMORE, OF TO WIT:

I HEARBY CERTIFY that on this 17 day of May, 2019 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared known to me (or satisfactorily proven), and having been duly sworn, states as follows:

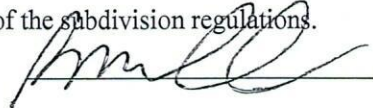
1. That (he/she/they) (is/are) the owner(s) of 36.66 acres of land located at 15438 Duncan Hill Road, Sparks, MD 21152, in the 5th Election District of Baltimore County which was acquired on May 25, 2018 by Barbara Larrabee of Baltimore County in Liber 40337, No. _____, folio 31, a copy of which is attached hereto.

2. That the primary use of the aforementioned property will be that of a farm as defined in Section 101 of the Baltimore County Zoning Regulations.

3. That the tenant house already exists on the farm and is served by private water and sewer in accordance with state and county standards.

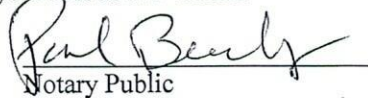
4. That the owners have applied to place the property into a permanent easement program.

5. I understand that I cannot transfer ownership of said tenant house separate and apart from a conveyance of all the property described in paragraph No. 1 hereof without, prior thereto, complying with the requirements of the subdivision regulations. I understand that any transfer of conveyance of a part of the property on which is located a tenant house for which an approval of permit is now being granted without complying with the requirements of the subdivision regulations (inclusive of approval of a subdivision plat by the Planning Board) is a violation of the law. I will not transfer or convey any part of my property without complying with the requirement of the subdivision regulations.

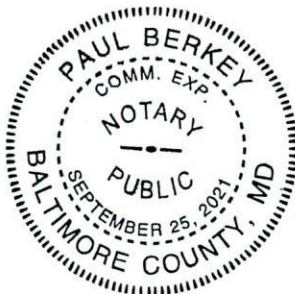


Owners

AS WITNESS my hand and Notarial Seal the day and year first above written


Notary Public

My Commission expires: 9/25/2021



AFFIDAVIT FOR A NEW DWELLING

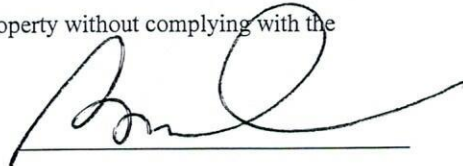
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 17 day of June, 2019 before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared

Barbara Louise Larrabee

and having been duly sworn, states as follows:

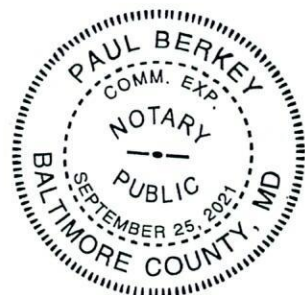
1. That (he/she/they) (is/are) the owner(s) of 3.6 acres of land located at 15438 Duncan Hill Rd, in the _____ Election District of Baltimore County which was acquired on May 25, 2018 by Deed dated May 25, 2018 and recorded among the Land Records of Baltimore County in Liber 40337, folio 6931, a copy of which is attached hereto.
2. That the primary use of the aforementioned property will be that of a farm as defined in Section 101 of the Baltimore County Zoning Regulations.
3. That the owners in accordance with the application of a building permit will construct a residence.
4. That any tenant houses which will be constructed pursuant to any approval and/or permit issued by Baltimore County will be occupied at all times by a farmer whose principal vocation will be farming of the above-described property.
5. With regard to the construction of any tenant house, I understand that I cannot transfer ownership of said tenant house separate and apart from a conveyance of all of the property described in paragraph No. 1 hereof without, prior thereto, complying with the requirements of the subdivision regulations. I understand that any transfer or conveyance of a part of the property on which is located a tenant house for which an approval or permit is now being granted without complying with the requirements of the subdivision regulations (inclusive of approval of a subdivision plat by the Planning Board) is a violation of the law. I will not transfer or convey any part of my property without complying with the requirement of the subdivision regulations.



Owners

AS WITNESS my hand and Notarial Seal the day and year first above written:

Notary: Paul Berkey



1/2
Lawyers Express Title, LLC
File No. 18-5680CIB
Tax ID # 05-2200015883

LR - Deed (w Taxes)
Recording only \$120.00
Name: Larrabee
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 2,095.00
LR - NR Tax - 1kd 0.00
=====
SubTotal: 3,055.00
=====
Total: 3,115.00
06/08/2018 11:44
#10488970 CC0301 -
Baltimore
County/CC03-01.07 -
Register 07

This Deed, made this 25th day of May, 2018, by and between **Duncan Hill Investments LLC**, a Maryland limited liability company, GRANTOR, and **Barbara Louise Larrabee**, GRANTEE.

Witnesseth -

That in consideration of the sum of Five Hundred Ninety-Nine Thousand and 00/100 Dollars (\$599,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, as sole owner, her personal representatives and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 3A, as shown on a Plat entitled "Resubdivision of Lot 3, Duncan Hill Manor," which Plat is recorded among the Land Records of Baltimore County in Plat Book SM No.65, folio 69.

THE IMPROVEMENTS thereon being known as No. 15438 Duncan Hill Road, Sparks, Maryland 21152

BEING the same lot of ground which by Deed dated October 30, 2007 and recorded among the Land Records of Baltimore County, Maryland in Liber 26332, folio 498, which was granted and conveyed by Karen A. Poynter unto Duncan Hill Investments, LLC, a Maryland limited liability company and grantor herein.

Subject to Deed of Conservation Easement dated December 18, 1996 and recorded among the aforementioned Land Records in Liber S.M. 11947, folio 411.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Barbara Louise Larrabee, as sole owner, her personal representatives and assigns, in fee simple.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

REVIEWED SDAT

E. Larrabee 6/8/2018
BY DATE

Agricultural Transfer Tax
Not Applicable - Letter of Intent

Signature [Signature] Date 6-8-18

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.



 Witness

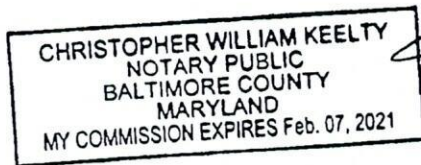
**DUNCAN HILL INVESTMENTS LLC, A
 MARYLAND LIMITED LIABILITY
 COMPANY**

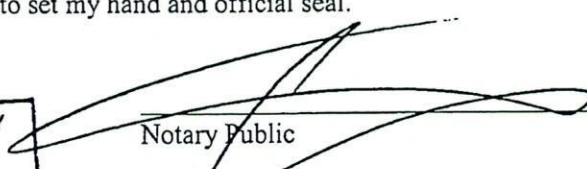
By:  (SEAL)
 John A. Machen, Manager

STATE OF MARYLAND } ss
 COUNTY OF BALTIMORE

I hereby certify that on this 18th day of May, 2018 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John A. Machen, the Manager of Duncan Hill Investments, LLC, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

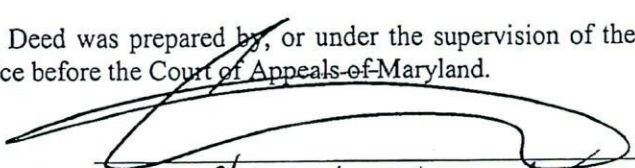
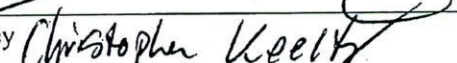
IN WITNESS WHEREOF, I hereunto set my hand and official seal.




 Notary Public

My Commission Expires: _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


 Attorney 

AFTER RECORDING, PLEASE RETURN TO:
Lawyers Express Title, LLC
 1447 York Road
 Suite 800 (PH)
 Lutherville, Maryland 21093