

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 19th day of June, 2020, that 10519 Marriottsville Road, LLC d.b.a Braglio Farms located at 10519 Marriottsville Road, Randallstown, MD should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: "Farmer's Roadside Stand" provided compliance with Section 404.4, B.C.Z.R. and the site plans submitted with the use permit application are maintained.

UP-2020-0001-FR
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials JNP

BALTIMORE COUNTY, MARYLAND

Department of Planning

Inter-Office Correspondence

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

DATE: June 18, 2020

FROM: Megan Benjamin
Planner

SUBJECT: Verification of Ag Board Approvals- 10519 Marriottsville Road, LLC (Braglio Farms) 10519 Marriottsville Road, Woodstock. 28.4+/- acres.

10519 Marriottsville Road, LLC: Request for a recommendations and verification of a farm location, agricultural producer and legitimacy of the production of a minimum of 50% of produce sales at the Farmer's Roadside Stand

The Department is forwarding verification of the application for a Rural Accessory Use for a Farmer's Roadside Stand for the property. The Agricultural Advisory Board verified that the property has agricultural operations.

The property is assessed as agricultural according to the SDAT. The farm, which encompasses four properties totaling 110 acres in close proximity, is producing beef and pork that will be for sale at the farm stand. At least 50% of products sold at the farm stand are produced by Braglio Farms. The location of the stand is on the farm property at the corner of Marriottsville and Hernwood Roads.

Approved Motion: The Baltimore County Agricultural Land Preservation Advisory Board reviewed this request at their June 17, 2020 Board meeting and verified the legitimacy of a farm use on this property. They recommended approval of the Rural Accessory Use.

If you have any questions, please contact me at 410-887-3480. Thank you.

Carl Richards Jr

From: Megan Benjamin
Sent: Thursday, June 18, 2020 2:54 PM
To: Carl Richards Jr
Cc: Jeffrey N Perlow; Wallace S Lippincott; tkotroco@gmail.com; Joseph W. Wiley
Subject: 10519 Marriottsville Road-Farmer's Roadside Stand
Attachments: Ag Board Approvals-Braglio Farms 20200618.docx

Carl-

Attached is a memo regarding the Ag Board's review of the request.

Let me know if there are any questions.

Thanks,
Megan

Megan J. Benjamin
Planner & Land Preservation Specialist

Department of Planning
Community Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204
410-887-3480
Fax:410-887-5862



BALTIMORE COUNTY PERMITS AND DEVELOPMENT MANAGEMENT
111 West Chesapeake Avenue
Towson, MD 21204

**SCHEDULED DATES AND CERTIFICATE OF FILING AND POSTING
FOR A USE PERMIT FOR A FARMER'S ROADSIDE STAND**

The application for your proposed use permit has been reviewed and is accepted for filing by

Jeffrey Perlow

on

4/28/2020

Planner's Name (printed)

Date

("A")

A sign indicating the proposed use permit must be posted on the property for thirty (30) days before a decision can be rendered. The processing fee for the use permit is \$40.00. You must use one of the sign posters on the approved list (on the reverse side of this form) and you are responsible for all printing/posting costs. The zoning notice must be visible on the property on or before the posting date noted. It should remain there through the closing date.

In the absence of a formal demand for a public hearing during the 30-day posting period, a decision can be expected within approximately six weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing (for which additional fees are required).

* SUGGESTED POSTING DATE

5/11/2020

"D" (30 days before "C")

DATE POSTED

HEARING REQUESTED - YES ☐ NO ☐ (date)

CLOSING DATE (Last day for hearing demand) 6/10/2020

"C" ("B" - 3 work days)

TENTATIVE DECISION DATE

6/15/2020

"B" ("A" + 45 days)

* Usually Within 15 Days of Filing

CERTIFICATE OF POSTING (UP-2020-0001-FR)

Location of Property: 10519 MARRIOTTSVILLE ROAD

District: 2

Posted By: David Billingsley

DAVID BILLINGSLEY

Date: 5/8/20

TO: Wally Lippincott
 Representative of the Agricultural Land Preservation Board for Baltimore County
 Department of ~~Environmental Protection and Resource Management~~ Planning

FROM: Michael Mallinoff
~~Timothy M. Kotroo~~, Director, Department of Permits and Development Management

By: Jeffrey Perlow
 (Print Name of Accepting Planner)

RE: Farmer's Roadside Stand Use Permit (FRS # 1)

UP-2020-0001-FR

Pursuant to Section 404.4.C (Baltimore County Zoning Regulations), this office is requesting recommendations and verification of a farm location, agricultural producer and legitimacy of the production of a minimum 50% of produce sales at the Farmer's Roadside Stand and any recommended reduction in the minimum 50% due to crop failure, etc. This office would appreciate any additional information that you could provide regarding this application and all of your findings will be taken into consideration prior to any zoning decisions.

APPLICANT SUPPLIED INFORMATION:

10519 Marriottsville Rd, LLC DBA: Braglio Farms 10519 Marriottsville Rd 443-
Randallstown MD 21133 386-2229

Print Name of Stand Operator/Owner Address Telephone Number

ROADSIDE FARM LOCATION: Election District 02 Councilmanic District 4 Acres 28.4

Land Owner 10519 Marriottsville Road LLC Telephone Number _____

Address 10519 Marriottsville Road Tax Account Number 0210000050

Randallstown MD 21133

- A. a signed and notarized affidavit and letter of permission
 B. the roadside stand location site plan
 C. a copy of the State Tax Map for that area (labeled)

76	9	55
Map	Block	Parcel

PRODUCING FARM LOCATION(S), (use additional sheets if necessary)

10519 Marriottsville Road LLC 10519 Marriottsville Rd 0210000050

Print Name of Owner Address and Location Tax Account Number

a copy of the State Tax Map (labeled) for each location

(for additional locations, use the back of this form)

76	9	55
Map	Block	Parcel

TO BE FILLED IN BY AGRICULTURAL LAND PRESERVATION BOARD ONLY**Verification/Recommendations:**

Roadside Stand Location _____

Agricultural Producer _____

Recommended % _____

Comments: _____

Production Locations _____

Production of 50% of Produce Sales _____

Recommend Zoning Special Hearing _____

Signed: _____
 Representative of the Agricultural Land Preservation Board for Baltimore County

Date: _____

TIMOTHY M. KOTROCO

Attorney at Law
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-2943
Tkotroco@gmail.com

April 27, 2020

Hand Delivered

Mr. Carl Richards, Zoning Supervisor
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Farmer's Roadside Stand Use Permit
10519 Marriottsville Road, Woodstock, MD 21133

Dear Mr. Richards,

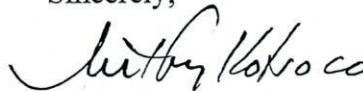
I represent 10519 Marriottsville Road, LLC the owner of a 28.4 acre farm located at that same address. The subject property is zoned RC2. It is located at the intersection of Marriottsville and Hernwood Roads in Woodstock and is improved with an existing farmhouse, a barn, several farm storage buildings one of which will serve as a farmer's roadside stand. The application for our use permit is attached hereto.

The Braglio family are the owners and operators of the subject farm. Their family has been farming in the Woodstock area of Baltimore County for almost 60 years. They own four separate farms in Woodstock totaling over 110 acres. The majority of the farm products offered for sale at the Braglio's farmer's roadside stand will be grown or produced on Braglio owned farms.

I am also attaching to this application for use permit an engineered site plan of the subject farm property where the roadside stand will be located. The subject site plan was prepared by Paul Sill, P.E. of Sill Engineering Group, LLC. As you can see from the attached site plan, the roadside stand will have two means of access from Marriottsville road and has ample parking. The stand is setback 245 feet from the road.

Please process the attached application. I have attached a check for the cost of the processing fee. If you have any questions or need any additional information, please feel free to contact me.

Sincerely,



Timothy M. Kotroco

Enclosures

Accepting Planner - Print Name

FRS #

UP-2020-0001-FR

Jeffrey Perlow

**APPLICATION FOR A USE PERMIT, PUBLIC HEARING REQUEST
AND USE PERMIT IF NO PUBLIC HEARING IS REQUESTED
FOR A FARMER'S ROADSIDE STAND**

APPLICATION TO THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT:

I, or we, Anthony Scott Brablio / Brablio Farms owner(s) of the farmer's roadside stand proposed in Baltimore County and which is described in the description and plat attached hereto and made part hereof, hereby petition for a use permit under Subsection 404.4.C of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the Director of Permits and Development Management should issue a use permit. Said use permit is necessitated to permit the use of land on a producing farm for a farmer's roadside stand to meet the regulations of Subsection 404.4.C. (BCZR) and the attached affidavit.

Property is to be posted and I, or we, agree to pay expenses of processing and posting upon filing of this request, additional public hearing and reposting fees if I decide to proceed after a Protestant's public hearing request and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

10519 Marriottsville Rd LLC, by
Anthony Scott Brablio Sr, member 4-25-2020
Farmer's Roadside Stand Owner (type or print name) Date
Anthony Scott Brablio
Farmer's Roadside Stand Owner(s) Signature(s)
3014 Marriottsville Rd 21163
Address (print or type) Zip
Phone # Work - 443-3816-1225
Home

Legal Property Owner of Producing Farm Information:

Anthony Scott Brablio Sr
Name (type/or print)
10519 Marriottsville Rd 21163
Address (type or print) Zip
Phone # Work - 443-3816-1225
Home

PUBLIC HEARING REQUEST

I, or we, _____ request that the proposed use permit be the subject of a public hearing as provided for in Section 404.4.C of the zoning regulations. I also agree to pay the current established processing fee for this public hearing request.

Date
Protestant's Signature
Address (type or print) Zip
Phone # Work - _____
Home

USE PERMIT

Pursuant to the posting of the property, in accordance with Section 404.4.C. (BCZR), and in the absence of a formal public hearing request, this ____ day of _____, 19____, that the herein described USE PERMIT FOR A FARMER'S ROADSIDE STAND is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and the use WILL NOT be detrimental to the health, safety, and general welfare of the surrounding community, subject to the following conditions precedent, if any, as determined appropriate by the Department of Permits and Development Management, and in accordance with the site plan dated _____, application, affidavit, and description filed by the petitioner, is hereby _____ (subject to strict compliance with all of the provisions of the BCZR and any of the following site specific restrictions, which are conditions precedent to the granting of the use permit).

Director, Department of Permits and Development Management
By: _____

Revised 3/5/98 - SCJ

FARMER'S ROADSIDE STAND OWNER'S AFFIDAVIT

1. That 10519 Marriottsville Rd, LLC, owner(s) of the roadside stand, (is/are) a local agricultural producer or spouse, sibling, or parents of the local agricultural producer on 28.4 acres at 10519 Marriottsville Rd Woodstock MD 21133
(name) (location(s) (Use an additional sheet, if necessary.))
2. That the proposed farmer's roadside stand will be located on a producing farm located at 10519 Marriottsville Road
3. A minimum of 50% of the produce sold will be produced on the properties indicated in Item #1 above or on farms adjacent to where the stand is located. The remainder of crops sold will be indigenous (e.g., produce which can be grown in the Maryland area under natural conditions, without the help of environmental-controlled structures).
4. That up-to-date receipts for seed, transplants, fertilizer, lease agreements, and other dated production related records will be maintained the submitted upon request to Baltimore County to validate the production of 50% of the crops sold.
5. That, upon request, Baltimore County will be permitted to inspect the production and sales facilities and review production-related records associated with this property.
6. With regard to the approval of this use, it is understood that this use cannot be transferred to another party who does not qualify according to the rules and regulations governing this use.
7. That if the owner of the farmer's roadside stand is not the owner of the producing farm property where the stand is located, permission from the land owner to operate the stand will be secured and maintained. A copy of this permission shall be attached hereto.

Anthony Scott Baglio Sr
Agricultural Producer (Signature)

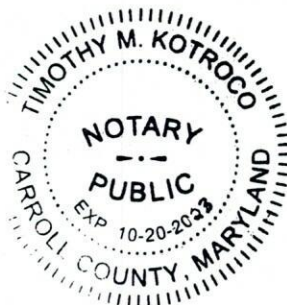
Anthony Scott Baglio Sr
Agricultural Producer (Print Name)

304 HERNDON RD Woodstock md 21163
Address

443-386-2229
Telephone Number

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 27th day of April, 2020, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Anthony Scott Baglio Sr. having been duly sworn. AS WITNESS my hand and Notary Seal the day and year first above written.



Timothy Kotroco
Notary Public

10-20-2023
Commission Expires

Revised 3/5/98 - SCJ

BALTIMORE COUNTY PERMITS AND DEVELOPMENT MANAGEMENT
111 West Chesapeake Avenue
Towson, MD 21204

**SCHEDULED DATES AND CERTIFICATE OF FILING AND POSTING
FOR A USE PERMIT FOR A FARMER'S ROADSIDE STAND**

The application for your proposed use permit has been reviewed and is accepted for filing by

Jeffrey Perlow on 4/28/2020
Planner's Name (printed) Date ("A")

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* SUGGESTED POSTING DATE 5/11/2020 "D" (30 days before "C")

DATE POSTED _____

HEARING REQUESTED - YES ___ NO ___ (date)

CLOSING DATE (Last day for hearing demand) 6/10/2020 "C" ("B" - 3 work days)

TENTATIVE DECISION DATE 6/15/2020 "B" ("A" + 45 days)

* Usually Within 15 Days of Filing

CERTIFICATE OF POSTING (UP-2020-0001-FR)

Location of Property: 10519 MARRIOTTSVILLE ROAD

District: 2

Posted By: _____

Date: _____

Date to be posted: Anytime before but no later than 6/10/2020

Request for Building and/or Use Permit

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 10519 MARRIOTTSVILLE ROAD

PROPOSAL: FARMER'S ROADSIDE STAND

PUBLIC HEARING ?

PURSUANT TO THE BALTIMORE COUNTY ZONING REGULATIONS,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSAL, PROVIDED THE REQUEST FOR HEARING
IS RECEIVED IN THE ZONING REVIEW OFFICE BEFORE 4:30 P.M. ON
WEDNESDAY, JUNE 10, 2020

THE REQUEST FOR HEARING MUST ALSO REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS,
APPROVALS & INSPECTIONS, ZONING REVIEW OFFICE, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204 PHONE: (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Real Property Data Search (w2)

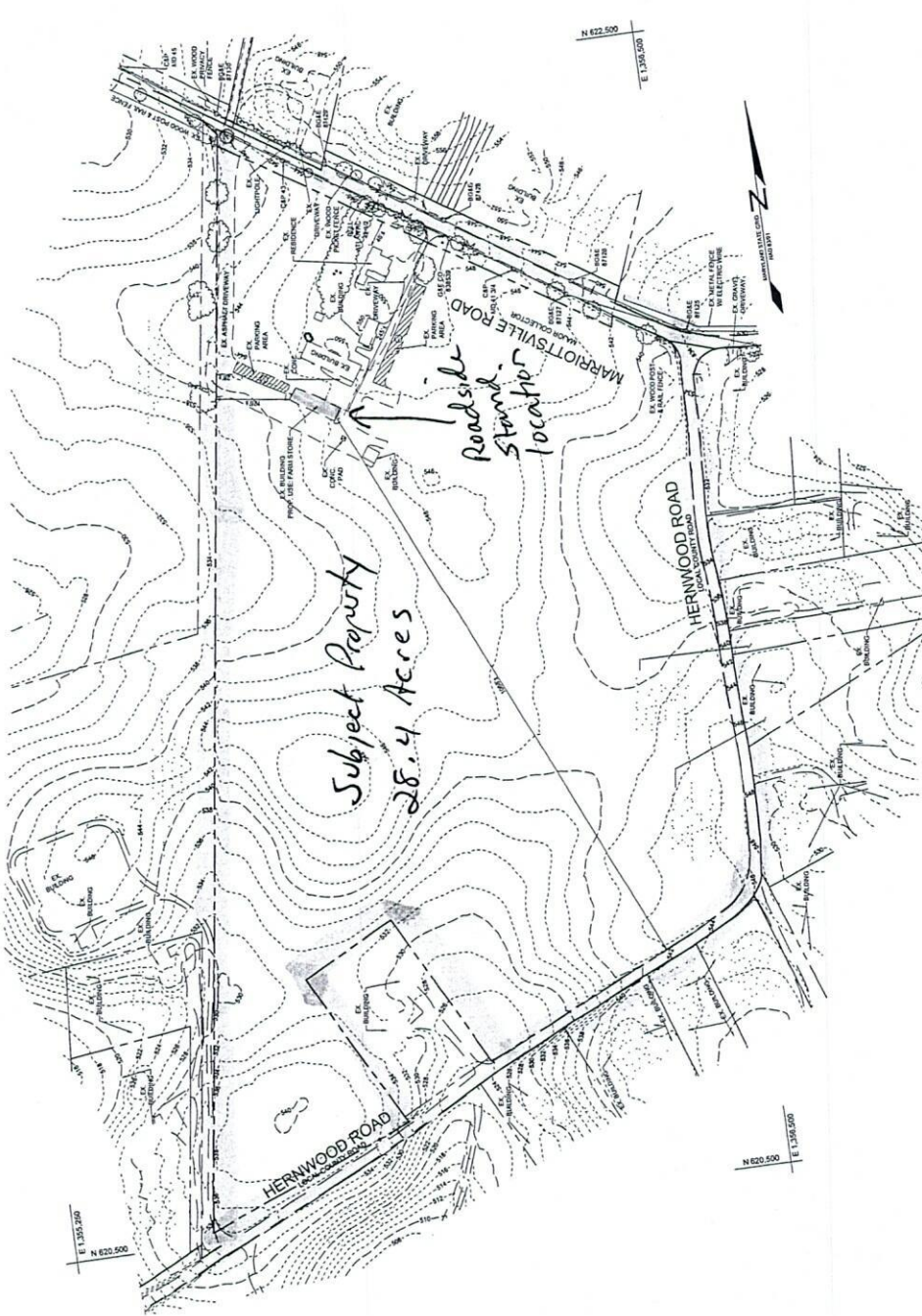
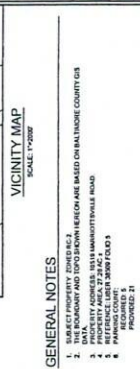
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: AGRICULTURAL TRANSFER TAX					
Account Identifier:		District - 02 Account Number - 0210000050			
Owner Information					
Owner Name:		10519 MARRIOTTSVILLE ROAD LLC		Use:	AGRICULTURAL
Mailing Address:		3014 HERNWOOD RD WOODSTOCK MD 21163-		Principal Residence:	NO
				Deed Reference:	/38509/ 00005
Location & Structure Information					
Premises Address:		10519 MARRIOTTSVILLE RD RANDALLSTOWN 21133-		Legal Description:	28.4277 AC 10519 MARRTTSVILLE RD SS 500FT W HERNWOOD RD
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0076	0009	0055	2060092.04	0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2019	Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1876		2,736 SF			
				Property Land Area	
				28.4200 AC	
				County Use	
				05	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	NO	STANDARD UNIT	FRAME/	4	2 full
				Garage	
				2 Detached	
Last Notice of Major Improvements					
Value Information					
		Base Value		Value	
				As of	
				01/01/2019	
				Phase-in Assessments	
				As of	
				07/01/2019	
				As of	
				07/01/2020	
Land:		92,000		94,500	
Improvements		157,500		213,100	
Total:		249,500		307,600	268,867
Preferential Land:		9,500			288,233
Transfer Information					
Seller: MAISEL FREDERICK		Date: 01/12/2017		Price: \$500,000	
Type: ARMS LENGTH IMPROVED		Deed1: /38509/ 00005		Deed2:	
Seller: LEE PETER F		Date: 06/29/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37701/ 00109		Deed2:	
Seller: LEE NANCY J		Date: 03/23/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30641/ 00070		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2019	07/01/2020
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Special Tax Recapture: AGRICULTURAL TRANSFER TAX					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

JP-2020-0001-FR





PLAN BRAGLIO FARMS 10519 MARIOTTSVILLE ROAD 	PARCEL 55 BAL TIMORE COUNTY, MONTANA TAX MAP #8 GRID 9 AND ELECTION DISTRICT	DESIGN BY: _____ DRAWN BY: KFD CHECKED BY: _____ SCALE: AS SHOWN DATE: FEBRUARY 16, 2003 PROJECT # 17-000 SHEET # 1 OF 1
		Sill Engineering Inc. 11130 Dundale Court, Suite 200 Helena, Montana 59614 Phone: 404.732.5678 Email: info@silleng.com Cell: 404.732.5678 Civil Engineering for Land Development

OWNER/DEVELOPER/PETITIONER

SCOTT BRAGLIO
1819 MARBOTTESVILLE ROAD
RANGLISTOWN, MARYLAND 21133

ATTORNEY

KOTRKO, JACOBSON & PERRY LLC
C/O THOMAS KOTRKO, ESQ.
205 WASHINGTON SQUARE
TOWSON, MD 21284
(410) 299-2943

UP-2020-0001-FR



Measurement

| Feet

Measurement Result

447.4 Feet

Closest Residence is 447.4 feet
10519 Marriottsville Rd, LLC

11P-2020-0001-FR

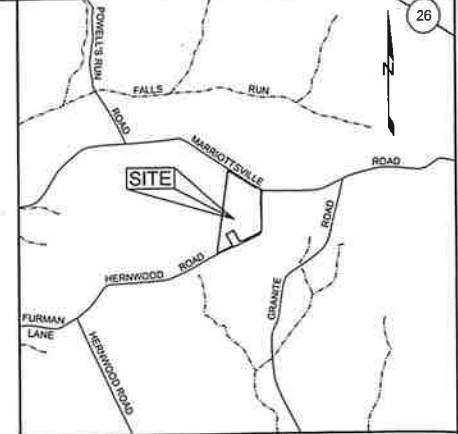
300ft

-76.841 39.375 Degrees

UP-2020-0001-FR

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING TREE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD WIRE
- EXISTING FENCE



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- SUBJECT PROPERTY ZONED RC-2.
- THE BOUNDARY AND TOPO SHOWN HEREON ARE BASED ON BALTIMORE COUNTY GIS DATA.
- PROPERTY ADDRESS: 10519 MARRIOTTVILLE ROAD.
- PROPERTY AREA: 27.26 AC ±.
- REFERENCE: LIBER 38559 FOLIO 5
- PARKING COUNT:
REQUIRED: 5
PROVIDED: 21



PLAN VIEW
SCALE: 1"=100'

OWNER/DEVELOPER/PETITIONER

SCOTT BRAGLIO
10519 MARRIOTTVILLE ROAD
RANDALLSTOWN, MARYLAND 21133

ATTORNEY

KOTROCO, JACOBSON & PERRY LLC
C/O TIMOTHY KOTROCO, ESQ.
305 WASHINGTON AVENUE, SUITE 502
TOWSON, MD 21204
(410) 299-2943

Farmer's Roadside stand
BRAGLIO FARMS

10519 MARRIOTTVILLE ROAD

TAX MAP 76 GRID 9
2ND ELECTION DISTRICT

PARCEL 55
BALTIMORE COUNTY, MARYLAND



11130 Doveside Court, Suite 200
Marriottsville, Maryland 21104
Phone: 410.315.1076
Fax: 410.616.3022
Email: info@sillengineering.com
Civil Engineering for Land Development

DESIGN BY: PS
DRAWN BY: MPQ
CHECKED BY: PS
SCALE: AS SHOWN
DATE: FEBRUARY 19, 2020
PROJECT #: 17-060
SHEET #: 1 of 1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 33225, EXPIRATION DATE: JUNE 28, 2021