

M E M O R A N D U M

DATE: September 15, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0155-A- Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 2020. 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(318 Stonewall Rd.) *
1st Election District * OFFICE OF ADMINISTRATIVE
1st Council District *
Joshua P. & Angela V. Horman * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
*
* CASE NO. 2020-0155-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Joshua P. and Angela V. Horman ("Petitioners"). The Petitioners are requesting Variance relief from § 100.6 of the Baltimore County Zoning Regulations ("BCZR"), to permit the stabling and pasturing of chickens in the rear yard of a residential lot that is 0.38 acres in lieu of the required 1 acre minimum. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 19, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). 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

ORDER RECEIVED FOR FILING

Date

8/12/20

By

D. Mignon

Judge, the information, photographs, and affidavits submitted provide sufficient facts to comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 12th day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 100.6 of the Baltimore County Zoning Regulations ("BCZR") to permit the stabling and pasturing of chickens in the rear yard of a residential lot that is 0.38 acres in lieu of the required 1 acre minimum chickens on a lot with .347 acres in lieu of the required one (1) acre of property, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- There shall be no more than 12 chickens on the premises at any one time.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date

8/12/20

By

D. Mignone



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 318 Stonewall Rd., Catonsville, MD 21228 Currently zoned DR5.5
 Deed Reference 26932 1 00300 10 Digit Tax Account # 0111152080
 Owner(s) Printed Name(s) Angela Horman, Joshua Horman

(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 OF BCZR - TO PERMIT THE STABLING AND PASTURING OF CHICKENS IN THE REAR YARD OF A RESIDENTIAL LOT THAT IS 0.38 ACRES IN LIEU OF THE REQUIRED 1 ACRE MINIMUM.
 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):

Angela V. Horman / Joshua P. Horman
 Name #1 - Type or Print Name #2 - Type or Print
Angela V. Horman / Joshua P. Horman
 Signature #1 Signature #2
318 Stonewall Road Catonsville MD
 Mailing Address City State
21228 / 410-207-0332 / angelavhorman@gmail.com
 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

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 11 day of July, 2020 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 2020-0155-A Filing Date 7/7/2020 Estimated Posting Date 7/19/2020 Reviewer RJ

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: 318 Stonewall Road Catonsville MD 21228
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)**

During this time of COVID we have had issues accessing safe food sources for our children with multiple food protein allergies. Our children are allergic to peanuts, tree nuts, dairy and soy. We would like to raise 4 hens on our property. This would also be an educational experience for our children, who are involved with 4H, through Patapsco Valley Club in Howard County. We have been researching raising hens and building a coop and the whole family hopes to have this experience together.

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

Angela V. Horman
Signature of Owner (Affiant)
Angela V. Horman
Name- Print or Type

Joshua P. Horman
Signature of Owner (Affiant)
Joshua P. Horman
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 30th day of June, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Angela V. Horman

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

AS WITNESS my hand and Notaries Seal

Erica M. Russo
Notary Public
08 Aug 2020
My Commission Expires

2020-0155-A

ZONING PETITION PROPERTY DESCRIPTION FOR 318 STONEWALL RD, CATONSVILLE, MD 21228.

PART A

Beginning at a point on the west side of Stonewall Road which is 29 feet wide at a distance of 60 feet south of the centerline of the nearest improved intersecting street (Radstock Road) which is 28 feet wide.

PART B

Being Lot #36, Block D, Section 2 in the subdivision of Devere Estates as recorded in Baltimore County Plat Book #Glb 24, Folio #125, containing 16,720 square feet. Located in the 1st Election District and 7th Council District.

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2016-0155-A

TO PERMIT STABLING AND PASTURING CHICKENS
IN THE REAR YARD OF A RESIDENTIAL LOT
THAT IS 0.38 ACRES IN LIEU OF THE REQUIRED
1 ACRE MINIMUM

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 2/2/2016

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3351

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0155-A

TO PERMIT STABLING AND PASTURING OF
CHICKENS IN THE REAR YARD OF A RESIDENTIAL LOT
THAT IS 0.78 ACRES IN LIEU OF THE REQUIRED
1 ACRE MINIMUM

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(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 8/12/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
TOWSON, MD 21204, (410) 887-3391
APPROVAL DATE, UNDER PENALTY OF LAW

CERTIFICATE OF POSTING

Date: 7-19-20

RE: Case Number: 2020-0155-A

Petitioner/Developer: HORMAN

Date of Hearing/Closing: 8-3-20

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 318 Stonewall Rd

The signs(s) were posted on 7-19-20

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 7-19-20

RE: Case Number: 2020-0155-A

Petitioner/Developer: HORMAN

Date of Hearing/Closing: 8-3-20

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 318 Stonewall Rd

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(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0155-A

TO PERMIT STABLING AND PASTURING OF
CHICKENS IN THE REAR YARD OF A RESIDENTIAL LOT
THAT IS 0.38 ACRES IN LIEU OF THE REQUIRED
1 ACRE MINIMUM

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
REQUEST A VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 8/31/20
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
TOWSON, MD 21204, (410) 887-3391
UNDER PENALTY OF LAW

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0155-A

TO PERMIT STABLING AND PASTURING CHICKENS
IN THE REAR YARD OF A RESIDENTIAL LOT
THAT IS 0.38 ACRES IN LIEU OF THE REQUIRED
1 ACRE MINIMUM

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 8/3/20

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

WE BELIEVE
THAT LOVE IS REAL
LOVE IS LOVE
SCIENCE IS REAL
WATER IS LIFE

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0155 -A

Address 318 STONEWALL ROAD

Contact Person: ROZ JOHNSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/7/2020

Posting Date: 7/19/2020 Closing Date: 8/3/2020

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2020- 0155 -A

Address 318 STONEWALL ROAD

Petitioner's Name ANGELA/JOSHUA HORMAN

Telephone (410) 207-0332

Posting Date: 7/19/2020

Closing Date: 8/3/2020

Wording for Sign: To Permit STABLING AND PASTURING CHICKENS IN THE
OF A RESIDENTIAL LOT THAT IS 0.38 ACRES IN LIEU OF THE
REQUIRED 1 ACRE MINIMUM.

Revised 2/20/2020

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2020-0155-A
Property Address: 318 STONEWALL ROAD CATONSVILLE, MD 21228
Property Description: _____

Legal Owners (Petitioners): ANGELA + JOSHUA HORMAN
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANGELA HORMAN
Company/Firm (if applicable): _____
Address: 318 STONEWALL RD
CATONSVILLE, MD 21228

Telephone Number: 410-207-0332



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 3, 2020

Angela V. & Joshua P. Horman,
318 Stonewall Road
Catonsville MD 21228

RE: Case Number: 2020-0155-A, 318 Stonewall Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 07, 2020. 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, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

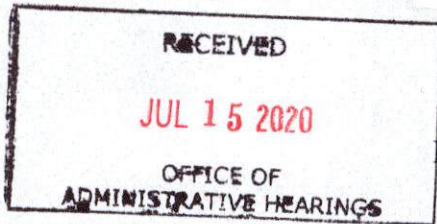
DATE: July 15, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0155-A
Address 318 Stonewall Road
(Horman Property)

Zoning Advisory Committee Meeting of **July 20, 2020**.

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

Reviewer: Steve Ford



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: July 15, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0155-A
Address 318 Stonewall Road
(Horman Property)

Zoning Advisory Committee Meeting of **July 20, 2020**.

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

Reviewer: Steve Ford

SECRET

RECEIVED
DEC 22 1964
JAN 1965

Real Property Data Search (w3)

2020-0155-A

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 01 Account Number - 0111152080			
Owner Information					
Owner Name:	HORMAN JOSHUA P HORMAN ANGELA V		Use:	RESIDENTIAL	
Mailing Address:	318 STONEWALL RD BALTIMORE MD 21228-5445		Principal Residence:	YES	
			Deed Reference:	/26932/ 00300	
Location & Structure Information					
Premises Address:	318 STONEWALL RD BALTIMORE 21228-5445		Legal Description:	318 STONEWALL RD DEVERE ESTATES	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0100	0004	0660	1080150.04	0000	2
					Block:
					D
					Lot:
					36
					Assessment Year:
					2019
					Plat No:
					Plat Ref: 0024/ 0125
Town: None					
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
1961	1,456 SF		400 SF		16,720 SF
					County Use
					04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	ASBESTOS SHINGLE/	4	3 full
Garage					
Last Notice of Major Improvements					
Value Information					
		Base Value	Value		Phase-in Assessments
			As of		As of
			01/01/2019		07/01/2019
					As of
					07/01/2020
Land:		98,600	109,100		
Improvements		192,700	195,300		
Total:		291,300	304,400		295,667
Preferential Land:		0			300,033
Transfer Information					
Seller: KEENEY CALVIN A, JR		Date: 04/28/2008		Price: \$300,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /26932/ 00300		Deed2:	
Seller: KEENEY CALVIN A		Date: 12/20/2001		Price: \$106,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /15884/ 00348		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: None					
Homestead Application Information					
Homestead Application Status: Approved 05/28/2008					
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.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

§ 100.6. - Land used for stabling and pasturing of animals.

[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:

Type	Limitation	Minimum Acreage
Large Livestock:		
Horses, burros and cattle	1 animal for each acre of grazing or pasture land*	3
Small Livestock:		
Sheep, goats and pigs, except an Asian potbellied pig (see Section 400) ponies and miniature horses	2 animals for each acre of grazing or pasture land*	3
Fowl or Poultry:		
Chickens, ducks, turkeys, geese, pigeons	No numerical limit, provided that a nuisance is not created or allowed to exist on the property	1

* Sucklings and weanlings under 12 months of age will not be counted. ^[5]

Footnotes:

--- (5) ---

5. Editor's Note—See also Section 404.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 0111152080		
Owner Information		
Owner Name:	HORMAN JOSHUA P HORMAN ANGELA V	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	318 STONEWALL RD BALTIMORE MD 21228-5445	Deed Reference: /26932/ 00300
Location & Structure Information		
Premises Address:	318 STONEWALL RD BALTIMORE 21228-5445	Legal Description: 318 STONEWALL RD DEVERE ESTATES
Map:	Grid:	Parcel:
0100	0004	0660
Neighborhood:	Subdivision:	Section:
1080150.04	0000	2
Block:	Lot:	Assessment Year:
D	36	2019
Plat No:		Plat Ref:
		0024/ 0125
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1961	1,456 SF	400 SF
Property Land Area	County Use	
16,720 SF	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
ASBESTOS SHINGLE/	4	3 full
Garage	Last Notice of Major Improvements	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2019	07/01/2019
Land:	98,600	109,100
Improvements	192,700	195,300
Total:	291,300	304,400
Preferential Land:	0	295,667
		300,033
		0
Transfer Information		
Seller: KEENEY CALVIN A, JR	Date: 04/28/2008	Price: \$300,000
Type: NON-ARMS LENGTH OTHER	Deed1: /26932/ 00300	Deed2:
Seller: KEENEY CALVIN A	Date: 12/20/2001	Price: \$106,000
Type: NON-ARMS LENGTH OTHER	Deed1: /15884/ 00348	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 05/28/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2020-0154-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Timothy J. Bateman & Jila L. Bateman
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 7

Property Address: 2406 STONEWALL CT

Location: North side of stonewall Court South west 138 feet to center line of Stonewall Road.

Existing Zoning: DR 5.5

Area: .347 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Per section 100.6 BCZR To permit chickens on a lot with .347 acres in lieu of the required 1 acre.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/03/2020

Miscellaneous Notes:

Case Number: 2020-0155-A **Reviewer:** Rosalie Johnson

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Angela Horman & Joshua Horman

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 318 STONEWALL RD

Location: South west of Radstock Road and Stonewall Road on West side of Stonewall Road.

Existing Zoning: DR 5.5

Area: 16,720 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Per Section 100.6 of BCZR To permit the stabling and pasturing of chickens in the rear yard of a residential lot that is 0.38 acres in lieu of the required 1 acre minimum.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/03/2020

Miscellaneous Notes:



My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

0111152080

Search

Property Report - 318 STONEWALL RD

318 STONEWALL RD

Tax Account Number 0111152080

Owner Name HORMAN JOSHUA P
HORMAN ANGELA V

Premise Address 318 STONEWALL RD

Tax Map 0100

Parcel 0660

Real Property Report [More info](#)

StreetView [Click for StreetView](#)

PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

Zoning [DR 2](#)

Zoning [DR 1](#)



GIS MAP COPY

2020-0155-A

The Garden Coop



chicken coop construction plan

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2020-0155-A



Planned coop/run site. Corners of site indicated by bricks, circled in red.

2020-0155-A



Looking from the
planned coop/run site
into the woods behind.
This land is unimproved.



Looking from the
planned coop/run site
towards the other
corner of our property.

2020-0155-A



Looking back at the house from the planned coop/run site. Our house is a rancher with a walk-out basement. The Manthornes (316 Stonewall) are in the white split level.



Looking towards 320 Stonewall Rd, visible to left of shed.

2020-0155-A



From outside the basement door looking directly back towards where the planned coop/run site is located.



To the right of the patio outside the basement door is our garden.

2020-0155-A

PLAT BOOK # G1624 FOLIO # 125 10 DIGIT TAX # 011152080 DEED REF. # 26932/00300

P

↑

MAP IS NOT TO SCALE

ZONING MAP# 0100

SITE ZONED DR 5.5

ELECTION DISTRICT 1STCOUNCIL DISTRICT 7TH

LOT AREA ACREAGE 0.383

OR SQUARE FEET 16,720

HISTORIC?	NO
-----------	----

IN CBCA?	NO
----------	----

IN FLOOD PLAIN ? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

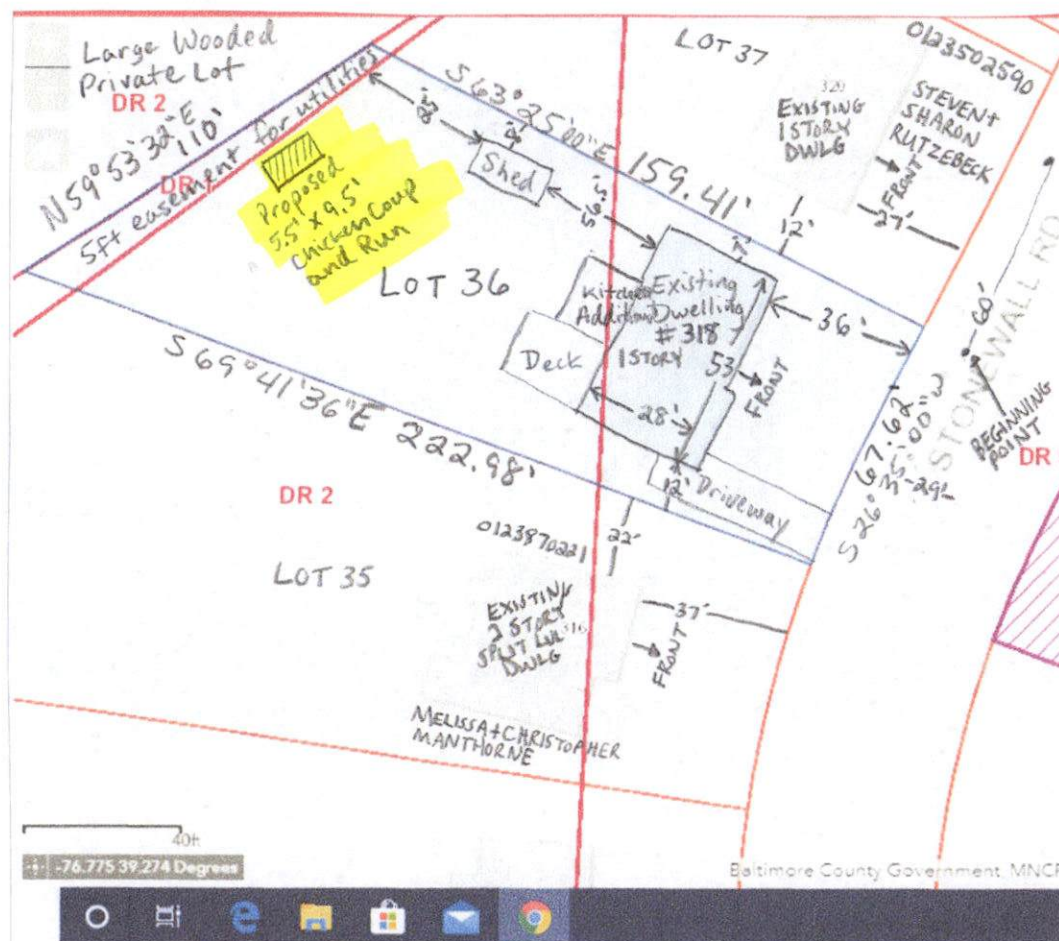
PUBLIC X PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



Baltimore County Government MNCI



PLAN DRAWN BY ANGELA HORMAN DATE 6/30/2020 SCALE: 1 INCH = 50 FEET

2020-0155-A

Pet. Exh. 1

BALTIMORE COUNTY, MARYLAND

www.baltimorecountymd.gov



What Is My District?

[Where Do I Vote?](#)[What Is My District?](#)[Who Is My Representative?](#)[Search with Another Street Address](#)

Search Address:

318 STONEWALL RD 21228

Your Districts:

County Councilmanic District: 1**Legislative District: 44B - Maryland State Senate and House of Delegates****Congressional District: 7 - US House of Representatives****Election District: 1****Election Precinct: 12**[Print](#)[Done](#)

Need help? Call 410-887-5700.

400 Washington Avenue • Historic Courthouse • Towson, MD 21204

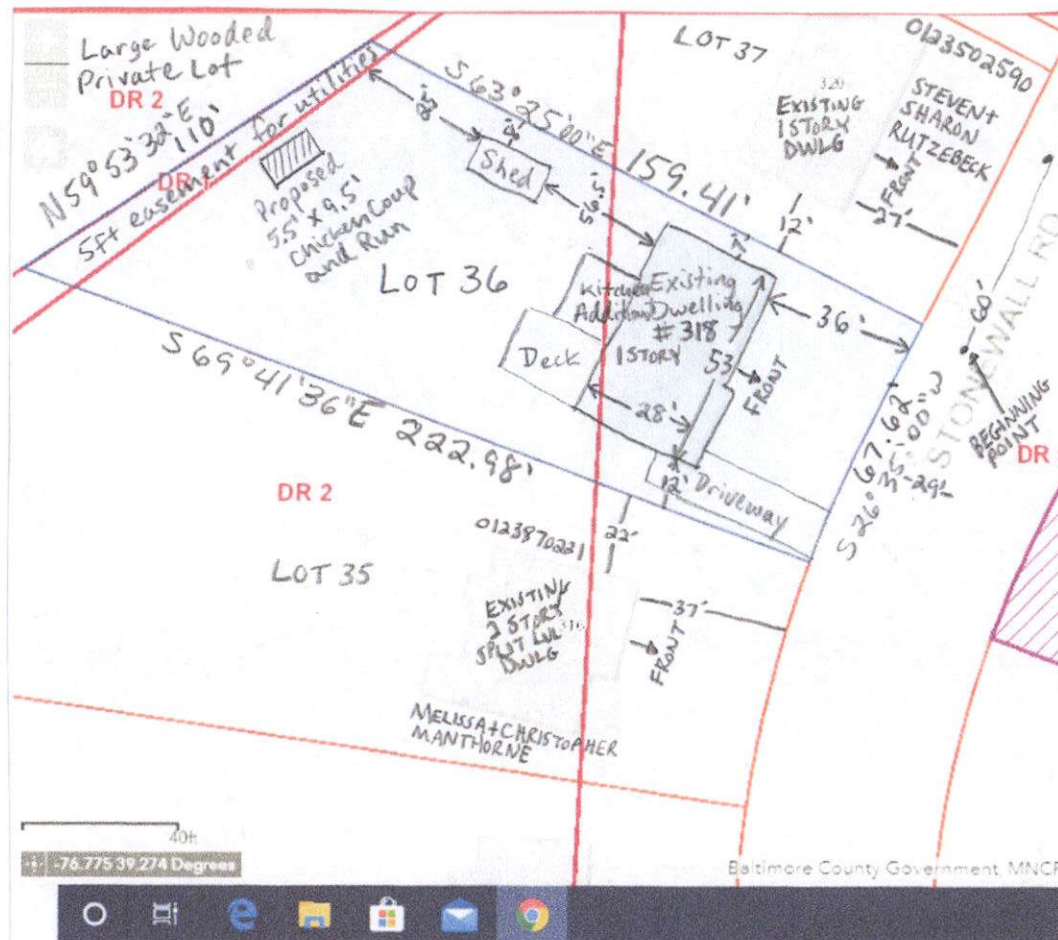


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

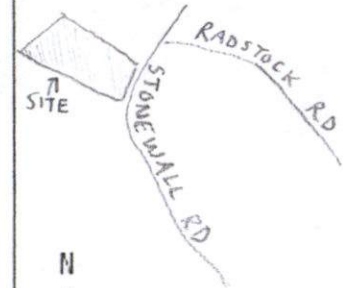
ADDRESS 318 Stonewall Rd Catonsville, MD 21228 OWNER(S) NAME(S) Angela + Joshua Horman

SUBDIVISION NAME DEVERE ESTATES LOT # 36 BLOCK # D SECTION # 2

PLAT BOOK # G1624 FOLIO # 125 10 DIGIT TAX # 011152080 DEED REF. # 26932/00300



SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP # 0100

SITE ZONED DR 5.5

ELECTION DISTRICT 1ST

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE 0.383

OR SQUARE FEET 16,720

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY ANGELA HORMAN DATE 6/30/2020 SCALE: 1 INCH = 50 FEET

2020-0155-A

SW 2-H

2100001812

DR 1

1 CD 1 ED

100B1

DR 1

SW 3-H

DR 2

DR 5.5

STONEWALL CT

RADSTOCK RD

STONEWALL RD

Lot # 44
0111350250

Lot # 49
0106100010

Lot # 43
0113753101
2408

0102471050

Lot # 48

0113856500

2405

Lot # 42
0107291030

0120000360

Lot # 47

2403
0119480080

Lot # 40
0102651120

0108801630
Lot # 31

Lot # 41

0119320580
Lot # 39

Lot # 30
0103371070
Pt. Bk./Folio PAI # 010451

0113007790

Lot # 37
0123502590

Pt. Bk./Folio # 024125

2003-0083-A

0119718950

Lot # 28

0111152370

Lot # 29

Lot # 27
0103474720

313

0111152080

Lot # 36

318

Pt. Bk./Folio # 024089

2000-0451-A

0113200720

Lot # 11

Lot # 35
0123870221

316

Lot # 34
0113855810

314

Lot # 33
0113206360

312

Lot # 10
0111670770

Lot # 12

0116550000

Lot # 13

310
0102654000

0103470200

Lot # 14

0112001560
Lot # 8

0122250000

Lot # 15

0101130220
Lot # 32

310

Lot # 31

0111670970
Lot # 7

0113200800
Lot # 16

0111890420

Pt. Bk./Folio # 024124

Lot # 30

0112840470

Pt. Bk. 0000024, Folio 0124

0113000200

0118001110

305

0102202970

Lot # 5

0103370760

302

011601440

0300008226
Lot # 23

0106570403

0102203650