

MEMORANDUM

DATE: December 29, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0260-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on December 24, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(67 Cinder Road) *
8th Election District * OFFICE OF ADMINISTRATIVE
3rd Council District *
William A. Martin, IV & Jennifer L. Martin * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
*
* CASE NO. 2020-0260-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, William A. Martin, IV and Jennifer L. Martin (“Petitioners”). The Petitioners are requesting Variance relief from § 100.6 of the Baltimore County Zoning Regulations (“BCZR”), to permit the raising of fowl or poultry (chickens) with 0.33 acres in lieu of the minimum required one (1) acre of property. 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. A letter and accompanying photos and descriptions was also admitted into evidence as Petitioner’s Exhibit 2.

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. A letter in opposition was submitted by Bill Robinson, the President of the Yorkshire Haverford Community Association (YHCA), and was admitted as Protestants’ Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 1, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-24-20

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). They have also submitted a thoughtful letter explaining the many reasons they wish to raise chickens on their property. (Petitioners' Exhibit 2. However, I must also consider the many valid objections raised by the YHCA in their submission. (Protestants' Exhibit 1). And I am also bound by the controlling law, which holds that "the authority to grant a variance should be exercised sparingly and only under exceptional circumstances." *Mueller v. People's Counsel for Baltimore County*, 177 Md. App. 43, 71(2007). This is because "a variance is an authorization for that which is prohibited by a zoning ordinance." *Cromwell v. Ward*, 102 Md. App. 691, 699 (1995). And because "citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations." *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Therefore, "[t]he burden is on the applicant to show facts to warrant a variance," and "the specific need for the variance must be substantial and urgent and not merely for the convenience of the applicant." *Mueller v. People's Counsel for Baltimore County*, 177 Md. App. at 70.

Under BCZR Sec. 307, and Maryland common law, in order to be entitled to variance relief the Petitioners must satisfy a two-step legal analysis, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, supra. Finally, "unless there is a finding that the property is unique, unusual, or different, the process stops here and the variance is denied without any consideration of practical difficulty or unreasonable hardship." *Mueller, supra*, 177 Md. App. at 70.

In the instant case, the Site Plan, photographs, and testimony fail to show that there is

ORDER RECEIVED FOR FILING

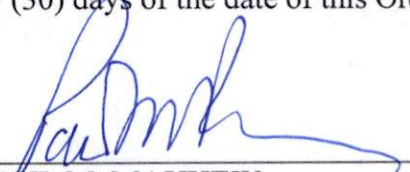
Date 11-24-20

By [signature]

anything unique about this property. The Petitioners have therefore failed to meet the first prong of the legal analysis. Further, even if I were to reach the second prong, the record evidence does not support a finding that Petitioners' need for this variance is "substantial and urgent." *Mueller, supra*, 177 Md. App. at 70. I understand that the Martins have many good reasons for wanting to raise chickens on their property. However, I must also consider the rights of their neighbors, who are entitled to "strict enforcement of the existing zoning regulations." *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). The existing zoning regulations require an acre of property to raise chickens, and in this case the Martin's lot is only a third of an acre.

THEREFORE, IT IS ORDERED, this 24rd day of **November, 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 raising of Fowl or Poultry (chickens) with 0.33 acres in lieu of the minimum required 1 acres, be and is hereby DENIED.

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 11-24-20

By dlw



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 67 Cinder Road, Timonium, MD 21093 Currently zoned DR 5.5
Deed Reference 35379 / 00382 10 Digit Tax Account # 0820066150
Owner(s) Printed Name(s) Jennifer and William Martin

(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)

13-7-311 - Housing of Fowl and Livestock

(b) Prohibited. A person may not house or maintain within a residential area less than 1 acre in size

SEE Attached

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):

Jennifer Martin / William Martin
Name #1 – Type or Print Name #2 – Type or Print
J Martin W Martin
Signature #1 Signature #2
67 Cinder Road, Timonium, MD
Mailing Address City State
21093 / 443-794-8617 JLHMARTIN81@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:

Jennifer Martin
Name – Type or Print
J Martin
Signature
67 Cinder Road, Timonium, MD
Mailing Address City State
21093 / 443-794-8617 JLHMARTIN81@GMAIL.COM
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 11-24-20 day of Nov, 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 2020-0260-A Filing Date 10/21/20 Estimated Posting Date 11/1/2020 Reviewer gh

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: 67 Cinder Road, Timonium, MD 21093

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)

Strict adherence to the 1 acre minimum required by Baltimore County Zoning to house or maintain fowl on residential property should be reviewed in conjunction with the USDA's recommendation of 2 square feet (coop) and 4 square feet (run) per chicken.

Using a 6 square foot total guideline per hen, quantity 4-5 hens can be efficiently and safely housed within the proposed 24' x 8' area totaling 192 square feet.

A lesser agreed-to number of birds would provide substantial relief. The addition of any quantity of birds will provide a substantial benefit to the environment by providing pest control, less dependence on factory farmed eggs, and opportunities for companionship and learning for our 2 children.

If this variance is granted, the animals will be contained within an existing area, with little to no change in visual impact.

Careful consideration has been put towards placement and appearance of the proposed coop as well as processes to clean and maintain the flock on a daily basis. Concentration placed heavily on rodent prevention and predator access to the area.

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

J. Martin

Signature of Owner (Affiant)

Jennifer Martin

Name- Print or Type

W. Martin

Signature of Owner (Affiant)

William Martin

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:

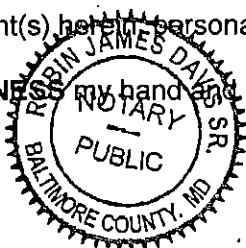
I HEREBY CERTIFY, this 17 day of Oct, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jennifermartin

William Martin

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

AS WITNESSES my hand and Notaries Seal



Debra J. Davis
Notary Public

11-7-2022
My Commission Expires

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.

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

J. Martin

Signature of Owner (Affiant)

Jennifer Martin

Name- Print or Type

B. Martin

Signature of Owner (Affiant)

William Martin

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:

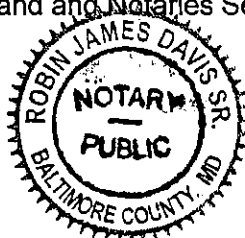
I HEREBY CERTIFY, this 17 day of OCT, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jennifer Martin

William Martin

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

AS WITNESS my hand and Notaries Seal



Dale J. Davis
Notary Public

11-7-2022
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 67 Cinder Road, Timonium, MD 21093 **Currently zoned** DR 5.5
Deed Reference 35379 / 00382 **10 Digit Tax Account #** 0820066150
Owner(s) Printed Name(s) Jennifer and William Martin

(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)

13-7-311 - Housing of Fowl and Livestock

(b) Prohibited. A person may not house or maintain within a residential area less than 1 acre in size

SEE Attached

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):

<u>Jennifer Martin</u>		<u>William Martin</u>
Name #1 – Type or Print		Name #2 – Type or Print
<u>J Martin</u>		<u>X [Signature]</u>
Signature #1		Signature #2
<u>67 Cinder Road, Timonium, MD</u>		
Mailing Address		City State
<u>21093</u>	<u>443-794-8617</u>	<u>JLHMARTIN81@GMAIL.COM</u>
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:

Jennifer Martin
Name – Type or Print _____
Signature J Martin _____
67 Cinder Road, Timonium, MD
Mailing Address _____ City _____ State _____
21093 443-794-8617 JLHMARTIN81@GMAIL.COM
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 11-24-20 day of Nov, 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 _____ **Filing Date** ____/____/____ **Estimated Posting Date** ____/____/____ **Reviewer** _____

2020-0260-A

Administrative Variance from section: 100.6 (BCZR), To permit the raising of Fowl or Poultry (Chickens) with 0.33 acres in lieu of the minimum required 1 acres.

CERTIFICATE OF POSTING

Date: 11-1-20

RE: Case Number: 2020-0260-A

Petitioner/Developer: Martin

Date of Hearing/Closing: 11-16-20

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 67 Cinder Rd

The signs(s) were posted on 11-1-20
(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)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0260-A

TO PERMIT THE RAISING OF FOWL OR POULTRY
(CHICKENS) WITH .33 ACRES IN LIEU OF THE MINIMUM
REQUIRED 1 ACRE

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 11/16/20

ADDITIONAL INFORMATION IS AVAILABLE AT

DEPT. OF PERMITS, APPROVALS AND INSPECTIONS
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

PLEASE SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW. RETURN BOTH TO: ZADM, RM. 104
HANDICAP ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0260-A

TO PERMIT THE RAISING OF FOWL OR POULTRY
(CHICKENS) WITH .33 ACRES IN LIEU OF THE MINIMUM
REQUIRED .1 ACRE

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 11/16/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTIONS 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

CERTIFICATE OF POSTING

Date: 11-1-20

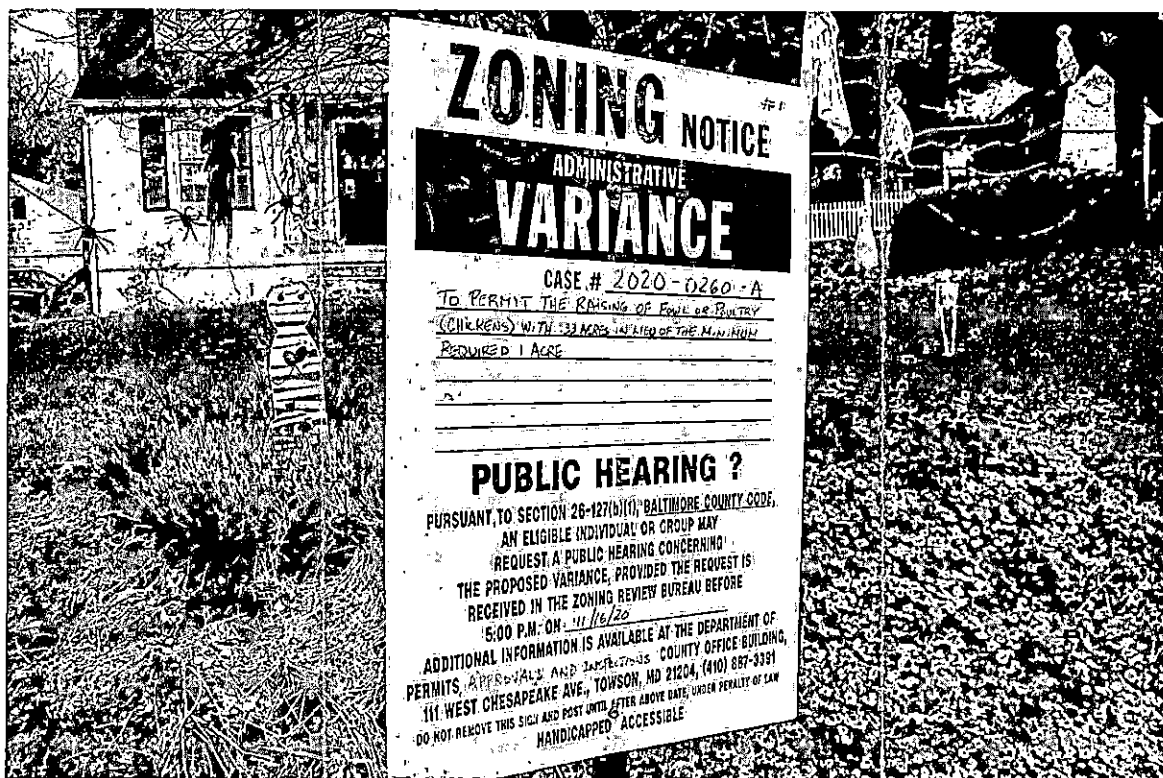
RE: Case Number: 2020-0260-A

Petitioner/Developer: Martin

Date of Hearing/Closing: 11-16-20

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 67 Cinder Rd

The sign(s) were posted on 11-1-20



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROV. AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0260 -A Address 67 Cinder Road 21093
Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/21/2020 Posting Date: 11/1/2020 Closing Date: 11/16/2020

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- 0260 -A Address 67 Cinder Road 21093
Petitioner's Name Jennifer & William Martin Telephone 443-794-8617
Posting Date: 11/1/2020 Closing Date: 11/16/2020
Wording for Sign: To Permit the raising on Fowl or Poultry (chickens)
with .33 Acres in lieu of the minimum required 1 Acre.

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: 2020-0260-A

Property Address: 67 Cinder Road, Timonium, MD 21093

Property Description: Residential

Legal Owners (Petitioners): William and Jennifer Martin

Contract Purchaser/Lessee: Sunwest Mortgage

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Martin

Company/Firm (if applicable): _____

Address: 67 Cinder Road
Timonium, MD 21093
jlmartin81@gmail.com

Telephone Number: 4437948617

JENNIFER MARTIN
67 CINDER ROAD
LUTHERVILLE-TIMONIUM, MD 21093

700
65-7767/2550

10/19/20 Date

Pay to the Order of Baltimore County \$ 75.00

Seventy five 00/100 Dollars

FIRST FINANCIAL FCU OF MARYLAND

For Administrative Variance J. Martin MP

⑆25507762⑆ 195200839 0700

Security Features Details on Back

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

No. 201279

Date: 10/21/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75

Total: 75

Rec From: Jennifer Martin

For: 67 Cinder Road
Case # 2020-0260-A

DISTRIBUTION

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

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 16, 2020

Jennifer Martin,
67 Cinder Road
Timonium MD 21093

RE: Case Number: 2020-0260-A, 67 Cinder 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 October 21, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is 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: October 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0260-A
Address 67 Cinder Road
(Martin Property)

Zoning Advisory Committee Meeting of **November 2, 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: October 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0260-A
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Zoning Advisory Committee Meeting of **November 2, 2020**.

X The Department of Environmental Protection and Sustainability has no
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Reviewer: Steve Ford

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NO</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
<u>11-19</u>	ADJACENT PROPERTY OWNERS <u>(HCA) Yorkshire-Haverford Comm Assoc.</u>	<u>Against</u>

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 11-1-20 by Pilson

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: Sign #1 tel 4:30 / Sign #2 tel 5:00 pm

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 08 Account Number - 0820066150
Owner Information		
Owner Name:	MARTIN WILLIAM AUGUSTUS IV MARTIN JENNIFER L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	67 CINDER RD TIMONIUM MD 21093-4235	Deed Reference: /35379/ 00382
Location & Structure Information		
Premises Address:	67 CINDER RD 0-0000	Legal Description: 67 CINDER RD YORKSHIRE
Map:	Grid:	Parcel:
0060	0012	0505
Neighborhood:	Subdivision:	Section:
8020031.04	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	Plat Ref:	0013/0090
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1948	1,116 SF	
Property Land Area	County Use	
14,500 SF	04	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
STUCCO/	4	1 full
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2020	As of 07/01/2020 As of 07/01/2021
Land:	101,300	122,300
Improvements	136,900	138,500
Total:	238,200	260,800
Preferential Land:	0	245,733 253,267 0
Transfer Information		
Seller: HOLDSWORTH DOUGLAS P	Date: 09/18/2014	Price: \$230,000
Type: ARMS LENGTH IMPROVED	Deed1: /35379/ 00382	Deed2:
Seller: WILLIAMS BLAIR J	Date: 01/07/2002	Price: \$168,000
Type: ARMS LENGTH IMPROVED	Deed1: /15937/ 00292	Deed2:
Seller: WILLIAMS BLAIR J	Date: 12/01/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13336/ 00477	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020 07/01/2021
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 11/20/2014		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

2020-0260-A

ZAC AGENDA

Case Number: 2020-0259-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jeffrey & Charlotte Radcliffe, Bonifacio R. Fernando Jr
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 2016 FREELAND RD

Location: West side of Freeland Road North 2,380 feet to the center line of Middletown Road.

Existing Zoning: RC 2

Area: 4.06 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

431.1.B.3.b and 415.3.C.1 of BCZR To permit the display of advertising around the commercial vehicle & commercial trailer in lieu of the required designs located on the driver's door or front seat passenger's door.

To permit two (2) commercial vehicles (truck & trailer) in lieu of the required one (1) commercial vehicle.

To permit three (3) trailers to be stored or parked on a residential lot in lieu of the required one (1) trailer.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/16/2020

Miscellaneous Notes:

Case Number: 2020-0260-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jennifer & William Martin
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 67 CINDER RD

Location: South side of Cinder Road East 160 feet to the center line of Free Lane.

Existing Zoning: DR 5.5

Area: .33 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

100.6 BCZR To permit the raising of Fowl or Poultry (chickens) with 0.33 acres in lieu of the minimum required 1 acres.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/16/2020

Miscellaneous Notes:

Need data at scale? Our data is also available via an API & in bulk – and is trusted by 400+ organisations. [Find out more](#)



opencorporates

JOHN A. POLZEWSKI, JR.
County Executive

PAUL N. MATTHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

The Open Database Of The Corporate World

☒ Companies ☐ Officers

• [Log in/Sign up](#)

YORKSHIRE-HAVERFORD COMMUNITY ASSOCIATION, INC.

Company Number

D18007955

Status

Forfeited Not In Good Standing

Incorporation Date

16 May 2017 (over 3 years ago)

Company Type

CORPORATION

Jurisdiction

[Maryland \(US\)](#)

Registered Address

- 104 BELFAST RD.
LUTHERVILLE MD 21093
- United States

Business Classification Text

04 ORDINARY BUSINESS - NON-STOCK

Agent Name

SYRENA T. ROBINSON

Agent Address

104 BELFAST RD. LUTHERVILLE MD 21093

[Inactive Directors / Officers](#)

- [SYRENA T. ROBINSON](#), agent

Registry Page

<https://egov.maryland.gov/BusinessExp...>



Recent filings for YORKSHIRE-HAVERFO

Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103 | Towson, Maryland 21204 | Phone 410-887-3868 | Fax 410-887-3468

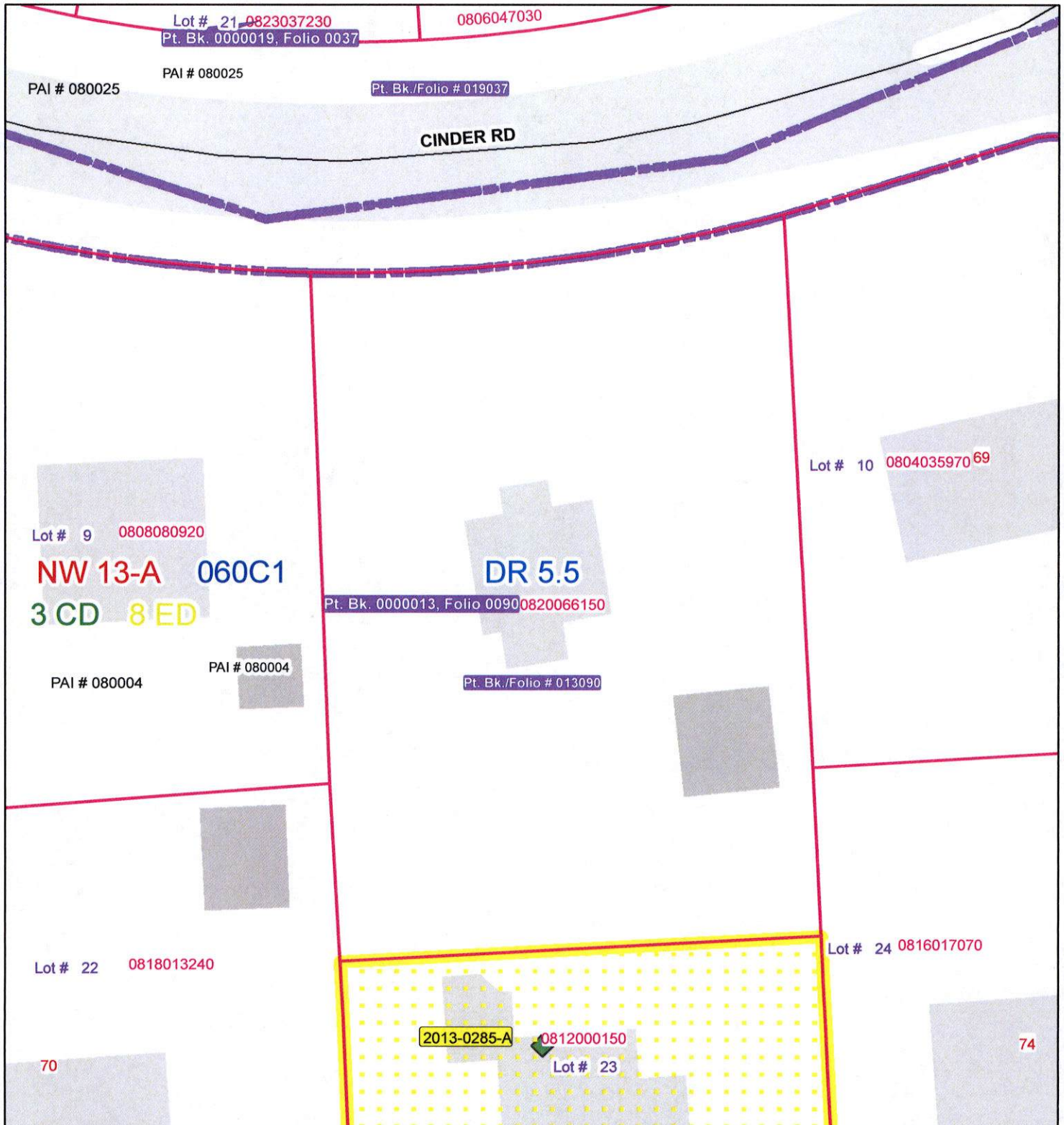
www.baltimorecountymd.gov

close

Hi, got a moment to share some feedback about OpenCorporates? You'll be helping us on our mission to bring about global corporate transparency

[TAKE SURVEY](#)

67 Cinder Road



Publication Date: 10/21/2020



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



0 5 10 20 30 40
Feet

1 inch = 30 feet

2020-0260-A

67 Cinder Road



Publication Date: 10/21/2020



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



0 5 10 20 30 40
Feet

1 inch = 30 feet

2020-0260-A

Baltimore County Zoning Review Office
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

10/15/2020

Attention Zoning Review,

The following is a description of our property, located at 67 Cinder Road, Timonium, MD 21093.

ZONING PROPERTY DESCRIPTION FOR 67 CINDER ROAD, TIMONIUM, MARYLAND 21093

Beginning in the center of Cinder Road at the distance of 758 feet Easterly from the end of the first line running thence South 1 degree South 30 minutes West 1699 feet thence South 88 degrees 30 minutes East 100 feet thence North 1 degree 30 minutes East 171 feet to the center of Cinder Road thence on said road 102 feet to the place of beginning as recoded in Baltimore County Deed Liber #35379, Folio #382, containing 14,500 square feet. Located in Election District #8 and Council District #3.

Please let me know if you have any questions.

Thank you.



Jennifer Martin
67 Cinder Road
Timonium, MD 21093
443.794.8617
Jlhmartin81@gmail.com

2020-0260-A

Baltimore County Zoning Review Office
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

10/15/2020

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Please let me know if you have any questions.

Thank you.



Jennifer Martin
67 Cinder Road
Timonium, MD 21093
443.794.8617
Jlhmartin81@gmail.com

2020-0260-A

Donna Mignon

From: Cheryl Eisenhauer <cleisenhauer@gmail.com>
Sent: Thursday, November 19, 2020 10:02 AM
To: Administrative Hearings
Subject: Case#2020-0260A Input from community association
Attachments: Map of Yorkshire-Haverford.jpg; List of Pros and Cons of Backyard chickens.docx; Variance Sign wording.jpg; Diagram of # 67 Cinder Road.jpg

RECEIVED

NOV 19 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

CAUTION: This message from cleisenhauer@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Subject: Zoning Variance case #2020-0260A

November 18, 2020

Dear Administrative Law Judge,

As president of the Yorkshire-Haverford Community Association (YHCA) in Timonium, I am writing to you on behalf of our association. We are a volunteer community association, not a Home Owners Association. We have 950 plus residences within our boundaries (Community map attached)

We are requesting that you give careful consideration to the pros and cons of the variance request case #2020-0260A which would allow the residents at #67 Cinder Road to keep chickens in their backyard. (List pros and cons considered by YHCA attached). YHCA officers and board of directors held a virtual meeting on November 15th to discuss concerns brought to our attention by some of our members. The majority of our board voted in opposition to this requested variance that would allow chickens on a lot smaller than allowed by County code.

YHCA had hoped to meet with you in person at a public hearing in order to be able to both ask and answer questions, but due to a misunderstanding of the posted variance sign wording, we missed this opportunity. When we called on November 16, 2020 to request that a public hearing be held as directed on the sign, we learned for the first time that we needed to submit the County's formal demand form along with a \$60 fee by 5pm that afternoon. We were informed that we could not pay this fee electronically and would need to deliver it in person that afternoon. There was no way that we could accomplish this in person delivery on such short notice. Therefore we are writing to you now so that you will be aware of YHCA's concerns when you make your decision regarding this variance request. (Photo of variance sign wording attached)

The Backyard Chicken request is a difficult issue for our community as it is proving to be throughout Baltimore County. Urban farming, organic/homegrown food, and sustainable food sources are of growing interest, and backyard chickens are often highly promoted on social media sites. There are some of our community members that respect the wishes of residents who want to raise a small group of chickens on their property. But there are a significant number of others, including a majority of our board that are concerned and think the county code which requires a minimum of 1 acre to keep fowl, poultry, and small livestock should be upheld. (YHCA's compiled list of pros and cons attached).

The lot in question at #67 Cinder Road is .33 of an acre, but once the space occupied by the house and detached backyard garage is taken into account, the actual space for a chicken coop and chicken run of course becomes smaller. Additionally, as you will see from the property layout diagram we have attached, 5

residences about the property at # 67 Cinder and would be directly affected by your decision. This is particularly true of the #72 Oakway Road property that sits directly behind #67 Cinder. And due to the higher elevation of Oakway Road compared to Cinder Road, if one is standing in the backyard of #72 Oakway Road, the view looks directly down at the proposed backyard chicken site.

Concerned residents worry about the precedent. Are we soon to hear similar requests to raise chickens throughout the community? Will people start to request to raise ducks and other small livestock such as sheep and donkeys? Will it hurt the resale value of our homes? Others are concerned that some backyard chicken farmers may not be responsible caretakers, tiring of the constant upkeep required. We would then be faced with chicken pens filthy with unkempt waste, noxious odors, increased rodents, and foxes. Worse, neighbors are concerned that chickens might bear disease. Others worry that the county may not have the resources to provide the necessary inspectors to avoid such abuses.

This last point we think should be of major concern to Baltimore County. If the County begins to grant variances for backyard chickens in neighborhoods such as ours where lots are far less than an acre, who is going to do all of the inspections needed to insure the safety of the animals, and address the concerns of neighboring residents? Does the county have the necessary regulations in place to responsibly manage chicken farming on small suburban lots? (i.e. property line setbacks, distance from neighbor's house, specifications for coop and chicken run installations, fencing type and height, sanitation rules, manure control and removal, animal registration, and veterinarian checks.)

In 2014/15 when Baltimore County was considering a possible change to the existing code, Councilman Marks, though he was leaning in favor of backyard chickens on less than an acre, pointed out that the money, time, and effort the County would need to spend to enforce responsible management of backyard chickens would be extensive and not feasible at the time. This would seem particularly true right now due to all of the challenges and financial needs the County is facing due to COVID-19.

Given these concerns and unanswered questions, our YHCA board recommends that you decide against this case. We encourage you to support the existing code, and help us maintain the residential/suburban character of our community where our lots are under an acre, with many being small narrow ¼ acre lots, not at all suited to keeping farm animals.

If you have questions that have not been addressed by this letter, or its attachments, we encourage you to withhold your decision until all issues are addressed. Please feel free to contact me if you feel additional input from YHCA would be helpful. Thank you for your thoughtful consideration of this matter before you. Please forward us a copy of the order.

Best regards,
Bill Robinson
YHCA President
(bill-robinson@comcast.net or 443-934-4224)

York...re/Haverford Community Association



Case #2020-0260A

A compilation of some of the reasons given for and against backyard chickens in residential neighborhoods as discussed by YHCA Board

Pros

- Chickens have been raised in backyards for generations
- Do not require a lot of space
- Cost effective and sustainable food source
- Fresh, natural organic food product
- Backyard pest management since chickens eat mosquitos, and other insects.
- Free source of organic fertilizer for residents' vegetable gardens
- Chickens do make some noise but it is a soft clucking sound, nothing at a nuisance level
- Good way for children to understand nature and food chain
- Working together raising and maintaining chickens bonds families

Cons

- Did not buy a house in the suburbs to find themselves living next to an agriculture venue
- Chickens need to have a run space, so will not always remain in a chicken house
- Objection to noise and smell, especially when lots are small
- Possibility of spreading salmonella through chicken waste
- Concern over avian flu
- Attract wildlife such as fox, raccoons, and weasels that feed on chickens
- Chicken food and chicken waste attracts rodents
- Not all those who have chickens will be responsible owners, or respectful of neighbors
- Increased cost to county (permits, inspections, etc. related to responsibly managing backyard chickens)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0260-A

TO PERMIT THE RAISING OF FOWL ON VARIOUS
LOT(S) WITH A MINIMUM OF THE MINIMUM
REQUIRED 1 ACRE

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 11/16/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTIONS 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

68

70

69

GT

72

DR 5.5

69

74

ONDER RIL

111 E L N

Baltimore County Zoning Review Office
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

10/15/2020

Attention Zoning Review,

We are submitting the documentation required to acquire a variance that will allow us to legally house 4-5 hens on our property at 67 Cinder Road, Timonium, MD 21093.

Our property is 14,500 square feet which is under the 1 acre minimum required by Baltimore County, but we believe we are able to incorporate hens into our backyard without making any unsightly alterations and while maintaining a level of cleanliness that will discourage rodent and predator populations.

We believe the placement and design of the coop will blend well within an existing fenced garden area. This plot has been in our backyard for 3 years with no issues and the location for the proposed coop is out of the main sightline of our neighbors. Per USDA's recommendation of 6 square feet per hen (2 for roosting, 4 for free range), this fenced 24' x 8' (192 square foot) area provides ample space for the quantity of hens we are hoping to keep.

Our household strives to keep our carbon footprint small and we believe the eggs produced by these hens will make us less dependent on factory eggs, which are not nearly as environmentally responsible as what we can provide on our own. Chicken waste will be composted in existing composters which will help our vegetables and plants thrive, year after year. In addition to providing eggs, chickens are excellent at controlling insects such as ticks, slugs, termites and other garden/yard pests.

We are familiar with chickens and the care needed to keep them healthy and the steps necessary to make sure predators and pests keep their distance from the flock and property. In the same spirit as we take care of our dog and cats, we plan to clean the chicken coop on a daily basis with a strong emphasis on making sure their waste is properly contained in our tightly sealed compost bins. Chicken feed will be served from a "treadle" style feeder that cuts down on waste as well as unwanted visits from mice, rats, chipmunks and other small animals. Currently we secure all dog, cat, and bird food in plastic bins in our shed and basement to deter mice and rodents from our home. This simple, yet effective storage solution has kept us rodent-free every year. We plan to continue doing the same thing with chicken feed. The birds will be locked in their coop in the evenings which will keep predatory interest down.

2020-0260-A

As a parent, we try to offer our children a wide range of experiences so they can grow into intelligent and caring adults. Our children are well-educated on animal welfare and nature and I believe raising chickens will help to further solidify the kids' love of animals, the environment, and nature.

We hope our documents provide the support we need to have this variance approved. We truly feel chickens are a true benefit to a backyard's ecosystem as well as great additions to a family!

Please let me know if you have any questions. We look forward to hearing from you.

Thank you.



Jennifer Martin
67 Cinder Road
Timonium, MD 21093
443.794.8617
Jlhmartin81@gmail.com

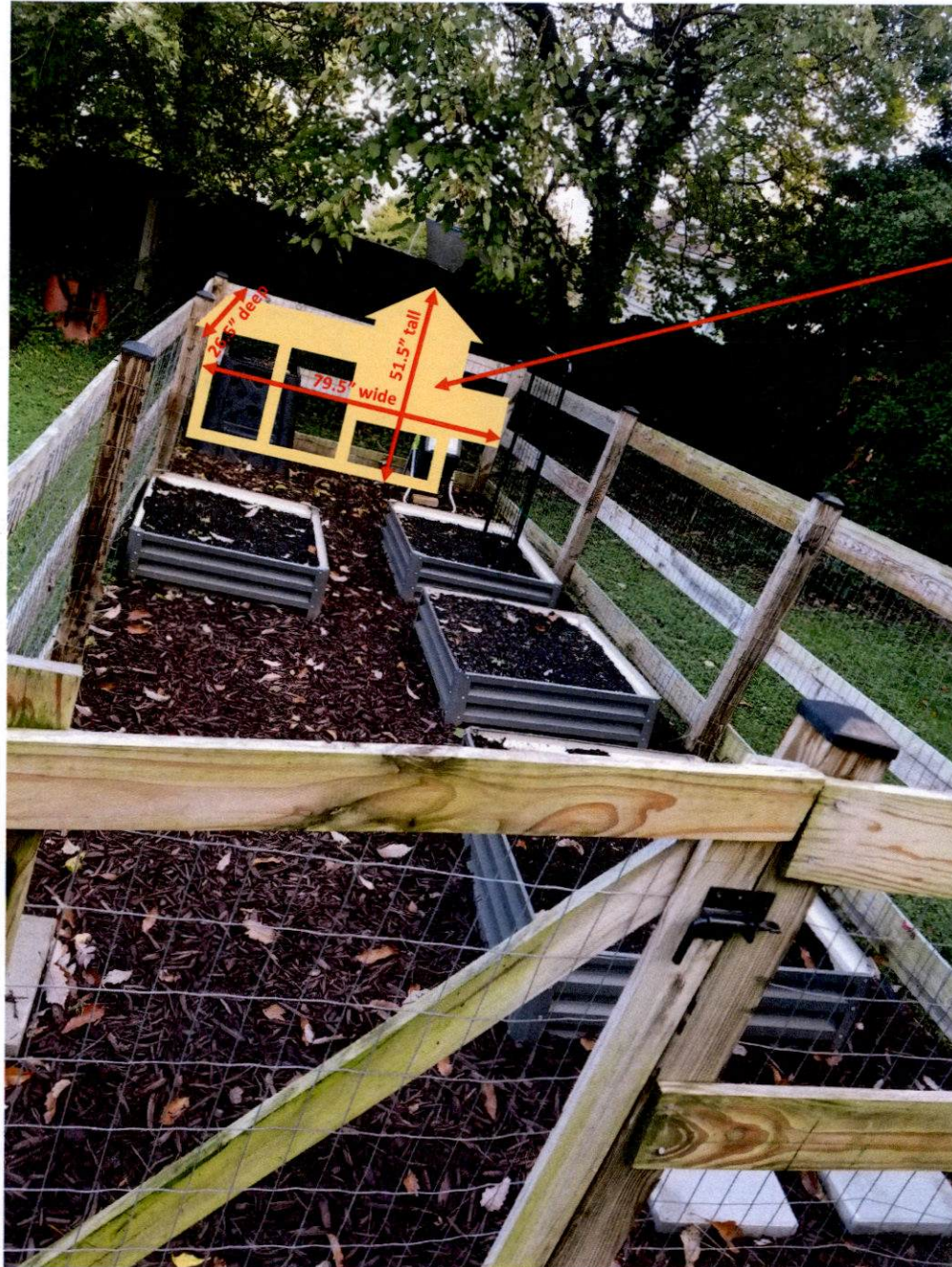
We are filing for a variance that would allow us to place a chicken coop and 4-5 hens inside an existing fenced-in garden area on our property. The fencing will provide boundaries and protection while the birds graze. The USDA recommends nearly 4 sq feet of area per chicken. Our 24' x 8' fenced-in enclosure exceeds this recommendation.

Hens provide nutrient-rich eggs while also aiding the yard and environment by eating ticks and various garden nuisances like slugs, grubs and more.

Chickens have the reputation of being dirty and smelly, but with proper maintenance, they are a clean and peaceful addition to a backyard. Chicken waste will be composted before being mixed back into the gardens' soil and there will be no loud roosters in our flock. Just as we clean our cats' litter boxes and pick up after our dog, the coop will be cleaned on a daily basis. Cleanliness is of the utmost importance to us as we have 2 young children that play in the yard.

The proposed coop area is blocked by space, privacy fencing, and thick brush... It is truly a "blind" portion of our yard. We have spoken to our neighbors and they support our decision to file for this variance. We feel that chickens will help us progress further into a more sustainable way of life with less dependence on factory farming.





Proposed area for coop
(where composters currently are situated)

Composters to be moved to back of fence,
behind coop area for easy access.



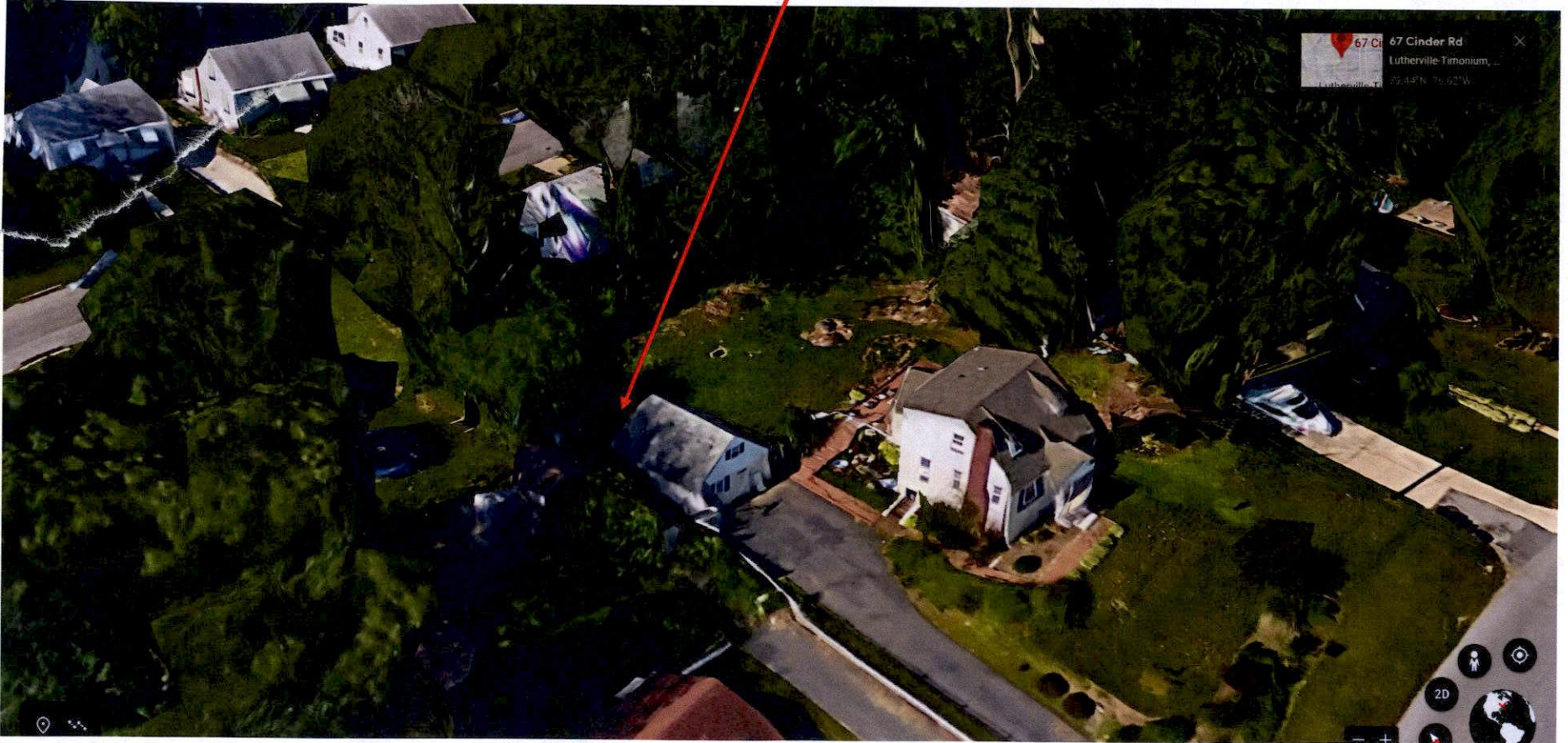






Location of proposal

Aerial view of 67 Cinder



PROPOSED COOP OVERALL DIMENSIONS: 79.5"(L) x 26.5"(W) x 51.5"(H)

<https://bestchoiceproducts.com/products/bcp-80-wooden-chicken-coop-backyard-nest-box-wood-hen-house-poultry-cage-hutch?>

vari-

ant=43403084686&gclid=CjwKCAjw5p_8BRBUEiwAPpJO65woECy5Uw06ONrDXuGLPnEw0_pkyMTue8x_n4Vj0F1U72a
NZem0hRoCftkQAvD_BwE



- Overall Dimensions: 79.5"(L) x 26.5"(W) x 51.5"(H)
- Raised Housing: 24.5"(L) x 23"(W) x 33"(H)
- Nesting Box: 20.5"(L) x 12.5"(W) x 15.25"(H)
- Cage: 62.5"(L) x 22.75"(W) x 39"(H)
- Ramp: 31"(L) x 7"(W)
- Slide-Out Tray: 22"(L) x 22"(W) x 1"(H)
- Raised Housing Door: 10.5"(W) x 15.75"(H)
- Cage Door: 16.5"(W) x 29.5"(H)
- Slide Window Opening: 3.5"(L) x 5"(H)

To prevent unwanted visits from rodents, we will be storing chicken feed in similar plastic bins that we currently store dog and cat food in. This method has kept us mouse/rodent free for years.

The photos below are examples of the treadle feeder we plan to use. Food is tightly covered in a metal container until a bird puts its weight on the step which triggers the top of the bin to open. The metal bars running from the front to back of the bin deter chickens from scratching and spilling grain. The spillage from typical OPEN feeders attracts rodents. These treadle feeders are designed to keep feed inside of the feeder and off of the ground.



- Hinged lid prevents access by sparrows, rats, mice, and other pests.
- Easy-access lid prevents rain ruining your feed.
- Sturdy metal construction provides trouble-free operation for years.
- Large storage area holds approx 9kg/20lb (standard feeder) or 18kg/40lb (large feeder) of poultry feed.
- Aluminium, textured tread plate.
- High quality galvanized finish built to last in tough, outdoor conditions.



Our household takes sustainability very seriously. On a daily basis, we recycle, we compost, and we conserve energy and water.

In addition to a rain barrel and 2 outdoor composters, we also vermicompost veggies, fruit, egg shells, brown paper and other scraps in our worm bin.

We started this bin 3 years ago, and our worms have thrived! Surprisingly, there is no odor from this process and we are able to put our leftover food and scraps to good use. We use the worm waste in the gardens every year as a natural fertilizer.

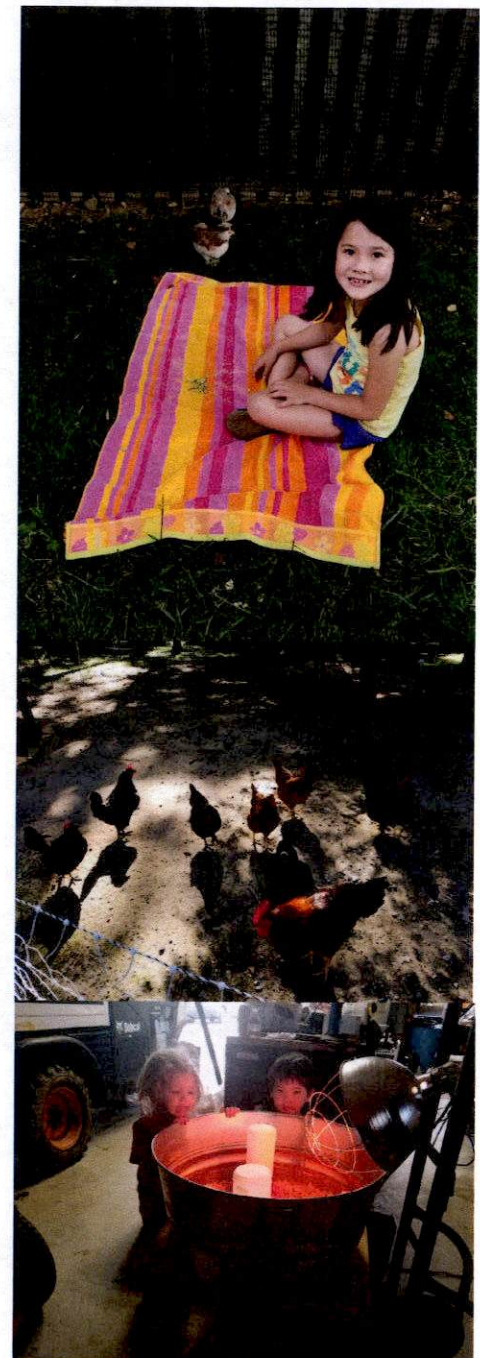
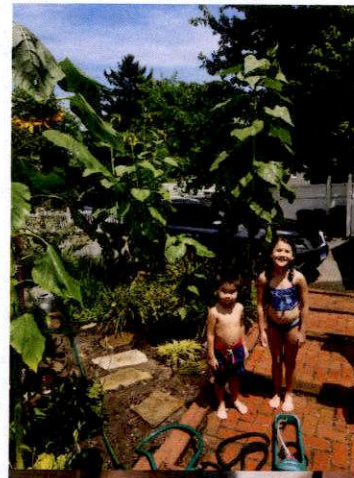
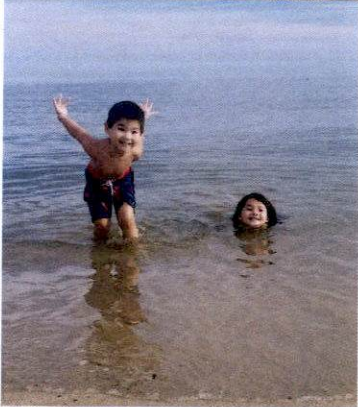
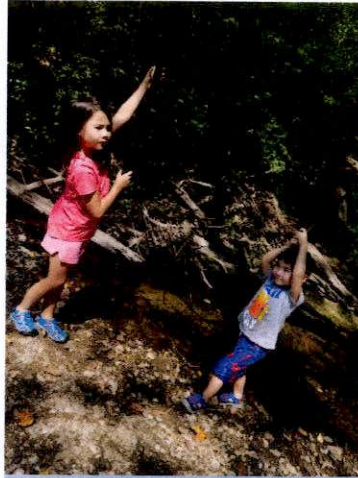


Our children have always had an interest in anything related to nature and the world around them, but life during the Covid-19 pandemic seems to have strengthened their bond with nature and with each other.

As a family, our love of hiking, fishing, and the great outdoors has grown more than I ever imagined possible.

Beaches, lakes, and our own backyard offer endless opportunities for learning and adventure, whether it's studying the small fish swimming in Loch Raven and Prettyboy Reservoirs, finding tiny crabs at Cape Henlopen, or growing 20' tall sunflowers in our garden.

An appreciation for all living things (no matter how small, or creepy) has been instilled in my children and we continue to foster that love through our daily interactions with our pets, and any animals we meet along the way—including chickens! Our extended family raises chickens and we've experienced firsthand both the hard work that goes into raising hens, and the reward and satisfaction that comes from not only raising chicks to adulthood, but also guiding them to be sweet, friendly additions to the family.



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

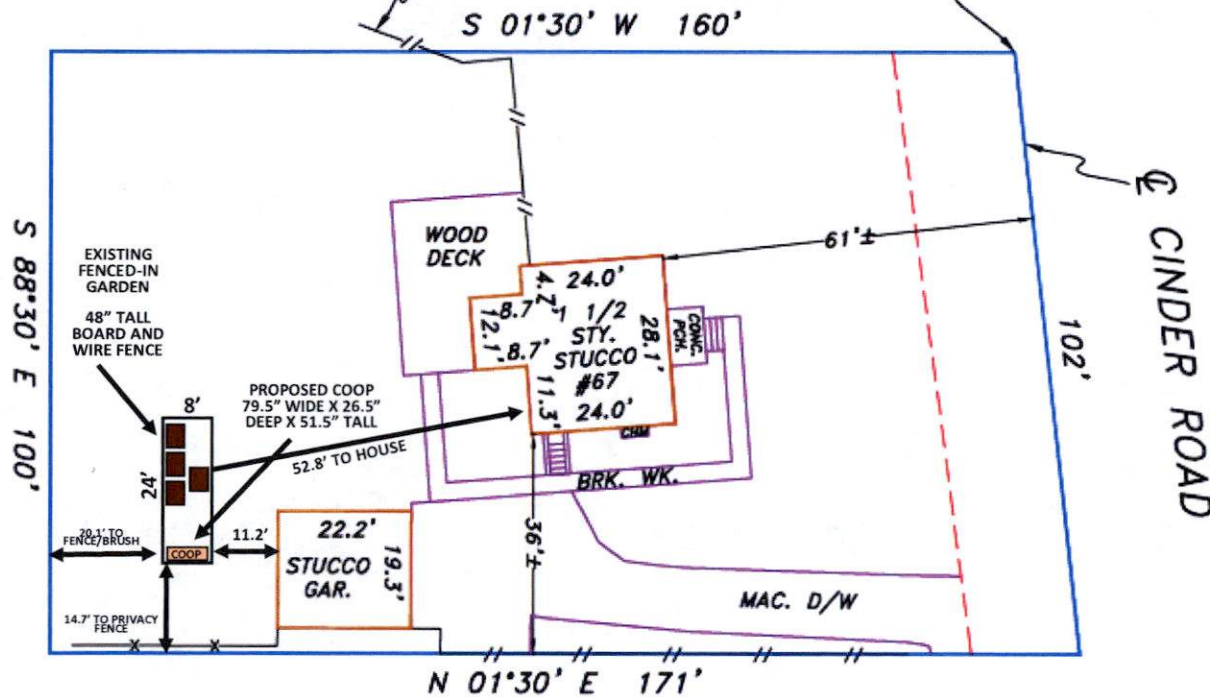
ADDRESS 67 CINDER ROAD, TIMONIUM, MD 21093 OWNER(S) NAME(S) WILLIAM AND JENNIFER MARTIN

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

PLAT BOOK # 0013 FOLIO # 0090 10 DIGIT TAX # 0820066150 DEED REF. # 35379 / 00382

P.O.B. - 758' EASTERLY FROM THE END OF THE 1ST LINE, WPC 545/352

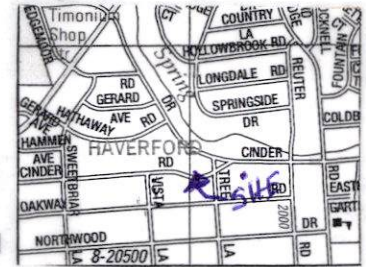
NOTE: THE FENCE APPEARS TO BE LIE OFF THE SUBJECT PROPERTY.



PLAN DRAWN BY JENNIFER MARTIN DATE 10/15/2020 SCALE: 1 INCH = 30 FEET

2020-0260-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# TAX MAP 0060

SITE ZONED DR 5.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 14,500

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

N/A

VIOLATION CASE INFO:

N/A

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

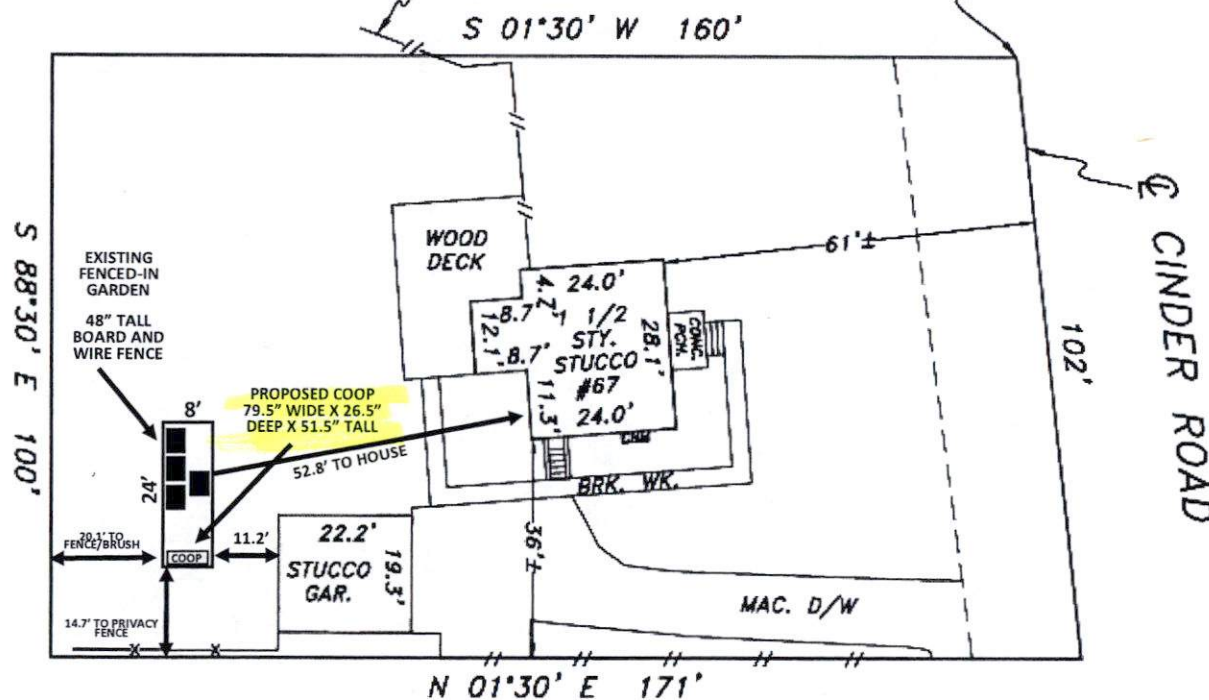
ADDRESS 67 CINDER ROAD, TIMONIUM, MD 21093 OWNER(S) NAME(S) WILLIAM AND JENNIFER MARTIN

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

PLAT BOOK # 0013 FOLIO # 0090 10 DIGIT TAX # 0820066150 DEED REF. # 35379 / 00382

P.O.B. - 758' EASTERLY FROM THE END OF THE 1ST LINE, WPC 545/352

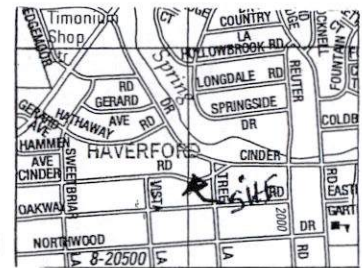
NOTE: THE FENCE APPEARS TO BE LIE OFF THE SUBJECT PROPERTY.



PLAN DRAWN BY JENNIFER MARTIN DATE 10/15/2020 SCALE: 1 INCH = 30 FEET

2020-0260-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# TAX MAP 0060

SITE ZONED DR 5.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 14,500

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

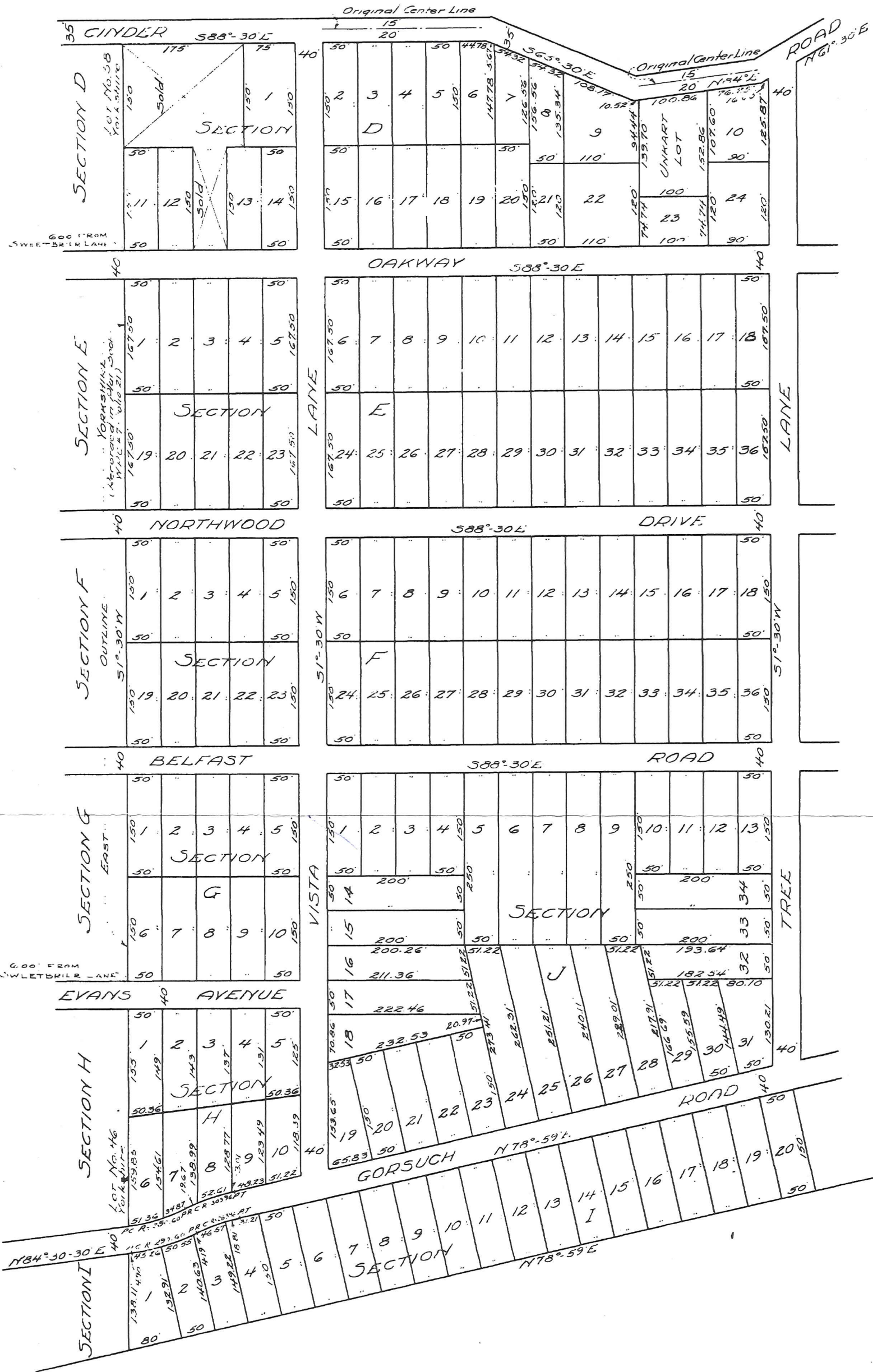
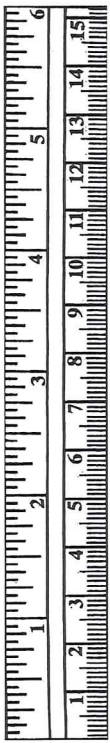
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

Pet. Exh. 1



PLAT No. 1
ADDITION TO YORKSHIRE

8TH DIST. - BALTO. CO. - MD

SCALE: 1 INCH TO 100 FEET

DOLLENNER BROTHERS
SURVEYORS & CIVIL ENGINEERS
DUNCAN BUILDING - TOWSON, MD.
JUNE 29, 1944