

TO: Representative of the Agricultural Land Preservation Board for Baltimore County
Department of Planning

FROM: Pete Gutwirth Director, Department of Permits and Development Management
By: Gary Hucik
(Print Name of Accepting Planner)

RE: Farmer's Roadside Stand Use Permit (~~ERS #~~) up-2022-0001-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:

* THOMAS A. BAUM * 121 SPA VIEW AVE. ANNAPOLIS MD 21401 * 301-758-4591
Print Name of Stand Operator/Owner Address Telephone Number

ROADSIDE FARM LOCATION: Election District 8TH Councilmanic District 3RD Acres 109.665
Land Owner HIDDEN WATERS LLC Telephone Number 301-758-4591
Address 121 SPA VIEW AVENUE Tax Account Number 23-00-012730
ANNAPOLIS MD 21401 EMAIL: TDMBAUM2015@GMAIL.COM

- 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)

<u>68</u>	<u>17</u>	<u>402</u>
Map	Block	Parcel

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

HIDDEN WATERS LLC OLD COURT ROAD 23-00-012730
Print Name of Owner Address and Location Tax Account Number

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

<u>68</u>	<u>17</u>	<u>402</u>
Map	Block	Parcel

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

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

A-17

RURAL ACCESSORY USES
Reference S. 400, 101, 404.2

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

To: Department of Planning
Attn: Ag Advisory Board

Date: 1/12/2022

From: Director, Permits, Approvals & Inspection
111 W. Chesapeake Ave., Towson, Maryland

RE: Legitimacy of Farm Use
To be supplied by applicant:
Election District 03
Owner: Hidden Waters LLC (Thomas Brown) Phone #
Address: Old Court Rd
Tax Account Number
2300012730

Pursuant to the Zoning Commissioner's Policy A-17 _____ this office is
officially requesting verification of the legitimacy of a farm use on the _____
referenced property. In the judgement of the Zoning Supervisor and/or the Zoning
Commissioner, in consideration of your findings, a special hearing may be required by the
Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

To Be Supplied by Applicant
1. The deed to the property
2. The state tax map for that area: Map: 68 Block: Parcel: 402
3. Letter describing the farm operation
4. Photographs of the agricultural operation

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

LEGITIMACY OF A FARM USE ON THE REFERENCED PROPERTY

Yes ☒ No ☐ Comment _____

Signed: John Menapman Date: Jan 12, 22
Representative of the Agricultural Land Preservation Board for Baltimore County

BALTIMORE COUNTY PERMITS, APPROVALS AND INSPECTIONS
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
Gary Hucik on 3/21/22
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 \$100.00. 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 5/6/22 "D" (30 days before "C")
DATE POSTED _____

HEARING REQUESTED - YES ___ NO ___ (date)

CLOSING DATE (Last day for hearing demand) 6/5/22 "C" ("B" - 3 work days)

TENTATIVE DECISION DATE 5/10/22 "B" ("A" + 45 days)

* Usually Within 15 Days of Filing

CERTIFICATE OF POSTING

Location of Property: _____

District: _____

Posted By: _____ Date: _____

5/21/19

GARY,

**WE WOULD LIKE TO POSTPONE THE POSTING
UNTIL WE TALK TO THE COMMUNITY MORE.**

**WILL YOU PLEASE RE-ISSUE THIS WITH THE
ABOVE DATES?**

**THANKS
BRUCE**



Protecting Land Forever

By email and USPS

August 27, 2021

Hidden Waters LLC
c/o Thomas A. Baum
121 Spa View Avenue
Annapolis, MD 21401

RE: Farm market request on Conservation Easement Property, 3250 Old Court Rd
Pikesville, MD; MET File # 0978HAC08.BACO

Dear Mr. Baum,

The Maryland Environmental Trust (MET) has reviewed your request to construct a barn and farm market at Hidden Waters Farm. We have examined the specific language of the deed and determined that the construction of the proposed structure and its use for agriculture and a farm market are allowed by right in the Amended Deed of Easement, Liber 27253 Folio 178, and as you had argued in your application, do not require MET's formal approval. The proposed structure in which agricultural products are proposed to be processed, stored, prepared for sale, and sold is allowed under Article II.A.(3) which refers to the sale of ag products grown on the farm and Article II.G.(3) which relates to the construction of accessory structures for agriculture. In planning to advertise your market in the future, please remember that Article II.B of the amended deed of easement lists restrictions on signage size and placement. MET may be amenable to moderately larger signage attached to the building or in the form of a banner nearer the roadside, if it is allowed per zoning and is reviewed and approved by MET's Lands Committee.

Thank you for submitting the proposal for MET review and for taking the time to meet with us at the property and for your patience while we conducted our own due diligence. Congratulations on acquiring the property and best of luck in fulfilling your visions for Hidden Waters Farm. Feel free to contact me or Josette with questions in the future.

Sincerely,

Jon Chapman
Stewardship Manager

achieved). Additionally, there has been ongoing discussions with local synagogues in Pikesville who are interested in kosher poultry, and community-raised kosher meat has significant meaning within the Jewish religion. Hidden Waters Farm is currently working with a kosher certification agency (Star K) to meet the kosher requirements along with organic requirements, the combination of which could not be achieved utilizing local off site processing facilities.

Hidden Waters Farm has been working extensively with the local community, as well as the Maryland Environmental Trust, to establish a regenerative farm that can be a model for small farms that positively impact the local community in which it serves, as well as promoting a style of farming that impacts the environment in a beneficial way through regenerative practices.

Thomas A. Baum



Hidden Waters Farm, LLC

HIDDEN WATERS

Hidden Waters Farm is a 109 acre property located inside the I-695 beltway at 3250 Old Court Road, Pikesville, MD. The property has been placed into an agricultural easement held by the Maryland Environmental Trust. In August, 2021, Thomas Baum purchased the property from the estate of Willard Hackerman.

For over 50 years, the farm has been cultivated in continuous corn utilizing modern agricultural techniques, which has stripped the soil of most of its organic matter, thus requiring extensive use of herbicides, pesticides, and artificial fertilizers. Extreme amounts of topsoil loss are evidenced by the silted-in streams and ponds on the property, due to the lengthy amounts of time that the fields lay fallow and barren before and after the corn crop.

Beginning in January, 2021, when Mr Baum began leasing the farm property prior to its purchase last fall, the farm began a 3 year transition to organic. No chemical inputs have been used since 2020, and the once corn fields have been planted into pasture grasses, with assistance from various USDA and state cover crop programs. Contracts have been signed to fence in the pastures beginning in January and continuing into the spring of 2022.

In the Fall of 2021, Mr. Baum entered into a partnership with Joseph Shaffer, a 2015 University of Maryland Agriculture School graduate and local regenerative farmer, to develop the farm into a regenerative, organic farm. The intent of the partnership is to raise grass fed beef, pork, poultry, and other livestock on the farm, in addition to reserving some acreage to grow vegetable produce to be sold at an on-site roadside produce stand located at the front of the property.

The meats produced on the farm will be sold direct to consumer through on-line website dedicated to Hidden Waters. The website is currently being developed and will be hosted by Barn2Door, an online web developer specializing in helping farms market direct to consumers over the internet. Online sales are expected to begin in advance of a June 2021 opening.

Cattle, pork, and any other larger livestock will be processed off site at USDA certified facilities as required. Once processed, the cut, packaged and frozen meats will be returned to the farm to be stored in large walk in freezers located in a to be constructed work barn. The products will be assembled and packaged based on each online order, and distributed to the customers via direct pick-up at a scheduled pick up time from the barn, and perhaps in the future via home delivery as an additional option.

With respect to poultry, the applicant is requesting a Special Exception for on-site killing and processing of chicken, to be done in accordance with established health department standards and regulations. The need for on site processing is manifold; 1) the style and manner of on site processing is less stressful on the chicken, 2) poultry can be processed free of the chemical inputs used at conventional off site processing facilities, thus allowing the poultry to be certified as Organic (once farm certification is

ZONING NOTICE USE PERMIT APPLICATION

ADDRESS: Old Court Road

PROPOSAL: TO PERMIT A FARMER'S ROADSIDE
STAND UNDER SUBSECTION 404.4.C OF THE
BALTIMORE COUNTY ZONING REGULATIONS

PUBLIC HEARING?

PURSUANT TO SECTION 404.4.C.7 OF THE
BALTIMORE COUNTY ZONING REGULATIONS, AN
ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A
PUBLIC HEARING CONCERNING THE PROPOSED
USE PERMIT, PROVIDED THE REQUEST FOR A
HEARING IS RECEIVED IN THE ZONING REVIEW
OFFICE BEFORE 4:30 PM ON JUNE 05, 2022.
THE REQUEST FOR A HEARING MUST ALSO
REFERENCE THE ADDRESS ON THE SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE
DEPARTMENT OF PERMITS, APPROVALS &
INSPECTIONS, ZONING REVIEW OFFICE, COUNTY
OFFICE BUILDING, 111 WEST CHESAPEAKE
AVENUE, TOWSON, MD 21204 PHONE: 410-887-3391

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

BALTIMORE COUNTY PERMITS, APPROVALS AND INSPECTIONS
111 West Chesapeake Avenue
Towson, MD 21204

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DATE POSTED _____
HEARING REQUESTED - YES ___ NO ___ (date)
CLOSING DATE (Last day for hearing demand) 6/5/22 "C" ("B" - 3 work days)
TENTATIVE DECISION DATE 5/10/22 "B" ("A" + 45 days)
* Usually Within 15 Days of Filing

CERTIFICATE OF POSTING

Location of Property: _____
District: _____
Posted By: _____ Date: _____

5/21/19

GARY,

**WE WOULD LIKE TO POSTPONE THE POSTING
UNTIL WE TALK TO THE COMMUNITY MORE.**

**WILL YOU PLEASE RE-ISSUE THIS WITH THE
ABOVE DATES?**

**THANKS
BRUCE**

up-2022-0001-FR

BRUCE E DOAK 12-12 BRUCE E DOAK CONSULTING 3801 BAKER SCHOOLHOUSE RD FREELAND, MD 21053-9738		2796 15-3/540 429
Date <u>3/17/22</u>		
Pay to the Order of <u>BALTIMORE COUNTY MD</u>		\$ <u>100.00</u>
<u>ONE HUNDRED AND 00/100</u>		Dollars
 PNCBANK PNC Bank, N.A. 040		
For <u>BAUM FARMERS ROADSIDE USE</u>		<u>BEO</u>
MP		
⑆054000030⑆ 5336741067⑈ 2796		

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

No. 214374

Date: 3/21/22

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub	Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	846	0000		6150						100

Total: 100

Rec From: Bruce Doak

For: Hidden Water's Farm, LLC

3250 Old Court Road

Farmer's Roadside stand.

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

Accepting Planner - Print Name Gary Herik FRS # _____

FARMER'S ROADSIDE STAND APPLICATION FOR A USE PERMIT

APPLICATION TO THE DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS:

I, or we, Hidden Waters Farm, LLC 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, Approvals and Inspections should issue a 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.

Thomas A Baum11/04/2021

Farmer's Roadside Stand Owner (type or print name)

Date

TA Baum121 SPA VIEW AVE, Annapolis, MD 21401

Farmer's Roadside Stand Owner(s) Signature(s)

Address (print or type)

Zip

Phone # Work - 301-758-4541

Home _____

Legal Property Owner of Producing Farm Information:

HIDDEN WATERS, LLC3250 Old Court Rd., Pikesville, MD 21208

Name (type or print)

Address (type or print)

Zip

Phone # Work - 301-758-4541

Home _____

Email _____

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 _____

Email _____

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 _____, 20__, 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 Approvals and Inspections, 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, Approvals and Inspections

By: _____

FARMER'S ROADSIDE STAND OWNER'S AFFIDAVIT

1. That Thomas A Baum, owner(s) of the roadside stand, (is/are) a local agricultural
(name)
producer or spouse, sibling, or parents of the local agricultural producer on 109 acres at
Hidden Waters Farm, 3250 Old Court Rd., Pikesville, MD 21208
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
Hidden Waters Farm, 3250 Old Court Rd., Pikesville, MD 21208
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.

Agricultural Producer (Signature)

Thomas A Baum

Agricultural Producer (Print Name)

121 Spa View Ave Annapolis MD 21401

Address

301-758-4541

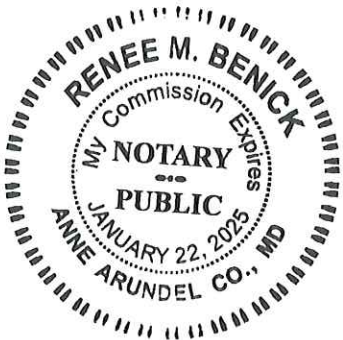
tombaum2015@gmail.com

Telephone Number

Email Address

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 09 day of November, 2021, before me, the
subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Thomas
Baum, having been duly sworn. AS WITNESS my hand and Notary Seal the day and year first above
written.

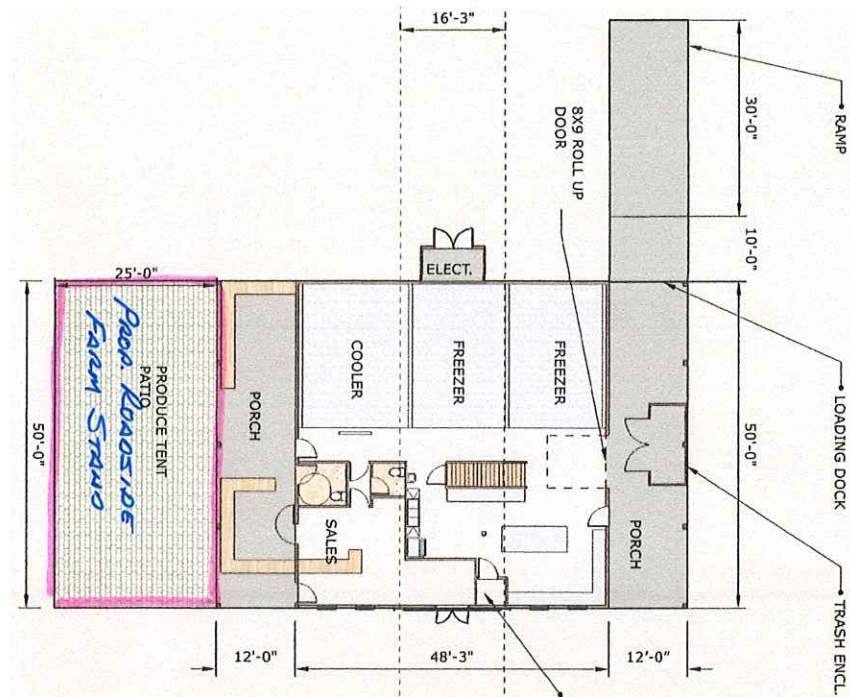


Renee M. Benick
Notary Public

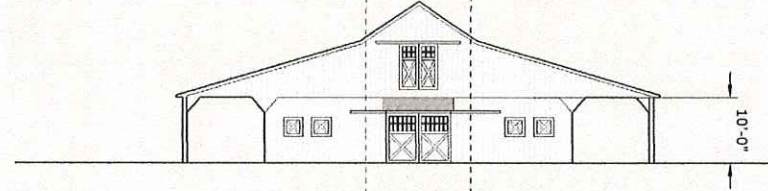
01/22/2025
Commission Expires

Revised 2/10/11

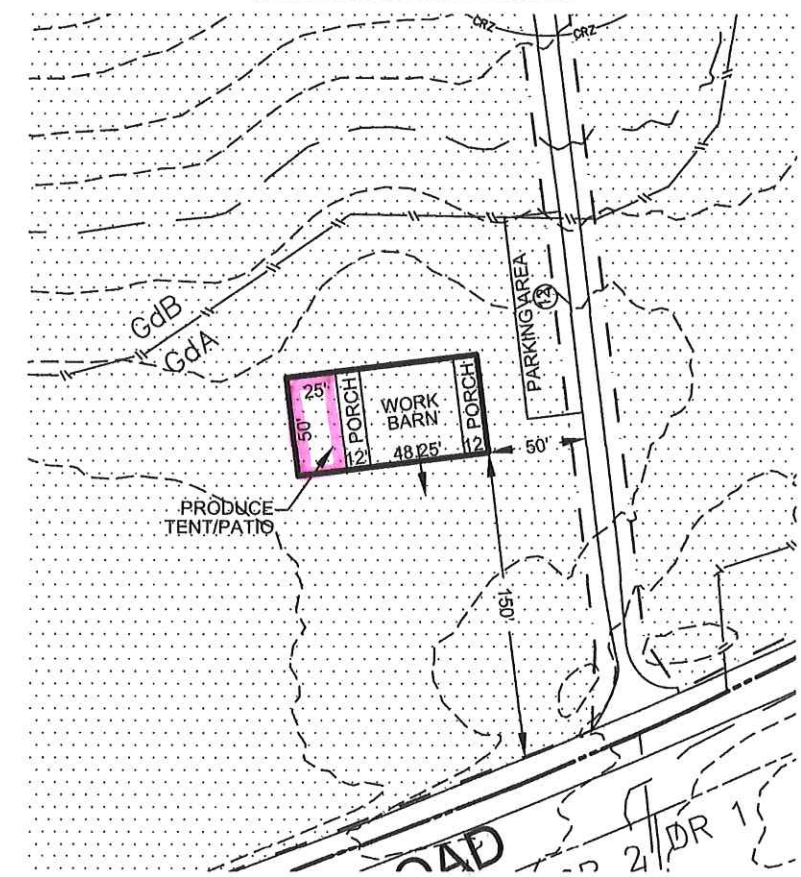
FRS # _____



WORK BARN FLOOR PLAN



BARN FRONT ELEVATION



SITE DETAIL - NTS

Farmer's Roadside Stand - The majority of farm products are grown

Jeffrey N Perlow

From: Jason Seidelman
Sent: Monday, May 23, 2022 11:24 AM
To: Jeffrey N Perlow
Subject: FW: Question about Old Court Road Posted Notice

Produce Stand - All farm products are grown on that property or adjacent property or properties farmed by same ag. producer

From: Phyllis Friedman <pfriedman@fandf-law.com>
Sent: Friday, May 20, 2022 11:54 AM
To: PAI Zoning <paizoning@baltimorecountymd.gov>
Subject: Question about Old Court Road Posted Notice

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

There is a notice posted on the property on Old Court Road now being referred to as Hidden Waters Farm advising the neighbors that they may request a public hearing for a permit for a Farmer's Roadside Stand under 404.4.c. on the property.

I have looked at the BCZR and do not understand how this property has qualified for such a permit since it is zoned DR 1 and a Farmer's Roadside Stand is permitted with a use permit in R.C. zones.

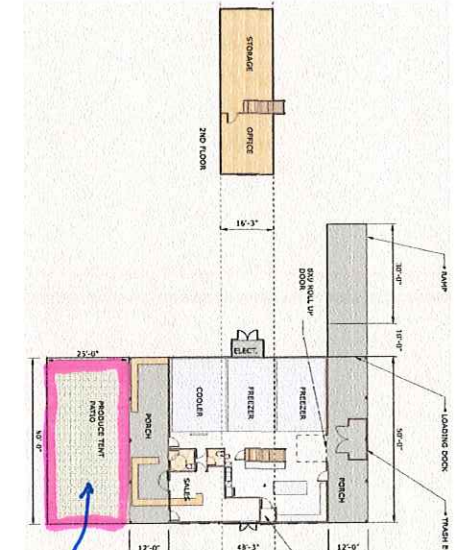
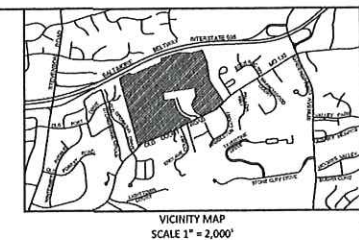
In DR zones a "Produce Stand" is a permitted use but there is no reference to permitting a "Farmer's Roadside Stand".

Can you please furnish a copy of the request and explain how it is covered under the zoning regulations along with whatever form is necessary to request a public hearing if this request is going to be allowed to proceed.

Phyllis Cole Friedman, Esq.
Friedman & Friedman, LLP
409 Washington Avenue, Suite 900
Towson, MD 21204
Phone 410.494.0100 Ext. 224
Fax 410.494.1429
http://secure-web.cisco.com/1NaV762qInEd7ty7RMfw74EeeMv65lBhPo-AujPTcAWqypvvrEFZExyvJyK21PzW6O5Am6qXAS0Kg_ZKWDGF-mb-MmWSGiBdhdyFb3W64Vt1lPvQmy1sGYLqRWbfBSWGhpcpUxkToHssuZyYfY4VOY-WmS5w3R895rufyEUfrugU_jocQqbs7Ewmlkhyurus9vJk7W5KXPY83-bT8Q9heZ58_TDB_XFHPNGs2av4ML8cuHGxH8ivlV8815FiBNrI0BtPq9Yped7RwBkeMiAE8QL3R211rOb68fvZXwghV0vq1tpppgAhN6x-H3OI12XnHRbS203zl1yXQFWFIkHkjEUNfEUtLdZFohD2G2CZdLmlbT_IRuMDm5MaUjoJOAaGy0Ts0luNY3vnCzqsP0ixJ6Y1X8gXSrsntCsY4IGsAVT-vltDeNm282IURQ63vJO_0/http%3A%2F%2Fwww.friedmanandfriedmanlaw.com

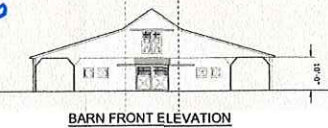
CONFIDENTIAL MATERIAL: The information in this e-mail message is intended for the confidential use of the addressees only. The information is subject to the attorney-client privilege and/or may be attorney work product. Recipients should not file copies of this e-mail with publicly accessible records. If you are not an addressee or an authorized agent responsible for delivering this e-mail to a designated addressee, you have received this e-mail in error, and any further review, dissemination, distribution, copying or forwarding of this e-mail is strictly prohibited. If you received this e-mail in error, please notify us immediately at (410) 494-0100.

Note to clients: This e-mail may contain attorney-client privileged communications, and the privilege may be lost if you forward or disclose to third parties. Please exercise due care. When in doubt, consult your attorney.

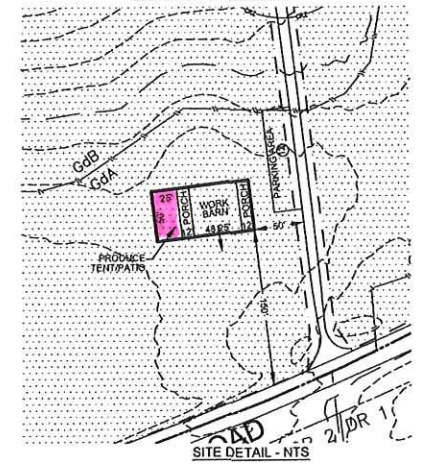


PROP. ROADSIDE
FARM STAND

WORK BARN FLOOR PLAN



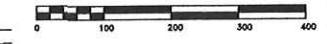
BARN FRONT ELEVATION



SITE DETAIL - NTS

LEGEND

- PROPERTY LINE
- AGRICULTURAL PRESERVATION
- NRCS CRITICAL AREA PLANTING
- TREE LINE
- SOILS BOUNDARY
- USE III-P TRIBUTARY
- NON-TIDAL WETLANDS
- FOREST BUFFER
- SPECIMEN TREE
- CRITICAL ROOT ZONE



Bruce E. Dook Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Frederick, MD 21033
410-200-5535 or 410-418-4906
bdook@brucedookconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR
HIDDEN WATERS LLC
OLD COURT RD
BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 12/24/21

Scale: 1" = 150'

GENERAL SITE INFORMATION

- Ownership: Hidden Waters LLC
121 Spa View Avenue Annapolis, MD 21401
- Address: Old Court Road
- Deed reference: Reference not yet published
- Area: 109.605 acres (per SDAT)
- Tax Map / Parcel / Tax account #: 68 / 402 / 23-00-012730

OFFICE OF ZONING

- Election District: 3 Councilmanic District: 2
ADC Map: 4577H8 GIS tile: 068B3 Position sheet: 35NW17
Census tract: 403803 Census block: 240054038031010
Schools: Fort Garrison ES Pikesville MS Pikesville HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 068B3 and the information provided by Baltimore County on the internet.
- Improvements: Agricultural building. All improvements will remain.

ENVIRONMENTAL IMPACT

- Zoning: DR 1
Zoning History
Case R-1973-0057 Change from DR 1 to Dr 16- denied
Parking Calculations
Required parking spaces: work barn 2,413 sf (2.41 x 5 = 12) 12
(5 parking spaces per 1000 square feet of gross floor area per section 409.6A.1
BIC2A)
Parking spaces provided on site: 12

OFFICE OF PLANNING

- Watershed: Jones Falls URDL land type: 1
Regional Planning District: Pikesville District Code: 313
- The proposed work barn will be served by public water and sewer in Old Court Road.
 - There are no underground storage tanks on the subject property.
 - The subject property is not in the Chesapeake Bay Critical Area.
 - The subject property is not located within a 100 year flood plain.

PROPOSED DEVELOPMENT

- The subject building is not historic. The subject property is not in a historic district.
- To construct an agricultural building and utilize it to support an adjoining produce tent for sales