



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
Director, Department of Permits,
Approvals and Inspections

USE PERMIT

IT IS ORDERED by the Director of the Department of Permits, Approvals and

Inspections of Baltimore County, this 17TH day of JANUARY, 2023,

that the property location at 18200 BUNKER HILL RD should be and the

same is hereby granted permission to operate a: FARMER'S ROADSIDE STAND

(TAX IDENTIFIER 07-19-072173)

C. Pete Gutwald

UP-2022-0002-FR
Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials JSS

CASHIER'S VALIDATION

Accepting Planner - Print Name _____ FRS # _____

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

APPLICATION TO THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT:

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

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

Christy Ottinger + Connor Horne
Farmer's Roadside Stand Owner (type or print name)

5/25/22
Date

Christy Ottinger + Connor Horne
Farmer's Roadside Stand Owner(s) Signature(s)

18200 Bulker Hill Rd. Parkton MD 21120
Address (print or type) Zip
Phone # Work - 434 882 0079
Home _____

Legal Property Owner of Producing Farm Information:

Christy Ottinger + Connor Horne
Name (type or print)

18200 Bulker Hill Rd. Parkton MD 21120
Address (type or print) Zip
Phone # Work - 434 882 0079
Home _____

PUBLIC HEARING REQUEST

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

Date

Protestant's Signature

Address (type or print) Zip
Phone # Work - _____
Home _____

USE PERMIT

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

Director, Department of Permits and Development Management
By: _____

Revised 3/5/98 - SCJ

FARMER'S ROADSIDE STAND OWNER'S AFFIDAVIT

1. That Christy Ottinger, owner(s) of the roadside stand, (is/are) a local agricultural producer or spouse, sibling, or parents of the local agricultural producer on 8.5 acres at 18200 Bunker Hill Rd, Parkton MD 21120
(name) (location(s) (Use an additional sheet, if necessary.)
2. That the proposed farmer's roadside stand will be located on a producing farm located at 18200 Bunker Hill Rd Parkton MD 21120
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.

Christy Ottinger
Agricultural Producer (Signature)

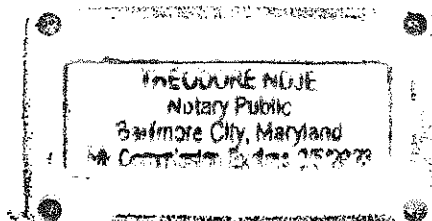
Christy Ottinger
Agricultural Producer (Print Name)

18200 Bunker Hill Rd. Parkton MD 21120
Address

434 882 0079
Telephone Number

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 17 day of MAY, 192022, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared CHRISTY OTTINGER having been duly sworn. AS WITNESS my hand and Notary Seal the day and year first above written.



[Signature]
Notary Public

09-05-2023
Commission Expires

Revised 3/5/98 - SCJ

TO: Representative of the Agricultural Land Preservation Board for Baltimore County
Department of Environmental Protection and Resource Management
PETE GUTWALD
FROM: Timothy M. Kotroco, Director, Department of Permits and Development Management
By: JASON SEIDELMAN
(Print Name of Accepting Planner)

RE: Farmer's Roadside Stand Use Permit (RRS# VP-2022-0002-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:

Christy Otinger 18200 Bunker Hill Rd. Parkton MD 21120 434 882 0079
Print Name of Stand Operator/Owner Address Telephone Number
ROADSIDE FARM LOCATION: Election District 7 Councilmanic District 3 Acres 8.51
Land Owner Christy Otinger + Connor Horne Telephone Number 434 882 0079
Address 18200 Bunker Hill Rd. Tax Account Number 0719072173
Parkton MD 21030

- 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)

17	13	313
Map	Block	Parcel

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

Christy Otinger + Connor Horne 18200 Bunker Hill Rd Parkton MD 21120 0719072173
Print Name of Owner Address and Location Tax Account Number

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

17	13	313
Map	Block	Parcel

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

TO BE FILLED IN BY AGRICULTURAL LAND PRESERVATION BOARD ONLY

Verification/Recommendations:

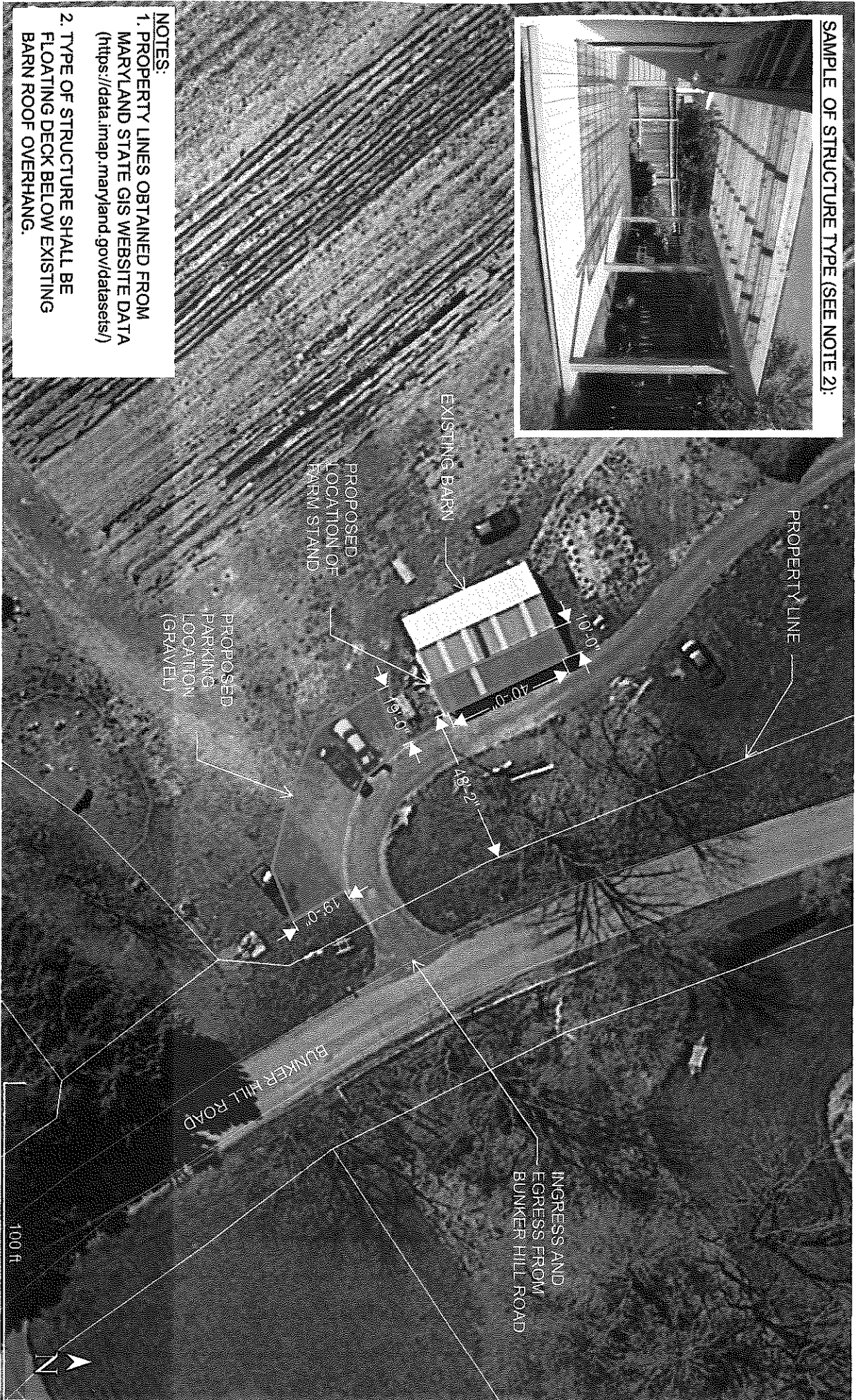
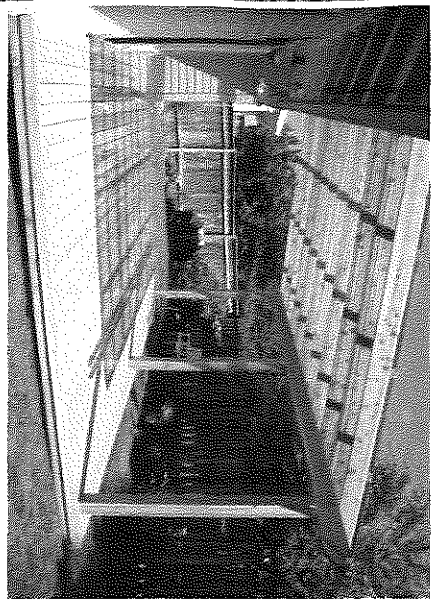
Roadside Stand Location	_____	Production Locations	_____
Agricultural Producer	_____	Production of 50% of Produce Sales	_____
Recommended %	_____	Recommend Zoning Special Hearing	_____

Comments: _____

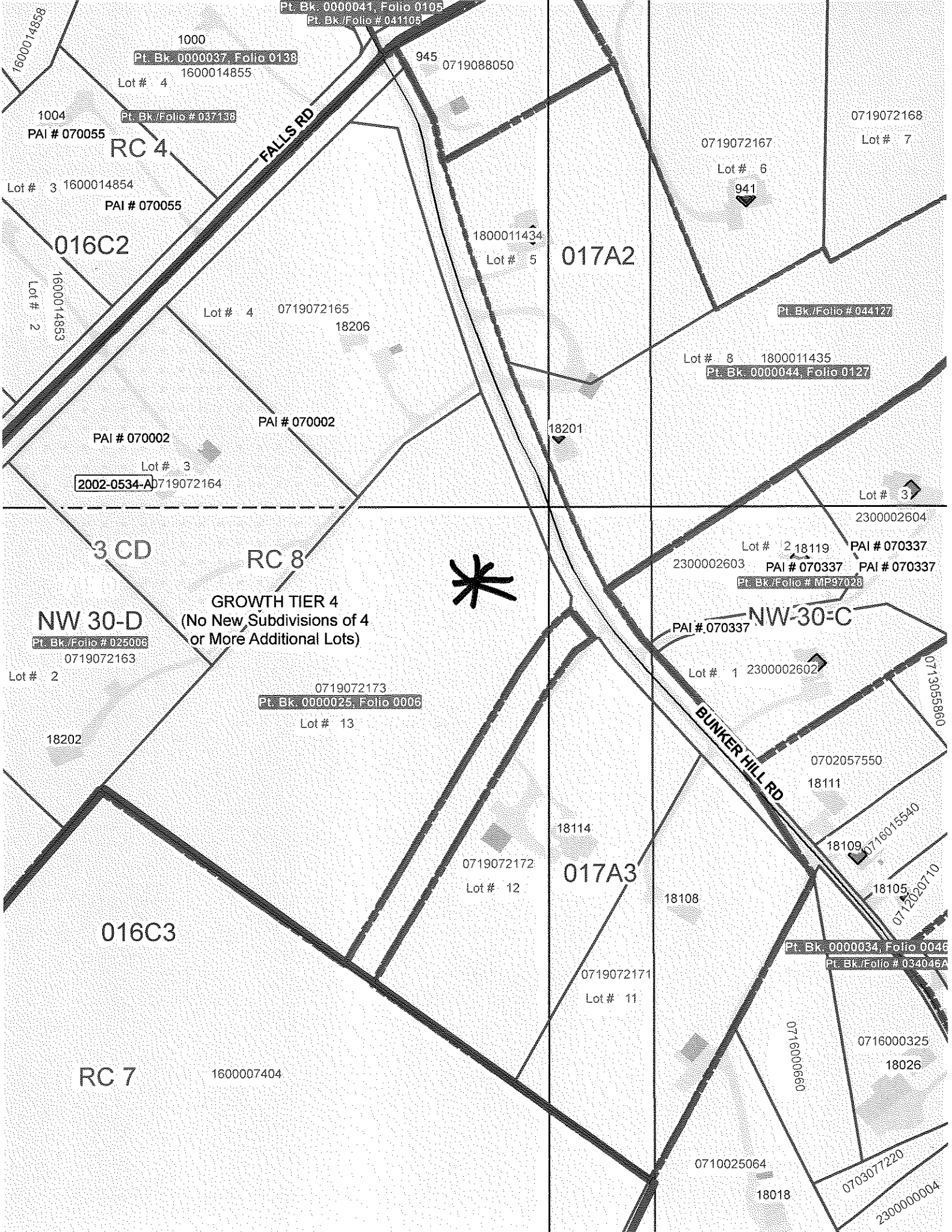
Signed: _____
Representative of the Agricultural Land Preservation Board for Baltimore County

Date: _____

SAMPLE OF STRUCTURE TYPE (SEE NOTE 2):



- NOTES:
1. PROPERTY LINES OBTAINED FROM MARYLAND STATE GIS WEBSITE DATA (<https://data.imap.maryland.gov/datasets/>)
 2. TYPE OF STRUCTURE SHALL BE FLOATING DECK BELOW EXISTING BARN ROOF OVERHANG.



Pt. Bk. 0000041, Folio 0105
Pt. Bk./Folio # 041105

1000
Pt. Bk. 0000037, Folio 0138
1600014855

Lot # 4

945 0719088050

0719072168
Lot # 7

0719072167
Lot # 6
941

Pt. Bk./Folio # 044127

Lot # 8 1800011435
Pt. Bk. 0000044, Folio 0127

Lot # 3
2300002604

Lot # 2 18119
2300002603 PAI # 070337 PAI # 070337
Pt. Bk./Folio # MP97028

NW-30-C

PAI # 070337

Lot # 1 2300002602

0713055860

0702057550
18111

18109 0716015540

18105
0712020710

Pt. Bk. 0000034, Folio 0046
Pt. Bk./Folio # 034046A

0716000325
18026

0703077220

2300000004

0710025064

18018

0719072171
Lot # 11

017A3

0719072172
Lot # 12

18114

18108

0719072173
Pt. Bk. 0000025, Folio 0006
Lot # 13

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 8

3 CD

NW 30-D
Pt. Bk./Folio # 025006
0719072163

Lot # 2

18202

016C3

RC 7

1600007404

RC 4

PAI # 070055

016C2

Lot # 3 1600014854

1004
PAI # 070055

Pt. Bk./Folio # 037138

Lot # 3 1600014854

1600014853
Lot # 2

PAI # 070002

Lot # 3

2002-0534-A 0719072164

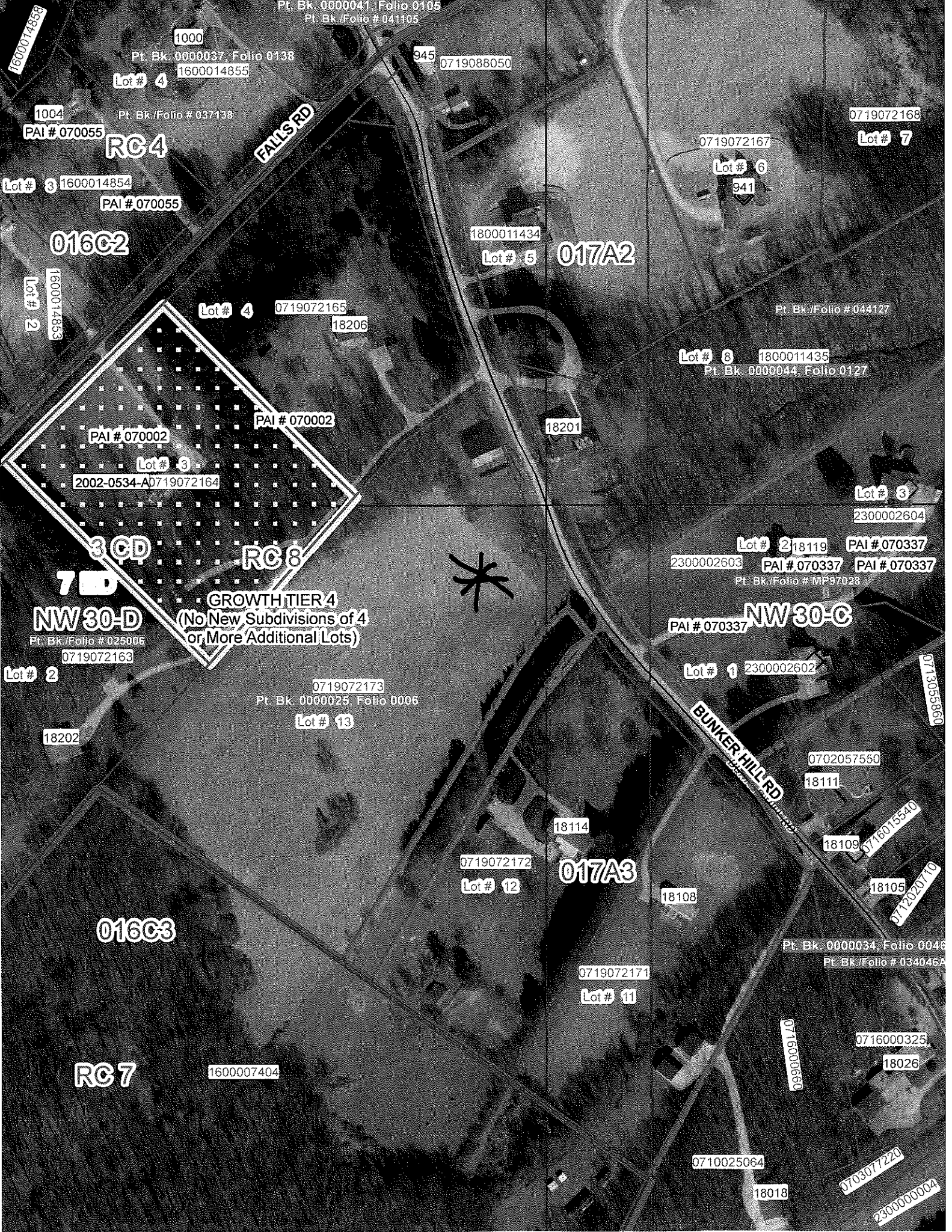
PAI # 070002

Lot # 4 0719072165
18206

1800011434
Lot # 5

017A2

18201



Pt. Bk. 0000041, Folio 0105
Pt. Bk./Folio # 041105

1000
Pt. Bk. 0000037, Folio 0138
1600014855
Lot # 4

945 0719088050

1004
PAI # 070055
RC 4
Pt. Bk./Folio # 037138

0719072168
Lot # 7

0719072167
Lot # 6
941

Lot # 3 1600014854
PAI # 070055

016C2

1800011434
Lot # 5

017A2

Lot # 2
1600014853

Lot # 4 0719072165
18206

Pt. Bk./Folio # 044127

Lot # 8 1800011435
Pt. Bk. 0000044, Folio 0127

PAI # 070002
PAI # 070002

18201

Lot # 3
2002-0534-A0719072164

Lot # 3
2300002604

3 CD

RC 8

Lot # 2 18119 PAI # 070337
2300002603 PAI # 070337 PAI # 070337
Pt. Bk./Folio # MP97028

NW 30-D

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

NW 30-C

Pt. Bk./Folio # 025006

PAI # 070337

0719072163

Lot # 2

0719072173
Pt. Bk. 0000025, Folio 0006

Lot # 13

18202

Lot # 1 2300002602

BUNKER HILL RD

0702057550
18111

18114

0719072172
Lot # 12

017A3

18108

18109 0716015540
18105 0712020110

016C3

Pt. Bk. 0000034, Folio 0046
Pt. Bk./Folio # 034046A

0719072171
Lot # 11

RC 7

1600007404

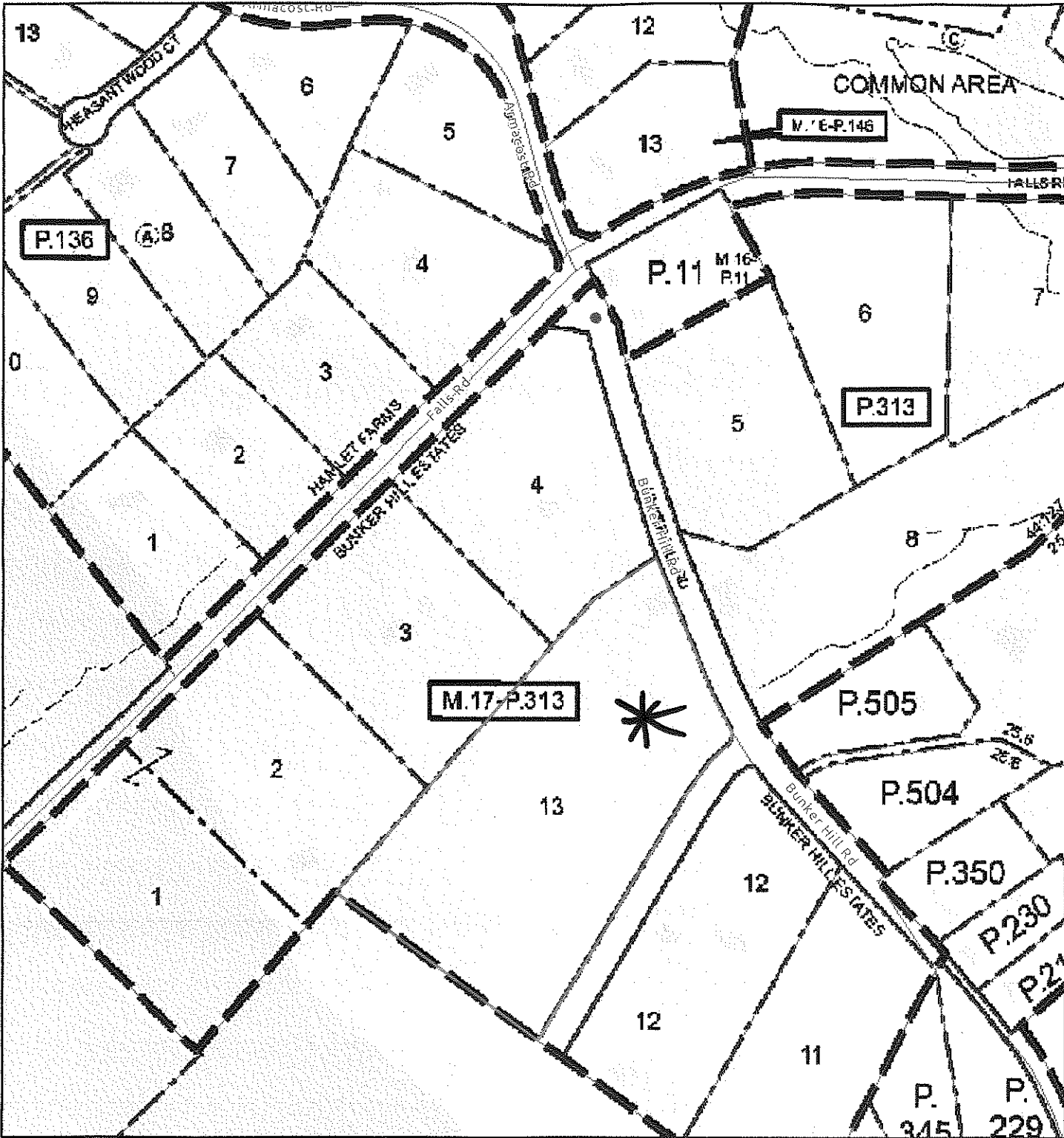
0716000325
18026

0710025064

18018

0703077220
2300000004

ERLIN Maryland's Environmental Resources and Land Information Network



5/16/2022, 7:03:12 PM

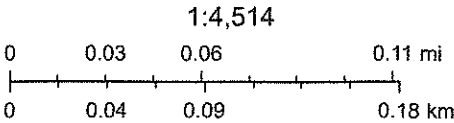
Parcel Boundaries

State Boundary Mask

Tax Map Image

High : 1

Low : 0



MD IMAP, MDP, SDAT, MD IMAP, MDP. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, MD IMAP, ESRI

CERTIFICATE OF POSTING

Date: 12-15-22RE: Case Number: USE PERMIT 18200 Barker Hall RdPetitioner/Developer: OTTINGERDate of Hearing/Closing: 1-15-23

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 18200 Barker Hall Rd

The signs(s) were posted on 12-15-22
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

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)

ATTACH PHOTOGRAPH

Date to be posted: Anytime before but no later than 12/15/22

Request for Building and/or Use Permit

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 18200 BUNKER HILL ROAD, 21120

PROPOSAL: FARMER'S ROADSIDE STAND,

PURSUANT TO BCZR: 404.C.

PUBLIC HEARING ?

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

JANUARY 15, 2023

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

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

HANDICAPPED ACCESSIBLE

RECEIVED DEC 21 2022



22-1141 JSS
UP-2022-0002-FR

November 17, 2022

To: Baltimore County Zoning Review Office

County Office Building
111 West Chesapeake Avenue
Room 124
Towson, Maryland 21204

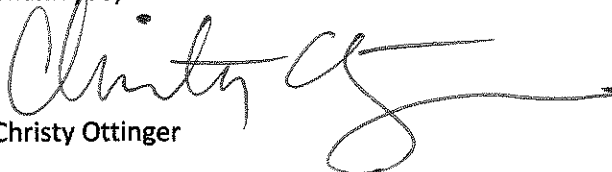
To Whom it May Concern,

I submitted this application for a Farmer's Roadside Stand Use Permit back in May of 2022. I spoke to Joe Merrey on the phone after the application was received by your office. The feedback I received was that I needed to submit a site plan to engineering specs, done by a surveyor or civil engineer. The farm season got busy, and it took me a while to find the right person to draw up the plan for me. I finally have a site plan to resubmit.

I emailed the plan to the department email (paizoning@baltimorecountymd.gov) on October 25, 2022 and did not get a response. So, I am resubmitting the entire application by paper here now.

I am eager to move forward with a roadside stand for our farm. Please contact me at your earliest availability.

Thank you,


Christy Ottinger

Owner, Kitchen Girl Farm

(434) 882-0079

farmers@kitchengirlfarm.com

www.kitchengirlfarm.com

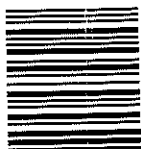
18200 Bunker Hill Rd. Parkton MD 21120

NO CUSTOMERS
IN BARN
- FARMER'S MARKET

Kitchen Girl Farm
18200 Bunker Hill Rd
Parker MD 21120



RD 99



21204

\$0.60

R2305K133298-21

PAID U.S. POSTAGE PAID
FCM LETTER
COCKEYSVILLE, MD
NOV 20 2022 PM 6 L
AMOUNT

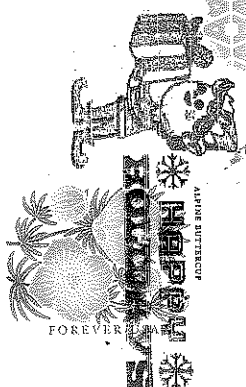
Baltimore County Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Room 124
Towson MD 21204

21204-461599



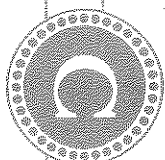
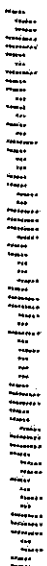
BALTIMORE MD 212

5 DEC 2022 PM 6 L



Baltimore County Zoning Review Office
c/o Jason Seidelman
County Office Building
111 West Chesapeake Ave.
Room 124
Towson MD 21204

21204-461599



For
Kitchen Girl Farm
Farmer's Backside stand
application.

Attn: Jason Seidelman

Christy Ottiger
(434) 882 0079