

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 31 day of May, 2022, that Hidden Waters Farm LLC located at 3250 OLD COURT ROAD should be and the same is hereby granted permission to operate a: Produce Stand

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

C. P. R.
Director, Permits, Approvals and Inspections

Planner's Initials G. H.

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:

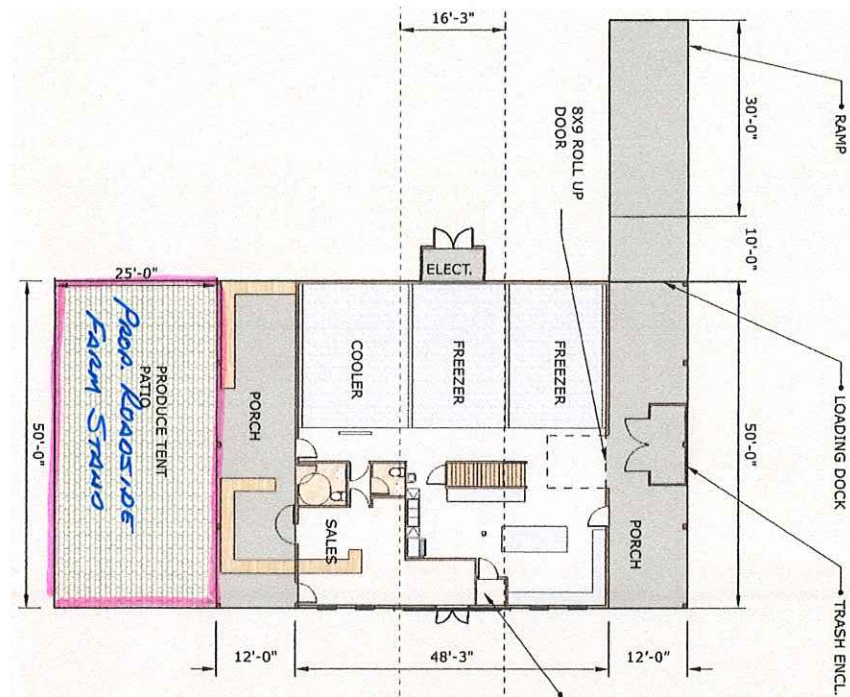
To Be Supplied by Applicant
1. The deed to the property
2. The state tax map for that area: Map: 68 Block: Parcel: 402
3. Letter describing the farm operation
4. Photographs of the agricultural operation

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

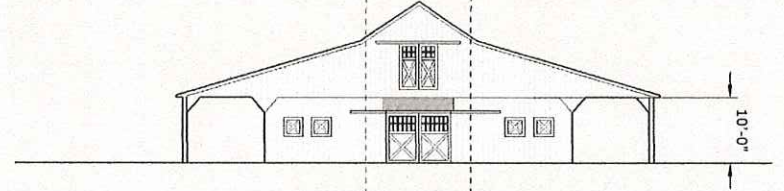
LEGITIMACY OF A FARM USE ON THE REFERENCED PROPERTY

Yes ☒ No ☐ Comment _____

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



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.

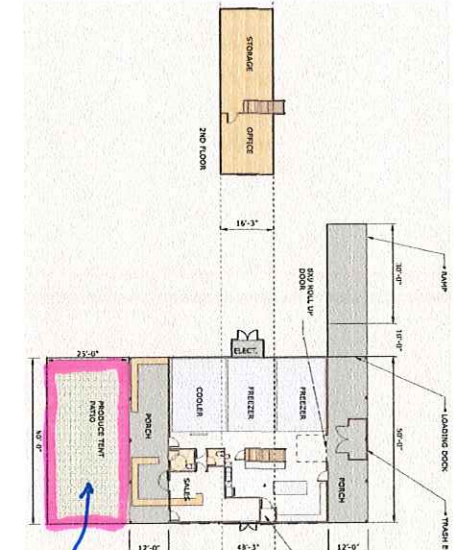
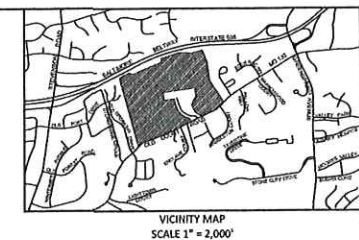
In DR zones a "Produce Stand" is a permitted use but there is no reference to permitting a "Farmer's Roadside Stand".

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-AujPTcAWqypvvrEFZExyvJyK21PzW6O5Am6qXASOKg_ZKWDGF-mb-MmWSGiBdhdyFb3W64Vt1lPvQmy1sGYLqRWbfBSWGhpcpUxkToHssuZyYfY4VOY-WmS5w3R895rufyEUfrugU_jocQqbs7Ewmlkhyurus9vJk7W5KXPY83-bT8Q9heZ58_TDB_XFHPNGs2av4ML8cuHGxH8ivlV8815FiBNrI0BtPq9Yped7RwBkeMiAE8QL3R211rOb68fvZXwghV0vq1tpppgAhN6x-H3OI12XnHRbS203zl1yXQFWFIkHkjEUNfEUtLdZFohD2G2CZdLmlbT_IRuMDm5MaUjoJOAaGy0Ts0luNY3vnCzqsP0ixJ6Y1X8gXSrsntCsY4lGsAVT-vltDeNm282lURQ63vJO_0/http%3A%2F%2Fwww.friedmanandfriedmanlaw.com

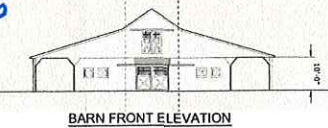
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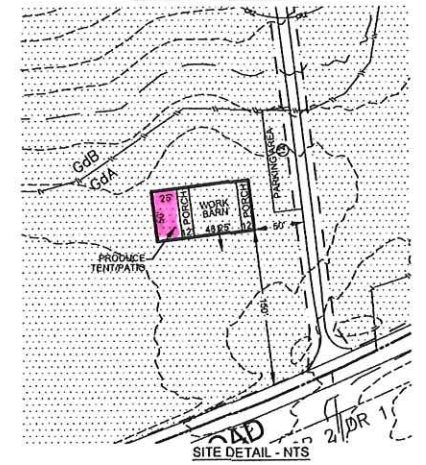


PROP. ROADSIDE
FARM STAND

WORK BARN FLOOR PLAN



BARN FRONT ELEVATION



SITE DETAIL - NTS

GENERAL SITE INFORMATION

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

OFFICE OF ZONING

6. 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
7. 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.
8. Improvements: Agricultural building. All improvements will remain.

ENVIRONMENTAL IMPACT

- Watershed: Jones Falls URDL land type: 1
- 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

1. The proposed work barn will be served by public water and sewer in Old Court Road.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

PROPOSED DEVELOPMENT

1. 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

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
443-200-5535 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'