

April 5, 2022

Baltimore County Office of Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case # 2022-0004-X

To whom it may concern,

I am writing this letter to request that Case #2022-0004-X be withdrawn. Bruce Doak would like to pick up the submitted items when possible.

Thank you for your attention to this request.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Elizabeth Brett". The signature is fluid and cursive, with the first name "Elizabeth" and the last name "Brett" clearly distinguishable.

Elizabeth Brett, Esq.

22-0002
125



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address Old Court Road which is presently zoned DR1
Deed References: 94762/215 10 Digit Tax Account # 23 000 12730
Property Owner(s) Printed Name(s) HIDDEN WATERS LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

SEE ATTACHED PAGE

3. ☐ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature /
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Elizabeth Brett
Name- Type or Print _____
Signature Elizabeth Brett
Mailing Address 918 Greenspring Valley Rd Lutherville City _____ State _____
MD 21093 / 410-458-2969 / ElizabethDBrett@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

HIDDEN WATERS LLC
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 [Signature] Signature #2 THOMAS BAUM
Mailing Address 121 SPA VIEW AVENUE ANNAPOLIS MD City _____ State _____
21401 / 301-758-4541 /
Zip Code _____ Telephone # _____ Email Address _____
TOMBAUM 2015@GMAIL.COM

Representative to be contacted:

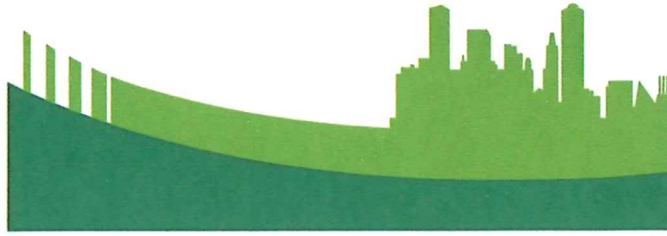
BRUCE E. DOAK
Name - Type or Print _____
Signature [Signature]
Mailing Address 3801 BAKER SCHOOLHOUSE ROAD FREELAND MD City _____ State _____
21053 / 410-419-9906 /
Zip Code _____ Telephone # _____ Email Address _____
BRUCE@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2022-0004-X Filing Date 1/13/2022 Do Not Schedule Dates: _____ Reviewer RJ

Zoning Hearing Petitions Being Requested

To permit by Special Exception per Section 1B01.C.13 BCZR, commercial poultry killing as an accessory farm use in a proposed building located on an existing 109 acre farm.

2022-0004-X



Zoning Description

#3250 Old Court Road- 109.605 Acres
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point in or near the centerline of Old Court Road, being northeasterly 75 feet+- from the centerline of Hambleton Court, thence running on or near the centerline of said road and on the outlines of the subject property 1) South 44 degrees 59 minutes 13 seconds West 145.21 feet, 2) Southwesterly by a line curving to the right with a radius of 819.00 feet for 276.59 feet and an arc of South 54 degrees 39 minutes 44 seconds West 275.28 feet, 3) South 64 degrees 20 minutes 14 seconds West 374.24 feet, thence leaving said road and running on the outlines of the subject property, the fifteen following courses and distances, viz.

- 4) North 55 degrees 39 minutes 20 seconds West 230.19 feet,
- 5) North 30 degrees 48 minutes 18 seconds West 166.86 feet,
- 6) North 11 degrees 46 minutes 51 seconds West 95.62 feet,
- 7) North 27 degrees 09 minutes 49 seconds East 275.30 feet,
- 8) North 07 degrees 50 minutes 11 seconds West 238.00 feet,
- 9) South 82 degrees 09 minutes 49 seconds West 950.00 feet,
- 10) South 07 degrees 50 minutes 11 seconds East 238.00 feet,
- 11) North 82 degrees 09 minutes 49 seconds East 303.72 feet,
- 12) South 13 degrees 56 minutes 24 seconds East 221.97 feet,
- 13) South 18 degrees 57 minutes 29 seconds East 67.36 feet,
- 14) South 28 degrees 50 minutes 44 seconds East 78.95 feet,
- 15) South 41 degrees 13 minutes 04 seconds East 147.13 feet,
- 16) South 50 degrees 15 minutes 00 seconds East 115.01 feet,
- 17) South 73 degrees 45 minutes 14 seconds East 164.39 feet,
- 18) South 27 degrees 06 minutes 55 seconds East 104.58 feet to a point in or near the centerline of Old Court Road, thence running on or near the centerline of said road and on the outlines of the subject property 19) South 63 degrees 57 minutes 14 seconds West 714.00 feet, 20) South 66 degrees 33 minutes 34 seconds West 80.60 feet, 21) South 69 degrees 09 minutes 46 seconds West 700.00 feet, 22) South 65 degrees 13 minutes 40 seconds West 100.00 feet, 23) South 54 degrees 42 minutes 13 seconds West 50.00 feet, 24) South 44 degrees 02 minutes 09 seconds West 119.29 feet, thence leaving said road and running on the outlines of the subject property, the fourteen following courses and distances, viz. 25) North 15 degrees 23 minutes 11 seconds West 2124.64 feet, 26) North 62 degrees 13 minutes 16 seconds East 308.71 feet, 27) South 76 degrees 50 minutes 54 seconds East 152.73 feet, 28) North 62 degrees 13 minutes 16 seconds East 125.70 feet, 29) North 67 degrees 32 minutes 50 seconds East 787.21 feet, 30) North 06 degrees 44 minutes 34 seconds West 103.93

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feet, 31) North 67 degrees 32 minutes 50 seconds East 11.37 feet, 32) North 72 degrees 29 minutes 06 seconds East 341.40 feet, 33) North 70 degrees 50 minutes 43 seconds East 195.94 feet, 34) South 88 degrees 42 minutes 54 seconds East 398.34 feet, 35) North 75 degrees 35 minutes 52 seconds East 324.60 feet, 36) South 21 degrees 34 minutes 06 seconds East 396.69 feet, 37) South 08 degrees 12 minutes 38 seconds East 550.00 feet and 38) South 33 degrees 15 minutes 36 seconds East 749.69 feet to the point of beginning.

Containing 109.605 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2022-0004-X

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 17, 2022
FORMAL OR INFORMAL RESPONSE DUE AT January 24, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 4400, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0003-SPH **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Elaine Blanche Maxa
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** Unknown **Election Dist:** 15 **Council Dist:** 6

Property Address: 510 COLE RD

Location: Property located Northwest side of Cole Rd. (15 feet) 250 FT. West of Edwards Lane (35 feet).

Existing Zoning: DR 3.5 **Area:** 2.68 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To determine whether or not the Zoning Commissioner should approve replacement dwellings on the property.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2022-0004-X **Reviewer:** Rosalie Johnson
Existng Use: AGRICULTURAL **Proposed Use:** AGRICULTURAL
Type: SPECIAL EXCEPTION
Legal Owner: Hidden Waters, LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: OLD COURT RD

Location: Property located on the North side of Old Court Rd., 395 FT. West of Enclave Court.

Existing Zoning: DR 1 **Area:** 109.61 ACRES

Proposed Zoning:

SPECIAL EXCEPTION:

BCZR 1B01.1.C.13: Commercial poultry killing as an accessory farm use in a proposed building located on an existing 109 acre farm.

Attorney: Elizabeth Brett

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:
