

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 30th day of November, 2023, that Theodore & Jessica Valmas located at 21201 West Liberty Road should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: Farmer's Roadside Stand (To Sell Flowers), pursuant to ALPB approval & submitted site plan.

Use Permit or Zoning Case No.

UP-2023-0002-FR

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

Planner's Initials

MJK



ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

936 Ridgebrook Road • Sparks Glencoe, MD 21152 • 410-316-7800 • (FAX) 410-316-7853

To: Baltimore County Zoning Review
111 W Chesapeake Ave
Towson, MD 21204

Date: 8/17/2023

Re: Farmers Roadside Stand Application
Bloomhouse Farm
KCI Job No. 272304202

☒ We are submitting ☒ Herewith ☐ Under separate cover
☐ We are forwarding ☐ We are returning ☐ We request

No.	Description
1	Farmers Roadside Stand Application with affidavit and tax map
1	\$100 Check for fees
4	Zoning Site Plan

☐ In accordance with your request ☐ For your use
☒ For your review ☐ Please call when ready
☐ For processing ☐ Please return to this office
☐ Plans reviewed and accepted ☒ Approval Requested
☐ Plans reviewed and accepted as notes ☐ Conference requested at your convenience
☐ For revision by you

Should you require additional information, please contact me at your earliest convenience.

Sincerely,

KCI Technologies, Inc.

Matthew S. Sichel, P.E.
Senior Project Engineer
Associate
Land Development Practice
Phone: (410) 316-7894

UP-2023-0002-FR

BLOOMHOUSE, L.L.C.
21201 W LIBERTY RD
PARKTON, MD 21120
443.983.9094
BLOOMHOUSE.CONTACT@GMAIL.COM

AFFIDAVIT OF FARM STAND

My name is Jessica Valmas. I am the owner of 21201 W Liberty Road with my husband Theodore Valmas. This is where we reside and where I am the co-owner of a small scale cut flower farm, Bloomhouse L.L.C. with my business partner Samantha Sakay.

Bloomhouse Flower Stand

- Business indicating signage at entrance driveway
- Public parking spaces are provided per the site plan
- Flower stand location provided per the site plan
- The flower stand will hold our grown cut flower orders for customers to pick up at our farm stand
- Customers can exit through existing driveway provided per the site plan

Best regards,



Sam Sakay and Jessica Valmas, Owners of Bloomhouse

Bloomhouse.contact@gmail.com

UP- 2023-0002-FR

Zoning Review Office Accepting Planner - Print Name Mitch Iellman**FARMER'S ROADSIDE STAND APPLICATION FOR A USE PERMIT**

APPLICATION TO THE DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS:

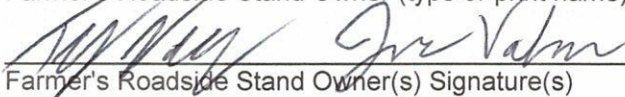
The Zoning Classification is RC 7 (Must be RC 2, RC 3, RC 4 or RC 5 only) pursuant to §1A08.3.7.a subject to §404.4, BCZR

I, or we, Theodore and Jessica Valmas 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.

Theodore and Jessica Valmas

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



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

8/16/23

Date

21201 W. Liberty Rd 21120

Address (print or type) Zip

Phone # Work - 443-802-8376

Home _____

Legal Property Owner of Producing Farm Information:Theodore and Jessica Valmas

Name (type or print)

21201 W. Liberty Rd 21120

Address (type or print) Zip

Phone # Work - 443-802-8376

Home _____

Email theodorevalmas@gmail.com**FORMAL 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 Signature21201 W. Liberty Rd 21120

Address (type or print) Zip

Phone # Work - 443-802-8376

Home _____

Email theodorevalmas@gmail.com**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 Theodore and Jessica Valmas, owner(s) of the roadside stand, (is/are) a local agricultural
(name)
producer or spouse, sibling, or parents of the local agricultural producer on 4.11 acres at
Bloomhouse Farm,
location(s) (Use an additional sheet, if necessary.)
and that the Zoning Classification is RC 7 (Must be RC 2, RC 3, RC 4 or RC 5 only), pursuant to §1A08.3.7.a
subject to §404.4, BCZR
2. That the proposed farmer's roadside stand will be located on a producing farm located at
21201 W. Liberty 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.

Theodore Valmas Jessica Valmas
Agricultural Producer (Signature)
Theodore Valmas Jessica Valmas
Agricultural Producer (Print Name)
21201 W. Liberty Rd Parkton MD 21120
Address
443-802-8376 TheodoreValmas@gmail.com
Telephone Number Email Address

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 16 day of August, 2023, before me, the
subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Theodore & Jessica
Valmas, having been duly sworn. AS WITNESS my hand and Notary Seal the day and year first above
written.



[Signature]
Notary Public
June 14, 2026
Commission Expires

INTER-OFFICE CORRESPONDENCE

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

FROM: Director, Department of Permits, Approvals and Inspections

By: _____
(Print Name of Zoning Review Office Accepting Planner)

RE: **Farmer's Roadside Stand Use Permit # UP--2023 - 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:

Theodore and Jessica Valmas 21201 W. Liberty Rd 443-802-8376 theodorevalmas@gmail.com
Print Name of Stand Operator/Owner Address Telephone Number Email Address

ROADSIDE FARM LOCATION: Election District 7 Councilmanic District 3 Acres 4.11
Land Owner Theodore and Jessica Valmas Telephone Number 443-802-8376
Address 21201 W. Liberty Rd Tax Account Number 1700004842
Parkton, MD 21120 Zoning Classification RC 7

- 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)

(Must be RC 2, RC 3, RC 4 or RC 5 only):
pursuant to §1A08.3.7.a subject to §404.4, BCZR

0008	0003	0213
Map	Block	Parcel
	0003	

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

Theodore and Jessica Valmas 21201 W. Liberty Rd 21120 1700004842
Print Name of Owner Address and Location Tax Account Number

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

0008	0003	0213
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 %

Production Locations ✓
Production of 50% of Produce Sales ✓
Recommend Zoning Special Hearing

Comments:

Reviewed and verified / recommended by ALPB at 10/11/2023 meeting.

Signed: Meagan G. Benjamin
Representative of the Agricultural Land Preservation Board for Baltimore County

Date: 10/12/2023

INTER-OFFICE CORRESPONDENCE

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

FROM: Director, Department of Permits, Approvals and Inspections

By: _____
(Print Name of Zoning Review Office Accepting Planner)

RE: **Farmer's Roadside Stand Use Permit # UP--2023 - 0002 -FR**

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APPLICANT SUPPLIED INFORMATION:

Theodore and Jessica Valmas	21201 W. Liberty Rd	443-802-8376	theodorevalmas@gmail.com
Print Name of Stand Operator/Owner	Address	Telephone Number	Email Address

ROADSIDE FARM LOCATION:	Election District <u>7</u>	Councilmanic District <u>3</u>	Acres <u>4.11</u>
Land Owner <u>Theodore and Jessica Valmas</u>	Telephone Number <u>443-802-8376</u>		
Address <u>21201 W. Liberty Rd</u>	Tax Account Number <u>1700004842</u>		
<u>Parkton, MD 21120</u>	Zoning Classification <u>RC 7</u>		
A. a signed and notarized affidavit and letter of permission		(Must be RC 2, RC 3, RC 4 or RC 5 only):	
B. the roadside stand location site plan		pursuant to §1A08.3.7.a subject to §404.4, BCZR	
C. a copy of the State Tax Map for that area (labeled)			

0008	0003	0213
Map	Block	Parcel

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

Theodore and Jessica Valmas	21201 W. Liberty Rd 21120	1700004842
Print Name of Owner	Address and Location	Tax Account Number

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

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

0008	0003	0213
Map	Block	Parcel

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: _____

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

Mitch Kellman on 9/6/2023
Zoning Review Office 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 9/19/2023 "D" (30 days before "C")

DATE POSTED _____

HEARING REQUESTED - YES ___ NO ___ (date)

CLOSING DATE (Last day for hearing demand) 10/19/2023 "C" ("B" - 3 work days)

TENTATIVE DECISION DATE 10/23/2023 "B" ("A" + 45 days)

* Usually Within 15 Days of Filing

CERTIFICATE OF POSTING

Location of Property: _____

District: _____

Posted By: _____ Date: _____

CERTIFICATE OF POSTING

Use Permit Farmer's Roadside Stand
RE: Case No.: _____

Petitioner/Developer: _____

Theodore & Jessica Valmas

October 19, 2023

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

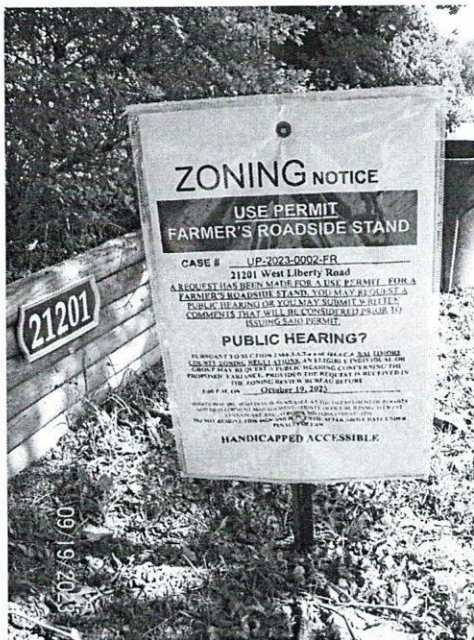
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

21201 West Liberty Road ***SIGN 1***

September 19, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 September 19, 2023

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

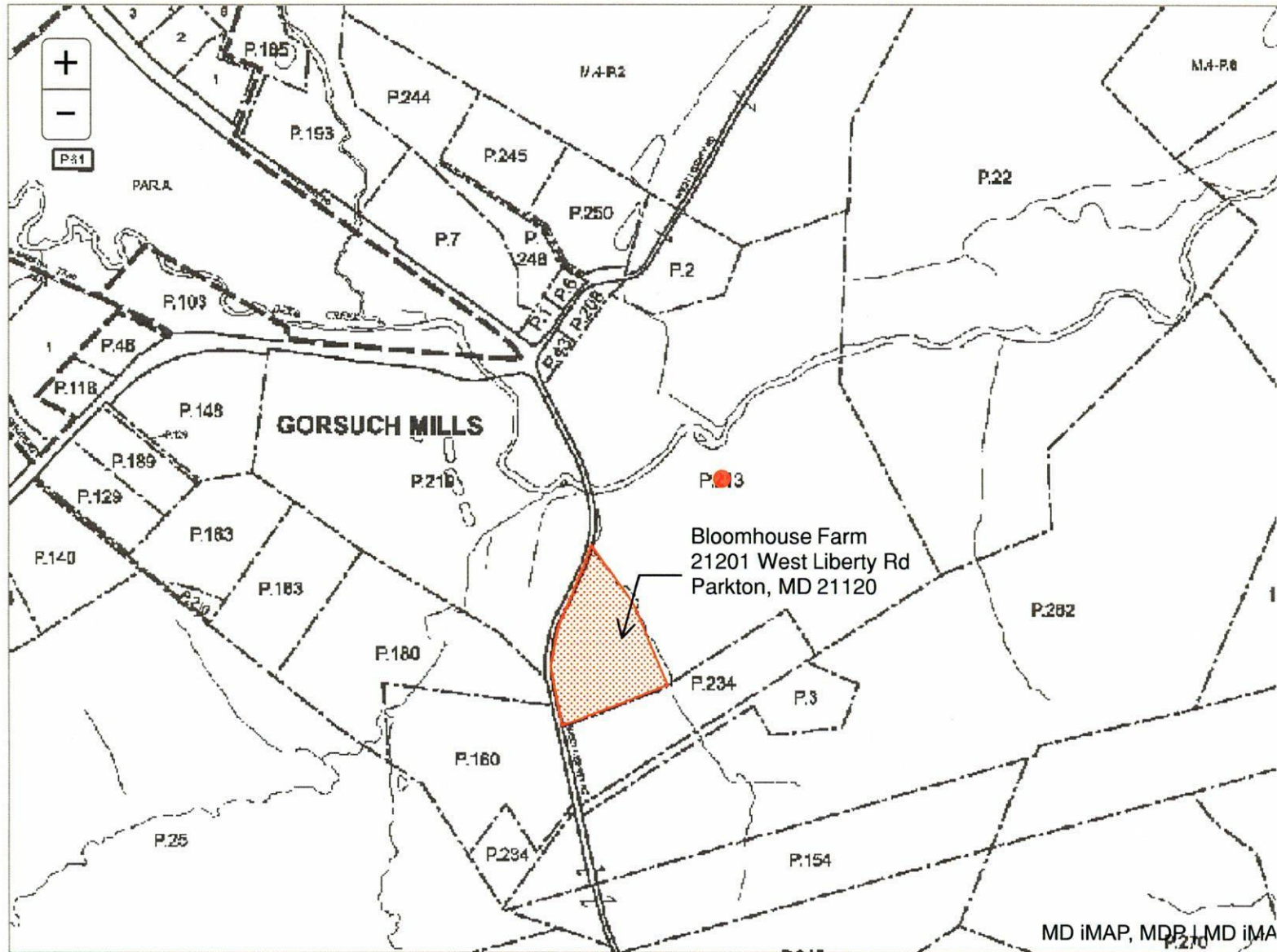
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

District: **07** Account Number: **1700004842**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

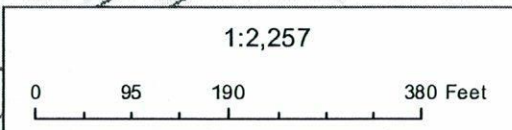
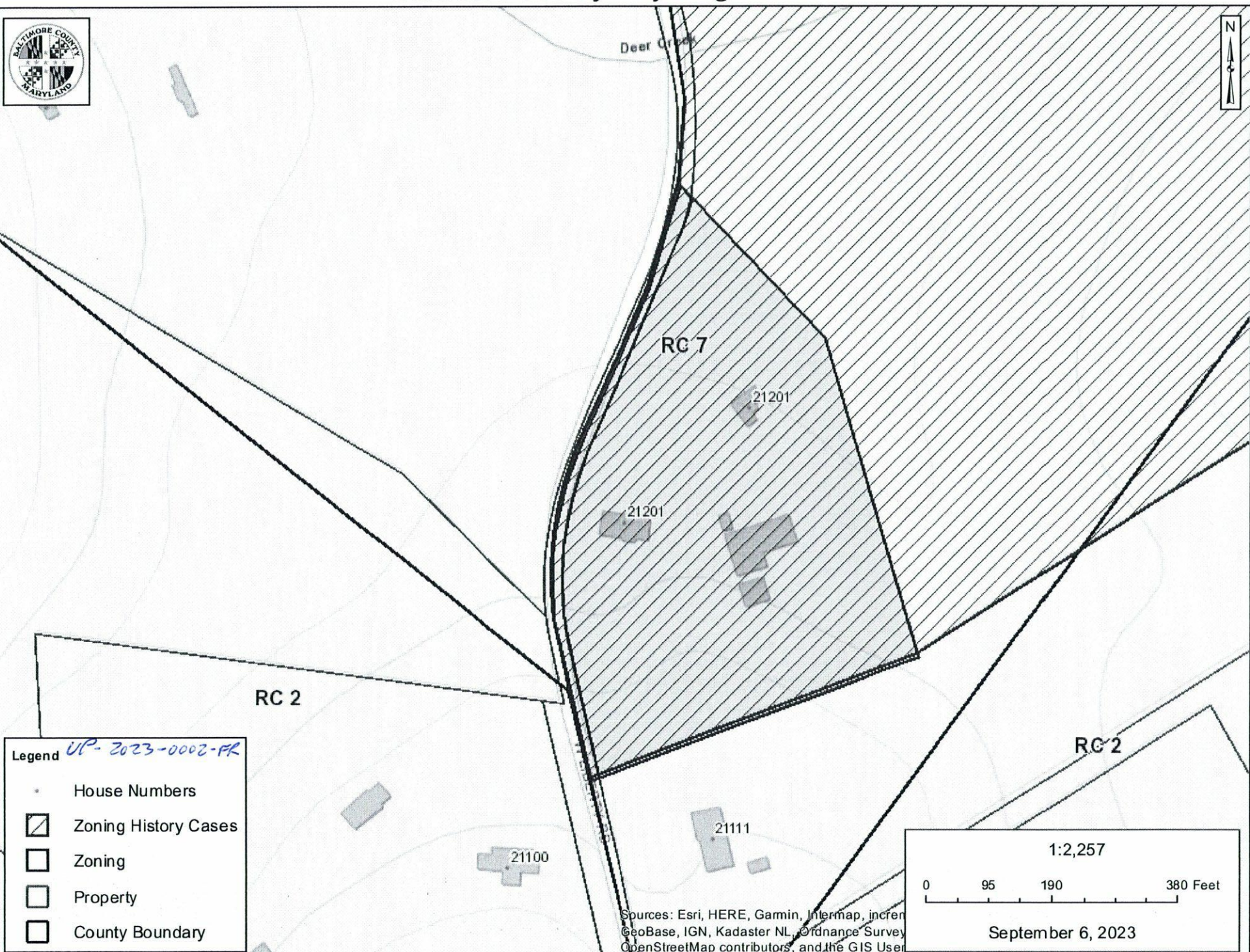
UP-2023-0002-FR

Baltimore County - My Neighborhood



Legend *UP-2023-0002-FR*

- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary



September 6, 2023

Sources: Esri, HERE, Garmin, Intermap, increment P., GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Osmap, OpenStreetMap contributors, and the GIS User Community

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 07 Account Number - 1700004842

Owner Information

Owner Name: VALMAS THEODORE PHILIP V Use: RESIDENTIAL
VALMAS JESSICA ANN Principal Residence: YES
Mailing Address: 21201 W LIBERTY RD Deed Reference: /46218/ 00181
PARKTON MD 21120-9108

Location & Structure Information

Premises Address: 21201 WEST LIBERTY RD Legal Description: 4.110 AC
PARKTON 21120-9108 ES WEST LIBERTY RD
800 FT S BOND RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0008 0003 0213 7010001.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1986 2,669 SF 4.1100 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
2 YES STANDARD UNITSIDING/4 3 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	138,500	169,300		
Improvements	167,500	317,800		
Total:	306,000	487,100	366,367	426,733
Preferential Land:	0	0		

Transfer Information

Seller: SCHAFFER HERBERT J JR	Date: 01/13/2022	Price: \$530,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46218/ 00181	Deed2:
Seller: SCHAFFER HERBERT JR	Date: 12/10/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /46005/ 00472	Deed2:
Seller: GLORIOSO DENNIS	Date: 06/24/2020	Price: \$519,000
Type: ARMS LENGTH IMPROVED	Deed1: /43041/ 00253	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

UP-2023-0002-FR

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

No. 222648

Date: 9/6/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
301	806	6000		6150					\$ 100.00

Total: \$ 100.00

Rec
From:

KCI Technologies

For:

Farmer's Roadside Stand
Use Permit Applications
21301 W. Liberty Rd (Valmans)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

m/c

§ 1A08.3. - Permitted uses.

A. Uses permitted by right. In addition to the uses in Paragraph E of this subsection, the following uses are permitted by right in an R.C.7 Zone:

1. Dwellings, one-family detached.
2. Farms and limited acre wholesale flower farms, subject to Section 404.
3. Open space, common.
4. Schools.
5. Streets and ways.
6. Telephone, telegraph, electrical power or other lines or cables, provided that any such line or cable is underground; underground gas mains; shared well and septic systems when approved by the Department of Environmental Protection and Sustainability; or other underground conduits, except interstate pipelines.

[Bill No. 122-2010]

7. Accessory uses or structures, subject to Section 429, including:



- a. Farmer's roadside stand and produce stand, subject to Section 404.4;
- b. Home occupations;
- c. Offices or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians or other professionals, provided that any such office or studio is established within the same building as that serving the professional person's primary residence; does not occupy more than 25 percent of the total floor area of that residence; and does not involve the employment of more than one nonresident employee;
- d. Parking and residential garage space, subject to Section 409;
- e. Signs, subject to Sections 450 and 1A08.8.C.5; and
- f. Swimming pools, tennis courts and other recreational amenities, if accessory to a dwelling or residential subdivision only.

8. Commercial film production, subject to Section 435.

9. Farmstead creamery, subject to the provisions of Section 404.13.

[Bill No. 34-2009]

UP-2023-0002-FR

§ 404.4. - Agricultural roadside businesses.

Agricultural roadside businesses are permitted, subject to the following requirements:

- A. Setbacks. A farm market and a farmer's roadside stand shall be set back at least 35 feet from the nearest edge of the street pavement. A produce stand shall be located in such a manner that convenient ingress, egress and adequate parking are provided.
- B. Signage. Signs are permitted, subject to Section 450.

[Bill No. 89-1997]

- C. A farmer's roadside stand is permitted as of right with a use permit in R.C.2, R.C.3, R.C.4 and R.C.5 Zones subject to the following conditions:
 - 1. The stand shall be located on a farm.
 - 2. The owner shall be an agricultural producer.
 - 3. At least 50 percent of the produce sold annually shall be grown on the premises where the stand is located or on adjacent farms or on other property farmed by the applicant.
 - a. In the event of crop failure due to drought, insect damage, disease or other causes beyond the control of the producer, as determined by the Agricultural Land Preservation Advisory Board, the 50 percent minimum may be decreased by the Zoning Commissioner to an amount commensurate with the degree of crop failure.
 - b. In the enforcement of 404.4C.2, the Zoning Commissioner shall make the determination upon the recommendation of the Agricultural Land Preservation Advisory Board.
 - 4. A site plan shall be submitted indicating location and type of structure on the lot in question, ingress and egress, parking arrangement and proximity of dwellings on adjacent lots.
 - 5. On the property in question, notice of the application for the use permit shall be conspicuously posted by the Zoning Commissioner for a period of 30 days following the filing of the application.
 - 6. If a formal request for a public hearing is not filed, the Zoning Commissioner, without a public hearing, may grant a use permit for a farmer's roadside stand if the proposed use meets all the requirements of this subsection and any other applicable requirements. The use permit may be issued with such conditions or restrictions as determined appropriate by the Zoning

UP-2023-0002-FR

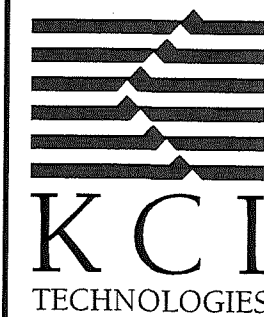
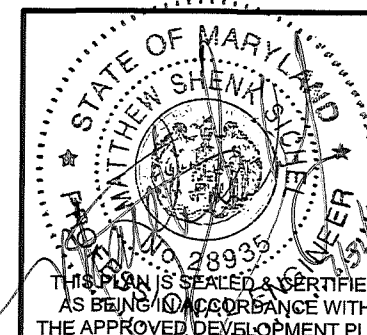
Commissioner to satisfy the provisions of this section and to ensure that the farmer's roadside stand is not detrimental to the health, safety or general welfare of the surrounding community.

7. If a formal request for a public hearing is filed, the Zoning Commissioner shall schedule a date for the public hearing to be held not less than 15 days following public notice of such hearing in two newspapers of general circulation and not more than 60 days from the date of filing of the requests for public hearing.
 8. Following the public hearing, the Zoning Commissioner may either deny or grant a use permit conditioned upon:
 - a. His findings following the public hearing; and
 - b. The manner in which the requirements of this section and other applicable requirements are met and any additional requirements as deemed necessary by the Zoning Commissioner in order to ensure that the farmer's roadside stand is not detrimental to the health, safety or general welfare of the surrounding community and which are deemed necessary to satisfy the objectives of Section 502.1 of these regulations.
- D. Farm market: special exception standards. A farm market is subject to a special exception approval in R.C.2, R.C.3, R.C.4, R.C.20 and R.C.50 Zones and shall meet the standards outlined in Section 502.1 of these regulations. In addition to these requirements, a farm market is subject to the following requirements:
1. The owner shall be an agricultural producer.
 2. At least 50 percent of the produce sold annually shall be grown by the owner of the farm market and no more than ten percent of the annual sales shall be locally produced nonagricultural goods.
 - a. In the event of a crop failure due to drought, insect damage, disease or other causes beyond the control of the producer as determined by the Agricultural Land Preservation Advisory Board, the 50 percent minimum may be decreased by the Zoning Commissioner to a degree commensurate with the degree of crop failure.
 - b. In the enforcement of 404.4.D.2, the Zoning Commissioner shall make the determinations in consultation with the Agricultural Land Preservation Advisory Board.
 3. A site plan shall be submitted indicating location and type of structure on the lot in question, ingress and egress, parking arrangement and proximity of dwellings on adjacent lots.

UP-2023-0002-FR



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 28935
EXP. DATE: 1/15/2025



ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

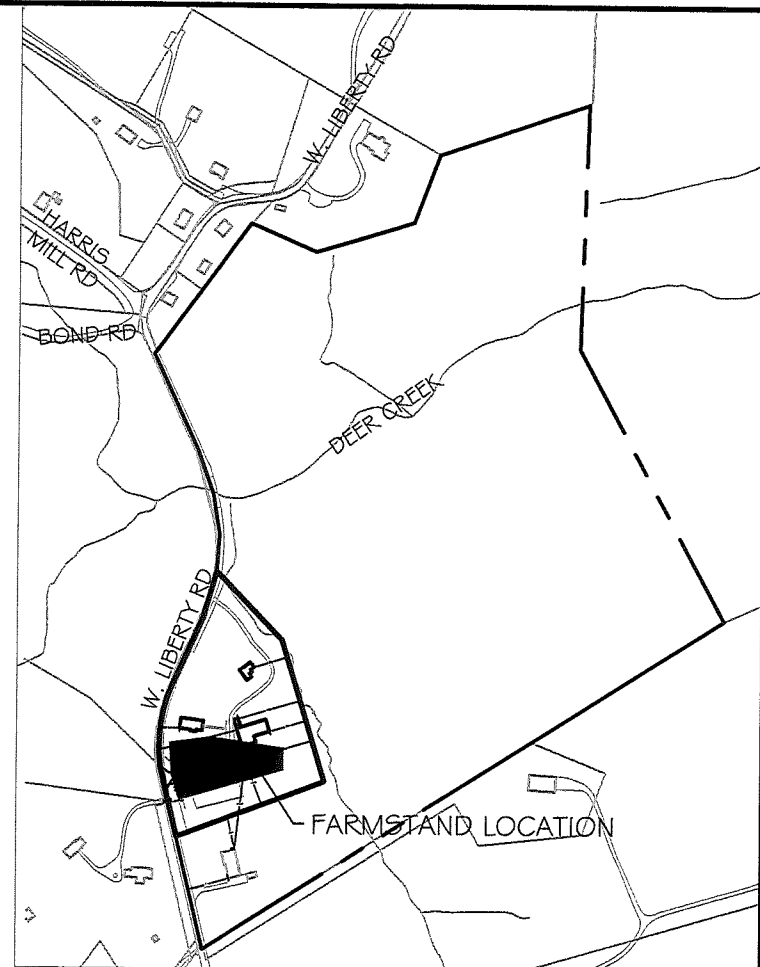
REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	6/16/2023
				SCALE
				1" = 50'
				DESIGNED BY
				MS
				DRAWN BY
				MLC

FARMSTAND ZONING PLAN

21201 W. Liberty Road
Parkton, MD 21120

7TH ELECTION DISTRICT
COUNCILMANIC DISTRICT 3

BALTIMORE COUNTY, MD



SITE INFORMATION:

OWNER: THEODORE AND JESSICA VALMAS

SITE ADDRESS: 21201 W. LIBERTY RD PARKTON, MD 21120

EXISTING ZONING: RC-7

ZONING HISTORY CASES:

CASE NUMBER: 2020-0226-SPH

- PETITIONER: HERBERT SCHAFFER, JR.
- SPECIAL HEARING TO REQUEST A NON-DENSITY TRANSFER OF A 33.837 ACRE PARCEL OF LAND FROM HERBERT SCHAFFER, JR. (PARCEL 213) TO HERBERT SCHAFFER, JR. (PARCEL 247)
- GRANTED 2/9/2021

CASE NUMBER 1995-0260-SPH

- PETITIONER: JAMES J. REHREY
- SPECIAL HEARING FOR APPROVAL TO ALLOW A SUBDIVISION OF THE SUBJECT SITE SO AS TO PERMIT THE R.C.2 PORTION OF LOT NO. 1 AS CONTAINING NO DENSITY.
- GRANTED 3/29/1995

NOTES:

1. THIS ZONING PLAN IS FOR THE PURPOSE OF REQUESTING A USE PERMIT FOR A FARMER'S ROADSIDE STAND TO SELL FLOWERS, PURSUANT TO §1A08.3.7 & SUBJECT TO §404.4, BALTIMORE COUNTY ZONING REGULATIONS (BCZR), SUBSECTION 404.4.C OF THE BCZR, AND PERMITTED USE IN ZONE RC-7.
2. THE FARMER'S ROADSIDE STAND IS LOCATED ON BLOOMHOUSE FARM WHERE THE OWNERS WILL GROW AT LEAST 50% OF THE FLOWERS THAT WILL BE SOLD AT THE STAND.
3. TOTAL SITE: 4.11 AC
FLOWER FIELD: 0.22 AC

LEGEND

	MAJOR CONTOUR
	MINOR CONTOUR
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARIES
	EXISTING EASEMENT BOUNDARIES
	EXISTING ZONE LINES
	OVERHEAD UTILITY LINES
	EXISTING FENCE
	EXISTING BUILDINGS
	RIGHT-OF-WAY