

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 17th day of April, 2025, that Melinda Elder located at

(Individual or business name)

13506 Hanover Pike, Reisterstown MD should be and the

(Street address)

same is hereby granted permission to operate a: Farmers' Roadside
Stand

UP-2025-0001-FR
Use Permit or Zoning Case No.

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

Planner's Initials T. C.

Farmer's Roadside Stand Use Permit # UP-2025-0001 -FR

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

Tyler Cox on 4/9/25
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 4/18/2025 "D" (30 days before "C")

DATE POSTED 4/17/2025

HEARING REQUESTED - YES ☐ NO ☐ (date)

CLOSING DATE (Last day for hearing demand) _____ "C" ("B" - 3 work days)

TENTATIVE DECISION DATE _____ "B" ("A" + 45 days)

* Usually Within 15 Days of Filing

CERTIFICATE OF POSTING

Location of Property: 13506 HANOVER PIKE REISTERSTOWN MD 21136

District: 4TH

Posted By: BRUCE E. DOAK Date: 4/17/25

WORKING: TO Permit a Farmers Roadside Stand
at 13506 Hanover Pike.

9/21/2022

Zoning Review Office Accepting Planner - Print Name Tyler Cox

FARMER'S ROADSIDE STAND APPLICATION FOR A USE PERMIT

APPLICATION TO THE DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS:

The Zoning Classification is RC_____ (Must be RC 2, RC 3, RC 4 or RC 5 only)

I, or we, Melinda Elder 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.

Melinda Elder

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

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

3/13/2025

Date _____

13506 Hanover Pike, Reisterstown, MD, 21136

Address (print or type)

Zip

Phone # Work -

Home 207-479-8706

Legal Property Owner of Producing Farm Information:

William Elder

Name (type or print)

13506 Hanover Pike, Reisterstown, MD, 21136

Address (type or print)

Zip

Phone # Work -

Home 443-974-7215

Email Wselder89@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 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 Melinda Elder, owner(s) of the roadside stand, (is/are) a local agricultural
(name)
producer or spouse, sibling, or parents of the local agricultural producer on 2 acres at
13506 Hanover Pike, Reisterstown, MD, 21136,
location(s) (Use an additional sheet, if necessary.)
and that the Zoning Classification is RC 2 (Must be RC 2, RC 3, RC 4 or RC 5 only).
2. That the proposed farmer's roadside stand will be located on a producing farm located at
13506 Hanover Pike, Reisterstown, MD, 21136
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.

Melinda A Elder

Agricultural Producer (Signature)

Melinda Anne Elder

Agricultural Producer (Print Name)

13506 Hanover Pike, Reisterstown, MD, 21136

Address

207-479-8706

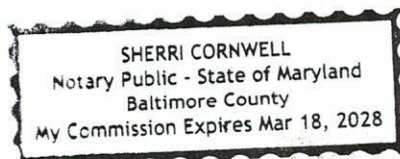
Telephone Number

, theouthouse30@gmail.com

Email Address

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 13th day of March, 2025, before me, the
subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Melinda Anne
Elder, having been duly sworn. AS WITNESS my hand and Notary Seal the day and year first above
written.



[Signature]

Notary Public

3/18/2025

Commission Expires

LOCATION: 13506 Hanover Pike, Reisterstown MD, 21136

Landowners Name: William S Elder

Landowners Mailing Address: Same as Location

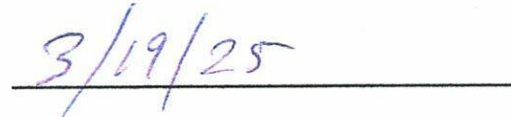
Landowners Phone: 443-974-7215

Landowners E-mail: WSElder89@gmail.com

As Legal Owner of the Producing Farm Location listed above, I grant permission to Melinda Elder to operate a secure and maintained Roadside Stand from the premise.



William Elder Signature



Date

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 13506 Hanover Pike

**PROPOSAL: TO PERMIT A FARMERS ROADSIDE
STAND AT 13506 HANOVER PIKE**

USE PERMIT #: UA-2025-0001-FR

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 A HEARING IS RECEIVED IN THE
ZONING REVIEW OFFICE BEFORE 4:30 PM ON MAY 18, 2025.
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.**

HANDICAPPED ACCESSIBLE

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 13506 Hanover Pike

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HANDICAPPED ACCESSIBLE

SITE PLAN

Address: 13506 Hanover Pike
Reisterstown, MD 21136
Parcel ID: 04-0419052840
Lot area: 1.29 Acres
Plot Size: 11"x17"
Drawing scale: 1"=40'

