



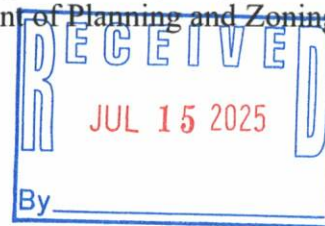
For DPZ Office use only:

BA Case No. BA-8225

Date Submitted: 7/15/2025

## ADMINISTRATIVE APPEAL PETITION TO THE HOWARD COUNTY HEARING AUTHORITY

A person who wishes to appeal a departmental decision must use this petition form. It is recommended that a person determine whether he/she can be acknowledged as being an aggrieved person<sup>1</sup>. The appellant must submit the completed form to the Department of Planning and Zoning within 30 days of issuance of the departmental ruling or action.



### 1. APPEAL REQUEST

BRIEF DESCRIPTION OF RULING OR ACTION FROM WHICH THIS APPEAL IS  
TAKEN: See Attachment A

DATE OF RULING OR ACTION: June 16, 2025

BRIEF DESCRIPTION OF ERROR OF FACT, OR LAW, IF ANY, PRESENTED BY  
THIS APPEAL: See Attachment A

MANNER IN WHICH THE APPELLANT IS AGGRIEVED BY THE RULING OR  
ACTION: See Attachment A

OTHER FACTORS WHICH THE APPELLANT WISHES THE HEARING AUTHORITY  
TO CONSIDER: \_\_\_\_\_

<sup>1</sup> As a brief explanation of this concept: Generally speaking,....a person "aggrieved"...is one whose personal or property rights are adversely affected by the decision...The decision must not only affect a matter in which the protestant has a specific interest or property right, but his interest therein must be such that he is personally and specifically affected in a way different from that suffered by the public generally. The Department of Planning and Zoning does not advise persons on whether they may or may not qualify as being aggrieved. Persons intending to file an appeal may want to obtain separate legal advice on this issue because it may have an impact on the validity of the appeal.

2. **APPELLANT'S NAME** See Attachment B  
TRADING AS (IF APPLICABLE) \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE NO. (H) \_\_\_\_\_ (W) \_\_\_\_\_  
EMAIL \_\_\_\_\_
3. **COUNSEL FOR APPELLANT** The Law Office of G. Macy Nelson, LLC  
COUNSEL'S ADDRESS 600 Washington Ave, Suite 202, Towson, MD 21204  
COUNSEL'S PHONE NO. 410-296-8166  
EMAIL gmacynelson@gmacynelson.com and alex@gmacynelson.com
4. **RESPONDENT** See Attachment B  
RESPONDENT'S ADDRESS \_\_\_\_\_
5. **PROPERTY IDENTIFICATION (IF REAL PROPERTY IS INVOLVED)**  
ADDRESS OF SUBJECT PROPERTY 3260 Pfefferkorn Road  
West Friendship, MD 21794  
TOTAL ACREAGE OF PROPERTY 20 acres  
PROPERTY LOCATION 3260 Pfefferkorn Road, West Friendship, MD 21794  
COUNCIL DISTRICT 5 ELECTION DISTRICT 3-01 ZONING DISTRICT RR-DEO  
TAX MAP # 22 GRID # 01 PARCEL/LOT # 0177
6. **APPELLANT'S INTEREST IN SUBJECT PROPERTY**  
[ ] OWNER (Including joint ownership) [X] OTHER (Describe and give name and address of owner) Adjoining/Nearby Property Owners. See Attachment B (Respondent) for name and address of owner.
7. **ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING**  
A) The Appellant must submit **one (1) signed original and nine (9) copies of the signed original**, for a total of **ten (10) copies**, of this petition. If supplementary documents or other materials are included, **ten (10)** complete sets must be submitted.  
B) The appellant is advised to consult the Rules of Procedure of the Board of Appeals. In accordance with Section 2.210(b) of that document, an "on the record" appeal requires that within 30 days of filing an administrative appeal, the appellant file a record transcript of the hearing being appealed. In addition, within 15 days of filing the transcript, the appellant must file a Memorandum addressing the points of law upon which the appeal is based.

- C) The undersigned agrees in matters involving land use, except in administrative appeals from the issuance of a notice of violation of County laws or regulations, to properly post the property at least thirty (30) days immediately prior to the hearing and to maintain the posters as required and submit an affidavit of posting at, or before the time of the hearing. If the Appellant is not the owner or does not have a beneficial interest in the subject property, the posting of the property is not required; however, the Appellant must send copies of the petition and notification of the public hearing to the property owner and the adjoining property owners in accordance with Section 2.203(e) of the Rules of Procedure of the Board of Appeals.
- D) The undersigned also agrees in matters involving land use, except in administrative appeals from the issuance of a notice of violation of County laws or regulations, to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least thirty (30) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.
- E) The undersigned also agrees to furnish such additional plats, reports, plans, or other materials as may be required by the Department of Planning and Zoning and/or the Hearing Authority in connection with the filing of this petition.  
The undersigned agrees to pay all costs in accordance with the current schedule of fees.

#### 8. SIGNATURES

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

  
\_\_\_\_\_  
Signature of Attorney

  
\_\_\_\_\_  
Signature of Appellant

-----  
**For DPZ office use only: (Filing fee is \$1,500.00 plus \$50.00 per poster)**

Hearing Fee: \$ \_\_\_\_\_

Poster Fee: \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

(Make check payable to "Director of Finance")

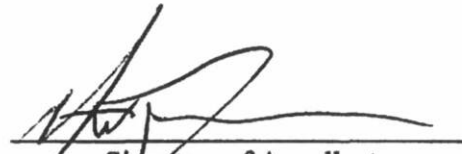
County Website: [howardcountymd.gov](http://howardcountymd.gov)

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The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

  
Signature of Attorney  
Signature of Appellant

-----  
**For DPZ office use only: (Filing fee is \$1,500.00 plus \$50.00 per poster)**

Hearing Fee: \$ \_\_\_\_\_

Poster Fee: \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

(Make check payable to "Director of Finance")

County Website: [howardcountymd.gov](http://howardcountymd.gov)



**PLEASE READ CAREFULLY  
DATA TO ACCOMPANY PETITION**

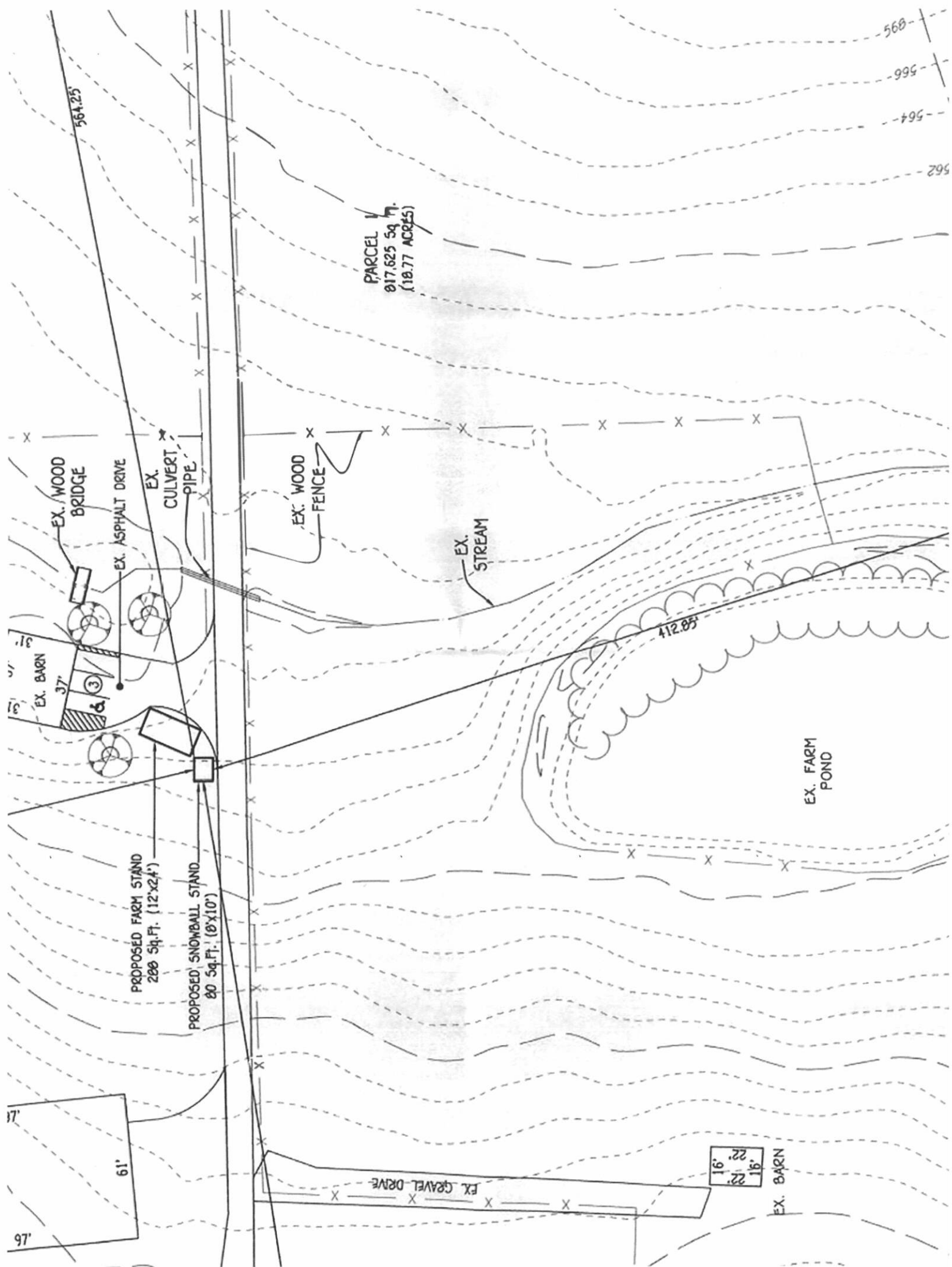
**Drawings:** Where a parcel of land and/or building(s) as defined in the Zoning Regulations is involved in that which is being appealed, petition forms must be accompanied by **(10) copies of required drawings** showing the following information:

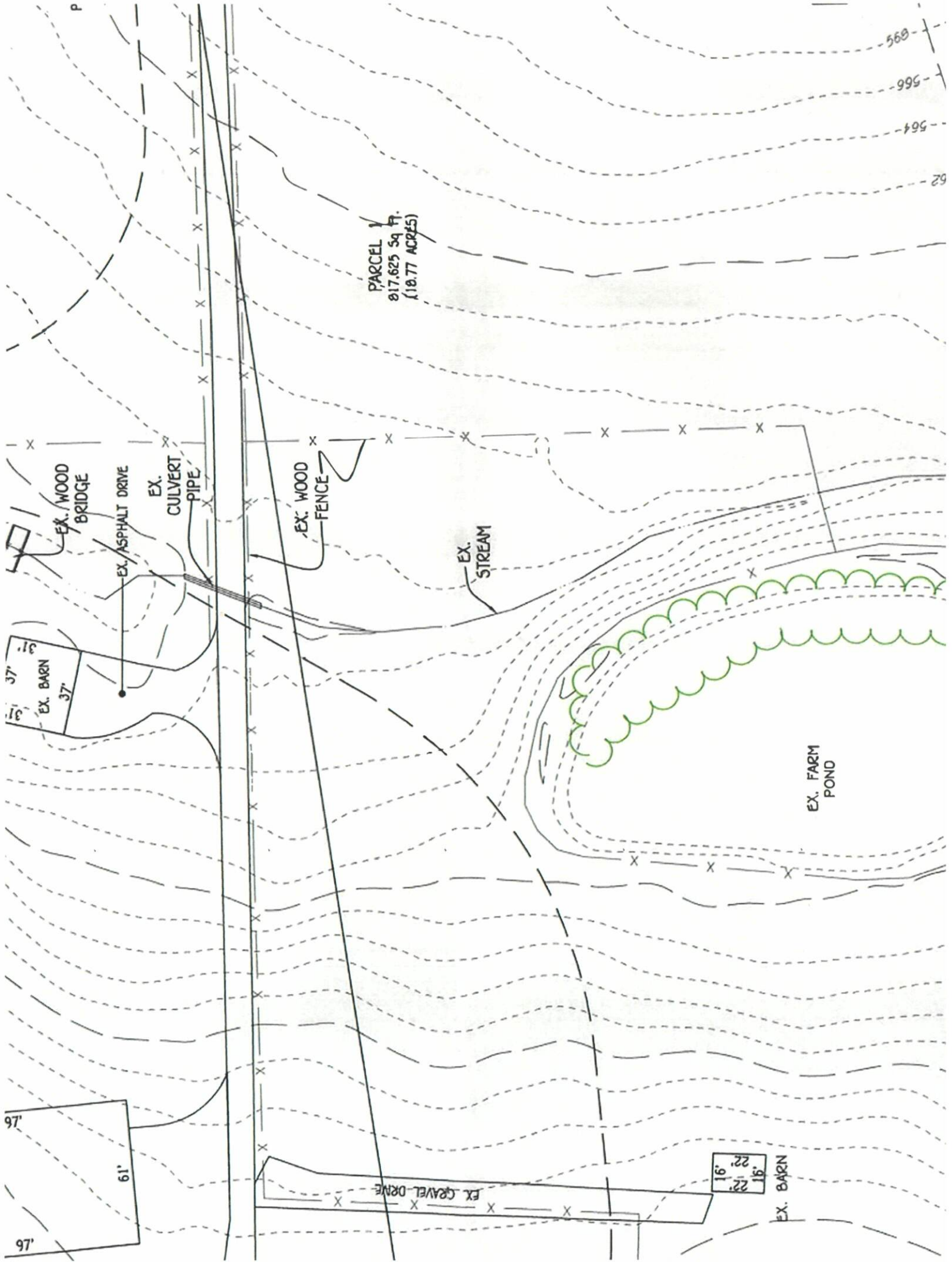
- ☐ (a) Courses and distances of outline boundary lines and the size of the property
- ☐ (b) North arrow
- ☐ (c) Existing zoning of subject property and adjoining property
- ☐ (d) Location, extent, boundary lines and area of any current use and proposed change in use
- ☐ (e) Any existing or proposed building(s), structures, signs, points of access, natural features, landscaping, parking, and other objects and/or uses on subject property which may be relevant to the petition
- ☐ (f) Same as (e) above, if any, of adjoining property which may be required in the proper examination of the petition
- ☐ (g) Location of subject property in relation, by approximate dimension, to nearest intersection of two public roads
- ☐ (h) Ownership of effected roads
- ☐ (i) Election District in which the subject property is located
- ☐ (j) Tax Map number on which the subject property is located
- ☐ (k) Name and local community in which the subject property is located or name of nearby community
- ☐ (l) Name, mailing address, telephone number (and e-mail address, if any) of the appellant
- ☐ (m) Name, mailing address, telephone number (and e-mail address, if any) of attorney, if any
- ☐ (n) Name and mailing address of property owner
- ☐ (o) Any other information as may be necessary for full and proper consideration of the appeal.

BA Case # SFP-25-002

PETITIONER: See Attachment B

ADDRESS: See Attachment B





Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN BA CASE # SFP - 25-20 FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

  
\_\_\_\_\_  
Witness

 7/14/25  
\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature Date

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: [www.howardcountymd.gov](http://www.howardcountymd.gov)




Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN BA CASE # SFP-25-002 FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

  
\_\_\_\_\_  
Witness

 14 July 2025  
\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature Date

**PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION**

**County Website: [www.howardcountymd.gov](http://www.howardcountymd.gov)**

Attachment A.

## **1. Appeal Request**

### **BRIEF DESCRIPTION OF RULING OR ACTION FROM WHICH THIS APPEAL IS TAKEN:**

Appellants are appealing the decision of the Zoning Administration Division Chief to approve the request of Lexi Young ("Applicant") for a Special Farm Permit for a Farm Stand and a Riding Academy and Stable at 3260 Pfefferkorn Road, West Friendship, MD 21794 ("Subject Property") on June 16, 2025.

### **BRIEF DESCRIPTION OF ERROR OF FACT, OR LAW, IF ANY, PRESENTED BY THIS APPEAL**

The Zoning Administration Division Chief erred legally when she approved the Applicant's special farm permit because the Applicant's proposed use (a camp) is not a Riding Academy and Stable nor is it permitted by right. The Howard County Zoning Regulations permit camps in the RR District only by Conditional Use subject to review and approval under Section 131.0. Moreover, the Applicant failed to establish that farming (as opposed to the Riding Academy/Camp) is the primary use on the Subject Property.

Finally, the Applicant failed to establish, and the Division Chief failed to describe, what products or items (if any) are grown or produced on the Subject Property that could be sold at the proposed farm stand. Small Farm stands do not permit an applicant to sell items not grown or produced on the Subject Property. Therefore, the Applicant had the burden of demonstrating that it does or will grow or produce items on the Subject Property that could be sold in the farm stand. There is no evidence in the record that demonstrates that the Applicant grows or produces any products on site.

Appellants reserve the right to raise additional arguments.

### **MANNER IN WHICH THE APPELLANT IS AGGRIEVED BY THE RULING OR ACTION**

Appellants are adjacent property owners and will be directly impacted by the proposed development with regard to stormwater runoff issues, visual impacts, and their ability to use and enjoy their properties.

Attachment B.

## **2. Appellants**

Matthew & Tricia Dunlop  
3213 Rosway Court  
Glenelg, Maryland 21737  
dunlop@vt.edu  
dunlopmt@gmail.com

## **4. Respondent**

Lexi Young  
3260 Pfefferkorn Road  
West Friendship, MD 21794



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

## Special Farm Use Permit

**Permit No:** SFP-25-002

**Property Address:** 3260 Pfefferkorn Road

**Applicant:** Lexi Young

**Use Categories:** Farm Stand (Less than 300 square feet)  
Riding Academy and Stable

**Zoning District:** RR-DEO

This permit certifies that the proposed uses conform with the requirements of the Howard County Zoning Regulations and shall be valid indefinitely provided that the operation remains in full conformance with all aspects of the use as it was approved. The permit holder shall apply for a renewal of the permit if significant changes to the operation are proposed, including but not limited to new uses or structures, in which case the approved plan must be revised to indicate the proposed changes and submitted for a new approval.

DocuSigned by:

Julia Sauer

88A9A7FA7966490...

6/16/2025

Zoning Administration Division Chief

Date

*This permit must be displayed at the permit address*





# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

## Special Farm Use Permit

### Evaluation and Conclusions of Permits for Special Farm Uses Criteria (Section 128.0.I)

#### Farm Stands – Small (Section 128.0.I.3)

- a. **Small farm stands (smaller than 300 square feet) are permitted as an accessory use to farming in the RC, RR, R-ED, R-20, R-12 and R-SC Districts, provided that:**

- (1) The minimum lot size is 3 acres.**

The Property is 20 acres.

- (2) The use may include the retail sale of crops, produce, flowers, plants, livestock and poultry products and similar items grown or produced on-site. Items produced through value-added processing of products grown on the farm may also be sold.**

The farm stand will sell produce and other related agricultural products grown or produced on-site.

- (3) The farm stand use will support the agricultural use of the property, and will not have significant adverse impacts on neighborhood properties.**

The farm stand will sell only produce or other related agricultural products grown on the Property, which will not have significant adverse impacts on the neighboring properties.

- (4) Notwithstanding the front setback requirements of the applicable zoning district, the minimum front setback for farm stands is 25 feet.**

The farm stand will be approximately 113 feet from the front property line.

- (5) Adequate off-street parking is provided.**

No parking is required for farm stands. However, the closest parking category is Retail, General which requires one (1) space per 200 square feet of gross floor area. Therefore, the proposed 288 square foot farm stand requires two (2) parking spaces, and three (3) parking spaces are being proposed.



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

## Special Farm Use Permit

### Riding Academies and Stables (Section 128.0.1.8)

- a. **Riding Academies and Stables are permitted as an accessory use to farming in the RC and RR Districts, provided that:**

- (1) **Adequate areas for horseback riding shall be available on the site. If the operation will include off-site horseback riding, the petition must indicate the location of off-site trails and include written permission from the property owners.**

The Property is 20 acres.

- (2) **Minium required setbacks:**

- (1) **For an indoor or outdoor ringing arena from an existing dwelling on a different lot.... 100 feet**  
(2) **For a stable from an existing dwelling on a different lot..... 200 feet**

**The Department of Planning and Zoning may reduce the 200 foot setback from an existing dwelling on a different lot to a distance no less than 100 feet upon a finding that the setback reduction will not adversely affect neighboring properties due to visual impact, noise, dust, odors or other causes**

The outdoor riding arena will be at least 100 feet from an existing dwelling on a different lot. The stable structure is more than 200 feet away from an existing dwelling on a different lot.

- (3) **The site has a minimum area of five acres.**

The Property is 20 acres.

- (4) **Parking areas, driveways and outdoor riding areas will be located and designed to shield neighboring properties from noise, dust and odors.**

The proposed parking area and driveway are screened by relocated plantings, distance and existing vegetation. The outdoor riding ring is screened by existing vegetation and fencing. To shield dust, the applicant will periodically treat any outdoor riding areas with water or other moisture management techniques. To shield odor, the applicant will provide daily maintenance on all horse stalls and stables. The fields will be dragged at least once a week and manure is stored in a dumpster and hauled off site by a third-party service.