



For DPZ Office use only:
BA Case No. BA-8310
Date Submitted: 6/29/26

**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 person¹. 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:

The approval of two special farm permits (SFP-16-002 and SFP-13-002) by Julia Sauer, Zoning Administration Division Chief on June 2, 2026.

DATE OF RULING OR ACTION: June 2, 2026

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: Appellants reside in close proximity to the Subject Property and are impacted by the activities approved on the Subject Property via the SFPs.

OTHER FACTORS WHICH THE APPELLANT WISHES THE HEARING AUTHORITY TO CONSIDER: _____

¹ 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 A
TRADING AS (IF APPLICABLE) _____
ADDRESS _____
PHONE NO. (H) _____ (W) _____
EMAIL _____

3. COUNSEL FOR APPELLANT Alex Votaw, The Law Office of G. Macy Nelson, LLC
COUNSEL'S ADDRESS 600 Washington Ave, Ste 202, Towson, MD 21204
COUNSEL'S PHONE NO. 410-296-8166 ext. 303
EMAIL alex@gmacynelson.com

4. RESPONDENT See Attachment A
RESPONDENT'S ADDRESS _____

5. PROPERTY IDENTIFICATION (IF REAL PROPERTY IS INVOLVED)
ADDRESS OF SUBJECT PROPERTY 4411 Manor Lane
Ellicott City, MD 21042
TOTAL ACREAGE OF PROPERTY 52.68 acres
PROPERTY LOCATION 4411 Manor Lane, Ellicott City, MD 21042
COUNCIL DISTRICT 5 ELECTION DISTRICT 2-17 ZONING DISTRICT RC-DEO
TAX MAP # 0029 GRID # 0005 PARCEL/LOT # 0019/3

6. APPELLANT'S INTEREST IN SUBJECT PROPERTY
 OWNER (Including joint ownership) OTHER (Describe and give name and address of owner) See Attachment A

7. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING
A) The Appellant must submit **one (1) signed original and three (3) copies of the signed original**, for a total of **four (4) copies**, of this petition. If supplementary documents or other materials are included, **four (4) 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.

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- 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

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Hearing Fee: \$ _____

County Website: howardcountymd.gov

Poster Fee: \$ _____

TOTAL: \$ _____

Receipt No. _____

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Signature of Attorney



Signature of Appellant

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Signature of Attorney



Signature of Appellant

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Signature of Attorney

Amos D. Calburn

Signature of Appellant

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Signature of Attorney

Joan U. Porter

Signature of Appellant

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Signature of Attorney

Susan J. Shoemaker

Signature of Appellant

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Signature of Attorney

Philip Basile

Signature of Appellant

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Signature of Attorney

Yvonda Brooks

Signature of Appellant

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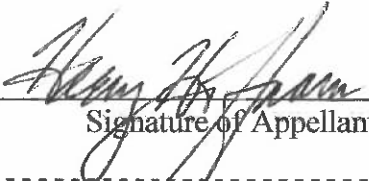
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Signature of Appellant

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Signature of Attorney

Bradley Reed

Signature of Appellant

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Signature of Attorney

Harold E. Reed

Signature of Appellant

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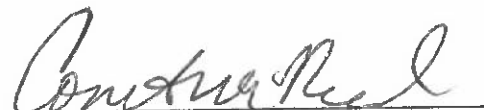
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Signature of Attorney



Signature of Appellant

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Signature of Attorney

Sara Vin

Signature of Appellant

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- 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. _____

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Signature of Attorney

Sara Amadio

Signature of Appellant

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Signature of Attorney

Stephanie Ellis

Signature of Appellant

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Signature of Appellant

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**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-13-002, SFP-16-002

PETITIONER: See Attachment A

ADDRESS: See Attachment A

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-13-002, SFP-16-002 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.

Joan U. Patis 6/23/26
Witness

[Signature] 6/23/26
Signature Date

Joan U. Patis 6/23/26
Witness

[Signature] 6/23/26
Signature Date

Witness

Signature Date

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Filip Brakman
Witness

Anne Williams 6-18-26
Signature Date

Filip Brakman
Witness

Joan Perkins 6/18/26
Signature Date

Witness

Signature Date

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Joan Pantier
Witness

Susan Shoemaker 6/18/26
Signature Date

Joan Pantier
Witness

Felix Brinkman 6/18/26
Signature Date

Witness

Signature Date

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Witness

Signature Date

Witness

Signature Date

Joan K. Pantis 6/19/26

Witness

Agnes B. Brusk 6/19/26

Signature Date

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Jean U. Pantis 6/20/2026
Witness

Samuel Hoffman 6/20/2026
Signature Date

Jean U. Pantis 6/20/26
Witness

Harry Hoffman 20 June 2026
Signature Date

Witness

Signature Date

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Jan U Patis 6/19/26
Witness

Sua Vin 6/19/26
Signature Date

Witness

Signature Date

Witness

Signature Date

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John U. Bantley 6/20/26
Witness

John Bantley 6/20/26
Signature Date

John U. Bantley 6/21/26
Witness

[Signature] 6/20/26
Signature Date

Witness

Signature Date

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Stephanie Ellis
Witness

Sam Ellis 6/20/26
Signature Date

Sam Ellis
Witness

Stephanie Ellis 6/20/26
Signature Date

Witness

Signature Date

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Linda D. DeLore
Witness

[Signature] 06/25/20
Signature Date

Witness

Signature Date

Witness

Signature Date

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Attachment A

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

The Department's decision to approve the SFPs is legally and factually erroneous. First, the approval and findings of DPZ conflict with the Hearing Examiner's Ruling in BA 821D. Second, the Department erred legally when it approved the SFPs when the property owner has unresolved zoning violations. Third, the County lacked sufficient evidence to support DPZ's finding that the Applicant satisfied the required criteria. Petitioners reserve the right to raise additional issues.

2. APPELLANTS' NAMES:

Dr. Sara Via
4811 Manor Lane
Ellicott City, Maryland 21042

Joan Pontius and Filip Braeckman
4879 Manor Lane
Ellicott City, Maryland, 21042

Yovonda Brooks
4819 Manor Lane
Ellicott City, Maryland, 21042

Harry and Suzanne Hoffman
4815 Manor Lane
Ellicott City, Maryland, 21042

Constance, Brad, and Honor Reed
4905 Manor Lane
Ellicott City, Maryland, 21042

Anne D. Colburn
4705 Manor Lane
Ellicott City, Maryland, 21042

Susan Shoemaker
4950 Manor Lane
Ellicott City, Maryland, 21042

Samuel and Stephanie Ellis
4610 Manor Lane
Ellicott City, Maryland, 21042

Christian and Sara Domerchie
4851 Manor Lane
Ellicott City, Maryland, 21042

Alicia Beall and Jeff Scrivener
4855 Manor Lane
Ellicott City, Maryland, 21042

4. RESPONDENTS

The Marriner Family Irrevocable Trust
4411 Manor Lane
Ellicott City, Maryland 21042

Howard County Department of Planning and Zoning
3430 Court House Drive
Ellicott City, Maryland 21043

6. APPELLANTS' INTEREST IN SUBJECT PROPERTY

Appellants are property owners/residents adjacent to the Subject Property and/or located along Manor Lane who are impacted by, among other things, the traffic generated by the Subject Property. Some Appellants also filed comments with DPZ in opposition to the SFPs on March 9, 2026.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Farm Alcohol Producer Permit

Permit No: SFP-13-002 (renewed June 2026)

Property Address: 4411 Manor Lane

Applicant: The Marriner Family Irrevocable Trust

Zoning District: RC-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 a violation occurs or 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...

6/2/2026

Zoning Administration Division Chief

Date

This permit must be displayed at the permit address



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Farm Alcohol Producer Permit

Evaluation and Conclusions of Farm Alcohol Producers (Section 128.0.O)

1. A Farm Alcohol Producer is permitted as an accessory use to farming in the RC and RR Districts, provided that the use complies with the following criteria:

a. The use is located on a lot or parcel of at least 5 acres. This use is permitted on any such parcel, including parcels with agricultural preservation easements and preservation parcels, excluding cluster preservation parcels in the RR District existing on July 4, 2011 for which easements have not been donated to the Agricultural Land Preservation Program:

The property is 52.67 acres and zoned RC-DEO (Residential Conservation – Design Exchange Option). The property is encumbered with an Agricultural Land Preservation Easement.

b. The lot or parcel upon which the use is located shall have frontage on and direct access to:

i. A road classified as an arterial or collector public road; or
The property has frontage on a local public road, Manor Lane.

ii. A local road, provided that:

1. Access to an arterial or collector public road right-of-way is not feasible;

The closest arterial or collector public road right-of-way is approximately one (1) mile from the property, therefore, access to an arterial or collector public road right-of-way is not feasible.

2. The access to the local road is safe based on road conditions and accident history;

The access from the commercial driveway to Manor Lane has adequate access geometry and sight distance and does not appear to block any other points of access. Accident analysis from 2018-2023 was reviewed from the Baltimore Metropolitan Council crash dashboard. During this time, there were 8 reported crashes at the Manor Lane/Beech Creek/Route 108 intersection, which is comparable with other intersections along MD 108 during this timeframe. Accident analysis from 2024-2026 was reviewed from the Maryland Department of State Police crash data website. During



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Farm Alcohol Producer Permit

this time, there was one reported crash at the Manor Lane/Beech Creek/Route 108 intersection.

3. **If the local road is internal to a residential cluster subdivision, the subject property adjoins an arterial or collector highway, the local road access point is within 400 feet of its intersection with the arterial or collector highway, and there are no intervening driveways between the arterial or collector highway and the access to the property along the local road; and**
The local road is not internal to a residential cluster subdivision. This criterion does not apply.

4. **That the use of the local road for access to the property will not unduly conflict with other uses that access the local road.**
DPZ has observed Manor Lane for one-to-two-hour time intervals on 8 different dates in the Fall 2025. The purpose of these inspections was to see the frequency of commercial vehicles and other vehicles that access Manor Hill Farm, and the number of bicyclists and pedestrians on Manor Lane and how they interact with vehicular traffic. During these dates, no commercial vehicles were observed entering or exiting Manor Hill Farm. Standard vehicles were observed entering/exiting the property. DPZ did not observe undue conflict between vehicles and other users (pedestrians, bicyclists, etc.) using Manor Lane.

In addition, the Petitioner states they have taken the following steps to mitigate undue traffic conflicts and concerns:

- a. Installed two base grain storage silos that have dramatically reduced the number of grain deliveries.
- b. Consolidated their beer distribution partners from seven to three, which has reduced the number of commercial trucks coming to pick up beer by over 50%.
- c. Consolidated the number of supplies they use to reduce the number of commercial truck deliveries.
- d. Ceased their "curbside" to go program to reduce overall traffic.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Farm Alcohol Producer Permit

- e. Installed a speed limit sign at the end of their driveway to remind visitors to go slow.
 - f. Created a one-way access and egress system to smooth traffic flow coming and leaving the farm.
 - g. Cancelled or eliminated several events that have dramatically reduced the number of visitors.
- c. The driveway providing access to the proposed site shall not be shared with other properties; however the Director of Planning and Zoning may waive this criteria if the petitioner provides a use-in-common easement signed by the owners of all properties that have a legal right to share the driveway confirming they do not object to the use of the driveway for the use. The easement shall: (i) state that the agreement runs with the land and binds all future owners and (ii) be recorded in the land records of Howard County. The driveway providing access to the property is not shared with other properties.
- d. All farm alcohol producer related structures and uses associated with the use, excluding cultivation areas shall be at least 75 feet from all lot lines and where possible minimize the impact on surrounding properties. All farm alcohol producer related structures and uses are at least 75 feet from all lot lines. The closest farm alcohol producer related structure is 91 feet from the property line according to the Petitioner's plot plan.
- e. For a farm alcohol producer use, the planting of at least two acres of grapes, an ingredient used in the brewing of malt-based or grain-based beverages, or other fruit on the property shall be initiated upon approval and successfully established within two years of approval. The property is planted with at least 2 acres of an ingredient used in the brewing of malt-based or grain-based beverages. The Petitioner states 10+ acres of corn is planted, which is late harvested as a grain and used as an ingredient in every beer produced on the farm.
- f. Appropriate screening of adjoining parcels shall be provided, which may include a solid fence, wall, landscaping or a combination that presents an attractive and effective buffer. The adjoining parcels are zoned RC-DEO.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Farm Alcohol Producer Permit

The adjoining parcel to the north is a 123.25-acre parcel that is in the Agricultural Land Preservation Program (ALPP) and a cluster subdivision preservation parcel owned by Howard County. These parcels are screened by distance, forest and forest conservation easement. To the east is a 163.85-acre parcel that is in the ALPP. This parcel is screened by a combination of open fencing and landscape trees. To the south is a 53.24-acre parcel that is in the ALPP. This property adjoins the Manor Hill Farm corn field. To the west is Manor Lane. Across from Manor Lane are two residential lots and a 2.38-acre wooded lot owned by the Petitioner. An open fence, distance and corn field adjoin the road frontage.

- g. **The use shall be consistent with and support the farm and its production, shall not interfere with the implementation of soil conservation and water quality best management practices, and shall not impact floodplains, wetlands, stream buffers, steep slopes or other environmental features on the farm alcohol producer property.**

With this application, the Petitioner provided a letter from the Howard Soil Conservation District (HSCD) stating the property owner has a Soil Conservation and Water Quality Plan, which is recognized by the U.S. Department of Agriculture, Natural Resource Conservation Service as a guide for management of farm operations. The Petitioner also provided a copy of their 614 Water Facility Plan and correspondence from Maryland Department of the Environment (MDE) about a water appropriate permit exemption. The eastern side of the property is encumbered with environmental features; which remain undisturbed.

- h. **The use shall be compatible with the rural character of the farm and the surrounding area.**

The surrounding area is zoned RC-DEO and consists of mostly farmland to the north, east and south, and single-family residential units. Farm Alcohol Producer is an accessory use to farming in the RC zoning district and meets the purpose of the RC district, which is to "established to conserve farmland and to encourage agricultural activities, thereby helping to ensure that commercial agriculture will continue as a long term land use and a viable economic activity within the County. The RC District is also established to preserve natural features and the rural landscape, while allowing low density, clustered residential development. Residential development is to be permitted only when it is located and designed to minimize its impact on agricultural land, farming operations, and sensitive environmental features; to create attractive rural developments; and to respect



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existing features of the rural landscape. The preferred land use in the RC District is agriculture. The district is intended to permit a range of uses related to agriculture, to encourage the preservation of large blocks of farmland, and to permanently protect from development the tracts of land which remain after permitted residential development has occurred. Residential lots in the district are likely to be adjacent or close to agricultural land. Residents of property within the RC District should be prepared to accept the impacts associated with normal farming practices (see the Howard County Right-To-Farm Act in § 12.111 of the Howard County Code)."

- i. **A Farm Alcohol Producer may produce, serve and sell food to complement wine or beer tasting in accordance with Article 2B of Maryland State Code.**
The Petitioner has indicated in their application that the brewery may serve and sell food to complement beer tasting in accordance with Article 2B of Maryland State Code.
- j. **In addition to the beverages produced by the use, the retail sale of promotional items identifying the same farm alcohol producer, such as glassware, clothing, bottle openers or similar items, is permitted as an accessory use. Plants or produce grown on-site may also be sold.**
The Petitioner has indicated in their application that the brewery may include retail sale or promotional items as a permitted accessory use.
- k. **Visitor hours shall be restricted to between 10:00 a.m. and 7:00 p.m., Sunday through Thursday; and 10:00 a.m. and 10:00 p.m., Friday and Saturday. DPZ may reduce the hours for visitors, but shall not increase them. The hours for farm alcohol producer processing and production operations are not limited.**
The Petitioner has indicated the visitor hours for the brewery are Fridays from 4 p.m. to 9 p.m. and Saturdays and Sundays from 12 p.m. until 7 p.m.
- l. **At any one time, the number of visitors to the farm alcohol producer shall not exceed 150 visitors.**
The Petitioner states the Fire Marshal has capped the capacity of the Tasting Room to 109 people at any one time. The Hearing's Examiner, in BA-821D, states that *"Alcohol sales and consumption on the Subject Property are authorized only under the Farm Brewery Permit, absent additional liquor license. As such, any time alcohol is sold or consumed on the Subject Property, such alcohol sales or consumption must satisfy all of the limitations applicable to the farm Brewery"*



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Permit. The sale or consumption of alcohol on the Subject Property outside of the parameters approved for the Farm Brewery Permit is a violation of the HCZR and therefore unlawful. Therefore, this permit limits the sale and consumption of alcohol on the entire Subject Property to 150 people. It is the responsibility of the Petitioner to manage alcohol consumption on the premises to no more than 150 people.

m. **The number of barrels brewed by a farm alcohol producer may not exceed the number of barrels allowed by State law.**
The Petitioner has acknowledged this criterion, which is implemented and enforced by the State.

n. **For amplified noise, the property owner must keep a noise log of recorded decibels to show compliance with county's noise ordinance. Decibels must be recorded at the property line and taken at least 3 separate times including the beginning, middle, and end of the amplified music event. The log must be furnished upon the request of the Department of Planning and Zoning.**
The Petitioner acknowledges this requirement and will keep a noise log per this requirement.

2. **A zoning permit is required for the use. As part of the approval process, the owner shall submit a site layout, which includes acreage, screening, parking, and building locations. If approved, after the required two-year or one-year time period, as applicable, the owner shall provide documentation to DPZ proving compliance with the planting requirements in Section 128.0.0.1.e and that it remains in compliance with all the other approval criteria. Thereafter, permit renewal is not required unless a violation occurs. It is the responsibility of the farm alcohol producer owner to obtain any other required Federal, State and County approvals required prior to operating the use.**

The petitioner acknowledges this requirement and will obtain all Federal, State and County required approvals.



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Special Farm Use Permit

Permit No: SFP-16-002 (renewed June 2026)
Property Address: 4411 Manor Lane
Applicant: The Marriner Family Irrevocable Trust
Use Categories: Agritourism
Zoning District: RC-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

6/2/2026

Zoning Administration Division Chief

Date

This permit must be displayed at the permit address



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Special Farm Use Permit

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

The Department of Planning and Zoning may approve permits for the following categories of uses, which are related to farming and agriculture. A permit shall only be approved if the Department of Planning and Zoning finds that the proposed use conforms with the criteria given below and that are listed for each category. When reviewing applications and renewals for special farm use permits, DPZ may consider the cumulative impact of operations where multiple permits are granted, including an assessment of the adequacy of shared facilities utilized by overlapping permits.

This property has previously received a special farm permit for a large farm stand and agritourism use. When reviewing this renewal, DPZ has considered the cumulative impact of both operations, including an assessment of the adequacy of shared facilities utilized by overlapping permits.

Except for the value-added agricultural processing category, the Pick-Your-Own Enterprises category, and the small farm stand category, all other categories above shall comply with the requirement that the lot or parcel upon which the operation is located shall have frontage on and direct access to a road classification as an arterial or collector public road, or may front on and have direct access to a local road, if:

- (1) **Access to an arterial or collector public road right-of-way is not feasible;**
The closest arterial or collector public road right-of-way, is approximately one (1) mile from the property, therefore, access to an arterial or collector public road right-of-way is not feasible.
- (2) **The access to the local road is safe based on road conditions and accident history;**
The access from the commercial driveway to Manor Lane has adequate access geometry and sight distance and does not appear to block any other points of access. Accident analysis from 2018-2023 was reviewed from the Baltimore Metropolitan Council crash dashboard. During this time, there were 8 reported crashes at the Manor Lane/Beech Creek/Route 108 intersection, which is comparable with other intersections along MD 108 during this timeframe. Accident analysis from 2024-2026 was reviewed from the Maryland Department of State Police crash data website. During this time, there was one reported crash at the Manor Lane/Beech Creek/Route 108 intersection.



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(3) That the use of the local road for access will not unduly conflict with other uses that access the local road.

DPZ has observed Manor Lane for one-to-two-hour time intervals on 8 different dates in the Fall 2025. The purpose of these inspections was to see the frequency of commercial vehicles and other vehicles that access Manor Hill Farm, and the number of bicyclists and pedestrians on Manor Lane and how they interact with vehicular traffic. During these dates, no commercial vehicles were observed entering or exiting Manor Hill Farm. Standard vehicles were observed entering/exiting the property. DPZ did not observe undue conflict between vehicles and other users (pedestrians, bicyclists, etc.) using Manor Lane.

In addition, the Petitioner states they have taken the following steps to mitigate undue traffic conflicts and concerns:

- a. Installed two base grain storage silos that have dramatically reduced the number of grain deliveries.
- b. Consolidated their beer distribution partners from seven to three, which has reduced the number of commercial trucks coming to pick up beer by over 50%.
- c. Consolidated the number of supplies they use to reduce the number of commercial truck deliveries.
- d. Ceased their "curbside" to go program to reduce overall traffic.
- e. Installed a speed limit sign at the end of their driveway to remind visitors to go slow.
- f. Created a one-way access and egress system to smooth traffic flow coming and leaving the farm.
- g. Cancelled or eliminated several events that have dramatically reduced the number of visitors.



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Special Farm Use Permit

Evaluation and Conclusions of Permits for Agritourism Criteria (Section 128.0.I.5.a)

1. Agritourism is permitted as an accessory use to farming in the RC and RR Districts, provided that:

- a. The use is located on a parcel of at least 50 acres, or on a parcel of any size if subject to an ALPP purchased or dedicated easement or other dedicated easement.**

The property is 52.67 acres and zoned RC-DEO (Residential Conservation – Design Exchange Option). The property is encumbered with an Agricultural Land Preservation Easement.

- b. The use supports the agricultural use of the property by exposing the public to farming and farming practices by highlighting agriculture and encourages tourism to attract, entertain, and educate visitors, and will not have significant adverse impacts on neighboring properties. For purposes of this section, adverse impact shall not include any impact normally associated with farms following generally accepted agricultural management practices or farms operating permitted uses under this section.**

Manor Hill Farm is an agribusiness because it is engaged in the producing, showcasing, preparing and selling of farm products. The property is also in the Agricultural Land Preservation Program (ALPP), whose primary activity is agriculture in the raising of farm products for use or sale, including livestock or poultry husbandry, and the growing of crops such as grain, vegetables, fruit, and grass for pasture.

The Petitioner indicated the activities conducted on the farm are offered to the public or to invited groups through visitation to the farm for the purpose of recreation and/or events that foster increased knowledge of agriculture. The use supports the agricultural use of the property by exposing the visiting public to farming and farming practices by highlighting agriculture and encouraging tourism to attract, entertain, and educate its visitors. The Farm also has a large information kiosk that educates visitors (with accompanying images) that provides an overview of the farming operations, including the bees, goats, and chickens.



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- c. **Adequate off-street parking is provided, parking areas and driveways are treated as needed to control dust, and parking areas are screened from neighboring properties.**

All driveways are paved asphalt. The main parking area is asphalt millings and provides 50 marked parking spaces. Overflow parking is provided adjacent to the egress driveway in the grass. Parking areas are screened from neighboring properties by distance, fencing and existing vegetation.

- d. **The driveway providing access to the proposed site provides adequate site distance and has the capacity to accommodate expected traffic. The driveway access to the site shall not be shared with other properties; however the Director of Planning and Zoning may waive this criteria if the Petitioner provides a use-in-common easement signed by the owners of all properties that have a legal right to share the driveway confirming they do not object to the use of the driveway for the use. The easement shall: (i) state that the agreement runs with the land and binds all future owners and (ii) be recorded in the land records of Howard County.**

The driveway access to Manor Lane has adequate access geometry and sight distance and does not appear to block any other points of access. The driveway is not shared with other properties.

- e. **Where the areas open to customers are close to the property boundaries, boundaries are clearly marked through fencing or landscaping to protect neighboring properties from unintentional trespassing by visitors.**

The areas open to the public are within the center of the property and not close to the property boundaries. However, property boundaries are marked by fencing, crops and vegetation.

- f. **The use will operate only between the hours of 6 a.m. and 10 p.m. and festivals or similar events between the hours of 8 a.m.—8 p.m. Any outdoor lighting shall comply with the requirements of Section 134.0.**



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The Petitioner stated the use operates between the hours of 6 a.m. and 10 p.m. and festivals or similar events between the hours of 8 a.m. and 8 p.m. All outdoor lighting complies with the requirements of Section 134.0.

- g. Agritourism uses may include festivals or similar events held for the purpose of marketing products grown on the farm or farm-related education or recreation, provided that festivals are limited to no more than six days a month and shall only be on Friday, Saturday, or Sunday and not more than two consecutive days unless on a holiday weekend, which may include a Monday (see section 103.0: Definitions).**

The Petitioner stated all festivals or similar events held for the purpose of marketing products grown on the farm or farm-related education or recreation, are limited to no more than six days a month and shall only be on Friday, Saturday, or Sunday, and not more than two consecutive days unless on a holiday weekend, which may include a Monday. Agritourism is permitted as an accessory use provided that it meets the criteria of Section 128.0.1.5.a.

- h. A majority owner or designee of the owner of the agritourism business must be on the subject property for any event.**

The Petitioner acknowledged that a majority owner, or designee of the property owner of the agritourism business shall be on the subject property for any event.

- i. Amplified noise is only allowed between the hours of 12:00 pm (noon) and 8:00 pm. For amplified noise, the property owner must keep a noise log of recorded decibels to show compliance with County's noise ordinance. Decibels must be recorded at the property line and taken at least 3 separate times including the beginning, middle, and end of the amplified music event. The log must be furnished upon the request of the Department of Planning and Zoning.**

The Petitioner acknowledged amplified noise will only be provided between the hours of 12 p.m. (noon) and 8 p.m. A noise log of recorded decibels will be kept showing compliance with County's Noise Ordinance. Decibels will be recorded at the property line and taken at least 3 separate times including the beginning, middle,



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and end of the amplified music event. The log will be furnished upon request of the Department of Planning and Zoning.

- j. If a property owner is planning a festival with 1,000 or more attendees, the property owner shall submit a parking plan to the Department of Planning at least 15 days prior to the event. Within 10 days prior to the festival, the Department shall consider the plan and shall approve or approve with conditions the proposed plan in order to provide for sufficient off-street parking for the festival. At a minimum the parking plan shall include an overall drawing of the property, the area of off-street parking and the distance the parking area is from adjoining properties and the public road right-of-way, and an estimate of the parking needs for the festival and the number of off-street parking spaces provided.

The Petitioner stated that they do not anticipate festivals with 1,000 or more attendees. If that occurs, they acknowledged they will comply with the requirement.

- k. For any festivals or similar events, the number of attendees may not exceed 2,500.

The Petitioner indicated that no festivals with 1,000 or more attendees are anticipated or planned. The Petitioner acknowledged that the maximum number of attendees at festivals or similar events is 2,500.

