

(also see RM –13.6 Tenant Trailers)

A. Tenant dwellings are permitted only on farms, and may only be occupied by a tenant farmer whose principal vocation would be farming on the property.

(See definition of a farm in Section 101, B.C.Z.R.)

B. Tenant dwellings are permitted in the D.R. zones under farms (Section 1B01.1.A.7) and in the R.C. Zones under the following sections:

- 1A01.2.B.7.i (R.C.2)
- 1A02.3.B.7 (R.C.3)
- 1A03.4.B.7 (R.C.4)
- 1A04.3.B.6 (R.C.5)

C. The Zoning Commissioner requires that the property be a bona fide farm and the occupant of the dwelling be a bona fide tenant farmer. In all cases, a tenant affidavit must be filled out and signed by the owner of the property and a copy of the deed to the property attached. This will be kept on file in the Zoning Office. On small acreage farms or farmettes additional documentation or a special hearing may be required to justify a tenant farmer. Verification and/or recommendation by the Agricultural Land Preservation Advisory Board may be requested regarding the farm use and the need for an on-site tenant.

CONTACT PERSON FOR THE AGRICULTURAL LAND PRESERVATION ADVISORY BOARD:

Wallace S. Lippincott, Jr.
Sector Planner - North
Department of Planning
105 W. Chesapeake Ave., Suite 101
Towson, MD 21204
Telephone: 410-887-3480

RM-19 (Continued)

To Be Supplied By the Applicant

Baltimore County, Maryland
Inter-office Correspondence

To: Wallace S. Lippincott, Jr.
Sector Planner, North
Department of Planning

Date: _____

| |
|---|
| Subject: Application for tenant Dwelling _____ Trailer _____ Election District _____ Owner: _____ Phone #: _____ Address: _____ _____ Tax Account Number: _____ |
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Pursuant to the Zoning Commissioner's policies RM-13 and RM-19, this office is officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgment of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

- | |
|--|
| <ol style="list-style-type: none"> 1. The signed and notarized tenant affidavit 2. The deed to the property 3. The State tax map for that area Map: _____ Block: _____ Parcel(s): _____ |
|--|

We appreciate your verification and/or recommendations concerning this property.

Legitimacy of a farm use:

Yes _____ No _____ Comment _____

Need for an on-site tenant farmer:

Yes _____ No _____ Comment _____

Signed: _____ Date: _____

Representative of the Agricultural
Land Preservation Board for
Baltimore County



Department of Planning

Andrea Van Arsdale, Director
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Baltimore County

Kevin Kamenetz, County Executive

List of Submittal Materials for a Tenant Dwelling Request (either new construction or existing dwelling)

- Tenant Farmer's Dwelling Request (Form RM-19)
- Tenant Farmer Affidavit, notarized
- Deed of the property
- Tax map indicating location of property
- Aerial map showing proposed tenant house location, or new residence location if designating an existing house as a tenant house
- Letter describing agricultural operation and need for tenant farmer dwelling
- Name and qualification of the tenant farmer
- Photographs of the farm operation (these may be presented at the Board Meeting)
- Approval for the Agricultural Advisory Board and Planning Staff to visit the farm, upon notification

AFFIDAVIT FOR A NEW DWELLING

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this _____ day of _____, 20____ before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared

and having been duly sworn, states as follows:

1. That (he/she/they) (is/are) the owner(s) of _____ acres of land located at _____, in the _____ Election District of Baltimore County which was acquired on _____ by Deed dated _____ and recorded among the Land Records of Baltimore County in Liber _____, folio _____, a copy of which is attached hereto.

2. That the primary use of the aforementioned property will be that of a farm as defined in Section 101 of the Baltimore County Zoning Regulations.

3. That the owners in accordance with the application of a building permit will construct _____.

4. That any tenant houses which will be constructed pursuant to any approval and/or permit issued by Baltimore County will be occupied at all times by a farmer whose principal vocation will be farming of the above-described property.

5. With regard to the construction of any tenant house, I understand that I cannot transfer ownership of said tenant house separate and apart from a conveyance of all of the property described in paragraph No. 1 hereof without, prior thereto, complying with the requirements of the subdivision regulations. I understand that any transfer or conveyance of a part of the property on which is located a tenant house for which an approval or permit is now being granted without complying with the requirements of the subdivision regulations (inclusive of approval of a subdivision plat by the Planning Board) is a violation of the law. I will not transfer or convey any part of my property without complying with the requirement of the subdivision regulations.

Owners

AS WITNESS my hand and Notarial Seal the day and year first above written:

AFFIDAVIT FOR AN EXISTING DWELLING

STATE OF MARYLAND, COUNTY OF BALTIMORE, OF TO WIT:

I HEARBY CERTIFY that on this ____ day of _____, 20__ before me, the subscriber, a Notary Public of the State aforesaid, personally appeared known to me (or satisfactorily proven), and having been duly sworn, states as follows:

1. That (he/she/they) (is/are) the owner(s) of _____ acres of land located at _____, in the ____ Election District of Baltimore County which was acquired on _____ by _____ of Baltimore County in Liber _____, No. _____, folio _____, a copy of which is attached hereto.

2. That the primary use of the aforementioned property will be that of a farm as defined in Section 101 of the Baltimore County Zoning Regulations.

3. That the tenant house already exists on the farm and is served by private water and sewer in accordance with state and county standards.

4. That the owners have applied to place the property into a permanent easement program.

5. I understand that I cannot transfer ownership of said tenant house separate and apart from a conveyance of all the property described in paragraph No. 1 hereof without, prior thereto, complying with the requirements of the subdivision regulations. I understand that any transfer of conveyance of a part of the property on which is located a tenant house for which an approval of permit is now being granted without complying with the requirements of the subdivision regulations (inclusive of approval of a subdivision plat by the Planning Board) is a violation of the law. I will not transfer or convey any part of my property without complying with the requirement of the subdivision regulations.

Owners

AS WITNESS my hand and Notarial Seal the day and year first above written

Notary Public

My Commission expires: _____