



JOHN A. OLSZEWSKI, JR.  
*County Executive*

C. PETE GUTWALD, AICP  
*Director, Department of Permits,  
Approvals and Inspections*

November 29, 2022

Jodie Courter  
8824 Dogwood Road  
Windsor Mill, MD 21244

RE: Spirit and Intent Request  
Zoning Case 1947-0797-X  
8824 Dogwood Road  
Dogwood Kennels, LLC  
Tax Account # 02-13-550960

Mr. Courter,

This refers to your letter to Mr. Jeff Perlow, Chief of Zoning. You requested in your letter permission to replace and enlarge an existing structure used to board dogs, and are asking that the proposed change be deemed to be within the Spirit & Intent of the granted relief in case 1947-0797-X.

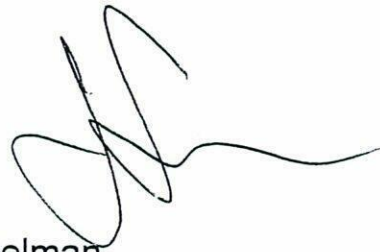
Please be advised that based upon your provided explanation and floor plan, your proposed change has been determined to be within the Spirit & Intent of the original decision and has been APPROVED. Your submitted documents and this letter will become a permanent part of case 1947-0797-X.

You will need to contact the Development Review Committee (DRC) at 410-887-3321 prior to applying for permits. The DRC will determine which permitting process you will follow. Please include a copy of this letter with all your permit applications.

Further, please be advised that should you want to increase the current capacity of your facility (stated to be 70 dogs), you will need to amend Special Exception 1947-0797-X through the public hearing process.

This letter is strictly limited to the application of the BCZR as applied to the Spirit & Intent request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Seidelman', with a long horizontal flourish extending to the right.

Jason Seidelman  
Planner II  
Zoning Review

File: JSS/22-1133

22-1133 JS

Baltimore County

Zoning review office,

111 West Chesapeake Avenue, Room 111

Towson, Maryland, 21204 Atten: Jeff Perlow

Spirit intent for zoning variance for:

Jodie Courter

8824 Dogwood Road

Windsor Mill MD 21244

I'm requesting a written approval from zoning to be able to add a new building to an already existing property with a Dog Kennel located at 8824 Dogwood Road Windsor Mill, MD 21244 since 1947

This property has a residence with (2) two separate water wells and (2) two separate septic systems along with a Boarding Kennel that's been in business since 1947 and licensed to board with Baltimore County.

What I would like to do is add a new building with the dimensions of 24'x60' 9 foot high to house/board our pet guests. This building will be a state-of-the-art prefabricated building that will sit on a concrete pad and be connected into the current fresh water supplied by the existing well. The septic system for the kennel will be used for water removal with approximately 675-700 gallons per day (at full capacity). All solid waste will be removed by our contracted local waste company.

Current Structures:

Stone house > residence: has its own water well and septic system

Small barn > 1 horses and 1 mini pony

Dog kennel building: We currently have the capacity to house/board up to 70 pet guests. The kennel has its own water well and septic system in which we have had no issues with our septic system with using approximately 675-700 gallon of water at full capacity (70 total pet guest). Homeland Environmental did a full report/test on our septic system with video which is available upon request. This structure is 3200 sq. ft.

New building 24'x60'by 9' foot high

This structure will be a upgrade to replace 20 original kennels and used to house 20 out of 70 boarding guests with the water usage not increasing. We typically board on a daily basis 20-35 dogs. Below is a link on the average of water usage for a dog kennel.

<https://www.dvm360.com/view/determining-water-consumption-animal-care-facilities>

C. Scott Learned, MS, MBA, PE, is president of Design Learned, which specializes in animal facility engineering. He is a board-certified mechanical engineer and electrical engineer.

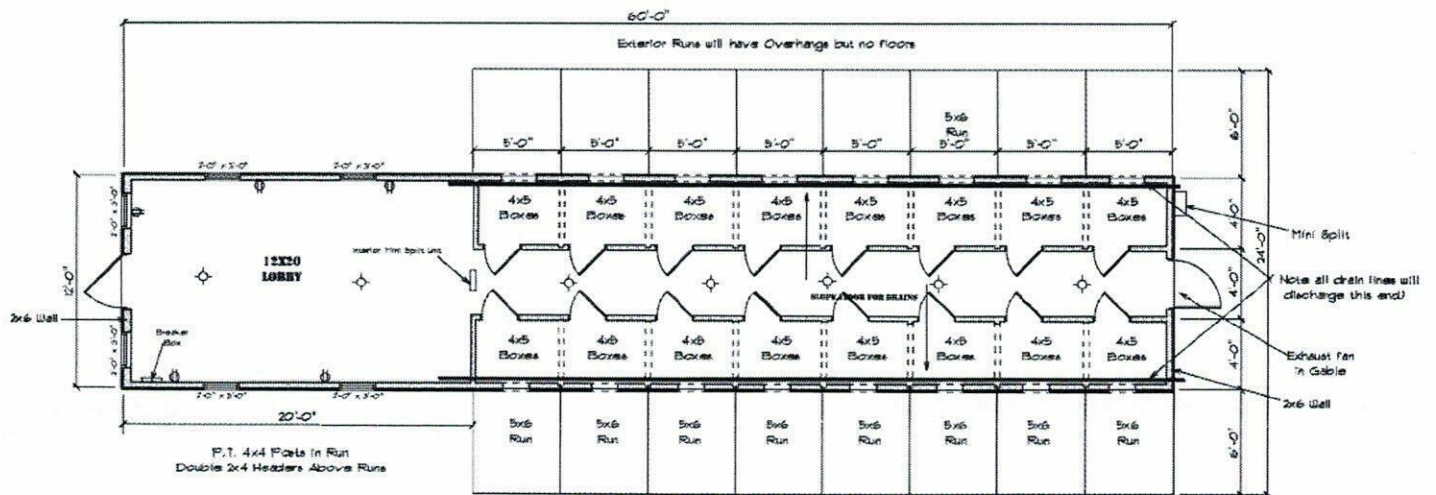
Please let me know what the requirements that's needed to apply for a building permit.

You may contact me at [jodiecourter@gmail.com](mailto:jodiecourter@gmail.com)

Regards,

Jodie Courter

8824 Dogwood Rd.  
Windsor Mill, MD 21244



### Floor Plan

|                                                                                                                                                           |                  |                    |                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|-------------------------------------------------------|
| <b>Construction Notes:</b>                                                                                                                                | <b>Job Name:</b> | <b>Dimensions:</b> | <b>Drawn By:</b> Juan Lopez                           |
| Snow Load 40psf<br>Wind Load 120 mph<br>Weathering Severe<br>Corrosion Moderate to Heavy<br>Decay Slight to Moderate<br>Flood Hazards are Local Flood Map |                  | 24x60              | <b>Date:</b> January 14th 2021<br><b>Revisions:</b> 1 |

# PETITION FOR SPECIAL PERMIT

#797-8  
0797

IN THE MATTER OF  
Petition of  
Bessie P. Crisner,  
Legal Owner  
and  
Hiram C. Yewell, & wife,  
Contract Purchasers

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

For a Special Permit  
To the Zoning Commissioner of Baltimore Co.:

Legal Owner,

Bessie P. Crisner

Contract

and Hiram C. Yewell and wife

Purchaser

herby petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for Dog Kennels

Situate on northeast side of Dogwood Road, in the 2nd District of Baltimore Co., beginning 300' north of the right-of-way of the Gas & Elec. Co., a transmission line, thence northwest, on said side of Dogwood Road, 342' to the center of a private road there situated, (said road being 2100', more or less, southeast of Wrights Mill Road), with a rectangular lot to the northeast of 300'. Being property of Bessie P. Crisner as shown on plat dated November 1946 and filed with Zoning Department.

Hiram C. Yewell

Bessie P. Crisner

Edwin M. Yewell

Legal Owner

Witness Grace L. Crane

Witness Charles B. Yewell

ORDERED by the Zoning Commissioner of Baltimore County, this 1947 9th day of January 1947, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that the property be posted, and that the public hearing, hereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 27th day of January 1947 at 1:30 o'clock P. M.

Zoning Commissioner  
of Baltimore County.

Upon hearing had on the within petition for special permit to use the property, described in the petition, for Dog Kennels and it appearing that by reason of location, the said petition should be granted, therefore:

It is this 27th day of January, 1947, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for special permit be and the same is hereby granted upon the expressed condition that no building shall be constructed upon said lot nearer to Dogwood Road than the nearest one of the two existing dwellings on said lot is to said road.

Charles H. Dancy  
Zoning Commissioner  
of Baltimore County.

January 8, 1947

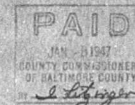
\$18.00

RECEIVED of Bessie P. Crisner, the sum of Eighteen (\$18.00) Dollars, being cost of petition for special permit, advertising and posting of property, northeast side of Dogwood Road, 2nd District of Baltimore County.

Zoning Commissioner

Hearing:

Monday, January 27, 1947  
at 1:30 o'clock P. M.



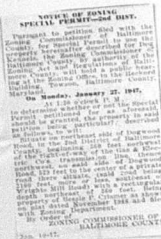
## CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan 17/47

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week, on the 17th day of January, 1947, the first publication appearing on the 17th day of January, 1947.

THE JEFFERSONIAN,  
Manager.

Cost of Advertisement, \$.....



## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District..... 2 Date of Posting..... Jan 14/47  
Posted for..... H. C. Yewell  
Petitioner..... Bessie P. Crisner  
Location of property..... northeast side of Dogwood Rd, 342 feet  
Location of signs..... northwest corner of the Dogwood Road  
Remarks.....  
Posted by..... Harry L. Dancy  
Date of return..... Jan 15/47

