

July 21, 1977

Mr. Robert Ketterman
2133 Monumental Avenue
Baltimore, Maryland 21227

RE: Holding Facility Application
Oak Park Kennels
2133 Monumental Avenue -
13th Election District

Dear Mr. Ketterman:

The Zoning Office is approving the above referenced application; however, review of this application has revealed some discrepancies between the buildings shown on the approved plan of the Special Exception, Case No. 70-193-X, and the kennels as built.

Please send us two copies of an up to date plat of the property showing the location and size of all buildings. Any future expansion to the kennels should meet with the approval of the Zoning Office. Expansion may require an additional Special Exception for a kennel.

If you have any further questions concerning this matter, please feel free to contact this office.

Very truly yours,


DIANA ITTER
Planning & Zoning Associate III

DI/scw

cc: Mrs. Marie Phillips, Dog Licenses
Mr. S. Eric DiNenna, Zoning Commissioner
Mr. James E. Dyer, Zoning Supervisor
✓ Case No. 70-193-X

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Robert R. Wahl, and
I or we, Barbara B. Wahl, legal owners, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning of the property be changed from its present zoning to the zoning shown on the attached plat and (2) that the property be classified as a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Dog Kennels in an M-L zone.

See attached description

and/or a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Dog Kennels in an M-L zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, and upon filing of this petition, 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.

Contract purchaser
Address: 2133 Monumental Ave
Baltimore, MD 21222

BY: Saunders M. Almond, Jr., Esq.
Petitioner's Attorney

Address: 2133 Monumental Ave, Baltimore, MD 21222

Ordered By The Zoning Commissioner of Baltimore County, this 3rd day of March, 1970, at the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of April, 1970, at 11:00 o'clock.

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

11:00 A.M. 1970

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COWLEY AVENUE
TOWSON, MARYLAND 21204

OFFICE 822-2900

February 12, 1970

DESCRIPTION OF PETITION FOR SPECIAL EXCEPTION LOT G - OAK PARK ADDITION

BEGINNING for the same at a point located at the end of the following courses and distances from the intersection formed by the southeast side of Washington Boulevard and the southwest side of Monumental Road: 1) Southeastly bearing on the southwest side of Monumental Road a distance of 2170' more or less and 2) Southeastly bearing on the southeast side of a 20 foot road a distance of 115.7', said point of beginning being a point on the rear lot line of Lot G, Section B, of "Oak Park Addition" a subdivision of Baltimore County recorded among the Plat Records of said County in Plat Book MFC 7, folio 23, running thence and binding on the rear lot line of Lot G and binding on the southeasterly side of the aforesaid 20 foot road N37°31'E 60.00', thence leaving said road and binding on the division line between Lots G & H as shown on the aforesaid Plat S30°16'20"E 220.00' and S25°22'E 246.50' to the property of the Baltimore and Ohio Railroad, running thence and binding on the division line between Lot G and the property of the Baltimore and Ohio Railroad S50°57'W 324.00', thence leaving said Railroad property and binding on the division line between Lots F & G as shown on the aforesaid Plat N20°45'W 559.80', running thence and binding on the division line between Lots G and No. 127 as shown on the aforesaid Plat N76°55'E 202.15' to the place of beginning.

CONTAINING 3.28 Acres of land more or less.

BEING Lot G, Section B of the Plat of "Oak Park Addition" and recorded among the Land Records of Baltimore County in Plat Book MFC 7, folio 23.



E. F. RAPHEL
Registered Professional Land Surveyor

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 12, 1970

COUNTY OFFICE BLDG.
211 N. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Saunders M. Almond, Jr., Esq.
Jennifer Building
Towson, Maryland 21204

RE: Type of Hearings: Special Exception for Dog Kennels in an M-L zone. Location: 54/5 Monumental Ave., 2170' E. of Wash. Blvd. Petitioner: Robert R. Wahl. Committee Meeting of March 3, 1970. 13th District. Item 175.

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with an existing house with several dog runs to the side and rear. The properties to the east are improved with a dwelling with a residential use. The property to the north and west are unimproved properties but are zoned M-L. The property to the south is bounded by the Baltimore & Ohio Railroad right-of-way. Monumental Avenue in this location is not improved as far as concrete curb and gutter are concerned.

PROJECT PLANNING DIVISION

This plan has been reviewed and there are no site planning factors requiring comment.

DEPARTMENT OF TRAFFIC ENGINEERING

Since the subject petition is asking no change in the existing zoning, there should be no change in trip density.

Saunders M. Almond, Jr. - 2 -

March 13, 1970

BUILDING ENGINEER'S OFFICE

Petitioner to comply with Baltimore County Building Code, Rules and Regulations. (See Section 409.02).

BOARD OF EDUCATION

No hearing on student population.

FIRE DEPARTMENT

This office has no comment for proposed site.

HEALTH DEPARTMENT

Public water is available and public sewers are proposed for this site.

The owner must comply with the "Housing and Sale of Animals" Sections of the Baltimore County Code of 1968.

ZONING ADMINISTRATION DIVISION

The positioner indicates access through a 20 ft. roadway leading from Monumental Avenue which crosses Lot 127. The positioner's engineer should look into the possibility of the legality of this access if the positioner does not own Lot 127. This might cause some problem as to the outcome of the zoning hearing. The positioner should show on revised plans prior to the hearing the means of providing water and sewer to the property and also their disposal.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be furnished to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BUREAU OF ENGINEERING

Zoning Plat - Comments

March 16, 1970

175. Property Owner: Robert R. & Barbara B. Wahl
(1964-1970)
Location: 54/5 Monumental Ave., 2170 E. of Washington Blvd.
District: 13
Present Zoning: M-L
Proposed Zoning: Special Exception

REMARKS:

Monumental Road, an existing road, will be improved as a 40-foot closed section with flexible paving on a 60-foot right-of-way.

The existing 20-foot access road for this property, southeasterly from Monumental Avenue, is a private road. The maintenance thereof remains the responsibility of the Applicant and/or the adjoining property owners.

SEDIMENT CONTROL:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

STORM DRAINAGE:

In accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveying, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Applicant.

WATER:

Public water is available in Monumental Avenue to serve this property.

Zoning Plat - Comment
Robert R. & Barbara B. Wahl
Page 2
March 16, 1970

SANITARY SEWER

Public sanitary sewerage is not available to serve this property.

PARKING

Kyr: C - N.W.
Pos: 23 54 12
Tops: 24 60
Tax: 109

PETITION FOR SPECIAL EXCEPTION
FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION
FOR DOG KENNELS IN AN M-L ZONE
LOCATION: 54/5 Monumental Ave., 2170' E. of Wash. Blvd.
PETITIONER: Robert R. Wahl
COMMITTEE MEETING OF MARCH 3, 1970
13th DISTRICT
ITEM 175

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 19, 1970.

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 of the days of March, 1970, before the 8th day of April, 1970, the first publication appearing on the 1st day of March, 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.

1970.

1970.

1970.

1970.

1970.

1970.

1970.

1970.

1970.

1970.

1970.

1970.

1970.

11-9-70

Zoning Commissioner of Baltimore County

MICROFILMED

TELEPHONE # 823.5003 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 69372 April 4, 1990 DATE _____ BILLED BY _____
To: Robert S. Moll 2579 Remondale Ave. Baltimore, Md. 21287		 zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 68-002		TOTAL AMOUNT \$99.00
COUNTY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
4	Advertising and posting of property 670-195-1	\$99.00
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

GENERAL NOTES:
 AREA OF DISCREPANCY - 3.50 AC.
 EXISTING LINE - - - - - DRIVEWAY
 PROPOSED LINE - - - - - DRG KENNELL'S
 EXISTING ZONE - - - - - M-L ZONE
 PROPOSED ZONE - - - - - M-L-B DISCREPANCY

PARKING NOTES:
 HOUSE 1 car 1000 sq. ft. 2 car 2000
 GARAGE 1 car 1000 sq. ft. 2 car 2000
 TOTAL HOUSE 10000 sq. ft. 20000

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *M. J. Smith*
 DATE *6/24/74*

PLAT TO ACCOMPANY SPECIAL EXCEPTION
 ROBERT D. WAHL PROPERTY
 15TH ELECTION DIST. BALDWIN COUNTY MD
 SCALE 1" = 100' FEBRUARY 12, 1970

NOTE:
 NOT A SURVEY PLATTED FROM
 DEEDS, PLATS, & OFFICE RECORDS.

THIS PLAT WHEN PREPARED BY
E.F. RAPHAEL & ASSOCIATES
 224 CONSTITUTION AVENUE
 BALTIMORE, MARYLAND 21201

OFFICE OF HARTFORD
 COUNTY CLERK
 BALDWIN COUNTY
 1970
 LAND SURVEY

E.F. Raphael

Andrew R. Alpert, Jr., Sec.
Zoning Board
Towson, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this _____ day of _____ 1970

3rd March

Earl D. Hardisty
EARL D. HARDISTY,
Zoning Commissioner

Petitioners _____

Petitioners' Attorney _____

Reviewed by *Oliver L. Myers*
Chairman of
Advisory Committee

Andrew R. Alpert, Jr.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting MARCH 21, 1970

Posted for: SPECIAL EXCEPTION FOR DOG KENNEL

Petitioner: ROBERT R. MARRL

Location of property: SLS MONUMENTAL RD 2170 FT. SE OF WASHINGTON BLVD

Location of Signs: 2133 MONUMENTAL RD.

Remarks: SIGN HAS FOOTPRINT - REG 350 FT. - SOME

Posted by: Charles H. Marrl Date of return: MARCH 26, 1970

Signature

