

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Rebecca C. & Blanche Tansil, owner, 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 for a Variance from Section 421.1 to permit a kennel use to be located within 60' of the front property line, 95' of and 39' the rear property line and 100' of the side property lines in lieu of the required 200'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) see attached description

We have been carefully breeding show-quality miniature poodles for about twenty years. Our success is evidenced by the champions we have and those finished by other owners (of our breeding). Poodles being readied for the show ring need constant attention to keep their show coats in condition, and the only way to do this is to have them under the same roof with you. Also, with the vandalism that goes on in the northern part of Baltimore County and the rings operating in stolen dogs (and which we have experienced) it would be dangerous to keep these valuable dogs in a kennel away from the house. We have kept our poodles in the same location where they are now since 1966, the year we moved here. Our neighbors are agreeable in every way about our dogs and there are no complaints.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., 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
Legal Owner
Address

Joseph Glass, Esq.
Petitioner's Attorney
Address
CO

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of March 1975, that 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of April, 1975, at 10:15 o'clock.

A. M.
Zoning Commissioner of Baltimore County.

(over)

We are attaching a PLOT PLAN (to scale) of THE SUNSWEEP LANE AREA showing our house in relation to the houses in the neighborhood. All houses are approximately 200 to 500 feet from the dog quarters. On the north side it is more than 700 feet to the woods of a property owner, and on the East side we are bounded by a large horse pasture.

We are completely surrounded by young pine trees on the north where the dog runs are provided. In March 1969 we planted 1,000 pine seedlings under the Department of Forests and Parks supervision. (Plan attached). The trees are now 4 to 7 feet tall and will soon provide complete privacy.

The entire space where the runs are provided is enclosed with six foot stockade fence and six foot chain link fence (Long's) separate the runs inside. Nobody can see our dogs and there is no, or little barking over.

Our house is all masonry structure with stone windows and doors throughout. The entire lower floor (dog quarters) has baseboard electric heat that we installed. The inside walls and ceilings were insulated according to the specifications of the Baltimore Gas and Electric Company. We provided air conditioning throughout. Therefore, the house is practically sound proof as no doors or windows are left open. The dog quarters are in the walk-out basement on the north, at rear of house.

Enclosed also are the following:

- Blueprint of surveyor's plot of Sunswep Lane Area
- Deeds of the Tansil property
- Tree planting plan of Dept of Forests and Parks

RE: PETITION FOR VARIANCE : BEFORE
from Section 421.1 of the : COUNTY BOARD OF APPEALS
Baltimore County Zoning Regulations : OF
E/S Sunswep Lane, 197' : BALTIMORE COUNTY
N. of Mt. Carmel Road :
7th District :
Rebecca C. Tansil, et al :
Petitioners : No. 75-235-A

ORDER OF DISMISSAL

Petition of Rebecca C. Tansil, et al, for variance from Section 421.1 of the Baltimore County Zoning Regulations to permit Kennel use to be located within 60 feet of front property line, 95 feet of rear property line, and 100 feet and 39 feet of side property lines in lieu of required 200 feet, on property located on the east side of Sunswep Lane, 197 feet north of Mt. Carmel Road, in the Seventh Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on March 9, 1976, and prior to the taking of any testimony, the People's Counsel for Baltimore County filed a Motion for Order of Dismissal of appeal (a copy of which is attached hereto and made a part hereof) taken on behalf of Baltimore County in the above entitled matter.

IT IS HEREBY ORDERED this 12th day of March, 1976, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

Robert L. Gilland

Herbert A. Davis

RE: PETITION FOR VARIANCES : BEFORE THE COUNTY BOARD OF APPEALS
E/S of Sunswep Lane, 197' N of Mt. Carmel :
Road, 7th Election District : FOR BALTIMORE COUNTY
Rebecca C. Tansil, et al, Petitioners :
No. 75-235-A (Item No. 151) :

MOTION FOR ORDER OF DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents:

1. That by an Order passed on July 8, 1975, the Zoning Commissioner of Baltimore County granted unto the applicants certain variances from the set-back requirements contained in the Zoning Regulations of Baltimore County in order that the Petitioners might maintain a dog kennel facility on their property situate in the Seventh Election District of Baltimore County.
 2. That thereafter, on August 5, 1975, People's Counsel for Baltimore County filed an Appeal from said Order to the County Board of Appeals, and the matter is presently pending for hearing before said Board.
 3. In the meantime, an agreement, duly reduced to writing, executed by the Petitioners and the property owner alleged to be affected by the granting of said variance, under seal and acknowledged, and recorded among the Land Records of Baltimore County, has materialized; that said agreement by its terms limits the number of dogs which may be maintained on the premises, specifies that all such dogs must be owned by the Petitioners, and that the entitlement to utilize said property under the requisite kennel licenses shall expire upon the death of the survivor of the Petitioners or upon sale of the property, whichever shall first occur, and thereafter shall become null and void.
 4. That it is the opinion of the Movant that the public interest no longer requires maintenance of the instant Appeal.
- WHEREFORE, it is respectfully moved that the County Board of Appeals by an appropriate Order dismiss the Appeal pending in this matter.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
People's Counsel

RE: PETITION FOR VARIANCES : BEFORE THE COUNTY BOARD OF APPEALS
E/S of Sunswep Lane, 197' N. of :
Mt. Carmel Road, 7th Election District : FOR BALTIMORE COUNTY
Rebecca C. Tansil, et al, Petitioners :
No. 75-235-A (Item No. 151) :

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this day of March, 1976, by the County Board of Appeals for Baltimore County, ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED with prejudice.

JOSEPH EDWARD GLASS, P. A.
Attorney and Counsel at Law
808 COURTLAND AVENUE
TOWSON, MARYLAND 21204
823-4214

April 11, 1975

The Honorable Eric DiSenna
Zoning Commissioner for Baltimore County
Baltimore County Office Building
Towson, Maryland 21204

RE: Petition for Variance - Item 151
Rebecca C. and Blanche Tansil - Petitioners

Dear Eric:

I am by this letter entering my appearance on behalf of Rebecca and Blanche Tansil, the Petitioners in the above matter which dealt with a variance for allowing the continued use of their dwelling which has a kennel and dog run existing on the property to be continued for the same use.

I am entering my appearance and would kindly request any additional hearings that I would be notified of same.

Thanking you, I am,

Sincerely,

Joseph E. Glass, P. A.

JEG/jah
CC-Zoning Commissioner's Office

(4) Chief of Police - The Chief of Police of Baltimore County and any of his duly authorized representatives.

(j) Commercial Kennel/Cattery - An establishment maintained by any person for profit where pet animals are kept for the purpose of breeding, buying, selling or exhibiting such animals, or engaged in the training of dogs for obedience, conformation and field work, and/or any person selling or exchanging 25 or more dogs or cats annually.

(k) Domesticated Animals - Animals such as are accustomed to live in or about the habitation of men, including, but not limited to cats, cows, dogs, fowl, horses or swine, etc.

(l) Fancier - Any person participating in recognized conformation shows, field or obedience trials.

(m) Grooming Parlor - Any place where animals are groomed, clipped or bathed in exchange for a fee.

(n) Health Officer - The Health Officer of Baltimore County and any of his duly authorized representatives.

(o) Hobby-Fancier Kennel/Cattery - The residence of a person or persons who own or breed dogs/cats primarily for personal recreational use, to include but not limited to participation in recognized conformation shows, field or obedience trials, racing, scenting, specialized hunting or working field trials and water trials, and for the purpose of improving the physical soundness, temperament and conformation of a given breed to a standard. Such persons to include those who sell, exchange or offer to sell or exchange at other than wholesale only, but to exclude those who sell, exchange or offer to sell or exchange for purposes of research, testing or experimentation dogs/cats bred from male/female dogs/cats owned or leased by the breeder.

(p) Holding Facility - Commercial kennel/cattery and hobby-fancier kennel/cattery, pet shop, grooming parlor, service kennel/cattery.

April 24, 1975

Mr. Joseph Glass
209 Courtland Ave
Towson, MD 21204

Dear Mr. Glass:

We live on Mt. Carmel Road near Sunnyside Lane and our property joins the Tansil property - in fact we are their closest neighbors. We have a large garden plot that is only 39 feet from the quarters for the poodles.

We have lived here almost 15 years and the Tansils have lived here about 10 years. We, too, have always had dogs - and we have never complained about each others' dogs - and we are certainly in favor of the Tansils' request for a variance.

Sincerely,

Albert L. Uphlett
Margie V. Uphlett

(Mr. and Mrs. Albert L. Uphlett)

Mr. Joseph Glass
209 Courtland Ave
Towson, MD 21204

Dear Mr. Glass:

I live on Mt. Carmel Road and have 1/2 acre of land. The plot circles around at the rear and joins the Tansil property on their northern boundary.

I did not go to the Hearing on April 7 as I stayed to look after their property while they were away. I want to say, however, that I have never heard any complaint about their poodles and I feel their request for a variance should be granted.

My family is happier because of the two poodles that the Tansils have given to my hand-capped children.

Sincerely,

Maurice E. Fitzg
Shirley M. Fitzg

April 27, 1975

Mr. Joseph Glass
209 Courtland Ave
Towson, Maryland 21204

Dear Mr. Glass:

I live on Mt. Carmel Road and my place is less than 200 feet from Sunnyside Lane. My son and I own the property and our property joins the Tansil property in the rear.

My place is on a high point on Mt. Carmel Road and I can look down on Sunnyside Lane. I have never seen the Tansil poodles near from their quarters and I have never heard of any complaints against them. I did not go to the hearing because I thought you went only if you were opposed to the Tansils' request for a variance. I am certainly in favor of the request and hope the Tansils can continue to raise their beautiful dogs. I understand that two of my neighbors who live beyond me went down to protest. I cannot understand this as I am sure they have never had any contact with the Tansils' dogs and could not possibly be bothered by them.

Sincerely,

Maurice E. Fitzg
Shirley M. Fitzg
(Mr. and Mrs. Maurice Fitzg, Jr.)

April 28, 1975

Mr. Joseph Glass
209 Courtland Ave
Towson, MD 21204

Dear Mr. Glass:

I live on Mt. Carmel Road and was urged to come to the Hearing on April 7, to vote against the Tansils' request for a variance.

I know a lot about the Tansils through my son who delivers milk at their house and through many others who speak highly of them. I approve of their request for a variance and I disapprove of the action taken against them by a few people.

Sincerely,

Mrs. Joseph Glass
Mrs. Joseph E. Bennett Jr.
(Mrs. Joseph Bennett)

April 24, 1975

Mr. Joseph Glass
209 Courtland Ave
Towson, Maryland 21204

Dear Mr. Glass:

I live on Sunnyside Lane right across from the Tansils. I was at the Hearing on April 7, but as you may remember I was too upset to testify. However, I want to go on record as being in favor of the request that the Tansils have made for a variance. I have never been bothered by their poodles and I have never heard any complaint about them from anybody.

Sincerely,

Mrs. Lillian Dockesser

RE: PETITION FOR VARIANCES : BEFORE THE
E/S of Sunnyside Lane, 197' N : ZONING COMMISSIONER
of Mt. Carmel Road - 7th :
Election District :
Rebecca C. Tansil, et al - : OF
Petitioners :
NO. 75-235-A (Item No. 151) : BALTIMORE COUNTY
!!! !!! !!! : !!! !!! !!!

This matter comes before the Zoning Commissioner as a result of a Petition filed by Drs. Rebecca C. and Blanche Tansil, for Variances from Section 421.1 of the Baltimore County Zoning Regulations, to permit a kennel use to be located within 60 feet of the front property line, 95 feet of the rear property line, and 100 feet and 39 feet of the side property lines, all in lieu of the required 200 feet. The subject property, containing one acre of land, more or less, is located on the east side of Sunnyside Lane, 197 feet north of Mt. Carmel Road, in the Seventh Election District of Baltimore County.

Evidence presented to the Zoning Commissioner by Dr. Rebecca C. Tansil indicated that she and Dr. Blanche Tansil have occupied the subject property since 1966, that they are fanciers of miniature poodles, and that they train said poodles for show purposes.

It should be indicated at this time that the use of a kennel in an R. D. P. Zone is permitted as a matter of right, subject to certain setback requirements.

Testimony by Miss Celeste Hutton, President of the Maryland S.P.C.A., having known Drs. Tansil for twenty years, indicated that their basic activity with dogs is that of love and education, that all their dogs are their personal pets, that they conduct a very clean operation, and that no commercial kennel activity has taken place on the subject property. The property is of such a configuration that the request is necessary. It was indicated that Drs. Tansil

own additional land to the rear of the subject property, but have no intentions of developing a commercial kennel of any sort and, further, that the requested kennel would be for the use of only their dogs.

Several residents, in protest of the subject Petition, indicated that they wanted the law (setback requirements) complied with. There was some testimony with reference to noise from the dogs, specifically that of Mr. Glenn Durst, of Masemoore Road. He also indicated that he has a kennel license and boards approximately up to 50 dogs at any one time.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, strict enforcement of the Baltimore County Zoning Regulations would create practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the Variances requested would not adversely affect the health, safety, and general welfare of the community. Therefore, the Variances, as requested, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of July, 1975, that the Variances to permit a kennel use to be located within 60 feet of the front property line, 95 feet of the rear property line, and 100 feet and 39 feet of the side property lines, all in lieu of the required 200 feet, should be and the same are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

John A. Hutton
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 2, 1975
BY John A. Hutton

ORDER RECEIVED FOR FILING

DATE July 2, 1975
BY John A. Hutton

RE: Petition for Variances
E/S of Sunwest Lane, 197'
N of Mt. Carmel Road - 7th
Election District
Rebecca C. Tansil, et al -
Petitioners
No. 75-235-A (Item No. 151)

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Commissioners:

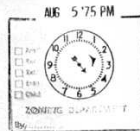
Please note an Appeal from your Order dated July 8, 1975 in the case of
Rebecca C. Tansil, et al to the Baltimore County Board of Appeals and forward
all papers in connection therewith to said Board for hearing.

John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY That a copy of the foregoing Order was mailed
this 8th day of August, 1975 to Joseph E. Glass, Esquire, 209 Courtland
Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



REBECCA C. * BEFORE
and * COMMISSION FOR
BLANCHE TANSIL * BALTIMORE COUNTY
Petitioners * 75-235-A

MEMORANDUM

Now come the Petitioners REBECCA C. and BLANCHE TANSIL,
by their attorney, Joseph E. Glass, who respectfully represents
the following:

1. Attached please find provisions under the Animal
Welfare Control Act, Draft of February 26, 1975, the provisions
of a Hobby-Fancier Kennel which the Petitioners fall under since
they keep their dogs for their personal recreation and use, and
do not have commercial boarding.
2. Attached are letters from Mrs. Lillian Weckesser that
state that she lives across from the Doctors Tansil and has not
been bothered by the dogs, the Mr. and Mrs. Maurice Pitez, Jr.
who live on property adjacent to the Doctors Tansil's property,
Mr. and Mrs. Arthur Umphlett the closet neighbors of the Doctors
Tansil and a letter of recommendation from Mr. and Mrs. Joseph
Dement, and also a letter from Mr. and Mrs. Maurice Pitez, Sr.,
the parents of Mr. Maurice Pitez, Jr., all supporting the Doctors
Tansil's position. I would hope that these items would shed
additional light on the role that Doctors Tansil have done for
their community and for the area in which they live.

Thanking you for your consideration of these items, I am,

Sincerely,

Joseph E. Glass
Joseph E. Glass

JOSEPH E. GLASS, P.A.
ATTORNEY AT LAW
209 COURTLAND AVENUE
TOWSON, MARYLAND 21204
494-2188

Rec'd 5/2/75

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

PETITION FOR VARIANCE
FROM THE ZONING REGULATIONS
OF BALTIMORE COUNTY TO PERMIT
A KENNEL USE TO BE LOCATED
WITHIN 60 FEET OF THE FRONT
PROPERTY LINE, 95 FEET OF THE
REAR PROPERTY LINE AND 100 FEET
AND 39 FEET OF THE SIDE PROPERTY
LINES INSTEAD OF THE REQUIRED
200 FEET.
East side of Sunwest Lane 197
feet North of Mt. Carmel Road,
7th District.
REBECCA C. AND BLANCHE TANSIL * Case No. 75-235-A

ORDER TO ENTER APPEARANCE

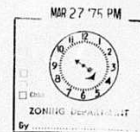
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of
the Baltimore County Charter, I hereby enter my appearance in
this proceeding. You are requested to notify me of any hearing
date or dates which may be now or hereafter designated therefore,
end of the passage of any preliminary or final Order in connec-
tion therewith.

Charles E. Kountz, Jr.
CHARLES E. KOUNTZ, JR.
Deputy People's Counsel

John W. Hession, III
JOHN W. HESSIAN, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was
mailed this 26th day of March, 1975 to Rebecca C. and Blanche
Tansil, Route 1, Box 132 Sunswift Lane, Parkton, Maryland 21120,
Legal Owners.



I WILL NOT ATTEND. JWH.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 12, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-235-A. Petition for Variance for Front, Side and Rear Yards.
East side of Sunwest Lane 197 feet North of Mt. Carmel Road.
Petitioner - Rebecca C. Tansil and Blanche Tansil

7th District

HEARING: Monday, April 7, 1975 (10:15 A.M.)

The staff of the Office of Planning and Zoning will offer no comment
on this petition at this time.

William D. Fromm
William D. Fromm, Director of Planning
Office of Planning and Zoning

WDF:NEG:rw



July 8, 1975

Joseph E. Glass, Esquire
209 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Variances
E/S of Sunwest Lane, 197'
N of Mt. Carmel Road - 7th
Election District
Rebecca C. Tansil, et al -
Petitioners
NO. 75-235-A (Item No. 151)

Dear Mr. Glass:

I have this date passed my Order in the above referenced
matter. Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/scw
Attachments
cc: Edward C. Covahey, Esquire
614 Bosley Avenue
Towson, Maryland 21204

John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WM. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

March 3, 1975

Item 151
Re: Rebecca and Blanche Tansil
Sunwest Lane, Parkton, Maryland 21120
COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 4th day of March 1975

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Rebecca C. & Blanche Tansil

Petitioner's Attorney

Reviewed by *Franklin T. Horgan, Jr.*
Franklin T. Horgan, Jr.
Chairman
Zoning Advisory
Committee

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 151 - ZAC - January 28, 1975
Property Owner: Rebecca C. & Blanche Tansil
Location: E/S of Sunwest Lane 197' N of Mt. Carmel Rd.
Existing Zoning: EDP
Proposed Zoning: Variance from Sec. 421.1 to permit a kennel
use to be located within 60' of the front
property line, 95' of the rear property line
& 100' & 39' of the side property lines in
lieu of the required 200'.

No. of Acres: 1 Acre
District: 7th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances
for a Kennel.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc.

MSF/baa

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 24, 1975

M's. Rebecca and Blanche Tansil
Sunswest Lane, Rte. 1, Box 132
Parkton, Maryland 21120

RE: Variance Petition
Item 151
Rebecca C. & Blanche Tansil -
Petitioners

Dear M's. Tansil:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the east side of Sunswest Lane, 197 feet north of Mt. Carmel Road.

The petitioner is requesting a Variance from the required 200 foot setback for a kennel. Adjacent properties along Sunswest Lane are improved with single family dwellings.

Field inspection revealed the aforementioned kennel and associated dog runs to be existing on the property apparently for some time.

This request for a Variance is, in effect, the result of the petitioner's attempt to obtain a trader's license and its required approval by the Zoning Office, at which time it was determined that an apparent violation of the aforementioned setback requirement existed on this property.

M's. Rebecca and Blanche Tansil
Re: Item 151
March 24, 1975

Page 2

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 forwarded to you in the near future.

Very truly yours,

Franklin T. Hoggans
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Branch of Engineering
ELLENWORTH N. DIVER, P. E. CHIEF

February 27, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #151 (1974-1975)
Property Owner: Rebecca C. & Blanche Tansil
E/S Sunswest Lane, 197' N. of Mt. Carmel Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 421.1 to permit a kennel use to be located within 60' of the front property line, 95' of the rear property line and 100' & 39' of the side property lines in lieu of the required 200'.
No. of Acres: 1 Acre District: 7th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Mt. Carmel Road (Md. 137) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sunswest Lane, indicated as a 50-foot right-of-way on the submitted plan, is a private road. If improved in the future as a public road, it would be as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements and highway right-of-way, including fillet areas for sight distance and any necessary reversible easements for slopes, would be required at that time.

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.

Item #151 (1974-1975)
Property Owner: Rebecca C. & Blanche Tansil
Page 2
February 27, 1975

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages 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 Petitioner.

Water and Sanitary Sewer:

Public water and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This area is beyond the Baltimore County Metropolitan District. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates No Planned Service in the area.

Very truly yours,

Ellenworth N. Diver
ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FW:iss

HS-5W Key Sheet
107 & 108 NW 15 & 16 Pos. Sheets
NW 27 D Topo
21 Tax Map

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 30, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 151, Zoning Advisory Committee Meeting, January 28, 1975, are as follows:

Property Owner: Rebecca C. & Blanche Tansil
Location: E/S of Sunswest Lane 197' N of Mt. Carmel Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 421.1 to permit a kennel use to be located within 60' of the front property line, 95' of the rear property line & 100' & 39' of the side property lines in lieu of the required 200'.
No. of Acres: 1 Acre
District: 7

Department of Health approval of an application to house and keep animals is predicated upon the following:

1. The animal structure is within a reasonable distance (not less than 10 feet) from the adjoining residential property.
2. The corral is cleaned daily and manure is not permitted to accumulate on the ground.
3. Manure is either removed from the premises daily or stored in suitable covered receptacles prior to removal within a reasonable time.
4. Animal food is stored in covered ratproof containers.
5. Rodent, insect and odor control is maintained.

Zoning Advisory Committee Meeting
January 28, 1975
Comments on Item 151
Page 2

6. No animal shall be permitted within 75 feet of a potable water supply (well or spring).
7. Watering troughs must be of a type that will not create any cross-connections to a potable water supply.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

/SHVB/nc

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 24, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #151, Zoning Advisory Committee Meeting, January 28, 1975, are as follows:

Property Owner: Rebecca C. & Blanche Tansil
Location: E/S of Sunswest Lane 197' N. of Mt. Carmel Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 421.1 to permit a kennel use to be located within 60' of the front property line, 95' of the rear property line and 100' & 39' of the side property lines in lieu of the required 200'.
No. of Acres: 1 acres
District: 7th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3381

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 30, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: January 28, 1975

Re: Item 151

Property Owner: Rebecca C. & Blanche Tansil

Location: E/S of Sunswest Lane 197' N. of Mt. Carmel Road

Present Zoning: RDP

Proposed Zoning: Variance from Sec. 421.1 to permit a kennel use to be located within 60' of the front property line, 95' of the rear property line and 100' & 39' of the side property lines in lieu of the required 200'.

District: 7th

No. Acres: 1 acre

Dear Mr. DiNenna:

No hearing on student population.

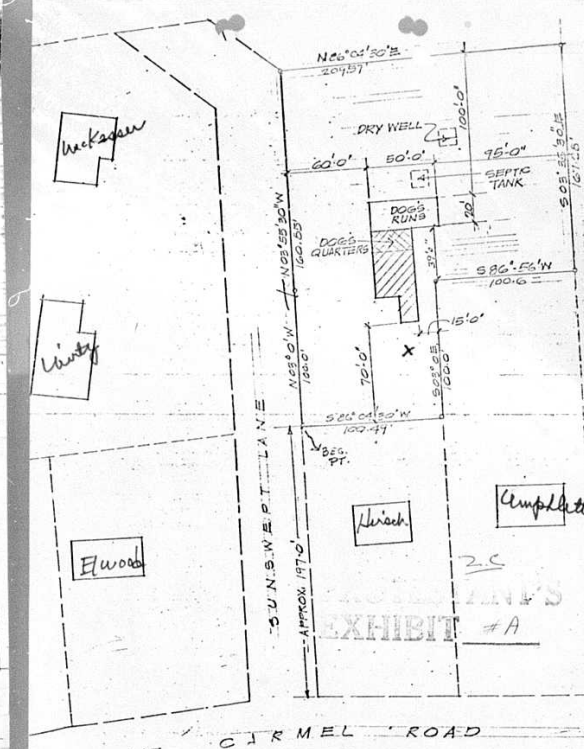
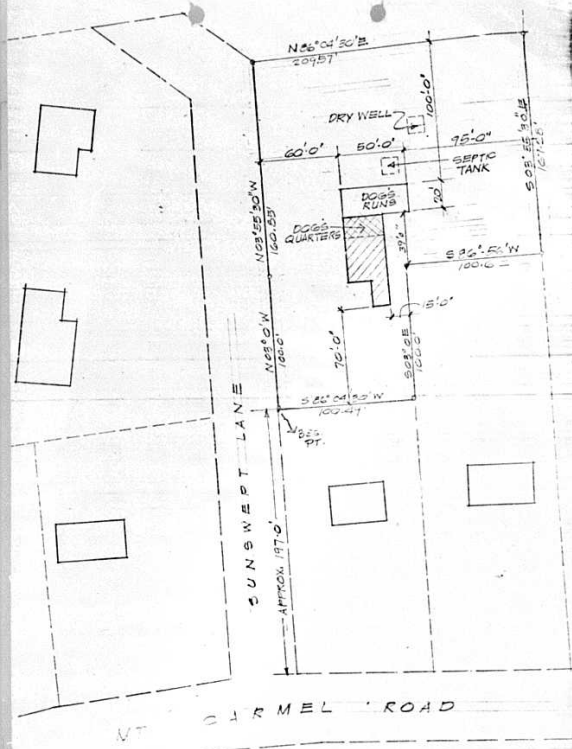
Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

H. EHSIE PARKS, MRS. JUDITH E. HESSE, MRS. ROBERT L. BERNY

MARSHALL M. BOSTWICK, JUDITH M. MCGOWAN, ALVIN LORICK

T. BAYBRO WILSON, JR., RICHARD H. TRACY, MRS. RICHARD E. TRACY



VARIANCE PLAT FOR
Miss REBECCA & BLANCHE TANSIL
7th ELECTION DIST.
ZONE RDP
SCALE: 1"=30'

VARIANCE PLAT FOR
Miss REBECCA & BLANCHE TANSIL
7th ELECTION DIST.
ZONE RDP
SCALE: 1"=30'

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 March 21 1975

THIS IS TO CERTIFY, that the annexed advertisement was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 7 day of April 1975; that is to say, the same was inserted in the issues of March 21, 1975

STROMBERG PUBLICATIONS, INC.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 23, 1975

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 one (1) successive weeks before the 7th day of April 1975, the first publication appearing on the 23rd day of March 1975.

THE JEFFERSONIAN
S. Eric DiNenna, Manager

Cost of Advertisement, \$



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th Date of Posting: August 16, 1975

Posted for: APPEAL
Petitioner: Rebecca C. Tansil, et al.
Location of property: E/S. OF SUNSWEST LANE, 197' N. OF MT. CARMEL RD.
Location of Sign: E/S. OF SUNSWEST LANE, 280' TOW. N. OF MT. CARMEL RD.

Remarks: Thomas K. Poland
Posted by: Thomas K. Poland Date of return: August 23, 1975

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3315

DATE: AUGUST 7, 1975 ACCOUNT: 01-662

AMOUNT: \$40.00

RECEIVED John W. Hession, III, Esquire, People's Counsel
FOR: Cost of Filing of an Appeal and Posting of Property on Case No. 75-235-A (Item No. 151)
E/S of Sunswest Lane, 197' N of Mt. Carmel Road - 7th Election District
Rebecca C. Tansil, et al - Petitioners 40.00 CMC

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Revised	200 Sheet	
	date	by	date	by	date	by		date	by
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZG, BA, GC, CA									
Reviewed by: T.H.C.									
Revised Plans: Change in outline or description									
Previous case:									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th Date of Posting: March 21, 1975

Posted for: PETITION FOR VARIANCE
Petitioner: REBECCA C. TANSIL
Location of property: E/S. OF SUNSWEST LANE, 197' N. OF MT. CARMEL RD.
Location of Sign: E/S. OF SUNSWEST LANE, 280' TOW. N. OF MT. CARMEL RD.

Remarks: Thomas K. Poland
Posted by: Thomas K. Poland Date of return: March 21, 1975

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 14 day of 1975. Item #

Petitioner: Tansil
Submitted by: Tansil
Petitioner's Attorney: Tansil
Reviewed by: Tansil

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 17939

DATE: March 17, 1975 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED Blanche Tansil
FOR: Blanche Tansil
Route 1, Sunswest Lane
Paxton, Md. 21120
Advertising and posting of property - 75-235-A 25.00 CMC