[redacted]

MAP	NW 1C
	2C
E. D.	9
DATE	9/2/86
200	
1000	
DP	

Filing Received: $35.00
NW Cor. Falls & Shoemaker Rds.
(6314 Falls Rd.) 9th Dist.

86-256-A
#145

12-17-85
$35.00

86-256-A
#145

86-256A 145

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 238.2 to permit a side yard setback of 10 feet instead of the required 30 feet and a rear setback of 0 feet instead of the required 30 feet.

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

To align proposed addition with existing building maintaining existing ten-foot side yard.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

MAP	NW 1C
	2C
E. D.	9
DATE	9/2/86
200	
1000	
DP	

Contract Purchaser:

Falls Road Animal Hospital
(Type or Print Name)

Signature

6314 Falls Road
Address

Baltimore, MD 21209
City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Kim J. Hammond
(Type or Print Name)

Signature (KIM HAMMOND)

(Type or Print Name)

Signature

6314 Falls Road 337-3595
Address Phone No.

Baltimore, MD 21209
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Mr. Herb Hammond
Name

6314 Falls Road 337-7326
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of November, 1985, 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 17th day of December, 1985, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE December 20, 1985
BY Arlene A. Schlenk
ADMINISTRATIVE ASSISTANT

IN RE: PETITION FOR VARIANCE
NW/corner Falls and Shoemaker Roads (6314 Falls Road) - 9th Election District

Kim J. Hammond -
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-256-A

* * * * * * * * * * * * *

The Petitioners herein requests variances to permit a side yard setback of 10 feet in lieu of the required 30 feet and a rear yard setback of zero feet in lieu of the required 30 feet.

Testimony by and on behalf of the Petitioners indicated that the long existing veternarium currently utilizes facilities constructed in 1954, 1967 and 1982. Portions of the buildings have a side yard setback of 10 feet and a rear yard setback of zero feet as viewed from its Falls Road address. The Petitioners propose an additional one-story building and two future additions to the existing building. The location of the new building was determined in mid 1985 in accordance with advice from the Office of Zoning that the 1954 setbacks could be utilized, although the setbacks currently required by the Baltimore County Zoning Regulations (BCZR) could not be further encroached upon. When the Petitioners applied for a building permit they were informed that the policy of the Office of Zoning had changed and that the instant Petition and public hearing were required. The Petitioners, however, were granted a building permit with a full understanding of the risk involved if the Petition were denied. The building is under construction. The Falls Road entrance has been eliminated at the request of the State Highway Administration. The site will comply with the requirements of the Baltimore County Landscape Manual. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the BCZR would result in 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, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of December, 1985, that the herein Petition for Variance to permit a side yard setback of 10 feet in lieu of the required 30 feet and a rear yard setback of zero feet in lieu of the required 30 feet, in accordance with the plan submitted and filed herein marked Petitioner's Exhibit 3, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction:

1. Compliance with the Baltimore County Landscape Manual.

Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING
DATE December 20, 1985
BY Arlene A. Schlenk
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 20, 1985

Mr. Herb Hammond
6314 Falls Road
Baltimore, Maryland 21209

RE: PETITION FOR VARIANCE
NW/corner Falls & Shoemaker Roads (6314 Falls Road) -
9th Election District
Kim J. Hammond, Petitioner
Case No. 86-256-A

Dear Mr. Hammond:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg
Attachments

cc: People's Counsel

PETITION FOR VARIANCE

9th Election District

LOCATION: Northwest corner of Falls and Shoemaker Road (6314 Falls Road)

DATE AND TIME: Tuesday, December 17, 1985 at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 238.2 to permit a side yard setback of 10 feet instead of the required 30 feet and a rear setback of 0 feet instead of the required 30 feet.

Being the property of Kim J. Hammond as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

145

LEGAL DESCRIPTION
FALLS ROAD ANIMAL HOSPITAL

BEGINNING for the same at the corner formed by the intersection of the southwest side of Falls Road 50 feet wide with the northwest side of Shoemaker Road 25 feet wide and running thence and binding on the northwest side of Shoemaker Road with the use thereof in common south 58 degrees 26 minutes 16 seconds west 200 feet thence leaving Shoemaker Road and running for a new line of division the two following courses and distances. North 26 degrees 03 minutes 44 seconds west parallel with Falls Road 200 feet thence north 58 degrees 26 minutes 16 seconds east parallel with Shoemaker Road 200 feet to Falls Road and thence binding on the southwest side of Falls Road south 26 degrees 03 minutes 44 seconds east 200 feet to the place of beginning.

BEING the same lot of ground described in Deed dated October 13, 1954 and recorded among the Land Records of Baltimore County in Liber 2572, folio 433, which was grantd and conveyed from John O. Gardner, Executor of the Estate of Alvin Talbrook, unto Marvin H. Scham; and being also the same lot of ground described in Deed of Ground Rent dated March 12, 1964 and recorded among the Land Records of Baltimore County in Liber 4275, Folio 428, which was granted and conveyed from Milton B. Edelson, unto Marvin H. Scham.

RE: PETITION FOR VARIANCES
NW Corner Falls & Shoemaker Rds. (6314 Falls Road)
9th District

KIM J. HAMMOND, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-256-A

: : : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of November, 1985, a copy of the foregoing Entry of Appearance was mailed to Messrs. Kim J. and Herb Hammond, 6314 Falls Road, Baltimore, MD 21209; and Falls Road Animal Hospital, Contract Purchaser, 6314 Falls Road, Baltimore, MD 21209.

Peter Max Zimmerman

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

---

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 11, 1985

Mr. Kim J. Hammond
6314 Falls Road
Baltimore, Maryland 21209

RE: Petition for Variance
NW/cor. Falls & Shoemaker Rds.
(6314 Falls Road)
9th Election District
Kim J. Hammond - Petitioner
Case No. 86-256-A

Dear Mr. Hammond:

This is to advise you that $ 65.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

...e County, Maryland, and remit ...dding, Towson, Maryland

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

No. 016159

DATE 12-17-85 ACCOUNT R-01-615-000
AMOUNT $ 65.25
RECEIVED FROM: K. M. Hammond
FOR: Advertising & Posting 86-256-A

B 8029******6525:a 5174F

VALIDATION OR SIGNATURE OF CASHIER

86-256-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 28, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 28, 1985

THE JEFFERSONIAN,

Publisher

Cost of Advertising

22.00

PETITION FOR VARIANCE
9th Election District

LOCATION: Northwest corner of Falls and Shoemaker Road (6314 Falls Road)
DATE AND TIME: Tuesday, December 17, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 238.2 to permit a side yard setback of 10 feet instead of the required 30 feet and a rear setback of 0 feet instead of the required 30 feet.

Being the property of Kim J. Hammond as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

Nov. 28.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-256-A

District 9th Date of Posting 11-28-85
Posted for: Variance
Petitioner: Kim J. Hammond
Location of property: N.W. Corner of Falls and Shoemaker Roads (6314 Falls Road)
Location of Signs: N.W. Corner of Falls and Shoemaker Roads
Remarks:
Posted by [signature] Signature Date of return: 11-29-85
Number of Signs: 1

86-256-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 27, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 27, 1985.

TOWSON TIMES,

Publisher

38.25

PETITION FOR VARIANCE
9th Election District

LOCATION: Northwest corner of Falls and Shoemaker Road (6314 Falls Road)
DATE AND TIME: Tuesday, December 17, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 238.2 to permit a side yard setback of 10 feet instead of the required 30 feet and a rear setback of 0 feet instead of the required 30 feet.

Being the property of Kim J. Hammond as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

7101S-Jeffers Nov. 27

Case No. 86-256-A

BALTIMORE 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 13th day of November, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Kim J. Hammond
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

November 1[illegible], 1985

Mr. Kim J. Hammond
6314 Falls Road
Baltimore, Maryland 21209

NOTICE OF HEARING

Re: Petition for Variance
NW/cor. Falls & Shoemaker Rds.
(6314 Falls Road)
9th Election District
Kim J. Hammond - Petitioner
Case No. 86-256-A

TIME: 11:00 a.m.

DATE: Tuesday, December 17, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 012752

DATE 10-15-85 ACCOUNT R-01-615-000
AMOUNT $100.00
RECEIVED FROM: Kim J. Hammond
FOR: Filing Fee for Item 145 Kim Hammond

B 0120****10000:a 2106F

VALIDATION OR SIGNATURE OF CASHIER

...ssioner
...e County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner Date November 26, 1985

FROM Norman E. Gerber, AICP, Director

SUBJECT Zoning Petitions No. 86-253-A and 86-256-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 2, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Herb Hammond
6314 Falls Road
Baltimore, Maryland 21209

RE: Item No. 145 - Case No. 86-256-A
Petitioner - Kim J. Hammond
Variance Petition

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

Dear Mr. Hammond:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer (mr)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

Maryland Department of Transportation
State Highway Administration

William K. Hellmann, Secretary
Hal Kassoff, Administrator

NOV 12 PM
OFFICE OF PLANNING & ZONING

November 1, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: ZAC Meeting of 10-29-85
ITEM: #145.
Property Owner: Kim Hammond
Location: N/W Corner of Falls Rd., Route 25, & Shuemaker Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a side yard setback of 10 feet instead of the required 30 feet and a rear setback of 0 feet instead of the required 30 feet.
Acres: .914 Acres
District: 9th Election District

Dear Mr. Jablon:

On review of the submittal of 10-15-85 and field inspection, the State Highway Administration will require the site plan to be revised to show a proposed 80' right of way (40' ½ section) as shown on the revised submittal of 10-19-85.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro. — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

NOVEMBER 25, 1985

Re: Zoning Advisory Meeting of OCTOBER 29, 1985
Item # 145
Property Owner: KIM HAMMOND
Location: N/W CORNER OF FALLS ROAD AND SHUEMAKER RD

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(X) There are no site planning factors requiring comment.
( ) A County Review Group Meeting is required.
( ) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
( ) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
( ) A record plat will be required and must be recorded prior to issuance of a building permit.
( ) The access is not satisfactory.
( ) The circulation on this site is not satisfactory.
( ) The parking arrangement is not satisfactory.
( ) Parking calculations must be shown on the plan.
( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on
( ) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
( ) Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

November 20, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Kim Hammond

Location: N/W corner of Falls Road and Shuemaker Road

Item No.: 145 Zoning Agenda: Meeting of October 29, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt. Joseph Kelly 11/21/85
Planning Group
Special Inspection Division

Noted and Approved: John E. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

December 5, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 145 Zoning Advisory Committee Meeting are as follows:

Property Owner: Kim Hammond
Location: N/W Corner of Falls Road and Shuemaker Road
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1961) and other applicable Codes and Standards.

B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-3 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-3 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____ _____ _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attaches copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

SPECIAL NOTE: J. Comments: As the plans are not dimensioned and the type of construction of the existing buildings is not indicated please advise how you propose to comply with Section 505.1. See also Section 505.2. The State Handicapped Code requirements are not fully indicated on the plans. In fact, the plans are insufficient for an effective review by this department. Property line setbacks could be a major factor.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

Charles E. Burnham

L/22/BC

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of October 29, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

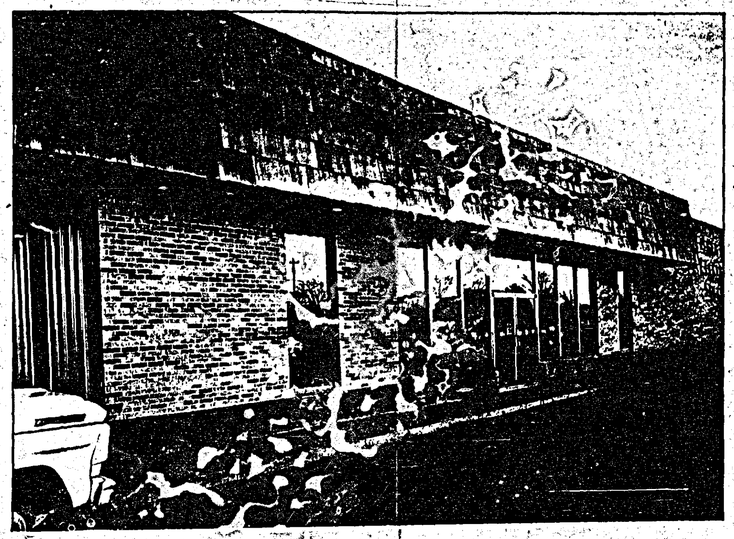
Dear Mr. Jablon:

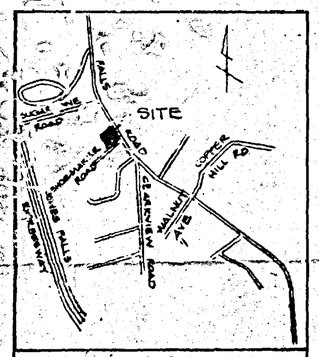
The department of Traffic Engineering has no comments for items numbered 141, 142, 143, 144, 145, 146, 149, and 150.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

12/17
86-256





VICINITY MAP
1" = 1000'

OWNER
KIM J HAMMOND
c/o FALLS RD ANIMAL HOSPITAL
6314 FALLS ROAD
BALTIMORE, MD 21209

9TH ELECTION DISTRICT
SCALE: 1" = 20'

NOTES:

1. EXISTING ZONING OF PROPERTY - BR
2. GROSS AREA - 0.914 AC.
3. EXISTING USE - OFFICES & KENNELS & ANIMAL HOSPITAL
4. PROP. USE - OFFICES & KENNELS & ANIMAL HOSPITAL
5. ABANDON EXISTING STREET ACCESS @ FALLS & SHOEMAKER ROADS
6. CREATE NEW ENTRANCE AS SHOWN (BALTO. CO. STD. PAVING & CURB DESIGN)

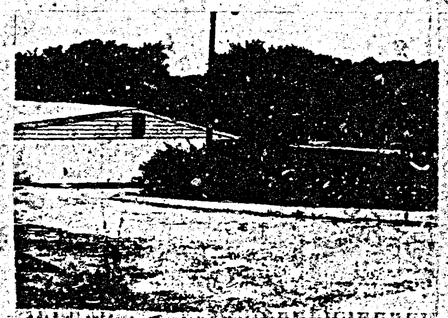
PARKING CALCULATIONS:

A	14'x30'x2 FLRS	840.0
B	31.5'x21'	661.5
C	23.5'x84'	1974.0
D	50'x10'	500.0
E	75'x42'	3150.5

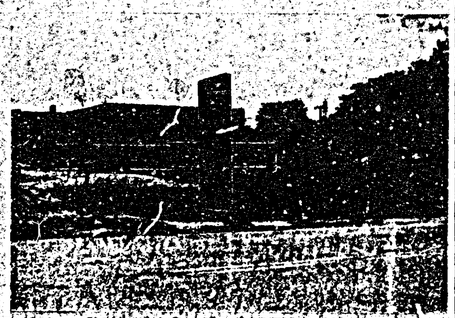
TOT BLDG. SQ FT = 7,125.5
7125 ÷ 300 = 23.75

PARKING SPACES REQ'D 23.75

PARKING SPACES SHOWN 24.0



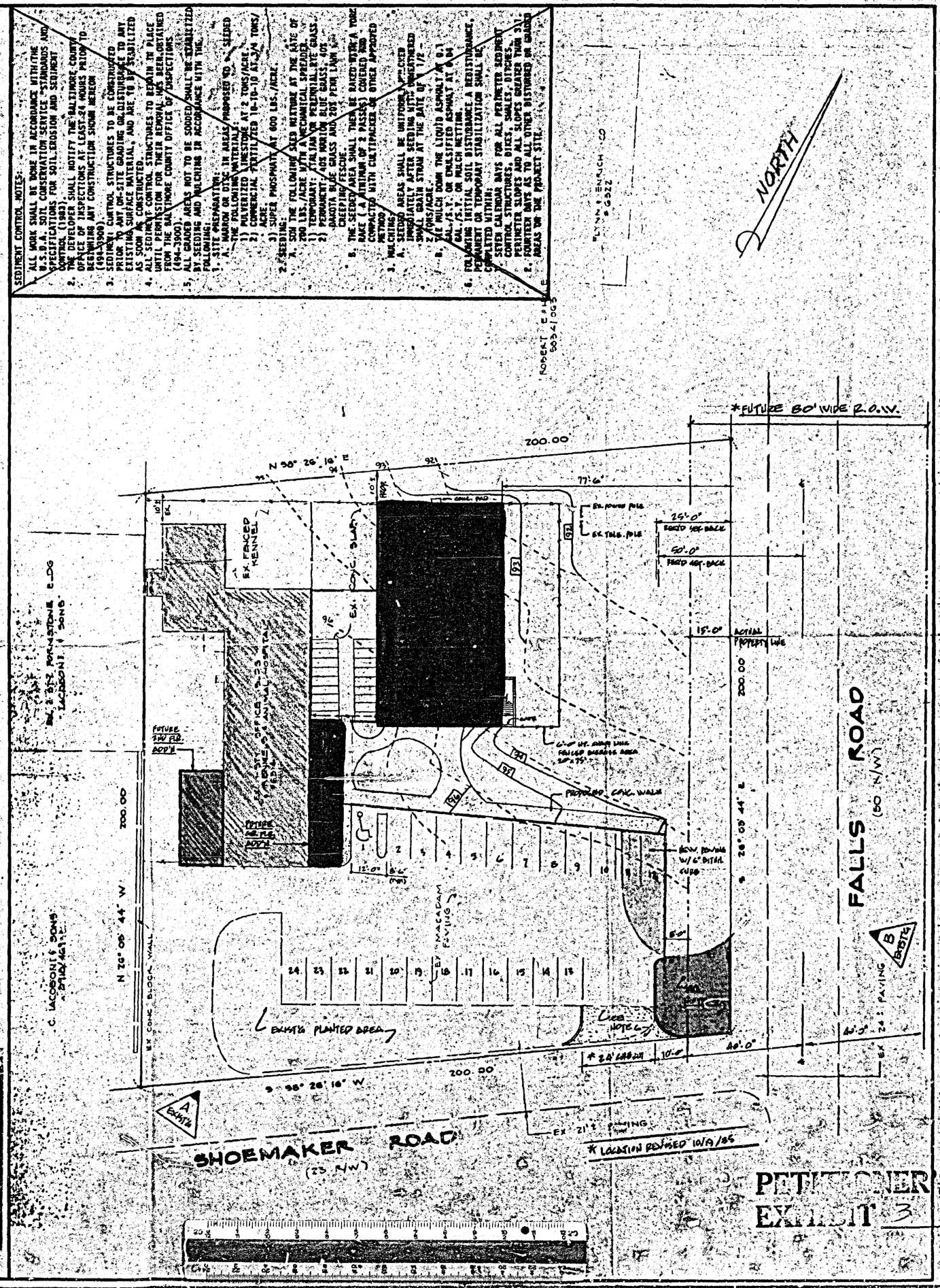
EXIST'G VIEW "A"



EXIST'G VIEW "B"

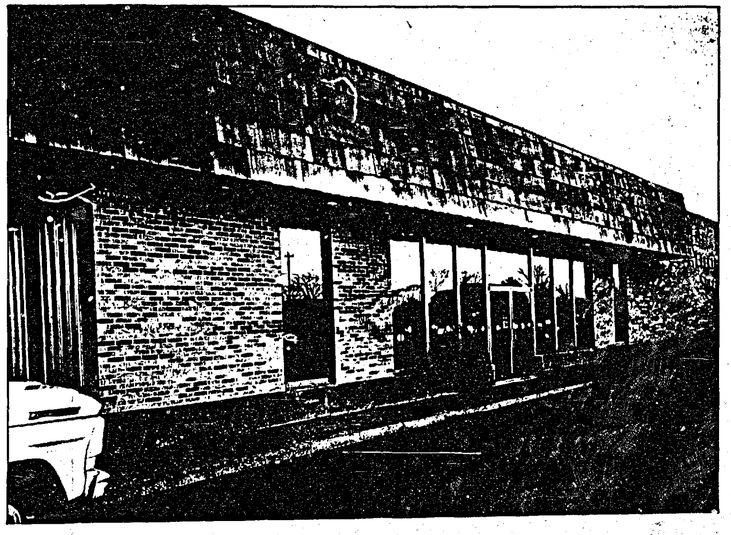
SEDIMENT CONTROL NOTES:

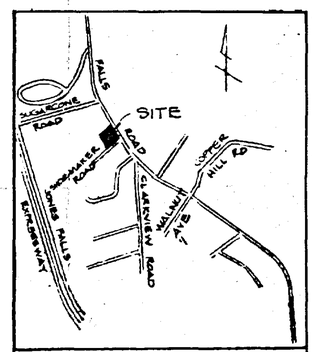
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE U.S.D.A. SOIL CONSERVATION SERVICE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (1983).
2. THE DEVELOPER SHALL NOTIFY THE BALTIMORE COUNTY OFFICE OF INSPECTIONS AT LEAST 24 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON (494-3900).
3. SEDIMENT CONTROL STRUCTURES TO BE CONSTRUCTED PRIOR TO ANY ON-SITE GRADING OR DISTURBANCE TO ANY EXISTING SURFACE MATERIAL, AND ARE TO BE STABILIZED AS SOON AS CONSTRUCTED.
4. ALL SEDIMENT CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF INSPECTIONS (494-3900).
5. ALL GRADED AREAS NOT TO BE SODDED SHALL BE STABILIZED BY SEEDING AND MULCHING IN ACCORDANCE WITH THE FOLLOWING:
   1. SITE PREPARATION:
      A. NARROW OR DITCH IN AREAS PROPOSED TO BE SEEDED
      THE FOLLOWING MATERIALS PER ACRE:
      1) PULVERIZED LIMESTONE AT 2 TONS/ACRE
      2) COMMERCIAL FERTILIZER 10-10-10 AT 2.4 TONS/ACRE
      3) SUPER PHOSPHATE AT 600 LBS./ACRE.
   2. SEEDING:
      A. SOW THE FOLLOWING SEED MIXTURE AT THE RATE OF 200 LBS./ACRE WITH A MECHANICAL SPREADER.
      1) TEMPORARY: ITALIAN OR PERENNIAL RYE GRASS.
      2) PERMANENT: 40% NORTON BLUE GRASS, 40% DAKOTA BLUE GRASS AND 20% PENN LAWN CREEPING FESCUE.
      B. THE SEEDED AREA SHALL THEN BE RAKED WITH A TOOTH RAKE (A MINIMUM OF 2 PASSES) COVERED WITH COMPACTED WITH CULTIPACKER OR OTHER APPROVED METHOD
   3. MULCHING:
      A. SEEDED AREAS SHALL BE UNIFORMLY MULCHED IMMEDIATELY AFTER SEEDING WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 - 2 TONS/ACRE.
      B. SITE MULCH DOWN THE LIQUID ASPHALT AT 0.1 GAL./S.Y. OR EMULSIFIED ASPHALT AT 0.04 GAL./S.Y. OR MULCH NETTING.
   6. FOLLOWING INITIAL SOIL DISTURBANCE OR RESTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
      SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
      FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.



PETITIONER'S EXHIBIT 3

PROPOSED VETERINARIUM ADDITION
FALLS ROAD ANIMAL HOSPIAL, INC.
6314 FALLS ROAD AT SHOEMAKER
BALTIMORE, MARYLAND 21209





VICINITY MAP
1" = 1000'

OWNER
KIM J HAMMOND
c/o FALLS RD ANIMAL HOSPITAL
6314 FALLS ROAD
BALTIMORE, MD 21209

9TH ELECTION DISTRICT
SCALE: 1" = 20'

NOTES:
1 EXISTING ZONING OF PROPERTY - BR
2 GROSS AREA - 0.914 AC.
3 EXISTING USE - OFFICES & KENNELS & ANIMAL HOSPITAL
4. PROP. USE - OFFICES & KENNELS & ANIMAL HOSPITAL.
5. ABANDON EXISTING STREET ACCESS @ FALLS & SHOEMAKER ROADS
6 CREATE NEW ENTRANCE AS SHOWN (BALTO. CO. STD. PAVING & CURB DESIGN)

PARKING CALCULATIONS:

A 14'x30'x2 FLRS	840.0	TOT. BLDG. SQ.FT. = 7,125.5
B 31.5'x21'	661.5	7125 ÷ 300 = 23.75
C 23.5'x84'	1974.0	PARKING SPACES REQ'D 23.75
D 50'x10'	500.0	PARKING SPACES SHOWN 24.0
E 75'x42'	3150.5	

SEDIMENT CONTROL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE U.S.D.A. SOIL CONSERVATION SERVICE "STANDARDS AND SPECIFICATIONS FOR SOIL-EROSION AND SEDIMENT CONTROL (1983).
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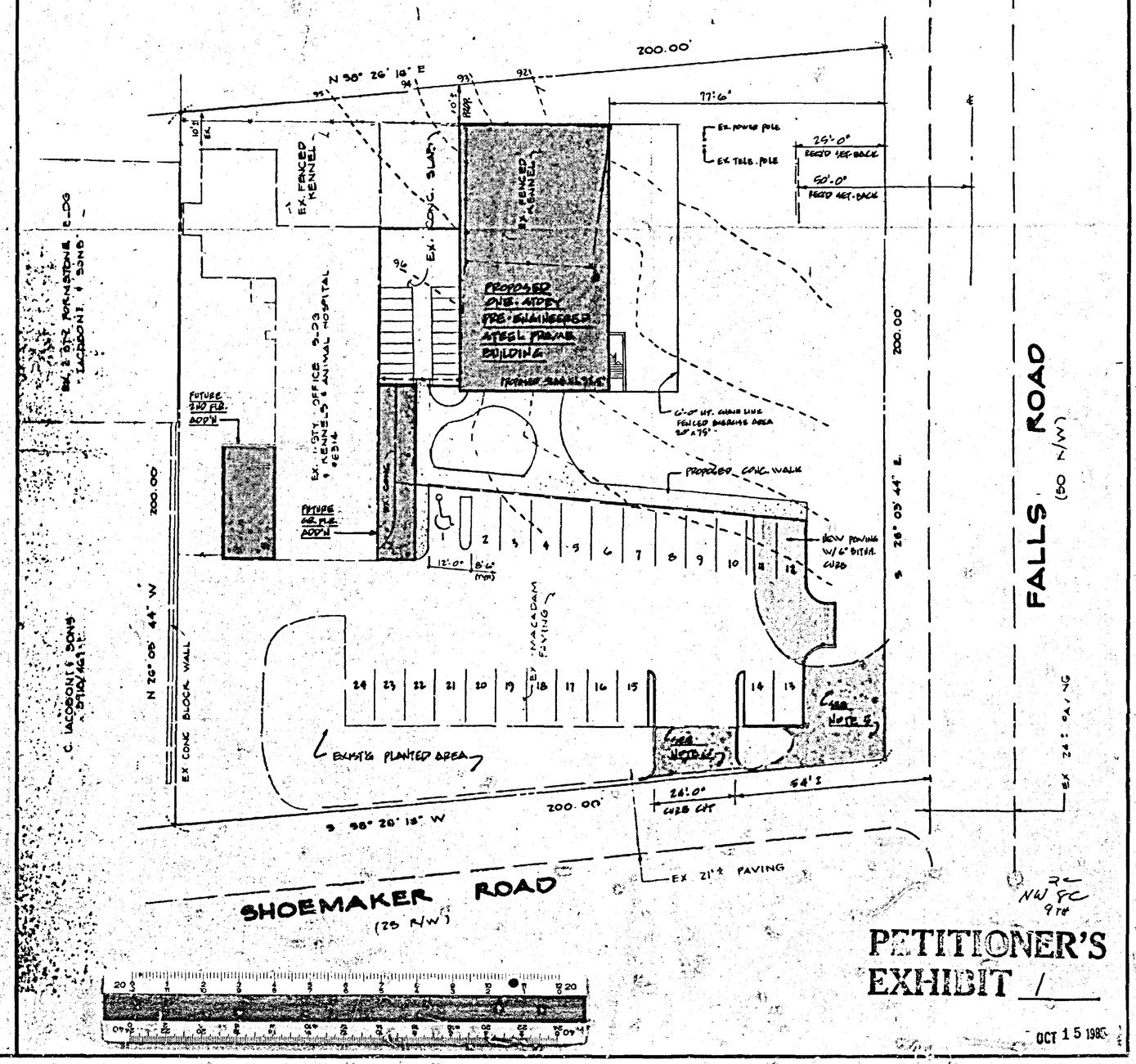
4. ALL SEDIMENT CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF INSPECTIONS (494-3900).
5. ALL GRADED AREAS NOT TO BE SODDED SHALL BE STABILIZED BY SEEDING AND MULCHING IN ACCORDANCE WITH THE FOLLOWING:
   1. SITE PREPARATION:
      A. HARROW OR DISC IN AREAS PROPOSED TO BE SEEDED
      THE FOLLOWING MATERIALS:
      1) PULVERIZED LIMESTONE AT 2 TONS/ACRE
      2) COMMERCIAL FERTILIZED 10-10-10 AT 3/4 TONS/ACRE
      3) SUPER PHOSPHATE AT 600 LBS./ACRE.
   2. SEEDING:
      A. SOW THE FOLLOWING SEED MIXTURE AT THE RATE OF 200 LBS./ACRE WITH A MECHANICAL SPREADER.
      1) TEMPORARY: ITALIAN OR PERENNIAL RYE GRASS.
      2) PERMANENT: 40% MARION BLUE GRASS, 40% DAKOTA BLUE GRASS AND 20% PERR LAWN CREEPING FESCUE.
      B. THE SEEDED AREA SHALL THEN BE RAKED WITH A YORK RAKE (A MINIMUM OF 2 PASSES) COVERED AND COMPACTED WITH CULTIPACKER OR OTHER APPROVED METHOD.
   3. MULCHING:
      A. SEEDED AREAS SHALL BE UNIFORMLY MULCHED IMMEDIATELY AFTER SEEDING WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 - 2 TONS/ACRE.
      B. TIE MULCH DOWN THE LIQUID ASPHALT AT 0.1 GAL./S.Y. OR EMULSIFIED ASPHALT AT 0.04 GAL./S.Y. OR MULCH NETTING.
   6. FOLLOWING INITIAL SOIL DISTURBANCE A REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
      1. SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
      2. FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.



PETITIONER'S EXHIBIT 1

OCT 15 1985

PROPOSED VETERINARIUM ADDITION
FALLS ROAD ANIMAL HOSPIAL, INC.
6314 FALLS ROAD AT SHOEMAKER
BALTIMORE, MARYLAND 21209

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