

بريندروك

MAP N 100-29

RE: PETITIONS FOR SPECIAL EXCEPTION # treatment, including occasional treatment for breeding, medical care and W/S of York Road, 65' N of Mt. * DEPUTY ZONING COMMISSIONER Carmel Rd. (17004-17006 York Rd.) boarding. Over 90% of the animals are dogs and cats. The only changes to the 7th Election District OF BALTIMORE COUNTY Dr. Stanley A. Cohn, et ux, * Case No. 86-257-XA Petitioners * The Petitioners herein requests a special exception for a Class A animal boarding place for both 17004 and 17006 York Road, and, additionally, variances to allow a 24 foot distance from a residential zone in lieu of the required 200 feet and a 26 foot setback in lieu of the required 40 feet, both for the existing veterinarium at 17004 York Road, and zero feet in lieu of the required 10 feet front yard setback and 30 feet in lieu of the required 50 feet side yard

setback, both for the existing dwelling at 17006 York Road. Testimony by and on behalf of the Petitioner, a veterinarian, indicated that he purchased 17004 York Road and obtained the proper permits to begin operating a veterinarium in August, 1981. With the assistance of another veterinarian, he treats and provides overnight care for dogs and cats, and additionally some birds and other household pets. He proposes to expand from boarding for animals with health problems such as age, blindness and hip probto a limited amount of general boarding. The more County Zoning Regulations do not provide for an operation in the middle ground between a Veterinarium and an Animal Boarding Place, Class A, therefore, the Petitioner is requesting a Special Exception for a Class A animal boarding but with self-imposed limitations. The facilities, all located at 17004 York Road, will not be expanded beyond the existing two-story frame veterinarium that includes boarding space for 20 to 30 animals, the existing roofed dog runs located on a concrete slab, a freezer in one of the frame garages, all as indicated on the plan submitted, and a dumpster. The facilities will be used for

86-257-KA. PETITION FOR SPECIAL EXCEPTION

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for ___a_class_A_animal_boarding_place_upder_____ (BCZR Section 230.1 BL)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon fling of this petition, and further agree to and are to be bound by the zoning regulations and restrict of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and aftern, under the penalties of perjury, that late are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Dr. Stanley A. Cohn (Type or Print Name) (Type or Print Name) Katen P. Cohn (Type or Print Name) City and State

Attorney for Petitioner: Dickee M. Howard 17004-17006 York Road 329-6441 (Type or Print Name) Howard, Butler & Melfa, P.A. 401 Allegheny Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted Towson, Maryland 21204 McKee & Associates, Inc. City and State Attorney's Telephone No.: _337-0900 1717 York Road

ORDERED By The Zoning Commissioner of Baltimore County, this ___13tb_____ day of __November____, 19_85, 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 _____17th_____ day of _December_____, 19_85_, at 1:30_ o'clock

Zuning Commissioner of Baltimore County

with those of the same or smaller dimensions. The current daily routine includes a morning and afternoon outside run of an hour or so for the dogs, after which the waste is bagged and put in the dumpster where remains are also deposited. No animal is lodged outside overnight. There is no odor and sound treatment is provided by walls about 11 feet thick and double windows. The Petitioner is aware of only two families to whom the business has been a problem. The property at 17006, bought about 12 years ago, has been rented for residential use. At this time, the Petitioner does not propose to use 17006 York Road for animal care or boarding.

The closest neighbor, a resident across York Road since 1937, protested the noise from the existing facility: dogs howl at night, windows are open in warm weather, dogs in the runs frequently awaken him at 7:00 a.m. seven days a week. A owner of a boarding kennel saw no need for the expansion from a Veterinarium to an Animal Boarding Place, Class A. The resident to the rear testified that she was aware of no health or odor problems but that both she and church services were disturbed, at times, by the noise when animals were put out. Her solution, when her husband was ill, was to put her windows down and install an air-conditioner in the bedroom. The president of the Citizens Alliance of Northern Baltimore County saw no hardship on the Petitioner since he had the right to keep ill animals overnight anyway.

Fursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty or unreasonable hardship upon the Petitioners, the requirements of Section 502.1 of

buildings will be repair, or if necessary, replacement of the existing building

the Baltimore County Zoning Regulations have been met, and the health, safety and general welfare of the community will not be adversely affected, and the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26 day of December, 1985, that the herein Petition for Special Exception for a Class A animal boarding place for both 17004 and 17006 York Road, and, additionally, the Petition for Variance to allow a 24 foot distance from a residential zone in lieu of the required 200 Teet and a 26 foct setback in lieu of the required 40 feet, both for the existing veterinarium at 17004 York Road, and zero feet in lieu of the required 10 feet front yard satback and 30 feet in lieu of the required 50 feet side yard setback, both for the existing dwelling at 17006 York Road, all in accordance with the plan prepared by McKee & Associates, Inc. dated October 14, 1985, from and after the date of this Order, subject, however, to the following restrictions:

> 1. The Animal Boarding Place, Class A shall be utilized at the 17004 York Road location only. No portion of 17006 York Road shall be utilized for a Boarding Place, Class

> 2. The maximum number of animals on the property at any one time for treatment, care and/or boarding shall not exceed 25.

> 3. Monday through Saturday no animal shall be outside the building except between 8:30 a.m. and 6:00 p.m. On Sunday mornings in warm weather the animals may be put out as early as 7:30 a.m., but must be back in the building between 9:20 a.m. and 1:00 p.m.

Windows and doors shall be kept closed at all times when there are animals in the building.

A revised site plan, or a written memo, shall be submitted within 45 days to indicate the location of

- 3 -

of Baltimore County

86-257-XA PETITION FOR ZONING VANANCE 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 421.2 to allow a 24' distance from a residential zone in lieu of the reg. 200' and Sec. Variance from Section \(\triangle 232.1 \) of BCZR to permit a front setback of zero feet

____(0') in lieu of the required ten feet (10'), and a twenty-six feet (26') in lieu of the required forty feet (40'). Variance from Section 232.2b (1A04.3B.3) of the BCZR to permit a side yard setback of thirty feet (30') in lieu of the required fifty feet (50').

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Removing or razing existing improvements represents a practical

difficulty.

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. Contract Purchaser: Legal Owner(s): Dr. Stanley A. Cohn (Type or Print Name) Karen P. Cohn (Type or Print Name City and State Signature Attorney for Petitioner: Dickee M. Howard 17004-17006 York Road 329-6441 (Pype or Print Name) Hereford, MD Signature Howard, Butler & Melfa, P.A. City and State 401 Allegheny Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted __Towson, Maryland 21204 McKee & Associates. Inc. Attorney's Telephone No.: 337-0900 1717 York Road 252-5820 ORDERED By The Zoning Commissioner of Baltimore County, this _____13th_

of November. 19.85, 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

1.818.1

Zoning Commissioner of Bakimore County

MCKEE & ASSOCIATES, INC. Engineering - Surveying - Real Estate Development 1717 YORK RD. LUTHERVILLE, MARYLAND 21093 Telephone: (301) 252-5820

October 14, 1985

DESCRIPTION OF COHN PROPERTY

Beginning for the same at a point situated in the center of York Road, said point being situated approximately 65.00 feet more or less in a northerly direction from the centerline intersection of York Road and Mount Carmel Road; thence leaving said centerline of York Road and running North 86° 15' 00" West 33.00 feet to a point; thence continueing along same line North 86° 15' 00" West 198.00 feet to a point; thence running North 01° 15' 00" West 99.00 feet to a point; thence continueing along same line North 010 15" 00" West 74.25 feet to a point; thence South 86° 15' 00" East 198.00 feet to a point; thence South 01° 15' 00" East 74.25 feet to a point; thence South 86° 15' 00" East 33.00 feet to a point situated in the center of York Road; thence running with and binding on said centerline South 01° 15' 00" East 99.00 feet to the point of beginning.



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 Special Exception for a Class A animal boarding place under Section 230.1 BL. and Variance from Section 421.2 to allow a 24 foot distance from a residential zone in lieu of the required 200' and Section 232.1 to permit a front setback of zero feet (0') in lieu of the required ten feet (10'), and a twenty-six feet setback (26') in lieu of the required forty feet (40'), and Variance from Section 232.2b (1A04.3B.3) to permit a side yard setback of thirty feet (30') in lieu of the required fifty feet (50'). Being the property of <u>Dr. Stanley A. Cohn. et ux</u>, as shown on plat plan filed with the Zoning Office. In the event that these Petitions are 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 Dickee M. Howard, Esquire Howard, Butler, & Melfa, P.A. 401 Allegheny Avenue Towson, Maryland 21204 NOTICE OF HEARING Re: Petition for Special Exception and Variance W/S York Rd., 65' N of Mt. Carmel Rd. (17004-17006 York Rd.) 7th Election District Dr. Stanley A. Cohn, et ux Case No. 86-257-XA TIME: _____1:30 p.m. DATE: Tuesday, December 17, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT PECEIVED MARKET & A SEC. .8. P.350*****20010:5 21461

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

7th Election District

(17004-17006 York Road)

DATE AND TIME: Tuesday, December 17, 1985 at 1:30 p.m.

Westside of York Road, 65 feet North of Mount Carmel Road

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCES W/S York Rd., 65' N of Mt. OF BALTIMORE COUNTY Carmel Rd. (17004-17006 York Rd.), 7th District DR. STANLEY A. COHN, et ux, : Case No. 86-257-XA Petitioners ::::::: 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 prelimianry or final Order. Phyllis Cole Friedman 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 Dickee M. Howard, Esquire, Howard, Butler & Melfa, P.A., 401 Allegheny Ave., Towson, MD 21204, Attorney for Petitioners. Anne gran

DALTIMORE COUNTY
OFFICE OF PLANNING (
TOWSON, MARYLAND 2 OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER December 11, 1985 Dickee M. Howard, Esquire Howard, Butler, & Melfa, P. A. 401 Allegheny Avenue Towson, Maryland 21204 RE: Petition for Special Exception and Variance W/S York Rd., 65' N of Mt. Carmel Rd. (17004-17006 York Rd.) 7th Election District Dr. Stanley A. Cohn, et ux Case NO. 86-257-XA This is to advise you that \$ 94.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. and the state of t AND POST RETURNED ON BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT time it is placed by . County, Maryland, and remit ing, Towson, Maryland RECEIVED property analysis a field to, P.A. Acceptable to a Possible of a fam. 25 - Coro

LOCATION: Westside of York Road, 65 feet North of Mount Car-mel Road (17004-17006 York Road) DATE AND TIME: Tuesday, Decem-ber 17, 1985 at 1:30 p.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, THIS IS TO CERTIFY, that the annexed advertisement was The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act end Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a published in THE JEFFERSONIAN, a weekly newspeper printed and published in Towson, Baltimore County, Md., appearing Petition for Special Exception for at Class A animal boarding place under Section 230.1 BL, and Variance from Section 421.2 to allow a 24 foot distance from a residential zone in lieu of the required 200° and Section 232.1 to permit a front setback of zero feet (0°) in lieu of the required ren foot (10°), and a twenty-sax feet setback (26°) in lieu of the required forty feet (40°), and Variance from Section 232.2b November 28 19 85 THE JEFFERSONIAN, (1A04.3B.3) to permit a side yard set-back of thirty feet (30') in Iseu of the required fifty feet (50').

Being the property of Dr. Stanley A. Cohn, et un, as shown on plat plan faind with the Zoning Office.

in the event that these Petitions are granted, a building person may be insued within the thirty (30) day appeal period. The Zoning Commissioner will, however, anterion any request for a stay of the insuence of said permit Cost of Advertising during this period for good cause shows. Such request must be received

CERTIFICATE OF PUBLICATION

ang distribution of the state o

PETITION FOR SPECIAL

EXCEPTION AND VARIANCE

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

PETITION POR SPECIAL EXCEPTION AND VARIANCE 7th Excelor District

LOCATION Westeds of York Road, 85 feet North of Mount Cermet Road (17004-17006 York Road) OATE AND TRIES: Tureday, December 17, 1985 at 1:30 p.m. PUBLIC MEARING: Room 106, County Office Building, 111 W Chee-apade Avenue, Toward, Maryland

The Zoning Commissioner of Bellewore County, by sushority of the Zoning Act and Regulations of Bellewore County, will hold a public hear-

Petton for Special Exception for a Class A arenal boarding place under Section 230.1 BL. and Variance from Section 421.2 to allow a 24 foot classification from a

(10"), and a treaty-six feet sel-back (26") in few of the required forty feet (40"), and Verlance from Section 232.2b (1A04.38.3) to

Being the property of Dr. Starley A. Cohn, at us, as shown on plat plan fled with the Zoning Office. In the event that these Postions a

86-257-XA

CERTIFICATE OF PUBLICATION

TOWSON, MD., ______November_27____, 19_85 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 , 19 35

Thank you for your consideration from some try paying citizen who were live in the village for cerest years. 14 M. Carmel Ric.

	0	
	ZONING DEPARTM	CATE OF POSTING LENT OF BALTIMORE COUNTY Purson, Maryland FC-257-X
District 7.161	rial Exciption	Date of Posting 11-25-F5
Petitioner:1 Location of property:.	Stanley A	Cofin it my
(1-2004 - 170	as The Red	to 17004 fort Pard And
Remarks:	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
Posted by		Date of return: 11-25-55

west side and the barding of animal next to me will qually depreciate the value of my nome. The kennel now located on Dr Cohow gigety are more than enough for the recidine of

Checkton, Mil. 21/20

you wendows the tacking can be very anniquing at time. In addition to this there is the

Horsibility of water contamination from shangson dogs, as well se odow and muche. I have I some in the and who will

also be affected by their addition of more kennier. The try to maintain a well left property and consider our neighbors, and I am sure That if DV. Cohn resided here he would not want

12/11 Cese No. 86-257-XB

Myon reading the soning signal posted

My property borders their projecty on the

on the projection of Dis. Staning a Cohn, returning

Leel that I have got to frotet his request to

the young laws which he so quest exceptions.

located at 17004 york Rd, Theuford and,

the village of Hufad. During the

summer months and you would like to open

Dear Suo:

D STANLEY A. CONN, stay

this kind of furnim bested next & his home

-

MT. CARMEL ADIMAL HOSPITAL, Inc. 17004 YORK ROAD, HEREFORD announces expanded services to include: VETERINARY HORSE CARE **BOARDING FOR DOGS & CATS** 7-DAY EMERGENCY SERVICE PRACTICAL PET GROOMING (7:30 a.m. Drop Off) Necessary House Calls

Specialized Diets: Doctor's Hours By Appointment Monday 9 a.m.-8 p.m.; Tues.-Thurs. 9 a.m.-6 p.m. Wed.-Fri, 9 a.m.-5 p.m.; Sat. 9 a.m.-12 noon Perky Ridgely Alex O'Roark Our reputation is based on quality medicine, personalized service and reasonable fees. 329-6441 6.3 mg

Protestanto Cohn Case De 17 1985 her at homing testous: Beni a. Culation 1120 MT, CHEMEZ RD, PARKTON, MD 21120 REMESERTING FIRST CHURCH OF HEROFOLD 29 MT. CHRMOL RD. PARKTON, MD 21120 Pasif M. Kerton 319, Guaker Redge Rof.
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Allsdys Chilsont (Mrs. Sung. Chilon Lu.)
14 Mr. Carmel Rd. Parkton 21120 17018 york Rod Partin md- 21/20 Patucia Cheleral 17015 york Load

MT. CARMEL
ANIMAL HOSPITAL, INC. 17004 YORK ROAD, HEREFORD announces expanded services to include: VETERINARY HORSE CARE BOARDING FOR DOGS & CATS 7-DAY EMERGENCY SERVICE

Petitioner Stanley A. Cohn, et ux Received by: Q

Dickee M. Howard, Esq.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Your petition has been received and accepted for filing this 13th day of November, 1985.

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

Zoning Commissione:

Case No. 86-257-XA

(7.30 a.m. Drop Off) Necessary House Calls

Specialized Diets Doctor's Hours By Appointment Monday 9 a.m. 8 p.m.; Tues.-Thurs. 9 a.m.-6 p.m. Wed.-Fri. 9 a.m.-5 p.m.; Sat. 9 a.m.-12 noon Perky Ridgely Alex O'Roark Dur reputation is based on quality medicine,

PRACTICAL PET GROOMING

personalized service and reasonable fees. 329-6441

See 1 1

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

To Zoning Commissioner Date November 26, 1985

Norman E. Gerber, AICP
FROM Director of Planning and Zoning

SUBJECT Zoning Petition No. 86-257-XA

This office is opposed to the granting of this request. Because of the proximity of the building and proposed Dog Run to the adjacent homes, the requested special exception should not be granted. The intent of the setback regulations governing this type of use is to protect residential uses from the nuisances inherent in the proposed operation.

NEG: JGH: s1m

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

November 15, 1985

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

> Meeting of October 29, 1985 Item No. 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.

Traffic Engineer Associate II

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE December 2, 1985

COUNTY OFFICE BLDG. 111 w. Chesapeake Ave.

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administratio

Industrial

Development

Dickee M. Howard, Esquire Howard, Butler & Melfa 401 Allegheny Avenue Towson, Maryland 21204

RE: Item No. 143 - Case No. 86-257-XA

Bureau of Dear Ms. Howard:

Department of Traffic Engineering State Roads Commission Bureau of

the requested zoning.

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

Petitioners - Stanley A. Cohn, et ux

Special Exception and Variance Petition

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.

> WAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:nr Enclosures

cc: McKee & Associates, Inc. 1717 York Road Lutherville, Maryland 21093



William K# Helbnann 2 Secretary Hal Kaspit 5 OFFICE DEPOLATIONS & JOHNSON

MOV 12

November 1, 1985

ITEM: 143.

Re: ZAC Meeting of 10-29-85

Mr. A. Jablon Zoning Commissioner County Office Building Towson, Md. 21204 Attn: Mr. James Dyer

Property owner: Stanley A. Cohn, et ux Location: W/S York Road, Route 45, 65 feet N of centerline of Mount Carmel Road Existing Zoning: B.L. Proposed Zoning: Variance to allow a 24 foot distance from a residential zone in lieu of the required 200 feet and to permit a front setback of zero feet in lieu of the required ten feet and a twentysix foot in lieu of the required forty feet, and to permit a side yard setback of thirty feet in lieu of the required fifty feet. (& Special Exception for a Class a animal boarding place) Acres: .78 Acres

District: 7th Election

District

Dear Mr. Jablon:

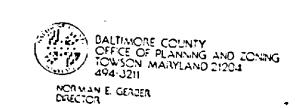
On review of the submittal of 10-14-85 and field inspection, the State Highway Administration finds the plan generally acceptable. Very truly yours,

Charles Las on Charles Lee, Chief Bureau of Engineering Access Permits

CL:GW:maw cc: Mr. J. Ogle

5y: George Wittman

My telephone number is (301) 659-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-600-492-5062 Statowide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

Dear Mr. Jablon:

. NOVEMBER 25, 1985

Re: Zoning Advisory Meeting of OCTOBER 29, 1985

Iten + 143

Property Owner: STANLEY A. COHN, et ux Location: W/S YORK RD ., 65 FEET N. OF

& OF MOUNT CARMEL ROOD . The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(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.

(I) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

(I) A record plat will be required and must be recorded prior to issuance of a building permit. 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 22-93 of the Development 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 daltimore County Landscape Manual.

The property is located in a deficient service area as defined by Eapacity 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 chamne traffic capacity may become more limited. The Basic Services Areas in the Property of the County Council.

Commence of the Control of the second

Eugene A. Bober Chief, Current Planning and Developmen

MSF/51d

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120L

Zoning Item # 143, Zoning Advisory Committee Meeting of October 39, 1985

Property Owner: SIANIEY A. COHN

Location: 17004 - 17006 York Rd District 7th Water Supply Private

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

_ Sewage Disposal Rivate

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts

into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

O

Mr. Harold Burton

2100 Dalawood Court

Mr. Joseph Matriccani

Freeland, MD 21053

Norman E. Gerger

1928 Weisburg Rd

James Hoswell

Arnold Jablon

lames E. Dyer

Jean M. H. Jung

20705 Keeney Mill Road

*Phyllis C. Friedman, Esquire People's Counsel

Lutherville, MD 21093

Case No. 86-257-XA W/S York Rd., 65' N of Mt. Carmel Item No. Rd. (17004-17006 York Road) 7th Election District January 22, 1986 Dr. Stanley A. Cohn, et ux, SE-Animal boarding place Petitioners VAR -Setbacks Copy of Petition Copy of Description of Property Copy of Certificate of Posting (2 Signs) Copy of Certificates of Publication Copy of Zening Advisory Committee Comments Copy of Comments from the Director of Planning Planning Board Comments and Accompanying Map Copy of Order to Enter Appearance Copy of Order - Towns / Deputy Zoning Commissioner - 12/26/85.

GRANTED Wrestrictions _____10. Copy of Plat of Property 11. 200' Scale Location Plan 12. 1000' Scale Location Plan _____13. Memorandum in Support of Petition X 14. Letter(s) from Protestant(s) _____15. Letter(s) from Petitioner(s) 16. Protestants' Exhibits 1 to 2 17. Petitioners' Exhibits 1 to __18. Letter of Appeal by Robt. Miller, Protestant, and
1/27/86 by Phyllis Friedman, People's Counsel. Dr. Stanley A. Cohn 17004-17006 York Road Hereford, MD 21111 Dickee M. Howard, Esquire Attorney for Petitioner Howard, Butler & Melfa, P.A. 401 Allegheny Avenue Towson, MD 21204 ₩r. Robert R. Miller Protestant 17009 York Road Monkton, MD 21111

Protestant

Protestant

Request Notification

Request Notification

Request Notification

Request Notification

Request Notification

disposal of potentially hazardous materials and solid wastes. () Any abandoned underground storage tanks containing gasoline, waste oil. solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.) Soil percolation tests (have been/must be) conducted. The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. () Others HEAlth DEPT. Approval of this Special EXCEPTION AND ZONING VARIANCE WILL NOT be given UNIESS the PARCEL KNOWN AS 17006 YORK Rd. 15 removed from the petitions. The existing septic System At 17006 is NEAT FAILURE And Until corrections Are made cannot be approved with 17004. an J. Forrest. Director BUREAU OF ENVIRONMENTAL SERVICES SS 20 1283 (2) R

Zoning Item # 143 Zoning Advisory Committee Meeting of OCT. 39 1985

() Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586 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: Stanley A. Cohn, et ux W/S York Road, 65' N of centerline of Mount Carmel Road Zoning Agenda: Meeting of October 29, 1985 Item No.: 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. ($^{
m X}$) 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 () 6. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no comments, Fire Prevention Bureau Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610 December 5. 1985 TED ZALESKI, JR. Mr. Arnold Jablen, Zoning Commissioner Office of Planning and Zoning Lear Mr. Jablon: Comments on Item # 143 Zoning Advisory Committee Meeting are as follows: Stanley A. Cohn, et ux W/S York Road, 65 feet N of c/l of Mount Carmel Road Districts APPLICABLE TIENS ARE CIRCLED. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Eandicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards. A building and other miscellaneous permits shall be required before the start of any construction. 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. 3. 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. All Tse Groups except R-h Single Pamily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-h 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 exterior wall. See Table h01, Section 1h07, Section 1h06.2 and Table 1h02. So 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 h01 and 505 and have your Architect/Engineer contact this department. S. The requested variance appears to conflict with Section(s) ______, of the Baltimore 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 plane indicating how the existing structure is Engineer seals are usually required. The change of Use Groups are from Use. Maryland Architectural 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 attached 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. Coments: A building sitting on the property line would be in violation of today's Code if the use is changed unless there is an approved firewall without openings for each structure so located. See Item "E above for main building. Also see Section 1414.0 for opening protectives in rated walls. Compliance to the State Handicapped Code is not shown as per State Regulation 05.01.07. See the attached These abbreviated comments reflect only on the information provided by the drawings submitted to the Office Sheet for of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired some of the applicant may obtain additional information by visiting Room 122 of the County Office Building at III 80me of the W. Chesapeaus Avenue, Towson, Maryland 21204. Building Flace Agreed.

Additional Code items which may be involved.

County Board of Appeals of Baltimore County Room 200 Court House Towson, Maryland 21204 (301) 494-3180

August 28, 1986

Dickee M. Howard, Esq. Howard, Butler & Melfa, P.A. 401 Allegheny Ave.

Towson, Md. 21239 Dear Mr. Howard:

Re: Case No. 86-257-XA Dr. Stanley A. Cohn, et ux

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled

Sune Holmen, Secretary

cc: Dr. Stanley Cohn Mr. Robert Miller Mr. Harold Burton Mr. Joseph Matriccanj Phyllis C. Friedman Mr. John Oberender Norman E. Gerber James Hoswell Arnold Jablon Jean M. H. Jung James E. Dyer

IN THE MATTER OF DR. STANLEY A. COHN, ET U FOR SPECIAL EXCEPTION AND COUNTY BOARD OF APPEALS VARIANCES ON PROPERTY LOCATED ON THE WEST SIDE OF YORK RD., 65' NORTH OF MT. CARMEL RD. (17004-17006 YORK ROAD) BALTIMORE COUNTY 7th DISTRICT No. 86-257-XA

OPINION

This case comes before this Board on appeal from a decision of the Deputy Zoning Commissioner granting the requested Special Exception and Variances. Case was heard this day in its entirety.

At the outset of this hearing, testimony produced the following

facts:

1. The two parcels under petition known as 17004 and 17006 York Rd. are both zoned B.L.

2. The abutting parcel to the south is zoned BM-CR as evidenced on Petitioner's Exhibit No. 1.

3. All other abutting or adjacent properties are zoned residential - R.C. 5.

4. The Petition for the Special Exception and Variances on the property known as 17006 is withdrawn and no action on this petition is to be taken.

5. That the present use of the property known as 17004 is that of a veterinarium, permitted under Section 230.9. Petitioner's first witness was James W. McKee, Civil Engineer

and Land Surveyor, who prepared the site plan entered as Petitioner's Exhibit No. 1. He testified as to the pertinent points portrayed on this site plan. Dr. Stanley Cohn, Veterinarian and property owner, testified in his own behalf. He described his use of the property and the facility itself. This testimony was lengthy and is part of the record and will not be detailed here. He especially noted that he plans no physical changes to the property or his operation but wanted to legitimize the boarding of pets on the site. He also agreed to no expansion of the existing boarding facilities, no added cages nor

. Stanley A. Cohn, et ux Case No. 86-257-XA

any added runs. Mr. Grant Mays, who resides at 17005 York Road, directly across the street, testified that he was not opposed to the requested petition Six other persons asked to be identified as not in opposition to this petition. They were, Diane Fisher, Kim Little, Rebecca Tansel, Randy Shelly, Carol Clark Fisher and Sherrie Nagel. This concluded Petitioner's case.

Charles & Sumbon

Protestants first offered Sheila Peabody, representing the Citizen's Alliance for Northern Baltimore County, who testified as opposed to the petition. Mr. Thomas Ernst, Acting Director of Environmental Support Services, testified as to his concerns about the potential failure of the septid systems on the two properties. There was, by his testimony, evidence of failure on 17006, but no evidence of failure on 17004. Mr. Robert Miller, 17009 York Road, testified in opposition to the petition. He testified he has had problems with dogs barking and was concerned about potential well problems should the septic systems fail. Dr. Harold Burton, a retired Veterinarian, testified that there was no need for a Class A Boarding Place here and that this was a very bad location to permit a boarding operation. Mr. James Hoswell, Planner for Baltimore County, testified in opposition and noted his official comment entered as People's Counsel's Exhibit No. 1. This concluded testimony in this case.

After consideration of all the testimony and evidence received this day and consideration of Section 421.2 of the Baltimore County Zoning Regulations (BCZR), the Board is of the opinion that the request for a Class A Animal Boarding Place must be denied. There already exists upon the site a veterinarium, where animals may be boarded if the Veterinarian in charge deems their boarding on this site necessary for health reasons. The restrictions imposed on both animal boarding places and kennels as enacted under Bill 85, 1967 are for the protection of neighboring properties, thus the 200 ft. setback required in Section 421.2. Section 421.2 is very clear in 15s wording herein

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Clearly, this site cannot meet this requirement. The Board will also note that while the present owner may be making every effort to operate in a non detrimental fashion, any Special Exception granted could not be restricted to his ownership but would run with the land. It is clear to this Board that the requested petition cannot satisfy the requirements of the Baltimore County Zoning Regulations (BCZR) Section 502.1, and therefore the Special Exception must be denied and therefore also the requested Variances must be denied. ORDER For the reasons set forth in the aforegoing Opinion, it is this 28th day of August , 1986, by the County Board of Appeals, ORDERED: 1. That the Special Exception and Variances petitioned for on property known as 17006 York Road be DISMISSED. 2. That the Special Exception and Variances petitioned for on property known as 17004 York Road be and the same are Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure. COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE W/S of York Rd., 65' N of Mt. Carmel Rd. (17004-17006 York Rd.) 7th Election District Dr. Stanley A. Cohn, et ux, Petitioners Case No. 86-257-XA NOTICE OF APPEAL Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of pecember 26, 1985, to the County Board of Appeals. 17009 York Road Monkton, MD 21111 RRM:bg BALTIMORE COUNTY, MARYLAND No. 016187 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 1/22/86 R-01-515-000 AMOUNT \$ 185.00 Appeal Fee for Case No. 86-257-XA

Sec. 421.2 - Where an animal boarding place, kennel, or pet

shop is allowed in a business or industrial zone, either

as a Special Exception or as a permitted use, no part of such use shall be located within 200 feet of the nearest

residential zone. (emphasis added) (Bill No. 85, 1967.)

People's Counsel Baltimore County, Maryland PEOPLE'S COUNSEL RM. 223, COURT HOUSE TOWSON, MARYLAND 21204 494-2168 PETER MAX ZIMMERMAN PHYLLIS COLE FRIEDMAN Deputy People's Counsel People's Counsel April 9, 1986 Mr. John Oberender 928 Weisburg Road White Hall, MD 21161 RE: Dr. Stanley A. Cohn, et ux, Petitioners
Zoning Case No. 86-257-XA Dear Mr. Oberender: Confirming our telephone conversation of this morning and, as requested, I am enclosing a copy of the Deputy Zoning Commissioner's Orders and the Notices of Appeal in the above-captioned matter. The hearing before the County Board of Appeals is set for Wednesday, June 25, 1986, at 10 a.m. By copy of this letter, I am also requesting that the County Board of Appeals add your name to its notification list. Thank you for your interest in this matter, and please call this office or the County Board of Appeals (494-3180) if you need further information. Very truly yours, Shirley M. Hess Shirley M. Hess Legal Assistant Enclosures Vcc: County Board of Appeals

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

January 22, 1986

Please be advised that an appeal has been filed by Mr. Robert

Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing

Sincerely,

ARNOLD JABLON

Zoning Commissioner

R. Miller, Protestant, from the decision rendered by the Deputy

when it is scheduled by the County Board of Appeals.

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

RE: PETITIONS FOR SPECIAL EX-CEPTION AND VARIANCE

Petitioners

Case No. 86-257-XA

W/S York Rd., 65' N of Mt. Carmel Rd. (17004-17006

York Rd.) - 7th Elec. Dist.

Dr. Stanley A. Cohn, et ux,

TOWSON, MARYLAND 21204

Dickee M. Howard, Esquire

401 Allegheny Avenue

Towson, MD 21204

Dear Ms. Howard:

cc: Mr. Harold Burton

Mr. Joseph Matriccani

Mr. Robert R. Miller

Howard, Butler & Melfa, P.A.

ARNOLD JABLON

ZONING COMMISSIONER

3/7/86 - Following notified of hear. set on Wed. June 25, '86, at 10 a.m.: Dr. Stan. Cohn Dickee Howard, Esq. Robt. Miller Harold Burton Jos. Matriccani P. Friedman N. Gerber, J. Hoswell A. Jablon, J. Jung, J. Dyer CERTIFICATE OF POSTING

IND 45 PM RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COM PETITION FOR VARIANCES OF BALTIMORE COUNTY W/S of York Rd., 65' N of Mt. Caxmel Rd. (17004-17006 York Rd.), 7th District : Case No. 86-257-XA DR. STANLEY A. COHN, et ux,

NOTICE OF APPEAL

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PETITION FOR VARIANCES

W/S of York Rd., 65' N of

York Rd.), 7th District

Petitioners

Mt. Carmel Rd. (17004-17006

DR. STANLEY A. COHN, et ux,

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of December 26, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

People's Counsel for Baltimore County

Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 23rd day of January, 1986, a copy of the foregoing Notice of Appeal was mailed to Dickee M. Howard, Esquire, Howard, Butler & Melfa, P.A., 401 Allegheny Ave., Towson, MD 21204; Mr. Harold Burton, 2100 Dalewood Ct., Lutherville, MD 21093; and Mr. Joseph Matriccani, 20705 Keeney Mill Rd., Freeland, MD 21053.

County Board of Appeals of Baltimore County Room 200 Court House (Hearing Room #218) Towson, Maryland 21204

> (301) 494-3180 March 7, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(5). ABSOLUTELY NO POSTPONE-MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL \$59-79

CASE NO. 86-257-XA

DR. STANLEY A. COHN, ET UX W/s York Rd., 65' N of Mt. Carmel Rd.

OF BALTIMORE CO

ZO GALG DEPARTMENT

: Case No. 86-257-XA

People's Counsel for Baltimore County

*:::::

Please note an appeal from the decision of the Deputy Zoning

Deputy People's Counsel Room 223, Court House

I HEREBY CERTIFY that on this 18th day of February 1986,

Kelin Maflemencer

Towson, MD 21204

a copy of the foregoing Notice of Appeal was mailed to Dickee M. Howard,

Esquire, Howard, Butler & Melfa, P.A., 401 Allegheny Ave., Towson, MD

Mr. Joseph Matriccani, 20705 Keeney Mill Rd., Freeland, MD 21053; and

Peter Max Zimmerman

21204; Mr. Harold Burton, 2100 Dalewood Ct., Lutherville, MD 21093;

Mr. Robert R. Miller, 17009 York Rd., Monkton, MD 21111.

494-2188

NOTICE OF APPEAL

Commissioner in the above-captioned matter, entitled "Amended Order"

ward all papers in connection therewith to the Board for hearing.

under date of January 27, 1986, to the County Board of Appeals and for-

7th District SE-Animal Boarding Place

Protestant

Var.-Setbacks

12/26/85 - DZC's Order - Granted w/restrictions

ASSIGNED FOR:

WEDNESDAY, JUNE 25, 1986, at 10 a.m.

cc: Dr. Stanley Cohn Petitioner

Dickee M. Howard, Esq. Counsel for Petitioner

Robert Miller

Harold Burton

Joseph Matriccani Phyllis C. Friedman

People's Counsel Norman E. Gerber

James Hoswell Arnold Jablon Jean Jung

James Dyer

June Holmen, Secy

STANLEY A. COHN, V. M. D.

TELEPHONE (301) 329-6441

MT. CARMEL ANIMAL HOSPITAL INC. 17004 YORK ROAD, HEREFORD PARKTON, MARYLAND 21120

1 COPY OF MULTIPLE FORM LETTERS.

Dear Friends:

In response to ever increasing requests by you, our clients, to provide boarding facilities for your pets, and with the growing local pet population, we are applying for a Special Exception to board animals in our facility.

As we have always tried to be a "good neighbor" and a responsible member of the community, we are taking this opportunity to inform you of our intentions, and to invite your comments and support. We are convinced that this Special Exception will enable us to better serve you and your pets, and would appreciate your signature and address.

Stanley a. Colon, UMD Stanley A. Cohn, YMD Mt. Carmel Animal Hospital, Inc.

Microfilm This first Sheet only.

We (I) support the Special Exception to board animals

Name: July & Hilke pk Address: 16939 Sentina Ra monketa 21111













