

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
 W/S of Ridge Road, 1740 ft. S of Falls Road (17106 Ridge Road) 5th Election District 3rd Councilmanic District  
 Leroy A. Hale, et ux. Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
 Case No. 89-509-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception to use the subject property for a kennel, and variances to permit a rear yard setback of 20 feet in lieu of the required 35 feet, yard space of 20 feet in lieu of the required 35 feet, and a setback from a kennel of 35 feet in lieu of the required 200 feet, as more particularly described in Petitioners' Exhibit 1.

The Petitioners, Leroy A. Hale and Constance B. Hale, appeared, testified and were represented by G. Scott Barhight, Esquire. Also appearing on behalf of the Petitioners were Aaron Shamberg and Robert Hux. There were no Protestants.

Testimony indicated that the subject property, known as 17106 Ridge Road, consists of 7.397 acres zoned RC-2 and is improved with a single family dwelling and horse barn. Petitioners have not yet moved into the residence. Petitioners testified that they raise Labrador Retrievers and Pekingese dogs. The Labradors are used as family pets, hunting and field competition dogs. The Pekingese are used as family pets and show dogs.

Petitioners testified that there will be no more than approximately 8-10 adult Labradors and approximately 20 adult Pekingese on the property at any given time. Several litters are to be expected each year. Most of the puppies will be sold. Occasionally, Petitioners will board dogs for a fee. Petitioners also plan to charge fees for breeding services. No merchandise will be sold at the property.

Petitioner testified that the kennel requested will consist of two separate buildings with attached dog runs located where the previous owner had erected smaller kennels for his dogs. The two different breeds will be housed separately. A septic system is being considered for the dog kennels. A fenced-in area will be utilized as an exercise area on the north side of the property. A portion of this fenced in area is situated on Mr. Hux's property to the north. Mr. Hux has agreed to enter into a license agreement, as described in Petitioners' Exhibit 3, to permit the fence to remain in its present location.

Mr. Shamberg, a land planner, presented a plan, Petitioners' Exhibit 4, which shows the conditions of the property which create numerous practical difficulties for its use as a kennel, including zoning setbacks, steep slope streams, wetlands, building locations and existing and proposed septic areas. The proposed location of the kennel will permit visibility from the dwelling of the barn and the kennel. It will also reduce the area of land to be disturbed since the kennel will be located on the site of the previous owner's kennel. In Mr. Shamberg's opinion, the proposed location is the best

possible location on the property. Mr. Shamberg testified that a property this size would normally be able to meet the 200 foot setback requirement for kennels, but due to its elongated configuration, a kennel could not possibly meet the 200 foot setback required. The 200 foot setback will be maintained on all boundaries with the exception of the northern boundary with Mr. Hux. Mr. Hux appeared in favor of the relief requested by Petitioners and stated that he had no objection to the Petitioners' plans. Mr. Hux further testified that the existing vegetative buffer was sufficient.

Mr. Shamberg testified that in his opinion, the conditions delineated in Section 502.1 have been met and that the proposed kennel would not have any adverse impact above and beyond that inherently associated with such a special exception, regardless of its location within the zone. Mr. Shamberg further testified that the Petitioners could not comply with all setback and yard area requirements, that strict compliance would result in a practical difficulty or unreasonable hardship, and that the conditions delineated in Section 307 have been met.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested complies with the requirements of Sections 307 and 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R.

would result in practical difficulty and/or unreasonable hardship upon the Petitioners. The facts and circumstances show that the proposed use at the particular location described by Petitioners' Exhibit 1 would not have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Shultz v. Pritts*, 432 A.2d 1319 (1981).

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested special exception and variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of July, 1989, that the Petition for Special Exception for a kennel in an RC-2 zone, and the Petition for Zoning Variance to permit a rear yard setback of 20 feet in lieu of the required 35 feet, yard space of 20 feet in lieu of the required 35 feet, and a setback of 35 feet in lieu of the required 200 feet, all in accordance with the Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioners may apply for their building permit, if needed, and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever

reason, this Order is reversed, the Petitioners would be required to return and be responsible for returning, said property to its original condition.

*J. Robert Haines*  
 J. Robert Haines  
 Zoning Commissioner for Baltimore County

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21284  
 (301) 887-3333

J. Robert Haines  
 Zoning Commissioner

July 14, 1989



Dennis F. Rasmussen  
 County Executive

G. Scott Barhight, Esquire  
 40 W. Chesapeake Avenue, Suite 300  
 Towson, Maryland 21284

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
 W/S Ridge Road, 1,740' S of Falls Road (17106 Ridge Road) 5th Election District - 3rd Councilmanic District  
 Leroy A. Hale, et ux - Petitioners  
 Case No. 89-509-XA

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*J. Robert Haines*  
 J. ROBERT HAINES  
 Zoning Commissioner  
 for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-509-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and 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 kennel in an RC-2 zone.

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 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: NA (Type or Print Name)	Legal Owner(s): Leroy A. Hale (Type or Print Name)
Signature	<i>Leroy A. Hale</i>
Address	Constance B. Hale (Type or Print Name)
City and State	<i>Towson, Md. 21284</i> Signature
Atorney for Petitioner: G. Scott Barhight (Type or Print Name)	17106 Ridge Road Address Upperco, Maryland 21155 City and State
Signature	667-4050 Phone No.
40 W. Chesapeake Avenue Address 300 Lafayette Building Towson, Maryland 21284 City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted G. Scott Barhight 40 W. Chesapeake Avenue Towson, Maryland 21284 832-2050 Phone No.
Atorney's Telephone No.: 832-2050	Address

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of July, 1989, 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 14th day of July, 1989, at 9:00 o'clock A.M.

*J. Robert Haines*  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County

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 1401.3.B.3 to allow a rear yard setback of 20 ft. in lieu of the required 35 ft. and a 33 ft. side yard setback in lieu of the required 35 ft. for a kennel, from Section 1402.2 to allow yard space of 20 ft. in lieu of the required 35 ft. and from Section 421.1 to allow a setback of 35 ft. in lieu of the required 200 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be indicated at the hearing.

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

I, or we, agree to pay expense 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: NA (Type or Print Name)	Legal Owner(s): Leroy A. Hale (Type or Print Name)
Signature	<i>Leroy A. Hale</i>
Address	Constance B. Hale (Type or Print Name)
City and State	<i>Towson, Md. 21284</i> Signature
Atorney for Petitioner: G. Scott Barhight (Type or Print Name)	17106 Ridge Road Address Upperco, Maryland 21155 City and State
Signature	667-4050 Phone No.
40 W. Chesapeake Avenue Address 300 Lafayette Building Towson, Maryland 21284 City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted G. Scott Barhight 40 W. Chesapeake Avenue Towson, Maryland 21284 832-2050 Phone No.
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*J. Robert Haines*  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County

VT ASSOCIATES, INC.

SURVEYING & ENGINEERING
4032 HAZELWOOD AVENUE
BALTIMORE, MD 21206

March 1, 1989

ZONING DESCRIPTION (to accompany petition for special exception and variance) - HALE PROPERTY

BEGINNING for the same at an iron pin found on the northwest corner of Ridge Road at the distance of 1735 feet, more or less in a southeasterly direction from the centerline of Falls Road as created from Baltimore County Office of Planning and Zoning Official Zoning Map B.W. 2994 (1987) as adopted October 15, 1988...

CONTAINING 7.397 acres of land, more or less.

BEING all of that parcel of land which by deed dated December 15, 1988 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8074 folio 739 etc. was conveyed by Michael J. Mobley and wife to Leroy Alan Hale and Constance Bernnette Hale...



PETITIONERS EXHIBIT 3

AGREEMENT, made this fourteenth day of June, 1989, between Robert Lee Hux and Linda Grace Hux, his wife, party of the first part, and Leroy A. Hale and Constance B. Hale, his wife, party of the second part.

Whereas, the party of the first part is the owner of a certain parcel of land described as:

BEING known and designated as Lot 1 as shown on the Plat entitled "Ridge Retreat", which Plat is recorded among the Plat Records of Baltimore County in Plat Book E.H.K. Jr. No. 38, folio 134.

Whereas, the party of the second part is the owner of a certain other parcel of land adjoining thereto on the south side thereof described as:

BEING the property conveyed a deed dated December 15, 1988 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 8074 Folio 739 from Michael J. Mobley and Jennifer L. Mobley, to Leroy Alan Hale and Constance Bernnette Hale, containing 7.395 acres of land more or less.

Whereas, the true boundary line between the said parcels of land is shown upon the plan hereto annexed; marked Exhibit "A", and

Whereas, the party of the second part, predecessors in title, have by mistake built a fence running east and west across the said land of the party of the first part and inclosing a part thereof with the said land of the party of the second part, the location of which fence is correctly shown upon the said plan;

It is agreed as follows:

1. Admission of No Right. The party of the second part admits that the true boundary line between their said land

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

59-509-A

District: S. 4th Date of Posting: May 24, 1989
Posted for: Special Exception - Variance
Petitioner: Leroy A. Hale, et al.
Location of property: W. side of Ridge Road, 1740 ft. S of Falls Rd.
Location of Sign: In front of 1740 Ridge Road

Remarks:
Posted by: Steve Hux Date of return: May 26, 1989
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 30, 1989

THIS IS TO CERTIFY that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 25, 1989.

THE JEFFERSONIAN TOWSON TIMES

S. Zeke Orlan
Publisher

PO 12558
rg M28993
no 89-509-XA
price \$ 109.58

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21284 as follows:

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

Date: May 10, 1989



Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Date: 6/9/89

Mr. & Mrs. Leroy Hale
17106 Ridge Road
Upperco, Maryland 21155

Re: Petitions for Special Exception and Zoning Variance
CASE NUMBER: 89-509-XA
17106 Ridge Road
5th Election District - 3rd Councilmanic
Petitioner(s): Leroy A. Hale, et al.
HEARING SCHEDULED: WEDNESDAY, JUNE 14, 1989 at 11:00 a.m.

Dear Petitioners:
Please be advised that 4/39.58 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 6/9/89 ACCOUNT: [handwritten]
AMOUNT: \$ [handwritten]
RECEIVED FROM: [handwritten]
FOR: [handwritten]

post set(s), there each set not

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

May 11, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception and Zoning Variance
CASE NUMBER: 89-509-XA
W side of Ridge Road, 1740 ft. S of Falls Road
17106 Ridge Road
5th Election District - 3rd Councilmanic
Petitioner(s): Leroy A. Hale, et al.
HEARING SCHEDULED: WEDNESDAY, JUNE 14, 1989 at 11:00 a.m.

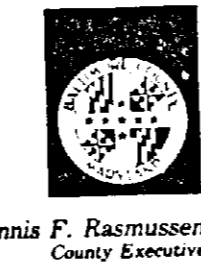
Special Exceptions: A kernel in an RC-2 zone. Variance: To allow a rear yard setback of 20 ft. in lieu of the required 35 ft. and a 33 ft. side yard setback in lieu of the required 35 ft. for a kernel of 20 ft. in lieu of the required 35 ft., and to allow a setback of 33 ft. in lieu of the required 200 ft.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

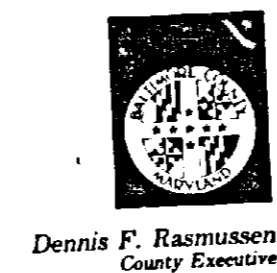
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Mr. & Mrs. Hale
G. Scott Barnlight, Esq.
File



Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

Date: May 10, 1989



G. Scott Barnlight, Esq.
Whitford, Taylor & Preston
300 Lafayette Building
40 W. Chesapeake Avenue
Towson, Maryland 21204

Request for Expedited Hearing
Item #416

Dear Mr. Barnlight:

This office is in receipt of your request for an early hearing with reference to the above captioned matter.

Please be advised that Zoning regulations require that all cases must be placed on the hearing docket no later than 90 days after the date of filing. Further, the number of petitions filed this year has increased by 18% from the previous year.

We have no choice but to comply with the regulations and must inform you that, although consideration of your request is merited, we can only act to schedule your hearing on the first available date after we have met regulation requirements.

Bearing the above in mind, this office will endeavor to give you the earliest possible date.

Very truly yours,
G. S. Barnlight
Deputy Clerk
887-3391

THE JEFFERSONIAN TOWSON TIMES
PUBLISHED WEEKLY
TOWSON, MARYLAND
Subscription Rates:
Retail: 10¢ per copy
Annual: \$10.95
Single Copies: 10¢

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 and other proceedings in this matter and of the passage of any preliminary or final Order.

PHYLIS COLE FRIEDMAN
People's Counsel for Baltimore County

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Van Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 23rd day of May, 1989, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barnlight, Esquire, 40 W. Chesapeake Ave., 300 Lafayette Bldg., Towson, MD 21204, Attorney for Petitioners.

Peter Van Zimmerman

LAW OFFICE

WHITEFORD, TAYLOR & PRESTON

300 LAFAYETTE BUILDING
40 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
PH 882-2822
FAX 882-2223

G. SCOTT BARNLIGHT
Deputy Clerk

RECEIVED
ZONING OFFICE

The Honorable J. Robert Haines
Zoning Commissioner of Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Re: Petitioners for Special Exception and Zoning Variance
Item No. 416
Request for Expedited Hearing

Dear Mr. Barnlight:

As the zoning law requires, this office requires that Mr. and Mrs. Hale request the expedited hearing and complete and complete all necessary steps to the expedited hearing. In the event that you think it wise to request the expedited hearing, please advise this office immediately by return mail.

Given the fact that you have requested an expedited hearing, your client is also to be advised that the expedited hearing will be held on the date scheduled at the earliest possible date. We will advise you that he has completed all necessary steps to the expedited hearing and to file any opposition. As such, the expedited hearing will be held on the date scheduled.

Your client is also to be advised that the expedited hearing will be held on the date scheduled at the earliest possible date. We will advise you that he has completed all necessary steps to the expedited hearing and to file any opposition. As such, the expedited hearing will be held on the date scheduled.

Thank you for your kind attention to this matter. A carbon copy of this letter to Mr. and Mrs. Hale is available to the public for any and all purposes on the possible expedited hearing.

Respectfully,

G. S. Barnlight
Deputy Clerk

89-509A

NAME	ADDRESS
<u>Loroy A. Hale</u>	<u>114 ENCLIFF RD</u>
<u>Christine B. Hale</u>	<u>3406 Bowerschmidt Dr</u>
<u>Aaron Shamberg</u>	<u>2009 W. STRETHMORE AVE</u>
<u>Loroy Hale</u>	<u>BAW, MD 21215</u>
	<u>3406 Bowerschmidt Dr</u>
	<u>BALTO MD 21221</u>

89-509-XA  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

Your petition has been received and accepted for filing this  
12th day of April, 1989

J. Robert Haines  
ROBERT HAINES  
ZONING COMMISSIONER

Petitioner: Loroy A. Hale, et ux  
Petitioner's Attorney: G. Scott Barhight  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 11, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

G. Scott Barhight, Esquire  
40 W. Chesapeake Avenue  
300 Lafayette Building  
Towson, MD 21204

RE: Item No. 416, Case No. 89-509-XA  
Petitioner: Loroy A. Hale, et ux  
Petition for Zoning Variance and  
Special Exception

- 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. Barhight:  
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 ensure that all parties are made aware of plans or problems with regard to the development that may have a bearing on this case. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JOLIE WINIANSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 867-1491.

Very truly yours,  
James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw  
Enclosures

cc: Mr. & Mrs. Loroy A. Hale  
11104 Ridge Road  
Upperco, MD 21204

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 23, 1989  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for April 11, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for Items 399, 400, 401, 402, 403, 404, 406, 408, 409, 410, 412, 413, 414, and 418.

Comments are attached for Items 405 and 411.

Robert W. Bowling  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s  
Encls.

MF 2 - 148

Baltimore County  
Fire Department  
Towson, Maryland 21284  
89-1989  
P.O. Box 1000

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: Loroy A. Hale, et ux  
Location: Waste of Ridge Road, 11104 Ridge Road, Upperco, MD 21204  
Item No.: 416 Zoning Agency: 89-1989

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 intended 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 of      feet along an approved road in accordance with Baltimore County Standards or 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 operations.
- (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," as amended, prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] DATE: 4/14/89 NOTES & APPROVED: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

7/1

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner DATE: June 16, 1989

FROM: Ed DeLoe, Bureau Director, Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-509-A  
Item No. 416

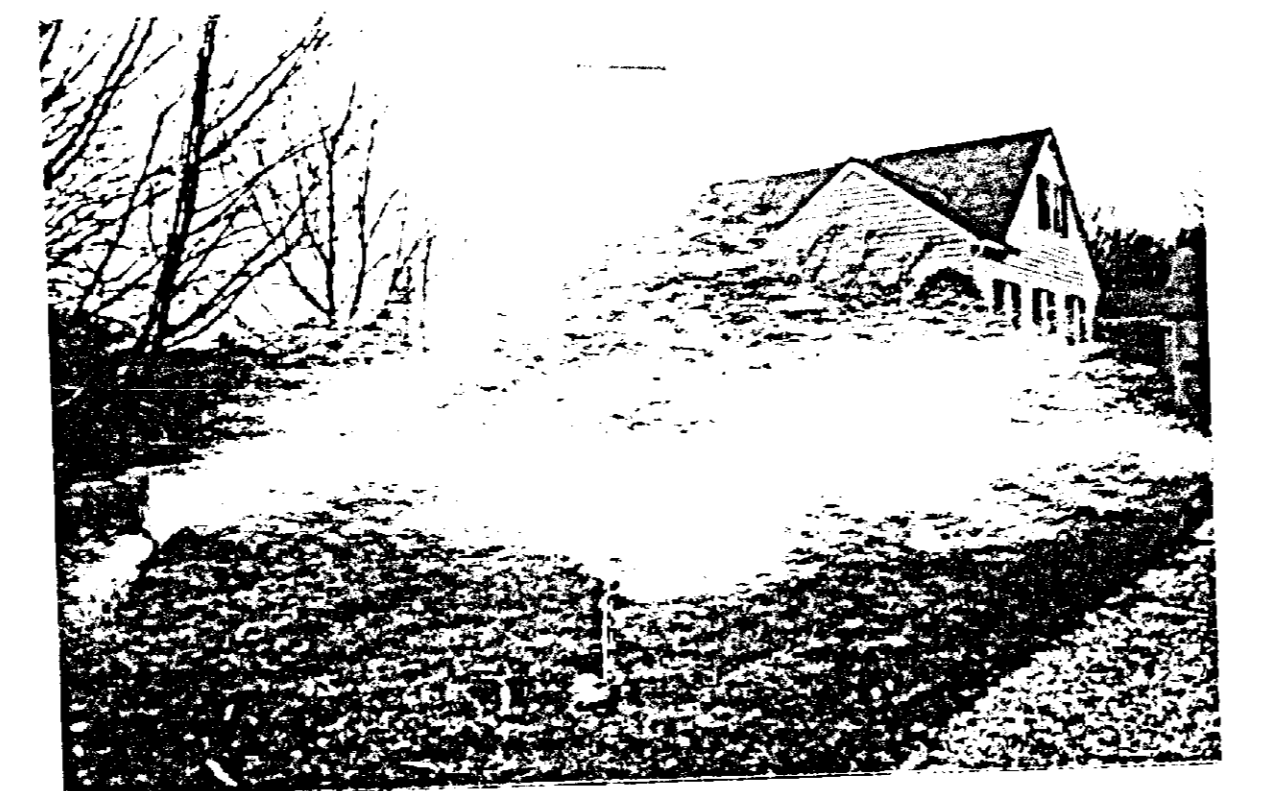
Re: Loroy A. Hale, et ux

The petitioners request a special exception for a kennel and variances to the 200' setback requirement for a kennel. In reference to this request, staff offers the following comments:

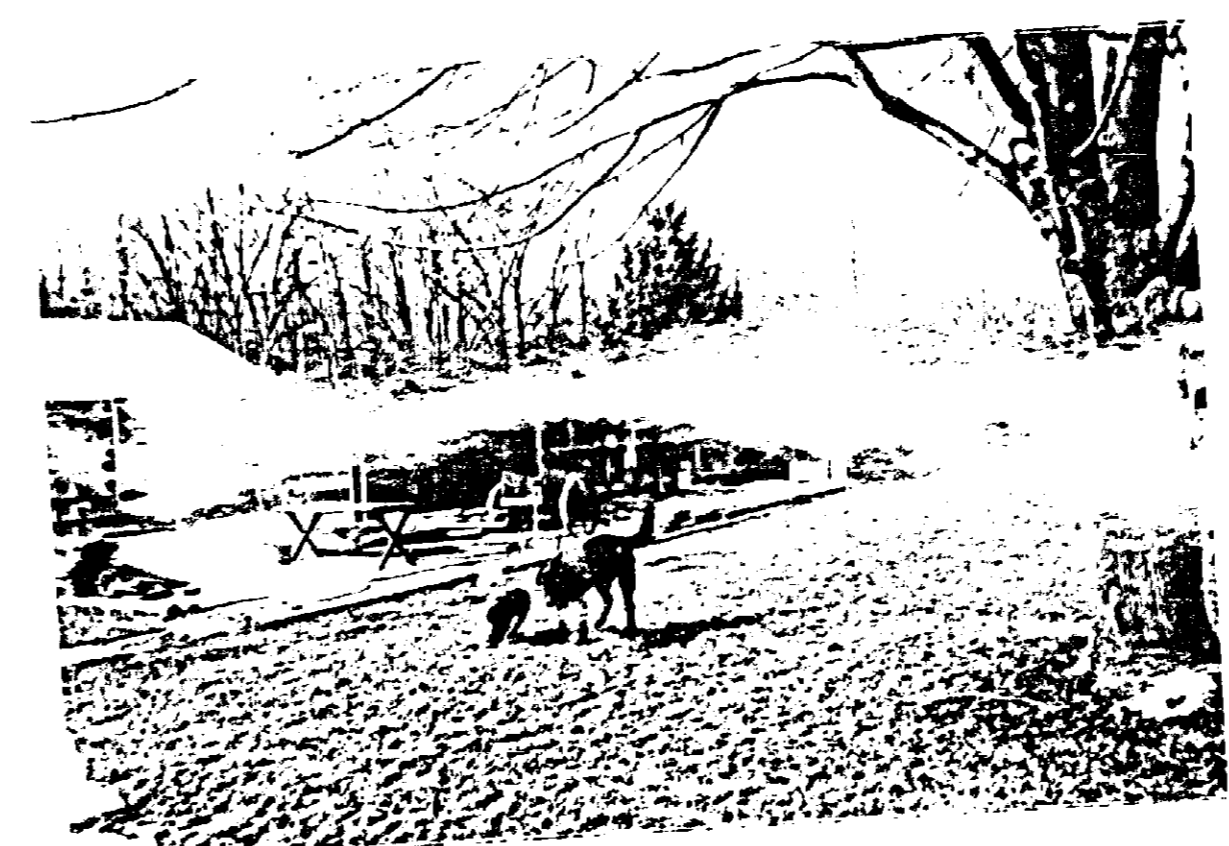
This office has no opinion on the requested special exception but it is noted, a vegetative buffer should be provided around the perimeter of the kennel and runs with particular attention given to the north side.

JED:APL:PM

PETITIONER(S) EXHIBIT (2)

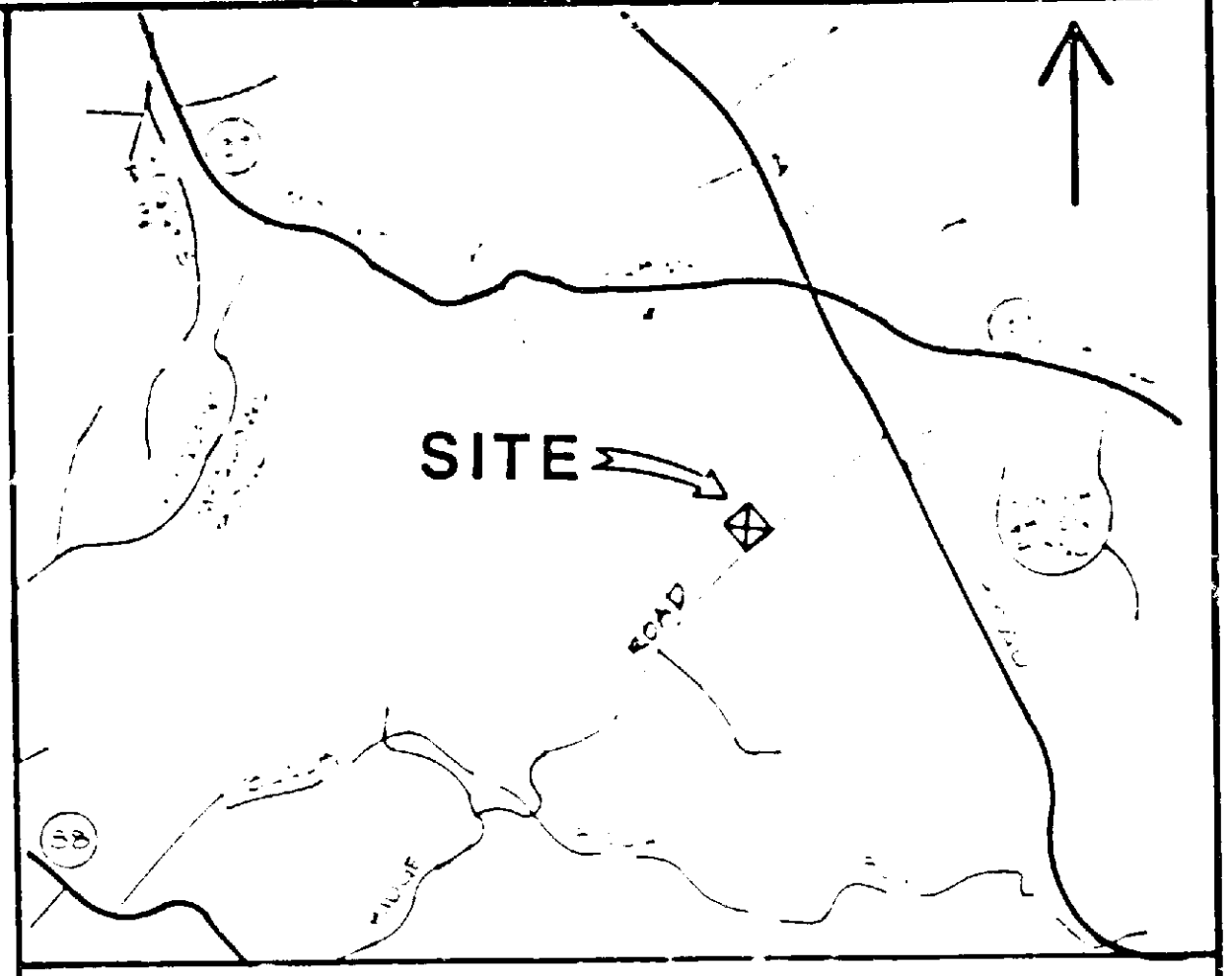
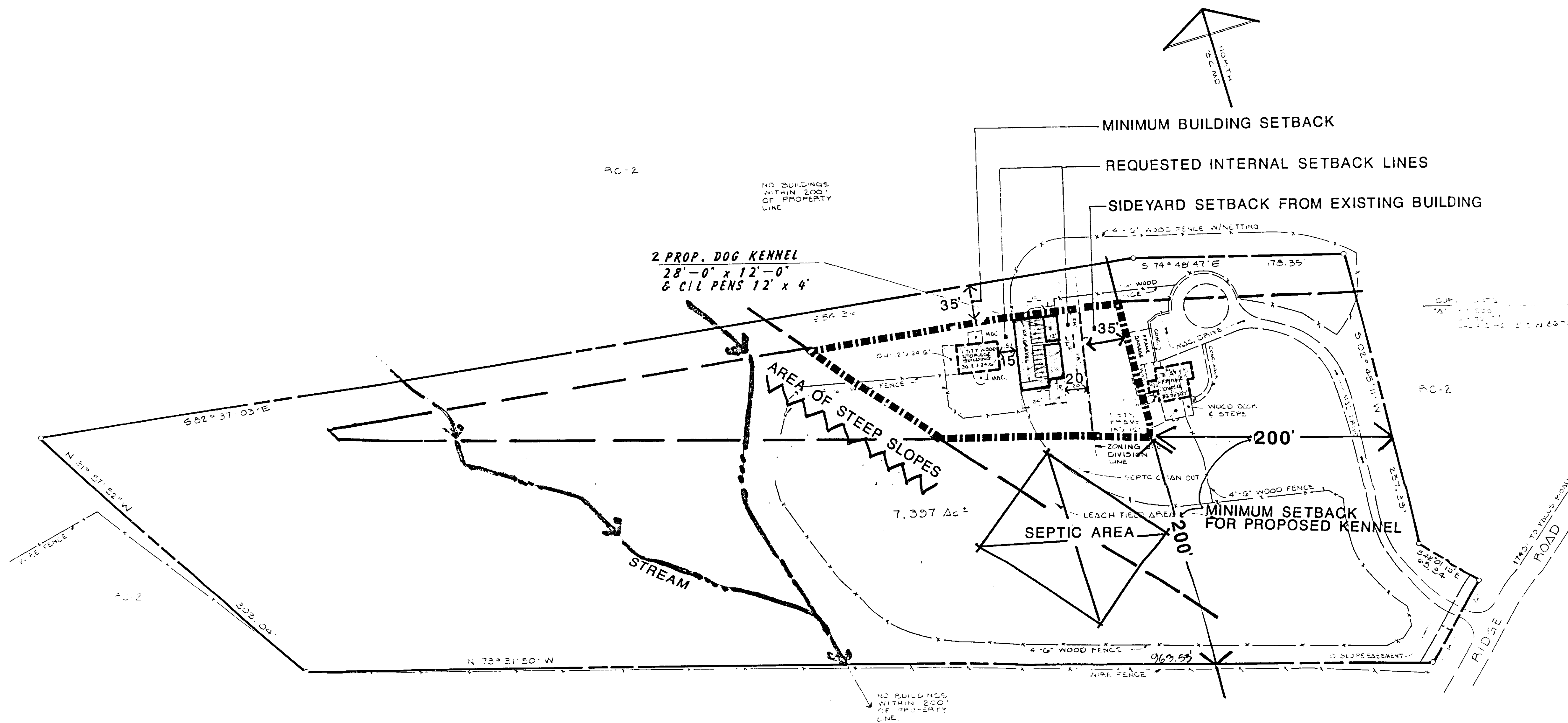


PETITIONER(S) EXHIBIT (2)



PETITIONER(S) EXHIBIT (2)





VICINITY MAP  
SCALE: 1" = 200'

owner : LEROY HALE  
17106 RIDGE ROAD  
UPPERCO , MD.

SITE DATA  
ZONING - RC-2

LIBER S.M. No. 8074  
FOLIO 739

**PETITIONER'S  
EXHIBIT 4**

**EXHIBIT 2**

PLAT FOR SPECIAL  
EXCEPTION & VARIANCE  
HALE PROPERTY  
17106 RIDGE ROAD  
5 th ELECTION DISTRICT  
BALTIMORE COUNTY , MARYLAND

REVISIONS: 3/23/89 AS	SCALE: 1" = 200'
	DATE: FEB 23 2002
	JOB NO.: 203/002
	DESIGNED: AS
	DRAWN: AT 2/21/02
CHECKED: AS	DRAWING NUMBER:
<b>ROSENFELT &amp; WOOLFOLK</b> INCORPORATED civil engineers • site designers • land planners water quality and stormwater management consultants	
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<b>SIT-1</b>	
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