

IN RE: PETITION FOR SPECIAL EXCEPTION
S/S Nancy Ellen Way, 374' E of
the c/l of Garrison Forest Road
(3409 Nancy Ellen Way)
4th Election District
3rd Councilmanic District
* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-18-X
Susan J. Blum
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Susan J. Blum, by and through her attorney, Newton A. Williams, Esquire. The Petitioner requests a special exception for a dog training school on the subject property for the education of dog owners, as more particularly described herein and on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Susan J. Blum, property owner. Ms. Blum was represented by Newton A. Williams, Esquire. Also appearing on behalf of the Petitioner was Marvin Berlin, Esquire. Numerous individuals appeared in support of the Petitioner's request. Appearing as Protestants in the matter were John Plaschkies, adjoining property owner, Irving Miller, owner of Animal Treats and Supplies, Inc., and Jay Sweren, past President of the Timber Grove Association and resident of the area.

Testimony indicated that the subject property, known as 3409 Nancy Ellen Way, consists of 1.034 acres more or less, zoned R.C. 5 and is improved with a single family dwelling. Said property is also improved with a long, stone driveway which leads to a circular turn-around to the rear of the dwelling and contains extensive fencing around the perimeter of the rear yard. The Petitioner is desirous of locating a dog training school on her property. Ms. Blum testified that she has been in the dog

training business for many years and has operated a dog training school for the past 12 years out of the Chestnut Ridge Fire Hall. Testimony indicated that Ms. Blum relocated her dog training school to the subject site in December 1991 due to problems she encountered with some of the firemen at Chestnut Ridge. Testimony indicated Ms. Blum has resided on the subject property for the past 17 years and that she spent approximately \$14,000 making improvements thereon in order to operate her business from her home. Prior to commencing operations at her home, Ms. Blum testified that she contacted the Zoning Office and was advised that operating a dog training school from her home would be permitted as of right. However, in March 1992, Ms. Blum was informed by a Zoning Inspector that her operation was not permitted and that the instant Petition must be filed.

Ms. Blum testified that she has operated a successful dog training school for many years and that this is her sole source of income. She testified that classes are scheduled Monday through Friday, commencing at approximately 7:00 PM and finishing at approximately 10:00 PM. She testified that she can accommodate up to 15 cars on her property at any given time; 8 cars situated along the driveway and circular turn-around in the rear yard, and another 7 cars in the macadam driveway in the front yard. Therefore, she stated that there is no need for patrons to park on Nancy Ellen Way. She further testified that her operation uses the basement of her home only and would be restricted to that area.

On cross-examination of Ms. Blum, it was revealed that she sells pet supplies and dog food from her home to patrons of her dog training school. Ms. Blum testified that she keeps only samples on the property and will order various items for students to assist in their training and provide for the needs of their pets.

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Also appearing and testifying on behalf of the Petition was Vincent Moskunus, President of M & H Development Engineers, Inc. Mr. Moskunus prepared the site plan which was accepted into evidence as Petitioner's Exhibit 1. Mr. Moskunus testified that in his expert opinion, the Petitioner's request for special exception satisfies all the requirements of Section 502.1 of the B.C.Z.R.

Bernard Smith also appeared and testified on behalf of the Petitioner. Mr. Smith is a retired Baltimore County Police Officer who worked with the K-9 Unit during his tenure as a police officer. Mr. Smith testified that he investigated Ms. Blum's dog training school when it existed at the Chestnut Ridge Fire Hall and stated that she runs a first-class operation. He also stated that he recommended Ms. Blum to individuals who would call the K-9 Unit of the Police Department to inquire about dog training schools.

Michele Lanier, a resident of the neighborhood for 14 years, appeared and testified in support of the Petitioner's request. Escorting Ms. Lanier to the witness stand and present during her testimony was her faithful companion, "Maggie", a graduate of Ms. Blum's dog training school. Ms. Lanier stated that all sessions at the school are very organized and result in little disturbance to the surrounding neighborhood. She testified that the students come and go in an orderly fashion and that the dogs are very well-behaved. Ms. Lanier stated that in her opinion, the use of the subject property as a dog training school would have no detrimental effect on the neighborhood in which she lives. "Maggie" had nothing to add to Ms. Lanier's testimony and remained obedient and well-behaved during her master's testimony.

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Appearing and testifying in opposition to the Petitioner's request was John Plaschkies, adjoining property owner. Mr. Plaschkies testified that he is opposed to any use of the subject property in a commercial fashion. He testified that he has seen automobiles parked on both sides of Nancy Ellen Way when classes are in session. He also testified that he has heard dogs bark on occasion when entering and exiting class. Further, Mr. Plaschkies stated that he objects to the noise created by cars entering and exiting Ms. Blum's property and people talking while entering and exiting the Petitioner's home. He stated that he is also opposed to the Petitioner selling products from her home.

Also appearing and testifying in opposition to the Petitioner's request was Irving Miller. Mr. Miller operates Animal Treats and Supplies, Inc., a pet store located nearby. Mr. Miller objects to the Petitioner selling dog food and pet supplies from her home in that it affords her an opportunity to compete against him without incurring the overhead of operating a retail establishment.

Jay Sweren, past President of the Timber Valley Association, also appeared and testified in opposition to the instant request. Mr. Sweren testified that he is opposed to any business operating in this residential neighborhood. He further stated that he had once filed a complaint against Ms. Blum for not maintaining the front yard of her property and allowing it to become overgrown with grass and weeds. Ms. Blum testified that the front yard became overgrown due to the fact that she injured herself with the lawn mower and was unable to cut the grass for an extended period of time. However, the testimony at present is that she regularly maintains the property and keeps it in a neat and orderly fashion.

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It is clear that the B.C.Z.R. permits the use proposed in an R.C.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that a dog training school on the subject site would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

It should be noted that the testimony and evidence presented was clear that the Petitioner operates a school for the training of dogs as opposed to a kennel. The testimony revealed that the individuals who attend dog training classes on the subject site bring their pets with them; no dogs remain on the premises after class. Therefore, it is clear that the Petitioner is operating a school and not a kennel.

- 5 -

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of December, 1992 that the Petition for Special Exception for a dog training school on the subject property for the education of dog owners, as more particularly described herein and on Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner is hereby made aware that proceeding at this time is at her 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 relief granted herein shall be rescinded.
- 2) The special exception granted herein is limited to the basement level of the existing dwelling and shall not be permitted to expand into other areas of the home or property.
- 3) The special exception granted herein applies only to Susan Blum and shall not be transferable. In the event Ms. Blum no longer resides on the property, the special exception granted herein shall terminate.
- 4) The hours of operation for the dog training school shall be limited to 7:00 PM to 10:00 PM, Monday through Friday. There shall be no other hours of operation on weekdays, and no weekend hours.
- 5) The number of students or patrons attending any one class shall be no more than fifteen (15). In no event shall any patron park their vehicle on Nancy Ellen Way. All vehicles of patrons attending dog training school must be parked on the Petitioner's property.
- 6) The Petitioner shall be prohibited from selling any dog food or pet supplies, not associated with

- 6 -

training classes, from her property. This restriction does not prohibit the Petitioner's sale of devices or props used for training dogs, such as collars, leashes, training manuals, etc., necessary for the operation of the school.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 12/10/92
By [Signature]

- 7 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

December 6, 1992

(410) 887-4386

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
210 W. Pennsylvania Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
S/S Nancy Ellen Way, 374' E of the c/l of Garrison Forest Road
(3904 Nancy Ellen Way)
4th Election District - 3rd Councilmanic District
Susan J. Blum - Petitioner
Case No. 93-18-X

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has 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 887-3351.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Marvin N. Berlin, Esquire
4510 Prospect Avenue, Glyndon, Md. 21071

Mr. John Plaschkies
3411 Nancy Ellen Way, Owings Mills, Md. 21117

Mr. Irving Miller
3400 Fielding Road, Baltimore, Md. 21208

Mr. Jay Sweren
4 Huntfield Court, Owings Mills, Md. 21117

People's Counsel; File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 3409 Nancy Ellen Way

which is presently zoned R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated 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 Regulations of Baltimore County, to use the herein described property for

A school, namely a dog-training school for dogs and their owners in an R.C.5 zone.
TRAIN THEIR DOGS 9/19/92

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lessor:

(Type or Print Name)

Signature

Address

City

Attorney for Petitioner:

NEWTON A. WILLIAMS

NOLAN, PLUMHOFF & WILLIAMS, CHTD.

700 Court Towers

210 W. Pennsylvania Avenue, 823-7800

Towson, Maryland 21204

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

Legal Owner(s):

SUSAN J. BLUM

(Type or Print Name)

Signature

Address

City

Signature

3409 Nancy Ellen Way, 356-5767

Owings Mills, Maryland 21117

Phone No.

Newton A. Williams

700 Court Towers

210 W. Pennsylvania Ave. 823-7800

Towson, MD 21204

OFFICIAL USE ONLY

RECEIVED DATE OF HEARING

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DEVELOPMENT
ENGINEERS, INC.

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204
(301) 828-9060

ZONING DESCRIPTION FOR 3409 NANCY ELLEN WAY

Beginning at a point on the south side of Nancy Ellen Way which is 50 foot wide at the distance of 374 ± ^{EAST} of the centerline, ^{from 7/2/92} Garrison Forest Road which is 70 foot wide. Being Lot #3, Block C, in the subdivision of Timberfield in The Valley as recorded in Baltimore County Plat Book #37, Folio #150, containing 1.034 ac ±. Also known as 3409 Nancy Ellen Way and located in the 4th Election District.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 93-18-X
Towson, Maryland

District: 4th
Posted for: Special Exception
Petitioner: Susan J. Blum
Location of property: 3409 Nancy Ellen Way, 374' E of Garrison Forest Rd
Location of Sign: Along Garrison Forest Rd, in front of Blum's
Remarks:
Posted by: [Signature]
Date of return: 8/18/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/2, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/1, 1992.

THE JEFFERSONIAN,

S. Zabe Orlean
Publisher

66.07

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 7, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 6, 1992.

THE JEFFERSONIAN,

S. Zabe Orlean
Publisher

Case 93-18-X (Item 23)
S/S Nancy Ellen Way, 374' E of Garrison Forest Road
4th Election District - 3rd Councilmanic
Petitioner(s): Susan J. Blum
HEARING: TUESDAY, OCTOBER 27, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse



Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account No. R-001-6150
Number

Please Make Checks Payable To: Baltimore County

Cashier Validation

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

No. 107491

DATE: 7/2/92 ACCOUNT: R-001-6150

AMOUNT: \$ 300.00

RECEIVED FROM: Susan J. Blum

FOR: 3409 NANCY ELLEN WAY

ON ACCOUNT OF: \$300.00

VALIDATION OR SIGNATURE OF CASHIER

DATE: 7/2/92

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111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 10-6-92

Susan J. Blum
3409 Nancy Ellen Way
Owings Mills, Maryland 21117

RE:
RESCHEDULED FROM 9/1/92
CASE 93-18-X (Item 23)
S/S Nancy Ellen Way, 374' E of Garrison Forest Road
4th Election District - 3rd Councilmanic
Petitioner(s): Susan J. Blum
HEARING: TUESDAY, OCTOBER 27, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse

Dear Petitioner(s):

Please be advised that \$ 66.07 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

[Signature]

ARNOLD JARLON
DIRECTOR

cc: Newton A. Williams, Esq.



Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

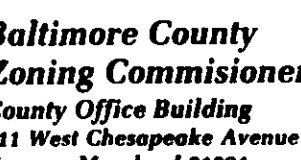
Account: R-001-6150
Number

93-18

DATE: 8-21-92
AMOUNT: \$ 67.62
RECEIVED FROM: SUSAN BLUM
FOR: P/A 93-18-X HEARING

ON ACCOUNT OF: \$67.62
VALIDATION OR SIGNATURE OF CASHIER

Cashier Validation



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Account: R-001-6150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 7/20/92

H9300023

PUBLIC HEARING FEES QTY PRICE

050 - SPECIAL EXCEPTION 1 X \$300.00

TOTAL: \$300.00

LAST NAME OF OWNER: BLUM

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 8/10/92

Susan J. Blum
3409 Nancy Ellen Way
Owings Mills, Maryland 21117

RE:
CASE 93-18-X (Item 23)
S/S Nancy Ellen Way, 374' E of Garrison Forest Road
4th Election District - 3rd Councilmanic
Petitioner(s): Susan J. Blum
HEARING: TUESDAY, SEPTEMBER 1, 1992 at 2:00 p.m. in Rm. 118, Old Courthouse

Dear Petitioner(s):

Please be advised that \$ 67.62 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

[Signature]

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 30, 1992

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #93-18-X (110w 23)
S/S Nancy Ellen Way, 374' E of c/l Garrison Forest Road
3409 Nancy Ellen Way
4th Election District - 3rd Councilmanic
Petitioner(s): Susan J. Blum
HEARING: TUESDAY, SEPTEMBER 1, 1992 at 2:00 p.m. in Rm. 118, Old Courthouse

Special Exception for a dog training school for dogs and their owners.

Laurence E. Schmidt
Laurence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Susan J. Blum
Newton A. Williams, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

August 28, 1992 (410) 887-3353

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
700 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 23, Case No. 93-18-X
Petitioner: Susan J. Blum
Petition for Special Exception

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 20th day of July, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Susan J. Blum
Petitioner's Attorney: Newton A. Williams

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 7, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

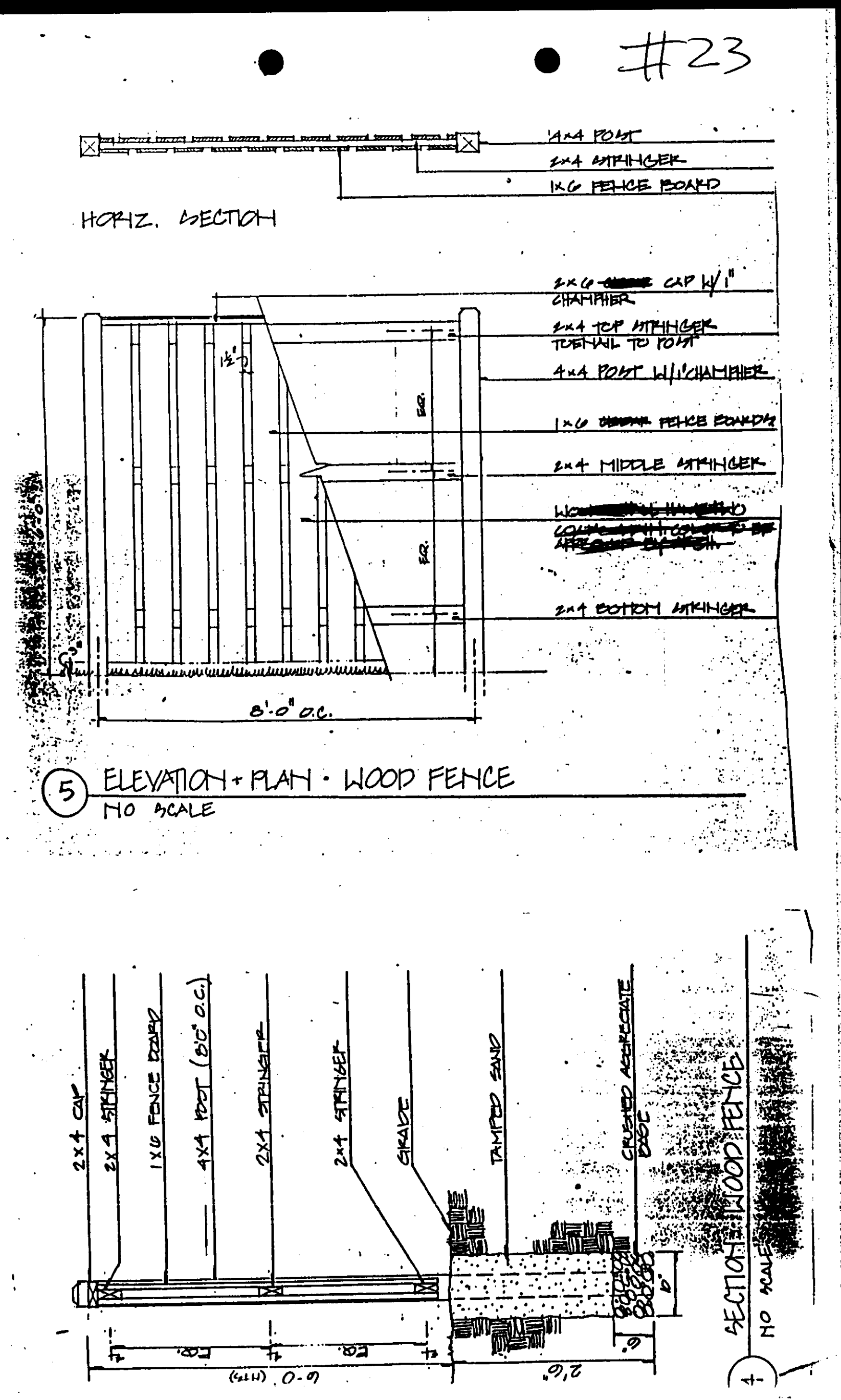
RE: Zoning Advisory Committee Meeting
for August 10, 1992
Item No. 23

The Development Engineering Division has reviewed the subject zoning item. If granted, we recommend that a fence be erected which conforms with the attached specifications.

Robert W. Bowling
ROBERT W. BOWLING, P.E., S.E.
Development Engineering Division

FWB:DAK
Encl.

RECEIVED
AUG 11 1992
ZONING OFFICE



93-18-X

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: August 25, 1992

SUBJECT: Timberfield in the Valley

INFORMATION:
Item Number: 23

Petitioner: Susan J. Blum

Property Size: 1.034 acres

Zoning: RC 5

Requested Action: Special Exception

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a special exception to allow a dog training school in an RC 5 zone.

The Office of Planning and Zoning has not taken a position on the petitioner's request. The adjacent neighbors will present testimony that will help determine whether this special exception should be granted. However, the Office of Planning and Zoning feels that this particular use is not appropriate in this location due to the close proximity of adjacent residences. If this petition is granted, we recommend that the Zoning Commissioner consider placing the following restrictions on this property.

1. The special exception should apply to this property owner only. If this property owner sells or transfers this property then the special exception will terminate.
2. The hours of operation should be strictly limited.
3. Soundproofing materials should be installed within the house to minimize barking and other noises emanating from the house.
4. No exterior signs will be provided.
5. The residential character of this property shall be preserved in terms of cleaning up dog droppings and maintaining the exterior appearance of the property. The septic system, or waste disposal should 1) either be adequate to handle the use, or 2) an alternate means of disposal should be provided.

Prepared by: *Erin McDaniel*
Division Chief: *Erin McDaniel*
23ZAC/ZAC1

RECEIVED
AUG 26 1992
ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 3, 1992
ITEM NUMBER: 23

Adequate on-site parking must be provided.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED
AUG 18 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

August 4, 1992

TO: Larry Pilson

FROM: Robert C. Merrey, Jr. *RCM*

SUBJECT: ZAC #23, 3409 Nancy Ellen Way

A barking dog in an obedience training facility located adjacent to residential property lines would almost certainly exceed standards which were established to prevent nuisance noise.

Since noise regulations are enforced on a complaint basis only, not proactively, these comments are being provided only as a source of information for the decision making process, not as a recommendation to either approve or disapprove the request.

RCMjr/als
PILSON/TXTALS

RECEIVED
AUG 11 1992
ZONING OFFICE

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
AUGUST 6, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

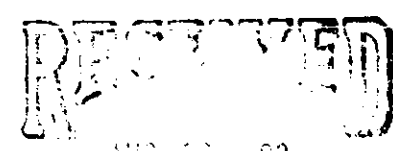
RE: Property Owner: SUSAN J. BLUM
Location: #3409 NANCY ELLEN WAY
Item No.: +23(LJG) Zoning Agenda: AUGUST 3, 1992
Gentlemen:

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

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

REVIEWER: *[Signature]* Noted and
Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK



ZONING OFFICE

ZONING ENFORCEMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt, Zoning Commissioner August 12, 1992

FROM: James H. Thompson, Zoning Enforcement Coordinator

SUBJECT: ~~Case No. 93-18-X~~ 93-18-X
PETITIONER:

VIOLATION CASE: *Citation #92-326*
LOCATION OF VIOLATION: *3409 Nancy Ellen Way*

DEFENDANT: *Susan J. Blum*
ADDRESS: *3409 Nancy Ellen Way, Owings Mills, Md. 21117*

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS
John Plaschkes 3411 Nancy Ellen Way, Owings Mills, Md. 21117
Irving Miller 11402 Reisterstown Rd., Owings Mills, Md. 21117

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

- Frank D. Meglio

JHT/cor

HODES, ULMAN & PEISSIN, P.A.
ATTORNEYS AT LAW
22 W. ALLEGHENY AVENUE
SUITE 400
TOWSON, MARYLAND 21204
(410) 938-8800
(410) 938-8806 Facsimile

Hon. Timothy Kotroco
Deputy Zoning Commissioner
Office of the Zoning Commissioner
of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 93-18-X
3409 Nancy Ellen Way ("Premises")
Susan J. Blum ("Petitioner")

Dear Mr. Kotroco:

You will recall that on Tuesday, October 27, 1992 I occupied the so-called "second chair" next to Newton A. Williams, Esquire as co-counsel for the Petitioner for a "Special Exception for a School for the Education of Dog Owners to Train their Dogs."

Mr. Williams has forwarded to me for response the letter addressed to you under date of November 2, 1992 from Susan J. Klein, Esquire, who resides at 3411 Nancy Ellen Way, the property immediately west of the Petitioner's.

Ms. Klein's instrument of writing brings the letter-count in the matter to thirty-seven +/- neighbors in favor of the Special Exception and one against. I think it fair to question whether the wellspring of Ms. Klein's letter is based upon actual malice of John Plaschkes toward the Petitioner. It is reasonable to assume that all neighbors generally applied substantially the same subjective and objective standards in deciding whether or not to support this Special Exception. When thirty-seven +/- of them conclude that the Exception sought is "... not detrimental to the health, safety or general welfare of the neighborhood..." (the very essence of B.C.Z.R. Section 502.1), and one concludes to the contrary, we are suspicious. The one neighbor who testified in opposition, Mr. Sweren, upon cross-examination admitted that he has been carrying grudge baggage against Petitioner for years. Mr. Plaschkes was able to muster the testimony of Mr. Sweren but he was unable to garner the support of so august a body as the Timber Valley Association, of which he is an officer.

RECEIVED
NOV 18 1992

ZONING OFFICE

RECEIVED
24 1992
ZONING COMMISSIONER

(410) 576-2044

December 3, 1992

HAND DELIVERED

The Honorable Timothy Kotroco
Deputy Zoning Commissioner
Office of the Zoning Commissioner
of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 93-18-X
3409 Nancy Ellen Way
Susan J. Blum

Dear Mr. Kotroco:

This acknowledges receipt of Mr. Berlin's letter to you of November 17, 1992. Suffice to say, Mr. Berlin's letter contains many inaccuracies. I will refrain from commenting on the many sarcastic comments in his letter, and will only address the issues and more serious misstatements.

Mr. Berlin questions the motive for my letter of November 2, 1992. Mr. Berlin attempts to obfuscate the issues by charging those who oppose Ms. Blum as having "malice" or not being a proper complainant. Simply, as a next door neighbor, I have standing to complain about the noise, traffic, and sheer incompatibility of the business Ms. Blum is conducting next to dog training school in a residence is improper and detrimental to the living environment and the neighborhood.

I do not believe a dog training school is compatible with the present zoning. Ms. Blum could obtain commercial space in a commercial setting if she wishes. The almost nightly noise, excessive traffic and type of business Ms. Blum conducts from her home is detrimental to the health, safety and

1107.2020108

PIPER & MARBURY

CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3010
FAX 410 539-0485

WASHINGTON
NEW YORK
PHILADELPHIA
LONDON
EASTON, MD

November 2, 1992

Mr. Timothy Kotroco
Deputy Commissioner
Zoning Commissioner's Office
400 Washington Avenue
Room 113
Towson, Maryland 21204

Re: Case No. 93-18-X
3409 Nancy Ellen Way
Susan J. Blum

Dear Commissioner Kotroco:

I reside at 3411 Nancy Ellen Way. At a hearing before Your Honor on October 27, 1992, my husband, John Plaschkes, representing our interests, appeared to explain our objections to the requested zoning exception. I am advised that on cross examination, it was brought out that Mr. Plaschkes and I are separated. I am writing this letter to advise you that Mr. Plaschkes was there on both of our behalves and I totally and fully concur in the objection to the zoning change.

The issue is not whether Ms. Blum is a competent dog trainer. We wish her well in her business ventures. However, simply stated, a residence is not an appropriate place to have a kennel, feed supply store and train animals.

Ms. Blum has been conducting these activities for a considerable period of time. I have been advised that Ms. Blum testified that she has only been holding dog training classes since January, 1992. This is clearly a misstatement as for years, these activities have been ongoing. I am also advised that Ms. Blum indicated that she does not train outside. On numerous occasions, I have seen her conducting classes

NEWTON A. WILLIAMS
THOMAS J. KENNER
WILLIAM P. ENGLISH, JR.
STEPHEN J. NOLAN
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN A. SCHENBERG
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
E. BRUCE JONES
GREGORY J. JONES
J. JOSEPH CURRAN, II

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX (410) 296-2765

October 13, 1992

Honorable Lawrence E. Schmidt, Esquire
Baltimore County Zoning Commissioner
Court House
Towson, Maryland 21204

Dear Commissioner Schmidt:

RE: Case No. 93-18-X
Mrs. Susan J. Blum, Petitioner

Confirming my telephone conversation with you on October 8, 1992 and my conversation with Carl Richards of your office on the same date, there has been a minor omission in the advertising and posting in this case.

The case properly should read "Special Exception for a School for the Education of Dog Owners to Train their Dogs".

Due to a mix up in the file, the case has been advertised and posted as a "Special Exception for the Education of Dog Owners to Train their Dogs".

After talking with you, I have instructed my client to add to the sign in the same size letters and in the same size print the omitted phrase for a school to the sign which reads "Special Exception for the Education of Dog Owners to Train their Dogs".

We agree with your analysis, and with Carl Richards analysis, the members of the public will be adequately informed of the intent of the use, by the existing language, but as you said, out of abundance of precaution the phrase is being added to the sign.

RECEIVED
OCT 14 1992

ZONING OFFICE

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Re: Susan J. Blum (Petitioner)
Case #93-18-X

Dear Mr. Commissioner:

This letter is in support of the Application of Susan J. Blum (Petitioner) for a Special Exception to conduct the school known as Chestnut Ridge Dog Training Center at Petitioner's residence at 3409 Nancy Ellen Way, Owings Mills, Maryland.

In my (our) opinion, the classes, which I (we) understand are conducted during a total of 8 or 9 hours per week on Monday thru Thursday evenings in part of the basement of the residence, are not detrimental to the health, safety or general welfare of the neighborhood.

The parking provided behind the house for students can only be seen from the street by the most curious of passers-by, owing to the fencing, shrubbery and general elevation of the Blum residence.

I (we) have known Ms. Blum as a neighbor since approximately 1976. I (we) have found Ms. Blum to be a good neighbor: one whose residence is maintained nicely and whose occupancy is unobtrusive in the neighborhood-at-large.

Address:

11712 *[Signature]*
3213 *[Signature]*
Owings Mills, MD
21117

Very truly yours,

RECEIVED
AUG 17 1992

ZONING OFFICE

SCHOOL vs. BUSINESS?

Re: Susan J. Blum, Petitioner for Special Exception
Before: Zoning Commissioner of Baltimore County
Case No.: 93-18X

Subject: Legal argument as to definition of the word "school" as used in BCZR regarding R.C.5 Zone

In Carroll County, Maryland v. Raymond I. Richardson Foundation, Inc., 71 Md. App. 434 (1986), the C.S.A. was called upon to define the meaning of the word "school" as used in county zoning ordinance, as well as to list the factual indicia which characterize a "school."

The land in question was zoned agricultural. Under the Carroll County agricultural zoning ordinance, one of the permitted uses under agricultural zoning is "Schools and colleges, including nursery schools or day care centers."

Compare at this time the language used with respect to "schools" in the BCZR in connection with the R.C. 5 zoning classification. As to uses permitted as of right, Section 1A04.2--A.7. allows "Schools, including but not limited to private preparatory schools, colleges, conservatories or other fine arts schools." As to uses permitted by special exception, Section 1A04.2--B.18. allows "Schools, not permitted as of right."

Note especially that the Carroll County permitted use, as well as the Baltimore County permitted use, both employ the phrase "Schools, including..." and the relevance of this will be brought out by me shortly.

Note also at this time that the C.S.A. observed that the Carroll County ordinance does not contain a definition of the word "school" which is also true of our ordinance and regulations.

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Jay Swenson	4 Hurlfield Ct. 21117

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Chris Paschke	3111 Nancy Ellen Way 21117
Terrence Miller	3400 Fielding Rd 21208

Robert Burns
P.O. Box 150
Ewings Mills,
Md 21117
Case # 93-18-X

Joyce Walker
7802 Admore Ave
21234
882-9855
Supports

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Karen A. Berlin	4510 Prospect Ave. Silver Spring 21071
Raymond Berlin	4510 Prospect Ave. Silver Spring 21071
Harold Berlin	112 Hurlfield Ct. 21117
Raymond Berlin	123 Second Ave. Silver Spring 21071
MARVIN N. BERLIN	4510 Prospect Ave. Silver Spring 21071
Phyllis K. Pullen MD	Jerusalem Rd. Kingville Md 21087
Vincent J. Maskunas	200 E. Joppa Rd. Towson, MD 21204
Alvin Plun	20327 N. West Ave. Pikesville MD 21208
"	1108 B. Colton St. Greenville NC
"	700 Church Towers, Towson
Hunter Williams	74 Huntwood Ct. Elvington, Md 21208
Shelly Kamin	8 Stonelake Circle #6 Beltsville 21054
Elaine Jack	14464 Old Manor Rd. Rockville, Md 20850
Robert K. Kohnen	14457 Old Hurdock Rd. Rockville, Md 20850
Philip A. Kohnen	20911 Old Hurdock Rd. Rockville, Md 20850
Debra A. Kohnen	1707 Hurdock Rd. 21071
"	1 Huntwood Ct. Elvington, Md 21208
James R. Roush	1915 Mt. Carmel Rd. Rockville 21086
Carol Johnson	1445 Mt. Carmel Rd. Rockville 21086
Shirley Speltz	339 Glenview Rd. Catonsville, Md 21038
Charles Fallon	6119 Mayfield Rd. Baltimore 21208
Patricia Maycock	5015 Kemp Rd. Rockville 21086
Martha Dele	7939 WINDSET BLVD 21248
"	Baltimore, Md.

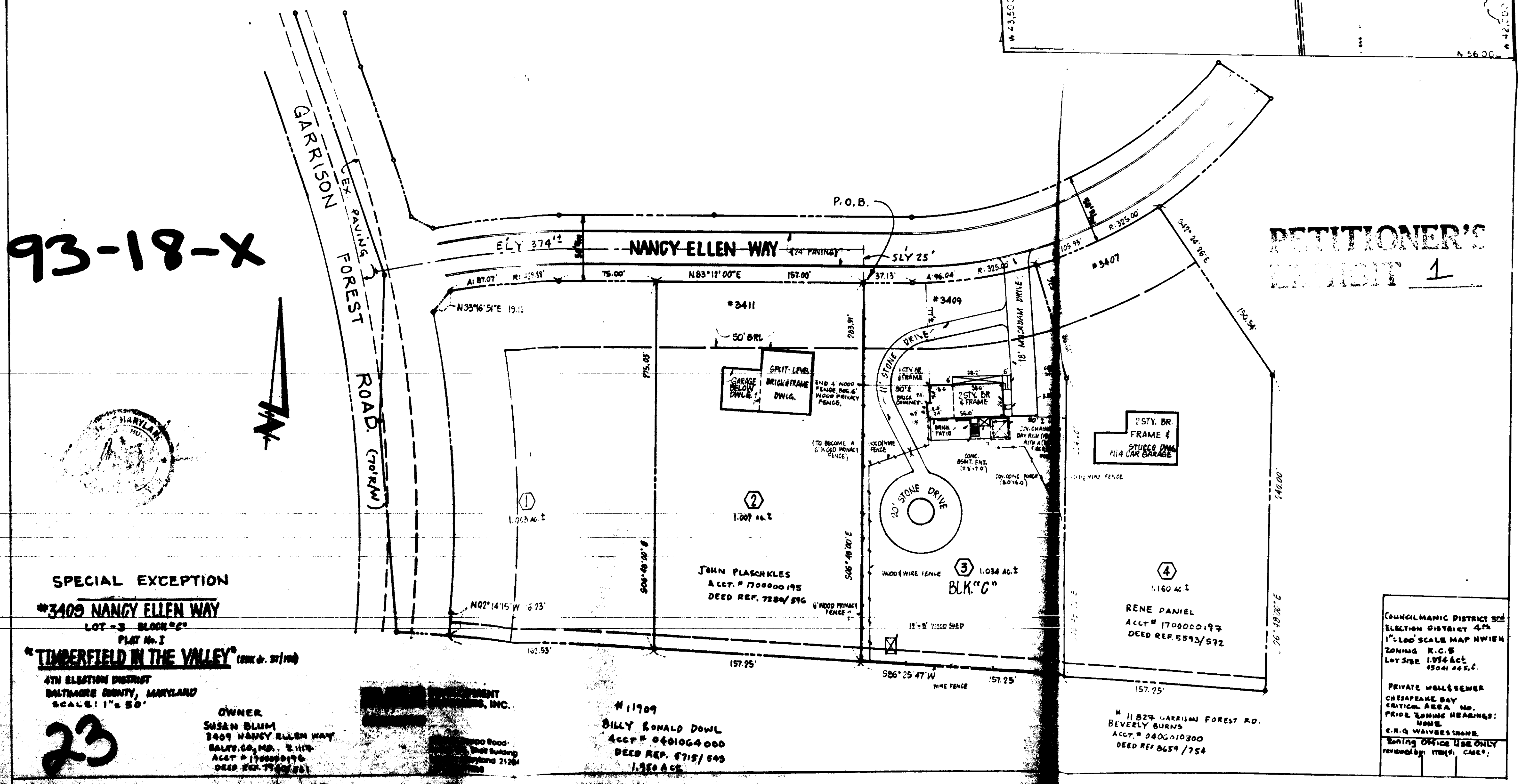
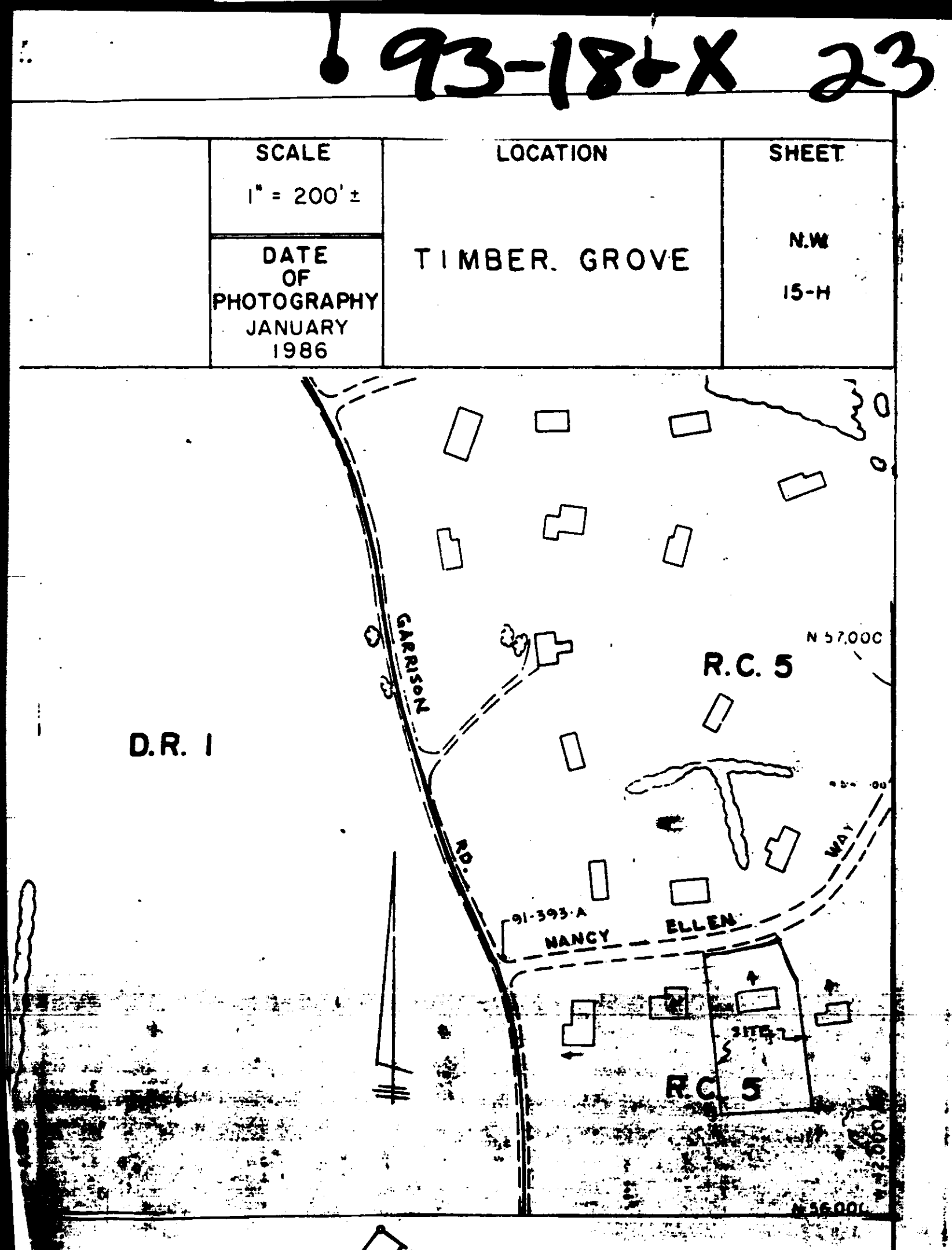
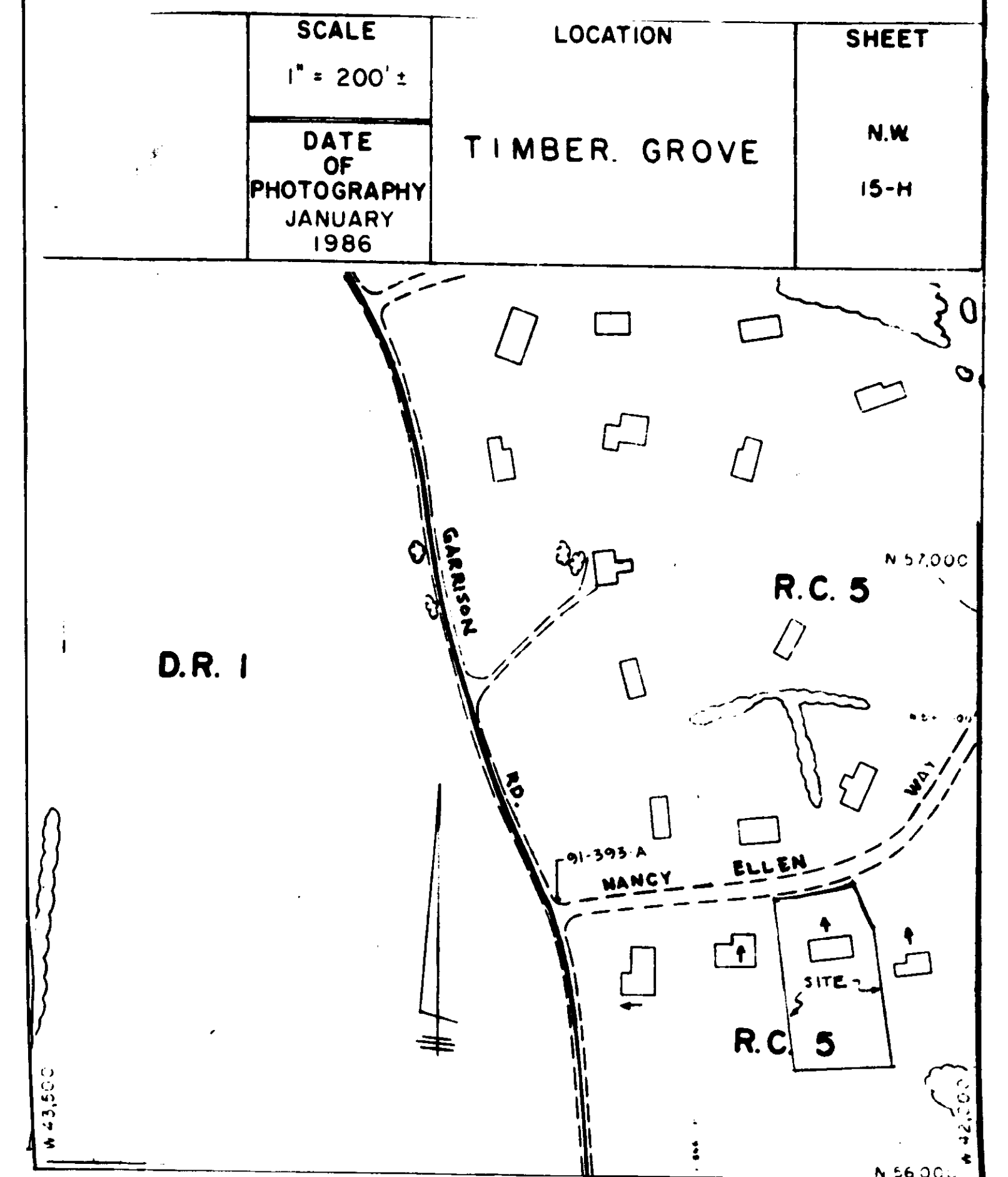
SPECIAL EXCEPTION UNDER SECTION 1A-4.25, D
FOR A SCHOOL, NAMELY A PET TRAINING SCHOOL FOR THEIR OWNERS AND DOGS
IN AN R.C.5 ZONE, AND ALSO HOME OCCUPATION UNDER SECTION 1A-4.25, A, J.

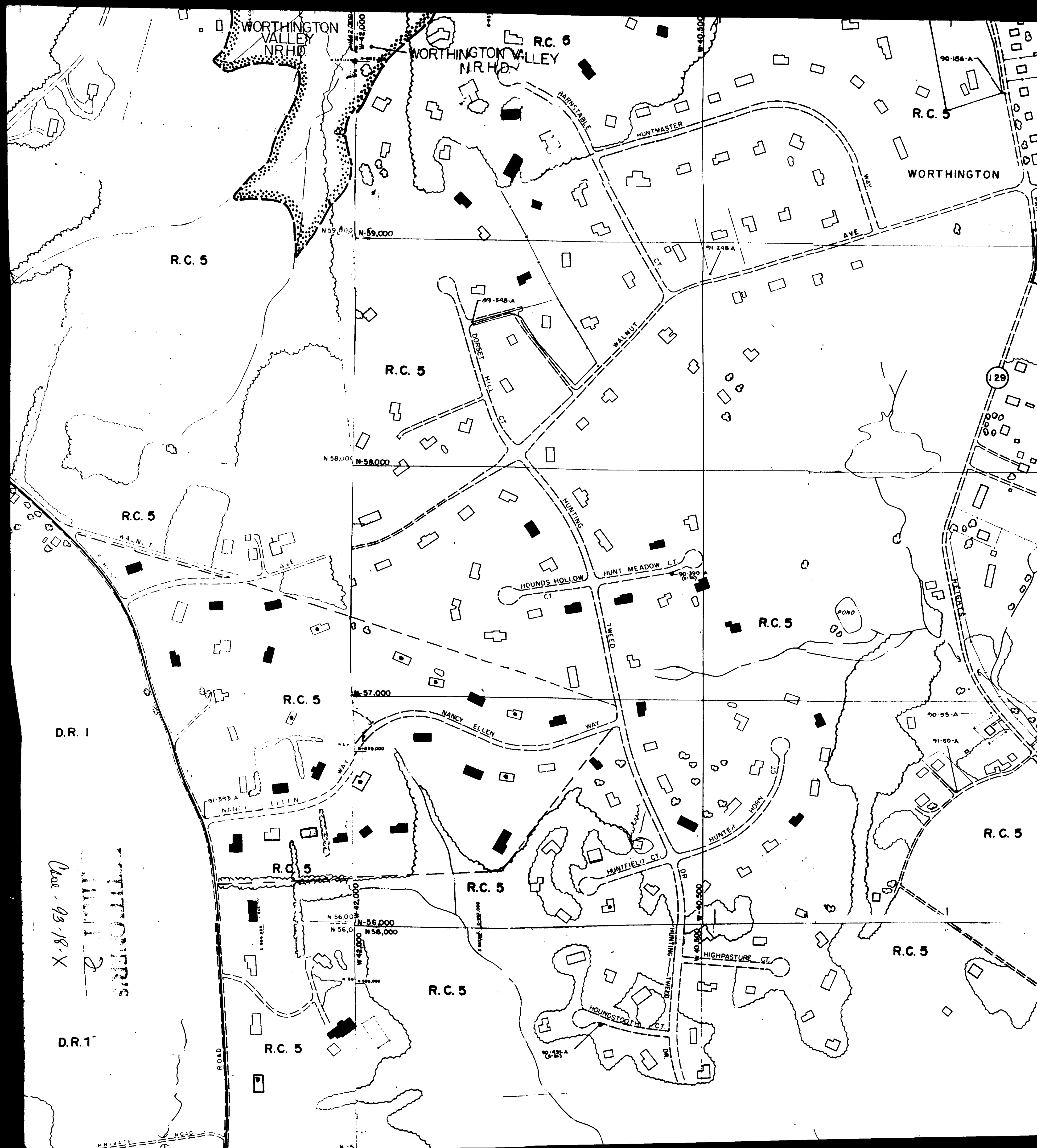
THE UNITED STATES OF AMERICA
PRO PLAN TWO PRO PLAN

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
JOHN SWENSON	4510 Prospect Ave. Silver Spring 21071
RAYMOND SWENSON	4510 Prospect Ave. Silver Spring 21071
HAROLD SWENSON	112 Hurlfield Ct. 21117
RAYMOND SWENSON	123 Second Ave. Silver Spring 21071
MARVIN N. SWENSON	4510 Prospect Ave. Silver Spring 21071
PHYLLIS K. SWENSON MD	Jerusalem Rd. Kingville Md 21087
VINCENT J. SWENSON	200 E. Joppa Rd. Towson, MD 21204
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CHARLES SWENSON	6119 Mayfield Rd. Baltimore 21208
PATRICIA SWENSON	5015 Kemp Rd. Rockville 21086
MARTHA SWENSON	7939 WINDSET BLVD 21248
"	Baltimore, Md.

Protestant's Ex #1





SUSAN J. BLUM
Background Profile
October 1, 1992

PERSONAL

Current Address: 3409 Nancy Ellen Way, Owings Mills, MD 21117
Phone: 301-356-5767
I have resided at my current address for 17 years.

Marital Status: Head of household.

Children: Two daughters, aged 19 and 22.

Birth date: February 23, 1945

EDUCATION

1962 - 1966 Graduated University of Maryland, Bachelor of Science degree in Elementary Education with an undeclared minor in Biological Sciences.

1959 - 1962 Graduated Forest Park High School, academic curricula. Became member, office holder and committee chairman in Sigma Theta Sorority, 1959 - 1962.

1956 - 1959 Member, office holder and committee chairman in Lambda Omega Junior Sorority.

PROFESSIONAL, OCCUPATIONAL & ANIMAL RELATED EXPERIENCE

June 1989 Asked by Butcher's Hill Association of Baltimore City to organize and present a "Pet Fair". Demonstrations included obedience and breed handling.

May 1989 Invited by Northwest Animal Hospital to prepare and give a seminar at the Pikesville Hilton on the training and care of and behavior problems relating to dogs and the commitment it takes to become a "responsible" pet owner.

March 1989- Present Volunteer Trainer and Leader for Baltimore County 4H Dog Care and Training Project. I love working with children and derive great satisfaction when the young people in my training classes take pride in their accomplishments with their dogs. It is especially exciting to now be working with this

Animal Instincts PetLand
9125 Reisterstown Rd. Owings Mills Town Center
Owings Mills, Md. 21117 Owings Mills, Md. 21117

Baltimore County K-9 Center
909 Walker Ave.
Baltimore, Md. 21228

Canine Connection Ponies for Children
5305 East Dr. Louise Hollyday
Arbutus, Md. 21227 Wheeler Ave
Sparks, Md.

Deer Park Kennels
4815 Uarda Chapel Rd.
Owings Mills, Md. 21117

Fells Point Pet Shop
1721 Aliceanna St.
Baltimore, Md. 21231

Long Last Kennels
12000 Park Heights Av.
Owings Mills, Md. 21117

Bureau Animal Control
13800 Manor Rd.
Baldwin, Md. 21013

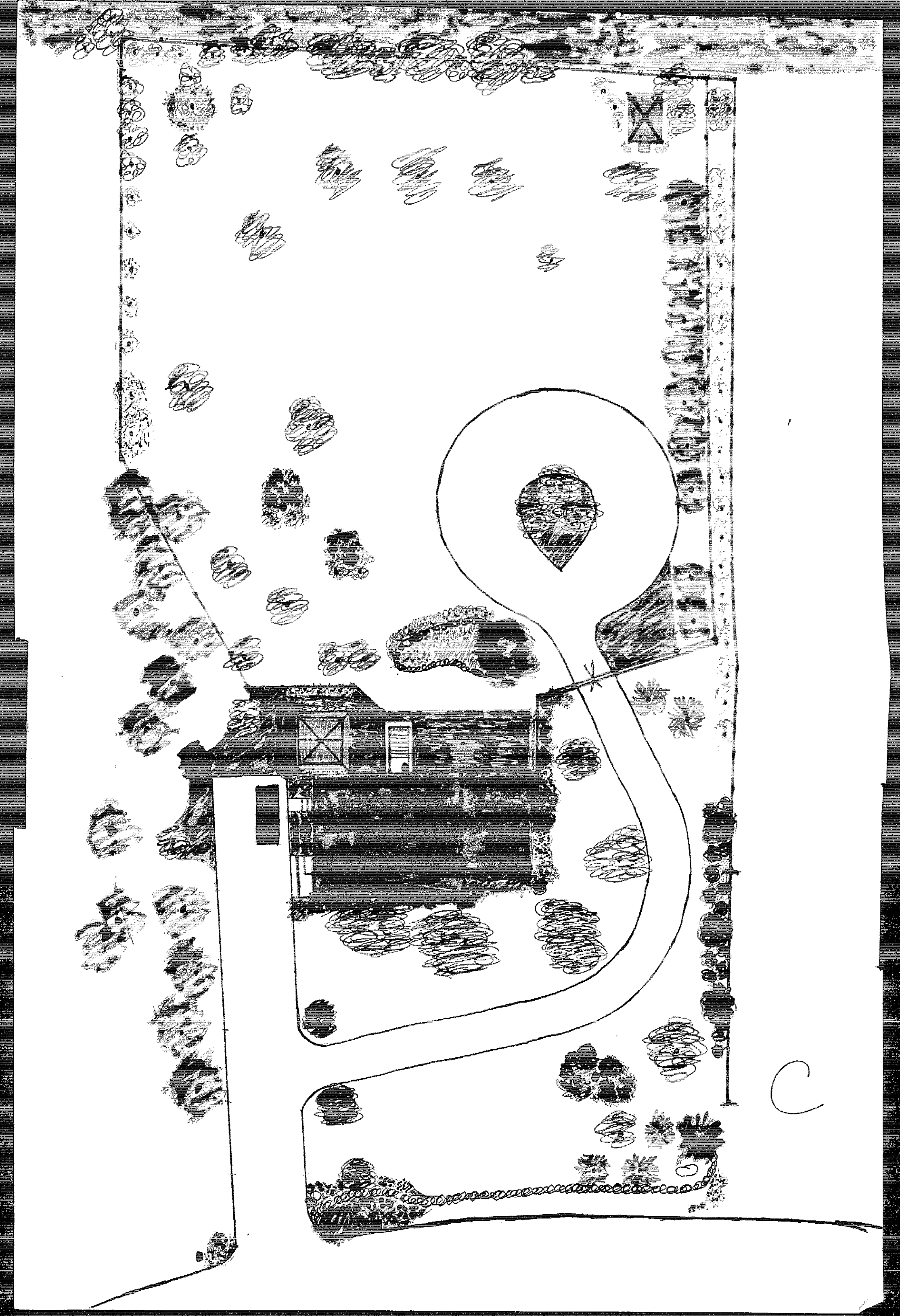
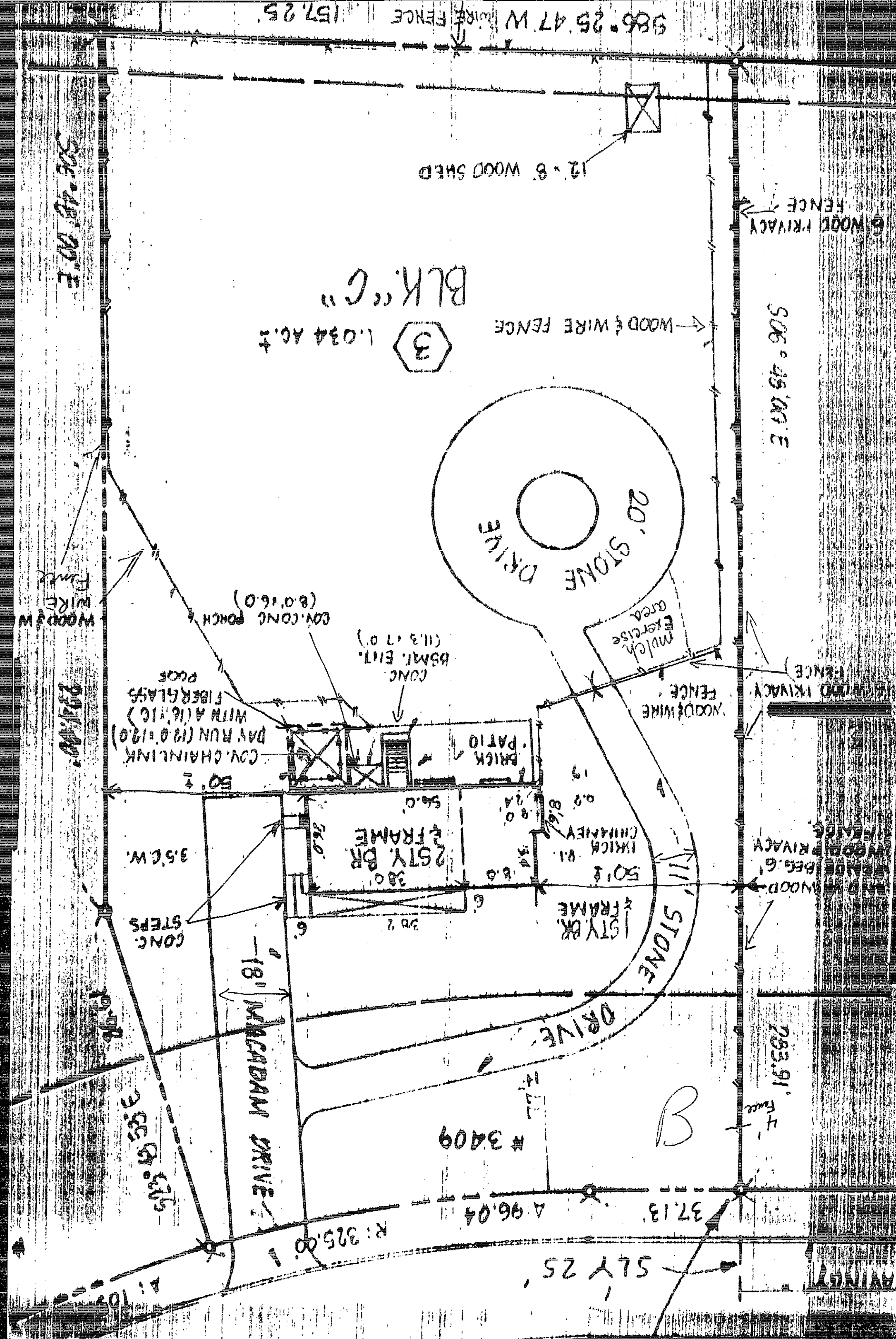
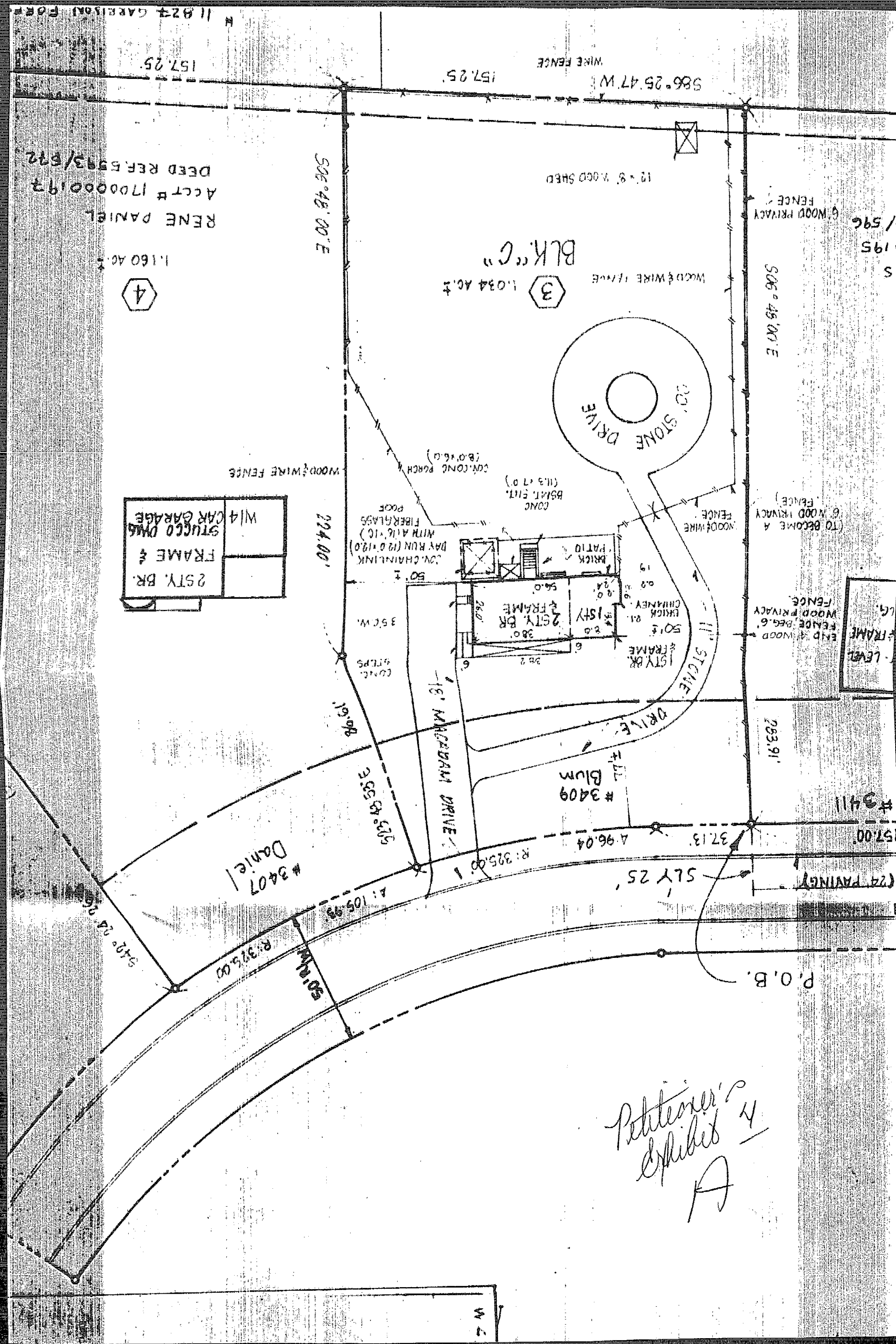
Tail End Kennels
Glen Falls Rd.
Reisterstown, Md. 21136

Dog Ears Limited
PO Box 688
Owings Mills, Md. 21117

Reisterstown Boarding Kennel
Old Hanover Rd.
Reisterstown, Md. 21136

Greenspring Poodle Club

PETITIONER'S
EXHIBIT 5



PETITIONER'S

BIT 6

3409 Nancy Ellen Way
Owings Mills, MD 21117

Susan Blum, Training Director

ORIENTATION

356-5767

PLEASE READ COMPLETELY BEFORE COMING TO CLASS.

- It should be understood that it takes at least 8 weeks to gain knowledge of the exercises involved. To best accomplish the training, be present and on time for all 8 lessons. PRACTICE, BE PATIENT.
- CLASS TIME** - 1 hour. Sometimes we do run over (especially the 1st lesson). I don't let you leave without everyone understanding the lesson.
- CLOTHING** - NO HIGH HEELS OR FLIP-FLIPS. Rubber soled shoes only for safety and ease in training. Clothing should be comfortable and casual.
- EQUIPMENT** - In class, your dog will be using a choke collar and a 6 foot lead (leash). Come to the first class with the equipment you presently have. If necessary, I will fit your dog with the appropriate size collar and lead.
- TRAINER** - Decide ahead of time who will handle the dog. Only one person may do the training. When Rover has mastered the exercises, anyone with obedience knowledge can work with him.
HOW TO CHOOSE THE TRAINER - Any one of the following:
THE PERSON WHO
 - has the best rapport with Rover - training goes faster;
 - has the least rapport with Rover - will gain rapport and a beautiful relationship will result;
 - is most coordinated - training takes coordination and agility;
 - is able to attend all or most of the classes;
 - has most time to do the homework;
 - spends the most time with Rover.OR any child in the family (10 or older) who is truly interested.
- Don't feed Rover immediately before coming to class. Feeding either in the morning or after class will help prevent **CARICATURES** and accidents during class.
- PARKING** - Each week, please park in your assigned space. Enter the studio by the rear door, down the stairs.
- Arriving 15 minutes early will give you time to exercise your dog in the **EXERCISE AREA**, using the scoopers and can provided. Arriving early will also enable you to calm Rover down before entering the studio.
- Allow the class in session to leave the studio before you enter.
- Classes begin promptly. If you arrive after class has started, quietly join the group. PLEASE don't make this habitual as it disrupts class for everyone.
- During class you may exercise your dog outside in the EX AREA any time he appears to need it. The excitement of class and other dogs may cause Rover to forget himself. Each handler is expected to clean up after his own dog. Paper towels, scooper and bag will be provided for you.

Kindergarten Puppy Training

LESSON PLANS

WHILE PUPPIES TOYS
to first class.

LESSON #1

- Check in and Register, give out literature for lesson #1. Fill out the - Puppy Profile and Problem Sheet. Check collar and Leash. Collect above papers.
- Point out that K.P.T. is building the puppies to good behavioral patterns to avoid bad habits and is not designed for formal learning exercises -- rather for controlled performance.
 - Initial Training Vocabulary
 - Training
- Have group form semi-circle (Pups on the floor).
 - Informal introduction to class, to each member's puppy.
 - Puppies in play circle - with assorted items - Balls, Gloves, Dumbbells, Toys, etc.
 - Discuss "Do What? When?", "Puppy Checklist", "Civilizing the Puppy" and "How to Socialize Your Dog".
- Information and advice about the following subjects:
 - Schedule at home (especially feeding to avoid clean-ups)
 - "Housebreaking", "Housebreaking your puppy", "Housebreaking", "Feeding your dog", "Feeding", "Care and Feeding of Puppies", "Nutrition and Feeding".
 - Responsibilities as a dog owner.
 - Leash Law Pamphlet
 - Learn to watch for abnormal signs, (only on the Vet)
 - What info to have before calling Vet. "Veterinary Checklist"
 - When to call the Vet, What is an emergency. Place to call.
 - Vaccinations - Rabies, Parvo, Distemper, Preventative Care.
- Break (2-3 Minutes)
- Demonstrate the proper way to do the following:
 - How to pick up your puppy
 - Put puppy on the grooming table
 - Veterinary Hold - (Say Stand- Stay) PRAISE
 - Use puppy on side and back- examine stomach (Play) Say Down, Stay PRAISE
 - First step in mouth exam- Finger on teeth PRAISE
 - Explain importance of tone of voice and types of PRAISE
 - Do's & Don'ts, Ten Commandments.
 - Have each Student do the above with their puppy individually.
- Hand out homework sheets- Remind to bring the following:
 - Toy
 - Cotton balls, Q-tips, Baby oil
 - Muzzle material (Gauze or old stockings)
 - rectal thermometer
- Sit **Next** to someone different each week.

PETITIONER'S
BIT 7

PETITIONER'S
BIT 8

August 14, 1992

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Re: Susan J. Blum (Petitioner)
Case #93-18-X

Dear Mr. Commissioner:

This letter is in support of the Application of Susan J. Blum (Petitioner) for a Special Exception to conduct the school known as Chestnut Ridge Dog Training Center at Petitioner's residence at 3409 Nancy Ellen Way, Owings Mills, Maryland.

In my (our) opinion, the classes, which I (we) understand are conducted during a total of 8 or 9 hours per week on Monday thru Thursday evenings in part of the basement of the residence, are not detrimental to the health, safety or general welfare of the neighborhood.

The parking provided behind the house for students can only be seen from the street by the most curious of passers-by, owing to the fencing, shrubbery and general elevation of the Blum residence.

I (we) have known Ms. Blum as a neighbor since approximately December, 1975. I (we) have found Ms. Blum to be a good neighbor: one whose residence is maintained nicely and whose occupancy is unobtrusive in the neighborhood-at-large.

Very truly yours,

Address:

3409 Nancy Ellen Way
Owings Mills, Md.

[Signature]

Return of Support Zoning

yes My Pung 356-3211
yes 3306 Nancy Ellen Way 21117
yes Kiki Sandy Sacki 356-7717
yes 3304 Nancy Ellen Way
yes Mark + Robin Libovitz 356-5727
yes 3302 Nancy Ellen Way 21117
yes Rita + Walter Alb 356-5146
yes 3303 Nancy Ellen Way 21117
yes Normani Barbara Lyons 356-8209
yes 3305 Nancy Ellen Way 21117
yes 3307 Nancy Ellen Way 21117
yes Ron Sless 356-5245
yes 3309 Nancy Ellen Way 21117

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3610

8-13, 1992

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Re: Susan J. Blum (Petitioner)
Case #93-18-X

Dear Mr. Commissioner:

This letter is in support of the Application of Susan J. Blum (Petitioner) for a Special Exception to conduct the school known as Chestnut Ridge Dog Training Center at Petitioner's residence at 3409 Nancy Ellen Way, Owings Mills, Maryland.

In my (our) opinion, these classes, which I (we) understand are conducted during a total of 8 or 9 hours per week on Monday thru Thursday evenings in part of the basement of the residence, are not detrimental to the health, safety or general welfare of the neighborhood.

I (we) might add that I (we) were not even aware that the classes were being conducted until Ms. Blum recently brought her pending Application to my (our) attention. Since then I (we) have realized that the parking provided behind the house for students can only be seen from the street by the most curious of passers-by, owing to the fencing, shrubbery and general elevation of the Blum residence.

I (we) have known Ms. Blum as a neighbor since approximately 1975. I (we) consider Ms. Blum a good neighbor: one whose residence is maintained nicely and whose occupancy is unobtrusive in the neighborhood-at-large.

Very truly yours,

Address:

4 Huntmeadow Court
Owings Mills, MD 21117

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Re: Susan J. Blum (Petitioner)
Case #93-18-X

Dear Mr. Commissioner:

This letter is in support of the Application of Susan J. Blum (Petitioner) for a Special Exception to conduct the school known as Chestnut Ridge Dog Training Center at Petitioner's residence at 3409 Nancy Ellen Way, Owings Mills, Maryland.

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Address:

3409 Nancy Ellen Way
Owings Mills, Md 21117

[Signature]

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

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Case #93-18-X

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I (we) have known Ms. Blum as a neighbor since approximately 1975. I (we) consider Ms. Blum a good neighbor: one whose residence is maintained nicely and whose occupancy is unobtrusive in the neighborhood-at-large.

Very truly yours,

Address:

12009 Harrison Road
Rd.

[Signature]

Petitioner's
Exhibit #9
23 photographs
of property
Case 93-18-X

- 9 Zoning Sign & Newspaper
- From Front Porch 3409 Blinn
- Looking N at 3410 Blinn
- 5 Looking N at 3408 Commonwealth
- From Driveway 3409 Blinn
- Looking W at 3411 Placette
- 19 From 3408 Commonwealth
- Looking SE at 3407 Daniel
- 2 Looking S at 3409 Blinn
- 3 Looking SW at 3411 Placette
- 6+7 From 3407 Daniel Driveway View
- @ Looking W at 3409 Blinn
- These can be put together to show
- long contiguous view
- From 11919 Harrison Ford Rd
- 8 Looking E at 3409 Blinn house,
- driveway & 3411 Placette
- From Street looking S at 3409
- 10+11 house with gate closed @

