

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S York Road, approx. 570 ft.
N of Ashland Road * ZONING COMMISSIONER
11206 York Road
8th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
Allan A. Frank, DVM, et ux * Case No. 98-188-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for a Zoning Variance for the property located at 11206 York Road in Hunt Valley section of Baltimore County. The Petition was filed by Allan A. Frank, DVM and Cindy S. Frank, property owners. Variance relief is requested from Section 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 7 ft. and a rear yard setback of 20 ft., in lieu of the required 30 ft. for each. Relief is also requested pursuant to Section 409.4.C of the BCZR to allow a 2 way drive aisle with a width as little as 8 ft. in lieu of the required 20 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Allan M. Frank, DVM, the Petitioner/property owner. Representing Dr. Frank was Arthur M. Frank, Esquire. Also present in support of the Petition was Jeffrey Morgan, the Architect who prepared the site plan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately .468 acres in area, zoned BR-IM. The tract is roughly rectangular in shape, with frontage on York Road, across from its intersection with Ashland Road, in Hunt Valley. Presently, the site is improved with an existing two story framed structure which is used as a veterinari-an clinic. That two story building is located towards the front of the

DATE 12/31/97
BY [Signature]

property. That structure is connected to a one story kennel building which is located to the rear of the lot. The balance of the property contains a parking area and an outdoor exercise area for dogs.

Dr. Frank is a veterinarian by occupation and operates his practice from this location. He employs two full time veterinarians (himself and one other veterinarian) and one part time. There are a total of approximately 25 employees, both full and part time who work on the premises. The buildings are utilized for two different aspects of Dr. Frank's practice. The front building is used for Dr. Frank's medical practice. In this regard, he indicates that he treats dogs, cats and other animals and has facilities for surgery, recuperation and rehabilitation. The rear building is used for boarding. The building has the capacity to board up to 80 animals. Mostly, household pets are boarded, however, some exotic animals can be accommodated. Apparently, the site has been used in this fashion since approximately 1984.

Dr. Frank indicated that he has had an ongoing dispute with his immediate neighbor to the south regarding the use of his property. That adjoining property is owned by HV Motor Inn, Inc. and is improved with a 7 story hotel building. Apparently, there have been past incidents where guests and the management of the hotel have complained about the noise generated from Dr. Frank's property. Obviously, the guests of the hotel are displeased with the sounds associated with exercising dogs on the property. There have been a series of hearings before the Animal Control Board of Baltimore County and litigation between Dr. Frank and the hotel's owners.

In an effort to address some of these concerns, Dr. Frank proposes certain improvements to the existing structures. As shown on the site plan, the existing one story kennel building will be expanded so as to

OFFICE OF THE CLERK OF THE DISTRICT COURT
DATE 12/13/97
BY [Signature]

accommodate a one story enclosed dog run. This area will be used to exercise the animals so that they can be run indoors. Improvement is also proposed to the existing two story framed structure. A two story addition will be built to provide additional office space and treatment areas. Also a breezeway is proposed to connect these improvements.

In view of the size and location of these improvements, variance relief is required from the setback regulations. Although the proposed improvements will bring the structure closer to the property line, it will result in a lesser impact by the use of the property on the adjacent hotel. Dogs will no longer be exercised outside and noise levels are expected to decrease.

Based on the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the setback variance. In my judgment, the Petitioner has complied with the provisions of Section 307 of the BCZR and the case law. I believe that the spirit and intent of the ordinance can be achieved even if the variance is approved. The improvements represent the opportunity to minimize the impact of the use of the property on the surrounding neighborhood.

Variance relief is also required as to certain parking regulations. In this regard, Mr. Frank produced a copy of a letter from the Cockeysville Volunteer Fire Company, confirming his agreement with that organization to lease parking spaces on their adjacent property. Dr. Frank indicated that some of his employees park on the adjacent fire company property, so as to provide more customer spaces on the subject property. Additionally, Mr. Morgan indicated that the plan had been modified to address a Zoning Plans Advisory Committee (ZAC) comment expressed by Baltimore County's Development Plans Review Division. Specifically, that agency indicated that insufficient space for traffic circulation existed in the

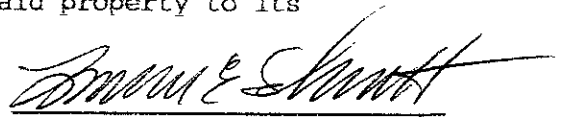
parking area. To remedy this problem, Mr. Morgan indicated that an existing ramp on the front of the property would be removed and a turn-around area constructed in the rear of the site. A review of the site plan indicates that these improvements will provide increased maneuvering room and should resolve those concerns. It is to be noted that the use of the property is unchanged since 1984 and there are apparently no traffic/parking problems at present. Moreover, despite the improvements, the capacity of the boarding facility will not be increased and, thus, additional traffic to the property is not expected. For all of these reasons, I will, likewise, grant the Petition for Variance as it relates to the drive aisle width.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of December 1997 that a variance from Section 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 7 ft. and a rear yard setback of 20 ft., in lieu of the required 30 ft. for each, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4.C of the BCZR to allow a 2 way drive aisle with a width as little as 8 ft., in lieu of the required 20 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

DATE 12/31/97 BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 31, 1997

Arthur M. Frank, Esquire
341 North Calvert St., Suite 100
Baltimore, Maryland 21202-3633

RE: Petition for Variance
Case No. 98-188-A
Property Location: 11206 York Road, Hunt Valley

Dear Mr. Frank:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Dr. and Mrs. Allan A. Frank, 12113 Ridge Valley Drive., Owings Mills





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11206 York Road, Hunt Valley MD

which is presently zoned BR-IM

This Petition shall be filed with the Department of Permits & Development Management

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(s) 238.2

To allow a Side Yard Setback of 7 ft and a Rear Yard Setback of 20 ft in lieu of the required 30 ft PER
Sec. 238.2 (BZC) Side and Rear Yard Setback and 409.4.C to allow a two way aisle
width of as close as 8' in lieu of
the required 20'
 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Attachment

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee:

Dr. Allan A. Frank
 (Type or Print Name)

Signature

11206 York Road

Address

Hunt Valley, MD 21030

City

State

Zipcode

Attorney for Petitioner:

Arthur M. Frank
 (Type or Print Name)

Signature

341 N. Calvert Street

Suite 100

Address

Balto. MD

City

(410) 727-2500
21202-3633

Phone No.

State

Zipcode

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.

Legal Owner(s)

Allan A. Frank, DVM

(Type or Print Name)

Signature

Cindy S. Frank

(Type or Print Name)

Signature

12113 Ridge Valley Drive 410 527-0800
 Address Phone No

Owings Mills, MD 21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Allan Frank

Name

11206 York Rd. 21030 (410) 527-0800

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL ☒

OTHER

REVIEWED BY: CM

DATE

14 Nov 97



Printed with Soybean Ink
 on Recycled Paper

Revised 9/5/95

98-188-A

188

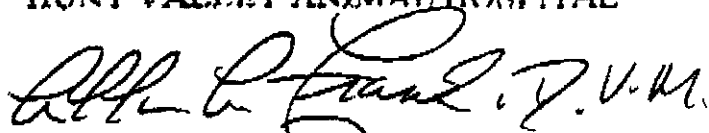
ATTACHMENT**PURPOSE OF VARIANCE**

The side parking area and adjacent lane dimensions are less than what is required for new construction today. This parking area is existing and has been there for many years. There is currently one 24 feet wide entry to the lot. There is no public street along the side property lines and therefore no opportunity to gain a second exit out of the lot to allow one-way traffic flow. There is, however a privately owned access way but the existing grades at the rear end of the property make it infeasible to provide such an exit or entrance.

We are therefore requesting a variance to the two lane dimension requirement.

Yours Truly

HUNT VALLEY ANIMAL HOSPITAL



Allan A. Frank, D.V.M.

98-188-A



11206 YORK ROAD
HUNT VALLEY, MD 21030
410-527-0800
FAX 410-527-0041

Hunt Valley Animal Hospital

ALLAN A. FRANK, D.V.M.

PURPOSE OF VARIANCE

The Hunt Valley Animal Hospital has been serving the needs of domestic pet owners for more than thirteen years. Throughout that time the client/patient base has expanded rapidly with a number of greater than eight- thousand patients to date. We average approximately five new patients daily which is also consistent with that of the growth of the Cockeysville/Hunt Valley area. We feel Hunt Valley Animal Hospital has become an integral part of the health care of the domestic pets in this area. Our philosophy has always been quality and ethical service to our patients.

The primary reason for the variance is to enclose the outdoor runs with a structure that will reduce the noise level created by the pets. Enclosing the existing outdoor runs will enable the pets to be exercised at a time which allows them to remain clean, healthy, and humanely maintained by the guidelines of the Baltimore County Animal Control and the Maryland Veterinary Medical Boards. This we feel is essential to be responsible and caring neighbors to the Hampton Inn and their customers who are south of our facility and the Cockeysville Volunteer Fire Department who are to the north. This variance is also needed due to the possible penalties and fines which may be imposed by the Maryland Department of the Environment if the noise level is not corrected. The Maryland Department of the Environment has been citing the Hunt Valley Animal Hospital on a weekly basis, which will continue until the noise level problem is corrected. Again, we wish to correct this problem so we can be responsible to our neighbor's needs.

The building originally was a toll house, which was renovated into a Veterinary Hospital. At first it accommodated the limited clientele and patient case load for the Cockeysville area proper, but now thirteen years

later, the limitation of the physical size has become a major barrier to the continued health care services that we can provide adequately for our patients. In order for our facility to address and accommodate these medical needs, we are requesting a variance to put an addition on our building. This addition will also aid and improve the restricted working conditions for our twenty-three employees. This again is for the quality of the working conditions which will enable a better working atmosphere, which in turn will improve patient care and management. Part of this variance will enable the Hunt Valley Animal Hospital to include an apartment, so an employee can be present on a twenty-four-hour basis, which is highly recommended by the Maryland State Veterinary Board and Maryland Department of Agriculture. At the present time we must have a notice to inform our clients that we do not have anyone present after hours.

Thanking you in advance for your consideration of our request for a variance of the Hunt Valley Animal Hospital, Inc., located at 11206 York Road, Cockeysville, Md., 21030.

Yours Truly,

Allan A. Frank, D.V.M.

LIBER 6635 PAGE 385
FRANK PROPERTY
HV Animal Hosp.

EXHIBIT A



BEGINNING for the same at a stake standing on the South side of the Baltimore and Yorktown Turnpike Road, at the distance of 180 feet South 14 1/2 degrees East from the Southeast corner of that lot of ground which by Deed of Lease dated August 1, 1881 and recorded among the Land Records of Baltimore County in Liber W.M.I. No. 127, folio 340, etc., was conveyed by John Rosley of William and others to Francis Merryman, and running thence South 89 1/2 degrees West 200 feet, thence parallel with the said mentioned Turnpike Road South 14 1/2 degrees East 100 feet, thence North 89 1/2 degrees East 200 feet to the South side of the said Baltimore and Yorktown Turnpike Road, and thence binding on the same North 14 1/2 degrees West 100 feet to the place of beginning.

Containing 46/100 of an acre of land, more or less.

98-188-A

7.881.80

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 in Towson, Maryland on the property identified herein as follows:

Case #98-188-A
11208 York Road
W/S York Road, approximately 570' N of Ashland Road

8th Election District
3rd Councilmanable District
Legal Owner(s):
Alan A. Frank, DMV & Cindy Frank

Variante: to allow a side yard setback of 7 feet and a rear yard setback of 20 feet in lieu of the required 30 feet and to allow a two-way aisle width of as close as 8 feet in lieu of the required 20 feet.

Hearing: Thursday, December 18, 1997 at 11:00 a.m., Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3351.

11/381 Nov. 27 C192354

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 27, 1997

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 Nov. 27, 1997.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060344

DATE 10/15/98 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JRF)

RECEIVED FROM: Hunt Valley Animal Hospital

FOR: VERIFICATION #98-4298
Hunt Valley Animal Hospital

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESSED ACTION JRF
10/19/1998 10/19/1998 11:16:20
REF 0605 CASHIER 1980 LXS DRAWER
5 MISCELLANEOUS CASH RECEIPT
RECEIPT # 073515
CHK NO. 060344
60.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 04676

DATE 11 Nov 97 ACCOUNT 2001-6150
186 CAN AMOUNT \$ 250.00

RECEIVED FROM: Hunt Valley Animal Hospital

FOR: 11206 York Road
(Frank)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESSED ACTION JRF
11/14/1997 11/14/1997 10:18:11
REF 0601 CASHIER 1900 CML DRAWER
5 MISCELLANEOUS CASH RECEIPT
RECEIPT # 029996
CHK NO. 046704
250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-188-A

Petitioner/Developer: ALLAN FRANK, ETAL

Date of Hearing/Closing: 12/18/97
@ 11:00 AM

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 11206 YORK RD.

The sign(s) were posted on 11/28/97
(Month, Day/Year)

Sincerely,

Patrick M. O'Keefe 11/30/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

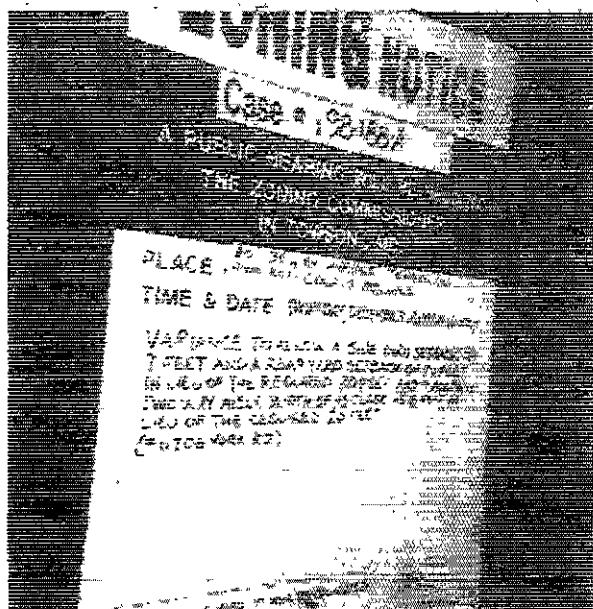
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 866-5366

(Telephone Number)

905-8571
Pager (410) ~~905-8571~~



98-188-A
11206 YORK RD.
ALLAN FRANK - 12/18/97

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-188-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: TO ALLOW A SIDE YARD SETBACK of 7'
and A REAR YARD of 20' both in lieu of the
Required 30', and to ALLOW AN existing two
way Aisle A width of 8' in lieu of the
Required 20'

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 188

Petitioner: Dr Allan & Cindy Frank

Location: 11206 York Rd Hunt Valley MD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dr Allan & Cindy Frank

ADDRESS: 12113 Ridge Valley Drive
Owings Mills, MD 21117

PHONE NUMBER: (410) 527-0880

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 19, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-188-A
11206 York Road
W/S York Road, approximately 570' N of Ashland Road
8th Election District - 3rd Councilmanic District
Legal Owner: Allan A. Frank, DMV & Cindy Frank

Variance to allow a side yard setback of 7 feet and a rear yard setback of 20 feet in lieu of the required 30 feet and to allow a two-way aisle width of as close as 8 feet in lieu of the required 20 feet.

HEARING: Thursday, December 18, 1997 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

ARNOLD JABLON
DIRECTOR

c: Arthur M. Frank, Esquire
Allan & Cindy Frank

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 3, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
November 26, 1997 Issue - Jeffersonian

Please forward billing to:
Dr. Allan & Cindy Frank 410-527-0800
12113 Ridge Valley Drive
Owings Mills, MD 21117

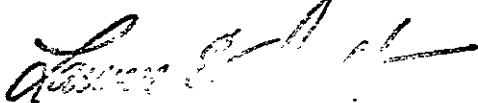
NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-188-A
11206 York Road
W/S York Road, approximately 570' N of Ashland Road
8th Election District - 3rd Councilmanic District
Legal Owner: Allan A. Frank, DMV & Cindy Frank

Variance to allow a side yard setback of 7 feet and a rear yard setback of 20 feet in lieu of the required 30 feet and to allow a two-way aisle width of as close as 8 feet in lieu of the required 20 feet.

HEARING: Thursday, December 18, 1997 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 10, 1997

Arthur M. Frank, Esquire
341 N. Calvert Street, Suite 100
Baltimore, MD 21202-3633

RE: Item No.: 188
Case No.: 98-188-A
Petitioner: Allan Frank, et ux

Dear Mr. Frank:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 14, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: December 1, 1997

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for December 1, 1997
 Item No. 188

The Bureau of Developer's Plans Review has reviewed the subject zoning item. This variance should be denied because of insufficient space for traffic circulation in the parking area.

RWB:HJO:jrb

cc: File

ZONE1201.188



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson MD 21204

RE: Baltimore County 11/21/97
Item No. 188 CAM

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

FOR Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 26, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 24, 1997

Item No.: See Below

Zoning Agenda:

Gentlemen:

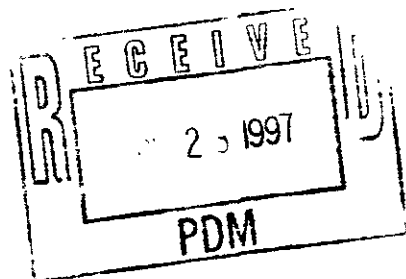
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

185, 186, 188 and 189

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881. MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 12/2/97

FROM: R. Bruce Seeley *RBS/gd*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 24, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 185, 187, (188), 189

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: November 1, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 175, 187, 188, and 189

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

AFK/JL

RE: PETITION FOR VARIANCE
11206 York Road, W/S York Road, appx.
570' N of Ashland Road
8th Election District, 3rd Councilmanic

Legal Owner(s): Allan A. Frank, DMV
and Cindy S. Frank

Petitioners

* * * * *

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-188-A

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to Arthur M. Frank, Esq., 341 N. Calvert Street, Suite 100, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 22, 1998

Jeffrey B. Morgan, AIA, Principal
Morgan Design Group
2775 Green Leaf Court
Westminster, MD 21157

Dear Mr. Morgan:

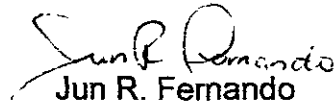
RE: Spirit and Intent, Hunt Valley Animal Hospital, Zoning Case Number 98-188-A,
8th Election District

Please be advised that after careful consideration, the Department of Permits and Development Management, Zoning Review, has determined that your amended proposal meets the spirit and intent of zoning case number 98-188-A, since the majority of the changes (the replacement of the existing building with a new structure) are within the permitted building envelope and would not need additional variance relief.

Please be advised that this approval is contingent upon all other zoning regulations and Baltimore County departments' requirements being met.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Jun R. Fernando
Planner II
Zoning Review

JRF:scj

Enclosure

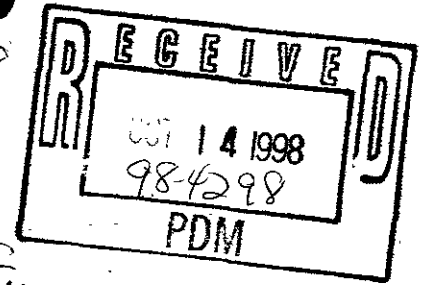
Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

October 1, 1998

**MORGAN
DESIGN
GROUP**



Mr. Arnold Jabron
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Zoning Variance - Case No. 98-188-A
(Hunt Valley Animal Hospital Renovations)

Dear Mr. Jabron:

On behalf of our client, Hunt Valley Animal Hospital, we are submitting this request for approval to construct a new structure in lieu of renovating and adding on to the existing structure. The reason for this change is as follows:

On December 31, 1997 we were granted approval to allow a change to the rear and side yard building set-back lines and to allow the existing driveway width. Now that the final design is complete and the bids are in, we have learned that the cost of such renovation is cost prohibitive. At the time of our variance request we unable to know the actual cost because the design was not yet fully detailed. Also, due to the age of the structure, we feel it has reached it's useful life. However, we have estimated that demolishing the existing structure and building a new one will be significantly less expensive.. A totally new facility will also improve both the function and esthetics of the site and therefore result in a final product which will be far superior than the original proposal, for everyone.

Therefore, our proposed change is simply to construct a new two story building, generally within the same approved footprint and in keeping with the set-back lines as approved in our variance. (See attached red-line site plan) Finally, Hunt Valley Animal Hospital has a legal obligation to the Department of the Environment to proceed with improvements in an expeditious manner. Your kind review and approval (without a new zoning hearing) will be greatly appreciated.

Enclose please find a review fee check in the amount of \$40.00

Architecture

Interior Design

Landscape Design

2775 Green Leaf Court
Westminster, Maryland 21157
Ph (410) 840-0055
Fax (410) 840-0044

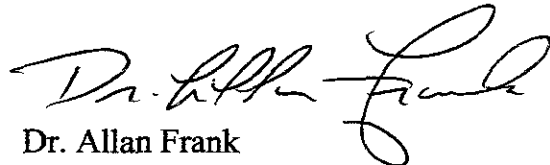
Mr. Arnold Jabron
Page 2
October 1, 1998

Sincerely,
MORGAN DESIGN GROUP, ARCHITECTS



Jeffrey B. Morgan, AIA
Principal

HUNT VALLEY ANIMAL HOSPITAL



Dr. Allan Frank
Owner/Applicant

JBW/jas

cc: Arthur Frank

Enclosure

Established in 1897**COCKEYSVILLE VOLUNTEER FIRE COMPANY**

11210 YORK ROAD * POST OFFICE BOX 344

COCKEYSVILLE, MARYLAND 21030

(410) 527-1634

October 28, 1997

BGE

Angie Wolf

7152 Windsor Boulevard

Baltimore, MD 21244

Dear Mrs. Wolf:

The Cockeysville Volunteer Fire Company's Board of Directors approved sub-leasing seven (7) parking spaces to the Hunt Valley Animal Hospital. These parking spaces are on the ground of BGE's Hunt Valley Electrical Substation, that we lease from BGE.

Should you have any questions or other concerns, please contact me at the above telephone number, voice mailbox #2.

Sincerely yours,

John B. Dixon,
Secretary/Treasurer

C: President

Dr. Frank ✓

98-188-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

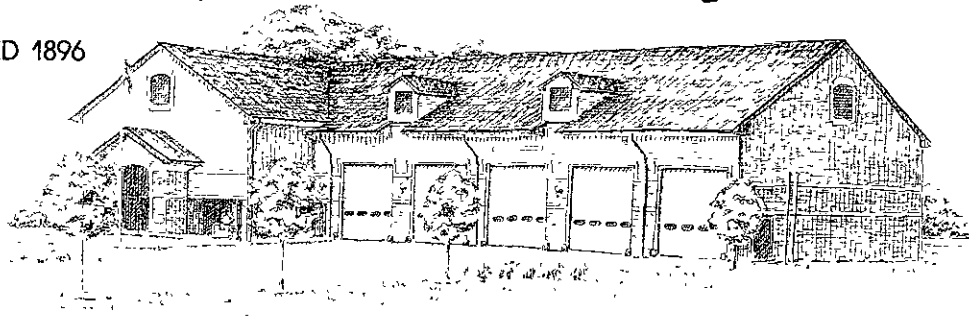
ADDRESS

Allen A. Frank
Arthur M. Frank
Jeff Morgan

11206 York Rd. 21030
341 W. Gilbert St. 21202
2275 Greenleaf Ct. 21157



ESTABLISHED 1896



COCKEYSVILLE VOLUNTEER FIRE COMPANY

P.O. BOX 344
COCKEYSVILLE, MARYLAND 21030
(410) 527-1634

November 28, 1997

Hunt Valley Animal Hospital
Dr. Frank
11208 York Road
Cockeysville, MD 21030

Dr. Frank:

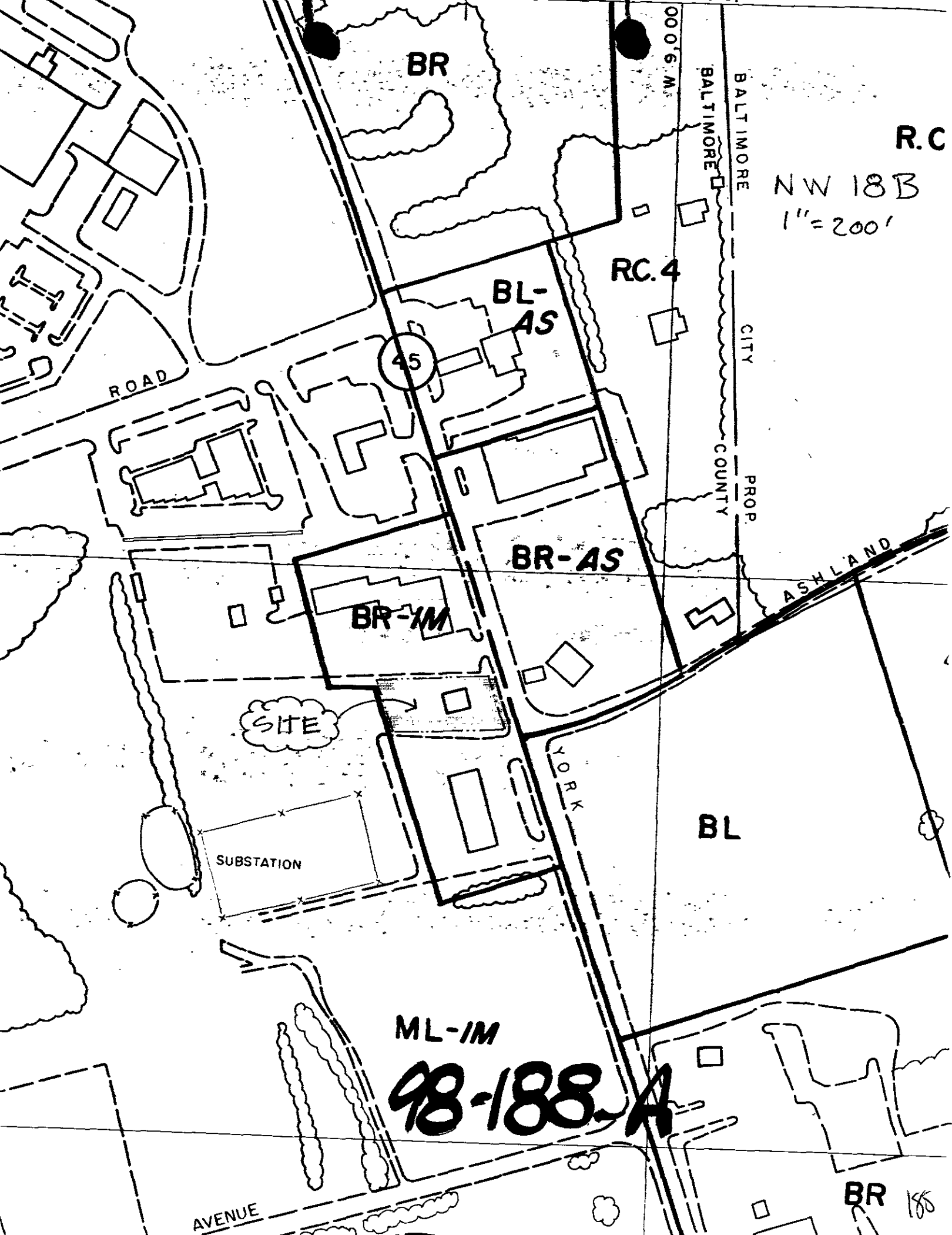
The Cockeysville Volunteer Fire Company's Board of Directors has approved the sub-lease of parking spaces in the parking lot that the Cockeysville Volunteer Fire Company leases from Baltimore Gas & Electric Company adjacent to our adjoining properties. Our lease with BGE is for five (5) years; our sub-lease to you, Hunt Valley Animal Hospital, would be concurrent.

Any questions or problems, please call me at the above telephone number, voice mail box #2.

Sincerely yours,

John B. Dixon, Secretary/Treasurer

C: President CVFC
file



BR

R.C

NW 18B
1" = 200'

RC.4

BL-
AS

45

ROAD

BALTIMORE
CITY
COUNTY
PROP

BR-AS

BR-IM

SITE

SUBSTATION

YORK

ASHLAND

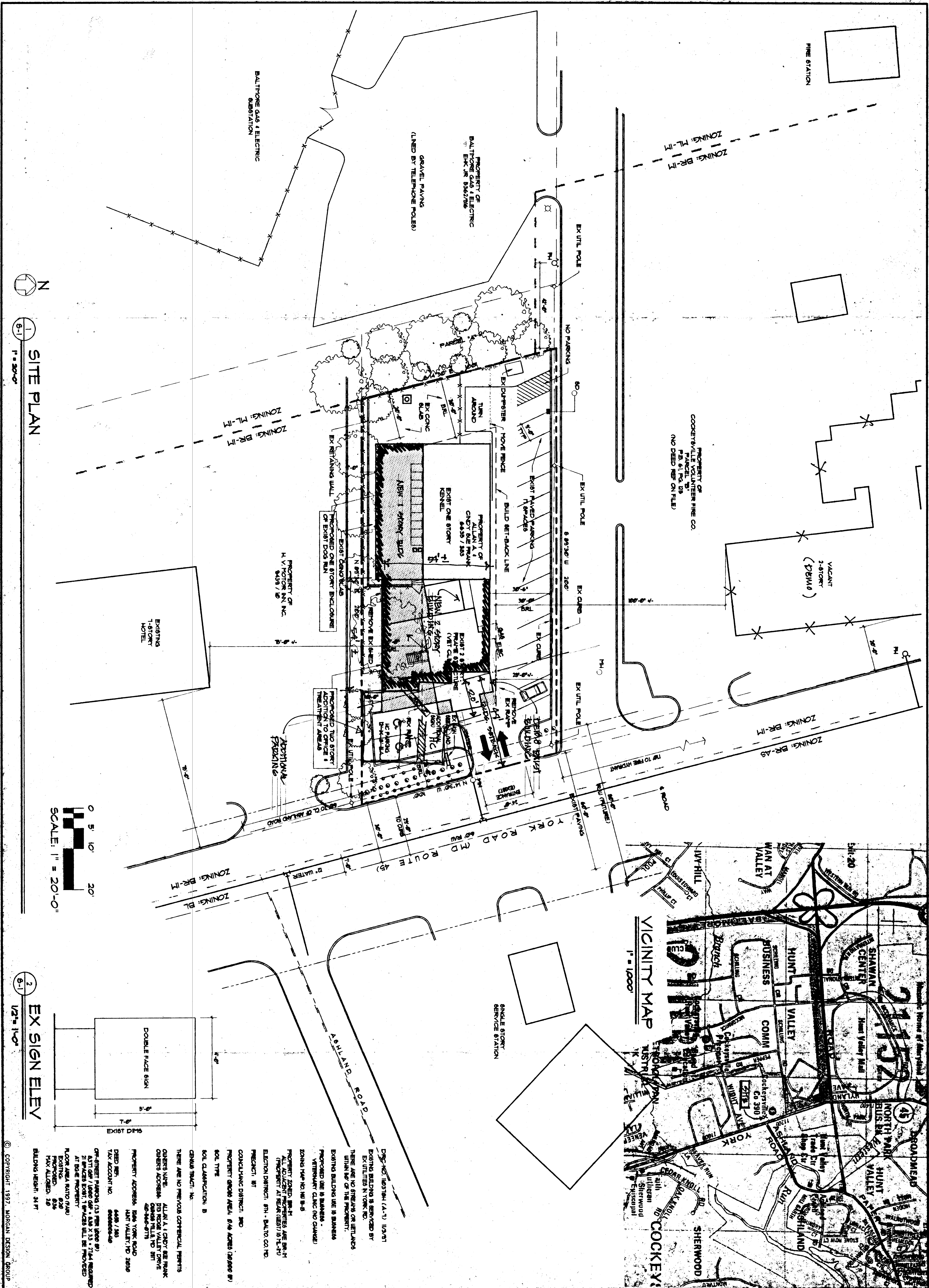
BL

ML-IM

98-188-A

AVENUE

BR 188



10/5/96
REVISIONS

CONSULTANTS

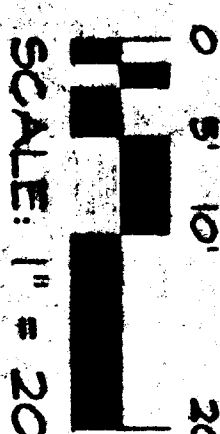
PLAT TO ACCOMPANY ZONING VARIANCE

HUNT VALLEY ANIMAL HOSPITAL
11206 York Road
Hunt Valley, Maryland 21030

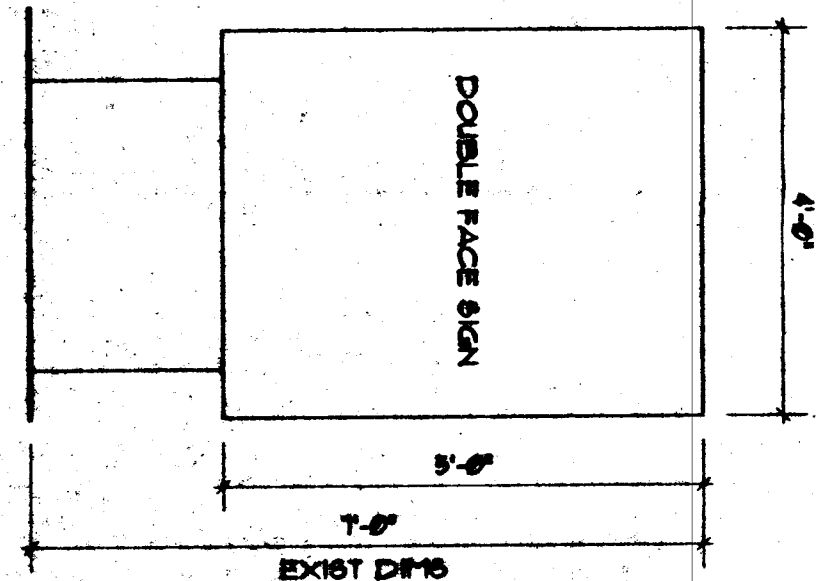
MORGAN DESIGN GROUP
Architectural
Landscape
Interior Design
2775 Green Leaf Court
Hunt Valley, MD 21030
(410) 944-0055
Fax (410) 944-0044

S-1
HUNT VALLEY
ANIMAL HOSPITAL

DESIGN	JMT
DRAWN	DCH/JMT
APP.	
SCALE	1" = 20'
DATE	11/28/91
CAAD FILE	BITE



EX SIGN ELEV

[illegible]

REVISIONS

CONSULTANTS
PETITIONER'S
No 1

PLAT TO ACCOMPANY ZONING VARIANCE
HUNT VALLEY ANIMAL HOSPITAL
11206 York Road
Hunt Valley, Maryland 21030


**MORGAN
DESIGN
GROUP**
*Arlington
Architectural Design
Interior Design*
•
1775 Green Leaf Court
Brentwood, Maryland 21154
Ph (410) 840-0005
Fax (410) 840-0044

DESIGN	JMB1
DRAWN	DCU/JMB
APP	
SCALE	1" = 30'
DATE	11 DEC 87
CADD FILE	SIZE