

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SW/S Windsor Mill Road, 495 ft. *
NW of Kuntz Road * ZONING COMMISSIONER
8317 Windsor Mill Road *
2nd Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
Patricia A. Ramapuram, * Case No. 98-359-X
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 8317 Windsor Mill Road in the Randallstown community of Baltimore County. The Petition was filed by Patricia A. Ramapuram, property owner. Special Exception relief is requested to approve a kennel for dogs on the subject property. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plan to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Patricia Ann Ramapuram, property owner/Petitioner. She was represented by J.T. Smith, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is an irregularly shaped parcel with frontage on Windsor Mill Road in the Randallstown community of Baltimore County. The property is approximately 15 acres in area, zoned R.C.3. It is improved with a two story framed dwelling which is located towards the front of the property adjacent to Windsor Mill Road. The property also contains several barns and similar out buildings. Ms. Ramapuram testified that she has owned the property for several years and lives in the dwelling located thereon. She indicated that previously she maintained horses and dairy goats on the property and now owns seven dogs which live on this site. The dogs are of two breeds; four great Pyrenees and 3 Petite Bassett Hounds. The Petitioner indicated that she shows the animals and also breeds same.

ORDER RECEIVED FOR FILING

Date

5/21/98
Ch. G. G. G.

A kennel is defined in Section 101 of the Baltimore County Zoning Regulations (BCZR) as, "Any building, other structure or land, or any portion thereof, which is used, intended to be used, or arranged for the housing of more than three dogs, not counting puppies less than four months old, for purposes of show, hunting, breeding, or sale, or as pets, excluding a farm or pet shop." A kennel is permitted in the R.C.3 zone only by special exception pursuant to Section 1A02.2.B.2 of the BCZR. Even though the Petitioner does not board or sell dogs, special exception relief is requested in that she keeps more than three animals on the subject property.

Testimony and evidence presented was that the proposed kennel operation was an appropriate use and would not cause detrimental impact on the surrounding locale. It was also noted that the proposed kennel building is more than 200 ft. from the nearest property line. Thus, no variances are requested and there appears to be a sufficient buffer so that the sights and sounds associated with the kennel will not impact on surrounding properties.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Exception. I find that the Petitioner has met the requirements set forth in Section 502.1 of the BCZR. Specifically, I find that there will be no detrimental impact to the surrounding locale.

Notwithstanding the grant of the Petition for Special Exception, however, certain restrictions as to the use shall be incorporated into the grant of the Petition pursuant to Section 502.2 of the BCZR. First, the Petitioner shall be restricted to keep no more than 10 dogs on the property at any one time. Second, the operation shall be for the Petitioner's dogs only; that is, she shall not board animals owned by other people.

ORDER RECEIVED FOR FILING

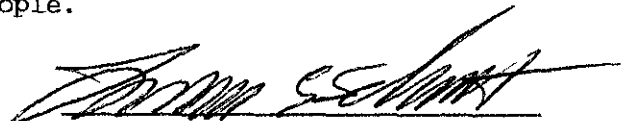
Date

By

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 of Baltimore County this 21st day of May 1998 that, pursuant to the Petition for Special Exception, approval a kennel for dogs on the subject property, pursuant to Section 1A02.2.B.2 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED, subject, however, 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall be restricted to keep no more than 10 dogs on the property at any one time.
2. The operation of the kennel shall be for the Petitioner's dogs only; she shall not board animals owned by other people.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING

Date

By

LES:mmm



Baltimore County
Zoning Commissioner
Office of Planning

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

May 20, 1998

J.T. Smith, Esquire
Michael P. Smith, Esquire
143 Main Street
Reisterstown, Maryland 21136

RE: Petition for Special Exception
Case No. 98-359-X
Property: 8317 Windsor Mill Road

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, 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 black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

c: Ms. Patricia A. Ramapuram
8317 Windsor Mill Road
Baltimore, Maryland 21244





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 8317 Windsor Mill Road

which is presently zoned RC-3

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Kennels for Dogs

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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Michael Paul Smith, Esquire

(Type or Print Name)

Signature

143 Main Street

(410)833-1221

Address

Phone No

Reisterstown

Maryland

21136

City

State

Zipcode

Legal Owner(s):

PATRICIA ANN RAMAPURAM
(Type or Print Name)

Pat Ann Ramapuram
Signature

(Type or Print Name)

Signature

8317 WINDSOR MILL RD 410.521.2692 (h m)
Address Phone No

BALTIMORE MD 21244
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: BR DATE 3/26/92



Revised 9/5/95

98-359-X

359

W. T. SADLER SURVEYORS

Phone [410] 526-5618

152 Westminister Road

Fax [410] 526-7199

Reisterstown, Maryland 21136

James C. Sadler

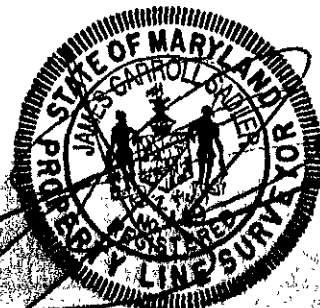
February 23, 1998

ZONING DESCRIPTION

Property of Patricia Anne Ramepuram
8317 Windsor Mill Road
Baltimore, Maryland 21244

Beginning for the same on the southwest side of Windsor Mill Road, 30 feet wide at a point 495 feet, more or less northwesterly from the centerline of Kuntz Road, thence running and binding the outlines of the 14.39 acres tract of land the following course and distances

1. North 60 Degrees 03 Minutes West 50 Feet
2. South 29 Degrees 57 Minutes West 160 Feet
3. North 60 Degrees 03 Minutes West 75 Feet
4. North 29 Degrees 57 Minutes East 160 Feet
5. North 60 Degrees 54 Minutes West 260.2 Feet
6. South 29 Degrees 17 Minutes West 40 Feet
7. Along a Curve to the Left with a Radius of 25 Feet a distance of 39.269 Feet
8. North 60 Degrees 43 Minutes West 75 Feet
9. South 29 Degrees 17 Minutes West 200 Feet
10. North 60 Degrees 43 Minutes West 456.52 Feet
11. South 3 Degrees 46 Minutes West 1071.57 Feet
12. North 63 Degrees 54 Minutes East 1237.95 Feet
13. North 60 Degrees 03 Minutes West 225 Feet and
14. North 29 Degrees 57 Minutes East 160 Feet to the place of beginning containing 14.39 acres land, as recorded among the Land Records of Baltimore County in liber 5845 folio 184.



98-359-X

#359

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1042

DATE 7/26/98 ACCOUNT R001-6150

AMOUNT \$ 700.00

RECEIVED FROM: Pat Parnaburn

FOR: 050 Special Exception

98-359-X

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item = 359

CASHIER'S VALIDATION

PAID 7/26/98
BALANCE COUNTY OFFICE
RECEIVED
7/26/98
BALANCE COUNTY OFFICE

**OFFICE OF ZONING
PERMITS**

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 4/30. 1998

THE JEFFERSONIAN,

A. Hennickson

LEGAL AD. - TOWSON

Further info obtained by rev. late file in the office, Master of Wills or by the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 14th day of October, 1998.

Any person having a claim against the decedent must present the claim to the undersigned personal representative(s) or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative(s) make(s) or otherwise deliver(s)

CERTIFICATE OF POSTING

RE: Case No.: 98-359-X

Petitioner/Developer: _____

PATRICIA RAMAPURAM

Date of Hearing/Closing: MAY 15, 1998

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 _____

8317 WINDSOR MILL ROAD

The sign(s) were posted on APRIL 28, 1998
(Month, Day, Year)

Sincerely,

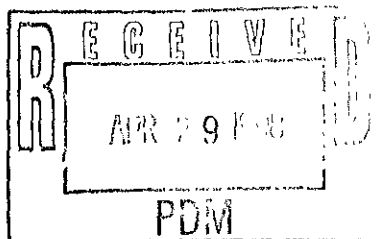
Garland E. Moore
(Signature of Sign Poster and Date)

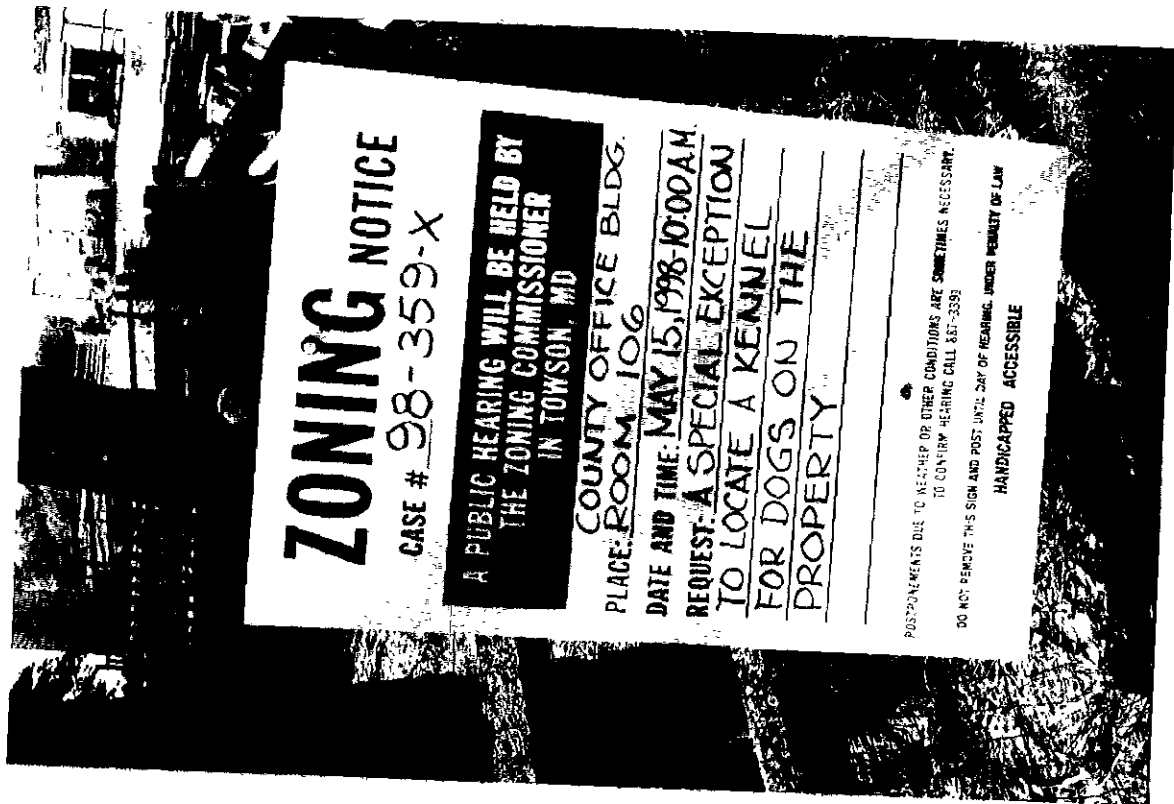
GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)





RE: PETITION FOR SPECIAL EXCEPTION
8317 Windsor Mill Road, SW/S Windsor
Mill Rd, 495' NW of Kuntz Rd
2nd Election District, 1st Councilmanic

Patricia A. Ramapuram
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-359-X

* * * * *

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 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Michael Paul Smith, Esq., 143 Main Street, Reisterstown, MD 21136, attorney for Petitioner.

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

April 3, 1998

NOTICE OF ZONING 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: 98-359-X
8317 Windsor Mill Road
SW of Windsor Mill Road, 495' NW Kuntz Road
2nd Election District - 1st Councilmanic District
Legal Owner: Patricia Ann Ramapuram

Special Exception for kennels for dogs.

HEARING: Friday, May 15, 1998 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small "scs" written below it.

Arnold Jablon
Director

c: Michael Paul Smith, Esquire
Patricia Ann Ramapuram

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 30, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
April 30, 1998 Issue - Jeffersonian

Please forward billing to:

Patricia Ramapuram 410-521-2692
8317 Windsor Mill Road
Baltimore, MD 21244

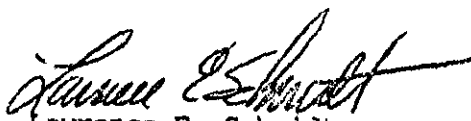
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Special Exception for kennels for dogs.

HEARING: Friday, May 15, 1998 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue



Lawrence E. Schmidt
LS

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 Av
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.: 359

Petitioner: Patricia Ramapuram

Location: 8317 Windsor Mill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Patricia Ramapuram

ADDRESS: 8317 Windsor Mill Rd.

Baltimore, MD 21244

PHONE NUMBER: (410) 521-2692 (hm)

AJ:ggs

48-359-X

(Revised 09/24/96)

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.: 98-359X

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A special exception to locate a kennel
for dogs on the property.

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

Due Date:

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/JP*

SUBJECT: Zoning Item #359

Ramapuram Property, 8317 Windsor Mill Road

Zoning Advisory Committee Meeting of April 6, 1998

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Ground Water Management: Soil evaluation must be conducted prior to approval of kennel. Contact GWM for information.



Baltimore County
Fire Department

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

April 13, 1998

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 APRIL 6, 1998

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

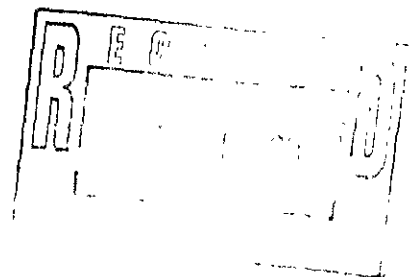
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

351, 355, 357, 358, (359) AND 360

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

cc: File





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, Maryland 21204

RE: Baltimore County 4.3.9 ✓
Item No. 359 1312

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 7, 1998

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

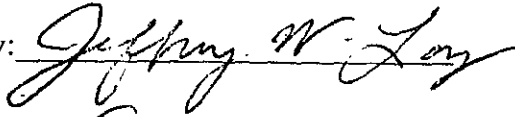
SUBJECT: Zoning Advisory Petitions

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

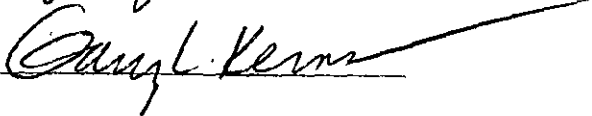
Item No. 359

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:



Division Chief:



AFK/JL

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: April 16, 1998

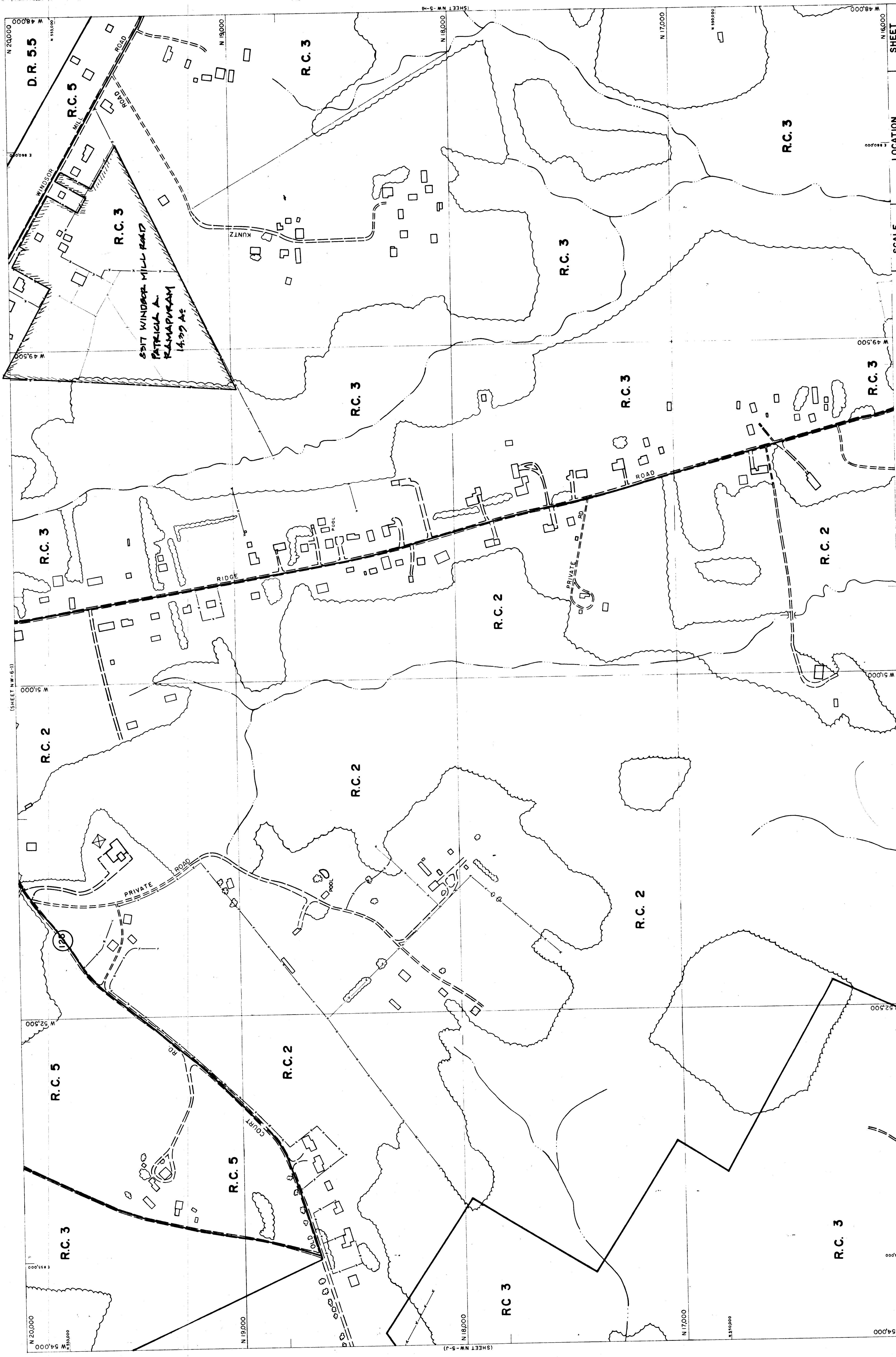
FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for April 13, 1998
 Item Nos. 348, 350, 352, 353, 355,
 356, 357, 358, 359, and 360

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO REFLECT CHANGES IN LAND USE PATTERNS
BY BUDWORTH-HORN, INC. BALTIMORE, MD. 21210

L - NW
P - SW

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

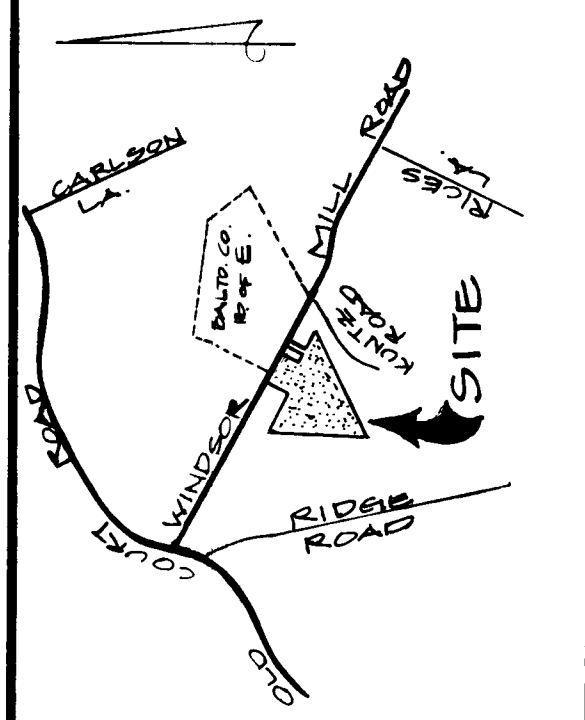
SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
RANDALLSTOWN

SHEET
N.W.
5-1

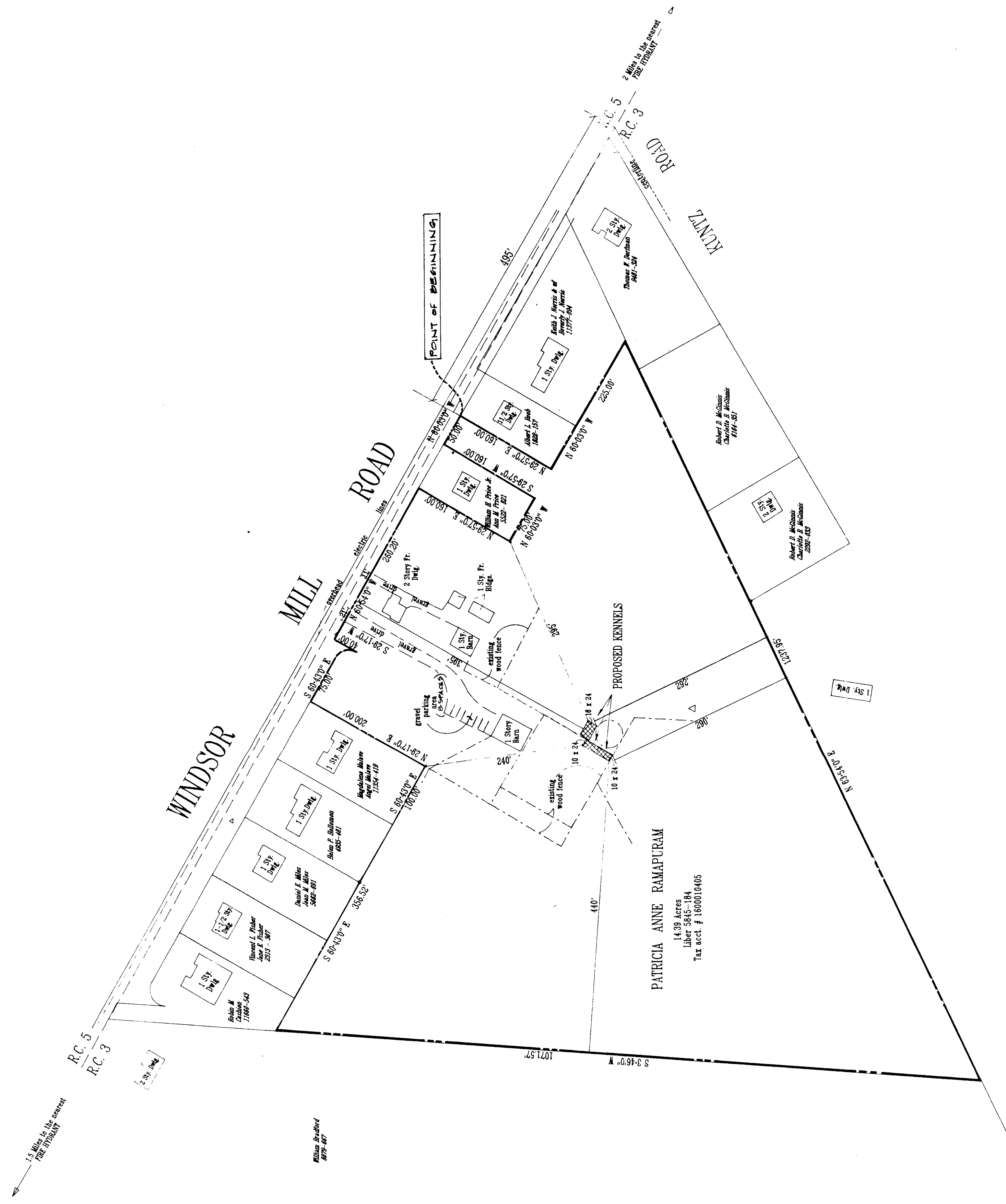
98-359-X
#359



VICINITY MAP Scale 1" = 2000'

GENERAL NOTES

1. Existing Zoning R.C. 3 map no. NW 5-1
2. There are no streams within 200 feet of property.
3. Proposed number of dogs 6-10
4. Proposed use of kennels - hobby kennel - groom dogs - small dogs
5. Typical Parking Space size - 8.5x12'



FLOOR AREA RATIO CALCULATION

TOTAL FLOOR AREA	-----	4508 SQ. FT.
TOTAL GROSS SITE AREA	-----	628228 SQ. FT.
FLOOR AREA RATIO	-----	0.0077

W.T. SADLER SURVEYORS
152 Westminster Pike
Baltimore, MD 21136
Ph. 410-526-3618 Fax 410-526-7199

OWNER/ DEVELOPER
Patricia Anne Ramapuram
8317 Windsor Mill Road
Baltimore, MD 21244

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION HEARING

8317 WINDSOR MILL ROAD
2nd Election District - Concomitane District no. 1
Baltimore County, Maryland
Scale 1" = 1000' Date: Feb. 18, 1998

98-359-X #359