IN THE MATTER OF
THE APPLICATION OF
JOANNE & IRA WAGONHEIM, PHYLLIS & *
SIDNEY KARPE, MURRAY SLATKIN &

JOAN BARTON, AND RANDOLPH & *
AMALIE ROTHSCHILD -PETITIONERS FOR
A SPECIAL HEARING ON PROPERTY
LOCATED ON THE W/S GREENSPRING
AVENUE, 1620' S C/L OF GRASTY ROAD *
(GRETEL WHITE – LEGAL OWNER)

3rd ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT BEFORE True

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

CASE NO. 01-148-SPH

ORDER OF DISMISSAL

This matter comes to the Board of Appeals on an appeal filed by J. Carroll Holzer, Esquire, on behalf of Joanne & Ira Wagonheim, Phyllis & Sidney Karpe, Murray Slatkin & Joan Barton, and Randolph & Amalie Rothschild, Protestants / Petitioners, from a decision of the Deputy Zoning Commissioner dated August 6, 2001 in the subject matter.

WHEREAS, the Board is in receipt of a letter of withdrawal of appeal filed April 8, 2002 by J. Carroll Holzer, Esquire, on behalf of Joanne & Ira Wagonheim, et al, Appellants /Petitioners (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Appellants requests that the appeal taken in this matter be withdrawn and dismissed, without prejudice, as of April 8, 2002 for the reasons as stated,

IT IS ORDERED this / Store day of white county Board of Appeals of Baltimore County that the appeal taken in Case No. 01-148-SPH be and the same is hereby DISMISSED without prejudice.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Charles L. Marks

Lawrence S. Wescott

Righard K Irich



County Board of Appeals of Baltimore County

wir

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

April 18, 2002

J. Carroll Holzer, Esquire 508 Fairmount Avenue Towson, MD 21286

RE: In the Matter of: Joanne & Ira Wagonheim, et al / Gretel White -Legal Owner /Case No. 01-148-SPH

Dear Mr. Holzer:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco

Administrator

Enclosure

c: Joanne and Ira Wagonheim
Phyllis & Sidney Karpe
Murray Slatkin & Joan Barton
Randolph and Amalie Rothschild
Matthew Azrael, Esquire
Gretel White
Michal Carton /Pikesville Greenspring Community Coalition
Dr. Margaret Fine
People's Counsel for Baltimore County
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
James H. Thompson, Code Enforcement [Ref #00-4550 and 00-4920]
Arnold Jablon, Director /PDM

02-1304 APR 19 2002

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BEFORE THE IN RE: PETITION FOR SPECIAL HEARING W/S Greenspring Ave. **DEPUTY ZONING** 7800 Greenspring Ave. 1620' S centerline of Grasty Rd. **COMMISSIONER OF** 3rd Election District 2nd Councilmanic District **BALTIMORE COUNTY** Joanne and Ira Wagonheim, Phyllis and Sidney Karpe, Murray Slatkin and Joan Barton, and * Case No. 01-148-SPH Randolph and Amalie Rothschild, **Petitioners**

MOTION TO DISMISS

Joanne and Ira Wagonheim, et al., Petitioners and Appellants herein, by J. Carroll Holzer, Holzer & Lee hereby request the Board of Appeals to dismiss the above captioned appeal, without prejudice, based upon previous actions before the Baltimore County Board of Appeals as well as legislation passed by the Baltimore County Council. At the present time the matter has been rendered moot by the foregoing actions.

Respectfully submitted,

J. Carroll Holzer 508 Fairmount Ave. Towson, MD 21286 410-825-6961

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this Aday of April, 2002 a copy of the foregoing Motion to Dismiss was mailed first class, postage pre-paid to Matthew Azrael, Esq. at Azrael, Gann & Franz, 101 East Chesapeake Ave., Fifth Floor, Towson, Maryland 21286.

J. Carroll Holzer

IN RE:	PETITION FOR	*	BEFORE THE
	SPECIAL HEARING		
	W/S Greenspring Ave.	*	DEPUTY ZONING
	7800 Greenspring Ave.		
	1620' S centerline of Grasty Rd.	*	COMMISSIONER OF
	3rd Election District		
	2nd Councilmanic District	*	BALTIMORE COUNTY
	Joanne & Ira Wagonheim,	*	
	Phyllis & Sidney Karpe,		Case No. 01-148-SPH
	Murray Slatkin & Joan Barton, and	*	
	Randolph & Amalie Rothschild		
	Petitioners	*	

NOTICE OF APPEAL

Petitioners, individuals Joanne & Ira Wagonheim, Phyllis & Sidney Karpe, Murray Slatkin & Joan Barton, and Randolph & Amalie Rothschild in the above captioned case, by and through their attorney, J. Carroll Holzer and Holzer and Lee, hereby note an appeal to the County Board of Appeals from the decision of the Deputy Zoning Commissioner of Baltimore County rendered on August 6, 2001, a copy of which is attached hereto as Exhibit A.

Filed concurrently with this Notice of Appeal is a check made payable to Baltimore County to cover the costs of the appeal and the posting of the property.

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J. Carroll Holzer Holzer & Lee

508 Fairmount Avenue Towson, Maryland 21286

Respectfully submitted,

410-825-6961

Attorney for Appellants

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 31st day of August, 2001, a copy of the foregoing Notice of Appeal was mailed first class, postage pre-paid to Matthew Azrael, Esquire, Azrael, Gann+Franz, 101 East Chesapeake Ave., Fifth Floor, Towson, MD 21286, and the County Board of Appeals, Basement, Old Court House, 400 Washington Ave., Towson, MD 21204.

J. Carroll Holzer

ORDER RECEIVED FOR FILING
Date

8y About Date

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IN RE: PETITION FOR SPECIAL HEARING

W/S Greenspring Avenue, 1620' S centerline of Grasty Road 3rd Election District 2nd Councilmanic District (7800 Greenspring Avenue)

Joanne & Ira Wagonheim,
Phyllis & Sidney Karpe
Murray Slatkin & Joan Barton and
Randolph & Amalie Rothschild
Petitioners

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 01-148-SPH

* * * * * * * *

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by J. Carroll Holzer, attorney at law, on behalf of the following Petitioners: Joanne & Ira Wagonheim, Phyllis & Sidney Karpe, Murray Slatkin & Joan Barton and Randolph & Amalie Rothschild. The special hearing request involves property located at 7800 Greenspring Avenue, which property is zoned DR 1. The subject property is owned by Gretel White. The special hearing request is filed pursuant to Sections 500.1, 500.6 and 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.). The Petitioners are requesting the resolution of 8 specific questions as they apply to the subject property. Those questions are stated on the petition for special hearing which has been filed within this case. They will be dealt with herein in the order that they are presented in the petition.

Appearing at the hearing on behalf of the special hearing request were a number of residents of the surrounding community, all of whom signed in on the Petitioner's Sign-In Sheet.

Appearing in response to the petition were Erika Lanasa, appearing on behalf of the property owner and her attorney, Matthew Azrael.

The property, which is the subject of this request, consists of 6.66 acres of land, zoned DR 1. The subject property is located on the west side of Greenspring Avenue at its intersection with Exit No. 22 of the Baltimore Beltway. The subject property is more particularly shown on the many site plans that were submitted into evidence at the hearing before me. Before addressing and resolving the questions posed by the Petitioners' special hearing request, a brief historical review of the property is appropriate. The owner of the subject property, Gretel White, filed a petition for variance in Case No. 00-438-A. The variance request was to approve a kennel use which was situated approximately 20 ft. from the southern property line adjacent to the Baltimore Beltway in lieu of the required 200 ft. and also to utilize an existing 10 ft. driveway in lieu of the required 20 ft. That particular variance request was heard by this Deputy Zoning Commissioner and by Order dated the 30th day of August, 2000 was denied.

It should also be noted that while the variance request filed by the Petitioner was denied, there is a triangular portion of the subject property which meets all setback requirements for a kennel use. It should also be noted that the DR 1 zoning classification for the subject property permits a kennel use as a matter of right. The only restriction imposed upon the property owner is that the kennel use must be located no closer than 200 ft. from a property line. Several exhibits, particularly Exhibits #6 and #7 show the area of the property which meets the 200 ft. setback requirement in all directions. Apparently, at this time, the property owner is now attempting to secure building permits to construct a kennel within the triangular portion of the property as shown on the Petitioners' exhibits. Several questions have arisen by those who oppose this kennel operation as to the appropriate manner in which a kennel may operate on this property.

Prior to addressing the particular questions posed by these Petitioners, I find it necessary to first identify the section that applies to this particular use. As stated previously, it is clear that a kennel use is permitted in the DR 1 zone. The only additional restriction on the kennel use is found within Section 421 of the Baltimore County Zoning Regulations. The particular subsection of Section 421 applicable to this use is Section 421.1, which reads as follows:

"Where an animal boarding place or kennel is allowed in a residential zone, either as a Special Exception or as a permitted use, no part of any such use shall be located within 200 feet of the nearest property line."

A further discussion of the language found at Section 421.1 is warranted. The drafters of this section attempt to prohibit any such kennel use within 200 ft. of the nearest property line. However, it is clear to me that there are certain uses associated with any kennel, that by their very nature, must occur within 200 ft. of the kennel's property line. For example, each and every kennel operation must have a driveway that affords its customers access to the kennel itself. These driveways must at some point traverse and infringe upon this 200 ft. setback requirement. The same holds true for the electricity that is used by the kennel operation to operate its lighting, equipment and machinery on the premises. The electrical service must also traverse either by telephone pole or by underground this 200 ft. prohibition. In the event the kennel operation has access to public water and public sewer, then so too must the public water line and public sewer line infringe upon and traverse the 200 ft. setback requirement. There may be other examples not hereto identified that by their very nature must violate the 200 ft. setback imposed by Section 421.1 of the B.C.Z.R. On the other hand, I believe the County Council had in mind certain elements of a kennel use that must be situated a minimum of 200 ft. from the property line.

For example, the building which houses the animals that are being kept at a kennel must meet the 200 ft. setback requirement. In addition, dog runs associated with the kennel operation must also be situated outside the 200 ft. prohibition. In my opinion, these elements of a kennel use are what was intended by the County Council when this 200 ft. buffer was established.

What Section 421 of the Baltimore County Zoning Regulations requires, based on its language, is that a determination be made as to whether a particular element of a kennel use is an active or passive use. To explain by illustration, I find that the utilization of electrical service in connection with a kennel use, be it by overhead power lines or underground electrical service, is a passive use which may properly traverse and infringe upon the 200 ft. setback. So, too, would utilizing a public water line or public sewer line in connection with a kennel. In addition, the use of a driveway or road leading into the kennel building itself is also a passive use in that each and every driveway must at some point violate this 200 ft. property line setback requirement. Therefore, all of these uses would be considered passive uses and, in effect, could and must by their very nature violate the 200 ft. setback requirement.

However, in the event a particular element would be determined to be an <u>active</u> use, then said use must be situated at least 200 ft. from the nearest property line. In my opinion, this 200 ft. prohibition, established by the county Council pursuant to Section 421, was to provide a buffer area to mitigate the adverse effects normally associated with a kennel operation, from adjacent property owners. With this method of analysis in mind, I shall now address the questions posed by the special hearing request.

Question 1. Whether the property owner can utilize the area within the 200 ft. setback for parking to support the proposed Kennel/Class "A" Animal Boarding Addition as shown on Petitioners' Exhibits #1, #6 and #7?

It is incumbent upon every kennel operation to provide parking spaces for their customers who will be transporting animals to such use. The parking of these customer's vehicles will also involve the loading and unloading of animals which come and go to the kennel use itself. This

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naturally may involve allowing the animal to relieve itself in the area around the parking lot prior to going into the kennel. The dog may even bark while making its way from its owner's car to the kennel building. Such a use as described certainly would fall into the category of an active use and, therefore, such use may not be located within 200 ft. of the nearest property line. Accordingly, in answer to the first question posed in the Petitioners' special hearing request, any and all parking spaces or parking lot associated with a kennel use on this particular property must be located within the triangular area of property as shown on the site plan submitted, which in essence meets the 200 ft. setback requirement from all property lines.

Question 2. Whether the property owners can practically utilize a proposed triangular building for a Kennel/Class "A" Animal Boarding Structure with boarded animals running and exercising within the 200 ft. setback requirement as shown on Petitioners' Exhibits #6 and #7?

The Petitioners basically are asking two separate questions. Whether the property owner can "practically" utilize a triangular building for a kennel is a matter of preference for the property owner. It is not my position to rule upon such a question. However, the second portion of question #2 asks whether the animals may run and exercise within the 200 ft. setback requirement contained with Section 421.1. Again, this type of activity, i.e.; exercising, running and walking of animals within 200 ft. from the property line is an active use and therefore, would be prohibited from occurring within the 200 ft. buffer area. Therefore, any exercising, running or walking of animals must occur within the triangular portion of the property as shown on the site plan.

Question 3. Whether the boarded animals are prohibited from using the house which is within the 200 ft. setback requirement?

Any structure that is used to house animals in furtherance of a kennel use may not be located within 200 ft. from the property line. It appears from the site plan that the entire house

owned by this property owner is situated outside the triangular portion of the property and, therefore, within the 200 ft. buffer. Therefore, no part of the house itself may be used to house animals in connection with this kennel use. There appears to be a portion of an existing porch which falls within the triangular area. This portion of the porch may be utilized in connection with a kennel use, given that it meets all 200 ft. setback requirements. Any other part of the structure lying within 200 ft. of the property line may not be used in furtherance of the kennel operation.

- Question 4. Whether there is any practical way for the property to be used under the proposed circumstances?
- Question 5. Whether there is any practical way to enforce the conditions prohibiting the use inside the existing home?

Questions #4 and #5 raised by the Petitioners in the special hearing request require an answer based on speculation and are not appropriate questions to be answered by me. Therefore, I shall decline to rule upon questions #4 and #5.

Question 6. Whether the proposed septic area for the proposed Animal Boarding Facility may be within the 200 ft. setback as shown on Petitioners' Exhibit #6?

In order to answer this question it must first be determined whether the operation of a septic system would be a passive or active use associated with this kennel operation. I have stated previously, by way of illustration, that public sewer lines which are located within the 200 ft. buffer are passive uses and would be permitted. I find the same logic to apply to a septic system, as is applied to a public sewer line and hereby find that a septic system located within the 200 ft. buffer would be permitted, given that it is a passive use. It is true that during the installation of the septic system, disturbance to the land will occur and will be visible. However, once installed and properly functioning, the septic system will be unnoticeable from surrounding

property owners much like a public sewer line. Accordingly, the septic area for this particular kennel use may be located outside of the triangular area shown on the site plan and within the 200 ft. setback requirement from the property line. I find the same line of thinking would apply to any well on the subject property which would provide water to be used in conjunction with the kennel operation. These are both passive uses and would be permitted.

Question 7. Whether the driveway serving the proposed Kennel/Class "A" Animal Boarding addition meets County Code Requirements?

It is difficult to ascertain from this question what is meant by County Code Requirements. I shall answer this question in a limited fashion and hereby find that any driveway requiring two-way movement which may provide access to the kennel use must meet a minimum width of 20 ft. in accordance with Section 409.4.A of the Baltimore County Zoning Regulations. This was the variance request made by the Petitioner at the original hearing.

Question 8. Whether the permitting of a Kennel/Class "A" Animal Boarding place as shown on Exhibits #6 and #7 is in violation of the spirit and intent of the B.C.Z.R. and more specifically B.C.Z.R., Section 421?

I am unable to answer this particular question, in that I have not been provided with the exact details of the kennel proposed to be operated by this property owner. Perhaps a small kennel operation may very effectively operate within the triangular portion as shown on the site plan. A small kennel use may meet all setback requirements as has been determined by this Order. A larger operation, on the other hand, may not fall within the spirit and intent and Section 421 of the B.C.Z.R. Therefore, not having enough information before me, I shall decline to answer this particular question posed by the Petitioners.

There were no other questions raised in the petition for special hearing. It is not special hearing is necessary to grant or deny the Petitioners' special hearing request, given that they have simply

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requested an interpretation of how Section 421 of the Baltimore County Zoning Regulations applies to this property. Having answered the questions posed, this Order shall become effective this 6 day of August, 2001.

Any appeal of this decision must be filed within thirty (30) days from the date of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



REU 9/15/98

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	7800	Green	Sovine	Ave.
		y zoned		

Reviewed By uc Date 10/2/00

This Petition shall be filed with the Department of Permits and 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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve (See Superside Sheet)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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. Legal Owner(s): Contract Purchaser/Lessee: Name - Type or Print Name - Type or Print Signature Signature Name - Type or Print Address Telephone No. Zip Code Signature City State ANR. 410-560-3237 **Attorney For Petitioner:** Telephone No. Address Carrott Zip Code State Name - Type of Print Representative to be Contacted: Signature Company Name Frimound Telephone No. Address Address Telephone No Zip Code State City State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING _ Case No. 01-148-5PH UNAVAILABLE FOR HEARING ____

SUPPLEMENTAL SHEET

Petition for Special Hearing 7800 Greenspring Ave. Proposed Kennel/Class "A" Animal Boarding Addition

Petitioners:

Joanne and Ira Wagonheim 7808 Greenspring Ave.

Phyllis and Sidney Karpe 7900 Greenspring Ave.

Murray Slatkin and Joan Barton Edmar Rd.

Randolph and Amalie Rothschild 2909 Woodvalley Dr.

HISTORY

- 1. Property owner's Petition for Variance, Case No. 00-438-A was Denied by the Deputy Zoning Commissioner on August 30, 2000, attached hereto and incorporated herein as Exhibits # 2 & #3.
- 2. Property owners filed a declaratory relief, mandamus and injunction actions against Arnold Jablon and the Baltimore County Department of Permits and Development Management, in Case No. 03-C-00-007380, which resulted in two Consent Orders, attached hereto and incorporated herein as Exhibits #4 & #5.
- 3. Petitioner anticipates that PDM will shortly approve the Plat prepared by Daft, McCune & Walker, Inc. and attached hereto and incorporated herein as Exhibits #7 & #7 previously submitted on behalf of the property owner, to obtain County permits, which would permit a kennel in violation of the BCZR as set forth below.

The Zoning Commissioner should determine, pursuant to Sec. 500.1, 500.6 and 500.7:

- 1. Whether the property owner can utilize the area within the 200' setback for parking to support the proposed Kennel/Class "A" Animal Boarding Addition as shown on Petitioners' Exhibits #1, #6 & #7.
- 2. Whether the property owners can practically utilize a proposed triangular building for a Kennel/Class "A" Animal Boarding Structure with boarded animals running and exercising within the 200' set back requirement as shown on Petitioners' Exhibits #6 & 7.
- 3. Whether the boarded animals are prohibited from using the house which is within the 200' setback requirement?

- 4. Whether there is any practical way for the property to be used under the proposed circumstances?
- 5. Whether there is any practical way to enforce the conditions prohibiting the use inside the existing home?
- 6. Whether the proposed Septic Area for the proposed Animal Boarding Facility may be within the 200' setback as shown on Petitioners' Exhibit #6?
- 7. Whether the driveway serving the Proposed Kennel/Class "A" Animal Boarding addition meets County Code Requirements?
- 8. Whether the permitting of a Kennel/Class "A" Animal Boarding Place as shown on Exhibits #6 & #7 is in violation of the spirit and intent of the BCZR and more specifically BCZR Sec. 421.
- 9. Such other and further issues as presented under the BCZR that may be raised at the hearing.

Description to

Accompany Application to Development Review Committee

6.663 Acre Parcel

Northwest side of Greenspring Avenue

North of Interstate 695

Third Election District, Baltimore County, Maryland

Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the following course and distance measured from the intersection of the centerline of Greenspring Avenue with the Ramp at Exit 22 of the Baltimore Beltway (1) Northerly 55 feet, more or less, thence binding on the centerline of Greenspring Avenue, the three following courses and distances, viz: (1) North 14 degrees 09 minutes 30 seconds East 78.49 feet, thence (2) North 20 degrees 07 minutes 30 seconds East 125.00 feet, and thence (3) North 44 degrees 07 minutes 30 seconds East 68.88 feet, thence leaving Greenspring Avenue and running the four following courses and distances, viz: (4) North 53 degrees 23 minutes 00 seconds West 615.05 feet, thence (5) South 60 degrees 12 minutes 10 seconds West 305.32 feet, thence (6) South 45 degrees 24 minutes 10 seconds West 265.69 feet, and thence (7) South 72 degrees 02 minutes 30 seconds East 880.54 feet to the point of beginning; containing 6.663 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

April 18, 2000

Project No. 00009 (L00009)



01-148^{Page 1}

4

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 <u>Towson</u>, <u>Maryland</u> on the property identified herein as follows:

Case: #01-148-SPH 7800 Greenspring Avenue W/S Greenspring Avenue, 1620-feet S of centerline

Grasty Road 3rd Election District – 2nd Councilmanic District

Legal Owner(s): Gretel White Special Hearing: to determine: (1) whether the property owner can utilize the area within the 200-foot setback for parking to support the proposed kennel/Clas's "A" animal boarding addition as shown on Petitioners' Exhibits 1, 6 and 7; (2) whether the property owners can practically utilize a proposed triangular building for a kennel/Class "A" animal boarding structure with boarded animals running and exercising within the 200-foot setback requirement; as shown on Petitioner's Exhibits 6 and 7; (3) whether the boarded animals are prohibited from using the house which is within the 200-foot setback requirement; (4) whether there is any practical way for the property to be used under the proposed circumstances; (5) whether there is any practical way to enforce the conditions prohibiting the use inside the existing home; (6) whether the proposed septic area for the pro-posed animal board facility may be within the 200-foot setback as shown on Petitloner's Exhibit 6; (7) whether the driveway serving the proposed kennel/Class "A" animal boarding addition meets County Code requirements; (8) whether the permitting of a kennel/Class "A" animal boarding place as shown on Exhibits 6 and 7 is in violation of the spirit and intent of the Baltimore County Zoning Regulations and more specifically Baltimore County Zoning Regulations Section 421; and (9) such other and further issues as presented under the Baltimore County Zoning Regulations thatmay be raised at the hearing.

Hearing: Wednesday, November 15, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. 10/269 October 26 C429227

CERTIFICATE OF PUBLICATION

i i
TOWSON, MD, 1026, 2000
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 ofsuccessive
weeks, the first publication appearing on 1026, 200.
THE JEFFERSONIAN,
LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authors ity 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: #01-148-SPH

7800 Greenspring Avenue

W/S Greenspring Avenue, 1620-feet S of centerline Grasty Road 3rd Election District - 2nd Councilmanic District

Legal Owner(s): Gretel White

Special Hearing: to determine (1) whether the property owner can utilize the area within the 200-foot setback for parking to support the proposed kennel/Class "A" animal boarding addition as shown on Petitioners' Exhibits 1, 6 and 7; (2) whether the property owners can practically utilize a proposed triangular building for a kennel/Class "A" animal boarding structure with boarded animals running and exer-cising within the 200-foot setback requirement; as shown on Petitioner's Exhibits 6 and 7; (3) whether the boarded animais are prohibited from using the house which is within the 200-foot-setback requirement; (4) whether there is any practical way for the property to be used under the proposed circumstances; (5) whether there is any practical way to enforce the conditions prohibiting the use inside the existing home; (6) whether the proposed septic area for the proposed animal board facility may be within the 200-foot setback as shown on Petitioner's Exhibit 6; (7) whether the driveway serving the proposed kennel/Class "A" animal boarding addition meets County Code requirements; (8) whether the permitting of a kennel/Class "A" animal boarding place as shown on Exhibits 6 and 7 is in violation of the spirit and intent of the Baltimore County Zoning Regulations and more specifically Baltimore County Zoning Regulations Section 421; and (9) such other and further issues as presented under the Baltimore County Zoning Regulations that may be raised at the hearing.

Hearing: Wednesday, April 4, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosiey Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. C457462 JT/3/701 March 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD,	3	23		, 20 <u>0</u> _
THIS IS TO CERTIFY, that	the anne	exed a	dvertis	ement was
published in THE JEFFERSONIAN,	a weeki	y news	paper p	ublished in
Towson, Baltimore County, Md., once	e in each	of	1	_successive
weeks, the first publication appearing	g on	32	0	, 20
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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 <u>Towson</u>. Maryland on the property identified herein as follows:

Case: #01-148-SPH

7800 Greenspring Avenue W/S Greenspring Avenue, 1620' S of centerline Grasty Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Gretel White Special Hearing: to determine; (1) whether the property owner can utilize the area within the 200-foot setback for parking to support the proposed kennel/Class "A" animal boarding addition as shown on Petitioners' Exhibits 1, 6, and-7; (2) whether the property owners can practically utilize a proposed triangular building for a kennel/Class "A" animal boarding structure with boarded animals running and exercising within the 200-foot setback requirement; as shown on-Petitioner's Exhibits 6 and 7; (3) whether the boarded animais are prohibited from using the house which is within the 200-foot setback requirement; (4) whether there is any practical way for the property to be used under the proposed circumstances; (5) whether there is any practical way to enforce the conditions prohibiting the use inside the existing home; (6) whether the proposed septic area for the proposed animal board facility may be within the 200-foot setback as shown on Petitioner's Exhibit 6; (7) whether the driveway serving the proposed kennet/Class "A" animal boarding addition meets County Code requirements: (8) whether the permitting of a kennel/Class "A" animal boarding place as shown on Exhibits 6 and 7 is in violation of the spirit and Intent of the Baltimore County Zoning Regulations and more specifically Baltimore County, Zoning Regulations Section 421, and (9) such other and further issues as presented under the Baltimore County Zoning Regulations that may be raised at the hearing.

Hearing: Monday, June 25, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT.

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391: 6/011 June 7 C473210

CERTIFICATE OF PUBLICATION

68,2001
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 6 7 ,2001.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAN 5624 No. OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT PAYHEHI ACTUM. TIME 97(M/2)(0) 8/31/2001 14:46:54 DATE 8-31-01 ACCOUNT ROUL 006 6/50 田屬的 CASHIER JRIC WR JRAMER # CEIPT # 060788 OFLH * 210,00 5 529 70HING UPSTEICHTION · P [41] 005724 210.00 Recet Total J. CARROLL HOLZER PA 510'00 (k RECEIVED FROM: _ Half Imore County - Maryland APPEAL CASE 01-148-5PH 7800 GREENSPRING AVENUE CASHIER'S VALIDATION YELLOW - CUSTOMER PINK - AGENCY WHITE - CASHIER The state of the s

APPEAL SIGN POSTING REQUEST

CASE NO. 01-148- SPH

JOANNE & IRA WAGONHEIM, ET AL

W/s Greenspring Avenue, 1620' S c/l of Grasty Road (7800 Greenspring Avenue)

3rd Election District

Appealed: 8/31/01

Attachment – (Plan accompany Petition - Petitioner's Exhibit No.1)

**********COMPLETE AND RETURN BELOW INFORMATION*********

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals 400 Washington Avenue, Room 49 Towson, Maryland 21204

Attention: Charlotte Radcliffe Appeals Clerk

RE: Case No. <u>01-148-594</u>
Petitioner/Developer:

<u>WA60NHEIM</u>

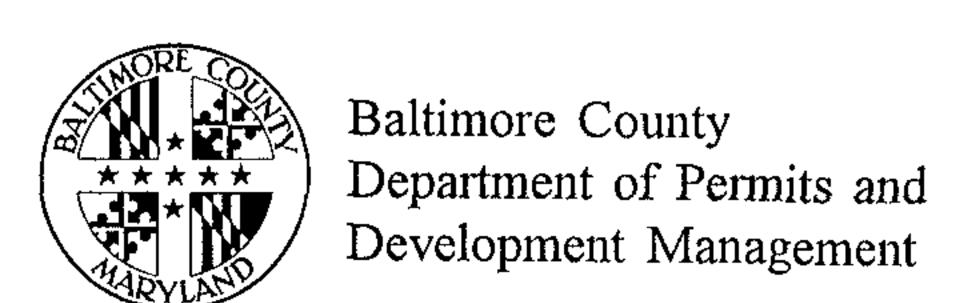
This is to certify that the necessary appeal sign(s) was posted conspicuously on

property located at 7800 GREEN SPRING AVE.

The sign(s) was posted on /2/24 _____, 2001

(Signature of Sign Poster)

GARY FREUND



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

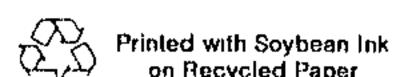
April 6, 2001

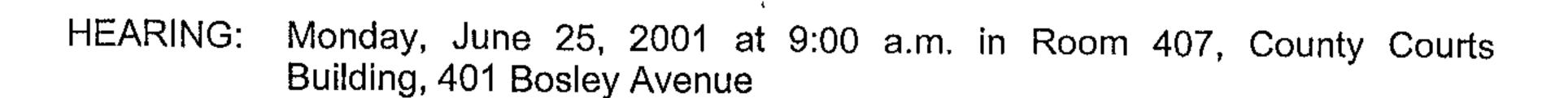
NOTICE OF ZONING HEARING

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: 01-148-SPH
7800 Greenspring Avenue
W/S Greenspring Avenue, 1620' S of centerline Grasty Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Gretel White

Special Hearing to determine; (1) whether the property owner can utilize the area within the 200-foot setback for parking to support the proposed kennel/Class "A" animal boarding addition as shown on Petitioners' Exhibits 1, 6 and 7; (2) whether the property owners can practically utilize a proposed triangular building for a kennel/Class "A" animal boarding structure with boarded animals running and exercising within the 200foot setback requirement; as shown on Petitioner's Exhibits 6 and 7; (3) whether the boarded animals are prohibited from using the house which is within the 200-foot setback requirement; (4) whether there is any practical way for the property to be used under the proposed circumstances; (5) whether there is any practical way to enforce the conditions prohibiting the use inside the existing home; (6) whether the proposed septic area for the proposed animal board facility may be within the 200-foot setback as shown on Petitioner's Exhibit 6; (7) whether the driveway serving the proposed kennel/Class "A" animal boarding addition meets County Code requirements: (8) whether the permitting of a kennel/Class "A" animal boarding place as shown on Exhibits 6 and 7 is in violation of the spirit and intent of the Baltimore County Zoning Regulations and more specifically Baltimore County Zoning Regulations Section 421; and (9) such other and further issues as presented under the Baltimore County Zoning Regulations that may be raised at the hearing.





Gell John GDZ

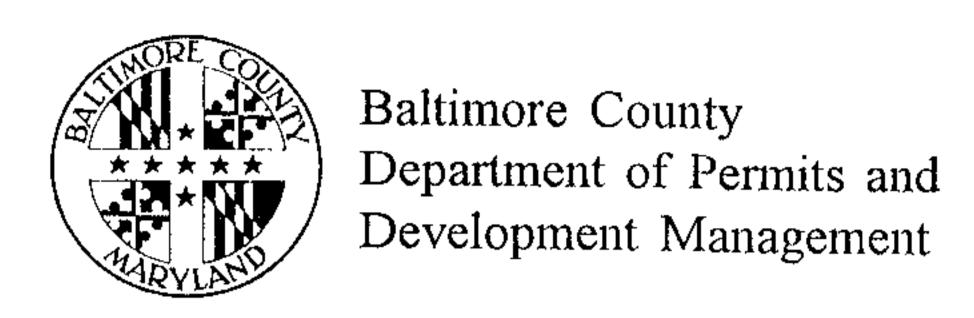
Arnold Jablon Director

C: J. Carroll Holzer, Holzer & Lee, The 508 Building, 508 Fairmount Avenue, Towson 21286
Gretel White, 7800 Greenspring Avenue, Baltimore 21208
Erika Valanasa, 7800 Greenspring Avenue, Baltimore 21208
Mathew Azrael 12 Tavern Green Court, Baltimore 21209
Ira J. Wagonheim, 7808 Greenspring Avenue, Baltimore 21208
Phyllis & Sidney Karpe, 7900 Greenspring Avenue, Baltimore 21208
Murray Slatkin & Joan Barton Edmar Road, Baltimore 21208
Randolph & Amalie Rothschild, 2909 Woodvalley Drive, Baltimore 21208
Code Enforcement Officer, Len Wasliewski

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 9, 2001.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

February 14, 2001

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: 01-148-SPH
7800 Greenspring Avenue
W/S, Greenspring Avenue, 1620-feet S of centerline Grasty Road
3rd Election District — 2nd Councilmanic District
Legal Owner: Gretel White

Special Hearing to determine: (1) whether the property owner can utilize the area within the 200-foot setback for parking to support the proposed kennel/Class "A" animal boarding addition as shown on Petitioners' Exhibits 1, 6 and 7; (2) whether the property owners can practically utilize a proposed triangular building for a kennel/Class "A" animal boarding structure with boarded animals running and exercising within the 200foot setback requirement; as shown on Petitioner's Exhibits 6 and 7; (3) whether the boarded animals are prohibited from using the house which is within the 200-foot setback requirement; (4) whether there is any practical way for the property to be used under the proposed circumstances; (5) whether there is any practical way to enforce the conditions prohibiting the use inside the existing home; (6) whether the proposed septic area for the proposed animal board facility may be within the 200-foot setback as shown on Petitioner's Exhibit6; (7) whether the driveway serving the proposed kennel/Class "A" animal boarding addition meets County Code requirements; (8) whether the permitting of a kennel/Class "A" animal boarding place as shown on Exhibits 6 and 7 is in violation of the spirit and intent of the Baltimore County Zoning Regulations and more specifically Baltimore County Zoning Regulations Section 421; and (9) such other and further issues as presented under the Baltimore County Zoning Regulations that may be raised at the hearing.

HEARING: Wednesday, April 4, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

) GDZ

Arnold Jablon Director

C: J. Carroll Holzer PA, Holzer & Lee, 508 Fairmount Avenue, Towson 21286 Gretel White, 7800 Greenspring Avenue, Baltimore 21208 Erika Valanasa, 7800 Greenspring Avenue, Baltimore 21208 Mathew Azrael, 12 Tavern Green Court, Baltimore 21209 Code Enforcement Officer L. Wasliewski

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY .TUESDAY, MARCH 20, 2001.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

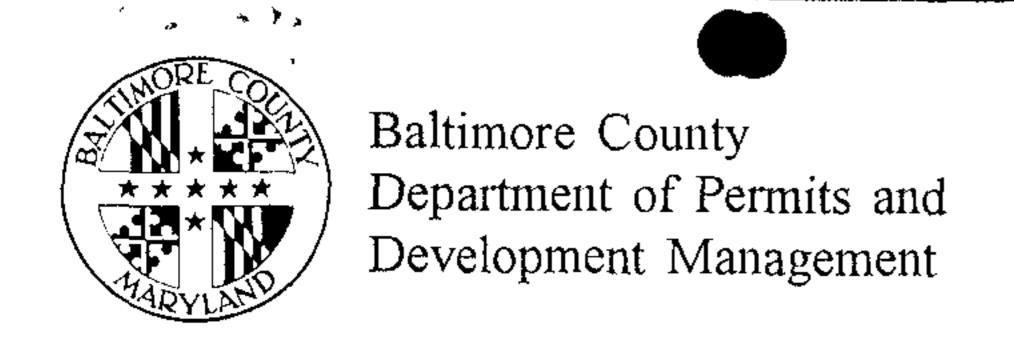
APPROVED SIGN POSTERS

SSG Robert Black 1508 Leslie Road Telephone: 410-282-7940 Dundalk, MD 21222 Fax: Stacy Gardner Telephone. 410-781-4000 Shannon-Baum Signs, Inc. Toll Free 800-368-2295 105 Competitive Goals Drive Fax. 410-781-4673 Eldersburg, MD 21784 Richard Hoffman Telephone. 410-879-3122 904 Dellwood Drive Fallston, MD 21047 Garland E. Moore Telephone: 410-242-4263 3225 Ryerson Circle Mobile. 410-382-4470 Baltimore, MD 21227 Patrick M. O'Keefe, Sr. Telephone. 410-666-5366 523 Penny Lane Cell 410-905-8571 Hunt Valley, MD 21030 Fax. 410-628-2574 410-882-2469 Linda M. Jones Telephone: 410-296-3333 Daft-McCune-Walker, Inc. Fax 410-296-4705 200 East Pennsylvania Avenue

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED

Towson, MD 21286

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

October 6, 2000

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: 01-148-SPH
7800 Greenspring Avenue
W/S Greenspring Avenue, 1620-feet S of centerline Grasty Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Gretel White

Special Hearing to determine: (1) whether the property owner can utilize the area within the 200-foot setback for parking to support the proposed kennel/Class "A" animal boarding addition as shown on Petitioners' Exhibits 1, 6 and 7; (2) whether the property owners can practically utilize a proposed triangular building for a kennel/Class "A" animal boarding structure with boarded animals running and exercising within the 200foot setback requirement; as shown on Petitioner's Exhibits 6 and 7; (3) whether the boarded animals are prohibited from using the house which is within the 200-foot setback requirement; (4) whether there is any practical way for the property to be used under the proposed circumstances; (5) whether there is any practical way to enforce the conditions prohibiting the use inside the existing home; (6) whether the proposed septic area for the proposed animal board facility may be within the 200-foot setback as shown on Petitioner's Exhibit6; (7) whether the driveway serving the proposed kennel/Class "A" animal boarding addition meets County Code requirements; (8) whether the permitting of a kennel/Class "A" animal boarding place as shown on Exhibits 6 and 7 is in violation of the spirit and intent of the Baltimore County Zoning Regulations and more specifically Baltimore County Zoning Regulations Section 421; and (9) such other and further issues as presented under the Baltimore County Zoning Regulations that may be raised at the hearing.

HEARING: Wednesday, November 15, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Call Jakon

Arnold Jablon Director

C: J. Carroll Holzer PA, Holzer & Lee, 508 Fairmount Avenue, Towson 21286 Gretel White, 7800 Greenspring Avenue, Baltimore 21208

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY .FRIDAY, OCTOBER 27, 2000.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



County Board of Appeals of Baltimore County

wer

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

Hearing Room – Room 48 Old Courthouse, 400 Washington Avenue

March 19, 2002

NOTICE OF ASSIGNMENT

CASE #: 01-148-SPH

IN THE MATTER OF: Joanne & Ira Wagonheim, et al -Petitioners; Gretel White - Legal Owner

7800 Greenspring Avenue 3rd Election District; 2nd Councilmanic

7000 Orechspring Avenue 3 Election District; 2 Councilmanic

8/06/2001 - D.Z.C.'s Order - Eight questions raised by Petitioners answered.

ASSIGNED FOR:

THURSDAY, MAY 23, 2002 at 10:00 a.m.

NOTICE:

This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County

Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests

must be in writing and in compliance with Rule 2(b) of the Board's Rules. No

postponements will be granted within 15 days of scheduled hearing date unless in full

compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco Administrator

¢:

Counsel for Appellants / Petitioners (Protestants)

Appellants /Petitioners (Protestants)

: J. Carroll Holzer, Esquire

: Joanne and Ira Wagonheim

Phyllis & Sidney Karpe

Murray Slatkin & Joan Barton Randolph and Amalie Rothschild

Counsel for Legal Owner

Legal Owner

: Matthew Azrael, Esquire

: Gretel White

Michal Carton /Pikesville Greenspring Community Coalition Dr. Margaret Fine

People's Counsel for Baltimore County
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
James H. Thompson, Code Enforcement [Ref #00-4550 and 00-4920]
Arnold Jablon, Director /PDM

NOT 20 10



14/08/02/2017 County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180

FAX: 410-887-3182

Hearing Room – Room 48 Old Courthouse, 400 Washington Avenue

March 19, 2002

NOTICE OF ASSIGNMENT

CASE #: 01-148-SPN

IN THE MATTER OF: Joanne & Ira Wagonheim, et al -Petitioners; Gretel White - Legal Owner

7800 Greenspring Avenue. 3rd Election District; 2nd Councilmanic

8/06/2001 – D.Z.C.'s Order – Eight questions raised by Petitioners answered.

ASSIGNED FOR:

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If you have a disability requiring special accommodations, please contact this office at least one week prior to

hearing date.

Kathleen C. Bianco Administrator

c:

Counsel for Appellants / Petitioners (Protestants)

Appellants /Petitioners (Protestants)

: J. Carroll Holzer, Esquire Joanne and Ira Wagonheim

Phyllis & Sidney Karpe - Norice returned AWAY

Murray Slatkin & Joan Barton Randolph and Amalie Rothschild

Counsel for Legal Owner

Legal Owner

: Matthew Azrael, Esquire

: Gretel White

Michal Carton /Pikesville Greenspring Community Coalition

Dr. Margaret Fine

People's Counsel for Baltimore County

Lawrence E. Schmidt /Zoning Commissioner

Pat Keller, Planning Director

James H. Thompson, Code Enforcement [Ref #00-4550 and 00-4920]

Arnold Jablon, Director /PDM



Baltimore County
Department of Permits and
Development Management

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

June 22, 2001

J. Carroll Holzer, PA Holzer & Lee 508 Fairmount Avenue Towson MD 21204

Dear Mr. Holzer:

RE: Case Number: 01-148-SPH, 7800 Greenspring Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 2, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. 602
W. Carl Richards, Jr. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Gretel White, 7800 Greenspring Avenue, Baltimore 21208 People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: November 13, 2000

Department of Permits & Development Mgmt.

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 16, 2000

Item No. 148

The Bureau of Development Plans Review has reviewed the subject zoning item. This site is located in an S-3 designated capital facilities area as shown on the AERIAL maps. Capital facilities are required and are possible within the framework of the 6-year capital program.

The developer is responsible for any public sanitary sewerage required to serve this property.

The developer is responsible for any public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the county.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: October 31, 2000

Department of Permits and` Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-148.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Section Chief:

AFK/JL:MAC

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Arnold Jablon

TO:

FROM:	R. Bruce Seeley MS
DATE:	October 19, 2000
SUBJECT:	Zoning Item #148 7800 Greenspring Avenue
Zoning	g Advisory Committee Meeting of October 10, 2000
_ 	epartment of Environmental Protection and Resource Management offers lowing comments on the above-referenced zoning item:
<u>X</u>	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).
<u>X</u>	Groundwater Management: Prior to approval, soil evaluation (perc) tests must be conducted and revised plans submitted showing the septic areas in conformance with Maryland Department of the Environment (MDE) regulations and Baltimore County Code. A Water Appropriation Permit must also be submitted. Contact Groundwater Management at (410) 887-2762 for more information.

Reviewer: Sue Farinetti
Reviewer: Bruce Seeley

Date: October 13, 2000

Date: October 19, 2000



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

October 12, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: GRETEL WHITE - 148
RAYRAI J. STINNETT & DONALD W. STINNETT - 143
FLOWER COLUMBUS CLUB, INC. - 139
IONNIS KOROLOGOS & TRIANTFILOS KOROLOGOS - 138

Location: DISTRIBUTION MEETING OF OCTOBER 10, 2000

Item No.: 148, 143, 139, & 138

Dear Ms. Stephens:

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.

- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND Interoffice Correspondence

DATE:

October 2, 2000

TO:

Deborah Kendall, Supervisor

Miscellaneous License and Permits

0Baltimore County Office Building, Room 101

FROM:

Arnold Jablon/W. Carl Richards

SUBJECT:

Reinstatement of a kennel license at 7800 Greenspring Ave.

(Greenspring Valley Kennels)

Please be advised that the zoning office has received the revised site plan dated September 20, 2000 and has determined that Section 421 and 1B02.1 of the Baltimore County Zoning Regulations has been complied with. The Zoning approval can be reinstated for an accessory kennel for nine (9) dogs inclusive of three (3) personal dogs subject to the restrictions on the site plan.

AJ/WRC/kp

C. Erica Lanasa, 7800 Greenspring Ave., Pikesville, Md. 21208

DATE:

October 3, 2000

TO:

1.4

W. Carl Richards, Jr.

Zoning Review Supervisor

FROM:

Rick Wisnom, Chief

Division of Code Inspections & Enforcement

SUBJECT:

Item No.: 148 (01-148-SPH)

Legal Owner: Gretel White

Petitioner: Joanne & Ira Wagonheim; Phyllis & Sidney Karpe; Joan Barton & Murray

Slatkin; Amalie & Randolph Rothschild Property Address: 7800 Greenspring Avenue

Location Description: W/S Greenspring Avenue, 1620' S of centerline Grasty Road

VIOLATION INFORMATION:

Case No.: 00-4920

Defendants: Gretel K. White

Please be advised that the aforementioned petition is the subject of a closed violation case.

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes

State Tax Assessment printout

Code Violation Notice

Other: Letters (to Erika Lanasa & Gretel White dated 6/26/00; from Jonathan Azrael, Esquire dated 7/3/00; from Matthew Azrael, Esquire dated 7/18/00; from Matthew Azrael, Esquire dated 7/28/00; from Ira Wagonheim dated 8/19/00)

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/scj

C: Code Enforcement Officer - P. Cohen

DE CONTRACTOR OF THE PROPERTY	ENFORCEMENT REP	OI OI	
DATE: 500/27/00 INTAKE BY:	CASE#: //	0 4920 INSP	EC:/ <u> </u>
COMPLAINT 7800 CYPP	spring Aves Ba	Himana	
LOCATION: / OU O 12(/)	Spilly hve ba	(1/1/1010	
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7-31-00 12 By	SEE HNOTHEN SETTED FROM ATTY
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Code Enforcement - Closing Report

Inspector - COHEN, P

Activity

Date Closed 8/31/2000

Area Case # Location

Apt Zip Date Rec

Reinsp Dt

013 00-4920 7800

GREENSPRING AVE

6/27/2000 8/31/2000

Tax Acct #: 000000000

Complainant Name: (Last)

(First)

Addr:

Str #

Dir Street Name

Type Apt

City

ST

Phone: (Home)

Zip (Work)

Problem:

KENNEL W/O SETBACKS(200 FT), PROPER PERMITS, DOG FECES & URINE ON GROUND, 30 TO 40 DOGS, POSSIBLE BREEDING MILL

Notes:

00 - 49207800 GREENSPRING AVEPROP OWNER SAID SHE'S GETTIN G RID OF A FEW DOGS, NO ODOR, NOFECES, ISSUED CORRECTION NOT ICE - GIVEN TO HER FOR KENNEL VIOLATION, P COHEN, NOONE HOME , NO BARKING DOGS, NO DOGS IN SIGHT, NO ODOR OF DOGS, SEE LE TTER FROM ATTORNEY REGARDING APPEAL, P COHEN. 9/1 NO DOGS IN SIGHT, NO BARKING OR ODERS, COMPL. WAS ANON..CLOSE (P.H)

RA1001B

DATE: 06/27/2000 STANDARD ASSESSMENT INQUIRY (1)

TIME: 13:45:42

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE 03 11 068090 03 2-2 04-00 H NO 04/25/00

WHITE GRETEL K DESC-1.. IMPS6.294 AC NWS

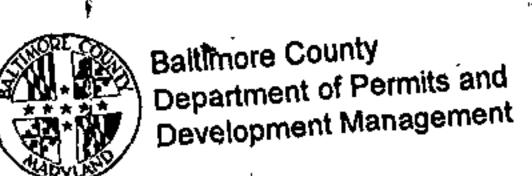
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98/99	ASSESS:	125,580	06/05/98			

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



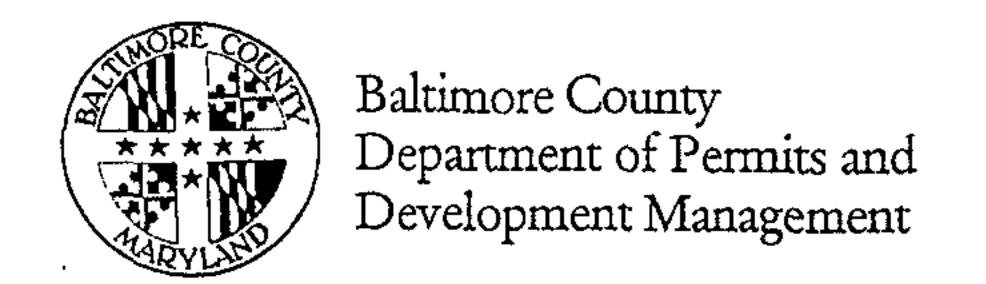
Code Enforcement: 410-887-3351 Extension 730f

Code inspective with Enforcement County Office Withhill Enforcement 111 West Charles Avenue Towson, Mary William \$1204

Plumbing inspending \$10-887-3620 Electrical Inspending \$10-887-3960

HAUEORM CODE VIOLATION NEW

Code Enforcement: 410-887-3953 Building Inspection: 410-887-3953	#10-887-3960
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Permits and Licenses County Office Building, Room 101 111 West Chesapeake Avenue Towson, Maryland 21204

For Information: Call 410-887-3616 Fax 410-887-4578

June 26, 2000

ERIKA LANASA & GRETEL WHITE 7800 GREENSPRING AVE BALTO MD 21208

Dear MS Lansa and MS White:

Approvals of Commercial Holding Facility/Kennel License number 135-C, expiring June 30, 2000 and number 01-C, expiring June 30, 2001 are hereby rescinded, and Itherefore the licenses are null and void. This action is neccessary because of inconsistencies between the two applications and the Petiton for Variance Case Number 00-438 A. The rescinded licenses are to be returned to this office no later than the end of business July 7, 2000 or further action may be taken.

If you have questions regarding this matter, please call 410-887-3616.

Sincerely,

Deborah L. Kendall, Supervisor Miscellaneous Permits and Licenses



AZRAEL GANN-FRANZ

July 3, 2000

Can Bichards

Ms. Harrah L. Kendall, Supervisor 2001NG

REVIEW

H DAVID GANN (22 176)

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Miscellageous Permits & Licenses County office Building, Room 101

111 W hesapeake Avenue

Town Maryland 21204

Permit – 7800 Greenspring Avenue

Dear Mr Kendall: MR RicHADDS

lus law firm represents Erika Lanasa and Gretel K. White. My clients have asked me to reply 10 "our letter dated June 26, 2000.

11111 clients are seeking a variance from the 200' set back requirement in Section 421.1 of the Zamuz Regulations. When the variance is granted, my clients intend to construct a new structure which will serve as a kennel and Class A animal boarding place.

I will a variance is granted, my clients intend to operate the kennel and animal boarding place III III area which complies with the 200' set back requirement. Enclosed is a site plan, with the unable grea highlighted in yellow.

""sequently, we believe that the licenses numbered 13-5-C and 01-C are valid and may not be unit-terally rescinded by your office. Please let me know if there is anything further required to your office to consider the license immediately in good standing and to abate Violanian once 122420, issued June 28, 2000 (attached).

Very truly yours,

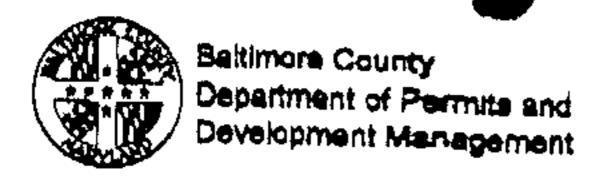
AZRAEL, GANN & FRANZ. LLP

Enclosure

cc: Ma Erika Lanasa

F *USERS JAME **** A\White, Gretel county permit 070600 letter ...doc





Code inspections and Enforcement County Office Building 111 West Chesspeake Avenue Towson, Maryland 21204

Code Enforcement: 410-887-3381 Extension 730f

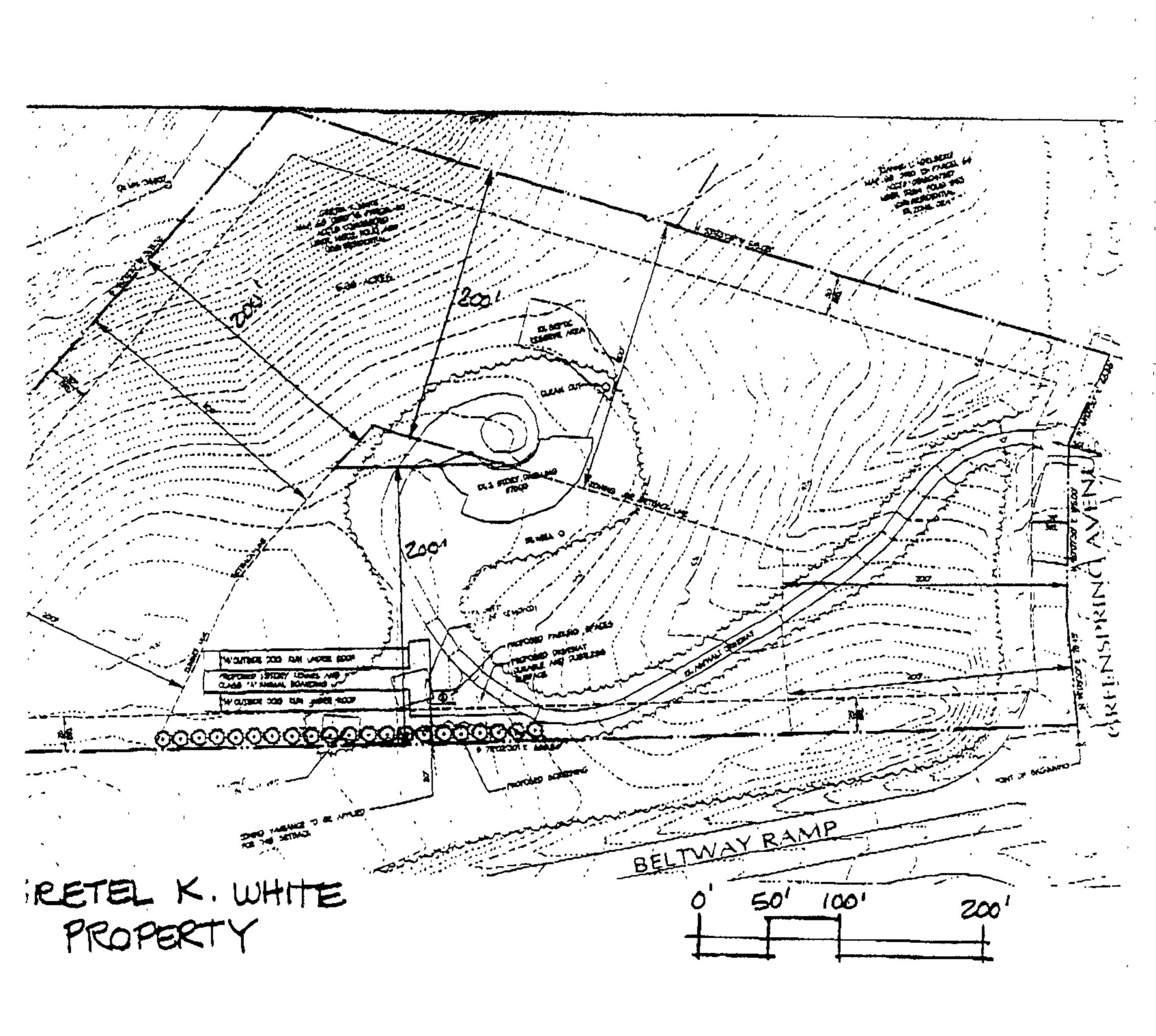
Building Inspection: 410-887-3953

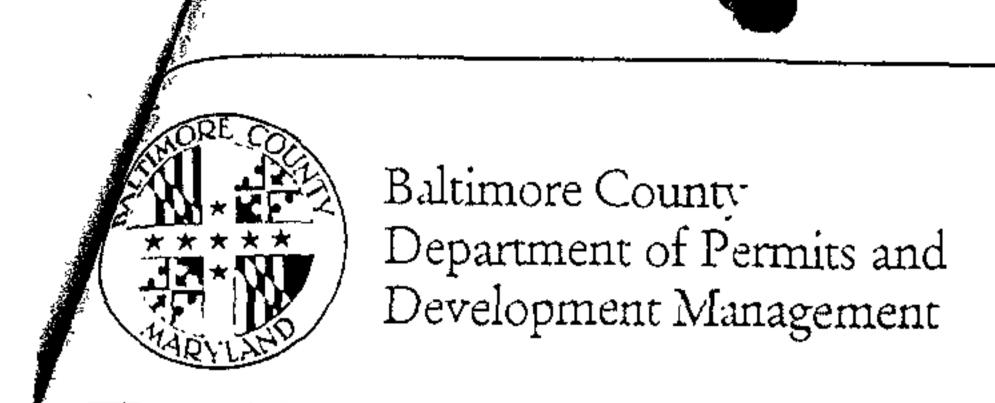
Plumbing Inspection: 410-887-3620 Electrical inspection: 410-887-3980

DEECHDANT

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 25 OF T BALTIMORE COUNTY CODE, ZONING, OR OTHE	
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Permits and Licenses
County Office Building, Room 101
111 West Chesapeake Avenue
Towson, Maryland 21204

For Information: Call 41C-887-3616 Fax 41C-887-4578

June 26, 2000

ERIKA LANASA & GRETEL WHITE 7800 GREENSPRING AVE BALTO MD 21208

Dear MS Lansa and MS White:

Approvals of Commercial Holding Facility/Kennel License number 135-C, expiring June 30, 2000 and number 01-C, expiring June 30, 2001 are hereby rescinded, and Itherefore the licenses are null and void. This action is neccessary because of inconsistencies between the two applications and the Petiton for Variance Case Number 00-438 A. The rescinded licenses are to be returned to this office no later than the end of business July 7, 2000 or further action may be taken.

If you have questions regarding this matter, please call 410-887-3616.

Sincerely,

Deborah L. Kendall, Supervisor Miscellaneous Permits and Licenses



AZRAEL GANN+FRANZ

JONATHAN A. AZRAEL

KEITH S FRANZ

PAUL J. SCHWAB. HII

JUDSON H. LIPOWITZ

SUSAN H. TERLEP

MATTHEW H. AZRAEL*

JONATHAN S BACH*

Steady Debbie Debbie

July 18, 2000

H. DAVID GANN (1928-1983)

OF COUNSEL

DANIEL J. DREGIER, JR., P. A.

MIRIAM L. AZRAEL, P. A.

*Also admitted in DC

Ms. Deborah L. Kendall
Supervisor, Miscellaneous Permits and Licenses
Baltimore County Department of Permits
County Office Building, Room 101
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 7800 Greenspring Avenue $-\frac{00-4550}{00-4920}$ P. Column

Dear Ms. Kendall:

This firm represents Erika Lanasa and Gretel White, and we have been asked to file this Appeal of the final decision set forth in your letter dated June 26, 2000 to the Baltimore County Board of Appeals. A copy of your letter is attached as Exhibit A for your convenience. In your letter, you indicated that the "approvals of Commercial Holding Facilities/Kennel License No. 135-C, expiring June 30, 2000 and No. 01-C expiring June 30, 2001 are hereby rescinded, and therefore the licenses are null and void."

Also enclosed is my firm's check in the amount of \$75.00 to Baltimore County to cover the filing costs of the Appeal.

As you may know, Ms. Lanasa and Ms. White have been issued Violation Notice No. 122420, which requires them to cease using the property for a kennel by July 28, 2000. Therefore, please do whatever is possible to forward this Appeal to the Board of Appeals.

If you have any questions or require any additional information, please contact me.

Very truly yours,

AZRAEL, GANN & FRANZ, LLP

Matthew H. Azrael

MHA/rps

cc:

Erika Lanasa and Gretel K. White

James Thompson, Zoning Enforcement

Board of Appeals 101

F:\USERS\EMH\MHA\White, Gretel\county 071800, letter ..doc



EDWARD AZRAEL

JONATHAN A. AZRAEL

KEITH S FRANZ

PAUL J. SCHWAB, HIL

JUDSON H. LIPOWITZ

SUNAN H. TERLEP

MATTHEW H. AZRAEL*

JONATHAN S. BACH*

July 28, 2000

H DAVID GANN (1928-1984)

OF COUNSEL

DANIEL J. DREGIER, JR., P.A.,

MIRIAM L. AZRAEL PA

*Also admitted in DC

HAND DELIVERED

Ms. Deborah L. Kendall
Supervisor, Miscellaneous Permits and Licenses
Baltimore County Department of Permits
County Office Building, Room 101
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 7800 Greenspring Avenue

Dear Ms. Kendall:

Please accept this letter as an amendment to the appeal we filed on behalf of our clients, Gretel White and Erika Lanasa, on July 18, 2000. In addition to appealing the County's final decision set forth in your letter dated June 26, 2000, my clients also wish to appeal Violation Notice No. 122420 which was issued to my clients on June 28, 2000. Please forward this issue to the Board of Appeals for their consideration as well. I am attaching a copy of my prior correspondence for your convenience.

If you need any additional information from me, please let me know.

Very truly yours,

AZRAEL, GANN & FRANZ, LLP

Matthew H. Agrael

MHA/rps

cc: Erika Lanasa and Gretel K. White

James Thompson, Zoning Enforcement

Board of Appeals

\\AZRAEL\SYS\USERS\EMH\MHA\White, Gretel\kendall 072800. letter . doc



PAUL J. SCHWAB. III

JUDSON H. LIPORITZ

SUSAN H TERCEP

MATTHEW H AZRAFL*

JONATHAN S BACH*

July 18, 2000

H. DAVID GANN (1928-1983)

OF COUNSEL

DANIEL J DREGIER JR PA

MIRIAM L. AZRAEC PA

*Also admined in DC

Ms. Deborah L. Kendall
Supervisor, Miscellaneous Permits and Licenses
Baltimore County Department of Permits
County Office Building, Room 101
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 7800 Greenspring Avenue

Dear Ms. Kendall:

This firm represents Erika Lanasa and Gretel White, and we have been asked to file this Appeal of the final decision set forth in your letter dated June 26, 2000 to the Baltimore County Board of Appeals. A copy of your letter is attached as Exhibit A for your convenience. In your letter, you indicated that the "approvals of Commercial Holding Facilities/Kennel License No. 135-C, expiring June 30, 2000 and No. 01-C expiring June 30, 2001 are hereby rescinded, and therefore the licenses are null and void."

Also enclosed is my firm's check in the amount of \$75.00 to Baltimore County to cover the filing costs of the Appeal.

As you may know, Ms. Lanasa and Ms. White have been issued Violation Notice No. 122420, which requires them to cease using the property for a kennel by July 28, 2000. Therefore, please do whatever is possible to forward this Appeal to the Board of Appeals.

Roceived 7/18/00 BAB 1:40 P.M

101 EAST CHESAPEAKE AVENUE FIFTH FLOOR
BALTIMORE, MARYLAND 23286
110.823-6800 FACSIMILE \$10.821.1265

If you have any questions or require any additional information, please contact me.

Very truly yours,

AZRAEL, GANN & FRANZ, LLP

Matthew H. Azrael

MHA/rps

cc:

Erika Lanasa and Gretel K. White James Thompson, Zoning Enforcement

Board of Appeals

F:\USERS\EMH\MHA\White, Gretel\county 071800. letter ..doc

IRA J. AND JOANNE A. WAGONHEIM

7808 Greenspring Avenue Pikesville, Maryland 21208 410-486-5595

August 19, 2000

Arnold Jablon, Director
Department of Permits and Development Management
Director's Office
County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

BY FACSIMILE TRANSMISSION ONLY To 410-887-5708

Re: 7800 Greenspring Avenue

Dear Mr. Jablon:

Thank you for your letter of August 9, 2000 with reference to the pending application for a dog kennel to be operated at 7800 Greenspring Avenue.

As you know from our previous correspondence, we are vehemently opposed to a dog kennel being operated from that property, and would like to be notified of the time, place and date of the hearing.

Thank you for your consideration.

Very truly yours,

Ira J Wagonbeim

cc: The Honorable C.A. Dutch Ruppersberger (At 410-887-4049)



Baltimore County
Department of Permits and
Development Management

Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

September 5, 2001

Gretel White 7800 Greenspring Avenue Baltimore MD 21208

Dear Ms. White:

RE: Case No. 01-148-SPH, 7800 Greenspring Avenue

Please be advised that an appeal of the above-referenced case was filed in this office on August 31, 2001 by J. Carroll Holzer PE, on behalf of Joanne & Ira Wagonheim, Phyllis & Sidney Karpe, Murray Slatkin & Joan Barton and Randolph & Amalie Rothschild. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

All parties receiving this letter should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Arnold Jablon らって Director

AJ: gdz

c: Matthew Azrael, 101 E Chesapeake Avenue, 5th Floor, Baltimore 21286 J. Carroll Holzer, Holzer & Lee, 508 Fairmount Avenue, Towson 21286 People's Counsel

OISEP -5 PM N. O.

APPEAL

Petition For Special Hearing 7800 Greenspring Avenue W/S Greenspring Avenue, 1620 S Centerline of Grasty Road 3rd Election District – 2nd Councilmanic District Gretel White - Legal Owner Case No.: 01-148-SPH

Petition for Special Hearing (dated 10/02/00) - Resolution of (8) ones thinks Zoning Description of Property Yvotice of Zoning Hearing (dated 10/06/00) Notice of Zoning Hearing (dated 02/14/01) Notice of Zoning Hearing (dated 04/067/01) Certification of Publication (The Jeffersonian issue dated 10/26/00) Certification of Publication (The Jeffersonian issue dated 03/20/01) Certification of Publication (The Jeffersonian issue dated 06/07/01) Certificate of Posting (N/A posted N/A) Entry of Appearance by People's Counsel (10/16/00) Petitioner(s) Sign-In Sheet (1 Sheet) Protestant(s) Sign-In Sheet (1 Sheet) Citizen(s) Sign-In Sheet (None) Zoning Advisory Committee Comments Petitioners Exhibits: 1. Plan To Accompany Petition For Zoning Variance Hearing (dated 04/18/00) ~2. Petition For Variance (dated 04/18/00) いる。Findings Of Fact And Conclusions Of Law (dated 08/30/01) - 30~ 438-4 1n The Circuit Court For Baltimore County, Consent Order (dated 07/31/00) 5. In The Circuit Court For Baltimore County, Consent Order (date N/A) 26. Plan To Accompany Application For A Permit For A Kennel/Class "A" Animal Boarding Place (dated 08/30/00) 2. Plan To Accompany Application For An Interim Kennel Permit (dated 108/30/00) Resume of Jack Dillon Protestants' Exhibits: TOTALL COUNTRY ASSESSMENT BREAKING TO THE CONTRACT OF THE SECOND ASSESSMENT

Miscellaneous (Not Marked as Exhibits):

Arnold Jablon, Director of PDM

Division Of Code Inspections And Enforcement Violation Case Documents **付Case No. 00-4550**)

Division Of Code Inspections And Enforcement Violation Case Documents (Case No. 00-4920)

Deputy Zoning Commissioner's Order (dated 08/06/01 --N/A) 8 QUESTIONS ANSWERED

Notice of Appeal received on August 31, 2001 from J. Carroll Holzer on behalf of Joanne & Ira Wagonheim, Phyllis & Sidney Karpe, Murray Slatkin & Joan Barton, and Randolph & Amalie Rothschild

c: 509 Fairmount Proc. Towson 21286 Matthew Azrael, 101 E Chesapeake Ave, 5th Floor, Baltimore 21286 Gretel White, 7800 Greenspring Avenue, Baltimore 21208 James H. Thompson, Code Enforcement (Enforcement Case No. 00-4550 & 00-4920) People's Counsel of Baltimore County, MS #2010 Timothy Kotroco, Deputy Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

June 4, 2002

TO:

Arnold Jablon, Director

Permits & Development Management

Attn.: David Duvall

FROM:

Theresa R. Shelton
Board of Appeals

SUBJECT:

CLOSED APPEAL CASE FILE

The following cases have been finalized and the Board of Appeals is closing the copy of the appeal case files and returning the file and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	PDM FILE NUMBER	NAME	LOCATION
CR-02-070	Out of Cycle 2001 cr-02-070	MAUD D. & LEE JONES	24 OLD TOLLGATE ROAD
01-148-SPH	01-148-SPH	GRETEL WHITE	7800 GREENSPRING AVENUE
01-216-A	01-216-A	MARGUERITE P. PASKY	1946 CANTANNA AVENUE
CBA-01-156	CIVIL CITATION 01-3570	AIR FLOW SYSTEMS INC.	NUMEROUS ADDRESSES
00-123-M	MINOR SUBDIVISION 00123M	KRACH PROPERTY	REDWOOD AVENUE LEEFIELD AVENUE

SUBJECT FILE(S) ATTACHED Attachment:



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

Fax: 410-887-3468

August 7, 2001

J. Carroll Holzer, Esquire Holzer & Lee 508 Fairmount Avenue Towson, Maryland 21204

Re: Petition for Special Hearing

Case No.: 01-148-SPH

Property: 7800 Greenspring Avenue

Dear Mr. Holzer:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

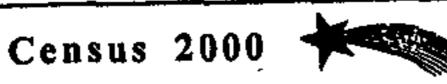
Timothy M. Kotroco

Deputy Zoning Commissioner

TMK:raj Enclosure



Printed with Soybean Ink on Recycled Paper











Copies to:

Joanne & Ira Wagonheim 7808 Greenspring Avenue Baltimore, MD 21208

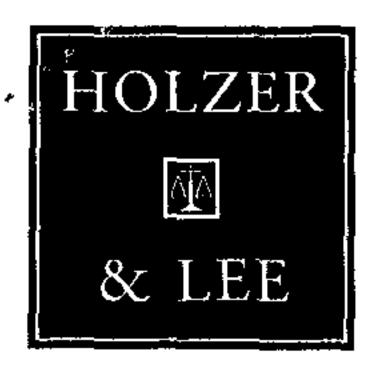
Phyllis & Sidney Karpe 7900 Greenspring Avenue Baltimore, MD 21208

Murray Slatkin & Joan Barton Edmar Road Baltimore, MD 21208

Randolph & Amalie Rothschild 2909 Woodvalley Drive Baltimore, MD 21208

Matthew Azrael
12 Tavern Green Court
Baltimore, MD 21209

Gretel White Erika Lanasa 7800 Greenspring Avenue Baltimore, MD 21208



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER 1907-1989

THOMAS J. LEE OF COUNSEL

THE 508 BUILDING

508 Fairmount Ave. Towson, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

April 4, 2002 #7210

Kathleen C. Bianco, Administrator Baltimore County Board of Appeals Old Courthouse, Room 49 400 Washington Avenue Towson, MD 21204

Re: Case No. 01-148-SPH

In the Matter of: Joanne and Ira Wagonheim, et al. -

Petitioners; Gretel White - Legal Owner

Dear Ms. Bianco:

Please be advised that the above captioned case, currently scheduled for Thursday, May 23, 2002 at 10:00 a.m. has now been rendered moot by previous action before the Baltimore County Board of Appeals as well as legislation passed by the Baltimore County Council which moots the issue involved in this particular case. My clients have requested that I, therefore, dismiss the appeal in this matter for the foregoing reasons.

Very traly yours,

J/Carroll Holzer

cc:

Matthew Azrael, Esq.
Amy Kahn
Joanne and Ira Wagonheim

JCH: rls

Kathi

On November 28, 2001 I received a call from Zoning/PDM (George), he asked if a date was scheduled on this case. I told him I did not see a date in the computer. He then put a Dr. Margaret Fine on the phone to speak with me. She wanted to be placed on the list of persons to be notified of the hearing date.

Her information:

Dr. Margaret Fine

Box 2/274

Greenspring Valley, MD 21203-2274

Her phone no.: 410-484-7584

File is attached.

Thank-you.

CIRCUIT COURT FOR HOWARD COUNTY Margaret D. Rappaport Clerk of the Circuit Court

8360 Court Avenue Ellicott City, MD 21043-4579

(410)-313-2111, TTY for Deaf: (410)-313-3840 Civil(410)313-3844 Civ.Assign(410)313-3808 Criminal(410)313-3822

NOTICE OF HEARING / TRIAL

Case Number: 13-C-00-045954 AA

. Administrative Agency: BA-443-D

Case Title: Sobus, et al vs Howard County Board Of Appeals

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

To: J Carroll Holzer Esq

Holzer And Lee The 508 Building

508 Fairmount Avenue

Towson MD 21286-5448

You are hereby NOTIFIED TO APPEAR before Judge Diane Leasure

of the:

CIRCUIT COURT FOR HOWARD COUNTY

8360 Court Avenue

For: Civil Non-Jury Trial

Court Date: 04/04/01 Court Time: 09:30AM

Ellicott City, MD 21043-4579

PLEASE NOTE: "YOU MUST NOTIFY THE COURT IN WRITING WITHIN FIFTEEN DAYS OF THE MAILING OF THIS NOTICE IF YOU HAVE BEEN PREVIOUSLY ASSIGNED A COMPETING CASE FOR THE SAME DATE."

> If you, a party represented by you, or a witness to be called on behalf of the party, need an accommodation under the Americans with Disabilities Act, please contact the Court.

Date Issued: 03/07/01

Margaret D. Rappaport Margaret D. Rappaport Clerk of the Circuit Court

PLEASE SIGN THE COPY OF THIS NOTICE AND RETURN TO THE COURT WITH YOUR ESTIMATION OF THE TIME REQUIRED TO PRESENT YOUR CASE.

SIGNATURE

TIME ESTIMATE

BALTIMORE COUNTY MARYLAND INTER-OFFICE CORRESPONDENCE

DATE:

October 3, 2000

TO:

W. Carl Richards, Jr.

Zoning Review Supervisor

FROM:

Rick Wisnom, Chief

Division of Code Inspections & Enforcement

SUBJECT:

Item No.: 148 (01-148-SPH)

Legal Owner: Gretel White

Petitioner: Joanne & Ira Wagonheim; Phyllis & Sidney Karpe; Joan Barton & Murray

Slatkin; Amalie & Randolph Rothschild Property Address: 7800 Greenspring Avenue

Location Description: W/S Greenspring Avenue, 1620' S of centerline Grasty Road

VIOLATION INFORMATION:

Case No.: 00-4550

Please be advised that the aforementioned petition is the subject of a closed violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME

ADDRESS

Mathew Azrael Erika Valanasa

12 Tavern Green Court, Baltimore, MD 21209 7800 Greenspring Avenue, Baltimore, MD 21208

MAILED

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes Photographs (2)

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/scj

C: Code Enforcement Officer L. Wasliewski

FALLS ROAD ANIMAL HOSPITAL 24 Hour Emergency Shock Trauma

KIM J. HAMMOND, D.V.M., M.B.A.

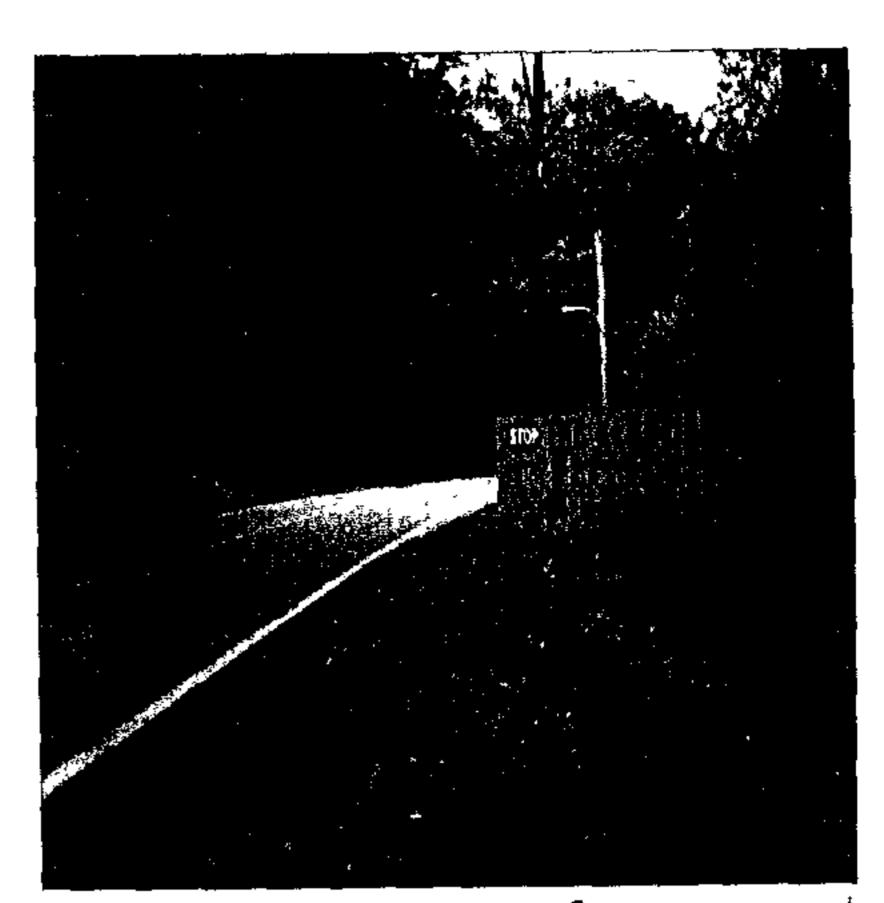
6314 FALLS ROAD BALTIMORE, MARYLAND 21209 (410) 825-9100

FALLS ROAD ANIMAL HOSPITAL MANAGEMENT

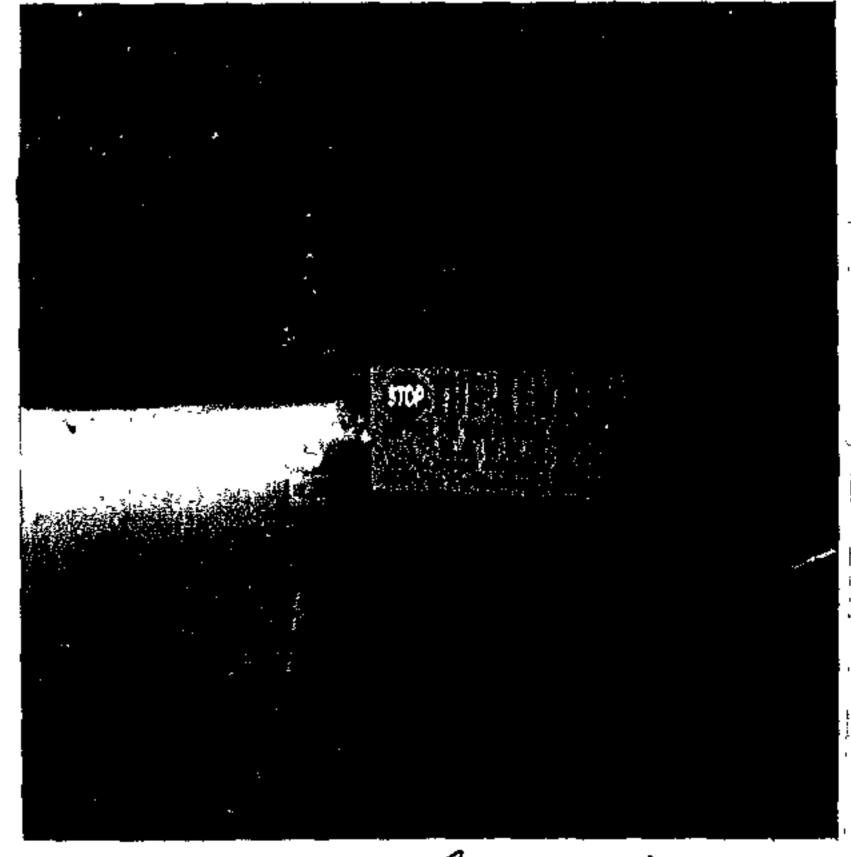
The Chief Executive Officer, Dr. Kim J. Hammond, has practiced veterinary medicine since earning his Doctor of Veterinary Medicine degree in 1981. Dr. Hammond is also a Master Farrier. He received an MBA in 1994. In 1982, Dr. Hammond started the 1st 24 hour full service emergency veterinary practice in Baltimore. In its first year as Falls Road Animal Hospital, the operation saw 1,500 office calls, and is expected to see over 75,000 office calls in 1999. Dr. Hammond is currently the Editor and co-host of a live weekly half hour pet news program on WBAL, Channel 11 in Baltimore and has appeared as a guest on CNN, Joan Rivers, ABC, CBS, NBC, KCAL, KPIX, KRON, People Magazine, Cosmopolitan as well as others. extensive motion picture industry work includes working on or with "Runaway Bride", "The Green Mile", "Stuart Little", "All The Pretty Horses", Boone Narr and Animals for Hollywood, Birds and Animals Unlimited, "Avalon", "Accidental Tourist", "Her Alibi", Academy Award winning directors Barry Levinson, and Billy Bob Thornton as well as Garry Marshall and Ellen Schwartz. He has had numerous articles published both in veterinary and general interest publications. He is the Veterinary Editor and Arts and Entertainment Correspondent for just launched (Nov. 1999) Animal Fair Magazine. He served on the animal care committee at Johns Hopkins University, and has held academic positions at the Maryland-Virginia School of Veterinary Medicine and at the Beijing Agricultural University in Beijing, China. For his work at this latter institution, he received a Presidential Citation from President George Bush. Dr. Hammond wrote and introduced the "Puppy Mill Bill" into the 1992 U.S. Congress with Congressman Benjamin Cardin and The Humane Society of the United States (to end the mass production of commercial breeding operations of pupples and kittens). In addition Dr. Hammond has vast international exposure ranging from the Peace Corp in Niger Africa where he lead a team of 5 U.S. veterinarians, and 24 Peace Corp volunteers to assist local authorities in rehabilitating and strengthening the operations of: The Niamey Museum Zoo, Wildlife Game Reserves and the last free roaming giraffes in West Africa to the runways of the Paris fashion shows where Dr. Hammond treats many of the designers dogs.

	<u>CODE ENFORCEMENT REPOR</u>
DATE: 6 20/	OO INTAKE BY: SMS CASE #: INSPEC: 3
COMPLAINT LOCATION:	cross from 1800 Breenspring Due.
	ZIP CODE: 21208 DIST:
COMPLAINANT TO SERVICE	- KA Valanasa PHONE #: (H) 410 580 2070
ADDRESS:	7800 Greenspring Aue ZIP CODE: 21208
PROBLEM:S	rains South. 10. of a mile down
6 " by	t" RED E Yellow Signs
OWNER/TENANT INFORMATION:	
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<u> </u>	QUE ENFORCEMENT REPOR
DATE: 6 /2	0 1 00 INTAKE BY: MCK CASE #: 00-4550 INSPEC: 13
COMPLAINT LOCATION:	7800-> 7700 Rucke of Green String Are
	ZIP CODE: ZIZOT DIST:
COMPLAINANT NAME:	MATHEW ARRACL PHONE #: (H) 910-602-5014 (W)
ADDRESS:	12 THUERN CREEN CT ZIP CODE: 21209
PROBLEM:	SIGN FIR STO: IZES, DONTHL KENNALS
	Greenssiens BAXKS
	·410 821 68 0D.
OWNER/TENANTION:	
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LAW OFFICES

J. Carroll Holzer, pa J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE. Towson, MD 21286 (410) 825-6961

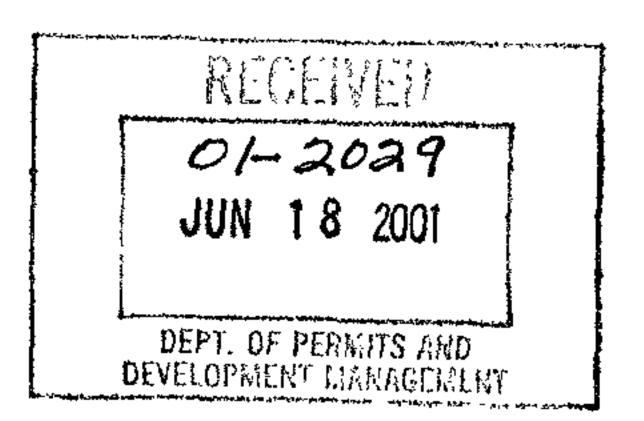
Fax: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

June 15, 2001 #7210

HAND DELIVERED

Arnold Jablon, Director County Department of Permits and Development Management County Office Building 111 West Chesapeake Avenue Towson, MD 21204



Re: Case No. 01-148-SPH 7800 Greenspring Ave. Legal Owner: Gretel White Hearing Date June 25, 2001, 9:00 a.m.

Dear Mr. Jablon:

The above captioned matter was originally scheduled for a hearing on November 15, 2000 for Protestants' Petition for Special Hearing requesting a zoning interpretation for the kennel on Greenspring Avenue. Matthew Azrael, attorney for the property owner, Gretel White, requested that my clients' Petition for Special Hearing be postponed until December 14, 2000. We did not object to the requested postponement. Mr. Azrael asked for a second postponement in the same case for the hearing scheduled for December 14, 2000. We did not oppose his request at that time.

I, too, have requested and was granted, without objection from Mr. Azrael, two postponements, first for the hearing on January 18, 2001, and again for the hearing scheduled for April 4, 2001. However, Mr. Azrael called me yesterday to request for a third time a postponement of the hearing scheduled for June 25, 2001 at the behest of his client because of the pending birth of a grandchild. My clients have rearranged their schedules four times over the past year because of changed hearing dates and are opposed to a fifth postponement. My schedule has been cleared for this hearing and I am prepared to proceed.

Additionally, property owner, Gretel White, has taken an appeal to the County Board of Appeals from denial of a requested variance for a kennel at the same location which was to be heard on May 2, 2001. Mr. Azrael, counsel for the property owner, requested a postponement due to a schedule conflict out of state. This matter was reassigned for July 19, 2001 and because of a schedule conflict, I requested and was granted a postponement until September 13, 2001.

Mr. Azrael then asked for a second postponement due to a schedule conflict. The Board of Appeals has now scheduled the property owner's appeal for October 16, 2001.

It appears that the property owner is seeking to unnecessarily delay not only the hearing of my clients' Petition for Special Hearing, but the property owner's appeal from the denial of her request for a variance. Consequently, I must strenuously oppose any further postponement of the hearing on our Petition for Special Hearing.

If you need to contact me, please call me at 410-825-6961.

Very truly yours,

J. Carroll Holzer

JCH:clh

cc: Amy Kahn Lawrence Schmidt, Zoning Commissioner Matthew Azrael, Esq.



EDWARD AZRAEL
JONATHAN A AZRAEL
KEITH S. FRANZ
PAUL J. SCHWAB, 111
JUDSON H LIPOWITZ
SUSAN H TERLEP
MATTHEW H. AZRAEL*

April 4, 2001

H. DAVID GANN (1928-1983)

OF COUNSEL

DANIEL J. DREGIER. JR., PA

Miriam L Azrael, PA*

*Also admitted in DC

Mr. George Zahner
County Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

RE: Case No.: 01-148-SPH

Legal Owner: Gretel White

Dear Mr. Zahner:

This letter comes in response to a letter dated April 2, 2001 from Sterling Leese, Jr. This hearing has been continued several times at the request of Mr. J. Carroll Holzer, and no such request has been opposed. Ms. White intends to appear at the hearing before the Zoning Commissioner, but neither she nor I is available on May 8, 2001. Mr. Leese and I discussed several alternative dates, but due to my trial calendar, we were unable to agree on any dates before the week of June 11, 2001. Therefore, I respectfully request that this hearing be set sometime during the week of June 11, 2001.

I appreciate your assistance and cooperation. If you have any questions, please call me at 410-821-6800.

Very truly yours,

AZRĄEL, GANN & FRANZ, LLP

Matthew H. Azrael

MHA/jb

cc: Lawrence Schmidt, Zoning Commissioner

Sterling Leese, Jr.

Gretel White

F:\USERS\Jmb\MHA\White, Gretel\Zahner.G.Ltr.001.doc

101 EAST CHESAPEAKE AVENUE FIFTH FLOOR
BALTIMORE, MARYLAND 21286
410.821.6800 FACSIMILE: 410.821.1265

WWW.AGFLAW.COM EMAIL: CONTACT@AGFLAW.COM







J. CARROLL HOLZER, PA

J. HOWARD HOLZER 1907-1989

(410) 825-6961

THOMAS J. LEE

Fax: (410) 825-4923

THE 508 BUILDING

508 FAIRMOUNT AVE.

Towson, MD 21286

OF COUNSEL

E-MAIL: JCHOLZER@BCPL.NET

April 2, 2001 #7210

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

> Re: Case No. 01-148-SPH Legal Owner: Gretel White

Dear Mr. Zahner:

As a result of our conversation regarding a rescheduling of the hearing in the above captioned matter, you suggested that the Zoning Commissioner's schedule could accommodate a hearing on April 27, 2, May 1 or May 8 all day. I indicated to you that Mr. Holzer's calendar was open on those dates, but that May 8 would be the best day.

On March 30, 2001, I faxed a letter to counsel for the property owners, Matthew Azrael, indicating that May 8 was available for the Zoning Commissioner to hear this case. This afternoon, I spoke with Mr. Azreal to find out if May 8 suited his schedule, and he indicated that he would not be available to appear at the hearing until the week of June 11, 2001. Since our clients do not wish to have any further delays before the Zoning Commissioner, we respectfully request that your office set this hearing in at the Zoning Commissioner's convenience.

I appreciate your assistance and cooperation as always. If you have any questions, please call me at 410-825-6961.

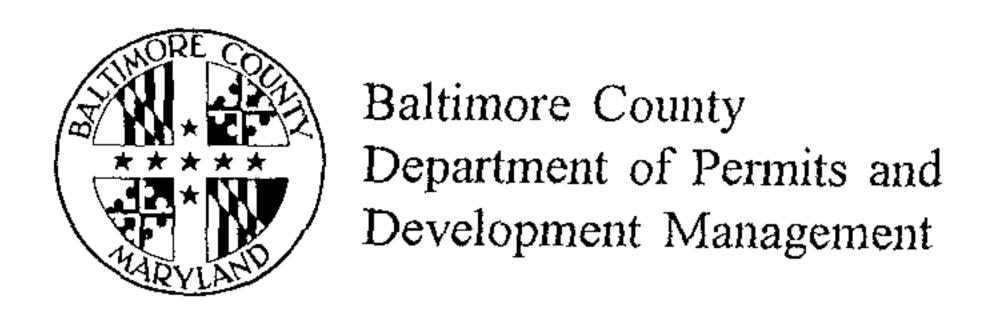
Sterling Leese, Jr

JCH:clh

cc: Amy Kahn

Lawrence Schmidt, Zoning Commissioner

Matthew Azrael, Esq.



Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353

Fax: 410-887-5708

March 14, 2001

J. Carroll Holzer PA Holzer & Lee 508 Fairmount Avenue Towson MD 21286

Dear Mr. Holzer:

RE: Case Number 01-148-SPH, 7800 Greenspring Avenue

The above matter, previously scheduled for Wednesday, April 4, 2001 at 9:00 am in Room 407, County Courts Building, 401 Bosley Avenue, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

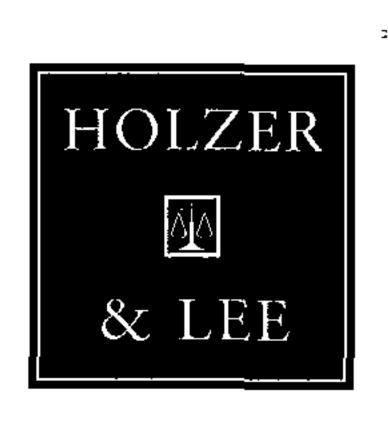
Very truly yours,

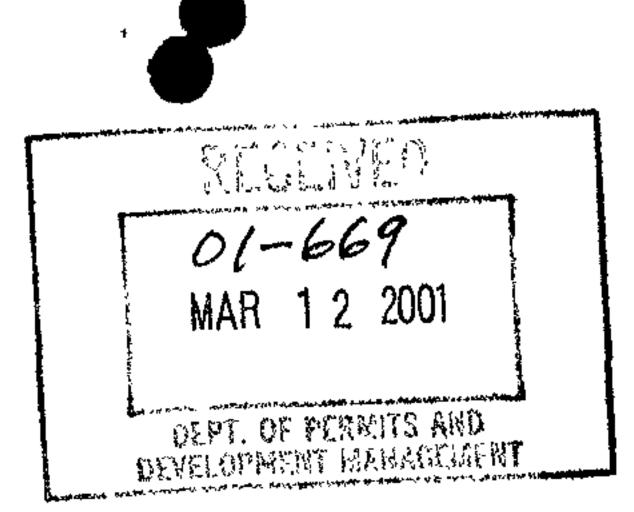
Arnold Jablen

Director

AJ: gdz

C: Gretel White, 7800 Greenspring Avenue, Baltimore 21208 Erika Valanasa, 7800 Greenspring Avenue, Baltimore 21208 Mathew Azrael, 12 Tavern Green Court, Baltimore 21209 Code Enforcement Officer L. Wasliewski





LAW OFFICES

THOMAS J. LEE

OF COUNSEL

p The 508 Building

J. CARROLL HOLZER, PA 509 FAIRMOUNT AVE.

J. HOWARD HOLZER TOWSON, MD 21286 1907-1989 (410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

March 9, 2001 #7210

Arnold Jablon, Director
Baltimore County Department of Permits and
Development Management
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Special Hearing Case No. 01-148-SPH 7800 Greenspring Avenue

Dear Mr. Jablon:

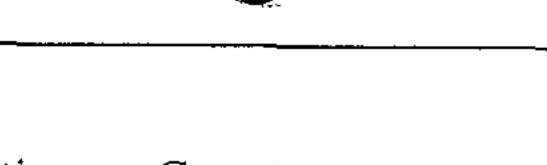
Please be advised that I represent the Petitioners who filed the above captioned Petition for Special Hearing requesting a Zoning interpretation of the Gretel White Kennel on Greenspring Avenue. The case is currently scheduled for Wednesday, April 4th, 2001 before the Zoning Commissioner of Baltimore County at 9:00 a.m. I am prepared to go ahead and try the case in that this was an agreed upon date between both counsel.

Today I received the enclosed Notice of Hearing for a case scheduled in the Circuit Court for Howard County, Civil Non-jury for April 4th, 2001 at 9:30 a.m. This case was specially set before Judge Diane Leisure by the assignment office without first conferring with me. I have attempted to obtain a change of date but am advised by the Clerk's office in Howard County that the Circuit Court takes precedence over an Administrative Agency. As a result, I unfortunately must request that the above captioned case be postponed from April 4th, 2001 and rescheduled to a mutually convenient date.

Very truly yours,

J. Carroll Holzer

cc: Matthew Azrael Amy Kahn







Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353

Fax: 410-887-5708

January 11, 2001

J. Carroll Holzer P.A. Holzer & Lee 508 Fairmount Avenue Towson, MD 21286

Dear Mr. Holzer:

RE: 01-148-SPH 7800 Greenspring Avenue

The above matter, previously scheduled for Thursday, January 18, 2001, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

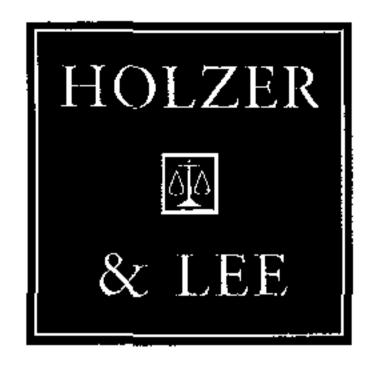
Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

Arnold Jablon Director

AJ: gdz

C: Gretel White, 7800 Greenspring Avenue, Baltimore 21208 Erika Valanasa 7800 Greenspring Avenue, Baltimore 21208 Mathew Azrael, 12 Tavern Green Court, Baltimore 21209



- - -

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

THE 508 BUILDING

508 FAIRMOUNT AVE.
TOWSON, MD 21286
(410) 825-6961

Fax: (410) 825-4923

E-Mail: jcholzer@bcpl.net

January 9, 2001 # 7210

) 01-

VIA FAX 410-887-5708
Arnold Jablon, Director
Department of Permits &
Development Management
County Office Building

Towson, MD 21204

Re: Case No. 01-148-SPH 7800 Greenspring Ave.

Dear Mr. Jablon:

The above matter has been rescheduled for a hearing on Thursday, January 18, 2001. I have been informed by the Clerk of the Circuit Court for Carroll County that my appearance will be necessary on the same day in the matter of a Petition for Judicial Review in Case No. C-2000-31954. Your office has granted two previous requests for postponements by the property owner in the above matter, and this is the first request by the Petitioners in the instant matter for a postponement due to a Circuit Court argument.

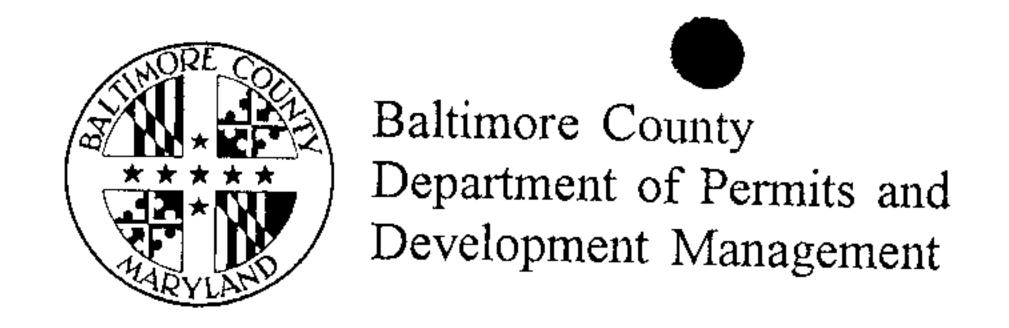
This afternoon, I placed a phone call to the attorney for the property owners, Matthew Azrael, requesting that he and I get together to agree upon mutually agreeable dates at the earliest opportunity after January 18 for a new hearing date. As soon as I hear from Mr. Azrael, we will call your office to reschedule this hearing as soon as it is practical.

I appreciate your indulgence in this matter and regret the inconvenience. If you need to call me, I can be reached at 410-825-6961

J. Carroll Holzer

JCH:clh
cc: Amy Kahn

Matthew Azrael, Esq. Via Fax



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

December 1, 2000

Azrael, Gann & Franz, LLP Matthew H. Azrael 101 E. Chesapeake Avenue, 5th Floor Towson, MD 21286

Dear Mr. Azrael:

RE: Case Number 01-148-SPH, 7800 Greenspring Avenue

The above matter, previously assigned to be heard on Thursday, December 14, 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue has been rescheduled for Thursday, January 18, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

As the person requesting the postponement, you are now responsible for affixing the new hearing date and time to the hearing notice sign posted on the property as soon as possible, the sign should be posted by an approved poster on the property by Wednesday, January 3, 2001.

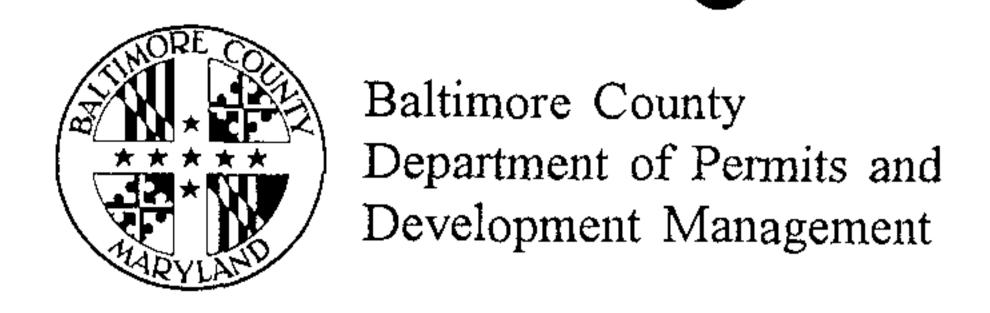
If you need further information or have any questions, please do not hesitate to contact George Zahner at 410-887-3391.

Very truly yours,

Arnold Jablon Director

AJ: GDZ

C: Erika Valanasa, 7800 Greenspring Avenue, Baltimore 21208 Gretel White, 7800 Greenspring Avenue, Baltimore 21208 J. Carroll Holzer, PA., Holzer & Lee, 508 Fairmount Ave., Towson 21286



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

November 29, 2000

Azrael, Gann & Franz, LLP Matthew H. Azrael 101 E. Chesapeake Avenue, 5th Floor Towson, MD 21286

Dear Mr. Azrael:

RE: Cáse Number 01-148-SPH, 7800 Greenspring Avenue

The above matter, previously scheduled for Thursday, December 14, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, has been postponed at the request of your client Ms. Gretel White. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

Arnold Jak

Director

co.

AJ: gdz

C: Erika Valanasa, 7800 Greenspring Avenue, Baltimore 21208 Gretel White, 7800 Greenspring Avenue, Baltimore 21208

J. Carroll Holzer, PA., Holzer & Lee, 508 Fairmount Ave., Towson 21286



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EDWARD AZRAEL JONATHAN A. AZRAEL KEITH S. FRANZ PAUL J SCHWAB, 111 JUDSON H LIPOWITZ SUSAN H TERLEP MATTHEW H. AZRAEL* JONATHAN S. BACH*

November 22, 2000

H. DAVID GANN (1928-1983) OF COUNSEL. DANIEL J. DREGJER, JR., P.A. MIRIAM L. AZRAEL, P A.*

*Also admitted in DC

Mr. Arnold Jablon, Director Baltimore County Department of Permits and Development Management 111 W. Chesapeake Avenue Towson, Maryland 21204

> Case No. 01-148-SPH, 7800 Greenspring Avenue Re:

Dear Mr. Jablon:

I am writing to request a postponement of the Thursday, December 14, 2000 hearing date in the above referenced matter. Ms. Gretel White will be out of the country on this date. I have contacted Mr. Holzer's office, and he has no objection to the continuance. Given Ms. White's travel schedule and the upcoming holidays, we are requesting that this hearing be scheduled after the first of the year.

Please let me know if you require any additional information and inform us of the new hearing date.

Very truly yours,

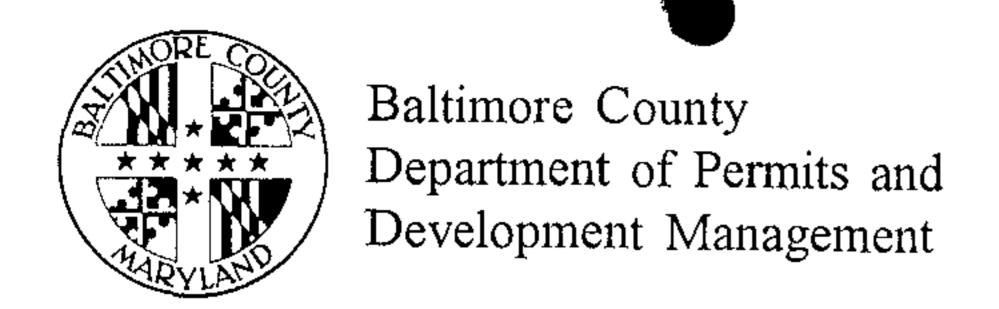
AZRMEL, GANN & FRANZ, LLP

Matthew H. Azrael

J. Carroll Holzer cc:

Erika Lanasa and Gretel K. White

cmg\MHA\White, Gretel\jablon 112200.letter.doc



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

November 02, 2000

J. Carroli Holzer Holzer & Lee 508 Fairmount Avenue Towson, MD 21286

Dear Mr. Holzer:

RE: Case Number 01-148-SPH, 7800 Greenspring Avenue

The above matter previously scheduled for Wednesday, November 15, 2000, 2:00 p.m., Room 407, 401 Bosley Avenue, has been postponed at your request. The hearing has been **rescheduled for Thursday, December 14, 2000 at 9:00 a.m. in room 407, 401 Bosley Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lie with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s) and the sign should be posted on the property by Monday, November 27, 2000.

If you need further information or have any questions, please do not hesitate to contact George Zahner at 410-887-3391.

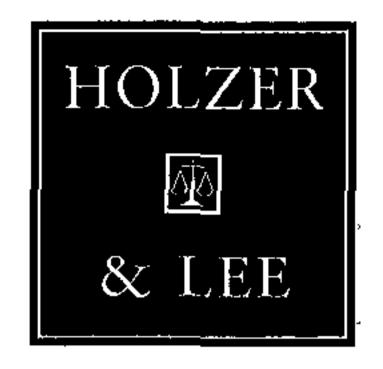
Very truly yours,

907

Arnold Jablon Director

AJ:

C: Gretel White, 7800 Greenspring Avenue, Baltimore 21208 Mathew Azrael, 12 Tavern Green Court, Baltimore 21209 Erika Valanasa, 7800 Greenspring Avenue, Baltimore 21208



LAW OFFICES

J. Carroll Holzer, pa

J. HOWARD HOLZER
1907-1989

THOMAS J, LEE, OF COUNSEL

THE 508 BUILDING

508 Fairmount Ave. Towson, MD 21286 (410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET "

October 30, 2000 #7210

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

Re: Case No. 01-148-SPH
7800 Greenspring Ave.
Legal Owner: Gretel White

Dear Mr. Zahner:

Attached you will find a Notice of Hearing in the above referenced matter scheduled for a hearing on November 15, 2000. Matthew Azrael, attorney for the property owner, Gretel White, has requested that my clients' Petition for Special Hearing be postponed until December 14, 2000. We do not object to the requested postponement.

Please set the above matter in for a hearing on December 14, and if that date is not convenient, Petitioners respectfully request that the hearing be set in as soon as possible after that date. If you prefer, please call counsel to determine the best alternative dates. If you have any questions, please call me at 410-825-6961.

Very truly yours,

J. Carroll Holzer

Enclosure

JCH:clh

cc: Amy Kahn

Lawrence Schmidt, Zoning Commissioner



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor John D. Porcari Secretary Parker F. Williams Administrator

Date:

10.11.00

Ms. Ronnay Jackson Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

Baltimore County

Item No. 148

WCR

Dear, Ms. Jackson:

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.

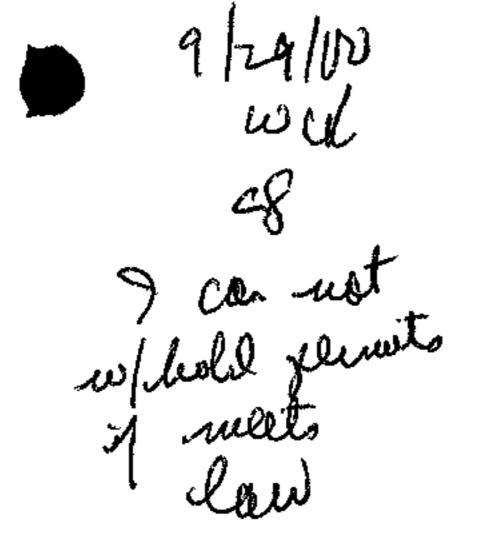
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1. J. Doelle

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division





LAW OFFICES

J. Carroll Holzer, pa

J. HOWARD HOLZER 1907-1989

THOMAS J. LEE OF COUNSEL

THE 508 BUILDING

508 Fairmount Ave. Towson, MD 21286 (410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

September 27, 2000 # 7210

HAND DELIVERED

Arnold Jablon, Director
Department of Permits and
Development Management
County Office Building
Towson, MD 21204

Re: Petition for Special Hearing 7800 Greenspring Ave.

Dear Mr. Jablon:

Today I have filed with your Department a Petition for Special Hearing regarding the property owned by Erika Lanasa, et al. located at 7800 Greenspring Avenue. As you know, this case was heard by the Deputy Zoning Commissioner who denied the property owner's Petition for Variance. Additionally, there has been two Consent Orders in the Circuit Court regarding this same property. The current plat submitted to your Department is believed by my clients to be in violation of the clear language of the B.C.Z.R. as set forth in the enclosed Petition for Special Hearing.

I, therefore, respectfully request that your Department not issue any permits for 7800 Greenspring Avenue until such time as the Zoning Commissioner has addressed the issues raised in our Petition.

I appreciate your attention in this matter.

J. Carroll Holzer

Very truly yours,

JCH:clh

RE: PETITION FOR SPECIAL HEARING 7800 Greenspring Avenue, W/S Greenspring Ave, 1620' S of c/l Grasty Rd 3rd Election District, 2nd Councilmanic

Legal Owner: Gretel White

Petitioners: Ira & Joanne Wagonheim,

Sidney & Phyllis Karpe, Murray & Joan Barton,

Randolph & Amalie Rothschild

- * BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * Case No. 01-148-SPH

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.

All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to J. Carroll Holzer, Esq., Holzer and Lee, 508 Fairmount Avenue, Towson, MD 21286, attorney for Petitioner(s).

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
JOY SHILLMAN	3202 KEYSER RD. 21208
EIAINE LOWENTHAL	8207 ANITA RD. 21208
Wormm SHIZEMMY	3202 Moyson RD 2/208
Sherre Becker	2804 Grasty Woods Jone 21st
RONALD WALTER	8/17 ANTH RD. Z1208
Mervyn MARGULies	8201 ANTARD 21208
ALVIN MILLER	8208 MARINE CIPCLE 212
Jue Myers +	2944 Woodebele Dr. 2120
TOWARD RITZ	8211 ALCTA RAZIZO8
Alla Hillman	2922 Worden Drove 2120-8.
Laanne Wagarheim	7808 Preengowing are
Kim (Ammon)	8407 GREENSPRING
mangeen Micholo	2215 Mulsone Lane Forest He
Ira J. Wagonkein	7808 Greenspring Avenue
Qurelia) C. Ballon	8301 4
Barbara Hettleman	7 5chloss Of
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** ***********************************	"
	-
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	,

Case Number 01-146-59H

PLEASE <u>PRINT</u> LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Erika Lanasa	7800 Gireenspring Ave	Baltimore, M.	21208
northew Agrael	101 E. Chesapeake Ave, 54.	Ballo, MD	21286
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REV 9115198

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7800 Greenspring Avenue which is presently zoned D.R. 1

This Petition shall be filed with the Department of Permits and 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)

in lieu of the required 200 feet for a proposed kenned and animal boarding place, which has allow existing to be because of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

undue hardship and practical difficulty

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

			I/We do solemnly de perjury, that I/we are is the subject of this	the legal owner(s) of	ter the penalties of of the property which
Contract Purchaser/L	essee:		Legal Owner(s):		-
Name - Type or Print		······································	Name - Type or Print	(E
Signature			Signature		-
Address		Telepnone No.	Name - Type or Print	"	·
City	State	Zip Code	Signature		,
Attorney For Petitione	<u>er:</u>		7800 Greenspri	ing Avenue	(410)560-3237
ΜΔΤΥμείι α νουνεί			Address		Telephone No.
MATTHEW H. AZRAEL Name - Type or Print		. <u> </u>	Baltimore,	Maryland	21208
Signature	·**···································		City Representative	State to be Contacted	Zip Code
AZRAEL, GANN & FRAN	Z, LLP		Tony Viti		1
Company 5th Floor		· · · · · · · · · · · · · · · · · · ·	Name		Haya Dup.
Company 5th Floor 101 East Chesapeake Address	Avenue (410)821-6800	200 E. Pennsyl	vania Avenue	(410)296-3333
Address		Telephone No.	Address	and in citae	Telephone No
Baltimore,	Maryland	21286	Baltimore, Mar	cyland	21286
City	State	Zip Code	City	State	Zip Coae
			<u>OF</u>	FICE USE ONLY	<u>′</u>
Case No. 00 - 43	9 - A		ESTIMATED LEN	GTH OF HEARI	NG
			IJNIAVATI ADI E E	OD HEADTNE	

Reviewed By /5n

IN RE: PETITION FOR VARIANCE
N/S Greenspring Avenue
North of Interstate 695, Exit 22
3rd Election District
2nd Councilmanic District
(7800 Greenspring Avenue)

Gretel K. White Petitioner

- BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 00-438-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Gretel White. The variance request is for property owned by Ms. White located at 7800 Greenspring Avenue, zoned DR 1. The variance request is from Section 421.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard depth of 20 ft. in lieu of the required 200 ft. for a proposed Kennel and Animal Boarding Place, Class A. In addition, the Petitioner is requesting a variance from Section 409.4.A to allow an existing 10 ft. driveway in lieu of the required 20 ft.

Appearing at the hearing on behalf of the variance request were Gretel White, owner of the property and her daughter, Erica Lanasa. Melanie Moser, landscape architect with Daft, McCune & Walker, also appeared. The Petitioner was represented by Keith Franz and Jonathan Azrael, on behalf of Azrael, Gann & Franz, attorneys at law. Many residents of the surrounding community appeared in strong opposition to the Petitioner's request, all of whom signed in on the Protestant's Sign-In sheet. Also appearing, representing some of those residents, was Carroll Holzer, attorney at law. Jack Dillon, a representative of the Valleys Planning Council, also attended the hearing.

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Testimony and evidence offered at the hearing demonstrated that the property, which is the subject of this variance request, consists of 6.66 acres, more or less, zoned DR 1. The subject property is improved with a two-story dwelling and driveway which leads out to Greenspring Avenue. The property is located on the north side of the Baltimore Beltway at the exit ramp for Greenspring Avenue. The specifics of the property are more particularly shown on Petitioner's Exhibit No. 3, the site plan submitted into evidence.

The subject property is owned by the Petitioner, Gretel K. White. Her daughter, Erica Lanasa, resides within the dwelling that is located on the property along with her two children. Ms. Lanasa currently operates a kennel on the subject property and has a license for same. A Kennel and Animal Boarding Place Class A are a permitted use in the DR 1 zone. However, the Zoning Regulations require a 200 ft. setback for any such use on the subject property. The site plan submitted into evidence shows a small triangular portion of the property which meets all setback requirements. Apparently, the only way in which Ms. Lanasa can legally operate at this time is to confine the kennel activities to that triangular area as shown on the site plan. Testimony from Ms. Lanasa indicated that she currently houses 11 dogs on the subject property, 2 of which are her own.

Ms. Lanasa is interested in expanding her operation and constructing a proposed one-story Kennel and Class A Animal Boarding structure on the south side of the subject property adjacent to the Baltimore Beltway. The kennel structure itself is approximately 160 ft. in length and 40 ft. in width. The structure includes two 14 ft. outside dog runs on the outside of the structure. It is situated approximately 20 ft. from the side property line. The Petitioner proposes to operate her kennel facility from the subject structure. She proposes to provide 50 indoor/outdoor runs for

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Date And Alexander

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dogs. In addition, she would provide indoor facilities for up to 50 cats. In order to proceed with her plans and for the construction of the proposed kennel facility, a variance is necessary.

As stated previously, many residents of the surrounding community appeared in opposition to the Petitioner's request. The community is vehemently opposed to such a large kennel operation being operated from the subject property in a residential area of Baltimore County. The Protestants indicated that their neighborhood is entirely residential and, notwithstanding its proximity to the Baltimore Beltway, is fairly quiet in the evening hours. Several residents testified that the sounds of barking dogs have been heard at this time from the Petitioner's property. They are concerned that given the proposed magnitude of the Petitioner's operation (up to 50 dogs at one time), the noise and odor from the operation would be overwhelming. Furthermore, they are very much concerned over the amount of traffic that would be generated if this facility were running at full capacity (50 dogs and 50 cats). The community is also opposed to granting a variance for the width of the driveway in the event the kennel is allowed to be constructed. These residents indicated, that given the commercial nature of this operation, a driveway with a width of 20 ft. should be mandated given the amount of traffic coming and going to the site. Therefore, they do not believe a variance should be granted for the width of the driveway.

At the conclusion of the testimony and evidence, Mr. Holzer, on behalf of his clients, asserted that Section 421.1 of the Baltimore County Zoning Regulations cannot be varianced. He argued that the 200 ft. setback requirement is a condition precedent to the operation of a Kennel and Animal Boarding Place Class A, and consequently cannot be varianced. His argument is based on two cases which are cited in his Memorandum which was submitted shortly after the close of the taking of testimony in this case. He relies on Chesterhaven Beach

CHO ASSESSION FURTHER PROPERTY.

Partnership v. County Board of Appeals for Queen Annes County, 103 Md. App. 324 (1995) and Leo J. Umerlev v. People's Counsel for Baltimore County, 108 Md. App. 497 (1996). After considering the arguments made by Mr. Holzer on behalf of his clients, his Memorandum submitted, as well as the cases cited therein, and in consideration of the Petitioner's Memorandum which was submitted after the close of the taking of testimony, I find that Section 421.1 of the B.C.Z.R. can be varianced and the 200 ft. setback requirement for a kennel is not a condition precedent to the use of a Kennel and Animal Boarding Class A. Therefore, Mr. Holzer's motion that the variance be dismissed, for the reasons cited at the hearing, as well as in his memorandum, be and is hereby denied.

Having denied Mr. Holzer's motion, I must now turn to the variance request at hand. The Petitioner is requesting permission to situate her kennel facility 20 ft. from the side property line in lieu of the required 200 ft. After considering all of the testimony and evidence offered at the hearing, as well as the memoranda submitted at the close of the hearing, I find that the Petitioner has failed to satisfy the burdens imposed on her in order to justify the granting of this variance. The subject property is simply not an appropriate candidate to house such an extensive kennel operation as is proposed by the Petitioner. The size and magnitude of the proposed operation would be better suited for a larger tract of land, located in a more rural area of the County. To approve this particular operation on this parcel of property would, in fact, cause injury to the public, safety and general welfare of the neighbors that surround this property in this residential community. Furthermore, an operation of this size, proposed in the area as shown on the site plan, is not within the spirit and intent of the subject property's residential classification. Having so found, the Petitioner's variance shall be denied.

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THEREFORE, IT IS ORDERED this 30 day of August, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 421.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard depth of 20 ft. in lieu of the required 200 ft. for a proposed Kennel and Animal Boarding Place, Class A, be and is hereby DENIED.

IT IS FURTHER ORDERED, that Petitioner's request for variance from Section 409.4.A, to allow an existing 10 ft. driveway in lieu of the required 20 ft. driveway, be and is hereby DENIED.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days from the date of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj

Sign Fred For Filling

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

ERIKA LANASA, et al.

Plaintiffs

· CASE NO. 03-C-00-007380

ARNOLD JABLON, DIRECTOR,
BALTIMORE COUNTY DEPARTMENT
OF PERMITS AND DEVELOPMENT
MANAGEMENT, et al.

Defendants

CONSENT ORDER

Plaintiffs, Erika Lanasa and Gretel K. White t/a Greenspring Valley Kennels (referred to collectively as "GVK") and Defendants, Arnold Jablon, Director, Baltimore County Department of Permits and Development Management and Baltimore County (referred to collectively as the "County"), through their undersigned counsel, consent to this Honorable Court entering the following Consent Order:

It is this 25.74 day of July, 2000, by the Circuit Court for Baltimore County, hereby,

ORDERED, that the County, its agents and employees, be and hereby are temporarily enjoined from taking any action to enforce Baltimore County Uniform Code Violation Notice No. 122420, pending further proceedings on GVK's Motion for Summary Judgment which is currently pending before this Court; and be it

FURTHER ORDERED, that this Consent Order shall be subject to extension, termination or modification by further Order of this Court.

John E. Beverungen, Esquire

Baltimore County Office of Law

Courthouse, 2nd Floor

400 Washington Avenue

Towson, MD 21204

(410) 887-4420

Attorney for Defendants

Matthew H. Azrael, Esquire Azrael, Gann & Franz, LLP 101 E. Chesapeake Avenue

5th Floor

Towson, MD 21286

(410) 821-6800

Attorney for Plaintiffs

APPROVED:

JUDGE LAWRENCE R. DANIELS

F:\USERS\EMH\MHA\White, Gretel\Consent Order.doc

EXL, #4

FILED SUL SIZUUD

Hacci Azraeli Beverungen

cc:

John E. Beverungen, Esquire Baltimore County Office of Law Courthouse, 2nd Floor 400 Washington Avenue Towson, Maryland 21204

Matthew H. Azrael, Esquire Azrael, Gann & Franz, LLP 101 E. Chesapeake Avenue, 5th Floor Towson, Maryland 21286

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

ERIKA LANASA, et al.

Plaintiffs

V.

CASE NO. 03-C-00-007380

ARNOLD JABLON, DIRECTOR,
BALTIMORE COUNTY DEPARTMENT *
OF PERMITS AND DEVELOPMENT
MANAGEMENT, et al. *

Defendants

CONSENT ORDER

Plaintiffs, Erika Lanasa and Gretel K. White t/a Greenspring Valley Kennels (referred to collectively as "GVK"), Defendants, Arnold Jablon, Director, Baltimore County Department of Permits and Development Management and Baltimore County (referred to collectively as the "County") and Joanne Adleberg Wagonheim, et al. (referred to collectively as "Movants), through their undersigned counsel, consent to this Honorable Court entering the following Consent Order:

It is this _____ day of September, 2000, by the Circuit Court for Baltimore

ORDERED, that Count I (Declaratory Judgment) and Count III (Injunction) of the Complaint are hereby dismissed without prejudice; and be it

FURTHER ORDERED, that Movants' Motion to be Joined or in the Alternative to Intervene is hereby dismissed without prejudice as moot; and be it

FURTHER ORDERED, that GVK's Motion for Summary Judgment and the County's Motion to Dismiss are hereby stayed pending the County's review of GVK's permit applications.

John E. Beverungen, Esquire
Baltimore County Office of Law
Courthouse, 2nd Floor
400 Washington Avenue
Towson, MD 21204
(410) 887-4420
Attorney for Defendants

Matthew H. Azrael, Esquire Azrael, Gann & Franz, LLP 101 E. Chesapeake Avenue 5th Floor Towson, MD 21286 (410) 821-6800 Attorney for Plaintiffs

Signatures continued on next page

EVL. #5

Parroll Holzer, Esquire

Holzer and Lee

508 Fairmount Avenue Towson, MD 21204 (410) 825-6961

Attorneys for Movants

APPROVED:

JUDGE

Matthew Azrael, Esq. Cc: John Beverungen, Esq. J. Carroll Holzer, Esq.

F:\USERS\EMH\MHA\White, Gretel\Consent Order - Settlemont.doc

RAEL CIANN + FRANZ

Jack Dillon 543 Park Avenue Towson, Maryland 21204 (410) 321-0021

PROVIDE PROFESSIONAL PLANNING ASSISTANCE IN THE AREAS OF LAND USE, LAND USE ANALYSIS, SITE EVALUATION AND DESIGN.

EMPLOYMENT

THE VALLEYS PLANNING COUNCIL EXECUTIVE DIRECTOR MAY 1997 - PRESENT

PRIVATE CONSULTANT MARCH 1996 - MAY 1997

BALTIMORE COUNTY, MARYLAND

Office of Planning, Community Planning Division, Senior Planner and Deputy Division Chief August 1987 - February 1996

Office of Planning, Comprehensive Planning Division, Environmental Studies Section
Planner II
October 1974 - June 1981

Prior to October 1974 was with the Baltimore County Zoning Office
June 1967 - September 1974 and February 1962 - May 1967
I was with the Department of Public Works assigned to special projects at the Johns Hopkins University and The Baltimore City Analyzer Office.

EDUCATION:

MORGAN STATE UNIVERSITY
Graduate Program in Landscape Architecture
1992 - 1994 (not complete)

UNIVERSITY OF MARYLAND Graduated Para Legal 1978

UNIVERSITY OF BALTIMORE
Graduated B.S. Degree in Business Management
Planning Courses At Johns Hopkins University
1969

ADDITIONAL EDUCATION

DUNDALK COMMUNITY COLLEGE Media/TV Production 1984-1986

Pet Ex#8

Jack Dillon Page -2-

ADDITIONAL EDUCATION CONTINUE

UNIVERSITY OF BALTIMORE SCHOOL OF LAW 1969 - 1970

GEORGIA INSTITUTE OF TECHNOLOGY Institute in Urban Planning 1969

JOHNS HOPKINS UNIVERSITY Appraisal of Real Estate 1975

OTHER PROFESSIONAL EXPERIENCE

CATONSVILLE COMMUNITY COLLEGE Visiting Lecturer - Zoning and Subdivision Design Spring 1991

UNIVERSITY OF MARYLAND, SCHOOL OF SOCIAL WORK AND URBAN PLANNING Visiting Lecturer - Use of Video in the Art of Planning February 1987

TOWSON STATE UNIVERSITY

Department of Geography and Environmental Planning Instructor of Two Three Credit Courses Entitled Principals of Zoning And Planning Implementation February 1972 - December 1981

Member of The American Planning Association

SIGNIFICANT PROFESSIONAL ACCOMPLISHMENTS

Planner and Author/CO Author of a variety of Reports and Planning Studies, Including: The Essex/Middle River Community Assessment 1995
The Owings Mills Open Space Concept Plan 1995
Hanover Pike Corridor Plan 1993
Hereford A Preliminary Analysis 1987
The Reisterstown Road Corridor Study 1987
Plan for Owings Mills, Maryland 1984
The Old Court Road Corridor Study 1984
Site Selection for The Northwest Area Multipurpose Center 1982

Jack Dillon Page -2-

Proposed Amendment To Baltimore County Zoning Regulations - Sludge
Disposal in Baltimore County 1982
Areas of Critical of State Concern in Baltimore County 1979
Planner responsible for The Organization and Administering the
Primary Draftsman of The Four Resource Conservation Zones for
Baltimore County, which have become the basis for controlling growth
In rural Baltimore County 1975
Development and Administration of the Video Production unit within The office of
Planning. Producer of Video "The Grove" which won a National
Association of Counties Award in 1993.

Court and Agency Proceedings:

Since 1965 I have provided testimony as an expert witness before the Baltimore County Planning Board, various Legislative Sub-Committees in Annapolis, The Baltimore County Council, The Baltimore County Zoning Commisioner, The Baltimore County Board of Appeals, The Planning Commission For The Town of Ocean City, Maryland, The District Court of Maryland And The Circuit Court of Maryland

Pet Cy #9

FALLS ROAD ANIMAL HOSPITAL 24 Hour Emergency Shock Trauma

KIM J HAMMOND, D.V.M., M B A

8314 FALLS ROAD BAI TIMORE MARYLAND 21209 (410) 825 8100

CURRICULUM VITAE

Kim Joseph Hammond, D.V.M., M.B.A.

Owner and Director: Falls Road Animal Hospital

Falls Road Emergency Shock-Trauma

For Pet's Sake - Pet Shop & Boarding Kennel

President - News Puppy Productions: Producer of Veterinary News

Videos for commercial television

President - Milnel Foundation: a non-profit organization that

provides funds for humanitarian deeds

President - Shoemaker Corporation: Real Estate Partnership Vice-President - Hammond/Scovill Assoc: Investment Firm

Veterinary clinician and surgeon, writer, producer, director, private pilot, and farrier.

Born: April 15, 1952 Baltimore, Maryland

Citizenship: American

Social Security #: 218-44-0501

Educa	ti	ion	;
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1974	B.A.	University of Colorado
1977	G,F.	General Farrier, Hillcraft
		School of Horseshoeing
1981	D.V.M.	Tuskegee School of Veterinary
7001 1000	. .	Medicine, Magna Cum Laude
1981-1982	Internship	New Haven Central Hospital for
3.004		Veterinary Medicine
1994	M.B.A.	Loyola College, Executive
		M.B.A. Program

Licensure:

Maryland, Connecticut, Federal

Faculty Positions and Awards:

1999

Loyola College "Entrepreneur of the Year" awarded to outstanding individuals who combine innovative business achievement with service to humanity.

1998-Present

Board Member Chesapeake Search and Rescue Dog Association

Faculty positions (continued)

1998 Career Development Mentoring Program Loyola College, Baltimore, Maryland

1989 Visiting Professor Small Animal Medicine &

Surgery

Beijing Agricultural University, Beijing

China.

United Nations Development Program in China Senior Technical Advisor Recruitment (STAR)

1987-Present Clinical Preceptor Clinical Medicine,

Maryland-Virginia School of Veterinary

Medicine, Blacksburg, Virginia

1986-1393 Member Animal Care and Use Committee, Johns

Hopkins University, Baltimore, Maryland.

1983-Present Adjunct Professor Internship/Cooperative

Education Towson State University, Towson,

Maryland

Work Related Experience:

1999 Animal Fair Magazine Veterinary Editor and Arts & Entertainment Correspondent

1997 Peace Corps, Niger Africa

Lead a team of 5 U.S. veterinarians, and 24

Peace Corp volunteers to assist local

authorities in rehabilitating and

strengthening the operations of: The Niamey Museum Zoo, Wildlife Game Reserves and the last free roaming giraffes in West Africa.

1995 SyndCast Communications, Inc.

Strong Vet Tips...Covers all aspects of living with animals. Guest interviews and visits to farms, ranches, race tracks, pet supply stores, etc. Humorous... Creative...

Good family TV. :90-1:20 Seconds

Present Television Veterinary Expert - Appearances:

Joan River's Show, "Vicki," Bill Cosby, ABC, CNN, CBS, NBC News Programs, David Horowitz,

KCAL, KPIX, KRON, People Magazine,

Cosmopolitan Magazine, as well as others.

1994 - Present WBAL Radio: Weekly pet news on the A.M. drive

news.

Work Related Experience (continued)

1992 Wrote and introduced "Puppy Mill Bill" into the 1992 U.S. Congress with Congressman Benjamin Cardin and The Humane Society of the U.S. (to end the mass production of commercial

kittens).

1992-Present Co-host of two live weekly call-in per news programs on WBAL T.V. Channel 11, Baltimore, Md.

1990-Present C.E.O., Producer, News Puppy Productions Nationally syndicated T.V. animal health care series,

1990-1998 Writer-talent for Baltimore Sun Newspaper column "Sundial." Appears pg. 2, 7 days weekly.

1990 Cosmopolitan Magazine - Bachelor of the Month,

1990-1993 Contributing Editor Family Magazine.

1988-Present Assistant Producer, Writer for Public Broadcasting System, television series "Pet Care". 26 programs aired daily.

1987-Present Guest Lecturer: Johns Hopkins University, Goucher College, University of Maryland, The Chapin School (N.Y.C.), High Schools, Elementary, and Nursery Schools.

1987-1989 WITH Radio: Producer, Writer, Personality.

1985-Present Falls Road Animal Hospital 24 Hour Emergency Shock Trauma: Started the 1st 24 hour full service animal emergency center in the state of Maryland

1985-Present Extensive Veterinary experience for the T.V. and motion picture industry. "Runaway Bride", "The Green Mile", "Stuart Little", "All The Pretty Horses", Boone Narr and Animals for Hollywood, Birds and Animals Unlimited, "Avalon", "Accidental Tourist," "Her Alibi," Academy Award winning Directors Barry Levinson, and Billy Bob Thornton as well as Garry Marshall, Ellen Schwartz.

Work Related Experience (continued)

1982-Present	Falls Road Animal Hospital/For Pet's Sake Kennel: Began operations, employing 100 people and 75,000 clients per year.
1981-Present	Television and Radio Veterinary Personality: Maryland, New York, Washington D.C., California, Georgia, and Florida.
1981-Present	Publications: Numerous Magazine and Newspaper Articles on Pet Care.
1981	State Veterinarian, South Dakota Racing Commission, Park Jefferson Horsetrack, Sodrac Dog Racetrack.
1974-1976	Researcher, Division of Comparative Animal Medicine Johns Hopkins School of Medicine, Baltimore, Maryland.
1974	Researcher, Charles Darwin Research Institute Expedition to the Galapagos Islands.

