IN RE: PETITION FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE
NE/S of Old York Road, 158 ft. NE
intersection Old York Road & Hess Road
10th Election District
3rd Councilmanic District
(Hess & Old York Roads)

Hess Crossing, LLC (Parcel A)
Hess Road Holdings, LLC (Parcel B)
By: Stephen H. Muller, Legal Owner
and
Two Horsemen, LLC, Contract Purchaser

Petitioners

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

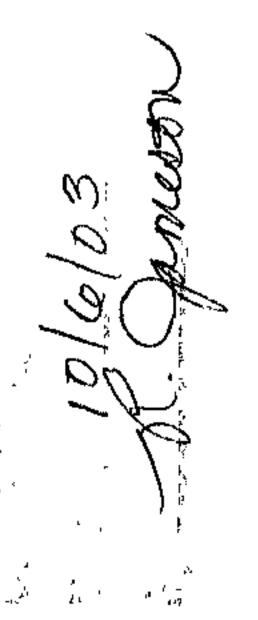
* CASE NO. 04-075-SPHXA

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Hearing, Special Exception and Variance filed by the legal owners of the subject property, Hess Crossing, LLC (Parcel A), Hess Road Holdings, LLC (Parcel B) and the contract purchaser, Two Horsemen, LLC. The Petitioners are requesting relief for property they own at Hess and Old York Road, in the Monkton area of Baltimore County. The special hearing request is, to approve the creation of an R.C.2 non-density parcel of 1.67 acres and a veterinarium of 6,292, sq. ft. +/-located in part on an R.C.2 non-density parcel of 1.67 +/- acres. The special exception request is pursuant to Section 1A01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a veterinarium located in part on an R.C.2 non-density parcel of 1,43 +/- acres and in part on an R.C.2 non-density parcel of 1.67 +/- acres. Finally, the Petitioners are requesting variance relief from the B.C.Z.R. as follows:

- 1. from Section 1A06.4, to permit a gross floor area of building in the R.C.C. zone of up to 4,200 sq. ft. in lieu of the 3,000 sq. ft. permitted;
- 2. from Section 1A06.6, to permit 25.8% (16,100 sq. ft.) of the lot within the R.C.C. zone to be covered by impervious surface in lieu of the 20% (12,493 sq. ft.) as permitted;



- 3. from Section 421.3, to permit accessory parking as close as 60 ft. to the nearest property line in lieu of the minimum required 100 ft.; and
- 4. from Section 1A06.4.a.1, to permit a front yard setback that is greater than the average setback of the adjacent lots.

The property was posted with Notice of Hearing on September 16, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 16, 2003 to notify any interested persons of the scheduled hearing date.

Notice is taken that the property, which is the subject of this special hearing request, consists of 3.669 acres +/- gross and 3.110 acres +/- net for total site area and the site is split-zoned R.C.C. & R.C.2.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning supporting Petitioners' request and specifically found that the Compatibility Report, elevations and landscape were in accordance with the Compatibility Objectives of Section 26-282 of the Baltimore County Code. Two (2) ZAC comments were also received from the Department of Environmental Protection & Resource Management dated September 12, 2003, copies of which are attached hereto and made a part hereof. DEPRM supports Petitioners' requests subject to Petitioners' connection to the county water line be approved by the Department of Public Works and that soil evaluations be conducted.

Interested Persons

Appearing at the hearing in support of the request were Ronald Maher, Robert Morelock, the engineer who prepared the site plan Patrick Kinsley, Sarah King Scott, James W. Constable, Esquire, representing the seller/owner of the property, and Dr. James S. Juzwiak. Deborah C.

Dopkin, Esquire represented the Petitioners. Appearing as interested citizens in the matter were Jeanne Andrews and James B. Hess, III. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 502.1 of the B.C.Z.R. - Special Exceptions

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted

10/6/03 Johnson as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Testimony and Evidence

Testimony and evidence proffered by Ms. Dopkin indicated that the property was a former salt storage area used by Baltimore County for many years. As such, rainwater presumably filtering through the salt stored on the property infiltrated and contaminated the ground water in a large area shown by Petitioner's Exhibit 4A. In response, the County drilled wells outside of the contaminated area and is proposing to supply water to this property and others in the area. Baltimore County eventually declared the property surplus and in conjunction with the local community associations began to look for private parties which could utilize the property and yet live with its constraints. Eventually the search located the Manor Equine Hospital whose owner, Dr. Juzwiak, agreed to relocate to the property which is now vacant.

Dr. Juzwiak's proposal is to build two structures on the property, the first of which is the actual relocated equine hospital and also to build a small barn for the storage of supplies for the hospital. Proffered testimony indicated that the hospital was sized for not only for local but national customers as well. In order to provide enough land for such an enterprise, the old salt yard had to be combined with another parcel from an adjacent property by way of non-density transfer. The hospital was then located in the center of the two lots, as access to both the front and rear portions of the building would be needed. The proposed offices would be located toward the front of the building and the hospital facilities located in the rear, where trailers could

be pulled to load and unload the horses. This meant that the building would straddle the RCC and R.C.2 zoning line.

Special Hearing

The special hearing request is to approve the creation of an R.C.2 non-density parcel of 1.67 acres and a veterinarium of 6,292, sq. ft. +/- located in part on an R.C.C. parcel of 1.434 +/- acres and in part on an R.C.2 non-density parcel of 1.67 +/- acres. The proffered testimony revealed that the equine patients treated at the facility, to a large extent, dictate the size of the building. By definition these animals require large facilities which, for example, must be able to accommodate recovering horses and well as those horses being treated. The lot seems well scaled and suited to the hospital. Consequently, I will approve the non-density transfer of 1.67 acres of R.C.2 land and the 6,292 sq. ft. veterinarium.

Special Exception

Veterinariums and Veterinarian's offices are allowed as of right in RCC zones. However, they are allowed in R.C.2 zoned property by special exception. Ms. Dopkin proffered that the use of the R.C.2 property for this purpose would not have any adverse impact on the neighborhood pursuant to Section 502.1 of the B.C.Z.R. In addition, she proffered that having the veterinarium at this location would be less detrimental than at any other location in the area. She enumerated the commercial and institutional uses in the immediate area to reinforce that point. I agree with this analysis and will grant the Special Exception as requested.

Variance Request

The gross floor area of the main building (4,200 sq. ft.) exceeds the maximum gross floor area allowed in the RCC zone (3,000 sq. ft.) and the impervious surface of the buildings (25.8%) exceeds the RCC standard of 20%. As discussed above, the hospital was scaled to the needs of the horses being treated. While it is large, it does not overcrowd the combined lots. In addition,

that a small corner will be in violation of the distance to the property line (60 ft.) as opposed to the regulations which allow 100 ft. The Manor Tavern owns the property adjoining the variance area and not only has not opposed the variance but has enthusiastically endorsed it. See letters of endorsement Petitioner's Exhibit No. 8.

Although no Protestants appeared at the hearing, there was one letter from Mr. Heckert and Ms. Boisvert, adjoining property owners who opposed the variance and special exception. They seemed primarily concerned with the scope of the project and worried that future uses could be obnoxious should the hospital fail. While I understand their concerns, I suspect that the Manor Area Association and The Manor Conservancy, which both enthusiastically endorse the relief requested, will provide the oversight needed to prevent those concerns from becoming reality.

Finally, the Petitioners request variance relief in that the front yard setback proposed will be greater than the average front yard setback of the adjacent properties. The proposal meets the requirement that the building be set back at least 15 ft. from the right of way line. However, the building is so far back from the street right of way it violates the average value. Ordinarily one would think being further back from the street would not be a problem especially in a rural setting such as we have here. In any case, the distance of the building from the street is in keeping with the design and function of the hospital.

Considering the proffered evidence and taking the opposition into account, I find that there are special circumstances or conditions existing on the premises that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The property's ground water has been contaminated by Baltimore County's use of the property as a salt storage facility. This will severely limit the usefulness of the property. The functions

to be performed by an equine hospital are unusual. The required size and location are likewise special circumstances, which require variance relief. No increase in residential density beyond that otherwise allowable by the Zoning Regulations is being requested. Finally, these variances can be granted in strict harmony with the spirit and intent the regulations, and in a manner so as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing request shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this <u>6</u> day of October, 2003, that the Petitioners' special hearing request pursuant to Section 500.7 of the B.C.Z.R., to approve the creation of an R.C.2 non-density parcel of 1.67 acres and a veterinarium of 6,292, sq. ft. +/- located in part on an R.C.C. parcel of 1.434 +/- acres and in part on an R.C.2 non-density parcel of 1.67 +/- acres, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the special exception request pursuant to Section 1A01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a veterinarium located in part on an R.C.C. parcel of 1,43 +/- acres and in part on an R.C.2 non-density parcel of 1.67 +/- acres, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance relief requested from the B.C.Z.R. as follows:

- 1. from Section 1A06.4, to permit a gross floor area of building in the R.C.C. zone of up to 4,200 sq. ft. in lieu of the 3,000 sq. ft. permitted;
- 2. from Section 1A06.6, to permit 25.8% (16,100 sq. ft.) of the lot within the R.C.C. zone to be covered by impervious surface in lieu of the 20% (12,493 sq. ft.) as permitted;
- 3. from Section 421.3, to permit accessory parking as close as 60 ft. to the nearest property line in lieu of the minimum required 100 ft.; and
- 4. from Section 1A06.4.a.1, to permit a front yard setback that is greater than the average setback of the adjacent lots.

be and is hereby GRANTED.

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

JOHN W MURPHY

DEPUTY ZONING COMMISSIONER

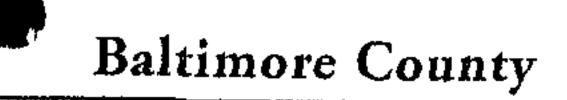
FOR BALTIMORE COUNTY

JVM:raj

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468





James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

October 6, 2003

Deborah Dopkin, Esquire 409 Washington Avenue, Suite 1000 Towson, Maryland 21204

Re: Petitions for Variance, Special Hearing and Special Exception
Case No. 04-075-SPHXA
Property: Hess & Old York Roads

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case. The petitions for variance, special hearing and special exception have 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,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure



Copies to:

Ronald Maher 16339 Old York Road Monkton, MD 21111

Robert Morelock Site Resources, Inc. 14307 Jarrettsville Pike Phoenix, MD 21131

Dr. James S. Juzwiak 2506 Monkton Road Monkton, MD 21111

Patrick Kinsley 2700 Water Street York, PA 17403

Sarah King Scott 15923 Old York Road Monkton, MD 21111

James W. Constable, Esquire 2300 Sheppard Road Monkton, MD 21111

Jeanne Andrews 3511 Stansbury Mill Road Phoenix, MD 21131

James B. Hess, III 14804 York Road Sparks, MD 21151







REV 9/15/98

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Hess & Old York Roads which is presently zoned R.C.C. & R.C.2

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

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

SEE ATTACHED

zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

I/We do solemnly declare and affirm, under the penalties of penjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. * Legal Owner(s): Parcel B (SEE ATTACHE) Contract Purchaser/Lesee: Hess Road Holdings, LLC Two Horsemen, Name - Type or Print Name - Type or Print By: Signature Signature Stephen H. Muller 8571 Lehman Road Name - Type or Print Telephone No. Address 7313 Dallastown, PA Signature Zip Code State City 230 Tyrone Circle Telephone No. Attorney For Petitioner: Address 21212 Baltimore, Maryland Zip Code Deborah C. Dopkin State City Name Type or Print Representative to be Contacted: Signature Deborah C. Dopkin 410-821-0200 <u>Seborah C. Dopkin.</u> Name 410-821-0200 409 Washington Avenue, Suite 1000 409 Washington Avenue, Suite 1000 Telephone No. Address Telephane No. Address <u> 21204</u> Towson, Maryland Zip Code 21204 State Towson, Maryland Clly Zip Code State City OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. 04-075-SPHXA UNAVAILABLE FOR HEARING ____ 10 - 06 -03

Reviewed By JNP



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Petition for Special Hearing

to the Zoning Commissioner of Baltimore County ~

for the property located at Hess & Old York Roads which is presently zoned R.C.C. & R.C.2

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

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

Contract Purchaser/Lessee:	** <u>Legal Owner(s):</u> Parcel B
Two Horsemen, LLC	Hess Road Holdings, LLC
	ame - Type or Print
Bv:	By: Xand Sall
By: Signature	Signature
8571 Lehman Road	Stephen H. Muller
Address Telephone No.	Name - Type or Print
Dallastown, PA 17313	
City State Zip Code	Signature
Attorney For Petitioner:	230 Tyrone Circle
Attorney for f cuttoffer.	Address Telephone No.
Deborah C. Dopkin	Baltimore, Maryland 21212
	ity State Zip Code
	Representative to be Contacted:
Signature	Napieselliative to be contacted.
	Deborah C. Dopkin
Deborah C. Dopkin, P.A. Company	Name 440 004 0000
410-821-0200 409 Washington Avenue, Suite 1000	409 Washington Avenue Suite 1000
Address Telephone No.	410-821-0200 409 Washington Avenue, Suite 1000 Address Telephone No.
	Towson, Maryland 21204
Towson, Maryland 21204 City State Zip Code	City State Zip Code
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04-075-SPAXA

Legal Owner - Parcel A Hess Crossing, LLC

By:

*

James W. Constable, Esquire, Member

Wright, Constable & Skeen

One Charles Center, 16th Floor

Baltimore, Maryland 21201

Special hearing to approve

the creation of an RC2 non-density parcel of 1.67 Acres; and

a veterinarium of 6,292 sq. ft. \pm located in part on an RCC parcel of 1.434 \pm acres and in part on an RC2 non-density parcel of 1.67 \pm acres

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Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Hess and Old York Roads which is presently zoned R.C.C. & R.C.2

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

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, 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.

Contract Purchaser/Lessee:	* <u>Legal Owner(s)</u> ; Parcel B
By Signature 8571 Lebman Road Address Telephone No.	Hess Road Holdings, LIC Type or Print By: * (SEE ATTACHED) Signature Stephen H. Muller Name - Type or Print
State Zip Code	Signature 230 Tyrone Circle
Deborah C. Dopkin Name Type or Print Signature Deborah C. Dopkin, P.A. Company 410-821-0200 409 Washington Avenue, Suite 1000 Address Towson, Maryland 21204 City State Zip Code	Address Baltimore, Maryland 21212 State Zip Code Representative to be Contacted: Deborah C. Dopkin Name 410-821-0200 409 Washington Avenue, Suite 1000 Address Telephone No. Towson, Maryland 21204 City State Zip Code
\ .	OFFICE USE ONLY
Scase No. 04-075-SPHXA	UNAVAILABLE FOR HEARING 10-06-03 Reviewed By Date 8/15/03



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at <u>Hess and Old York Roads</u>

which is presently zoned <u>R.C.C. & R.C.2</u>
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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

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

I, or we, agree to pay expenses of above Special Exception, 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.

Contract Purchaser/Lessee:	* <u>Legal Owner(s):</u> Parcel B
Two Horsemen, LLC Name - Type or Print	Hess Road Holdings, LLC Name - Type or Print
By: X (SEE ATTACHED) Signature	By: Stern Signature
8571 Lehman Road Address Telephone No.	<u>Stephen H. Muller</u> Name - Type or Print
Dallastown, PA 17313 City State Zip Code	e Signature
Attorney For Petitioner:	230 Tyrone Circle Address Telephone No.
<u>Deborah C. Dopkin</u> Name - Type or Print	Baltimore, Maryland 21212 State Zlp Code
Signature	Representative to be Contacted:
Deborah C. Dopkin, P.A.	Deborah C. Dopkin
Company 410-821-0200 409 Washington Avenue, Suite 1000 Address Telephone No.	Name 410-821-0200 409 Washington Avenue, Suite 1000
•	Address Telephone No. Towson, Maryland 21204
Towson, Maryland 21204 City State Zip Code	
	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
Case No.	UNAVAILABLE FOR HEARING
REV 09/15/98	Reviewed By Date

Legal Owner - Parcel A Hess Crossing, LLC

By:

James W. Constable, Esquire, Member Wright, Constable & Skeen

One Charles Center, 16th Floor

Baltimore, Maryland 21201

To permit a veterinarium located in part on an R.C.C. parcel of 1.434± acres and in part on an RCZ non-density parcel of 1.67± acres pursuant to Section 1A01.2.C.2.



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REV 9/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at <u>Hess and Old York Roads</u> which is presently zoned R.C.C. & R.C.2

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or 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.

is the subject of this Petition. (SEE ATTACHUS) *Legal Owner(s): Parcel B Contract Purchaser/Lessee:) Hess Road Holdings, LLC Two Morsemen, LLQ Name - Type or Print Name - Type or Print By: Signature Signature Stephen H. Muller Kehman Road Name - Type or Print 'elephone No. Address 17313 Dallastown. Zip Code Signature State 230 Tyrone Circle Attorney For Petitioner: Telephone No. Address 21212 Baltimore, Maryland <u>Deborah C. Dopkin</u> Zip Code State City Name Type or Print Representative to be Contacted: Signature Deborah C. Dopkin Deborah C. Dopkin, P.A. 410-821-0200 Name 410-821-0200 Сотряпу 409 Washington Avenue, Suite 1000 409 Washington Avenue, Suite 1000 Telephone No. Address Telephone No. Address 21204 Towson, Maryland 21204 Towson, Maryland Zip Code State City Zip Code State City OFFICE USE ONLY ESTIMATED LENGTH OF HEARING. O4-075-SPHKA UNAVAILABLE FOR HEARING 10 6 03 Reviewed By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at <u>Hess and Old York Roads</u> which is presently zoned <u>R.C.C. & R.C.2</u>

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Two Horsemen, LLC		Hess Road Holdings, LLC
Name - Type or Print	N	ame - Type or Print
By:		By: XICA TALLE
By: Signature		Signature
8571 Lehman Road		Stephen H. Muller
	one No.	Name - Type or Print
Dallastown, PA 17313 City State 2	Zip Code	Signature
Attorney For Petitioner:		230 Tyrone Circle
		Address Telephone No.
Deborah C. Dopkin		Baltimore, Maryland 21212
Name - Type or Print	C	ty State Zip Code
		Representative to be Contacted:
Signature		
Deborah C. Dopkin, P.A.		Deborah C. Dopkin
Company 410-821-020	0	Name 410-821-0200
409 Washington Avenue, Suite 1000	0	Name 410-821-0200 409 Washington Avenue, Suite 1000
·	one No.	Address Telephone No.
Towson, Maryland 21204	······	Towson, Maryland 21204
City State 2	Zip Code	City State Zip Code
		OFFICE USE ONLY
		ESTIMATED LENGTH OF HEARING
Case No.		
	Reviewed By	UNAVAILABLE FOR HEARING
REV 9/15/98	TOTICHEU DY	Date

Legal Owner - Parcel A Hess Crossing, LLC

By:

James W. Constable, Esquire, Member

Wright, Constable & Skeen

One Charles Center, 16th Floor

Baltimore, Maryland 21201

1. Section 1A06.4 to permit a gross floor area of building in the R.C.C. zone of up to 4,200 sq. ft. in the lieu of the 3,000 sq. ft. permitted.

ι

- 2. Section 1A06.6 to permit 25.8% (16,100 sq. ft.) of the lot within the R.C.C. zone to be covered by impervious surface in lieu of the 20% (12,493 sq. ft.) as permitted.
- 3. Section 421.3 to permit accessory parking as close as
- "60 feet to the nearest property line in lieu of the minimum required 100 feet.
- 4. Section 1406,4, a. 1 to permit a front yard setback that is greater than the average set back of the adjacent lots.



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

August 7, 2003

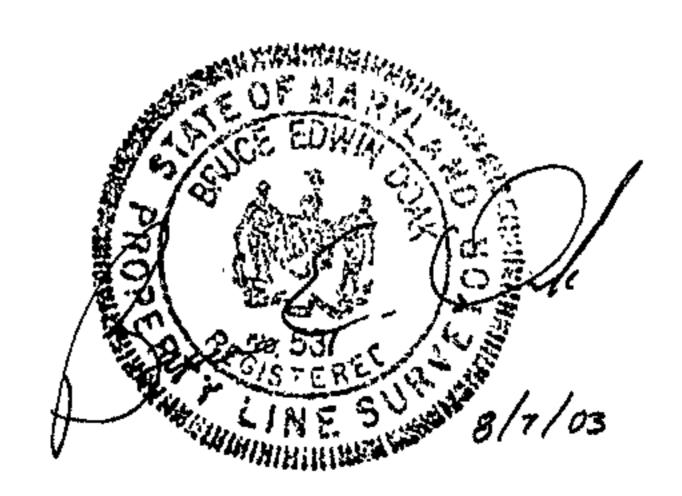
ZONING DESCRIPTION ZONING PARCEL A

All that piece or parcel of land situate, lying and being in the Tenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the northeast side of the intersection of Hess Road and Old York Road, being distant 158 feet, more or less, northeasterly from the center of said intersection, thence running and binding on the following eight courses and distances, viz:, (1) North 49 degree 04 minutes 58 seconds West 35.55 feet, (2) A curve to the left having a radius of 235.00 feet an arc length of 49.49 feet (a chord bearing of North 09 degrees 52 minutes 21 seconds West 49.40), (3) A curve to the left having a radius of 235.00, an arc length of 115.9 feet (a chord bearing of North 30 degrees 02 minutes 07 seconds West 114.74 feet), (4) North 44 degrees 47 minutes 56 seconds West 55.00 feet, (5) North 50 degrees 42 minutes 03 seconds East 175.18 feet, (6) South 40 degree 02 minutes 54 seconds East 168.00 feet, (7) South 40 degrees 02 minutes 54 seconds East 238.95 feet, and (8) South 87 degrees 56 minutes 10 seconds West 266.22 feet to the zoning point of beginning.

Containing 1.43 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.





Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

August 7, 2003

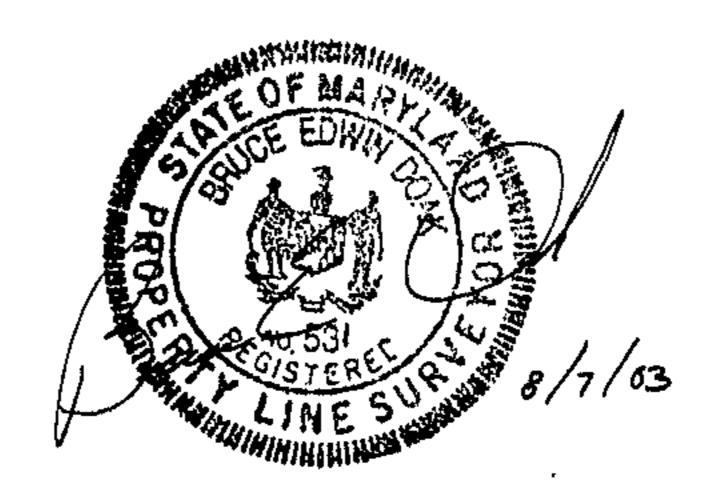
ZONING DESCRIPTION
PROPOSED NON-DENSITY
TRANSFER PARCEL
ZONING PARCEL B
HESS ROAD HOLDINGS, LLC
PROPERTY
BALTIMORE COUNTY, MARYLAND

All that piece or parcel of land situate, lying and being in the Tenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Hess Road being 403 feet, northeasterly along the center of Hess Road from the center of the intersection of Old York Road and Hess Road, thence leaving the center of Hess Road and running and binding reversely on lines of Hess Road Holdings LLC Property, the following two courses and distances, viz:, (1) North 40 degrees 02 minutes 54 seconds West 445.96 feet, (2) North 46 degrees 45 minutes 19 seconds East 153.57 feet, thence running for the two proposed lines of division of the proposed 1.68 Acres of land, more or less, parcel, (3) North 80 degrees 00 minutes 00 seconds East 175.08 feet, and (4) South 00 degree 00 minutes 00 seconds East 446.60 feet to the zoning point of beginning.

Containing 1.68 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 27464	PAID RELEIPT MISINESS ACIDAL TIME DEM
	800.00	8/15/2003 8/15/2003 11:04:23 3 KHG 4503 HAIL LPET LAP ECEIPT # 267117 8/15/2003 OFLN DEPT 5 520 ZUNING VERIFICATION CR NO. 027464
RECEIVED Deboveh (. Psekin Fsq		Recot Tot \$800.00 800.00 CK .00 CA Baltimore County, Haryland
FOR: <u>OH-075-SPHXA</u> (01 +1055-Pelitioner	d jork Road & Hess H.	cad
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMI		CASHIER'S VALIDATION

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: #04-075-SPHXA

Hess and Old York Road N/east side of Old York Rd., 158 feet n/east Intersection of Old York Rd., and Hess Rd

10th Election District - 3rd Councilmanic District Legal Owner(s): Hess Road Holdings, Parcel A; Consta-

ble & Skeen, Parcel B

Contract Purchaser: Two Horseman, LLC, James Juzwiak

Special Exception: to permit a veterinarium located in part
on an R.C.C. parcel of 1.434 +/- acres and in part on an
R.C. 2 non-density parcel of 1.67 +/- acres. Variance: to
permit a gross floor area of building in the R.C.C. zone of
up-to 4,200 square feet in liet of the 3,000 square feet
permitted. To permit 25.8% (16.100 square ft.) of the lot permitted. To permit 25,8% (16,100 square ft.) of the lot within the R.C.C. zone to be govered by impervious surface in lieu of the 20% (12,493 sq. ft.) as permitted. To permit accessory parking as close as 60 feet to the nearest property line in lieu of the minimum required 100 feet. To permit a front yard setback that is greater than the average setback of the adjacent lots. **Special Hearing:** to permit the creation of an R.C. 2 non-density parcel of 1.87 acres and a veterinarian of 6,292 square feet +/- located in part on an R.C.C. parcel of 1.434 +/- acres and in part on an

R.C.2 non-density parcel of 1.67 +/- acres. Hearing: Wednesday, October 1, 2003 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake

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.

JT/9/728 Sept. 16

C626870

CERTIFICATE OF PUBLICATION

918,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
nce in each ofsuccessive weeks, the first publication appearing
n 9 16 ,20 0 3.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkings-
LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

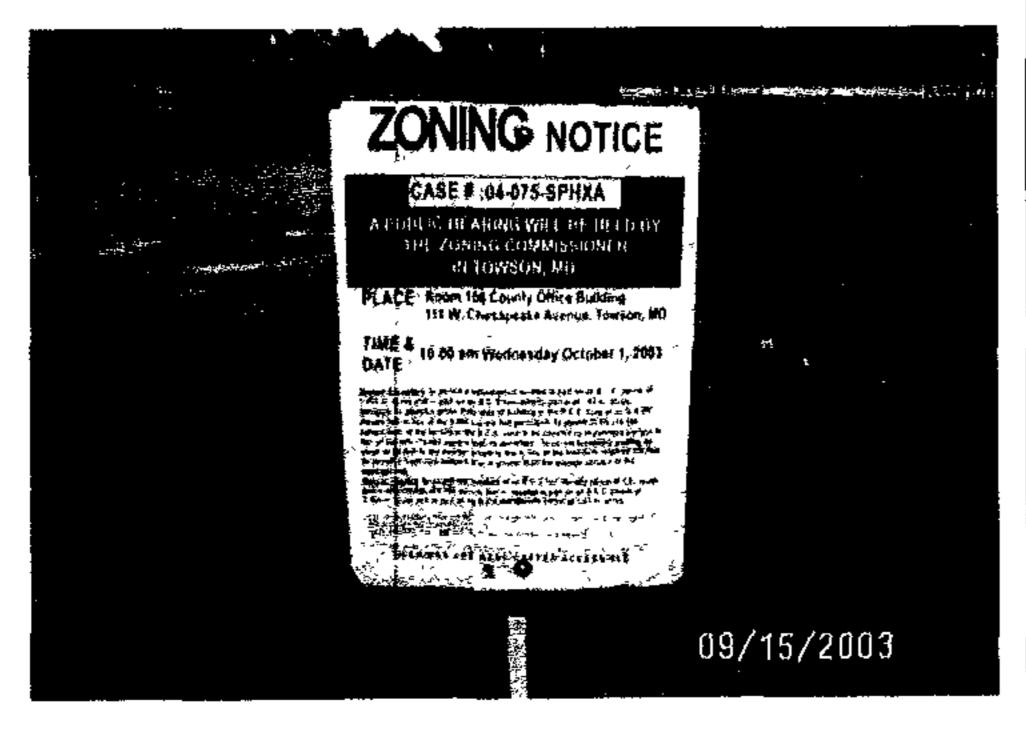
RE: CASE # 04-075 SPHXA
PETITIONER/DEVELOPER:
Two Horseman, LLC, James Juzwiak
DATE OF HEARING:
October 1, 2003

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT



LOCATION:

Hess and York Roads N/E side of Old York Road 158 feet N/E intersection Old York Road,& Hess Road

DATE:

September 16, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

ED ON: September 15, 2003

PETITION FOR SPECIAL HEARING RE: SPECIAL EXCEPTION & VARIANCE Hess & Old York Roads; NE/side Old York Road, 158' NE of Old York Rd & Hess Ave* 10th Election & 3rd Councilmanic Districts Legal Owner(s): Hess Road Holdings, LLC, * Stephen Muller, James Constable, Esquire, Member, Wright, Constable & Skeen Contract Purchaser(s): Two Horseman, LLC; James S Juzwiak

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-075-SPHXA

Petitioner(s)

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to Deborah Dopkin, Esquire, 409 Washington Avenue, Suite 1000, Towson, MD 21204, Attorney for Petitioner(s), Exel Mar dimnerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECEIVED

AUG 2 9 2003

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 16, 2003 Issue - Jeffersonian

Please forward billing to:

Deborah Dopkin 409 Washington Avenue, Ste. 1000 Towson, MD 21204

410-821-0200

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: 04-075-SPHXA

Hess and Old York Road

N/east side of Old York Rd., 158 feet n/east intersection of Old York Rd., and Hess Rd.

10th Election District - 3rd Councilmanic District

Legal Owners: Hess Road Holdings, Parcel A; Constable & Skeen, Parcel B

Contract Purchaser: Two Horseman, LLC, James Juzwiak

Special Exception to permit a veterinarium located in part on an R.C.C. parcel of 1.434 +/- acres and in part on an R.C. 2 non-density parcel of 1.67 +/- acres. Variance to permit a gross floor area of building in the R.C.C. zone of up to 4, 200 square feet in lieu of the 3, 000 square feet permitted. To permit 25.8% (16, 100 square ft.) of the lot within the R.C.C. zone to be covered by impervious surface in lieu of the 20% (12, 493 sq. ft.) as permitted. To permit accessory parking as close as 60 feet to the nearest property line in lieu of the minimum required 100 feet. To permit a front yard setback that is greater than the average setback of the adjacent lots. Special Hearing to permit the creation of an R.C. 2 non-density parcel of 1.67 acres and a veterinarian of 6, 292 square feet +/- located in part on an R.C.C. parcel of 1.434 +/- acres and in part on an R.C.2 non-density parcel of 1.67 +/- acres.

Hearings:

Wednesday, October 1, 2003, at 10:00 a.m. in Room 106, County Office

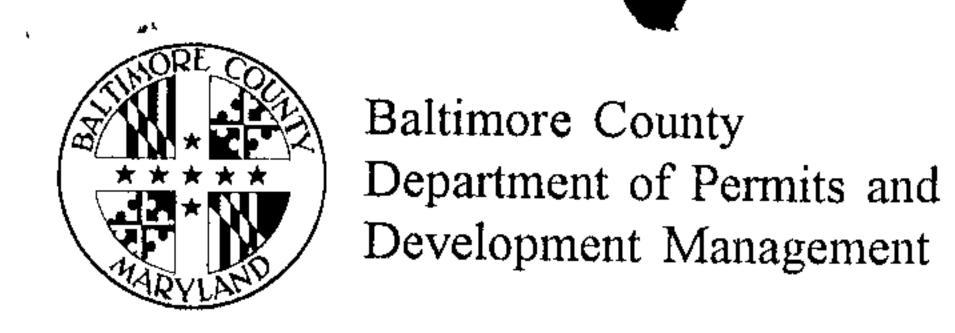
Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



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

Fax: 410-887-5708 August 27, 2003

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: 04-075-SPHXA

Hess and Old York Road

N/east side of Old York Rd., 158 feet n/east intersection of Old York Rd., and Hess Rd.

10th Election District – 3rd Councilmanic District

Legal Owners: Hess Road Holdings, Parcel A; Constable & Skeen, Parcel B

Contract Purchaser: Two Horseman, LLC, James Juzwiak

Special Exception to permit a veterinarium located in part on an R.C.C. parcel of 1.434 +/- acres and in part on an R.C. 2 non-density parcel of 1.67 +/- acres. Variance to permit a gross floor area of building in the R.C.C. zone of up to 4, 200 square feet in lieu of the 3, 000 square feet permitted. To permit 25.8% (16, 100 square ft.) of the lot within the R.C.C. zone to be covered by impervious surface in lieu of the 20% (12, 493 sq. ft.) as permitted. To permit accessory parking as close as 60 feet to the nearest property line in lieu of the minimum required 100 feet. To permit a front yard setback that is greater than the average setback of the adjacent lots. Special Hearing to permit the creation of an R.C. 2 non-density parcel of 1.67 acres and a veterinarian of 6, 292 square feet +/- located in part on an R.C.C. parcel of 1.434 +/- acres and in part on an R.C.2 non-density parcel of 1.67 +/- acres.

Hearings:

Wednesday, October 1, 2003, at 10:00 a.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Deborah Dopkin, 409 Washington Ave., Ste. 1000, Towson 21204 Hess Road Holdings, Stephen Miller, 230 Tyrone Circle, Baltimore 21212 Two Horsemen, LLC, 8571 Lehman Rd., Dallastown, PA 17313

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 16, 2003.

- (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.





DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

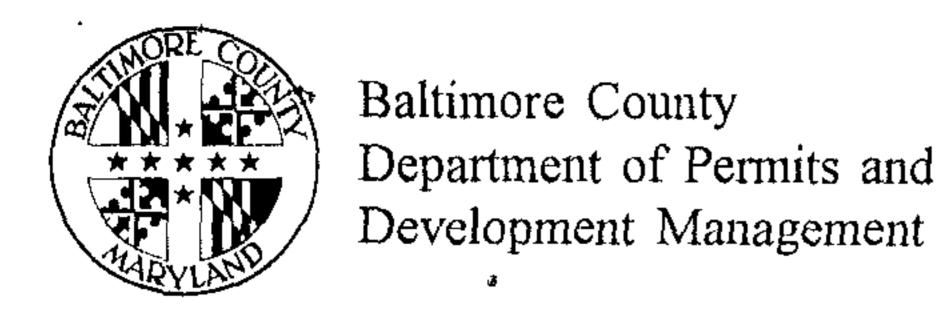
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising: Item Number or Case Number: 04-075-5PHXA
Petitioner: Hess Crossing, LLC& Hess Road Holding, LCC
Address or Location: Old York Road & Hess Road
PLEASE FORWARD ADVERTISING BILL TO: Name: <u>Deborah C Dopkin</u> , ESO
Address: 409 Washington Ave Sr. 1000
TOWSON MD 21204
Telephone Number: 410 821-0200

Revised 2/20/98 - SCJ



 $\frac{1}{a} = i\frac{b}{b}$

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

September 25, 2003

Deborah Dopkin 409 Washington Avenue, Ste. 1000 Towson, MD 21204

Dear Ms. Dopkin:

RE: Case Number: 04-075-SPHXA, Hess and Old York Roads

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 15, 2003.

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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Hess Road Holdings, LLC, Stephen Muller, 230 Tyrone Circle, Baltimore 21212
Two Horseman, LLC, 8571 Lehman Rd., Dallastown PA 17313

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: September 25, 2003

¥ ~ .

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 2, 2003

Hem Nos. 069, 070, 071, 072, 073, 074, 075, 077, 080, 081, 082, 085, and 086

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

RWB:CEN:jrb

ce: File



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

County Office Building, Room 111

August 26, 2003

Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: August 26, 2003

Item No.:

069-687

Dear Ms. Hart:

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

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley

DATE:

September 24, 2003

SUBJECT:

Zoning Item <u>04-075</u>

Address

Hess and Old York Roads

Zoning Advisory Committee Meeting of: August 25, 2003

The horse industry is a major component of the agricultural industry in Baltimore County. The RC-2 regulations were created to foster and protect agriculture. This request for an equine veterenary hospital is supported as it is one of the necessary support uses needed to retain the industry.

Reviewer:

Wally Lippincott

Date: September 12, 2003

July

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 2, 2003

Department of Permits and Development Management

FROM:

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

SUBJECT:

Manor Equine Veterinary Hospital

INFORMATION:

Item Number:

04-075

Petitioner:

Stephen H. Muller

Zoning:

RCC and RC 2

Requested Action:

Special Hearing/Special Exception/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the subject site plan, compatibility Report, architectural elevations, and landscape plan and found them to be in accordance with the Compatibility Objectives set forth in the Comprehensive Manual of Development Policies, and Section 26-282 of the Baltimore County Code. This office therefore recommends that the petitioner's request be APPROVED.

Prepared by:

Vally |

Section Chief:

RECEIVED

AFK/LL:MAC:

SEP - 4 2003

ZONING COMMISSIONER



Robert L. Flanagan, Secretary Nell J. Pedersen, Administrator

JMP

Mas that Department of Talayspoot of the

Date: 8.24.03

RE:

Baltimore County

Item No. 075

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

Dear. Ms. Hart:

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. Andla

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

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

January 20, 2004

Robert E. Morelock, Associate Site Resources, Inc. 14307 Jarrettsville Pike Phoenix, MD 21131

Dear Mr. Morelock:

RE: Spirit and Intent, Case # 04-075-SPHXA, Manor Equine Veterinary Hospital, 15801 Old York Road, Monkton, MD 21111, 10th Election District

Your recent letter to Timothy Kotroco, Director, was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records and after consultation with Carl Richards, Zoning Review Supervisor, and Robert Bowling, Development Plans Review Supervisor, the following has been determined:

- 1. The proposed red-lined modification to the site plan in Case # 04-075-SPHXA removing a 386 square foot triangle from the south end of the non-density parcel (Parcel B) is not a material change to the plan. In addition, the reconfigured parcel is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) relative to said zoning case, subject to any restrictions contained in the Zoning Commissioner's order.
- 2. A copy of your letter, this response and the red-lined plan will be recorded and made a permanent part of the zoning case file.
- 3. Pursuant to the above-mentioned consultation with Mr. Bowling, the proposed adjustment to the non-density parcel (Parcel B) does <u>not</u> need to be considered as a separate and distinct item for further review by the DRC. In addition, Mr. Bowling confirmed that the limited exemption approved by the DRC for this project constitutes the only development related approval needed at this point in time.
- 4. You must include in the details of all plans (including building permit plans) a verbatim copy of this response.
- 5. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

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

Sincerely

Jeffrey N. Perlow

Planner II

Zoning Review

JNP

c: Zoning Hearing File 04-075-SPHXA File-Spirit & Intent Letters

CASO FILE

Onc Hunt Valley 11311 McCormick Road Suite 450 Hunt Valley, MD 21031

toll-free 888 435 2281

tel 410 229 8200

fax 410 229 8282

Storm Front Farm

15923 Old York Road Monkton, Maryland 21111

Mr. Timothy M. Kotroco 111 W. Chesapeake Avenue Mail Stop 1105

Towson, Maryland 21204

MorganStanley

RE; Case number 4-75-SPHXA
Zoning exception for Old York Road/Hess Road
Contract Purchaser-Two Horseman LLC James S. Juzwiak DVM

Dear Mr. Kotroco,

I am writing to record my strong *support* for the proposed zoning change permitting an Equine Veterinary Clinic at the corner of Hess and Old York Road.

My property is several hundred yards to the North East of the subject property, and as a Farm and horse owner, I am very much in favor of this use of this particular property as it adds a required and necessary facility while preserving the rural nature of the area.

I have known Dr. Juzwiak, and his veterinary practice." Manor Equine" for the past 12 years or so, and have come to rely on his services. Manor Equine is an integral and essential part of the horse industry in Baltimore County and has developed an excellent reputation among horsemen. In addition, this location is virtually surrounded by horse properties and there are countless horse farms within 5 miles in all directions.

In closing, I have been concerned about the ultimate disposition of this property, which is very close to my home, for some time.. The building of an equine clinic at this location is, in my opinion, the very best possible use of this location, and having, Dr. Juzwiak as a neighbor is a significant "plus".

Please feel free to call me @ 410-229-8202 If you should have any questions.

Sincerely, R. Donald Scott

Sarah Krott

RECEIVED

SEP 1 2 2003

03-33/1

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT



January 12, 2004

Mr. Timothy Kotroko, Director
Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Re: Manor Equine Veterinary Hospital

SRI Project No. 03007

Dear Mr. Kotroko:

Enclosed is a progress copy of the site plan for the proposed Manor Equine Veterinary Hospital project. During development review of this plan by Baltimore County agencies, a site issue has surfaced that, in turn, has caused a slight adjustment to the plan. We would like confirmation that the site development, as currently planned, is still within the spirit and intent of the zoning approval previously granted.

By way of introduction, this project was the subject of Zoning Case No. 04-075-SPHXA which requested, among other things, creation of a non-density parcel and approval of a Veterinarium (as defined by the Baltimore County Zoning Regulations) to be constructed on an aggregated site located at the intersection of Old York and Hess Roads in Manor. The project site is be made up of two pieces: an RCC-zoned site (formerly the Baltimore County District 10 highway maintenance facility) and the aforementioned R.C.2-zoned non-density parcel created from the adjoining 28+/- acre property to the east now owned by Hess Road Holdings, LLC. The zoning relief, which was granted with no restrictions in a decision dated 06 October 2003, approved the creation of the of the non-density transfer as well as the required Special Exception and variances needed to place the building and parking as depicted on the attached plan.

The issue that has been raised by the Developer's Engineering Office regards the creation of the non-density parcel. The subject development was submitted to the DRC as Item No. 042103E, Dist. 10C3 requesting an (A)(7) limited exemption. At the time of the initial submittal, the plan depicted the development essentially as it is shown on the attached plan – including the non-density transfer from Hess Road Holdings, LLC. Because zoning relief was required to approve the plan, the issue was tabled at the April 21, 2003, meeting. Subsequent to the approval of the zoning relief, the site plan was reconsidered at the October 20, 2003, DRC meeting, and the limited exemption was

14307 Jarrettsville Pike · Phoenix, MD 21131

Mr. Timothy Kotroko January 12, 2004 Page 2

approved by your letter dated November 17, 2003. Again, the non-density transfer parcel was depicted on the DRC site plan as an integral part of the aggregated site as it had been approved by the Special Hearing, yet we now are being told that the creation of the non-density parcel needs to be considered as a separate and distinct DRC item.

This plan has been before the DRC two times and was considered and approved by the Zoning Commissioner at a public hearing on October 1, 2003. We believe that requiring yet another review by the DRC to be a "belt and suspenders" approach that is unnecessarily redundant.

The site plan adjustment has to do with the boundary of the Hess Road Holdings, LLC property which, as an "old" undeveloped tract, is described as running with the centerline of Hess Road. When and if the 28-acre property is ever developed, it is expected that a fee simple right-of-way will be granted to Baltimore County for public improvements to the Hess Road frontage in accordance with current policy. In a similar way, when it was sold as surplus by Baltimore County, the portion of the subject site once used as the county highway facility excluded reservations for the Hess Road and Old York Road rights-of-way. The original configuration of the non-density parcel (depicted in red on the attached plan) resulted in a very small triangle of land becoming a part of the Manor Equine project that would have been required to be dedicated to Baltimore County for the Hess Road right-of-way. The plan has since been adjusted to remove that triangle from the non-density parcel and retain it as part of the overall Hess Road Holdings, LLC property. At such time as that property is developed, this triangle can be conveyed with the balance of the 190-foot long Hess Road frontage as a contiguous right-of-way parcel. The effect of this change is to reduce the non-density transfer from 1.682 acres to 1.674 acres (approximately 386 square feet).

We respectfully request that you review the attached plan to determine the following:

- 1. That the creation of the non-density parcel falls within the spirit and intent of the approval by the Zoning Commissioner and that the limited exemption approved by the DRC for this project constitutes their only necessary approval.
- 2. That the removal of the 386 square foot triangle from the south end of the non-density parcel does not materially affect the plan and that the reconfigured parcel falls within the spirit and intent of the approval granted in Zoning Case No. 04-075-SPHXA.

Mr. Timothy Kotroko January 12, 2004 Page 3

We appreciate your kind consideration of these requests and trust that the information provided is sufficient to render an affirmative decision. In the mean time, our office will be happy to answer any questions or provide additional resources you may require.

Sincerely,

SITE RESOURCES, INC.

Robert E. Morelock,

Associate

Enclosures ·

Cc: Jim Juzwiak, DVM

Pat Kinsley

Deborah C. Dopkin, Esq.

p.2

September 30, 2003

Mr. Lawrence Schmidt Zoning Commissioner Baltimore County Planning and Zoning 111 W Chesapeake Avenue Towson, MD 21204

RE: Case Number 4-75-SPHXA Hess and Old York Road

Dear Mr. Schmidt;

I apologize for having to submit this letter so late and hope that it will be considered in your review of the above referenced case. I intended to attend the Hearing and to speak in person but was called out of town for business on short notice.

My wife and I and children live at 3211 Hess Road, directly across the street from this property and we oppose this Variance and Special Exception. Since Baltimore County purchased the previously residential property from Marion Mays it has been exploited and abused. This extensive proposal will again expand the use of the property by incorporating adjacent property. If granted this will permit a 6,300 square foot building up to 30 feet tall, straddling a second property zoned R.C.2 and this is not in keeping with the nearby homes. Zoning on the original R.C.C. property would allow a building up to 3,000 square feet, less than half the proposed size.

This is a classic situation of purchasing a property with certain limits and then requesting extensive variances and exceptions to maximize and exploit the use and value of the property. Although a horse veterinarian is appropriate for R.C.C and R.C.2 zoning and everyone can assume the contract purchaser, Two Horseman LLC and both sellers, The Manor Conservancy, and Hess Road Holdings LLC fully intend the property will be developed and flourish as proposed, there are no guarantees in business and if the property were resold this large building would be available for numerous different uses and requesting additional variances or Special Exceptions to further expand use of the property could occur.

Additionally, concerning the size and set-back variances requested for the proposed building, it is my understanding as indicated in the attached correspondence dated October 19, 1999 from George G. Perdikakis, Director of DEPRM to Charles R. Olsen, Director of DPW outlining the requirements for obtaining water for the site due to the site's chloride contamination of ground water that a well on the site would have to be tested and fail prior to approval of connection to the community supply. The plan I reviewed did not identify a well location with the appropriate 100' well radius for this test and or future use and whether it's a new or existing well I am concerned this is an oversight and the proposed building size and setbacks may not allow this required well to be sited correctly.

My family and I appreciate your considering our concerns in this matter. Please contact me if I can provide any additional information.

Sincerely,

William B. Hecker

Karen D. Boisvert

Laren D. Boisvert

11:04

01/23/2002

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PAGE 04/06

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Inter-Office Correspondence

TO:

Charles R. Olsen, Director

Bamand

41088757

Department of Public Works

FROM:

George G. Perdikakis, Director

Department of Environmental Protection and Respurce Management

DATE:

October 13, 1999

SUBJECT:

Manor Community Water Supply

As you are aware, the improper storage of road salt at the former 10° District Highway Shed resulted in chloride contamination of local drinking water supplies. Since 1991, Baltimore County has been providing bottled water to the Manor Tavern Restaurant, located at 15819 Old York Road, until a suitable replacement well could be located. Based on the nature of the contaminant and the likelihood of other supplies being affected in the future, this Department recommended that the County seek a replacement supply that could potentially serve all properties impacted by the salt storage problem. Subsequently, two wells were completed in 1998 and determined by this Department to be of adequate quality and yield to serve the needs of the Manor Tavern and the surrounding community.

It is our understanding that Public Works has secured the necessary agreements, and plans to connect the Manor Tavern Restaurant to the replacement water supply within the next two months. In anticipation of requests by surrounding property owners to also be connected to this water supply, we are recommending the following guidelines be adopted as County policy to ensure equitable treatment of all requests.

- Property owners must formally request in writing to the Department of Environmental Protection and Resource Management (DEPRM) the desire to connect to the County maintained water supply in Monkton, Maryland (known as the Manor Community Water Supply).
- Consideration for connection to the Manor Community Water Supply will only be granted to those properties included in the potential impact area delineated by DEPRM, and which have an existing water supply meeting adequate yield and potability requirements (see attached map; Figure 1). Although certain land parcels may be partially located in the potential impact area, only those water

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PAGE 05/06

Manor Community Water Supply October 13, 1999 Page 2

supplies actually located within the designated impact area will be further

- Upon determination that the property and water supply in question is within the 3, . impact area, at least four (4) water samples will be collected over a 30 day period by DEPRM, and analyzed for chloride levels. If the median chloride concentration is greater than or equal to 250 mg/l, or otherwise determined by this Department to be causing a significant aesthetic or maintenance problem, the property will be connected to the Manor community water supply subject to the following:
 - The property owner signs an agreement with Baltimore County granting a) access to the subject property in order to perform the necessary work required to extend the community water supply to the residence and disconnect the existing water supply.
 - b) The property owner agrees to maintain sole responsibility and cost for maintenance of any in-house water treatment (i.e., neutralization, and/or softening), piping, and fixtures.
- Proposed subdivisions, or new building lots within the impact area must comply 4. with all applicable zoning and environmental requirements in addition to meeting the well testing requirements. In other words, unimproved lots must first complete a new well that meets all standard testing requirements for Use and occupancy in addition to the criteria stipulated in items 1, 2, and 3 above before a house connection may be made. DEPRM reserves the right to deny siting a new well in the potential chloride impact area if other spitable well sites exist elsewhere on the property.

Scorge G. Perdikakis

Director

CC: Office of Law Doug Silber

Deborah C. Dopkin

From:

"William Korpman" <wkorpman@co.ba.md.us>

To:

<JAY@lawbrown.com>

Cc:

"Edward Adams" <ecadams.COB_PO.COB_DOM@co.ba.md.us>; <ddopkin@dopkinlaw.com>

Sent:

Tuesday, September 30, 2003 5:33 PM

Subject:

Manor Equine Veterinary Hospital

Dear Mr Young,

Ed Adams asked me to look into a few issues discussed at your September 25 meeting with him. I have discussed my findings with him and he has asked me to pass them along to you.

With respect to the equine hospital itself the County will allow a connection to the Manor water line as required by the contract for the sale of the property. The connection will be at the buyer's expense and water usage will be limited to 600 gallons per day. We will require the installation of a meter to allow usage to be monitored. We do not plan to charge for water usage at this time, but reserve the right to do so in the future if others connect and a law is passed setting rates for water usage charges.

With respect to the property Mr Mullen plans to subdivide, he will be required to meet all requirements of the subdivision process including well testing requirements. Based on monitoring of the Manor Tavern well and others, there is a reasonable possibility that a well can be drilled with chloride levels in the water below the 250 ppm threshold. The County would strongly prefer to not connect additional properties to the water line unless all other options have been exhausted. If all other development requirements are met and the level of chlorides in the well water exceeds the 250 ppm threshold, the new lots will be allowed to connect to the water line with limits on their daily usage.

Hopefully I have answered your questions. Feel free to contact me if I have not.

William Korpman
Deputy Director
Department of Public Works

City the B

CURRICULUM VITAE

NAME:

James S. Juzwiak, DVM, diplomate ACVS

DATE OF BIRTH:

June 10, 1959

manor equine hospital

ADDRESS:

Manor Equine Hospital 2506 Monkton Rd. Monkton, MD 21111

PHONE:

(410) 472-3545

FAX:

(410) 472-3698

E-MAIL:

jdjuz@juno.com

EDUCATION:

Michigan State University College of Veterinary Medicine DVM (High honor), 1983

Michigan State University BS Veterinary Science (High honor), 1981

BOARD CERTIFICATION:

American College of Veterinary Surgeons, 1990

STATE LICENSURES:

Maryland, Pennsylvania

PROFESSIONAL ASSOCIATIONS:

American Veterinary Medical Association American Association of Equine Practitioners Maryland Veterinary Medical Association Maryland Association of Equine Practitioners

P. E. S.

Compatibility Study

for the proposed

Manor Equine Veterinary Hospital

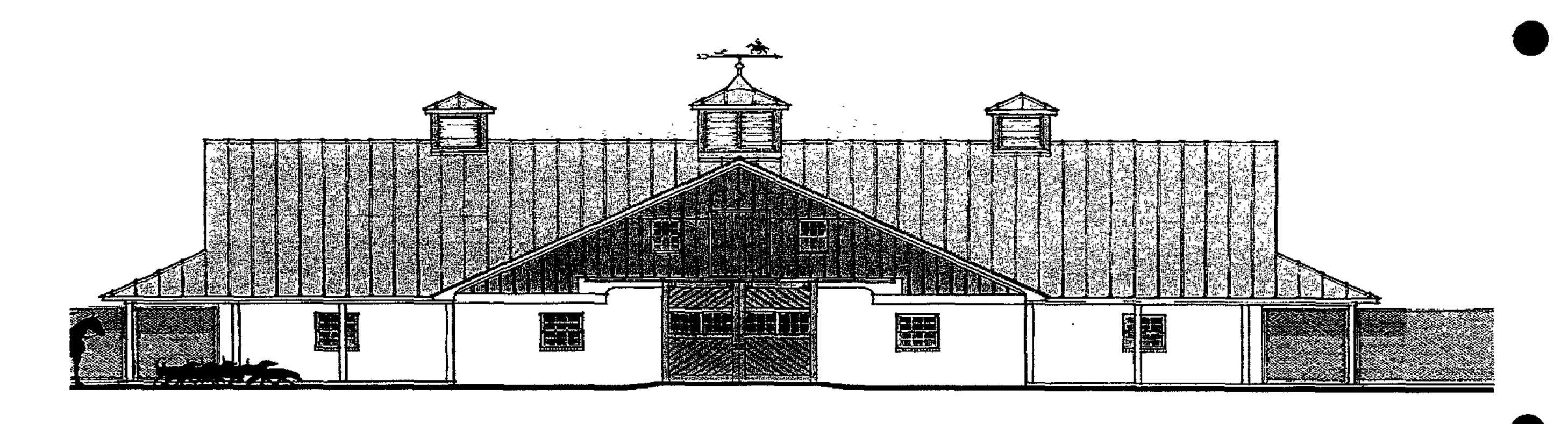
Hess Road & Old York Road Baltimore County, Maryland

Prepared By



14307 Jarrettsville Pike • Phoenix, Maryland 21131 (410) 683-3388 • fax (410) 683-3389

Religion



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Det Hi

MANOR AREA ASSOCIATION, INC. 2300 Shepperd Road Monkton, MD 21111 Phone (410) 659-1315 Fax (410) 659-1350

September 26, 2003

Zoning Commissioner of Baltimore County County Courts Building 401 Bosley Avenue Towson, MD 21204

Re: Petition for Variance, Petition for Special Exception,

Petition for Special Hearing for Property at

Hess and Old York Roads

Dear Mr. Commissioner:

The Manor Area Association, Inc. is a community association that's mission is the protection of the quality of life, particularly the rural ambiance and agricultural focus of that part of Baltimore County that includes the above property. We have been very involved with the County over the years in zoning and land use matters.

The Zoning Committee of The Manor Area Association has reviewed the above Petitions and the plans of the Petitioner. We wholly support them. This has been a community effort to control the subject property which was auctioned off as surplus property by Baltimore County. In order to avoid purchase by a user that might commercialize the property with a use that is incompatible with the neighborhood, members of the community joined together to purchase the property and find a compatible use which is subject to restrictions and design approval.

We have reviewed the design, the landscaping and the general restrictions and fully support the granting of the special exception, variances and other relief requested.

Milicerer

Zoning Committee

Zoning Committee

The Manor Area Association

Set 48

MorganStanley

Storm Front Farm

15923 Old York Road Monkton, Maryland 21111 One Hunt Valley 11311 McCormick Road Suite 450 Hunt Valley, MD 21031

toll-free 888 435 2281 tel 410 229 8200 fax 410 229 8282

Mr. Timothy M. Kotroco 111 W. Chesapeake Avenue Mail Stop 1105 Towson, Maryland 21204

RE; Case number 4-75-SPHXA
Zoning exception for Old York Road/Hess Road
Contract Purchaser-Two Horseman LLC James S. Juzwiak DVM

Dear Mr. Kotroco,

I am writing to record my strong *support* for the proposed zoning change permitting an Equine Veterinary Clinic at the corner of Hess and Old York Road.

My property is several hundred yards to the North East of the subject property, and as a Farm and horse owner, I am very much in favor of this use of this particular property as it adds a required and necessary facility while preserving the rural nature of the area.

I have known Dr. Juzwiak, and his veterinary practice." Manor Equine" for the past 12 years or so, and have come to rely on his services. Manor Equine is an integral and essential part of the horse industry in Baltimore County and has developed an excellent reputation among horsemen. In addition, this location is virtually surrounded by horse properties and there are countless horse farms within 5 miles in all directions.

In closing, I have been concerned about the ultimate disposition of this property, which is very close to my home, for some time. The building of an equine clinic at this location is, in my opinion, the very best possible use of this location, and having, Dr. Juzwiak as a neighbor is a significant "plus".

Please feel free to call me @ 410-229-8202 If you should have any questions.

Sincerely,

Sarah K. Scott

Timothy M. Kotroco

Director of Permits and Development Management for Baltimore County

Dear Sir,

September 4, 2003

I am writing to you too express my thoughts about Dr. Juzwiak's plans to build a veterinary clinic at the corner of Hess road and Monkton Road. My farm is located about one mile from this proposed site at the corner of Irish Avenue and Monkton Road (2939 Monkton Road).

I have known Dr. Juzwiak professionally and personally for about ten years and have found him to be a good person and a considerate neighbor. I believe Dr. Juzwiak's clinic would be an asset to the community. I whole-heartedly support Dr. Juzwiak's plans to build his veterinary clinic.

Sincerely Yours,

Nicholas P. Schweizer

Twelfth night Farm

2939 Monkton Rd.

Monkton, Maryland 21111

Nicholas P. Schweizer

JEAN P. SEHLHORST 16001 OLD YORK ROAD MONKTON, MARYLAND 21111 PRESENTATION 771 = 4714 SOME 301

August 25,2003

Mr. Timothy M. Kotuoco Baltimore County Zoning Board: ...

Dear Mr. Kotuoco:

I am very much in favor of changing the zoning so that Dr. James
Juzwiak may build an Equine Hospital on the site of the Old County
Shop Property, My Lady's Manor.

The Equine Hospital would be very beneficial to the area since it would be in the heart of horse country.

Thank you.

Jean P. Sehlhorst

JPS

Mr. and Mrs. Ronald L. Maher, Jr. Claustrophobia 16339 Old York Road Monkton, MD 21111

Timothy M. Kotroco
Director of Permits and Development
For Baltimore County Management

August 26, 2003

Dear Mr. Kotoroco,

My family has lived on the same 80 acre farm since 1954. I was born there in 1961 and my wife and I moved into our house on the farm in 1992. We are approximately 1 mile by road from the proposed equine veterinary hospital.

We have known and used Dr. Jeswiak's services for many years and look forward to having him permanently located nearby. He is an asset to the community.

Should you have any questions please call me at (410) 771-4452.

Ronald L. Maher, Jr

Mr. Timothy M. Kotroed Scavenger's Choice 16323 Old York Fd. Aryost 23, 2003 Monklon, Md. 21111 Director of Pennits and Development Mangement Baltimore Courty

Dean Mr. Kotroco,

I live at the above address; exactly one mile north of old york RI and Monkton Road. I have lived here since 1954 on a horse form of aprox. 50 to 55 acres.

I am very much in favor of the counter known as the "county strop" being used as great an equine hospital. It would be a great asset to the troose community.

I have personally Known Dr. Juzwiak about 20 years. I am some That he will build and maintain a facility That is in Keeping with The Forwarding area.

Thank you for your attention in this very truly yours, matter.

answaher

(Mrs. Ronald L. Mahen

Sheryl L. Bryner 3308 Hess Road Monkton, Maryland 21111

August 29, 2003

Mr. Timothy M. Kotroco, Director
Department of Permits and Development Management
111 West Chesapeake Avenue
Mailstop 1105
Towson, MD 21204

Dear Mr. Kotroco:

It is with great pleasure that I write to you supporting Dr. James Juswiak's plan to build and operate an equine clinic on the property located at the corner of Hess Road and Old York Road in Monkton.

My home sits directly behind Dr. Juswiak's property. When the property went on the market I was very concerned as to what type of commercial development would be allowed on this corner. I was very happy when I found out that Dr. Juswiak had purchased the p0roperty with the intent of building an equine clinic. The use of this property for an equine clinic is an excellent fit for the neighborhood. Many of my neighbors, and myself, are horse owners and have used the services of Dr. Juswiak on numerous occasions. By having an equine clinic in the area Dr. Juswiak is be able to provide services to Northern Baltimore County's many horse owners that otherwise are only available at either New Bolton Hospital in Pennsylvania or the Marion duPont Scott Clinic in Virginia, both of which involve shipping sick or injured horses over 2 hours.

Dr. Juswiak has my full and hearty support in the building of an equine clinic on his property.

Sincerely,

Sheryl L. Bryner

Cc: Dr. James Juswiak

TALLY HO FARM 3500 HESS ROAD MONKTON, MARYLAND 21111

. . .

MONKTON, MARYLAND 21111 The concern it sow concern: I am writing this letter on behalf of my good friend and fourte vet Jim Juzuiak. He is purchasing the land on the cooner of Manor and Hess and a parcel ajacent to mine as well-the plans to build an equine hospital with some paddocks for recooperations horses on this property. This operation will be a great convenience to the many horse owners in this comunity here on the manor. I took that anothing sun by Jin will be Done well and eficiently. He has been doing my vett Coork for many years and I have found him to be a superior vert and a fine individual ces well. we have owned this tor the

lest 35 years. His place will be a



15819 Old York Road Monkton, MD 21111 (410) 771-8155

September 30, 2003

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

RE: The Application of The Manor Equine Hospital for Zoning Approval on the Land of Hess Crossing, LLC

Dear Zoning Commissioner:

I am writing in support of the application of Two Horsemen, LLC for zoning approval to locate an equine veterinary surgical facility on property adjoining mine at the intersection of Hess and Manor Roads. I am the President and Sole Shareholder and Manor Tavern, Inc. which owns four parcels of property generally known as 15819 Old York Road, Monkton, Maryland 21111. This property directly adjoins the property which is subject of the zoning hearing before you.

I support the application because it is an appropriate use which will complement the neighborhood and have very little adverse impact to my property or any other property in the area. I applaud the members of Hess Crossing, LLC for joining together in an effort to purchase the property and to locate an appropriate use which will complement the community. The local community has always been very supportive of my business and it is my pleasure to support this effort to locate the Manor Equine Veterinary Hospital on the subject property.

Sincerely,

MANOR TAVERN, INC.

Mark N. Greene

President

cc: Albert J.A. Young, Esquire

P:/WPDATA\DBM\Manor Tavern letter.wpd

Post-it' Fax Note.

Phone #

FIDE

CASON FILLE

One Hunt Valley
11311 McCormick Road
Suite 450
Hunt Valley, MD 21031

tell-free 888 435 2281 tel 410 229 8200 fax 410 229 8282

Morgan Stanley

Storm Front Farm

15923 Old York Road Monkton, Maryland 21111

Mr. Chesapeake Avenue
111 'A. Chesapeake Avenue
Mail Stop 1105
Towarn, Maryland 21204

RE; Case number 4-75-SPHXA

Zoning exception for Old York Road/Hess Road
Contrict Purchaser-Two Horseman LLC James S. Juzwiak DVM

Dea: Mr. Kotroco.

I am v riting to record my strong support for the proposed zoning change permitting an Equin: Veterinary Clinic at the corner of Hess and Old York Road.

My property is several hundred yards to the North East of the subject property, and as a Farre and horse owner, I am very much in favor of this use of this particular property as it adds a required and necessary facility while preserving the rural nature of the area.

I have known Dr. Juzwiak, and his veterinary practice." Manor Equine" for the past 12 years or so, and have come to rely on his services. Manor Equine is an integral and essent al part of the horse industry in Baltimore County and has developed an excellent reputation among horsemen. In addition, this location is virtually surrounded by horse properties and there are countless horse farms within 5 miles in all directions.

In coming, I have been concerned about the ultimate disposition of this property, which is very close to my home, for some time. The building of an equine clinic at this location is, in my opinion, the very best possible use of this location, and having, Dr. Juzwiak as a neighbor is a significant "plus".

Plez: feel free to call me @ 410-229-8202 If you should have any questions.

Sarii K. Scott Fott

SEP 12 2003

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DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

CASE NAM	E HESS & OUD YORK RD
CASE NUM	BER 04-075-SPHXA
DATE	10/1/03

PETITIONER'S SIGN-IN SHEET

NAME .	ADDRESS	CITY, STATE, ZIP	E- MAIL
Tonald Making	16339 018 Yak Rd	Harter Ma Zuu	Deopora es.ca.
Patrick Kinsley	2700 water St.	York PA 17403	pkinsley @ FKinsley.com
Faran King Icott	15923 Old YOK Rd	Monkton MD 2/111	stormfrontfarm@ad.com
January Constall Es	300 Shappend Med.	11 h	AWCONSTABLE WESLAW COM
Olbrah Dophen Esq	409 Washington ave	21204	DDOPKIN @ Dopkinlaw In
ROBERT MORELOCK	SITE RESOURCES, INC. 14307 JARRETTS YILLE PIKE	PHOENIX MD 21131	Dopkin Dopkinlaw In rmorelock@siteresources.biz
JAMES S. JUZWANE DW	2506 MONETON RD	MONETON MD ZIEI	Jaliez June
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CASE NAM	IEHESS & Old YORK Rd	
	1BER 04-075-5PHXA	
DATE	10/1/03	

CITIZEN'S SIGN-IN SHEET

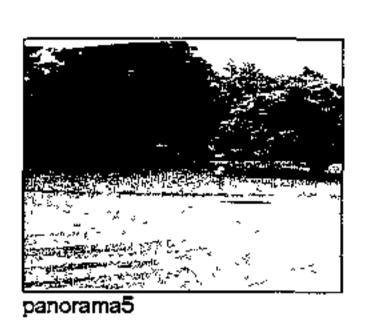
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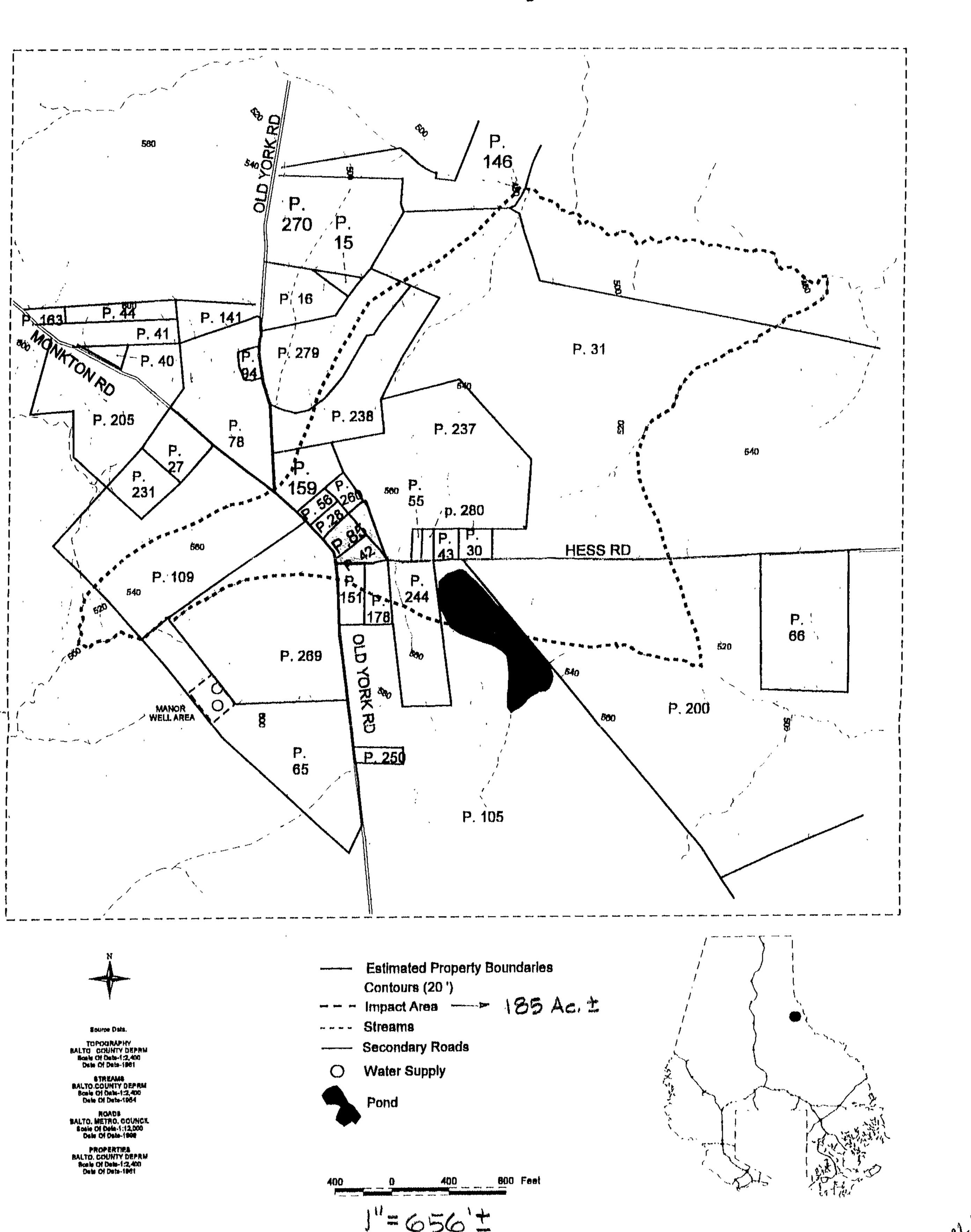






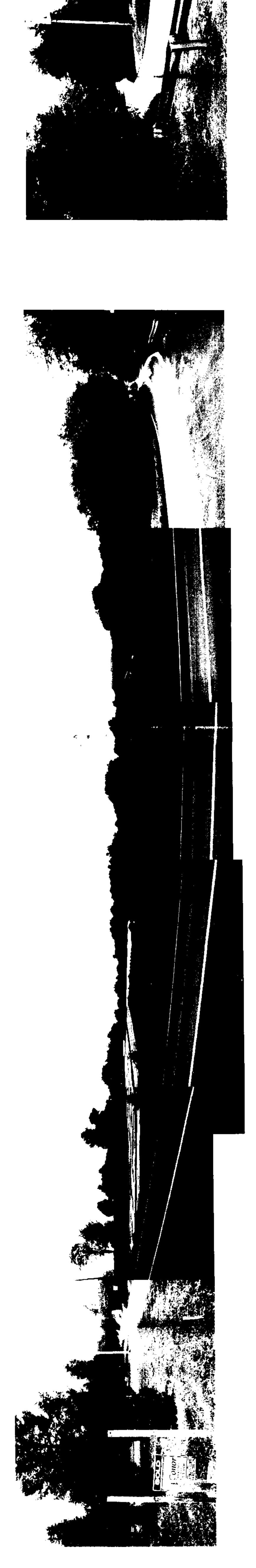


FIGURE1-POTENTIAL CHLORIDE IMPACT AREA MANOR COMMUNITY WATER SUPPLY DISTRICT Baltimore County Md.



Department of Environmental Protection and Resource Management

manor_h20





Panorama looking SOUTH to NORTHWEST along old York Rd. from Entrance to Subject Site

Panorama looking EAST to MEST along Hess Rd. from South Side of Subject Site



Boisvert Residence South of Subject Site



Panorama looking NORTHWEST to SOUTH From intersection of Old York Rd. & Hess R



Fanorama looking NORTH to SOUTH solong old York Rd. toward Mestern Corne

Site

Subject

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Residence Northwest


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
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Panorama looking NORTHEAST to SOUTHMEST into Subject Site from Existing Entrance on Old York Ro

Manor Equine
Veterinary Hospital
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Revisions
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