

IN RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE
N/S of Rockhaven Avenue, 160 ft. +/-
E of St. Johnsbury Road extended
1st Election District
1st Councilmanic District
(1708 Rockhaven Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-497-XA

Mary E. & Mark P. Green
Petitioners

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner as a Motion for Reconsideration (letter) filed on July 27, 2004 by Maureen Eckert. In her letter, she requests clarification of Restriction #5 in my Order dated June 28, 2004, which reads as follows:

- 5. The dogs will be outside the home during daylight hours only and that the Petitioners shall control the dogs' barking so as not to become a nuisance to the neighborhood.

Ms. Eckert specifically requests clarification of this restriction and states in her letter, "The first term is that the dogs are only allowed to be out at daylight hour. During daylight savings, daylight hours can begin as early as 6:30 A.M. and end as late at 9:00 P.M." Her letter was sent to the Petitioner who responded with her own letter of August 15, 2004 which indicated that the dogs were out of the house between 6:15 A.M. and 10 P.M. depending on the temperature.

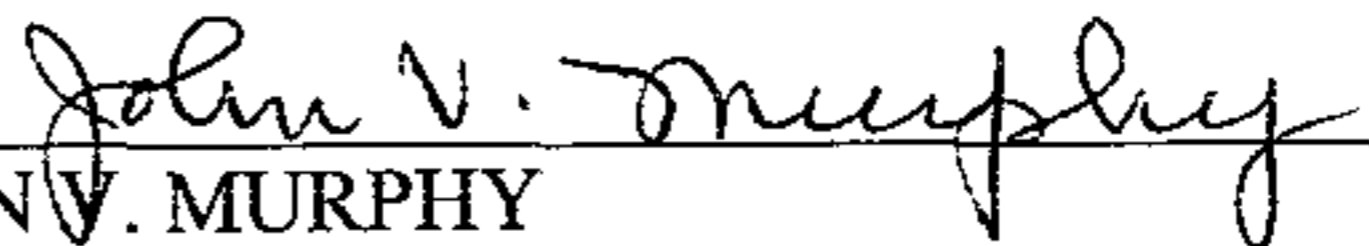
I note that, although Ms. Eckert used the word "appeal" in her letter, I see no evidence that she appealed the decision of this case to the Board of Appeals. Consequently, I will treat her letter as a Motion for Clarification/Reconsideration.

After considering the request for clarification, I will deny the request because I think that the Order is clear. The dogs are to be out of the house during daylight hours only. However, it appears that the Petitioner is not aware of this requirement and lets the dogs out after dark. Hopefully, she will discontinue this practice.

MAUREEN RECEIVED FOR MAUREEN
Date 10/5/04
By [Signature]

THEREFORE, IT IS ORDERED, this 5 day of October, 2004, by this Deputy Zoning Commissioner, that the Motion for Reconsideration is hereby DENIED and the Order dated June 28, 2004 is hereby reaffirmed with emphasis once again that the dogs are to be out of the house only during daylight hours.

Any appeal of this decision shall be made within thirty days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

COPIES RECEIVED FOR FILING
Date 10/5/04
By Raj

Zoning Commissioner

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



Baltimore County

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

October 5, 2004

Ms. Maureen Eckert
1705 Rockhaven Avenue
Catonsville, Maryland 21228

Re: Petition for Special Exception
Case No. 04-497-XA
Property: 1708 Rockhaven Avenue

Dear Ms. Eckert:

Enclosed please find the decision rendered in the above-captioned case. The motion for reconsideration has been denied 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Mr. & Mrs. Mark P. Green
1708 Rockhaven Avenue
Catonsville, Maryland 21228

Victor Vega
1704 Rockhaven Avenue
Catonsville, MD 21228

Donald & Gemma Corns
1710 Rockhaven Avenue
Catonsville, MD 21228

Visit the County's Website at www.baltimorecountyonline.info



1705 Rockhaven Avenue
Catonsville, MD 21228
July 27, 2004

Mr. John V. Murphy
Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Petition for Special Exception
Case No. 04-497-XA
Property: 1708 Rockhaven Avenue

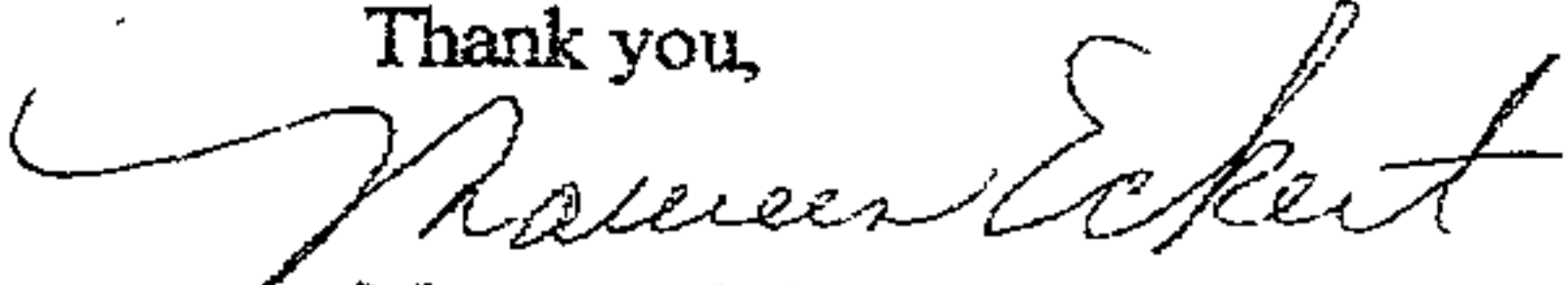
Dear Mr. Murphy,

This letter is a motion for appeal regarding the case mentioned above.

The reason for this motion is a matter of clarification of the terms of the decision. The first term is that the dogs are only allowed to be out at daylight hour. During daylight savings, daylight hours can begin as early as 6:30 AM and end as late as 9 PM.

It would be greatly appreciated if you could contact me at your earliest convenience to discuss this clarification. I can be reached throughout the work week from around 9 AM until 3 PM at 410-448-2500 extension 5251. At any other time, I can be reached at home at 410-747-4429.

Thank you,



Maureen Eckert

IN RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE
N/S of Rockhaven Avenue, 160 ft. +/-
E of St. Johnsby Road extended
1st Election District
1st Councilmanic District
(1708 Rockhaven Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-497-XA

Mary E. & Mark P. Green
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Exception and Variance filed by the legal owners of the subject property, Mary E. and Mark P. Green. The Petitioners are requesting special exception and variance relief for property located at 1708 Rockhaven Road in the western area of Baltimore County. The special exception request is to permit the use of a kennel in a D.R.2 zone. In addition, variance relief is requested from Section 421.1 of the B.C.Z.R. to permit a kennel with a setback of 20 ft. in lieu of the required 200 ft. of the nearest property line.

The property was posted with Notice of Hearing on June 7, 2004, 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 June 8, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

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;

ORDER RECEIVED FOR FILING
Date 6/28/04
By J.F. [Signature]

- 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 spirit 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 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.”

COMMERCIAL KENNEL -- Any establishment where the commercial breeding of dogs or the boarding, sale, or training of dogs takes place and for which a fee is charged. A commercial kennel does not include a private kennel, pet shop, veterinarian's office, or veterinarian. [Bill Nos. 87-2001; 72-2002]

PRIVATE KENNEL -- Any building, structure, or land, or any portion thereof, including a dwelling, that is used, intended to be used, or arranged for the housing of more than three dogs, not including puppies less than four months old, for the purposes of show, hunting, practice tracking, field or obedience trials, or as pets. A private kennel does not include a pet shop or dogs accessory to a farm use. [Bill No. 87-2001]

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated May 24, 2004, a copy of which is attached hereto and made a part hereof.

Interested Persons

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 6/28/04
 J. P. [Signature]

Appearing at the hearing on behalf of the variance and special exception requests were Mary and Mark P. Green, the Petitioners. Appearing in opposition to these requests were Maureen Eckert, Victor Vega, Gemma and Donald Corns. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 40,673 sq. ft. and is zoned D.R.2. The Petitioners have three specially bred dogs in their home and would like to add a fourth dog that they recently rescued. However, they now would qualify as a private kennel. See definition above. Consequently, the request for a special exception. They emphasize that they have no intention of building or operating a commercial kennel. They simply want to have a fourth dog that would live in their home with the Petitioners. This would also require them to have a "fancier's" license.

The request for variance arises because Section 421.1 of the B.C.Z.R. requires that any kennel is to be located at least 200 ft. from any property line. The dogs would live in the Petitioner's home that is located 20 ft. from the property line. See Petitioners' Exhibit No. 1.

The Petitioners note that their three dogs are well behaved, that the neighbors have many animals on their respective properties and their lot is nearly one acre in size so that another dog should not be a problem. They will not be building any building to accommodate the new dog. While they would not breed the dogs commercially, they would like to be able to breed one dog every five years and to sell the puppies. They anticipate no one coming to their home to see the puppies but would sell or place them over the Internet.

Opposition to the request came from nearby property owners who complained about the noise generated by the three dogs, lower property values and worries that the Petitioners would one day make the kennel into a commercial business. In regard to conditions on the special exception, the protestants wanted to be sure first that the kennel was limited in size having no

ORDER RECEIVED FOR FILING
6/25/04
P. Max Zimmerman

more than five dogs at any one time. The Petitioners agreed. Next they wanted to be sure that the kennel would not become a commercial kennel but was limited to a private kennel status. They also wanted a restriction that there would be no breeding or sales to outsiders. Initially, the Petitioners indicated that they would breed the dogs every two and one half years. However, they eventually agreed to limit breeding to once every five years.

Findings of Fact and Conclusions of Law

Special Exception

The first item to resolve is whether any special exception can be granted for a kennel in a DR 2 zone. There is no mention of kennel in the list of special exceptions given in Section 1B01.C of the regulations. However, by tradition, Section 270, Schedule of Special Exceptions lists kennel as allowed by Special Exception in R-20 zones. Section 100.3A then notes that R-20 has been replaced by DR 2 the zoning on the subject property. Consequently, I find that kennels are allowed by Special Exception in DR 2 zones, which is also the position of the Zoning Review Office of the Department of Permits and Development Management.

From the testimony and evidence, it appears to me that the Petitioners are sincere in their desire to have a "kennel" only to the extent necessary to allow them to have four dogs and a "fancier's" license. They want the possibility of a fifth dog and some breeding. They are not building a structure to house the dogs, but rather will share their home with the dogs. In my view, having the dog's share the home means the Petitioners have no intention of turning the special exception for a private kennel into a commercial business. I find that they are caught up in the requirements triggered by the fourth dog, but otherwise would not be asking for such a special exception.

Being severely limited in scope and service by living with the dogs, I will grant the special exception for a private not commercial kennel with conditions. I will limit the number of dogs to a maximum of five. Next, I will allow breeding only once in five years. There will be no new

ORDER RECEIVED FOR FILING
Date 6/28/04
By J. J. [Signature]

building to house the dogs, but rather the dogs will live inside the Petitioners' home. Finally, I will limit the time the dogs will be outside the home to daylight hours which otherwise could lead to barking dogs annoying the neighborhood.

With these restrictions, I find that the special exception of a private kennel on this property, will not adversely affect the health, safety or welfare of the community, specifically considering each of the criteria in Section 502.1 of the B.C.Z.R. I find that the private kennel will have insignificant traffic generated by it, as the dogs will be bred every five years.

Variances

Having granted the special exception, I will also grant the variance which requests relief from the 200 ft. separation requirement of Section 421.1 of the B.C.Z.R. The house in which the dogs will live already exists and is only 20 ft. from the property line. There is nothing the Petitioners can do to meet the regulations, certainly not move the house.

I find special circumstances or conditions exist 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. Furthermore, this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner 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 after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request and request for special exception should be granted.

THEREFORE, IT IS ORDERED, this 28 day of June, 2004, by the Deputy Zoning Commissioner, that the Petition for Special Exception request, to permit the use of a kennel in a D.R.2 zone pursuant to the B.C.Z.R., be and is hereby GRANTED with the following conditions:

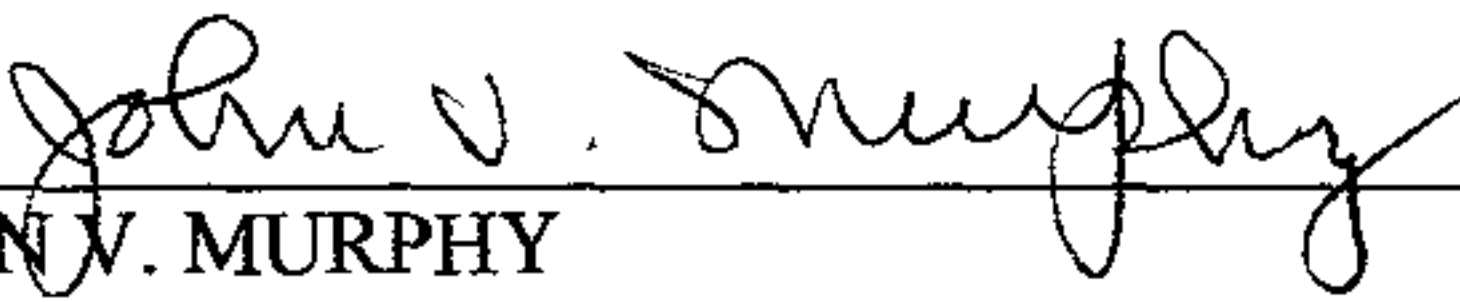
- 1. The special exception granted is only for a private not commercial kennel;

ORDER RECEIVED FOR FILING
Date 6/28/04
By [Signature]

2. The number of dogs is limited to a maximum of five.
3. Breeding shall occur only once in five years.
4. There will be no new building to house the dogs, but rather the dogs will live inside the Petitioners' home.
5. The dogs will be outside the home during daylight hours only and that the Petitioners shall control the dogs' barking so as not to become a nuisance to the neighborhood.

IT IS FURTHER ORDERED, that the Variance relief requested from Section 421.1 of the B.C.Z.R. to permit a kennel with a setback of 20 ft. in lieu of the required 200 ft. of the nearest property line, be and is hereby GRANTED.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 6/28/04
By JR Johnson

Zoning Commissioner



Baltimore County

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

June 28, 2004

Mr. & Mrs. Mark P. Green
1708 Rockhaven Avenue
Catonsville, Maryland 21228

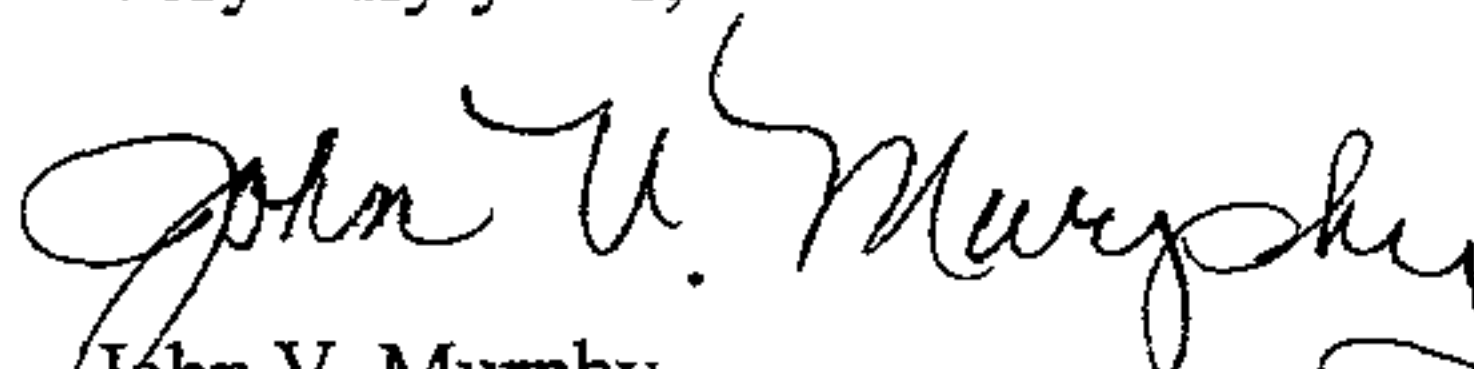
Re: Petition for Special Exception
Case No. 04-497-XA
Property: 1708 Rockhaven Avenue

Dear Mr. & Mrs. Green:

Enclosed please find the decision rendered in the above-captioned case. The petition for special exception 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,


John V. Murphy
Deputy Zoning Commissioner *ryj*

JVM:raj
Enclosure

c: Maureen Eckert
1705 Rockhaven Avenue
Catonsville, MD 21228

Victor Vega
1704 Rockhaven Avenue
Catonsville, MD 21228

Donald & Gemma Corns
1710 Rockhaven Avenue
Catonsville, MD 21228

Visit the County's Website at www.baltimorecountyonline.info





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1708 Rockhaven Ave
which is presently zoned DR-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

A KENNEL.

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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 04-497-XA

REV 09/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JF Date 4-30-04

ORDER RECEIVED FOR FILING
Date 6/28/04
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1708 Rockhaven Ave
which is presently zoned DR-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 Variance from Section(s) 421.1 BCZR

To permit a kennel with a setback of 20' in lieu of the required 200' of the nearest property line.

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.

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:

Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Mark P Green
Name - Type or Print
Mark P Green
Signature

Mary E Green
Name - Type or Print
Mary E Green
Signature

1708 Rockhaven Ave. 410 788 3748
Address Telephone No.
Catonsville, MD 21228
City State Zip Code

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JF Date 4-30-04

Case No. 04-497-XA

ZONING DESCRIPTION

*1708 Rockhaven Avenue

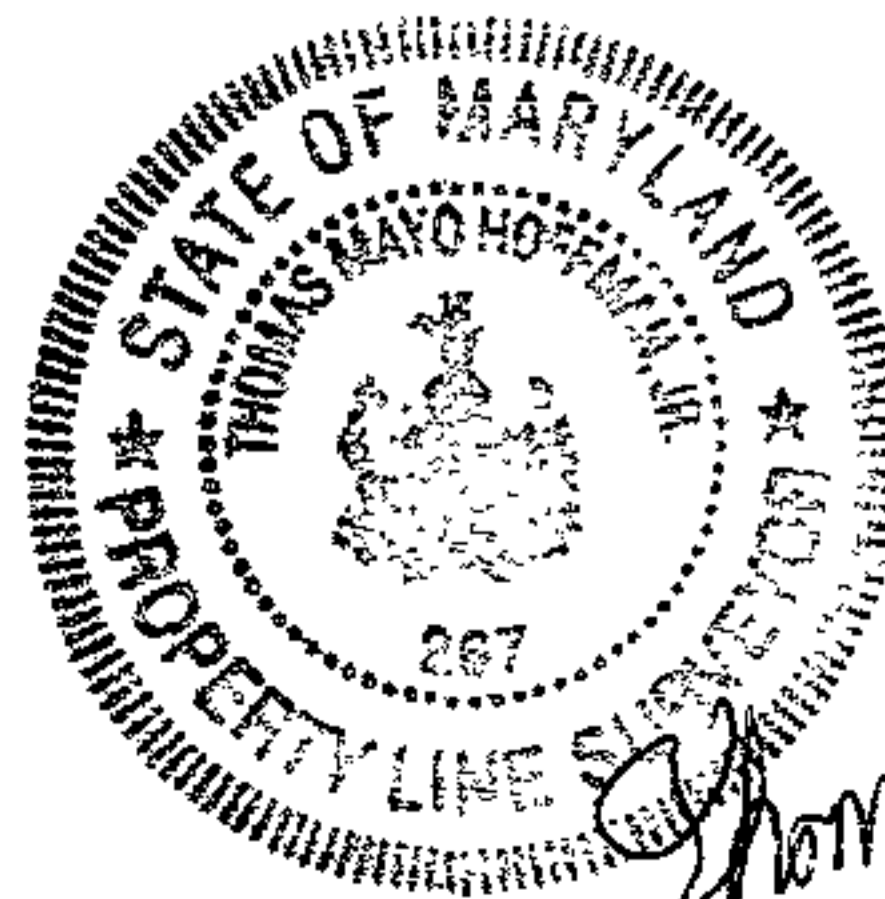
Baltimore County, Maryland

Beginning at a point on the north side of Rockhaven Avenue, 25' wide R/W, at a distance of 190' east of the centerline of Saint Johnsburry Road, 50' wide R/W, thence

- 1) N 09°38'04" W 118.75', thence
- 2) S 82°11'56" W 140.50', thence
- 3) N 01°46'39" W 53.35', thence
- 4) N 87°56'06" E 377.76', thence
- 5) S 04°55'35" W 153.58', thence binding on St. Johnsburry Rd.
- 6) S 87°46'57" W 150.61', thence
- 7) S 83°26'56" W 53.45' to the place of beginning.

Containing 40,673 sq. ft. or 0.9337 acre of land.

As recorded in Deed 12930, folio 297 and known as #1708 Rockhaven Avenue, located in the 1st Election District, 1st Councilmanic District, Baltimore County, Maryland.



Thomas Mayhoffman Jr.
4-22-04

497

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **56066**

DATE **4-30-04**

ACCOUNT

001-006-6150

AMOUNT

\$ 705.00

RECEIVED FROM

MARY STEEN

1708 Rockhaven Ave.

FOR

Solar / Excavation & Yarding

ITCMA 407

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION

THE

IMP

4/30/2004 4/30/2004 10:14:20

2

REB ASSESS MAIL TERM JOB

>> RECEIPT # 85581 4/30/2004

REC'D

Dept: 5 020 ZONING VERIFICATION

CR NO: 034095

Receipt Tot \$705.00

\$705.00 CR \$ 1.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARINGS

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: #04-497-XA
1708 Rockhaven Avenue
N/side of Rockhaven Avenue, 160 feet +/- east of St. Johnsbury Road extended
1st Election District
1st Councilmanic District
Legal Owner(s): Mark & Mary Green
Special Exception: to permit the use of a kennel. Variance: to permit a kennel with a setback of 20 feet in lieu of the required 200 feet of the nearest property line.
Hearing: Wednesday, June 23, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Busley 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 6/5/69 June 8 8131

CERTIFICATE OF PUBLICATION

6/9/2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/8/2004.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News



LEGAL ADVERTISING

1708

ZONING NOTICE

CASE # 04-497-XA

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

DATE AND TIME: AT 11:00 A.M.
WEDNESDAY, JUNE 23, 2004

REQUEST: SPECIAL EXCEPTION TO
PERMIT THE USE OF A KENNEL

VARIANCE TO PERMIT A KENNEL WITH
A SETBACK OF 20 FEET IN LIEU OF THE
REQUIRED 200 FEET OF THE NEAREST
PROPERTY LINE.

ZONING NOTICE

CASE # 04-497-XA

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

ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE

PLACE: TOWSON, MD 21204

WEDNESDAY, JUNE 23, 2004

DATE AND TIME: AT 11:00 A.M.

REQUEST: SPECIAL EXCEPTION TO
PERMIT THE USE OF A KENNEL

VARIANCE TO PERMIT A KENNEL WITH
A SETBACK OF 20 FEET IN LIEU OF THE
REQUIRED 200 FEET OF THE NEAREST
PROPERTY LINE.

PROVISIONS DUE TO WEATHER OR OTHER CONDITIONS ARE, SOMETIMES NECESSARY
IN CONDUCTING PUBLIC HEARINGS. CALL 410-336-3331

IF YOU CANNOT ATTEND, PLEASE CONTACT THE ZONING COMMISSIONER
FOR MORE INFORMATION. ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 04-497-XA

Petitioner/Developer: MARK & MARY GIBSEN

Date of Hearing/ Closing: 6-23-2004

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

Attention: Becky 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 #1708 ROCK HAVEN AVE.

The sign(s) were posted on JUNE 7, 2004
(Month, Day, Year)

Sincerely,

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

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

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

(410) 242-4263
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 8, 2004 Issue - Jeffersonian

Please forward billing to:
Mary & Mark Green
1708 Rockhaven Avenue
Catonsville, MD 21228

410-788-3748

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: 04-497-XA

1708 Rockhaven Avenue

N/side of Rockhaven Avenue, 160 feet +/- east of St. Johnsby Road extended

1st Election District – 1st Councilmanic District

Legal Owners: Mark & Mary Green

Special Exception to permit the use of a kennel. Variance to permit a kennel with a setback of 20 feet in lieu of the required 200 feet of the nearest property line.

Hearing: Wednesday, June 23, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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 W Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

May 7, 2004

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: 04-497-XA

1708 Rockhaven Avenue
N/side of Rockhaven Avenue, 160 feet +/- east of St. Johnsburry Road extended
1st Election District – 1st Councilmanic District
Legal Owners: Mark & Mary Green

Special Exception to permit the use of a kennel. Variance to permit a kennel with a setback of 20 feet in lieu of the required 200 feet of the nearest property line.

Hearing: Wednesday, June 23, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mark & Mary Green, 1708 Rockhaven Avenue, Catonsville 21228

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 8, 2004.**
(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 Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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: 04-497-XA

Petitioner: MARK & MARY GREEN

Address or Location: 1708 Rockhaven Ave. Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mary & Mark Green

Address: 1708 Rockhaven Ave
Catonsville, MD 21228

Telephone Number: 410-788-3748

Revised 2/20/98 - SCJ

**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*

June 17, 2004

Mark P. Green
Mary C. Green
1708 Rockhaven Avenue
Catonsville, Maryland 21228

Dear Mr. and Mrs. Green:

RE: Case Number:04-497-XA, 1708 Rockhaven Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 30, 2004.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info





Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 10, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: May 10, 2004

Item No.: 472, 488, 490-501

497

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.

6. 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

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: May 18, 2004

FROM: *pub* Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 17, 2004
Item Nos. 472, 488, 489, 490, 492, 494,
496, 497, 498, 499, 500, and 501

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *JDO/RBS*

DATE: May 18, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 3, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-472

04-488

04-489

04-490

04-491

04-493

04-494

04-496

04-496

04-497

04-498

04-499

04-500

04-501

Reviewers: Sue Farinetti, Dave Lykens

Jan 6/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: May 24, 2004

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

RECEIVED

JUN - 1 2004

SUBJECT: 1708 Rockhaven Avenue

INFORMATION:

Item Number: 4-497

Petitioner: Mark P. Green

Zoning: DR 2

Requested Action: Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is unable to provide comments germane to the petitioner's request at this time. Information should be submitted to this office regarding the number of dogs/cats, the size of the kennel area, and the type of kennel (private/commercial). The petitioner should also consult with Dennis Wertz, 1st District Planner, concerning the matters stated herein.

Prepared by: Malet A. Cund

Division Chief: [Signature]

AFK/LL:MAC:



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.11.04

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

RE: Baltimore County
Item No. 497 JRF

Dear Ms. Matthews:

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,

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



Zoning Commissioner

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



Baltimore County

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

August 6, 2004

Mr. & Mrs. Mark P. Green
1708 Rockhaven Avenue
Catonsville, Maryland 21228

Re: Petition for Special Exception
Case No. 04-497-XA
Property: 1708 Rockhaven Avenue

Dear Mr. & Mrs. Green:

Enclosed please find correspondence dated July 27, 2004 from Ms. Maureen Eckert concerning the decision in the above-captioned case. Please feel free to send any comments or responses to this office regarding Ms. Eckert's letter.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info



RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 AND VARIANCE * ZONING COMMISSIONER
 1708 Rockhaven Ave; N/side Rockhaven Ave*
 160' E of St. Johnsbury Road extended * FOR
 1st Election & 1st Councilmanic Districts *
 Legal Owner(s): Mark P. & Mary E. Green * BALTIMORE COUNTY
 Petitioner(s) *
 * 04-497-XA

* * * * *

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 and documentation filed in the case.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio
 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 12th day of May, 2004, a copy of the foregoing Entry of Appearance was mailed to Mark & Mary Green, 1708 Rockhaven Avenue, Catonsville, MD 21228, Petitioner(s).

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

RECEIVED
 MAY 12 2004
 Per.....

June 15, 2004

RECEIVED
JUN 23 2004
ZONING COMMISSIONER

Department of Permits & Development
111 W. Chesapeake Ave.
Room 111
Towson, MD 21204
ATTN: Zoning Commissioner

Ref: Mark & Mary Green
1708 Rockhaven Ave.
Catonsville, MD 21228

CASE # 04-497-XA

To Whom It May Concern:

My wife and I have been living at 1710 Rockhaven Ave., for 18 years. We are looking forward to retiring in several years and enjoying our quite and peaceful neighborhood. Several years ago the Greens brought 2 large dogs home as pets, since that time they have not once corrected those dogs when they are barking @ 6:00 AM in the morning and at anytime during the day. They also built a kennel about 2 or 3 years ago, which is located behind our home approximately eleven (11) feet from our property line and only fifty-seven (57) feet from the back of our house. When they have used this kennel their dogs barked all day long, while they are either away from home or in their house, which is approximately one hundred fifty four (154) feet away. We have never complained in the past but enough is enough. They now have four (4) large dogs that bark and they expect us to go along with a variance that would allow them to do this legally & give them the ability to acquire more dogs. These folks believe only in themselves and have no respect for their neighbors. Several of our neighbors have complained to us but not voiced their opinion directly to them and neither have we until now. My wife and I do a lot of entertaining on our deck which is located in the back closest to their kennel and can't imagine being able to do that if they are allowed to actually use this kennel legally. We also have spent a good bit of money trying to keep our home as nice as possible. The section of Rockhaven Ave. where we are located is a private road, which means the County does not maintain or do any repairs. The home owners must pay for all repairs. If a kennel for breeding dogs is allowed, the traffic flow will increase. Will the Greens be responsible for road maintenance in front of my house? If this kennel is allowed it will lower the value of our home. Who would buy a house with the neighbors kennel in their back yard (they wouldn't). As we live in a very friendly, peaceful & quite neighborhood, please do not let these people ruin what so many people are looking for, when purchasing a home.

Again my wife and I are against allowing a kennel of any sort to be in our back yard or for that matter in our quite and peaceful neighborhood.

Please see attached diagram of the Greens and Corns Homes. Note the short distance between their existing kennel and our property line, even if it were 20 ft. they would be too close.

May we please be notified of your position in this matter.

Very truly yours,



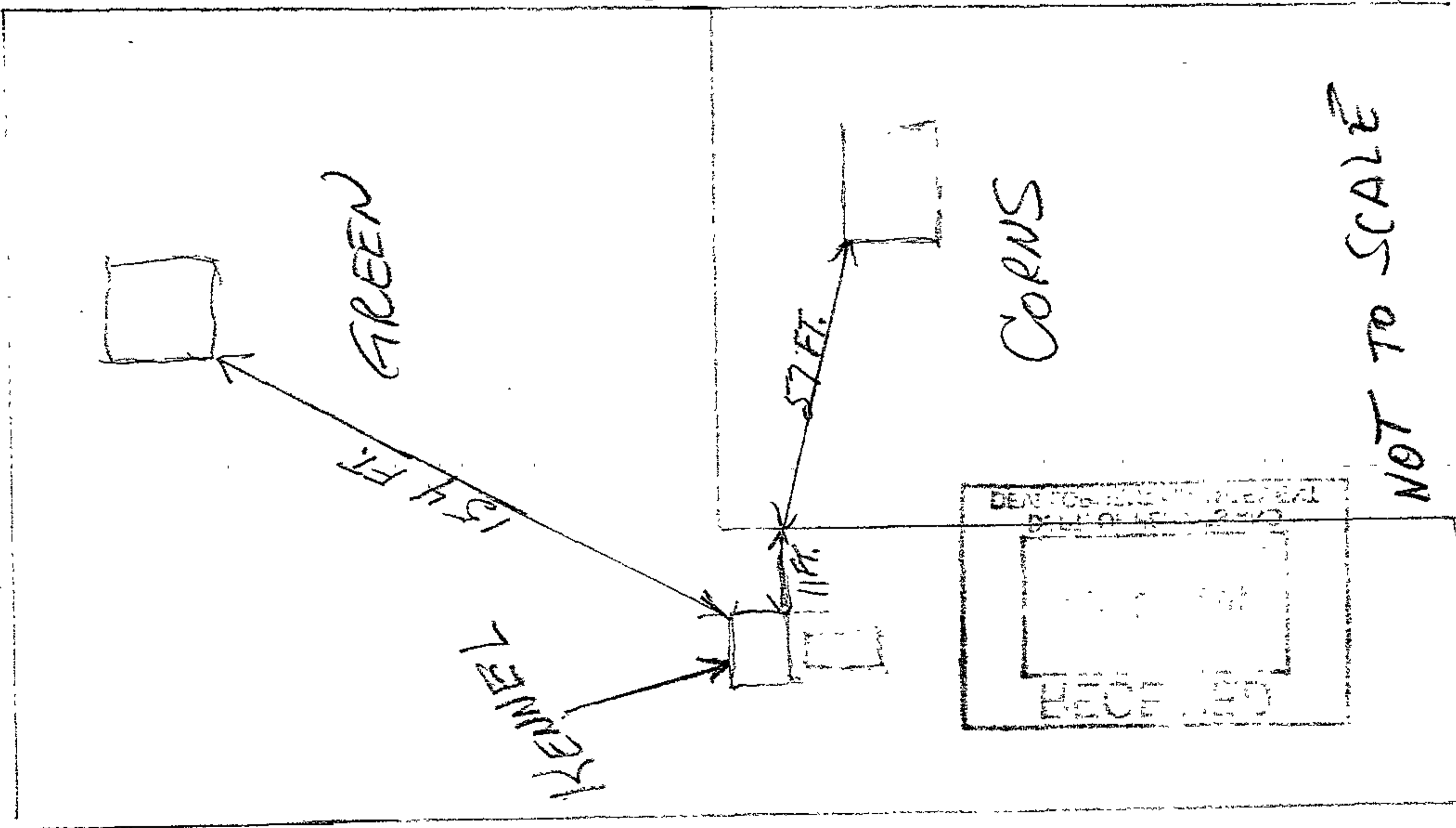
Donald W. Corns
1710 Rockhaven Ave.
Catonsville, MD 21228
410-747-5628



Gemma A. Corns

PS: WE WILL ATTEND THE HEARING IF AT ALL POSSIBLE.

ROAD



CORNS

NOT TO SCALE

DEPT. OF AGRICULTURE
OFFICE OF EXTENSION

HOUSE

GREEN

154 FT.

KITCHEN

57 FT.

11 FT.

1705 Rockhaven Ave
Catonsville, MD 21228
June 16, 2004

Department of Permits and Development Management
County Office Building
111 West Chesapeake Ave
Towson, MD 21204
Re: Case # 04-497-XA

RECEIVED

JUN 23 2004

ZONING COMMISSIONER

To Whom It May Concern:

I am writing regarding case number 04-497-XA, in which there is a request for a kennel permit. I have been living at 1705 Rockhaven Ave for nearly eight years. We live across from the Green's, who are requesting this special kennel permit. When I moved here eight years ago, one of the most attractive aspects of the neighborhood was its quiet location. When we initially moved in, the Greens had two dogs and a non-fenced in yard. Because of this, the dogs were not out for long periods of time. However, they went on to acquire two Samoyed puppies and fence in their yard. Because of this, despite the noisy temperament of these dogs, were left outside for long periods of time. The Greens got two more Samoyeds. Presently, there are four Samoyeds across the street from which are outside for long periods of time barking.

These dogs are out for hours at a time during the day. Often, these dogs are put out as early as 6 AM on the weekdays. On the weekends, they have been out before 7 AM. Although taken in while the owners are at work, they go back out in the evening and are sometimes left out until 9 PM. As mentioned before, this is a very noisy breed of dog. They bark at what seems like every car that drives up the street. The Greens' property runs along the majority of the road, meaning that the dogs bark for a decently long amount of time.

Because of the location of our houses toward one another, no matter where a person is in my house, these dogs can be heard. This situation is especially stressful for my two children. My younger daughter goes to bed before these dogs are taken in on some nights. As a result, their barking often keeps her awake. My older daughter is in high school and her studies have often been disrupted by the barking of these four dogs. Until this point, I have been quiet about my concerns. I have complained to the Greens before and they have taken the dogs in, only to return to their usual schedule a few days later.

However, my primary concern is the value of my home. As a person who has put a lot of time and money into my home, it would certainly be disheartening to know that all of my efforts have gone to waste simply because someone else's dogs are out barking at extreme hours of the day.

In addition to this letter, I will also be present at the hearing in hopes of speaking. Thank you.

Sincerely,

Patrick Edgar
Mayor Edgar

Mary & Mark Green
1708 Rockhaven Ave.
Catonsville, MD 21228

August 15, 2004

RECEIVED

Mr. John V. Murphy
Deputy Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland

AUG 18 2004

ZONING COMMISSIONER

Re: Petition for Special Exception
Case No. 04-497-XA
Property: 1708 Rockhaven Ave

Dear Mr. Murphy:

I am responding to the letter you received from Maureen Eckert regarding the time of day that my dogs are allowed outdoors. Our pets are never out before 6 a.m. or after 10 p.m. unless one of them is sick and then they are not playing or barking.

My Husband takes the dogs out from 6:15 a.m. to 6:30 a.m. before he goes to work. I let them out to play from 7 a.m. until 8 a.m. every morning before I go to work. Mark gets home between 4:00 p. m. and 4:30 p. m. to let them out. They only stay out about 15 minutes unless the temperature is less than 80 F, then they may stay out longer. We allow them to stay out up until 10:00 p.m. Our dogs have been on this same schedule for 7 years now at this address. I do not understand why all of a sudden this is a concern.

I think Maureen is referring to one incident that the dogs went out at 6:30 a.m. to find a stranger walking next to our fence. They barked a few times before my husband was able to take them back in the house. She even called our home to tell Mark that two of our dogs were barking at someone. We are not use to seeing strangers from other developments walking on the private property road. There was a sign posted at the entrance but some one removed it. Mark has been more careful when letting them out in the morning since then.

Thank you for your support in the matter, we appreciate all that you have done.

Please advise me of you decision and any changes that you deem necessary.

Sincerely,

Mary & Mark Green

June 15, 2004

In reply to: Case # 04-497-XA

Department of Permits and Development
Zoning Commissioner
111 W. Chesapeake Ave
Room 111
Towson, Md. 21204

RECEIVED
JUN 23 2004
ZONING COMMISSIONER

To Whom It May Concern:

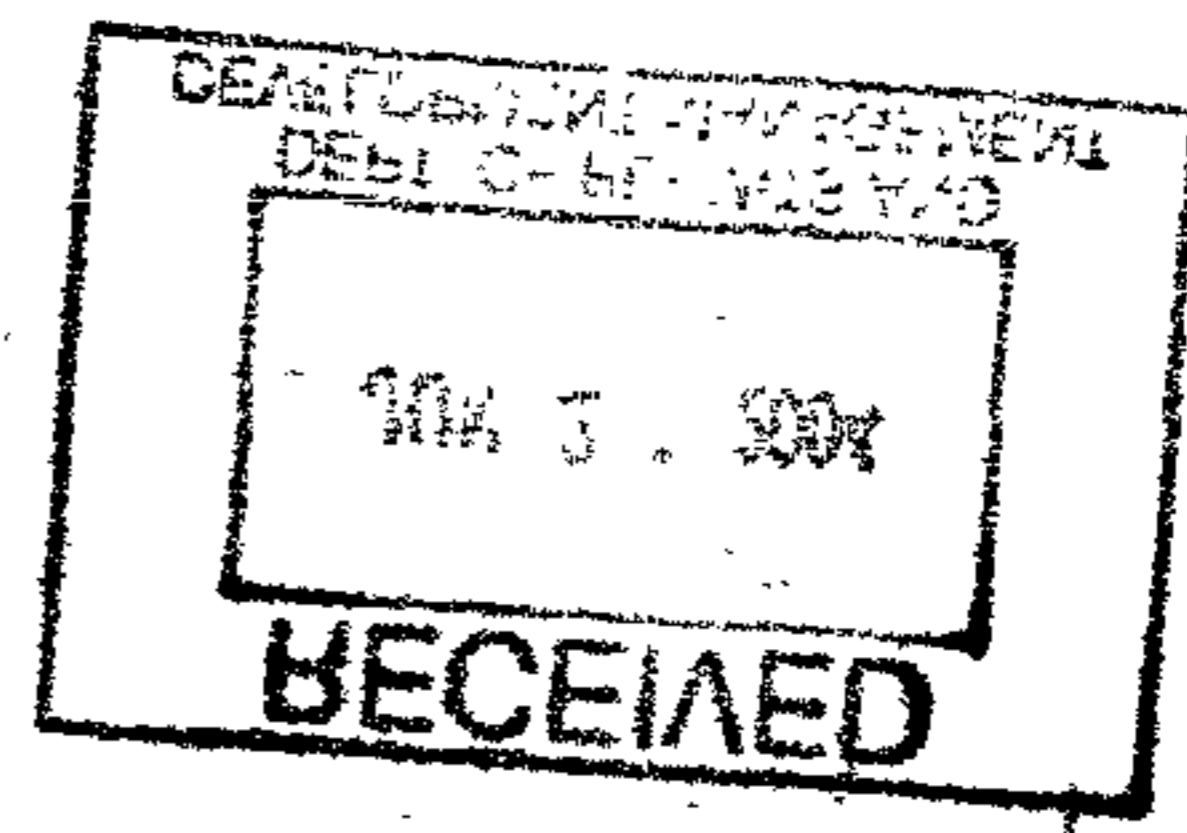
I would like to state that I am opposed to a Kennel license at Mark & Mary Green's, 1708 Rockhaven Ave., Catonsville, Md. 21228. This is a residential, neighborhood. I am a retired Senior Citizen and I live directly across the street. It is bad enough now, with three dogs barking in the early morning hours. They bark and run after any person or car that passes their yard all day. We live on a private road, maintained by the residents. I don't feel it is right to open it to the public for a Kennel business. No do I feel I should be subjected to the noise of barking dogs.

Please consider my concerns and deny any permit for a Kennel Business.

Sincerely,

Violet Wible

Violet Wible



June 15, 2004

In reply to: Case # 04-497-XA

Department of Permits and Development
Zoning Commissioner
111 W. Chesapeake Ave
Room 111
Towson, Md. 21204

To Whom It May Concern:

I would like to state that I am opposed to a Kennel license at Mark & Mary Green's, 1708 Rockhaven Ave., Catonsville, Md. 21228. This is a residential neighborhood. I am a retired Senior Citizen and live next door. It is bad enough now, with three dogs barking in the early morning hours. They bark and run after any person or car that passes their yard all day. We live on a private road, maintained by the residents. I don't feel it is right to open it to the public for a Kennel business. Nor do I feel I should be subjected to the noise of barking dogs.

Please consider my concerns and deny any permit for a Kennel Business.

Sincerely,

Ruth Healey




410-788-5598

STATE OF md, COUNTY OF Baltimore :

ON this 15th day of June, 2004,
before me a notary public in and for the said state, personally appeared

Ruth Healey
known to me to be the person(s) who executed the within document and
acknowledged to me that she executed the same for the purposes
therein stated.

MICHAEL A. SALKIN
NOTARY PUBLIC
BALTIMORE COUNTY MARYLAND
MY COMMISSION EXPIRES 9/27/04


_____(SEAL)
Notary Public

My Commission expires:

June 21, 2004

Department of Permits & Development
111 W. Chesapeake Ave.
Room 111
Towson, MD 21204
ATTN: Zoning Commissioner

Ref: CASE # 04-497-XA
Mark & Mary Green

To Whom it May Concern:

This letter is in reference to the Zoning Permit that is being requested @ 1708 Rockhaven Ave. My name is Elmer Corns and my address is 1714 Rockhaven Ave., I live two houses away from the Green's and I do not want a Kennel this close to my home. I am retired and enjoyed the piece that I once had before the Green's moved into my neighborhood. They started with 2 dogs that barked at every car or trash truck that went by, especially early in the morning. They have increased the number of dogs to 4 and the problem has gotten worse. Please do not allow these people to receive a Kennel Permit. I live on a private road which is maintain by the residents. A Kennel will only increase the traffic flow and increase the cost of maintenance. Being a senior citizen I enjoy either being outside in my yard, or in the workshop I have in my garage. If a Kennel license is allowed, I am afraid I will no longer enjoy what I worked so hard for all my life.

As a resident that lives so close to the Greens I am against a Kennel Permit.

Thank you,



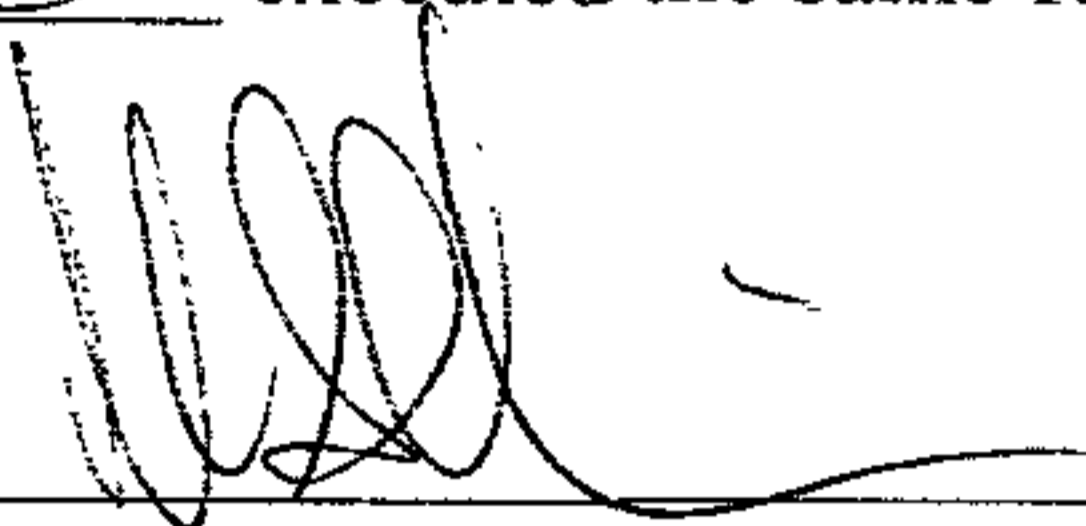
Elmer Corns
1714 Rockhaven Ave.
Catonsville, MD 21228
410-744-5424

STATE OF md, COUNTY OF Baltimore :

ON this 21st day of June, 2004,
before me a notary public in and for the said state, personally appeared

Elmer Coors,
known to me to be the person(s) who executed the within document and
acknowledged to me that he executed the same for the purposes
therein stated.

MICHAEL A. SALKIN
NOTARY PUBLIC
BALTIMORE COUNTY MARYLAND
MY COMMISSION EXPIRES 9/7/04



Notary Public (SEAL)

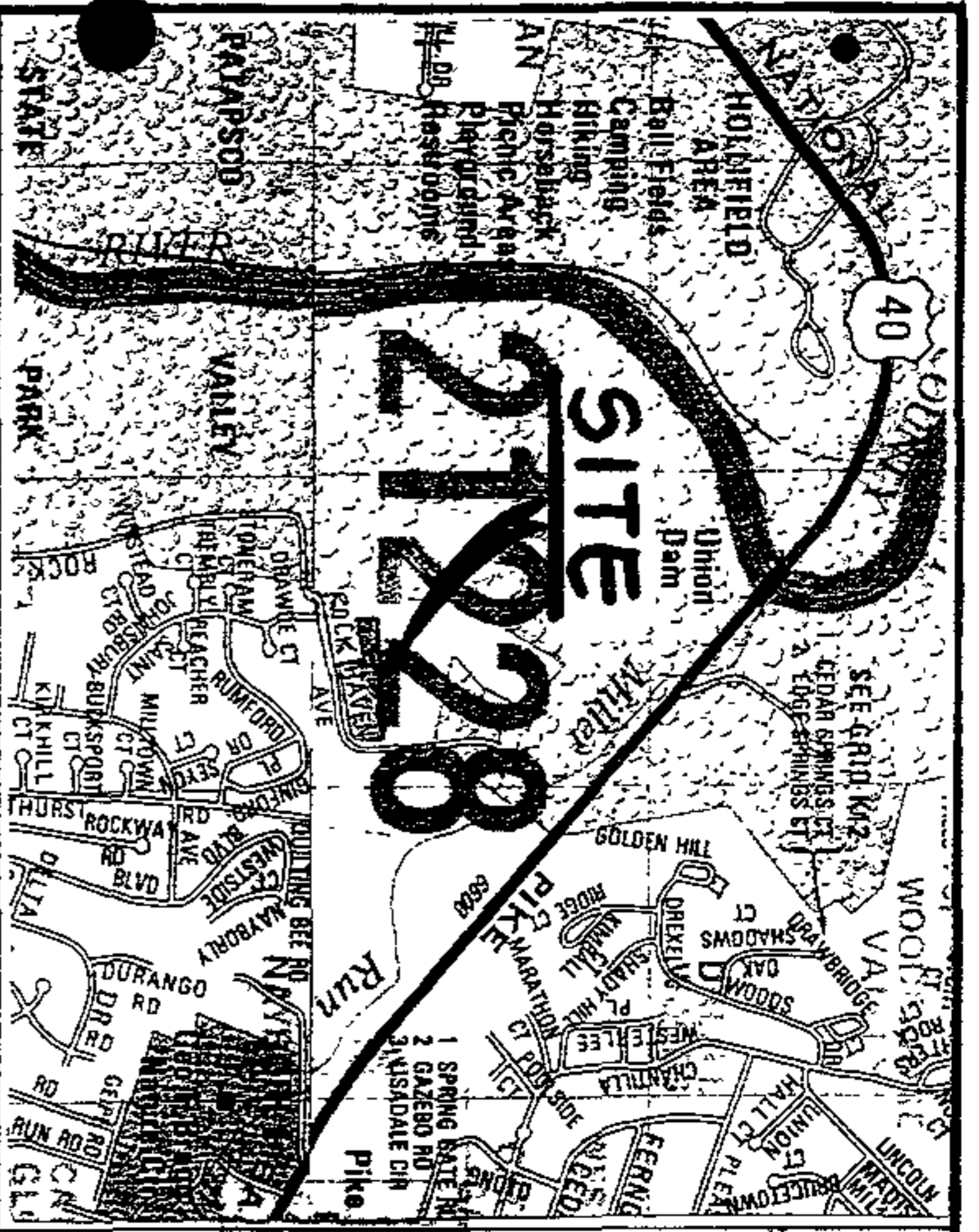
My Commission expires:

PLEASE PRINT CLEARLY.

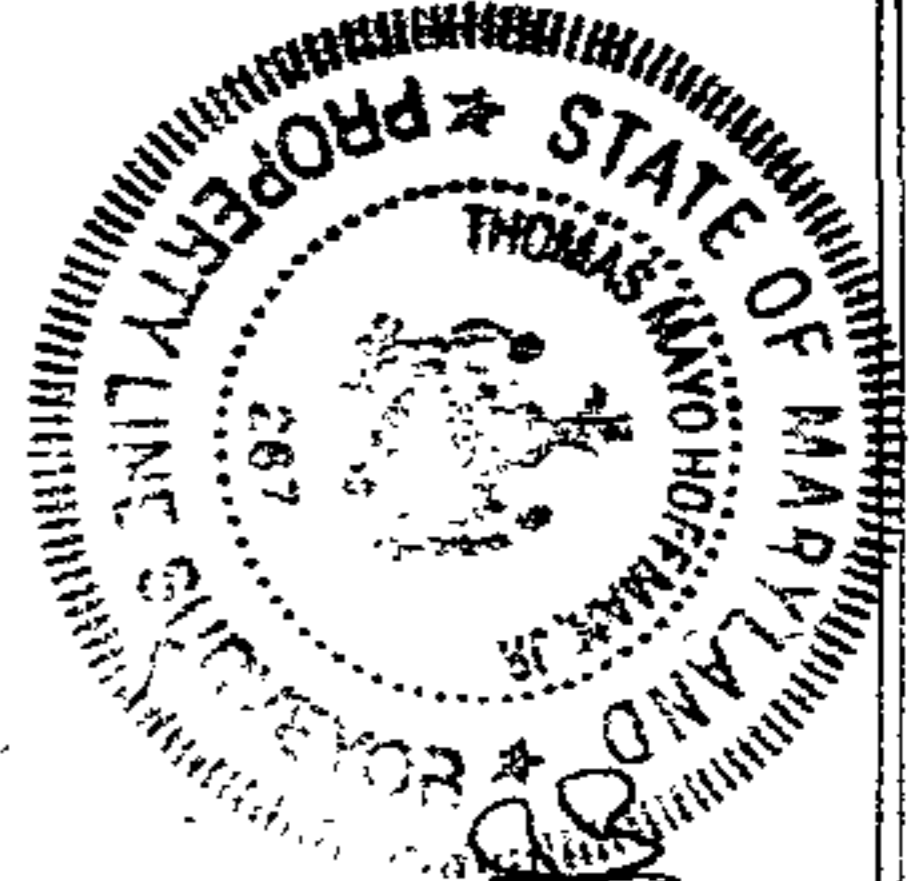
CASE NAME Mary K. & Mary Green
CASE NUMBER CH-487-XA
DATE 6/23/04

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Mary Green	1708 Rockhaven Ave	Catonsville MD 21028	prestonmark@yahoo.com
Mary K Green	11	11	

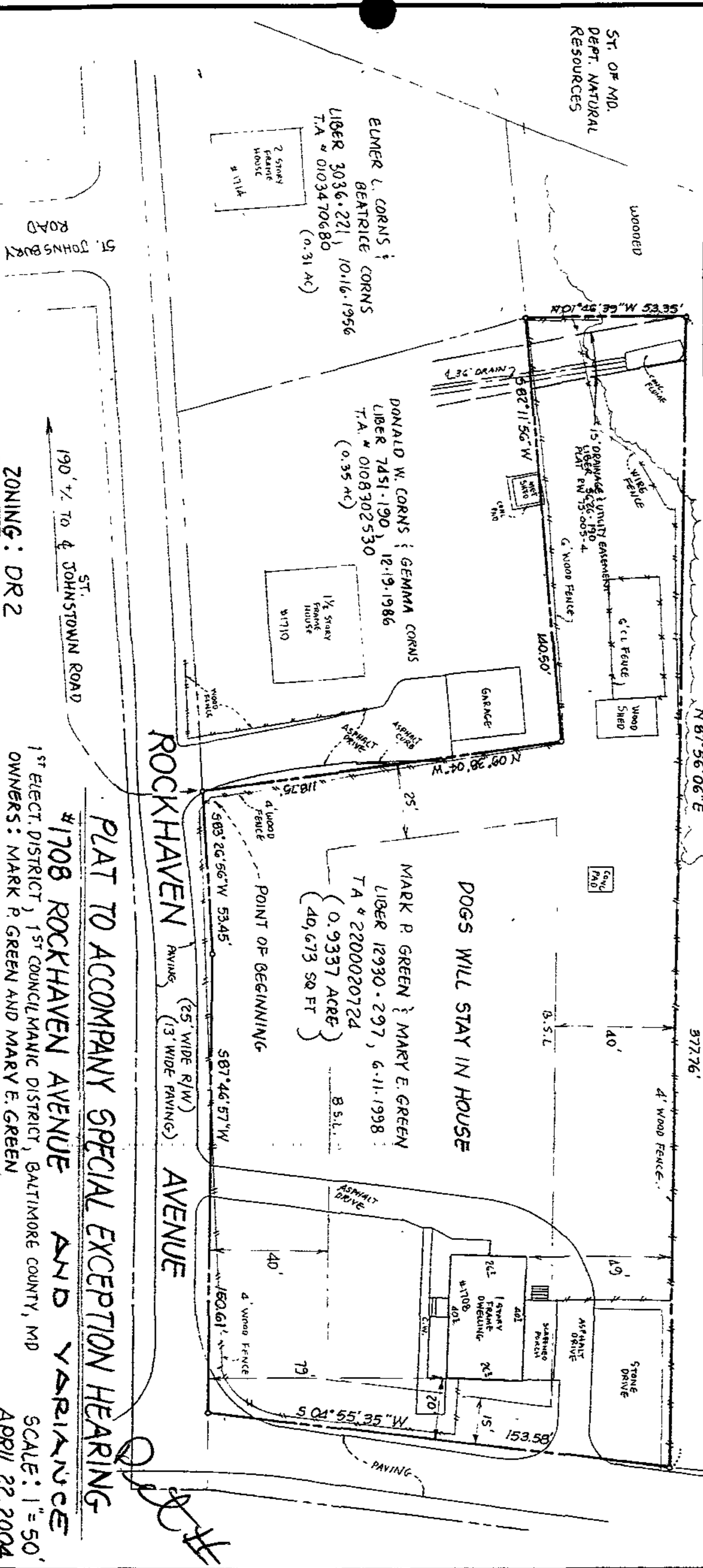
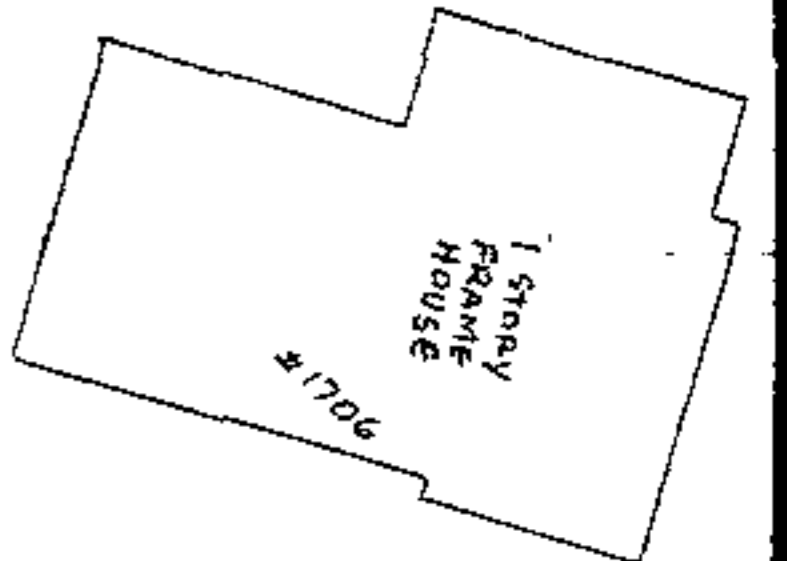


VICINITY MAP SCALE: 1" = 2000'



Prepared By: HOFFMAN & HOFFMAN
Land Surveyors
410.448.0181

RUTH M. HEALEY
LIBER 14002.604, 9-2-1999
T.A. # 2200020726
(3.457 AC.)



PLAT TO ACCOMPANY SPECIAL EXCEPTION HEARING

#1708 ROCKHAVEN AVENUE AND VARIANCE

1ST ELECT. DISTRICT, 1ST COUNCILMANIC DISTRICT, BALTIMORE COUNTY, MD
OWNERS: MARK P. GREEN AND MARY E. GREEN

SCALE: 1" = 50'
APRIL 22, 2004

ZONING: DR 2

ST. JOHNSBURY ROAD
190' +/- TO & JOHNSTOWN ROAD

ST. OF MD.
DEPT. NATURAL
RESOURCES

ELMER L. CORNS &
BEATRICE CORNS
LIBER 3036.221, 10.16.1956
T.A. # 0103470680
(0.31 AC)

DONALD W. CORNS & GEMMA CORNS
LIBER 7451.190, 12.19.1986
T.A. # 0108302530
(0.35 AC)

MARK P. GREEN & MARY E. GREEN
LIBER 12930.297, 6.11.1998
T.A. # 2200020724
(0.9337 AC)
(40,673 SQ FT)

DOG'S WILL STAY IN HOUSE

497

R.C.2

MILLER

40

RUN

SITE

D.R. 2

R.C. 2

D.R. 5.5

D.F

ROCKHAVEN

AVENUE

R.D.

JOHNSBURY

DRAWDE CT.

D.R. 2

W 45,000

BATHURST RD.

165'

ZONING MAP

SCALE 1" = 200' ±	LOCATION CATONSVILLE AREA	PART OF SHEET S.W. I-H
DATE OF PHOTOGRAPHY JANUARY 1986		

E S







R







2







26



24



2-11



2 B



2. C



AD



2A



2-H



5



۲۴



K



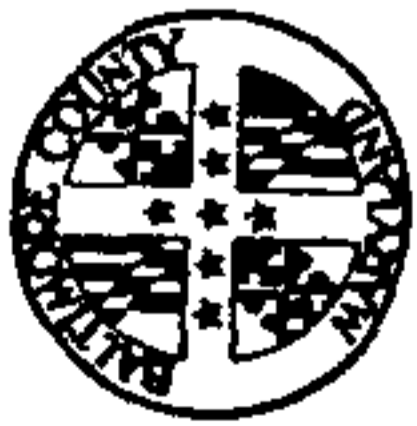
23



Put

2

2



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

*Photographs
04-497-XA*