

IN RE: PETITIONS FOR SPECIAL EXCEPTION *
AND VARIANCE

S/S of Pleasant Hill Road, 830 ft. W *
centerline of Reisterstown Road
4th Election District *
4th Councilmanic District *
(15 Pleasant Hill Road) *

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 05-425-XA

Christine M. Rice *

Petitioner

* * * * *

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 owner of the subject property, Christine M. Rice. The Petitioner is requesting special exception and variance relief for property located at 15 Pleasant Hill Road in Baltimore County. The special exception request is to permit a kennel to: (1) house four companion dogs and (2) provide temporary housing to no more than six homeless dog(s) belonging to a non-profit dog rescue for which Petitioner volunteers. In addition, the Petitioner requests variance relief from Section 421.1 of the B.C.Z.R., to permit a fence-enclosed outdoor area and dwelling area for a proposed private kennel with setbacks of zero feet for both side yards and 90 ft. for the front yard line in lieu of the minimum required 200 ft. from all property lines.

The property was posted with Notice of Hearing on May 22, 2005, 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 May 24, 2005 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:

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6/15/05

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- 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 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]

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 March 29, 2005 recommending the requests be denied, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the special exception and variance requests was Christine M. Rice. Jennifer Busse, Esquire represented the Petitioner. Appearing in opposition to these requests were Renee Faison, Agnes Dunlap and Ann Benz. Extensive correspondence was received from area residents recommending the Petitions be denied. 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 1.1988 acres, more or less, is improved by a single-family dwelling and is

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 Ray

zoned D.R. 3.5. The property is 80 ft. wide and over 600 ft. long. See Petitioner's Exhibit 1. The Petitioner testified that she recently purchased the property as a home for herself and for her four dogs. She noted that there were horses, dogs and cats on the property when she purchased it. She testified that she volunteers for an Internet organization, which takes in dogs after medical care. She takes these dogs into her home after medical treatment, cares for them and finds them a good home over some extended time. This involves the Petitioner inspecting prospective owner's homes to determine if they are suitable and following up to see that the dogs are being properly cared for. She indicated her proposed use would not create extra traffic in the area as she goes to prospective owner's homes rather than have owners come to her home. She would not take dogs with a history of biting, would pick up any pet waste at least weekly, and opined the dogs would not become a nuisance in the neighborhood as all the dogs live with her inside her home. There would be no outside runs. She requests a special exception for a private kennel for her four dogs and up to six foster dogs, which would be temporarily housed in her home.

Since the Petitioner will be using her home and rear yard for the private kennel, she is also requesting a variance to allow a fenced in area for the dogs in the rear yard with zero feet for both side yards and 90 ft. for the front yard. Section 421.1 of the B.C.Z.R. requires all such facilities to be located 200 ft. from the nearest property line. She presented a letter of support from the nearest neighbor, Michael Thode in Petitioner's Exhibit 5.

On questioning, she admitted that two young foster dogs escaped her care and may have scratched a neighborhood child. She indicated that her rear yard is now completely fenced so that further escapes are very unlikely. She offered to reduce her request to include her four companion dogs and only two rescue dogs if this would satisfy the neighbors. Finally, she proposed that any special exception be personal to her and would expire if she moves.

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6/15/05
Ray

Ms. Benz raised an initial objection to the posting of the property, which she indicated was not posted with the variance notice, but after some consideration on the matter agreed to proceed with the hearing. She agreed that the property was posted with the notice for special exception. Ms. Benz indicated that she is president of the Pleasant Hill Homeowners Association who opposes the Petition as indicated on the extensive petitions in opposition submitted as Protestants' Exhibit 1. She testified that although she loves pets, ten dogs are too many for this property and location. She presented extensive petitions and letters in opposition to the request along with photographs of the child allegedly injured by the young dogs, which escaped the Petitioner's care.

Ms. Faison, who lives directly across Pleasant Hill Road, opposed the requests in that a kennel would be out of character with the old Victorian homes in the area, would lower property values, and has heard the dogs whining during the day when the Petitioner has gone to work. She indicated that dog waste must be picked up everyday not once a week as the Petitioner has proposed.

Ms. Dunlap, whose home is adjacent to the subject property, indicated that she is opposed to the proposed use because it would change the character of the neighborhood, and set an unfortunate precedent for future such kennels.

Upon discussion at the hearing no one objected to the Petitioner being granted a special exception for her four companion dogs.

Findings of Fact and Conclusions of Law

The request for variance and special exception are intertwined so that if the special exception is granted one must grant the variance requested. The property is only 80 ft. wide and so any animal facility will violate the 200 ft. rule. Consequently, I find that the property is unique from a zoning standpoint in that the regulations impact this property differently than

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BY [Signature]

others in the neighborhood. In addition, I find that the Petitioner would suffer hardship and practical difficulty if the regulations were strictly enforced.

The central problem, however, is whether the proposed use meets the criteria of Section 502.1 of the B.C.Z.R., whether this use would be within the spirit and intent of the DR 3.5 regulations, or would adversely affect the community. Considering all the testimony and evidence, it is clear to me that the Petitioner will not be present 24 hours a day 7 days a week to operate a private kennel of ten dogs. She has to work. The dogs would be alone for much of the day. The DR 3.5 zone is modestly dense residential zoning, not farm or rural zoning which is more conducive to the large spaces and rural setting envisioned by the 200 ft. property separation required by the kennel regulations. This lot is only 80 ft. wide. The Petitioner is asking for zero feet setback or no separation whatever from the kennel to the neighbors' property line. I agree with the Protestants that 10 dogs is too much.

I also do not distinguish between companion dogs and shelter dogs, given the length of stay the shelter dogs will have on the property. I also note that the Zoning Enforcement Office would never be able to distinguish between these characterizations of shelter or companion dogs if enforcement were needed.

If I deny the requests, the Petitioner may have three dogs without any variance or special exception but would have to get rid of one companion dog. None of the neighbors objected to the Petitioner keeping all her companion dogs. On balance, I will grant the variance requests and special exception but under very controlled circumstances.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's requests for special exception and variance should be granted with conditions.

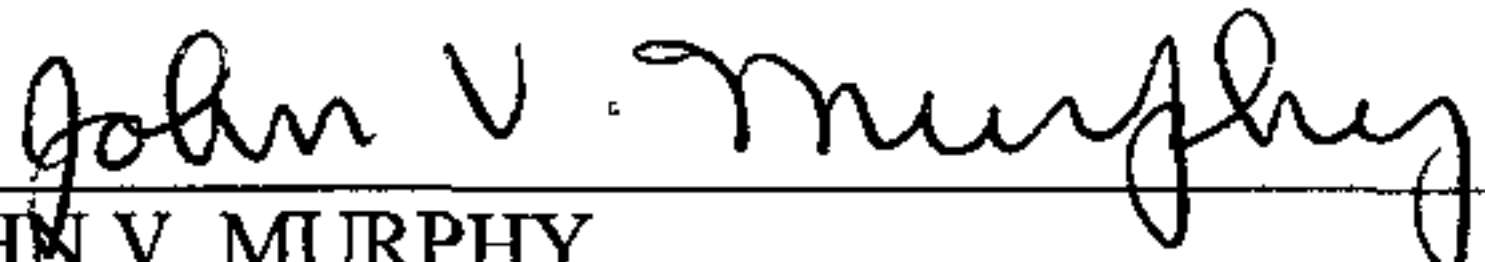
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6/15/05
J. Ray

THEREFORE, IT IS ORDERED, this 15 day of June, 2005, by the Deputy Zoning Commissioner, that the Petitioner's request for variance relief from Section 421.1 of the B.C.Z.R., to allow a fence-enclosed outdoor area and dwelling area for a proposed private kennel with side yard setbacks of zero feet and 90 ft. from the front street in lieu of the required 200 ft., be and is hereby granted; and

IT IS FURTHER ORDERED that the Petitioner's request for Special Exception, to permit a private kennel to house four dogs, be and is hereby granted with the following conditions:

1. This special exception is granted to the Petitioner only and will not run with the land. Should the Petitioner no longer use the subject property as her principal residence, the special exception will expire.
2. The Petitioner shall house the dogs within her residence, shall not use the barn or install dogs runs or similar facilities on the premises; and
3. The Petitioner shall pick up and properly dispose of animal wastes each day; and

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
6/15/05
Ray

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
William J. Wiseman III, Zoning Commissioner

June 15, 2005

Jennifer R. Busse, Esquire
John Gontrum, Esquire
Whiteford, Taylor & Preston, L.L.P.
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception & Variance
Case No. 05-425-XA
Property: 15 Pleasant Hill Road

Dear Ms. Busse & Mr. Gontrum:

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

A handwritten signature in black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Christine Rice, 15 Pleasant Hill Road, Owings Mills, MD 21117
Renee Faison, 16 Pleasant Hill Road, Owings Mills, MD 21117
Agnes Dunlap, 11 Pleasant Hill Road, Owings Mills, MD 21117
Ann G. Benz, 24 Pleasant Hill Road, Owings Mills, MD 21117

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 15 Pleasant Hill Road

which is presently zoned DR3.5

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

private kennel to (1) house my four companion dogs and (2) provide temporary housing to no more than six homeless dog(s) belonging to a non-profit dog rescue for which I volunteer and am the current President on the Board of Directors. (No fee is charged for temporary housing of foster dogs.)

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. 05-425-XA

RECEIVED 09/15/98

Legal Owner(s):

Christine M. Rice
Name - Type or Print _____

Signature Chris _____

Name - Type or Print _____

Signature _____

15 Pleasant Hill Road 443 797 7054 C
Address _____ Telephone No. _____

Dwings Mills MD 21117 H
City _____ State _____ Zip Code _____

Representative to be Contacted:

Christine M. Rice
Name _____

15 Pleasant Hill Road 443 797 7054 C
Address _____ Telephone No. _____

Dwings Mills MD 21117 H
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 2/28/05



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15 Pleasant Hill Road
which is presently zoned DR 3,5

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 fence enclosed outdoor area and dwelling area for a proposed private kennel with setbacks of zero feet for both side yard lines and 90 feet for the front yard line in lieu of minimum required 200 feet from all lines
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

to be presented at hearing

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 _____

Case No. 05-425-XA

Legal Owner(s):

Christine M. Rice
Name - Type or Print _____
Signature _____
Name - Type or Print _____

Signature _____
15 Pleasant Hill Road 443 797 7054 C
Address _____ Telephone No. _____
Dwings Mills MD 21117
City _____ State _____ Zip Code _____

Representative to be Contacted:

Christine M. Rice
Name _____
15 Pleasant Hill Road 443 797 7054 C
Address _____ Telephone No. _____
Dwings Mills MD 21117
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

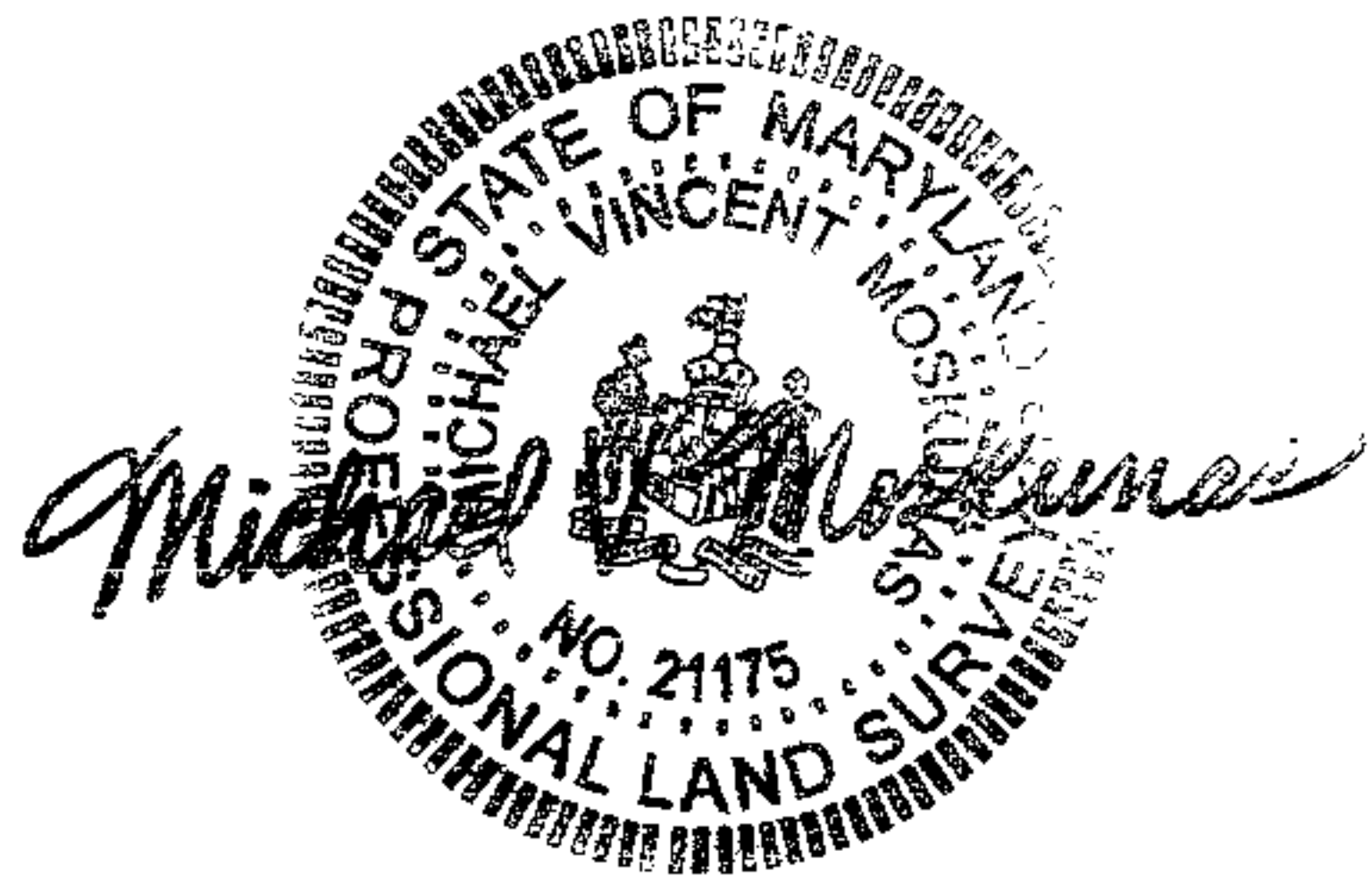
UNAVAILABLE FOR HEARING

Reviewed By JNP Date 2/28/05

Zoning Description for 15 Pleasant Hill Road

Beginning at a point South side of Pleasant Hill Road, which is 30' wide, at the distance of 830' West of the nearest improved intersecting street, Reisterstown Road, which is 60' wide. As recorded among the Land Records of Baltimore County, Maryland in Liber 8562, Folio 642, containing 1.1988 acres. Also known as 15 Pleasant Hill Road and located in the 4th Election District, 4th Councilmanic District.

Metes and Bounds: S09° 1/2' E 615', S73° 1/5' W 80.5', N74° 54' E 4', S08° E 531.6', S82° 50' W 4', N81° 1/4' E 80' to the place of beginning.



05-425-XA

BAaltimore County, Maryland
Office of Budget & Finance
Miscellaneous Receipt

No. 472708

DATE 2/28/05 ACCOUNT R-001-006-6150

AMOUNT \$ 705.00

RECEIVED FROM Carrolline M. Rice

FOR Special Exception/Variance - 15 H/Room/HVAC

052425-XA (Rice)

DISTRIBUTION
WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

PAID RECEIPT

DISTRICT ACTION ITEM

DATE 2/28/2005 TIME 11:20:00

DEPT 006 BAKSTN KITCHEN

RECEIPT N 339102 2/28/2005

AMOUNT \$ 705.00

TX NO 402708

Receipt Tot \$705.00

TX NO 402708

TX NO 402708

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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: #05-425-XA

15 Pleasant Hill Road

S/s Pleasant Hill Road, 830 feet west of Reisterstown Road

4th Election District — 4th Councilmanic District

Legal Owner(s): Christine M. Rice

Special Exception: to permit private kennel to (1) house four companion dogs and (2) provide temporary housing to no more than six homeless dog(s) belonging to a non-profit dog rescue.

Hearing: Tuesday, June 7, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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 5/743 May 24

52281

CERTIFICATE OF PUBLICATION

5/26/2005

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 5/24/2005.

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



LEGAL ADVERTISING

**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: #05-425-XA

15 Pleasant Hill Road

S/s Pleasant Hill Road, 830

feet west of Reisterstown Rd.

4th Election District

4th Councilmanic District

Legal Owner(s): Christine

M. Rice

Special Exception: to permit private kennel to (1) house four companion dogs and (2) provide temporary housing to no more than six homeless dog(s) belonging to a non-profit dog rescue.

Hearing: Tuesday, April 12, 2005 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204.

WILLIAM WISEMAN

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.

JT3/796 Mar. 29 44636

CERTIFICATE OF PUBLICATION

3/30/ 2005

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 3/29/ 2005.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-425-XA

Petitioner/Developer: CHRISTINA

M. RICE

Date of Hearing/Closing: JUNE 7, 2005

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

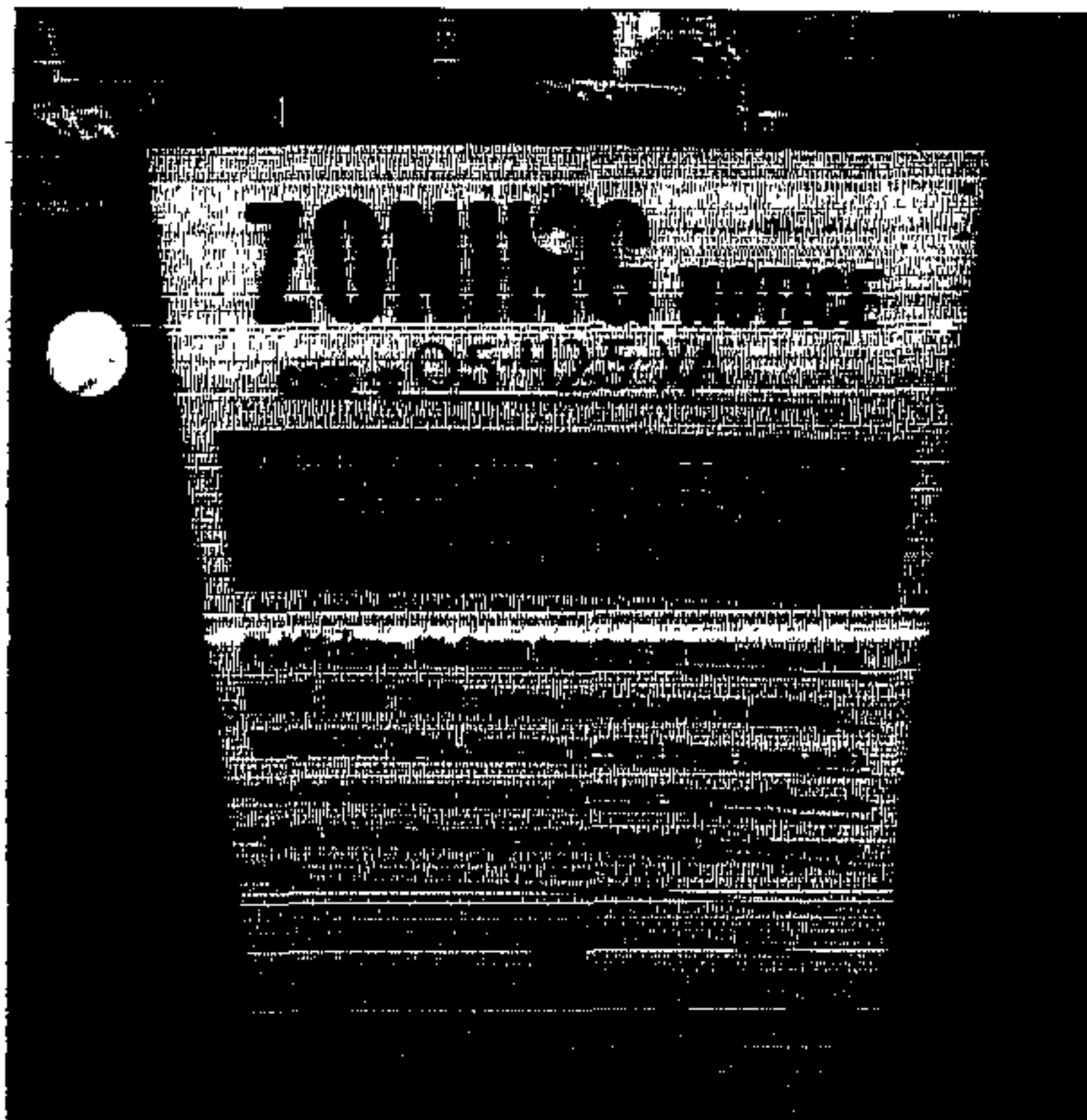
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

15 PLEASANT HILL ROAD

The sign(s) were posted on

5/22/05
(Month, Day, Year)

Sincerely,



Robert Black
(Signature of Sign Poster)

5/24/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No. 05-425-XA

Petitioner/Developer: CHRISTINE

M. RICE

Date of Hearing/Closing: 4/12/05

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

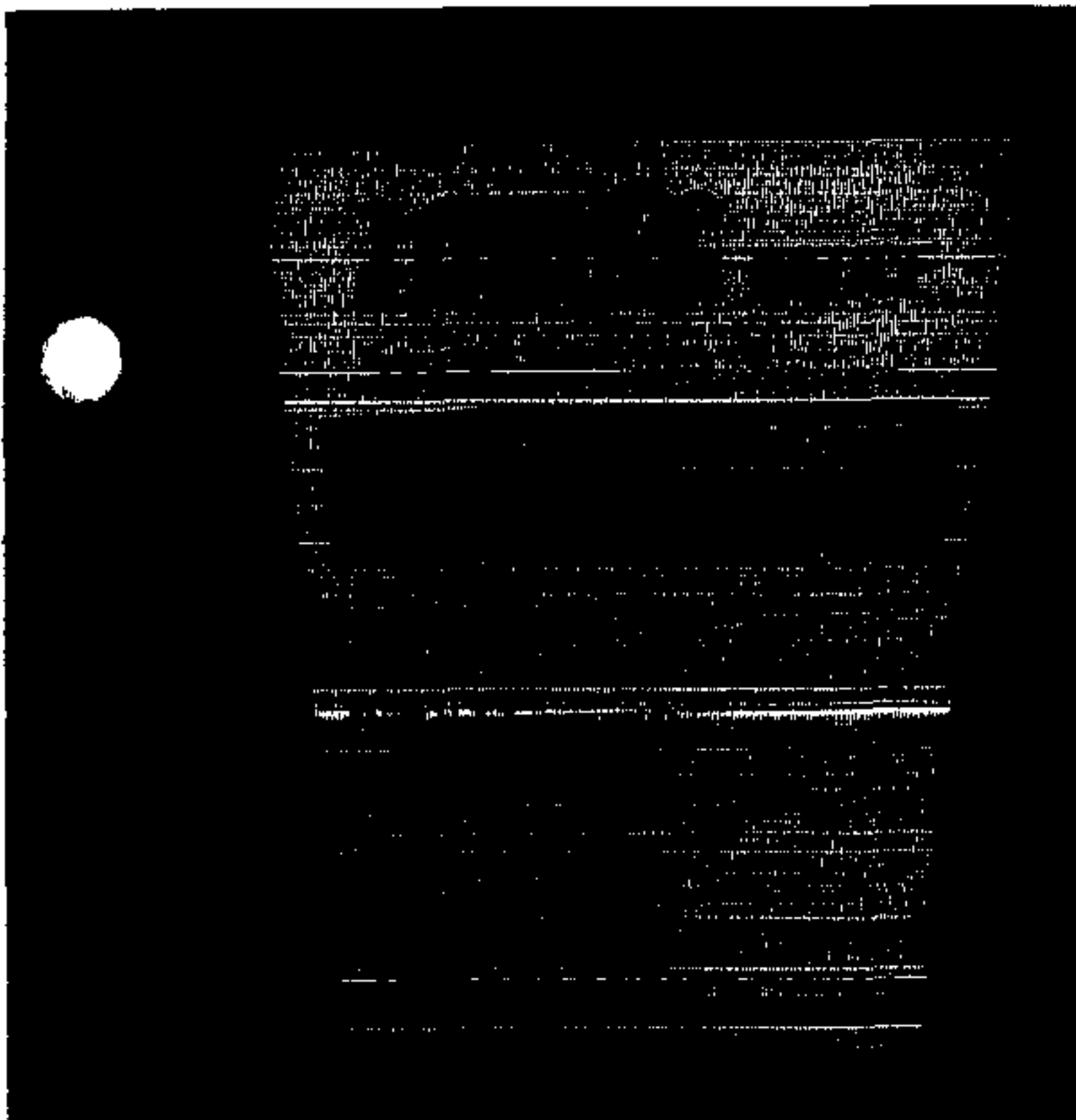
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

15 PLEASANT HILL RD

The sign(s) were posted on _____

3/20/05
(Month, Day, Year)

Sincerely,



15 PLEASANT HILL RD

Robert Black 3/28/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

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

April 6, 2005

NEW 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: 05-425-XA

15 Pleasant Hill Road
S/s Pleasant Hill Road, 830 feet west of Reisterstown Road
4th Election District – 4th Councilmanic District
Legal Owner: Christine M. Rice

Special Exception to permit private kennel to (1) house four companion dogs and (2) provide temporary housing to no more than six homeless dog(s) belonging to a non-profit dog rescue.

Hearing: Tuesday, June 7, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Christine M. Rice, 15 Pleasant Hill Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 23, 2005.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 24, 2005 Issue - Jeffersonian

Please forward billing to:
Christine Rice
15 Pleasant Hill Road
Owings Mills, MD 21117

410-654-1561

NOTICE OF ZONING HEARING

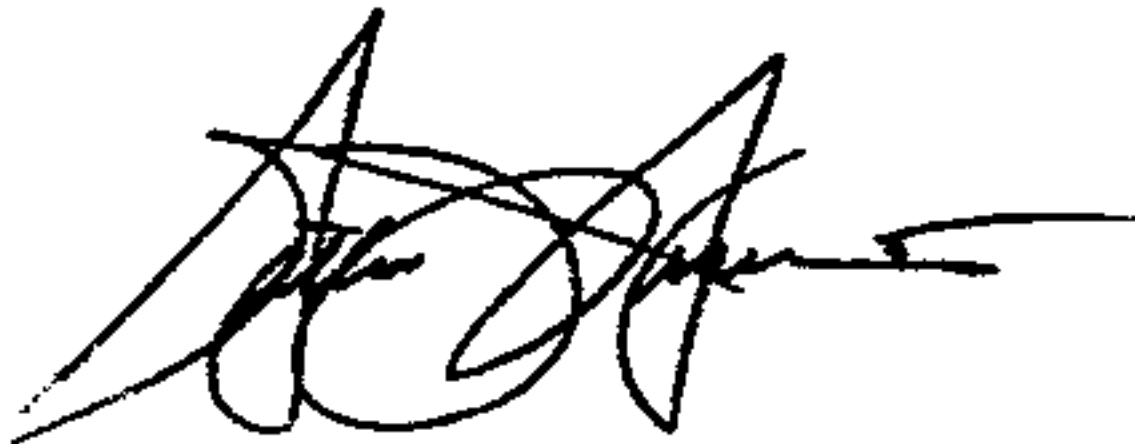
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-425-XA

15 Pleasant Hill Road
S/s Pleasant Hill Road, 830 feet west of Reisterstown Road
4th Election District – 4th Councilmanic District
Legal Owner: Christine M. Rice

Special Exception to permit private kennel to (1) house four companion dogs and (2) provide temporary housing to no more than six homeless dog(s) belonging to a non-profit dog rescue.

Hearing: Tuesday, June 7, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
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.

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

April 6, 2005

Christine M. Rice
15 Pleasant Hill Road
Owings Mills, MD 21117

Dear Ms. Rice:

RE: Case Number: 05-425-XA, 15 Pleasant Hill Road

The above matter, previously scheduled for April 12, 2005, has been postponed at your request. The hearing has been rescheduled and the new notice is attached.

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

Very truly yours,

A handwritten signature in black ink that reads "Timothy Kotroco". The signature is fluid and cursive.

Timothy Kotroco
Director

TK:klm

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel. 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

March 7, 2005

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: 05-425-XA

15 Pleasant Hill Road

S/s Pleasant Hill Road, 830 feet west of Reisterstown Road

4th Election District – 4th Councilmanic District

Legal Owner: Christine M. Rice

Special Exception to permit private kennel to (1) house four companion dogs and (2) provide temporary housing to no more than six homeless dog(s) belonging to a non-profit dog rescue.

Hearing: Tuesday, April 12, 2005 at 10:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Christine M. Rice, 15 Pleasant Hill Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 28, 2005.**
- (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.

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 26, 2005 Issue - Jeffersonian

Please forward billing to:
Christine Rice
15 Pleasant Hill Road
Owings Mills, MD 21117

410-654-1561

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: 05-425-XA

15 Pleasant Hill Road
S/s Pleasant Hill Road, 830 feet west of Reisterstown Road
4th Election District – 4th Councilmanic District
Legal Owner: Christine M. Rice

Special Exception to permit private kennel to (1) house four companion dogs and (2) provide temporary housing to no more than six homeless dog(s) belonging to a non-profit dog rescue.

Hearing: Tuesday, April 12, 2005 at 10:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson 21204



WILLIAM WISEMAN
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.

**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/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: 05-425-XA
Petitioner: Christine M. Rice
Address or Location: 15 Pleasant Hill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christine Rice
Address: 15 Pleasant Hill Rd
Owings Mills MD 21117

Telephone Number: 410 654 1561

**Department of Permits
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*

May 31, 2005

Christine M. Rice
15 Pleasant Hill Road
Owings Mills, Maryland 21117

Dear Ms. Rice:

RE: Case Number: 05-425-XA, 15 Pleasant Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 28, 2005.

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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

March 9, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 14, 2005

Item No.: 418, 419, 420, 422, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433.

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Acting Lieutenant Don W. Muddiman
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



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



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

Maryland Department of Transportation

Date: 3 . 8 . 05

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

RE: Baltimore County
Item No. 425 JHP

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 Grédlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr *JDO*

DATE: April 13, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 7, 2005

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

05-416
05-417
05-418
05-420
05-421
05-422
05-424
~~05-425~~
05-426
05-428
05-431
05-432
05-433

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 29, 2005

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

RECEIVED

MAR 31 2005

SUBJECT: 15 Pleasant Hill Road

INFORMATION:

Item Number: 5-425

Petitioner: Christine Rice

Zoning: DR 3.5

Requested Action: Special Exception/Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The subject property is located in a residential community with adjacent homes as close as 15 feet from the proposed kennel. The Office of Planning has determined that the nature of the requested use could interfere with reasonable enjoyment of the adjacent residential uses. More specifically noise, odor and traffic generated by the proposed use could be detrimental to the surrounding neighborhood. As such, this office recommends that the petitioner's request be **DENIED**.

Prepared by: Mark A. Cunningham

Division Chief: [Signature]

AFK/LL:MAC:

RECEIVED FOR FILING
6/15/05
[Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 23, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For March 14, 2005
Item Nos. 417, 418, 420, 421, 422, 425,
426, 427, 428, 429, 430, 431,
432, 433

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

RWB:CEN:cp

cc. File

Memorandum

To: Mr. Timothy Kotroco, Director
Permits and Development Management

From: ~~Councilman Ken Oliver~~

Re: 15 Pleasant Hill Road – (5-425-XA)

Date: May 23, 2005

This memorandum comes on behalf of a constituent, who has contacted my office regarding the above referenced location.

According to my constituent, although the property is posted for a zoning hearing, the date on the notice is the old date of April 12, 2005 and not the new date of June 7, 2005.

Therefore, I would greatly appreciate it if you will have this matter investigated at your earliest convenience.

Please feel free to contact my office at (410) 887-3389, should you have any questions or concerns.

Thank you, as always, for your attention and cooperation in this matter.

KO:clp

Sign was
posted by
Sgt. Black
5/22/05.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE *
15 Pleasant Hill Road; S/S Pleasant Hill Rd, * ZONING COMMISSIONER
830' W Reisterstown Road *
4th Election & 4th Councilmanic Districts * FOR
Legal Owner(s): Christine M. Rice *
Petitioner(s) * BALTIMORE COUNTY
* 05-425-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 all 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 11th day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to Christine Rice, 15 Pleasant Hill Road, Owings Mills, MD 21117, Petitioner(s).

RECEIVED

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

20 COLUMBIA CORPORATE CENTER
10420 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3528
TELEPHONE 410 884-0700
FAX 410 884-0719

JENNIFER R. BUSSE
DIRECT NUMBER
410 832-2077
jbusse@wtplaw.com

WHITEFORD, TAYLOR & PRESTON L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015
www.wtplaw.com

12/7/06 - left
message for Don
to call later.

Explained to Don
and she accepted Carl's

decision that
no reimbursement is possible,

To: JRP - If the Var.
related to a private Res. use
+ not the SE use - she is
right - 12/5/06 UCR

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

Please
Call for 3:30
To Don
W.H.
JMK

November 17, 2006

Mr. Donald T. Rascoe
Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

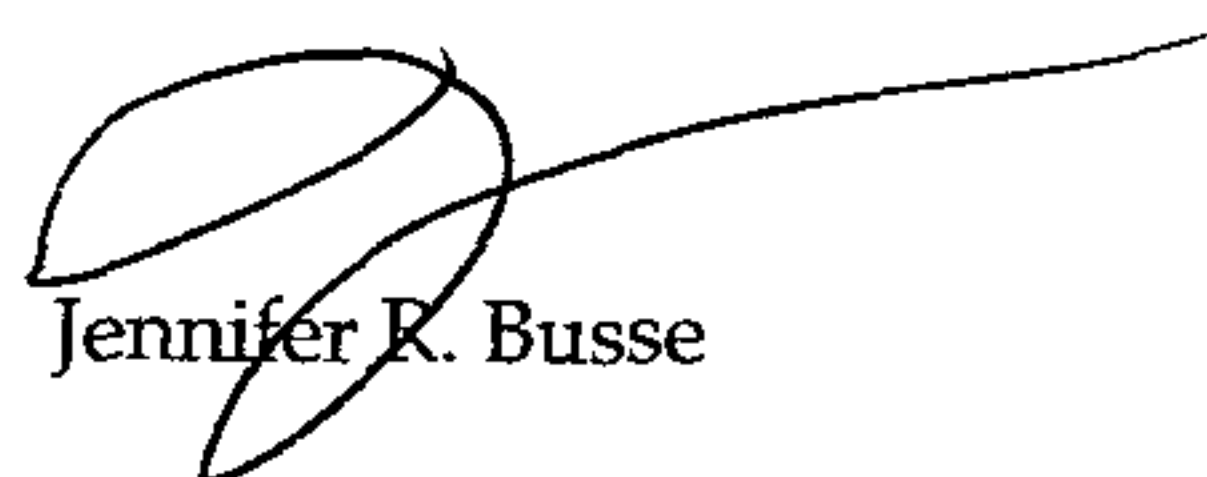
**Re: FOLLOW-UP ON Request for Reimbursement of Overpayment
for Filing Fee
Christine Rice - Zoning Item 05-425-XA
Our File No. 53246-336**

Dear Mr. Rascoe:

Enclosed please find a letter from me to you dated June 24, 2005. I do not believe I ever heard back from your office with regard to this request. My file shows that I followed up with via e-mail and telephone, but I do not show that I ever received a response. I apologize if you believe you did respond to me and I have no note of that. At your earliest convenience, would you please either call or e-mail me with regard to whether Ms. Rice can obtain a reimbursement for the filing fee she paid as explained in my letter to you dated June 24, 2005 (a copy of which is attached hereto).

Thank you for your attention to this matter.

Sincerely,



Jennifer R. Busse

JRB:tdm

cc: Ms. Christine Rice
337775v2

WHITEFORD, TAYLOR & PRESTON L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015
www.wtplaw.com

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FAX 202 331-0573

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COLUMBIA, MARYLAND 21044-3528
TELEPHONE 410 884-0700
FAX 410 884-0719

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

JENNIFER R. BUSSE
DIRECT NUMBER
410 832-2077
jbusse@wtplaw.com

June 24, 2005

Mr. Donald T. Rascoe
Permits and Development Management
111 W. Cheseapeake Avenue
Towson, Maryland 21204

**Re: Request for Reimbursement of Overpayment for Filing Fee
Christine Rice - Zoning Item 05-425-XA**

Dear Mr. Rascoe:

The Petitioner for the above-referenced file, Christine Rice, filed a Petition for Variance and a Petition for Special Exception sometime in February of this year. I am unsure of the date the Petitions were filed because I did not represent Ms. Rice until after the Petitions were filed.

The reason for this letter is to request that Ms. Rice be reimbursed for what was, in my opinion, an overpayment in relation to the filing fees in this matter. Specifically, Ms. Rice was forced to pay \$380.00 for the Petition for Special Exception and \$325.00 for the Petition for Variance. Ms. Rice resides in the property for which the Petitions were filed. I believe that she should have been entitled to the \$65.00 charge for a Petition for Zoning Variance for an individual residential lot. Forcing Ms. Rice to pay the \$325.00 for the "all others" category for petitions for variance was harsh and unfair. It has been explained to me that the reason there is a lowered fee of \$65.00 pertaining to variances for individual lots is to reduce the burden on homeowners. In case anyone were to make the argument that the \$65.00 charge is for administrative variances, I can clearly refute that. Specifically, there have been a number of occasions where when submitting a combined development plan and plan to accompany zoning petitions, I have only been asked to pay the \$65.00 charge for a petition for variance, so long as that variance only impacts one lot. In such a case, my filing was not an administrative variance, but a

Mr. Donald T. Rascoe

June 24, 2005

Page 2

normal petition for variance on an individual residential lot. Similarly, Ms. Rice's Petition for Variance affected only her individual residential lot.

For the above reasons, I respectfully request your office consider reimbursing Ms. Rice the \$260.00 she overpaid with regard to her Petition for Variance.
(\$325.00 - \$65.00 = \$260.00)

Thank you for your consideration of this request. Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Jennifer R. Busse

JRB:sl

cc: Ms. Christine Rice

337775

Christine M. Rice
15 Pleasant Hill Road
Owings Mills, MD 21117

March 30, 2005

Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Case Number 05-425-XA

Dear Zoning Commissioner,

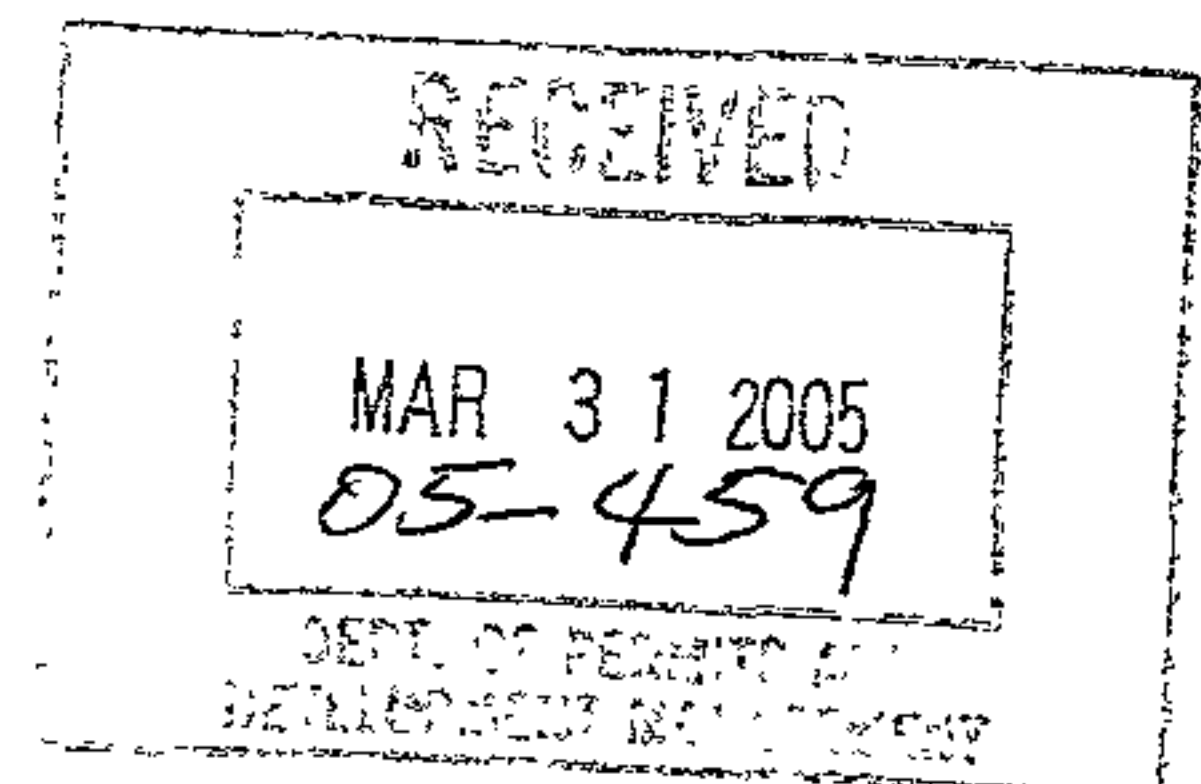
I would like to postpone my Zoning Hearing for a Special Exception and Variance currently scheduled for April 12, 2005 at 10:00 a.m. If you have any questions, please leave a message at 410-654-1561. I will be out of the country but will check messages and return your call.

Thank you.

Sincerely,



*Kristen,
OK to postpone
call + verify.
1-*



Christine M. Rice
15 Pleasant Hill Road
Owings Mills, MD 21117

March 30, 2005

Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

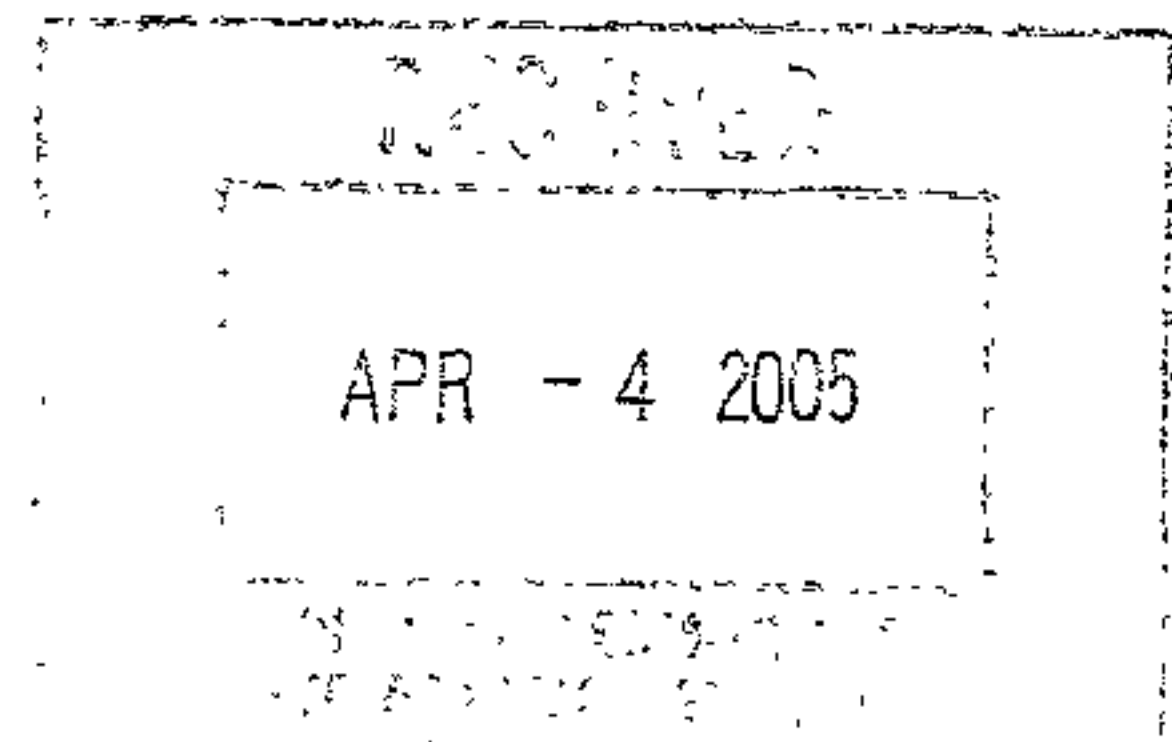
Re: Case Number 05-425-XA

Dear Zoning Commissioner,
I mailed a letter requesting a postponement of my Zoning Hearing earlier today. I should have asked if I was able to request how long the hearing is postponed. If possible, I would like to postpone the hearing until the beginning of June at the earliest. I will be out of town for the next several weeks and upon my return need time to reschedule all the resources needed for the Hearing.

If you have any questions, please leave a message at 410-654-1561. I will be out of the country but will check messages and return your call. Otherwise, I'll look forward to your notice in the mail when I return home.

I apologize for the inconvenience of sending two letters for the same request. Thank you.

Sincerely,



David Green - Case #05-425-XA

From: "Steven & Melissa Kravet" <skravet@comcast.net>
To: <dagreen@co.ba.md.us>
Date: 6/5/2005 10:38 PM
Subject: Case #05-425-XA
CC: <GPBENZ@aol.com>

Dear Mr. Green-

I am writing to inform you of the position the neighbors in my community have taken to the above referenced case number. Currently, there are 18 signatures on the petition against this special exception to zoning request. We will continue to gather signatures to provide to the zoning commissioner. Please note that I have faxed this petition to the zoning commissioner's office. There will also be a copy on hand at the zoning hearing.

Thank you for taking an interest in this matter.

Melissa Kravet
Vice President
Owings Meadows Homeowners Association

David Green - Case #05-425-XA at 15 Pleasant Hill Road

From: <lsol161@aol.com>
To: <dagreen@co.ba.md.us>
Date: 6/5/2005 8:44 AM
Subject: Case #05-425-XA at 15 Pleasant Hill Road

Mr. Dave Green-

I would like to register my **opposition** to the special exception to zoning that has been requested by the homeowner at 15 Pleasant Hill Road. This exception to zoning would no doubt have a negative effect on the community on Pleasant Hill Road as well as the adjoining community of Owings Meadows.

Sincerely,

Joe and Lori O'Donnell
228 Ritterslea Court
Owings Mills, MD 21117

David Green - Case # 05-425-XA

From: "Julia Wright" <barnwife@charm.net>
To: <dagreen@co.ba.md.us>
Date: 6/4/2005 2:42 PM
Subject: Case # 05-425-XA

Mr. Green-

I am a resident of # 8 Pleasant Hill Road. I am writing to express my opposition to the above case # and Ms. Rice's request for special zoning to establish a kennel in the neighborhood. While I applaud Ms. Rice's humanitarian efforts on behalf of homeless and abused dogs, I do not feel that any residential neighborhood is the correct place to house that many animals.

Those of us who own dogs know the noise they can make, and the disturbances that can be created by their barking. Family dogs who are loved and secure in their surroundings are more able to be maintained quietly in their yards than those animals who have either been abused or neglected, and may be wary of new caretakers and environments.

I hope that there is an alternative situation for Ms. Rice's passion, preferably in a nice country setting, where the noise of barking dogs would not become a nuisance to her neighbors.

Please note that this correspondence expresses my opposition to Case # 05-425-AX,, as I will be unable to attend the hearing on Tuesday, June 7th. Thank you for your time and attention to my concerns.

Sincerely,

Julia Wright

FREE Emoticons for your email! [Click Here!](#)



From: <sabrinafrontz@netscape.net>
To: <dagreen@co.ba.md.us>
Date: 6/4/2005 9:01:05 AM
Subject: Kennel at 15 Pleasant Hill Road

Dear Mr. Green,

My name is Sabrina Frontz, I am writing to voice our opposition to a kennel at 15 Pleasant Hill Road. We reside at 144 Pleasant Hill Road. My reasoning is threefold:

1-While sledding at a neighbors house this winter, 2 black pit bulls from 15 Pleasant Hill Road got out of the owner's back yard and although the dog's just wanted to play, they were jumping and scratching the faces of our young children. When my husband and a neighbor returned the dogs, the owner had not been looking for them. I am not sure whether she was aware they got out. I do know that the dogs that the owner of 15 Pleasant Hill is taking in are dogs who have been abandoned for behavior problems, so how can we be sure that her kennel would pose no danger?

2-We purchased our home in December, 2004, and part of our buying decision was made because it is a peaceful quiet street. I would think that a large number of dogs barking would be a nuisance.

3-Upon speaking with my neighbors, many of us feel that we need to maintain our street as private residences rather than having our street zoned for business.

Thank you for your consideration.

Sabrina Frontz
114 Pleasant Hill Road
410-363-6387

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David Green - Issue 05-425-XA

From: <BJRebele@aol.com>
To: <dagreen@co.ba.md.us>
Date: 6/3/2005 8:04 PM
Subject: Issue 05-425-XA

Dear Mr. Green,

I am writing regarding a request from our new neighbor at 15 Pleasant Hill Road for a special exemption to have a kennel on her property. I understand that she is under the impression that the neighborhood is in favor of her request. While I admire her desire to take care of abused animals, I question the appropriateness of the location. I would personally be against the request from both a noise and a safety standpoint. The dogs she would like to house have been abused, and have behavioral problems. There are many small children in this neighborhood and I would be afraid that any animals that got loose may be a threat. I understand some of her personal dogs have gotten loose already, and so I question whether she would be able to control 10 dogs on the property. The other issue, of course is the noise. We had the misfortune of having a next door neighbor who kept his dog outside a lot, constantly barking, and we finally had to ask him to take the dog indoors. It made it difficult for us to sleep with one dog, so I can imagine 10 dogs would be unbearable.

I have not met this new neighbor, but I feel that if her purpose in buying the home on our street was to have a kennel, perhaps she should have investigated the feelings in the neighborhood before she purchased the home. We love animals on this street, and many of us have dogs. But I feel that 10 dogs on one property would be too much.

Sincerely,
Barb Rebele
29 Pleasant Hill Road

David Green - Case #05-425-XA at 15 Pleasant Hill Road

From: "Steven & Melissa Kravet" <skravet@comcast.net>
To: <dagreen@co.ba.md.us>
Date: 6/3/2005 4:49 PM
Subject: Case #05-425-XA at 15 Pleasant Hill Road
CC: "Sunde" <sunde@stowetel.com>

Mr. Dave Green-

I would like to register my **opposition** to the special exception to zoning that has been requested by the homeowner at 15 Pleasant Hill Road. This exception to zoning would no doubt have a negative effect on the community.

Thank you,
Steven & Melissa Kravet
205 Ritterslea Court
Owings Mills, MD 21117

David Green - Case #05-425XA Zoning request for kennel at 15 Pleasant Hill Road

From: "Sunde" <sunde@stowetel.com>
To: <dagreen@co.ba.md.us>
Date: 6/3/2005 4:27 PM
Subject: Case #05-425XA Zoning request for kennel at 15 Pleasant Hill Road

Dear Mr. Green: this e-mail is to notify you that there is not community support for the zoning change request at number 15 Pleasant Hill for a kennel. Our family and 22 other families have signed a petition opposing this kennel which I will be faxing to you today or tomorrow. We as a community feel strongly that a residential neighborhood is not a place for a kennel. These dogs have gotten out numerous times and have jumped on and scratched our kids. Since they are rescue dogs we don't know the temperaments of these animals and some could be dangerous. A kennel could bring down our re-sale values of our homes, not to mention the health issues of the waste and water run-off.

We do not want a kennel on this street. Thank you, Louise and Willy Sunde 410-581-1611,
sunde@stowetel.com

David Green - Objection to Case #05-425XA [Kennel permit for 15 Pleasant Hill Road, Owings Mills]

From: "Zang, Stuart R." <szang@towson.edu>
To: <dagreen@co.ba.md.us>
Date: 6/6/2005 11:06 AM
Subject: Objection to Case #05-425XA [Kennel permit for 15 Pleasant Hill Road, Owings Mills]
CC: "Jennifer Shapiro" <JShapiro@cms.hhs.gov>

Dear Mr. Green,

My wife Jennifer and I live at 34 Pleasant Hill Road. We strongly OBJECT to the pending zoning change at 15 Pleasant Hill Road that would allow a kennel to be established at 15 Pleasant Hill Road. Already we have witnessed dogs from 15 Pleasant Hill Road running unfettered in our neighborhood, putting our young children at risk. We know that if implemented this kennel facility would exacerbate what is already a public nuisance.

Please note our objection to this project as you consider community opinion in this matter.

Sincerely Yours,

Stuart Zang

From: David Green
To: RICHTER-NELSON, GAIL
Subject: Re: 05-425-XA - Pleasant Hill Zoning Exception - We do NOT support this.

I

>>> GAIL RICHTER-NELSON <gpm@jhu.edu> 06/03/05 6:21 PM >>>

Dear Mr. Green,

I just received a note saying that the petitioner, Christine Rice, has indicated that she has community support for her zoning exception request.

We DO NOT support this zoning exception.

While I understand this new neighbor is asking for an exception for her own family dogs as well as the possibility of a noble cause - dog rescue - I think this is an inappropriate activity for our neighborhood. I used to live up the street from a small animal veterinarian, and even though there were not a lot of dogs, there was always one dog barking. I do not support the numbers of dogs in this petition.

I would not oppose the petitioner informally having her own dog family - unofficially - but I definitely would not like to see it legislated as a zoning exception for this property.

I am also upset that this petitioner would not be truthful about the opinions of her neighbors.

Respectfully,

Gail Richter-Nelson
7 Pleasant Hill Road
(3 doors away from the petitioner)

Gail Richter-Nelson
On-Line Learning
Department of Orthopaedic Surgery
Johns Hopkins School of Medicine
Cel: 443.629.3848
Direct: 410.532.5932
Office: 410.532.5905
Fax: 410.532.5908
gpm@jhu.edu
<http://www.netorthodoc.org>

Johns Hopkins Orthopaedics @Good Samaritan
Professional Bldg - Suite 201
5601 Loch Raven Blvd
Baltimore, MD 21239

David Green - Case #05-425-XA request for special exception

From: <GPBENZ@aol.com>
To: <dagreen@co.ba.md.us>
Date: 6/3/2005 5:33 PM
Subject: Case #05-425-XA request for special exception

Dear Mr. Green:

This message is in response to the telephone message you left me today about the upcoming hearing regarding case # 05-425-XA requesting a special exception to the zoning to allow a kennel at 15 Pleasant Hill Road. My husband and I are emphatically opposed to the granting of this special exception, as are many of the residents of Pleasant Hill Road. I plan to attend the hearing on Tuesday to voice my opposition and am asking my neighbors who are unable to attend to contact you to let you know how widespread the opposition is. I don't know where the petitioner got the idea that she has the support of the community, but I know of no one who is in favor of allowing a kennel to operate in our residential neighborhood. Thank you for contacting me and you can be assured that I will be at the hearing on Tuesday. Ann Benz

David Green - 05-425-XA Zoning Pleasant Hill Road

From: <alexmferranti@comcast.net>
To: <dagreen@co.ba.md.us. >
Date: 6/3/2005 6:29 PM
Subject: 05-425-XA Zoning Pleasant Hill Road

We are against this petition to change the residential zoning to include a kennel. Too many dogs for such a nice quiet neighborhood. Lots of neighbors are against this. This person is not acting ethically by saying we support it.

Alexander Ferranti
7 Pleasant Hill Road

RECEIVED

JUN - 6 2005

gm
6/7

June 2, 2005

Louise and Willy Sunde
21 Pleasant Hill Road
Owings Mills, MD 21117

ZONING COMMISSIONER

Zoning Commissioners Office
401 Bosley Avenue
Towson, MD 21204

Case Number: 05-425XA, Request for a Zoning Change at 15 Pleasant Hill Road for a Kennel

Dear Zoning Commissioners:

This letter is written to oppose the request for a zoning change at 15 Pleasant Hill to allow a kennel on the property.

Our neighborhood is currently a peaceful community consisting of narrow lots averaging 80 - 90' wide. We have two small children 1 and 3 years old and we enjoy spending time outside the year around. Back in January this owner's dogs escaped 3 times and the dogs in question were 2 pit bull puppies, though friendly, were quite aggressive and managed to jump on and claw a visiting neighbor child Jacob Chisholm (4 years old) and jumped on myself and scratch my then 2 year old daughter on another occasion.

With a constant influx of various abandoned dogs for temporary housing where the new owner might not know the dogs hidden behavior problem arise security concerns especially for our own children as wells as the neighbor's.

Auditory disturbances of possibly 10 or more dogs barking will force us to give up quality time currently spent outside. There is also health concerns of managing that much waste from the property located on the highest point on Pleasant Hill with rain water run-off in all directions. The zoning change would also decrease our property re-sell value.

We mean the owner no ill will and applaud her efforts in trying to do something good for the dogs, but to house the dogs in the middle of a residential neighborhood is not the place to run such a kennel.

Thank you for your support in this matter.

Sincerely,

Louise and Willy Sunde

Louise and Willy Sunde

David Green - 05-425-XA Zoning Pleasant Hill Road

From: <alexmferranti@comcast.net>
To: <dagreen@co.ba.md.us. >
Date: 6/3/2005 6:29 PM
Subject: 05-425-XA Zoning Pleasant Hill Road

We are against this petition to change the residential zoning to include a kennel. Too many dogs for such a nice quiet neighborhood. Lots of neighbors are against this. This person is not acting ethically by saying we support it.

Alexander Ferranti
7 Pleasant Hill Road

David Green - Opposing Kennel

From: <Frfaison@aol.com>
To: <dagreen@co.ba.md.us>
Date: 6/4/2005 7:36 PM
Subject: Opposing Kennel

Case # 05-425XA Request for a Kennel at #15 Pleasant Hill Rd., Owings Mills, MD

I am opposing the request for a zoning change for a private kennel at 15 Pleasant Hill Rd. This is a residential area with beautiful Old Victorian Homes that this community takes pride in. Changing the zoning to add a private kennel that would contain (1) 4 companion dogs, and to no more than 6 homeless dogs belonging to a non profit rescue organization at #15 Pleasant Hill Road would truly be a nuisance and lower the value of our homes..

There is a shelter 20 minutes away that takes in homeless, unwanted dogs and they are on property of at least 20 acres.

Sincerely,
Kevin and Renee Faison
16 Pleasant Hill Road
Owings Mills, MD 21117
(410) 356-7088

June 1, 2005

RECEIVED

JUN 3 2005

COMMISSIONER

Zoning Commissioners Office
401 Bosley Avenue
Towson, MD 21204

re: Case Number
05-425XA

Request for a Kennel at #15 Pleasant Hill Road
for a special exception to permit a private kennel to
(1) house 4 companion dogs
(2) provide temporary housing to no more than 6
Homeless dogs belonging to a non profit rescue
Organization at #15 Pleasant Hill Road

Dear Zoning Commissioner:

I am writing to you today to oppose this change of zoning. This is a residential area in one of the few remaining historical communities in Owings Mills. This community consists of old Victorian homes that are cherished by the residents. It was once recognized in the Baltimore Magazine as one of the nicest communities to live in.

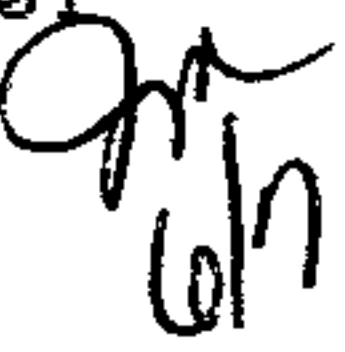
The zoning change to permit a private kennel in this residential neighborhood would not only hurt the value of our properties but also be a nuisance to the community. There is a kennel twenty minutes away that takes in unwanted, homeless dogs and they are on over 20 acres.

Currently the county law states a resident may only contain three dogs on their property otherwise, it must have a kennel license.. I am hoping the zoning regulations will not change to permit a private kennel zoning.

Sincerely,

Kevin Faison
Renée Faison

Mr. And Mrs. Kevin Faison
16 Pleasant Hill Road
Owings Mills, MD 21117
(410) 356-7088



To: Mr. William J. Wiseman III, Zoning Commissioner
410 887 3468 410 887 3391 410 887 4386

Re: Case # 05-425-XA

From: Melissa Kravet
410 654 1289

Mr. William J. Wiseman III, Zoning Commissioner

**Office of the Zoning Commissioner
401 Bosley Avenue
Suite 405
County Court Building
Towson, Maryland 21204**

June 3, 2005

Dear Sir:

We, the undersigned homeowners of Owings Meadows, are **OPPOSED** to the granting of the special exception to zoning requested by the homeowner at 15 Pleasant Hill Road (case #03-425-XA).

<u>sign name</u>	<u>print name</u>	<u>address</u>	<u>telephone</u>
Gina E Hyde	Gina E Hyde	1 Nearock Ct. O.M., MD 21117	410-625-6332
Brenda Nair	Brenda Nair	214 Ritterslea Ct. O.M. 21117	410-363-2147
Melissa C Kravet	Melissa C Kravet	205 Ritterslea Ct. 21117	410-654-289
~~W.D.O.O.R.~~	~~William D O'Rourke~~	9 Haverock Ct 21112	4-654-358
Louise Sanders	Louise Sanders	B Nearock	410-581-3471
Sonia White	Sonia White	6 Nearock	443-946723
Lisa Tucker	Lisa Tucker	4 Nearock Ct	410-654-0701
DAVID JONES	DAVID JONES	3 NEAROCK CT	410-365-8460
ROBERT FRIEDMAN	ROBERT FRIEDMAN	140 DISNEY CT	410-363-3119
Francine Kearney	FRANCINE KEARNEY	142 Disney Ct	410-363-7116
Lynda F. Roth	LYNDA F. ROTH	136 Disney Ct	410 998-392
Michael Eby	Michael Eby	131 Disney Court	410-356-1337
Luisa F. Gonzales	LUISA F. GONZALES	133 Disney Court	410-902-5815
Alla Landau	ALLA LANDAU	137 Disney Ct	(410) 363-0257
Gail C Douglas	GAIL C DOUGLAS	135 Disney	(410) 363-1421
Leonard Frankel	LEONARD FRANKEL	143 DISNEY CT.	410.727.3044

<u>Name</u>	<u>Signature</u>	<u>Address</u>	<u>Telephone</u>
Valerie Watkins	Valerie Watkins	145 DUNN COURT	448-594-5152
Maxine Hinkle	Maxine Hinkle	218 Rittersea Ct.	410-356-0416

Continuation of OPPOSED
petition CASE # 05-425-XA


FedEx Kinko's
Office and Print Center

Fax Cover Sheet

FedEx Kinko's of Owings Mills, MD

Telephone: 410.363.8850 Fax: 410.363.8877

Date _____

Number of pages 3 (including cover page)

To:

From:

Name Dave GreenName Louise SundeCompany Community Planner

Company _____

Telephone _____

Telephone 410 581 1611Fax 410-887-5862

Comments

Case # 05-425XA Zoning Change request for
15 Pleasant Hill.

To: Dave Green Community Planner

From: Louise Sunde 410-581-1611, sunde@stowetel.com

fax: 410-887-5862

re: case # 05-425XA zoning change
request for #15 Pleasant Hill Rd.
-Kennel

Mr. Green: Here is a petition opposing
the zoning request for a kennel at #15
So far 23 families have signed and there are
more coming by Tuesday. We do not
want a kennel on this street - Thank you.

2 Pages

Petition to oppose
#15 Pleasant Hill
Kennel Request

05-425XA

<u>Name</u>	<u>Address</u>	<u>Phone</u> ^(optional)
1) Louise & Willy Sunde	21 Pleasant Hill Rd	410 581-1611
2) Kevin & Renee Faison	16 Pleasant Hill Rd	410 356-7088
3) Chris & Doug Jeff	10 Pleasant Hill Rd	443-394-9285
4) Joyce & Peggy Williams	6 Pleasant Hill Rd	410-356-4269
5) Bob Whipple	19 Pleasant Hill Rd	410-356-4468
6) Ann G. Berry	24 Pleasant Hill Rd.	410-581-9868
7) ~~Do C. Do~~	24 PLEASANT Hill Rd.	410 581-9868
8) Agnes Dunlap	11 Pleasant Hill Rd	410-356-4122
9) ~~W. W.~~ Steven Scott	12 Pleasant Hill Rd	410 902-6192
10) ~~W. W.~~ Ian Chisholm	108 Pleasant Hill Rd.	410-356-2537
11) Sean & Sabrina Farrow	14 PLEASANT HILL RD.	410-356-6387
12) Jennifer Shapiro & Shuzang	34 Pleasant Hill Rd	443-394-7394
13) Peggy Baughman	9 Pleasant Hill Rd.	410 356-1057
14) ~~Peggy Baughman~~	9 PLEASANT HILL RD	410-356-1057
15) Joe Rich	25 Pleasant Hill	410 356-7288
16) Gladys Cox	23 Pleasant Hill Rd	410 356-6915
17) MICHAEL THOMAS	27 PLEASANT HILL RD.	443 394-8977
18) Stacy Ammons	134 Disney Ct. (Directly Behind #15)	410-902-7255
19) Mary Baxter	130 Disney Ct. ("")	410 902-0956
20) Anna Nemirovsky	132 Disney Court (Behind #15)	
21) Hank & Barb Rebele	29 Pleasant Hill Rd.	410-356-1599
22) Christina & Jim Carg	31 Pleasant Hill Rd.	410-581-3004
23)		
24)		
25)		

CASE NAME OS-425-XA
CASE NUMBER 6 Pleasant Hill Rd
DATE 6/7/05

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME 15 Pleasant Hill Rd.
CASE NUMBER 05-425-XA
DATE 6/7/05

CITIZEN'S SIGN-IN SHEET

[illegible]

Pt Ex #2



#2

Pleasant Hill Road

#15

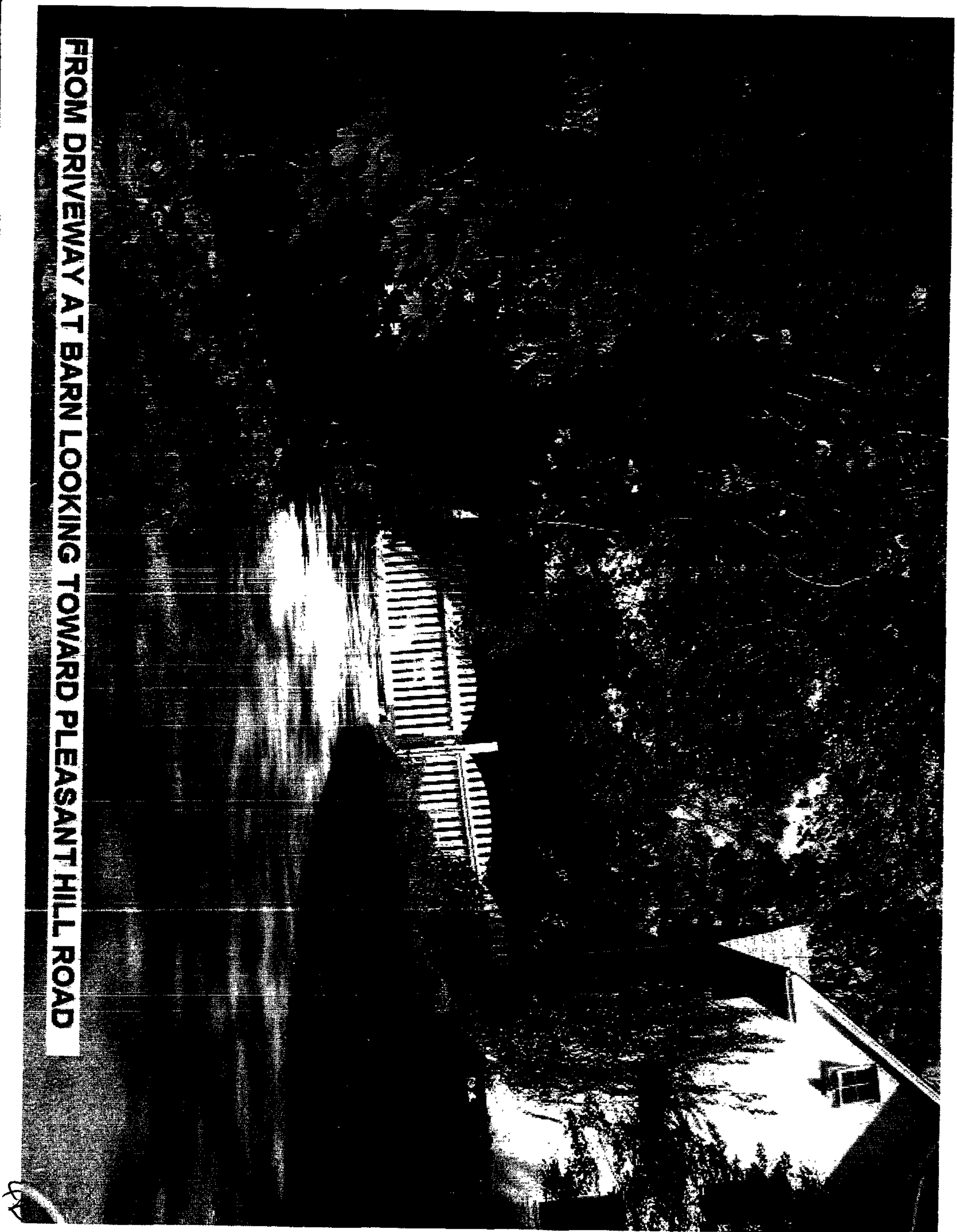
Image © 2024 AirPhotoUSA

estimated property lines in black

Pet 3



FROM DRIVEWAY AT BARN LOOKING TOWARD PLEASANT HILL ROAD



FROM PROPERTY LINE AT 11 PLEASANT HILL ROAD LOOKING AT FRONT



42

FROM PROPERTY LINE AT 17 PLEASANT HILL ROAD LOOKING AT FRONT



87

FROM STREET LOOKING AT FRONT



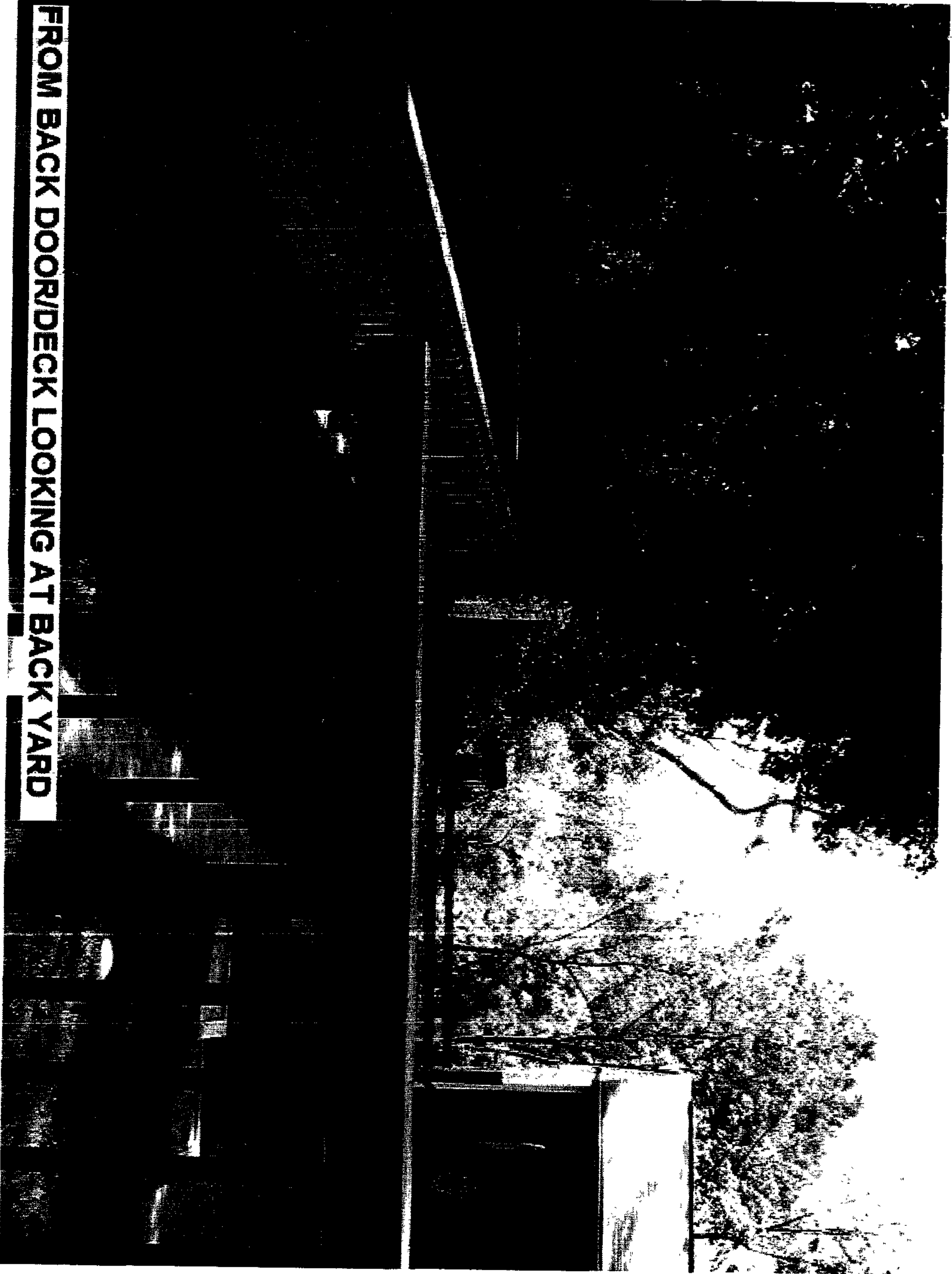
82



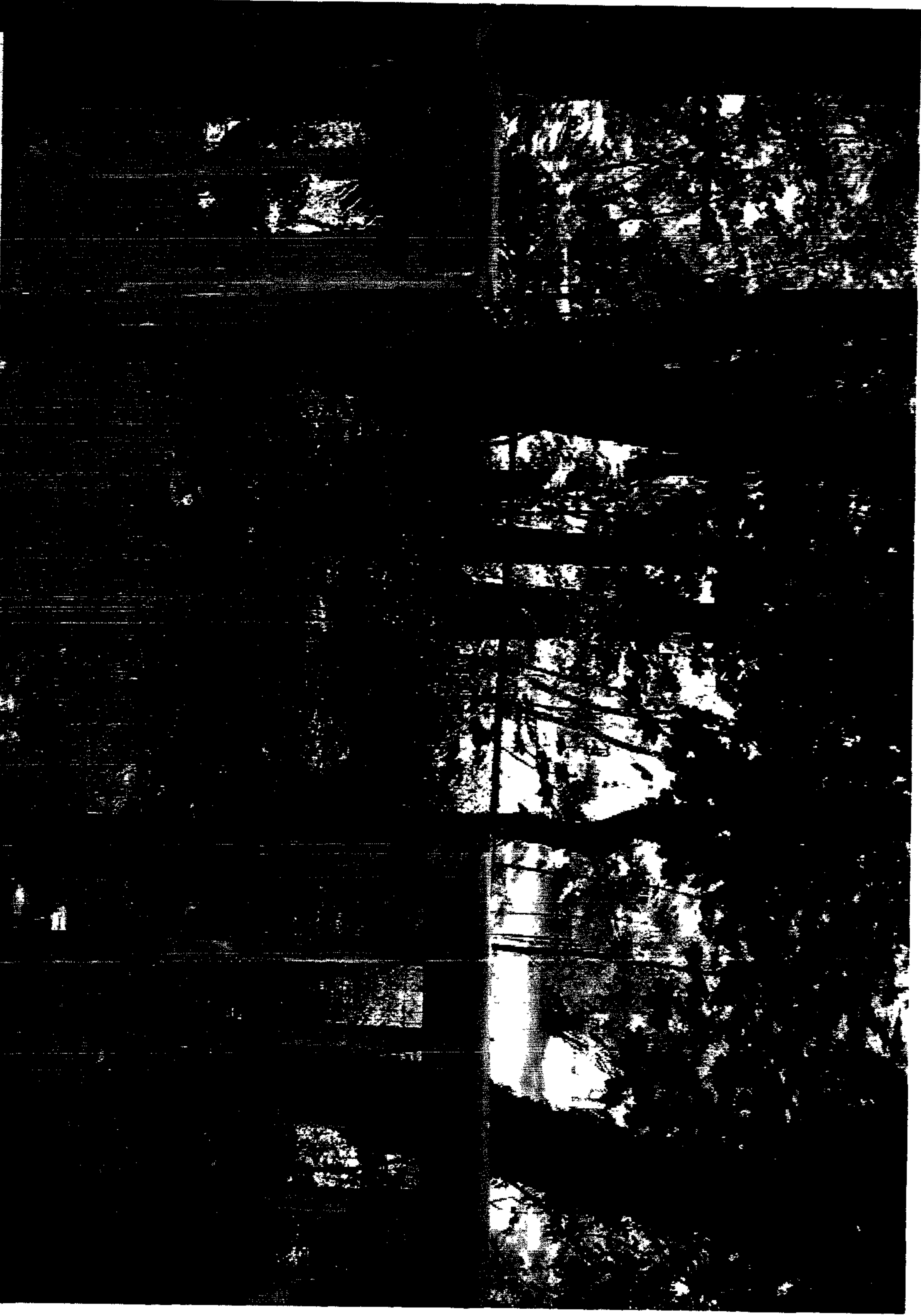
FROM FENCE AT SIDE LOOKING TOWARD PLEASANT HILL ROAD

A
A

FROM BACK DOOR/DECK LOOKING AT BACK YARD



FROM BACK DOOR/DECK LOOKING AT 11 PLEASANT HILL ROAD



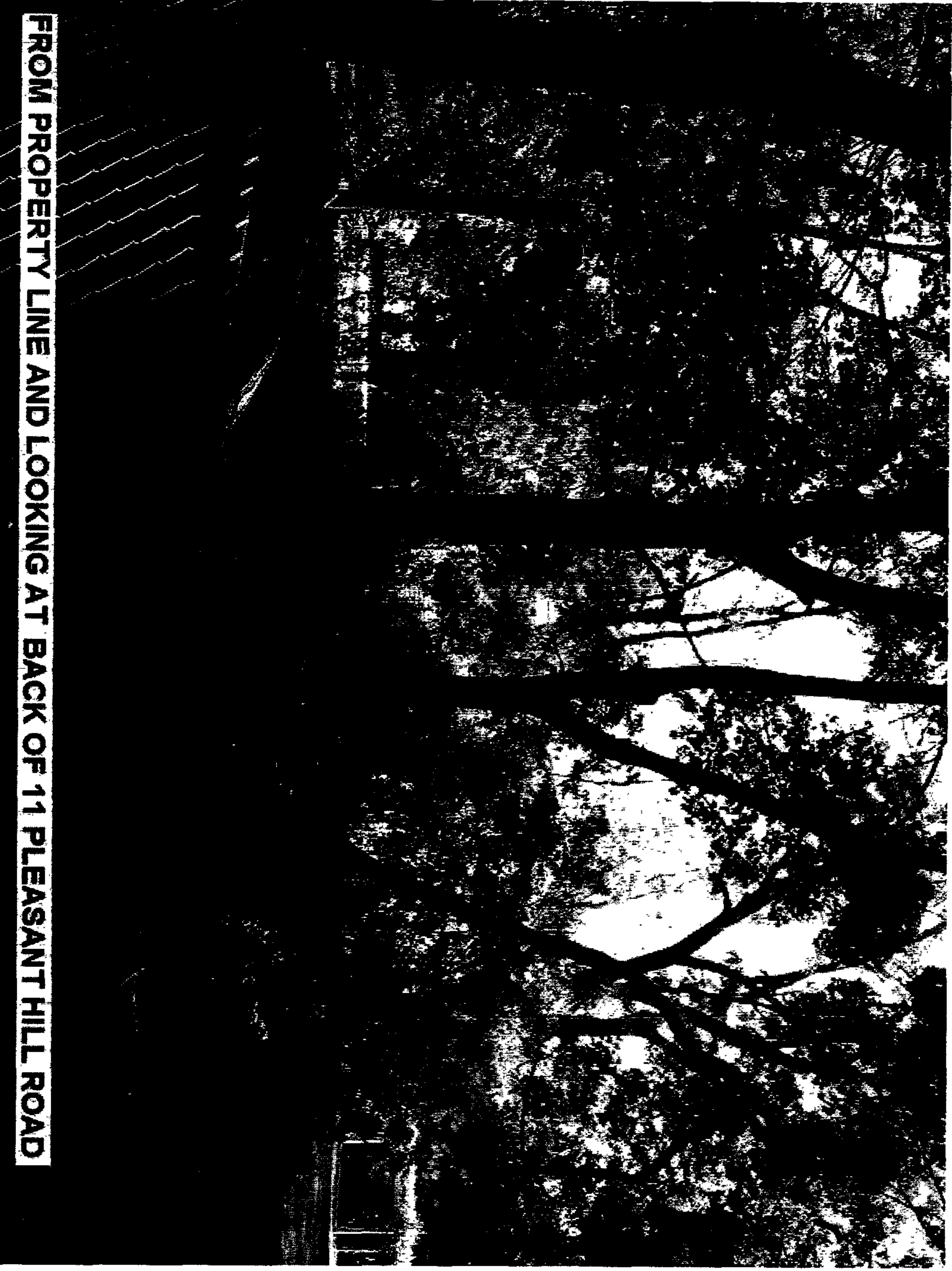
11

FROM PROPERTY LINE AT 11 PLEASANT HILL RD LOOKING TOWARD BACK YARD



45

FROM PROPERTY LINE AND LOOKING AT BACK OF 11 PLEASANT HILL ROAD



FROM BACK DOOR/DECK LOOKING AT 17 PLEASANT HILL RD



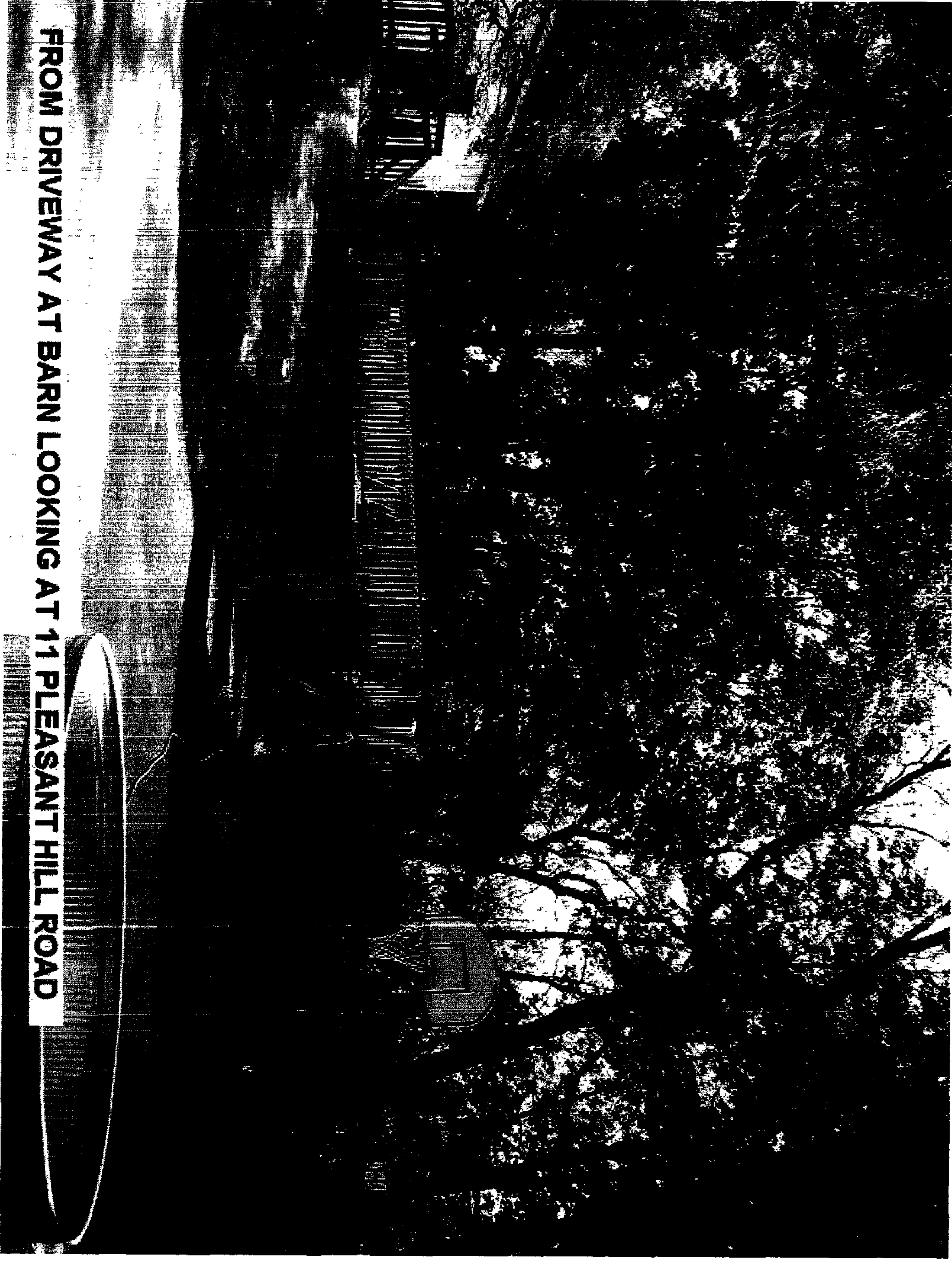
FROM FENCE AT BARN LOOKING AT BACK YARD





FROM FENCE AT BARN LOOKING AT BACK OF HOUSE

FROM DRIVEWAY AT BARN LOOKING AT 11 PLEASANT HILL ROAD



24

FROM FENCE AT BARN LOOKING AT 17 PLEASANT HILL RD



Petition of Support
for: Christine M. Rice's
Petition for Special Exception for a Private Kennel
and Petition for Variance for setbacks for a Private Kennel
15 Pleasant Hill Road, Baltimore County

We, the undersigned, are aware that Christine M. Rice, of 15 Pleasant Hill Road, is seeking a Special Exception for a Private Kennel at her residence to approve the existence, at her residence, of her four (4) companion dogs and the temporary housing of no more than six (6) homeless dogs belonging to a non-profit rescue for which Ms. Rice volunteers.

We, the undersigned, are also aware that Ms. Rice is seeking a Variance from the minimum setbacks provided within the Baltimore County Zoning Regulations for a Private Kennel in a residential zone.

We, the undersigned, are in support of Ms. Rice's Petitions for Special Exception and Variance.

Gunter Thode
Name

Michael Thode
Name

18 Pleasant Hill Rd.
Address

17 Pleasant Hill Rd.
Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

[Signature]

pet # 5

Section 420
Helicopter Operations
[Bill No. 85-1967]

- 420.1 Notwithstanding other provisions of these regulations to the contrary, certain helicopter operations shall be permitted as provided under this Section 420.
- 420.2 Temporary use may be made of an area for helicopter flights for promotional activities, provided that such area shall be at least 500 feet from any occupied residence and that use permits shall be first procured from the Director of Public Safety¹ and the Zoning Commissioner and that such permits shall be limited as to time as specified by the Zoning Commissioner.
- 420.3 Helicopters may be used to move equipment and supplies at construction sites, provided that a permit for such use is first obtained from the Director of Public Safety.²
- 420.4 Helicopters may make landings on public utility rights-of-way and, with the owners' consent, on land adjacent thereto for purposes of inspection or repairs of public utility facilities.
- 420.5 No special exception shall be required to permit either a Type I or Type II heliport if such use is located: at least 1,000 feet from any property line; in a D.R.5.5 or D.R.1 Zone; and beyond the urban-rural demarcation line.
- 420.6 Any helicopter operation caused by emergency is permitted at any time in any zone, in accordance with current regulations of the Federal Aviation Agency.

Section 421
Animal Boarding Place, Kennel, Pet Shop,
Veterinarian's Office, Veterinarium
[Bill Nos. 85-1967; 87-2001³]

- 421.1 If an animal boarding place or private kennel is allowed in a residential zone, either as a special exception or as a permitted use, any part of the use, including but not limited to exercise areas, septic systems, dog runs and parking areas, may not be located within 200 feet of the nearest property line.
- 421.2 If an animal boarding place, commercial kennel, private kennel or pet shop is allowed in an office, business or manufacturing zone, either as a special exception or as a permitted use, any part of the use, including but not limited to exercise areas, septic

¹ Editor's Note: The office of Director of Public Safety was abolished under Bill No. 72-1968, amending Section 504 and Subdivision 4, Division 3, Article V, inter alia, of the Baltimore County Charter. The Administrative Officer has delegated such authority to the Director of the Department of Permits and Development Management.

² Editor's Note: The office of Director of Public Safety was abolished under Bill No. 72-1968, amending Section 504 and Subdivision 4, Division 3, Article V, inter alia, of the Baltimore County Charter. The Administrative Officer has delegated such authority to the Director of the Department of Permits and Development Management.

³ Editor's Note: This bill also provided that its provisions would not apply to any animal boarding place or kennel in existence and operating with a final, valid permit or other final, nonappealable approval from Baltimore County on the effective date of this act, which was 10-22-2001.

systems, dog runs and parking areas, may not be located within 200 feet of the nearest property line or lease line.

- 421.3 If a veterinarian's office or a veterinarian is allowed in a residential zone as a special exception, it shall be located only on a lot having an area of 2 acres or more, and any part of the use may not be located within 100 feet of the nearest property line.
- 421.4 A person may not own, keep, or harbor more than 10 dogs, not including puppies less than 4 months old, in a private kennel that is located in a D.R. Zone.
- 421.5 In granting any special exception under this section, the Zoning Commissioner may impose additional conditions or restrictions, such as increasing buffers, requiring odor, noise, or animal waste disposal mitigation, and setting limits on the number and breeds of dogs, to ensure that the proposed use will not be detrimental to the health, safety, or general welfare of the surrounding area.

Section 422

Amusement Devices

[Bill Nos. 29-1982; 66-1983]

- A. Amusement devices are permitted as of right in the B.L., B.M. and B.R. Zones when used in combination with (1) a tavern; (2) a bowling alley; (3) a hotel or motel; (4) billiard or pool rooms; (5) skating rink; (6) airport; (7) boatyard/marina; (8) bus, train, boat terminal; (9) community building; (10) racetrack; (11) restaurant; (12) miniature golf; (13) truck stop; (14) swimming pool; (15) social, fraternal or veteran clubs; (16) indoor tennis and racquet clubs; (17) public bathing beaches; or (18) other uses which the Zoning Commissioner finds, after public hearing, to be entertainment, leisure or recreation oriented; and provided, however, that no more than four amusement devices shall be permitted unless a special exception for an arcade is obtained.
- B. One amusement device, or two such devices if the net floor area of the location's interior space actually devoted to the principal use exceeds 1,500 square feet, is permitted as a matter of right in the B.L., B.M. and B.R. Zones when in combination with uses which are not entertainment, leisure or recreation oriented. The square footage required by this subsection need not be devoted exclusively to the amusement device or devices.
- C. Amusement devices are permitted as of right in the Manufacturing, Resource Conservation, Density Residential, Elevator-Apartment Residence, Residential-Office and Office Zones when used in combination with, and accessory to, any entertainment, leisure or recreation oriented principal use provided for in Section 422.A, provided that:
1. The amusement devices are located on the same lot as the principal use.
 2. The amusement devices are located within a building which houses the principal use or which houses facilities that are incidental to the principal use.

Mr. William J. Wiseman III, Zoning Commissioner

Office of the Zoning Commissioner
401 Bosley Avenue
Suite 405
County Court Building
Towson, Maryland 21204

June 3, 2005

Dear Sir:

We, the undersigned homeowners of Owings Meadows, are OPPOSED to the granting of the special exception to zoning requested by the homeowner at 15 Pleasant Hill Road (case #05-425-XA).

Q720#1

<u>sign name</u>	<u>print name</u>	<u>address</u>	<u>telephone</u>
1. <i>[Signature]</i>	Gina E Hyde	1 Nearock Ct. O.M., MD 21117	410-625-6333
2. <i>[Signature]</i>	Brenda Nair	214 R. Hesterlea Ct. O.M. 21117	410-363-2147
3. <i>[Signature]</i>	Melissa C Kravet	205 Ritterlea Ct. 21117	410-654-1289
4. <i>[Signature]</i>	<i>[Signature]</i>	9 Nearock Ct 21117	410-654-3338
5. <i>[Signature]</i>	RONALD SANDERS	B Nearock	410-581-3471
6. <i>[Signature]</i>	<i>[Signature]</i>	6 Nearock	4433946723
7. <i>[Signature]</i>	<i>[Signature]</i>	4 Nearock Ct	410-654-0701
8. DAVID JONES	DAVID JONES	3 NEAROCK CT	410-365-8460
9. ROBERT FRIEDMAN	ROBERT FRIEDMAN	140 DISNEY CT	410-363-3119
10. Francine Kearney	FRANCINE KEARNEY	142 Disney Ct	410-363-7116
11. Lynda P. Rott	Lynda P. Rott	136 Disney Ct	410 998-3921
12. <i>[Signature]</i>	Michael Eby	131 Disney Court	410-356-1337
13. Luisa F. Gonzales	LUISA F. GONZALES	133 Disney Court	410-902-5815
14. <i>[Signature]</i>	ALLA CANADA	137 Disney Ct	410/363-0257
15. Gail C Douglas	Gail C Douglas	135 Disney	(410) 363-1421
16. <i>[Signature]</i>	LEONARD FRENKEL	143 DISNEY CT.	410.727.3044

	Name	Signature	Address	telephone
17.	Albi Watkins	ALBIE WATKINS	145 DANE COURT	448-894-9132
18.	Maxine Hindle	Maxine Hindle	218 Ritterstee Ct.	410-356-0416
19.				

Continuation of OPPOSED
petition CASE # 05-425-XA

Oppose Request for Zoning Change

Case # 05-425XA

Request for a Kennel at #15 Pleasant Hill Rd
Special exception to permit a private
kennel to:

- (1) house 4 companion dogs
- (2) provide temporary housing to no
more than 6 homeless dogs
belonging to a non profit rescue
organization at #15 Pleasant Hill Rd.

Sherry Faustino 104 Pleasant Hill Rd. O.M., MD 21117
P.D. Dillon 104 Pleasant Hill Rd, O.M., MD 21117
David & Kim Granger - 116 Pleasant hill Rd. O.M. MD 21117
Mary G. Schuchert - 130 Pleasant Hill Rd O.M. MD 21117
Alexandra Merano 7 Pleasant Hill Rd O.M. MD 21117

Petition to oppose
15 Pleasant Hill
Kennel Request

Case #
05-425XA

Name	Address	Phone (optional)
1) Louise & Willy Sunde	21 Pleasant Hill Rd	410 581 1611
2) Kevin & Renee Faison	16 Pleasant Hill Rd	410 356 7088
3) Chavis & Doug Jeff	10 Pleasant Hill Rd	443-394-9285
4) Joyce & Buzz Williams	6 Pleasant Hill Rd	410-356-4269
5) Bob Whippo	19 Pleasant Hill Rd	410-356-4468
6) Ann G. Berry	24 Pleasant Hill Rd.	410-581-9868
7) Do C Do	24 PLEASANT Hill Rd.	410 581-9868
8) Cyndy Hunsley	11 Pleasant Hill Rd	410-356-4122
9) Steve & Scott	12 Pleasant Hill Rd	410 902 6192
10) Ian Chisholm	108 Pleasant Hill Rd.	410-356-2537
11) Sean & Sabrina Fromtz	114 PLEASANT HILL RD.	410-353-6387
12) Jennifer Shapiro & Shuzang	34 Pleasant Hill Rd	443-394-7394
13) Peggy Baughman	9 Pleasant Hill Rd.	410-356-1057
14) Penny Dargatz	9 PLEASANT HILL RD	410-356-1057
15) Joe Ritz	25 Pleasant Hill	410 356-7288
16) Gladys Cox	23 Pleasant Hill Rd	410 356-6915
17) Michael Thomas	27 PLEASANT HILL RD.	443 394-8977
18) Stacy Ammons	134 Disney Ct. (Directly # 15) (behind # 15)	410-902-7255
19) Mary Baxter	130 Disney Ct. " "	410 902-0956
20) Anna Nemirovsky	132 Disney Court (behind # 15)	
21) Hank & Barb Rebele	29 Pleasant Hill Rd.	410-356-1599
22) Christina & Jim Cargis	31 Pleasant Hill Rd.	410-581-3004
23) Karen & Kathy Bowles	30 Pleasant Hill Rd	410-654-5850
24)		
25)		
26)		

6/2/05

Mr & Mrs Robert R. Williams
6 Pleasant Hill Rd
Gwynn Mills Md
are opposing case

No. 05-425XA

15 Pleasant Hill Rd
for Kennel

RECEIVED

JUN 10 2005

Naise

ZONING COMMISSIONER

Heath

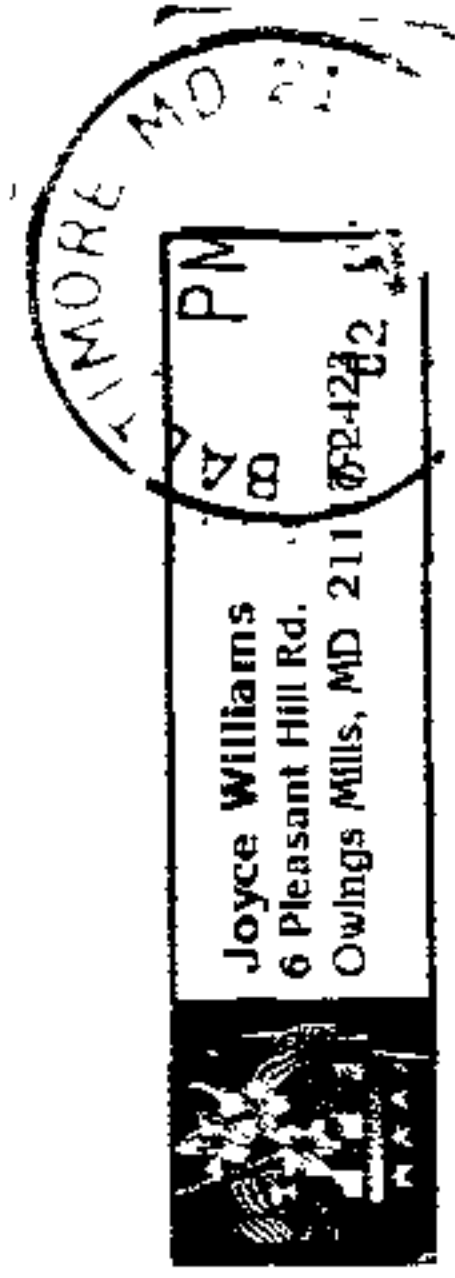
young children in area

do not need

we both are in our 70's.

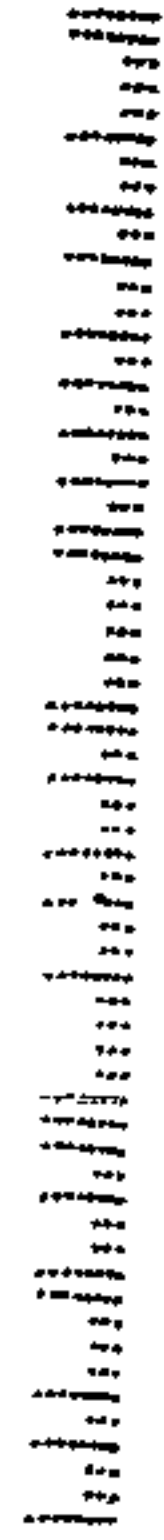
Thank you

Mrs Joyce Williams



Room 106 County Office Bldg
111 W Chesapeake Ave
Lorton Md 21204

44835



June 2, 2005

Louise and Willy Sunde
21 Pleasant Hill Road
Owings Mills, MD 21117

Zoning Commissioners Office
401 Bosley Avenue
Towson, MD 21204

Case Number: 05-425XA, Request for a Zoning Change at 15 Pleasant Hill Road for a Kennel

Dear Zoning Commissioners:

This letter is written to oppose the request for a zoning change at 15 Pleasant Hill to allow a kennel on the property.

Our neighborhood is currently a peaceful community consisting of narrow lots averaging 80 - 90' wide. We have two small children 1 and 3 years old and we enjoy spending time outside the year around. Back in January this owner's dogs escaped 3 times and the dogs in question were 2 pit bull puppies, though friendly, were quite aggressive and managed to jump on and claw a visiting neighbor child Jacob Chisholm (4 years old) and jumped on myself and scratch my then 2 year old daughter on another occasion.

With a constant influx of various abandoned dogs for temporary housing where the new owner might not know the dogs hidden behavior problem arise security concerns especially for our own children as wells as the neighbor's.

Auditory disturbances of possibly 10 or more dogs barking will force us to give up quality time currently spent outside. There is also health concerns of managing that much waste from the property located on the highest point on Pleasant Hill with rain water run-off in all directions. The zoning change would also decrease our property re-sell value.

We mean the owner no ill will and applaud her efforts in trying to do something good for the dogs, but to house the dogs in the middle of a residential neighborhood is not the place to run such a kennel.

Thank you for your support in this matter.

Sincerely,

Louise and Willy Sunde

Louise & Willy Sunde

Pat #3

From: Wanda Nesbitt <johnandwandanesbitt@mac.com>
To: <dagreen@co.ba.md.us>
Date: 6/6/2005 2:00:36 PM
Subject: Case No. 05-425-XA

Mr. Green,

My wife and I have lived at 20 Pleasant Hill Road for 30 years. We feel it is a very nice, quiet residential street and we want it to stay that way for as long as possible.

We are whole heartedly opposed to the zoning change requested by 15 Pleasant Hill Road.

During my wife's experience of over 20 years selling real estate, there were three opportunities to buy/sell kennel properties. We were pleased that the granting of kennel zoning and kennel locations in Baltimore County was rather limited and rather strict. Noise, traffic and odors can become problems.

We are opposed to the special exception requested because we feel it is not appropriate for an established residential area.

Thank you for the opportunity to make our feelings known. We will not be able to attend the Public Hearing, not through lack of interest or concern, but because we are attending our grandson's high school graduation. It is also scheduled for 9:00AM on June 7.

Sincerely,

John and Wanda Nesbitt

CC: Ann Benz <gpbenz@aol.com>

Done #4

108 Pleasant Hill Rd.
Owings Mills, MD 21117
June 6, 2005

To Whom It May Concern:

My name is Ian Chisholm, and I have been a resident of Pleasant Hill Rd. for seven years. I am writing this letter in **strong opposition** to my fellow residents' plea to establish an animal rescue kennel at 15 Pleasant Hill Rd. While I respect the nobility of the project, it does **not** belong in this community for several reasons.

First and foremost, the residents making the request have demonstrated on several occasions, their inability to control animals housed on their property. This past winter, my family and several others joined our neighbors, the Sundes, who live in close proximity to 15 Pleasant Hill Rd., to go sledding. The outing included ten children ranging from two to twelve years of age, as well as their parents.

While sledding, two black dogs which were soon identified as pit bull terriers or mixed pit bull breeds appeared. They are known to belong to the residents of 15 Pleasant Hill Rd. These dogs had been seen off the property before by the Sundes and the Sundes had alerted the owners to the problem on several occasions. The dogs were extremely rambunctious, jumping at people who sledded to the bottom of the hill, as seen in picture 1 (see attached).

One of the dogs also picked up a stick and chased after the children, my son included. This dog scratched his face as seen in picture 2 (see attached). The other dog seized hold of my right glove, refusing to let go. I continually pulled my hand away from the dog. The dog leapt again to grab at the glove finally tearing it. When the dog leapt again, I had no choice but to strike it in the jaw with my fist as I now feared for my safety.

After I knocked the dog to the ground, it ran up the hill towards the other children. I quickly alerted the other parents to pick up the children while my neighbor and I subdued the dogs by grabbing their collars. We walked the dogs back to the owners' home at 15 Pleasant Hill Road.

The owner received the dogs, describing them as “undisciplined puppies,” but did not seem concerned when told they were being very aggressive with us. It wasn’t until I returned home that I noticed the scratch on my son’s face, which he informed me was caused by the dog with the stick.

I made two attempts that week to speak directly with the neighbors about the incident. When I went to their home, once at 8:00 PM and another night at 10:00 PM, they were not at home. I did however, count six dogs that came to the door or emerged in the living room. I could also hear at least one other dog barking making a total of seven. The two black pit bulls involved in the incident I described were not in sight, bringing the total to nine!

I also believe that this animal rescue kennel does **not** belong in our community because it will lower our property values. The noise, smell, and threat of repeated incidents could all contribute to a negative impact on our community.

Finally, I make my own personal plea against zoning request # 05-425XA. Those of us who live in this community bought our homes under the pretense of having a safe and beautiful community in which to raise our kids. While I, too, love animals, the establishment of this animal rescue kennel would violate the sanctity of our neighborhood. I implore you to refuse the residents’ request to establish this kennel.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Chisholm', with a stylized, flowing script.

Ian Chisholm

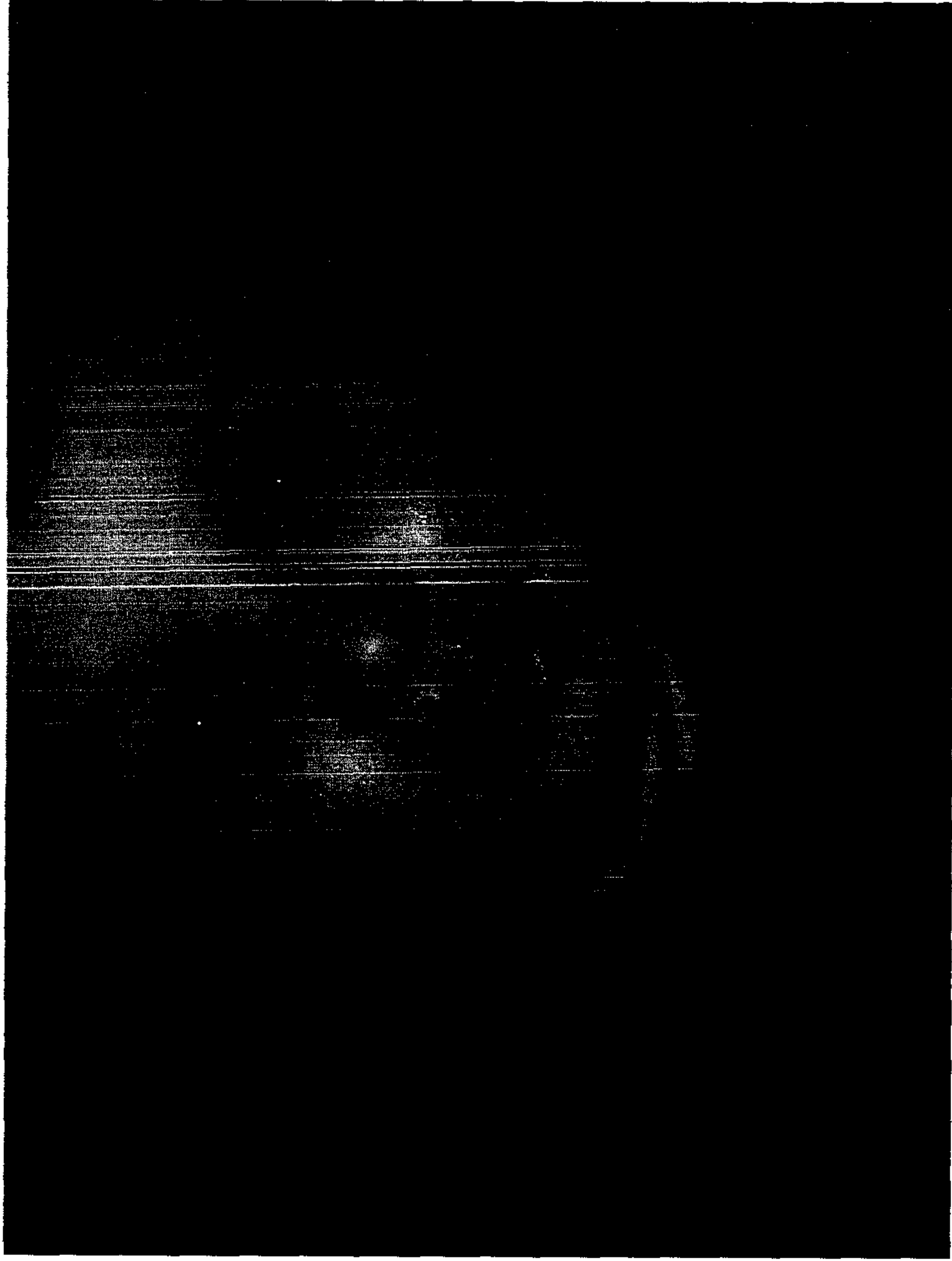
Teacher, The Chatsworth School, Reisterstown, MD
Instructor, US Kuoshu Academy, Owings Mills, MD
Resident, 108 Pleasant Hill Rd., Owings Mills, MD

Picture 1



Area where
dogs
were
jumping
on adults
and
children

Picture 2



My son Jacob's face with the
scratch he incurred from the dog
with the stick

ZONING NOTICE

Re: Request for a Kennel at #15 Pleasant Hill Road
Case Number: 05-425XA

A Public Hearing will be held by the Zoning Commissioner in Towson on **Tuesday, June 7, 2005** at 9:00 ~~AM~~ for a special exception to permit a **private kennel** to

- (1) house 4 companion dogs
- (2) provide temporary housing to no more than 6 homeless dogs belonging to a non profit rescue organization at **#15 Pleasant Hill Road.**

Address: Room 106, County Office Building,
111 W. Chesapeake Avenue
Towson, MD 21204

If you would like to show your support in opposing this request, please plan to attend this special hearing and/or write a letter opposing this kennel to: Zoning Commissioners Office, 401 Bosley Avenue, Towson, MD 21204. We also will be bringing around a petition in the near future.

If you have any questions regarding this issue, please call 410-356-7088, 410-581-1611 or directly to the county at 410-887-3391.

Thank you in advance for your support of your neighborhood!

Plat to Accompany Petitions for Special Exception and Variance

Property Address: 15 Pleasant Hill Road

Election District: 4

Councilmanic District: 4

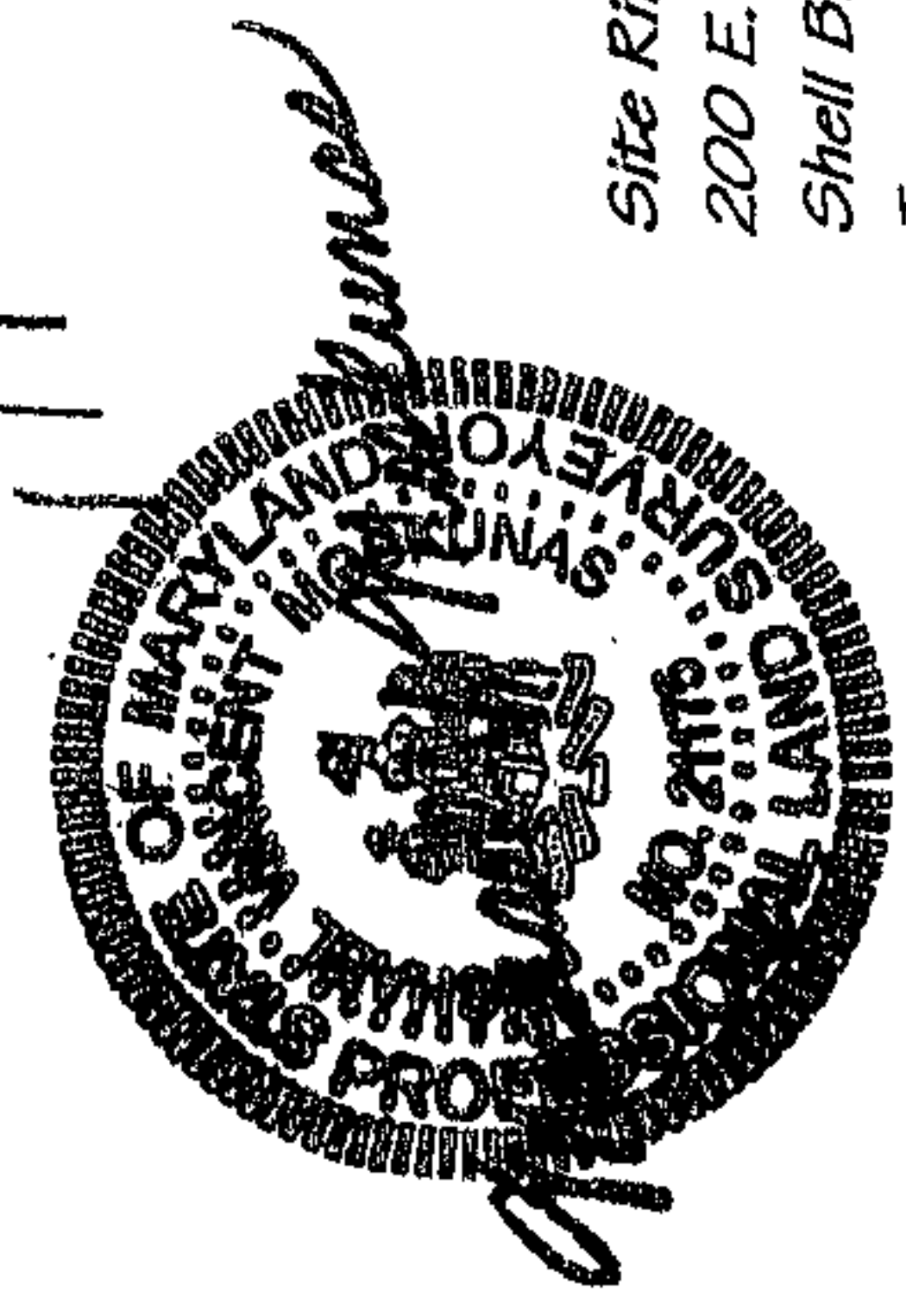
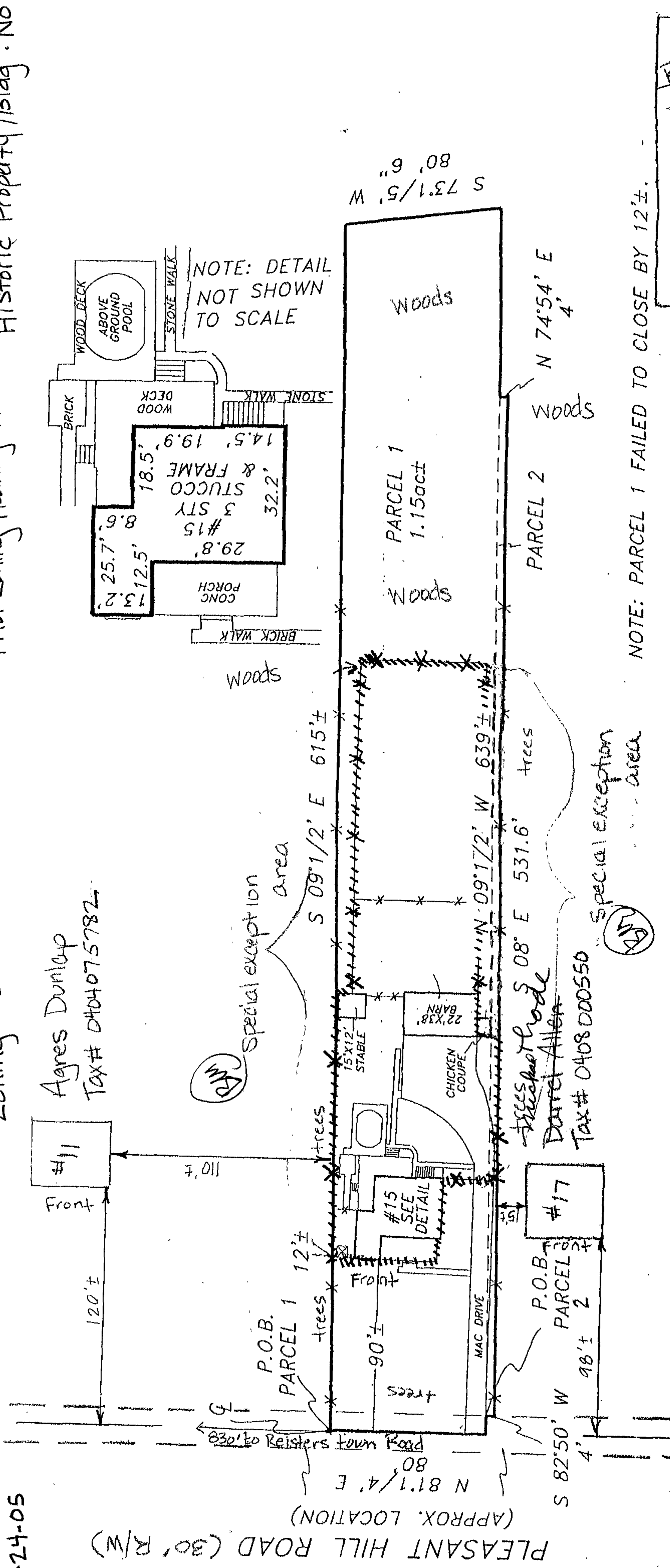
Liber: 8562 Folio: 642

Owner: Christine M. Rice

Date: 2-24-05

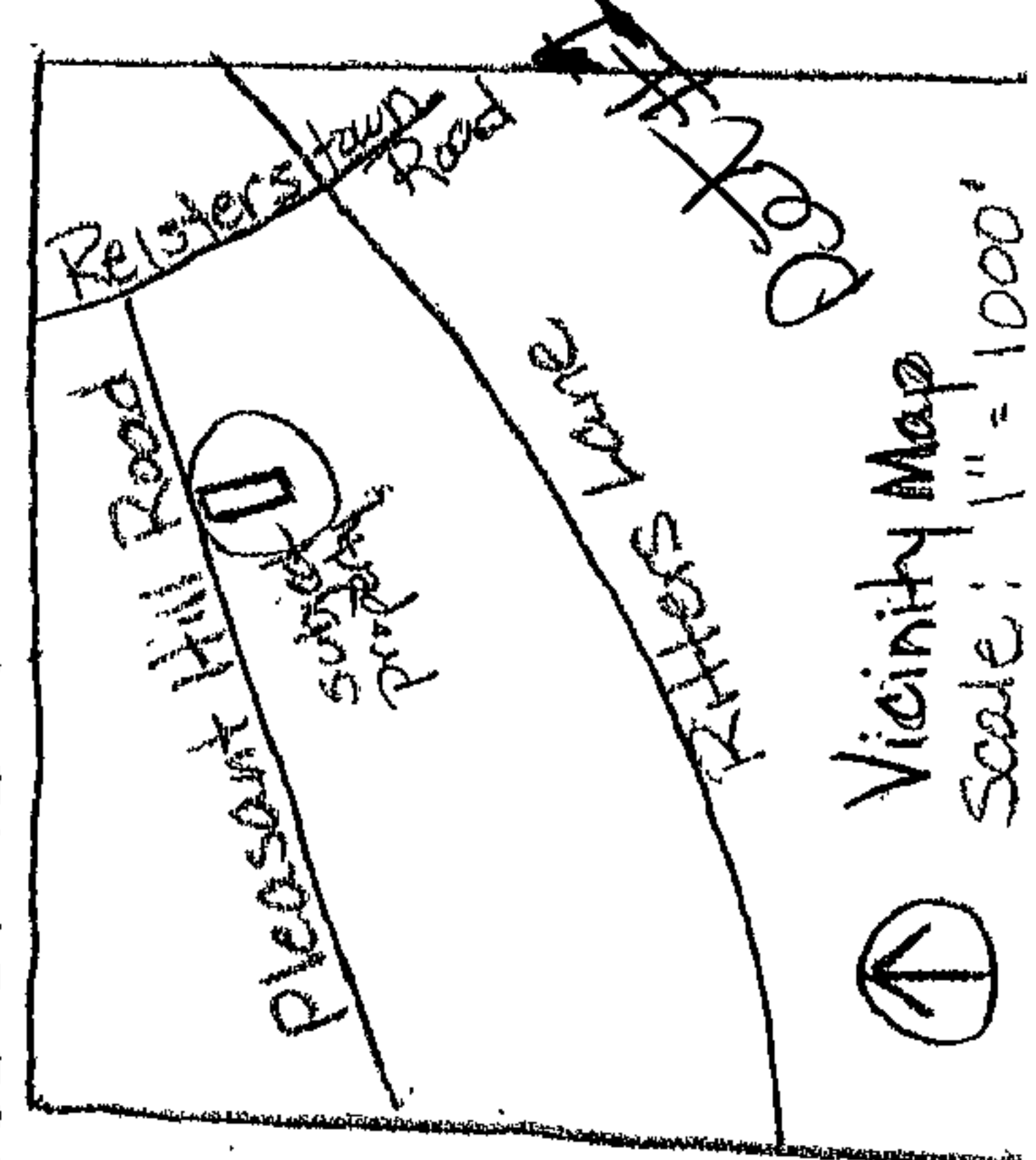
" = 200' Scale Map # NW-12-I
Zoning: DR 3.5

Lot Size: 1.1988 acres ; 52,219.73 Sq. Ft.
Sewer: Private
Water: Public
Prior Zoning Hearing: No
Chesapeake Bay
Critical Area: No
100 Year Flood Plain: No
Historic Property/Bldg: No

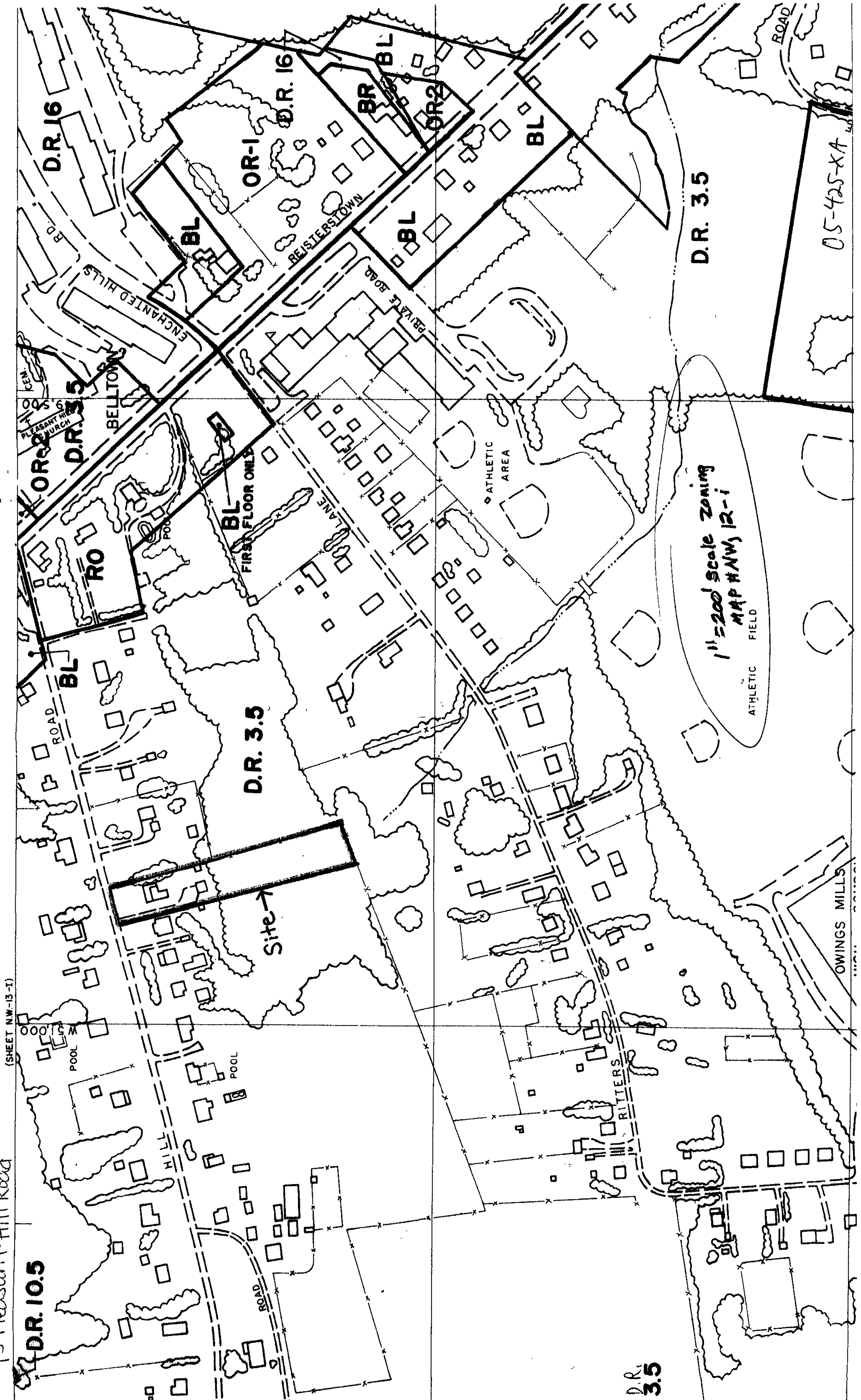


Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410) 828-9060

Scale: 1" = 50'



Zoning Map to accompany Petition for Zoning
15 Pleasant Hill Road



(SHEET NW-13-1)

1" = 200' scale zoning
MAP #NW, 12-1
ATHLETIC FIELD

OWINGS MILLS

05-425-XA