

**IN RE: PETITIONS FOR SPECIAL HEARING
AND SPECIAL EXCEPTION**

SW Side of Mantua Mill Road, 1000' N of
Tufton Avenue
4th Election District
3rd Councilmanic District
(13920 Mantua Mill Road)

Green Spring Valley Hounds, Inc.
Petitioner

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

CASE NO. 2011-0313-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of Petitions for Special Hearing and Special Exception filed by the legal property owner, Green Spring Valley Hounds, Inc. The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the existing Fox Hunting Club and property as a legal non-conforming use. The Special Exception, pursuant to Section 1A01.2.C.2 of the B.C.Z.R., is to permit an animal boarding place for private dog kennels which are being built to house the hunting dogs that have existed on this property since the 1920's. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the Special Hearing and Special Exception requests were Franklin W. Foster, John W. Martin and Ned Halle, appearing and representing the Green Spring Valley Hounds, Inc., the owner of the property. Mr. Bruce E. Doak, with Gerhold Cross & Etzel, Ltd., the professional land surveyor who prepared the site plan also attended the hearing. There were no Protestants or other interested persons present at the hearing.

ORDER RECEIVED FOR FILING

Date 6-13-11

By 

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse comments from any of the County reviewing agencies.

Testimony and evidence offered at the hearing demonstrated that the property which is the subject of this special hearing and special exception request consists of 168.26 acres more or less and is zoned RC 2. The subject property is located on the southwest side of Mantua Mill Road in the Reisterstown area of Baltimore County. The property is the home of the Green Spring Valley Hunt Club which has existed on the property since 1925. The subject property is improved with many buildings including five residences some which are constructed as of single family dwellings and others just small apartments over barns or utility sheds, a stable area for horses, a large building which is used as a kennel for the many hounds that are kept on the property, and an original estate home which is now used as the club house for the Greenspring Valley Hounds, Inc.

The locations of these structures are more particularly shown on the site plan submitted into evidence as Petitioner's Exhibit 1 and the photo array of all of these structures were submitted into evidence as Petitioner's Exhibit 2.

Members of the Greenspring Valley Hounds, Inc. appeared at the hearing and provided testimony regarding the use of the property. The testimony offered demonstrated that the property has been in open, continuous, and uninterrupted operation as a hunt club since 1925 until the present time. The hunt club has operated on a yearly basis since that time. Daily fox hunting occurs on the property beginning in July and ending in November on the entire 168 acre parcel of land. In addition, some adjacent property owners also offer up their lands for purposes of fox hunting to the members of the Greenspring Valley Hunt Club. However, it should be noted that no other properties are part of the special hearing and special exception requests before me except for the 168.26 acres owned by the Greenspring Valley Hounds, Inc.

ORDER RECEIVED FOR FILING

Date 6-13-11

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By [Signature]

The testimony further revealed that the hunt club is in need of replacing the dog kennel which currently exists on the property. The dog kennel is many years old and it is need of replacement. Repair is not an option as the building is very old and not worthy of further investment. Therefore, the club has decided to raze the old kennel building and construct a new kennel building for the many hounds that are kept on the property. Testimony revealed that at the present time there are 85 hounds and 12 puppies kept on site and at other times there can be as many as up to 125 hounds kept on the property. The design of the new structure to be built on the property was submitted into evidence as Petitioner's Exhibit 3 and shows a very detailed design and layout of a new kennel building which is very attractive in its architecture and will fit in nicely with the property. When applying for a permit with the Department of Permits, Approvals and Inspections, the applicants were advised that the special exception would be necessary given the number of hounds kept on the property as well as a special hearing for approval of the overall use of a hunt club as that use has existed since 1925, but has never been given non-conforming status.

As to the special exception request for the kennel, it should be noted that this is a private kennel which is only used to house the hounds that are used in the fox hunting which occurs on the property. This not the type of animal boarding place wherein other members of the public could bring their animals for boarding purposes or kenneling. The planners in the Zoning Office determined that it would be best to have a special exception approval for a kennel before the Office would approve the permit for the building. In addition, since the 168 acres that is used by the hunt club is non-conforming, the owners deemed it in their best interest to also file the special hearing request to seek formal approval of this long standing non-conforming use.

Further testimony revealed that the Greenspring Valley Hunt Club keeps many horses on site as well as the many hounds as stated previously. Naturally, an operation of this nature

ORDER RECEIVED FOR FILING

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By 

requires a great deal of maintenance and upkeep. As stated previously, there are five residences about the property some of which are located within single family residences and others consisting of smaller apartment units. These residential units provide housing for the workers whose job it is to care for and maintain the property. These workers also care for and feed the dogs on a daily basis as well as exercise them about the property. In addition, the horses must be groomed and fed as well as exercised about the property. The grounds also need to be cut and maintained. The photographs submitted into evidence show that the property is meticulously maintained. This due of course to the efforts of the individuals that reside on the property. The club also leases about 50-60 acres to the Lippy Brothers for farming purposes.

Other activities occur on the property that fall under the umbrella of this hunt club. These activities include riding lessons for individuals who wish to compete and perform in the fox hunting endeavors. There are also many meetings and parties held in the club house on the property as well as birthday parties and weddings for members and guests of the Greenspring Valley Hunt Club. The club also operates a two week long summer camp for members and their children to learn to ride horses, all of which are accessory to and incidental to the operation of a hunt club. These activities are all permitted to continue to occur on the property just as they have for the past 85 years. These uses and other similar uses all come under the non-conforming umbrella of the Greenspring Valley Hunt Club and are a natural extension of that use.

As stated previously, the owners of the property have filed special hearing relief to approve the non-conforming use of the property as a hunt club. It was clear from the testimony and evidence presented that the property has been used continuously and uninterruptedly as a fox hunting club since 1925 until the present date. Accordingly, the special hearing shall be granted.

ORDER RECEIVED FOR FILING

Date 6-13-11

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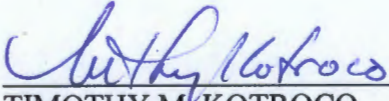
By 

As to the special exception request, I find that the request to constructed a kennel and to allow animal boarding to continue to exist on the property shall be approved. This additional request for special exception might not be necessary given the fact that the hounds are a natural part of the hunt club non-conforming use which has been approved pursuant to this Order. However, at the suggestion of the planners in the Permit Office and out of an abundance of caution, the applicants have filed the special exception request for the new kennel building which is to be built on the property. I further find that the granting of this special exception for this private kennel will not be detrimental to the primary agricultural uses in the vicinity of this property.

THEREFORE, IT IS ORDERED this 13th day of June, 2011, by this Administrative Law Judge, that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the existing Fox Hunting Club and property as a legal non-conforming use, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Special Exception request pursuant to Section 1A01.2.C.2 of the B.C.Z.R., is to permit an animal boarding place for private dog kennels pursuant to fox hunting dating back to the 1800's, be and is hereby GRANTED.

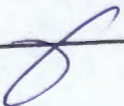
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 6-13-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

June 13, 2011

FRANKLIN W. FOSTER
GREEN SPRING VALLEY HOUNDS, INC.
12501 BONITA AVENUE
REISTERSTOWN MD 21236

Re: Petition for Special Hearing and Special Exception
Case No. 2011-0313-SPHX
Property: 13920 Mantua Mill Road

Dear Mr. Foster:

Enclosed please find the decision rendered in the above-captioned case.

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.

Sincerely,

A handwritten signature in cursive script, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure

c: Bruce E. Doak, Gerhold Cross & Etzel, Ltd., 320 East Towsontown Blvd., Towson MD 21286
John W. Martin, 2700 Tufton Avenue, Reisterstown MD 21136
Ned Halle, 4081 Mt. Zion Road, Upperco MD 21155



Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property located at 13920 MANTUA MILL ROAD

which is presently zoned RC2

Deed Reference: 5243/978 Tax Account # 1600005871

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

AN ANIMAL BOARDING PLACE FOR PRIVATE KENNELS

PER SECTION 1A01.2.C2 BCZR

PURSUANT TO FOX HUNTING DATING BACK TO THE 1800's

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

Legal Owner(s):

GREEN SPRING VALLEY HOMES, INC.

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

BRUCE E. DOAK
GERHOLD CROSS & ETZEL, LTD.

Name

320 E. TOWNSHOWN BLVD.

410-823-4470

Address

Telephone No.

TOWSON

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JCM

Date

4-19-11

Case No. 2011-0313 SPHX

ORDER RECEIVED FOR FILING

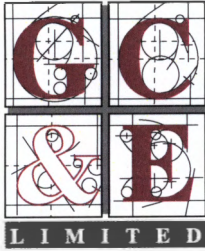
REV 07/27/2007

Date

6-13-11

By

[Signature]



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

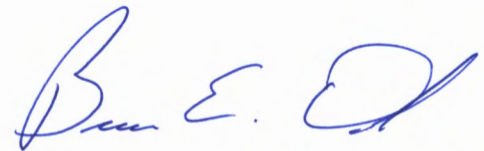
April 14, 2011

ZONING DESCRIPTION
PROPERTY OF GREEN SPRING VALLEY HOUNDS, INC.
#13920 MANTUA MILL ROAD

Beginning for the same in the center of Mantua Mill Road, 805 feet, more or less, north of the center of Tufton Avenue, thence leaving Mantua Mill Road and running, (1) North 65 degrees West 15 feet, (2) North 65 degrees West 4060 feet, more or less, (3) North 65 degrees West 21 feet, more or less, (4) North 10 degrees East 430 feet, more or less, and, (5) North 73 degrees 06 minutes East 1221.2 feet, to the center of Mantua Mill Road, thence running in the center of Mantua Mill Road, (6) South 63 degrees East 1395 feet, more or less, (7) South 01 degree 07 minutes East 24.9 feet, (8) South 60 degrees 25 minutes East 539.7 feet, (9) South 29 degrees 43 minutes East 200 feet, (10) South 26 degrees 22 minutes East 100 feet, (11) South 12 degrees 49 minutes East 100 feet, (12) South 07 degrees 09 minutes East 734 feet, (13) South 08 degrees 19 minutes East 300 feet, (14) South 09 degrees 28 minutes East 331.1 feet, (15) South 13 degrees 03 minutes East 211 feet, (16) South 02 degrees 27 minutes East 200 feet, (17) South 07 degrees 20 minutes East 100 feet, (18) South 24 degrees 06 minutes East 200 feet, (19) South 19 degrees 50 minutes East 100 feet, and, (20) South 05 degrees 16 minutes East 100 feet, to the point of beginning.

Containing 168.26 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.


PROPERTY LINE SURVEYOR #531

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **67415**

Date: **4/11/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
				6153				535

Total: **535.-**

Rec From: 1-2-11 - 4/11/11 - Valley View, Md, Inc

For: 2011 - 2011 - FAX

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

PAID TO THE ORDER OF
 PAID BY
 PAID FOR
 PAID AT
 PAID ON
 PAID IN
 PAID BY
 PAID FOR
 PAID AT
 PAID ON
 PAID IN

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2011-0313-SPHX

13920 Mantua Mill Road

S/w side of Mantua Mill Road, 1000 feet +/- north

of Tufton Avenue

4th Election District - 3rd Councilmanic District

Legal Owner(s): Green Spring Valley Hounds, Inc.

Franklin Foster

Special Exception: for an animal boarding place for private kennels per section 1AO1.2.C.2, BCZR, pursuant to fox hunting dating back to the 1800's. **Special Hearing:** to permit the existing Fox Hunting Club and property as legal non-conforming use.

Hearing: Thursday, June 2, 2011 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS
AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT/5/707 May 17

276059

CERTIFICATE OF PUBLICATION

5/19/2011

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 5/17/2011.

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

J. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: Case#2011-0313-SPHX

PETITIONER:
Greenspring Valley Hounds, Inc.

DATE OF HEARING: June 2, 2011

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

ATTENTION: KRISTEN MATTHEWS

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

(see page 2 for full size photo)

LOCATION:

13920 Mantua Mill Road

SIGNATURE OF SIGN POSTER

Bruce E. Doak

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

POSTED ON: May 16, 2011

ZONING NOTICE

CASE # :2011-0313-SPHX

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

PLACE:

Room 205 Jefferson Building
105 W. Chesapeake Avenue, Towson 21204

TIME:

DATE : Thursday, June 02, 2011
at 10:00 am

Special Exception for an animal boarding
place for private kennels per section
1A01.2.C.2 BCZR, pursuant to fox hunting
dating back to the 1800's.

Special Hearing to permit the existing Fox
Hunting Club and property as legal non-
conforming use.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING DATE. THE SCHEDULED HEARING DATE

ZONING NOTICE

CASE # 2011-0313-SPHX

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

PLACE: Room 205 Jefferson Building
105 W. Chesapeake Avenue, Towson 21204

TIME: Thursday, June 23, 2011

DATE: at 7:30 AM
Special Exception for an animal boarding
place for private accounts per zoning
LA01.2 C 2 (B) C.R. pursuant to the zoning
code being amended to the 1400's.
Special Hearing to permit the zoning for
animal boarding and property at 1400's
conforming use.

HEARINGS ARE NOT CAPABLE OF BEING



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TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 17, 2011 Issue - Jeffersonian

Please forward billing to:
Whit Foster
1250 Bonita Avenue
Reisterstown, MD 21136

410-833-1220

NOTICE OF ZONING HEARING

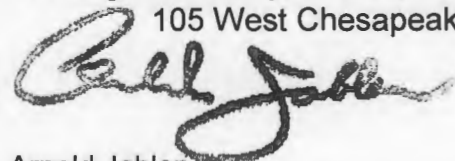
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0313-SPHX

13920 Mantua Mill Road
S/w side of Mantua Mill Road, 1000 feet +/- north of Tufton Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: Green Spring Valley Hounds, Inc., Franklin Foster

Special Exception for an animal boarding place for private kennels per section 1A01.2.C.2, BCZR, pursuant to fox hunting dating back to the 1800's. Special Hearing to permit the existing Fox Hunting Club and property as legal non-conforming use.

Hearing: Thursday, June 2, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 10, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2011-0313-SPHX

13920 Mantua Mill Road

S/w side of Mantua Mill Road, 1000 feet +/- north of Tufton Avenue

4th Election District – 3rd Councilmanic District

Legal Owners: Green Spring Valley Hounds, Inc., Franklin Foster

Special Exception for an animal boarding place for private kennels per section 1A01.2.C.2, BCZR, pursuant to fox hunting dating back to the 1800's. Special Hearing to permit the existing Fox Hunting Club and property as legal non-conforming use.

Hearing: Thursday, June 2, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Bruce Doak, 320 E. Towsontown Blvd., Towson 21286
Franklin Foster, 13920 Mantua Mill Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 18, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (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/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: 2011-0313-SPHX
Petitioner: GREEN SPRING VALLEY HOMES, INC.
Address or Location: 13920 MANTUA MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: WHIT FOSTER
Address: 1250 BONITA AVENUE
REISTERSTOWN, MO 21136

Telephone Number: 410-833-1220



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 20, 2011

Greenspring Valley Hounds
Franklin W. Foster
13920 Mantua Mill Road
Reisterstown, MD 21136

RE: Case Number 2011-0313-SPHX, 13920 Mantua Mill Road, Reisterstown, MD 21136

Dear Mr. Foster,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 19, 2011. This letter is not an approval, but only a **NOTIFICATION**.

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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Bruce E. Doak, GC & E, Ltd., 320 E. Towsontown Blvd., Towson, MD 21286



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation.

Date: 5-5-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

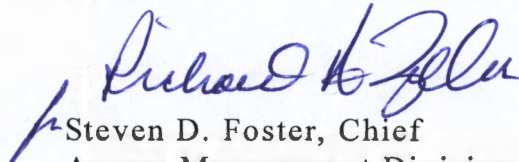
RE: Baltimore County
Item No. 2011-0313-SPHX
Special Exception Special Hearing
Greenspring Valley Hounds, Inc
Franklin Foster
13920 Mantua Mill Road

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0313-SPHX.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 16, 2011
Item Nos. 2011- 309, 311, 312, 313,
314, 315, 317, and 318

DATE: May 11, 2011

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05162011 -NO COMMENTS.doc



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

April 28, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **May 2, 2011**

Item No.:

Administrative Variance: 2011-0312A, 2011-0317A – 0318A

Special Hearing: 2011-0311-SPH, 2011-0313-SPHX, 2011-0314-SPHA – 0316-SPHA

Special Exception: 2011-0313-SPHX

Variance: 2011- 0309A-0310A, 2011-0314-SPHA – 0316-SPHA, 2011-

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

TK 6/2 10am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 6, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-313-SPHX
Address 13920 Mantua Mill Road
(Greenspring Valley Hounds, Inc.)

Zoning Advisory Committee Meeting of May 2, 2011.

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

1. Any proposed building permits (especially for dog kennels) will need review by Groundwater Mgmt.

Reviewer: *Dan Esser; Groundwater Management*

RECEIVED

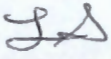
JUN 06 2011

OFFICE OF ADMINISTRATIVE HEARINGS

MEMORANDUM

DATE: June 23, 2011

TO: David Lykens
Department of Environmental Protection and Sustainability

FROM: Lawrence M. Stahl 
Managing Administrative Law Judge

SUBJECT: DEPS Comment for Case No. 2011-0313-SPHX
(13920 Mantua Mill Road)

This comment was received after the close of the hearing record in this matter. It was not therefore included in the Opinion and Order issued; however, a copy, attached to this memo, is being retained in the file.

LMS:dlw
Attachment

c: Franklin W. Foster, Green Spring Valley Hounds, Inc., 12501 Bonita Avenue,
Reisterstown, MD 21236
Bruce E. Doak, Gerhold Cross & Etzel, Ltd., 320 East Towsontown Blvd.,
Towson MD 21286
John W. Martin, 2700 Tufton Avenue, Reisterstown MD 21136
Ned Halle, 4081 Mt. Zion Road, Upperco MD 21155

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND SPECIAL EXCEPTION		
13920 Mantua Mill Road; SW/side of	*	ZONING COMMISSIONER
Mantua Mill Rd., 1000ft. +/- North of		
Tufts Avenue	*	FOR
4 th Election and 3 rd Councilmanic District		
Legal Owner(s): Green Spring Valley	*	BALTIMORE COUNTY
Hounds, Inc./Franklin Foster		
Petitioner(s)	*	2011-0313-SPHX

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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.

RECEIVED

APR 28 2011

[Signature]

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of April, 2011, a copy of the foregoing Entry of Appearance was mailed to Franklin Foster, Green Spring Valley Hounds, Inc., 13920 Mantua Mill Road, Reisterstown, Maryland 21136, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 04 Account Number - 1600005871 ✓

Owner Information**Owner Name:**

GREEN SPRING VALLEY HOUNDS INC

Use:

AGRICULTURAL

Mailing Address:3069 STANLEY DR
PO BOX 1123
WESTMINSTER MD 21158-5123**Principal Residence:**

NO

Deed Reference:1) /05243/ 00978
2)**Location & Structure Information****Premises Address**13920 MANTUA MILL RD
0-0000**Legal Description**168.2606 AC SS
SS MANTUA MILL RD
800 N TUFTON AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0040	0012	0014		0000				1	Plat Ref:

Town NONE**Special Tax Areas****Ad**
Valorem
Tax Class**Primary Structure Built**

1804

Enclosed Area

10,256 SF

Property Land Area

168.2600 AC

County Use

05

Stories

2.500000

Basement

YES

Type

STANDARD UNIT FRAME

Exterior**Value Information**

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2010	07/01/2010	07/01/2011	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	200,650	200,600			
Improvements:	873,960	745,700			
Total:	1,074,610	946,300		946,300	
Preferential Land:	32,650			32,600	

Transfer Information**Seller:** GREEN SPRING AG USE 83-84**Date:** 01/18/1972**Price:** \$0**Type:** NON-ARMS LENGTH OTHER**Deed1:** /05243/ 00978**Deed2:****Seller:****Date:****Price:****Type:****Deed1:****Deed2:****Seller:****Date:****Price:****Type:****Deed1:****Deed2:****Exemption Information****Partial Exempt Assessments****Class**

07/01/2011

07/01/2012

County

0.00

State

0.00

Municipal

0.00

Tax Exempt:**Exempt Class:****Special Tax Recapture:**

AGRICULTURAL TRANSFER TAX

Maryland House and Garden Pilgrimage - Windows Internet Explorer provided by Baltimore County

http://mhgp.org/patrimoine-county-2011

File Edit View Favorites Tools Help

☆ Favorites ☆ Bcnet BC Web Citrix CTC Online ESS GWMail Free Hotmail Bcnet - A Web Site for ... RealPlayer

Maryland House and Garden Pilgrimage

Page Safety Tools

STAMFORD - PHILPOT HOUSE



This house, formerly called Stamford in honor of its owners' family home in England, is the clubhouse of the Green Spring Valley Hounds. It is the most sophisticated dwelling of its era in this region and was probably considered a rather pretentious mansion when it was erected around the turn of the 19th century. Alterations have been superficial and most of the original elements remain as do the original outbuildings. Brian Philpot, Sr., a merchant and one of the first settlers of Baltimore Town, owned a large amount of real estate on the waterfront. His son, Brian Jr., a man of apparent wealth, was one of the four partner's who, in 1757, purchased and divided Nicholson's Manor, now part of the Worthington Valley. Although Philpot received three tracts of land in the division, he seems to have settled on the Stamford site and indeed, his heirs remained there until 1925 when the property was sold to the present owners. The date of the house is a matter of conjecture. It is recorded that Brian Philpot, Jr. settled in the Valley soon after the end of the American Revolution. Tax records of 1783 indicate that he owned 1005 acres, that there were some improvements on the land as well as a brick dwelling, but it's dimensions do not match the present structure.

Done Internet 100%

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CASE NAME GREENSPRING VALLEY WINGS
CASE NUMBER 2011-0313-SP4X
DATE 6/02/11

[illegible]



PETITIONER'S

EXHIBIT NO. 2

A

































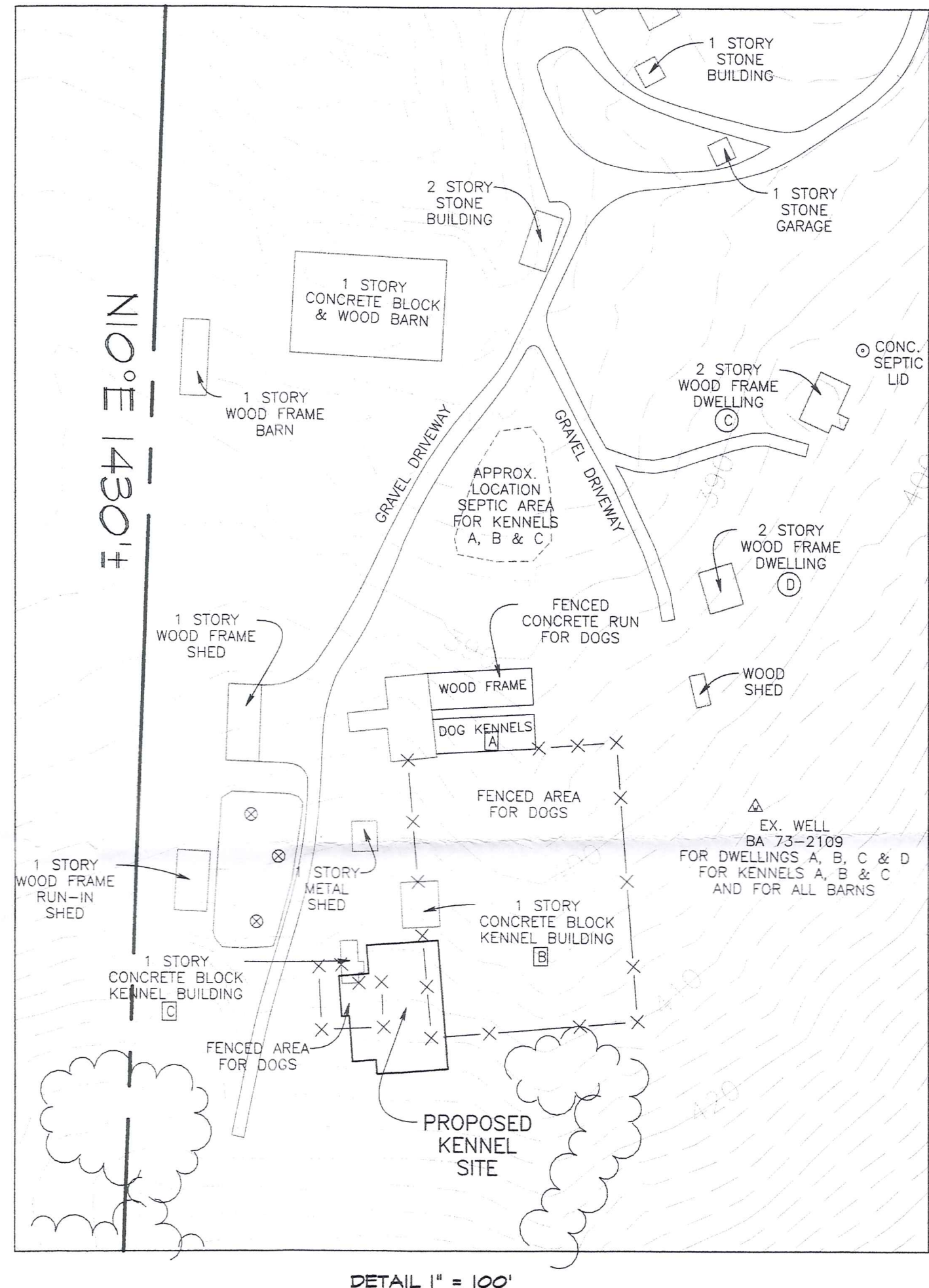
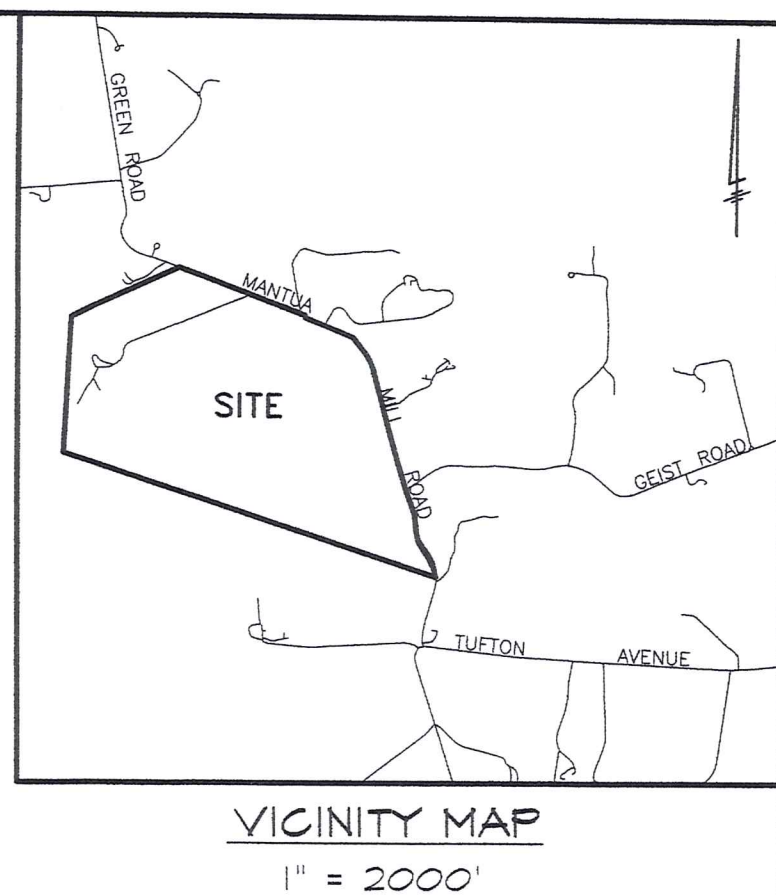
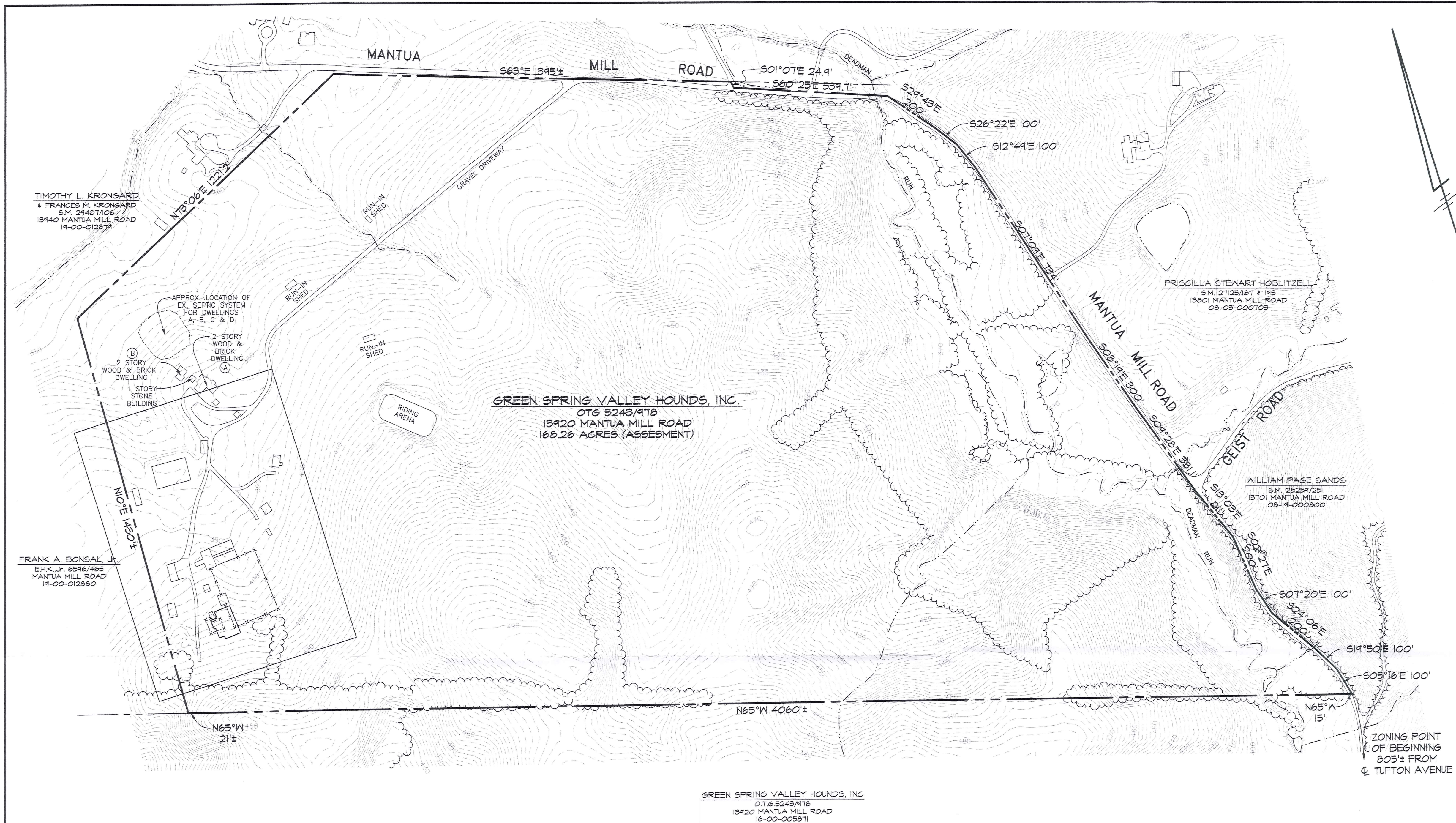
GSVH KENNELS

13920 Mantua Mill Road
Reisterstown, Maryland 21136

PETITIONER' S

EXHIBIT NO. 3

***PLEASE NOTE: THESE ARE PRELIMINARY DOCUMENTS FOR
BIDDING ONLY. THESE DOCUMENTS ARE NOT FOR PERMITTING
OR CONSTRUCTION PURPOSES.**



GENERAL NOTES

1. THE PROPERTY LINES SHOWN HEREON WERE COMPILED FROM DEEDS.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 040C1, 040C2, 041A1 & 041A2.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM THE NRCS WEB SOIL SURVEY.
4. CENSUS TRACT: 404600 REGIONAL PLANNING DISTRICT: 303
WATER SERVICE AREA: NON-SERVICE ZONE SEWER SHED: NON-SERVICE ZONE
SCHOOL DISTRICT: ELEMENTARY - FRANKLIN; MIDDLE - FRANKLIN; HIGH - FRANKLIN
A.D.C. MAP 4 GRID: II C13
5. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS ON THE MARYLAND HISTORICAL TRUST INVENTORY BA-171. THE SUBJECT PROPERTY LIES WITHIN THE WORTHINGTON VALLEY NATIONAL REGISTER HISTORIC DISTRICT.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPOSED SEPTIC AREA WERE FIELD LOCATED.
9. ALL PROPERTIES SHOWN HEREON ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

OWNER
GREEN SPRING VALLEY HOUNDS, INC.
c/o F. M. FOSTER
13920 MANTUA MILL ROAD
REISTERSTOWN, MD 21136
410-833-1220

SPECIAL EXCEPTION REQUESTED
TO ALLOW AN ANIMAL BOARDING PLACE FOR
PRIVATE DOG KENNELS PER SECTION 1A01.2.C.2,
PURSUANT TO FOX HUNTING DATING BACK TO
THE 1800'S

SPECIAL HEARING REQUESTED
TO APPROVE THE EXISTING FOX HUNTING CLUB
AND PROPERTY AS A LEGAL NON-CONFORMING USE



PLAT TO ACCOMPANY
A PETITION FOR A
SPECIAL EXCEPTION AND
A SPECIAL HEARING
FOR THE
**GREEN SPRING
VALLEY HOUNDS, INC**
13920 MANTUA MILL ROAD
Deed Ref: O.T.G. No. 5243 folio 978
Tax Account No.: 16-00-005871
Zoned: RC-2
Tax Map 40; Grid 12; Parcel 14
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=200' Date: APRIL 19, 2011

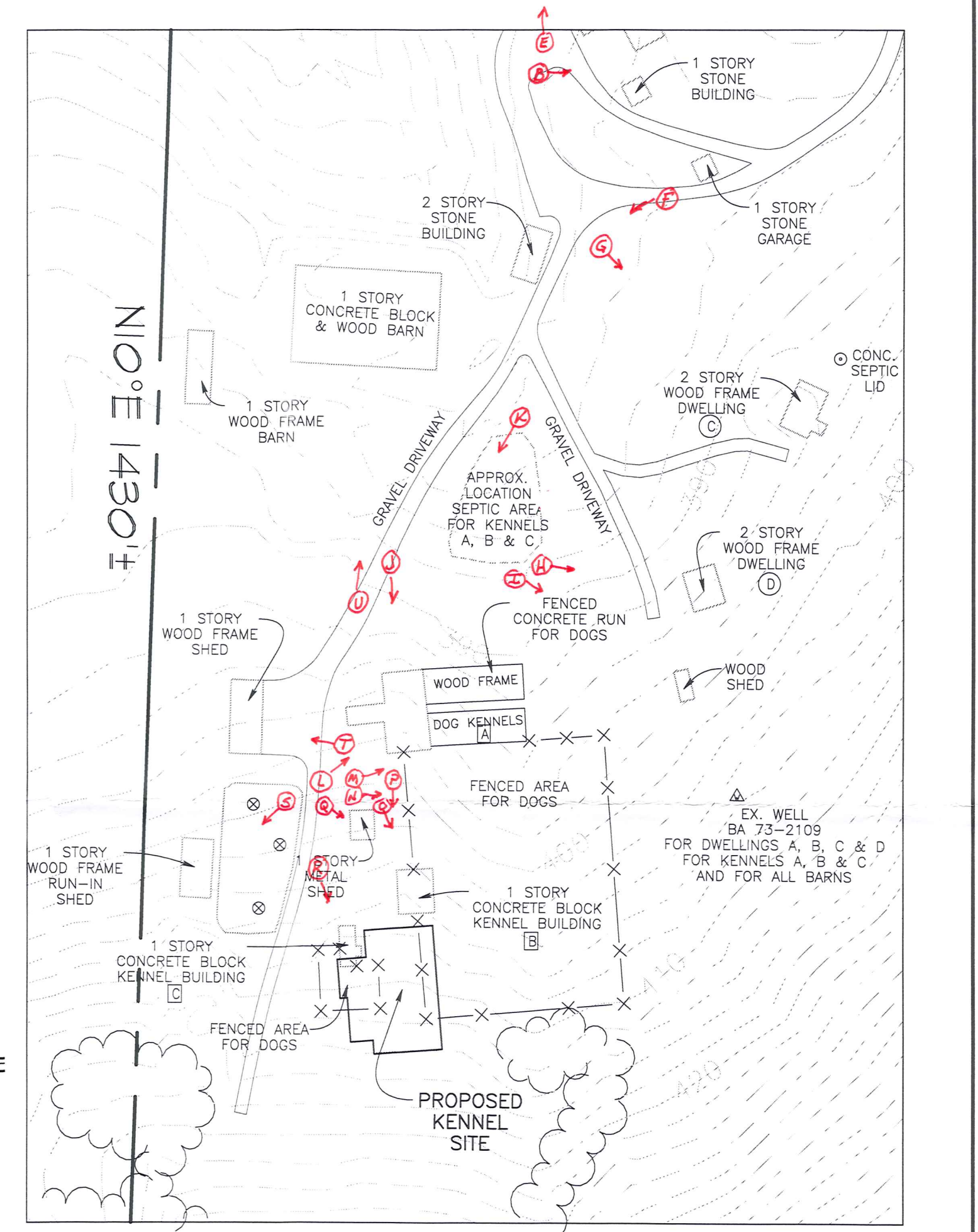
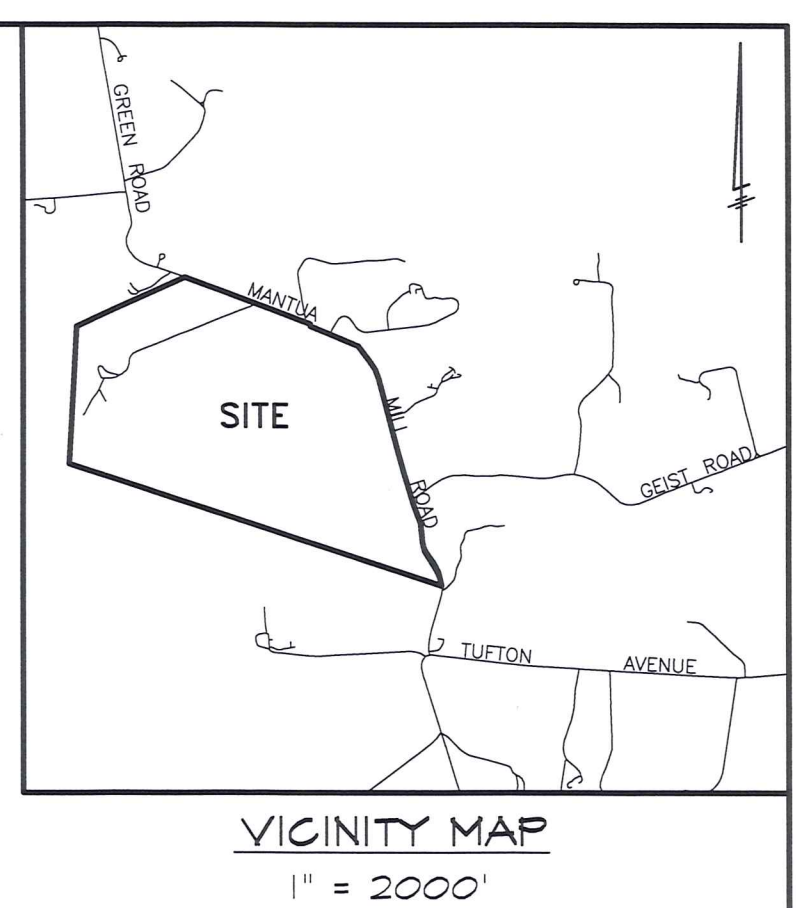
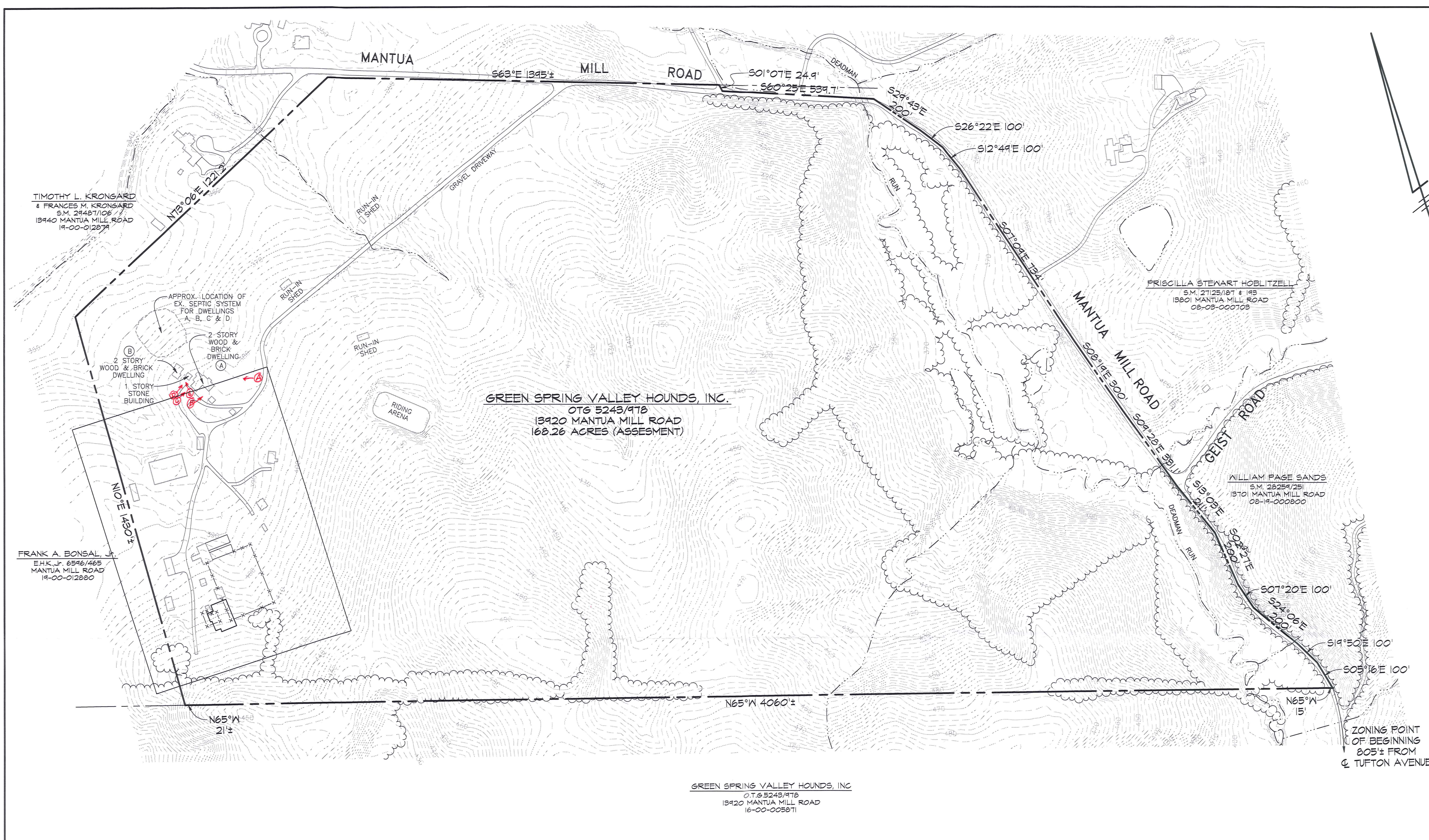
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE

COMPUTED: BED	DRAWN: SAL	CHECKED: BED
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PETITIONER'S
EXHIBIT NO. 1

FILE X:\GREENSPRING VALLEY HOUNDS\ZONINGPLAN_04_19_11.rpt



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c/o F. W. FOSTER
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410-833-1220

SPECIAL EXCEPTION REQUESTED

TO ALLOW AN ANIMAL BOARDING PLACE FOR PRIVATE DOG KENNELS PER SECTION 1A01.2.C.2, PURSUANT TO FOX HUNTING DATING BACK TO THE 1800'S

SPECIAL HEARING REQUESTED

TO APPROVE THE EXISTING FOX HUNTING CLUB AND PROPERTY AS A LEGAL NON-CONFORMING USE

PLAN TO ACCOMPANY PHOTOGRAPHS

PLAT TO ACCOMPANY
A PETITION FOR A
SPECIAL EXCEPTION AND
A SPECIAL HEARING
FOR THE

**GREEN SPRING
VALLEY HOUNDS, INC**

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Suite 100
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Towson, Maryland 21286
(410) 823-4470

PETITIONER'S

EXHIBIT NO. 2

REVISION	DATE

COMPUTED: BED	DRAWN: SAL	CHECKED: BED
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GREEN SPRING VALLEY HOUNDS ZONING PLAN_04_19_11.rpt