

M E M O R A N D U M

DATE: July 25, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0252-XA - Appeal Period Expired

The appeal period for the above-referenced case expired on July 22, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(9405 Flagstone Drive)
9th Election District
3rd Councilmanic District
Joseph and Angelica Grant
Petitioners**

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
*
* **Case No. 2013-0252-XA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 9405 Flagstone Drive. The Petitions were filed by Joseph & Angelica Grant, the legal owners of the subject property. The Special Exception Petition seeks relief per Baltimore County Zoning Regulations (B.C.Z.R.) to permit animal boarding (dog rescues) in a residential zone. The Petition for Variance seeks relief under B.C.Z.R. Sections 421.1, 101.1 and 400.1: (1) to permit animal boarding on a residential property where dog runs/exercise area, etc. will be within 0 ft. of the nearest property lines in lieu of the required 200 ft; (2) to permit a private kennel in a residence for housing 5 dogs in lieu of the maximum allowed 3 dogs; and (3) to permit an existing shed to remain in the side yard in lieu of the required rear yard placement. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the hearing in support of the Petitions were Joseph and Angelica Grant. There were no Protestants or interested citizens in attendance. In fact, the Petitioners submitted a Petition signed by all of the neighbors in the vicinity, expressing support. Exhibit 3. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

6/21/13

By

Sen

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The only substantive ZAC comment was received from the Department of Planning (DOP) dated May 7, 2013, indicating that the Petitioners should provide landscaping to shield the animal boarding operations from the neighboring properties.

Testimony and evidence offered at the hearing revealed that the subject property is .459 acres and is zoned DR 2

SPECIAL EXCEPTION

Under Maryland law, a Special Exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a Special Exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the Special Exception use. In this case, there was no evidence submitted that would tend to rebut this presumption, and thus the Petition for Special Exception will be granted.

VARIANCE

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The Petitioners' lot (#3) is included within the Harrington Manor subdivision, and is bordered by a very large wooded tract used as a tree farm. Thus, it is unique for zoning purposes.

ORDER RECEIVED FOR FILING

Date

6/21/13

2

By

Sen

If the B.C.Z.R. were strictly enforced, the Petitioners would suffer a practical difficulty, in that they would be unable to keep on their property dogs rescued from shelters and offered for adoption. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County opposition and the strong support of the neighborhood.

One final note is in Order concerning DOP's ZAC comment. After reviewing the many photographs (Exhibit 2) and considering the testimony of the Petitioners, I do not believe that additional landscaping is required at the site. The large (1/4 acre) rear yard is enclosed with a 5' wooden fence. The property is zoned DR 2, and the lots in the vicinity are 1/2 acre and larger. In addition, the Petitioners are seeking to house only five dogs, and they indicated they always accompany the dogs when they are in the yard; i.e., the dogs are not let out by themselves and do not bark incessantly. In these circumstances, I believe that the existing fence and lush vegetation shown in the photos will be more than sufficient to screen the Petitioners' rear yard area from the adjoining homes at 9403 & 9407 Flagstone Drive.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions, and after considering the testimony and evidence offered, I find that Petitioners' Special Exception and Variance requests should be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 21st day of June, 2013, that Petitioners' request for Special Exception relief under the B.C.Z.R., to use the herein described property to permit animal boarding (dog rescues) in a residential zone, be and is hereby GRANTED; and

ORDER RECEIVED FOR FILING

Date

6/21/13

By

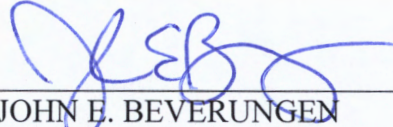
Sen

IT IS FURTHER ORDERED that Petitioners' request for Variance relief from B.C.Z.R. Sections 421.1, 101.1 and 400.1: (1) to permit animal boarding on a residential property where dog runs/exercise area, etc. will be within 0 ft. of the nearest property lines in lieu of the required 200 ft; (2) to permit a private kennel in a residence for housing 5 dogs in lieu of the maximum allowed 3 dogs; and (3) to permit an existing shed to remain in the side yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioners may apply for appropriate permits and/or licenses and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners must utilize the Special Exception granted herein within two years of the date hereof.
3. The Petitioners shall be permitted to own, harbor and/or keep on the premises a maximum of five (5) dogs.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date

6/21/13

By

sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 21, 2013

Joseph and Angelica Grant
9405 Flagstone Drive
Parkville, Maryland 21234

RE: Petitions for Special Exception and Variance
Case No.: 2013-0252-XA
Property: 9405 Flagstone Drive

Dear Mr. and Mrs. Grant

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



PETITION FOR ZONING HEARING(S)

To be filed in the Department of Permits, Approvals & Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9405 Flagstone Drive which is presently zoned DR2
Deed References: 21020/00496 10 Digit Tax Account # 0919392050
Property Owner(s) Printed Name(s) Joseph and Angelica Grant

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

SEE ATTACHED

3. ☒ a Variance from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Joseph Grant / Angelica Grant

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

9405 Flagstone Drive, Parkville, MD

Mailing Address

City

State

21234

Zip Code

443-717-3206

Telephone #

agrant102@verizon.net

Email Address

Representative to be contacted:

Angelica Grant

Name - Type or Print

Signature

9405 Flagstone Drive, Parkville, MD

Mailing Address

City

State

21234

Zip Code

443-717-3206

Telephone #

agrant102@verizon.net

Email Address

CASE NUMBER

2013-0252-XA

Filing Date

4/25/13

Do Not Schedule Dates:

5/29+30/13

Reviewer

JS

REV. 10/4/11

410-887-5152
Angie

Special Exception:

BCZR: 421.1 → To permit animal boarding (dog rescues) in a residential zone.

Variances:

BCZR: 421.1 → To permit animal boarding on a residential property where dog runs / exercise areas, etc. will be within 0 feet of the nearest property lines in lieu of the required 200 feet.

BCZR: 101.1 → To permit a private kennel in a residence for housing 4 dogs in lieu of the maximum allowed 3 dogs.

BCZR: 400.1 → To permit an existing shed to remain in the side yard in lieu of the required rear yard placement..

2013-0252-XA

Special Exception:

BCZR: 421.1 → To permit animal boarding (dog rescues) in a residential zone.

Variances:

BCZR: 421.1 → To permit animal boarding on a residential property where dog runs / exercise areas, etc. will be within 200 feet from the nearest property lines.

BCZR: 101.1 → To permit a private kennel in a residence for housing more than 3 dogs.

BCZR: 400.1 → To permit an existing shed to remain in the side yard in lieu of the required rear yard placement.

2013-0252-XA

Property Description

Part A

Zoning Property Description for 9405 Flagstone Drive, Parkville, MD 21234

Beginning at a point on the north side of Flagstone Drive which is 100'feet wide at the distance of 50'ft north of the centerline of the nearest improved intersecting street Southwest Road which is 40'ft wide.

Part B

Option 2 (Subdivision Lot)

Being Lot # 3, Block A, Section A in the subdivision of Harrington Manor as recorded in Baltimore County Plat Book # 0018, Folio # 0126, containing 20,000 square feet. This property is located in the 9th Election District and 3rd Council District.

2013-0252-XA

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2013-0252-XA

Petitioner: Angelica and Joseph Grant

Address or Location: 9405 Flagstone Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Angelica Grant

Address: 9405 Flagstone Drive

Parkville, MD 21234

Telephone Number: 443-717-3206

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

No. **098552**

Date: **4/25/13**

PAID RECEIPT

DATE/TIME ACTUAL TIME UPR
 4/24/2013 4/25/2013 10:32:52 5

REG WSDZ, WALKIN RBOS LRD

>>RECEIPT # 450165 4/25/2013 OFLH

Dept 5 528 ZONING VERIFICATION

CR NO. 098552

Recpt Tot \$150.00

\$150.00 CK 6.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 150.00

Total: **\$ 150.00**

Rec From: **GRANT**

For: **2013-0252-XA**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 30, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on May 30, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2013-0252-XA

9405 Flagstone Drive

N/s Flagstone Drive, 50 ft. n/of centerline
of intersection with Southwest Road

9th Election District - 3rd Councilmanic District

Legal Owner(s): Joseph & Angelica Grant

Special Exception: to permit animal boarding (dog rescues) in a residential zone. **Variance:** to permit animal boarding on a residential property where dog run/exercise areas, etc. will be within 200 feet from the nearest property lines. To permit a private kennel in a residence for housing more than 3 dogs. To permit an existing shed to remain in the side yard in lieu of the required rear yard placement.

Hearing: Thursday, June 20, 2013 at 1:30 p.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.

5/531 May 30

924986



KEVIN KAMENETZ
County Executive

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

May 21, 2013

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 NUMBER: 2013-0252-XA

9405 Flagstone Drive

N/s Flagstone Drive, 50 ft. n/of centerline of intersection with Southwest Road

9th Election District – 3rd Councilmanic District

Legal Owner: Joseph & Angelica Grant

Special Exception to permit animal boarding (dog rescues) in a residential zone. Variance to permit animal boarding on a residential property where dog runs/exercise areas, etc. will be within 200 feet from the nearest property lines. To permit a private kennel in a residence for housing more than 3 dogs. To permit an existing shed to remain in the side yard in lieu of the required rear yard placement.

Hearing: Thursday, June 20, 2013 at 1:30 p.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: Mr. & Mrs. Grant, 9405 Flagstone Drive, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 31, 2013.**
- (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.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 30, 2013 Issue - Jeffersonian

Please forward billing to:
Angelica Grant
9405 Flagstone Drive
Parkville, MD 21234

443-717-3206

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: 2013-0252-XA

9405 Flagstone Drive

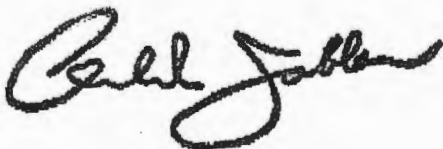
N/s Flagstone Drive, 50 ft. n/of centerline of intersection with Southwest Road

9th Election District – 3rd Councilmanic District

Legal Owner: Joseph & Angelica Grant

Special Exception to permit animal boarding (dog rescues) in a residential zone. Variance to permit animal boarding on a residential property where dog runs/exercise areas, etc. will be within 200 feet from the nearest property lines. To permit a private kennel in a residence for housing more than 3 dogs. To permit an existing shed to remain in the side yard in lieu of the required rear yard placement.

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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

June 11, 2013

Joseph & Angelica Grant
9405 Flagstone Drive
Parkville MD 21234

RE: Case Number: 2013-0252 XA, Address: 9405 Flagstone Drive

Dear Mr. & Ms. Grant:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 25, 2013. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item Nos. 2013- 0241, 0244, 0245, 0246,0248, 0250,0251,0252,0253
and 0254.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: May 9, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0252-XA
Address 9405 Flagstone Drive
(Grant Property)

Zoning Advisory Committee Meeting of May 6, 2013.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAY 09 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 7, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 9405 Flagstone Drive

INFORMATION:

Item Number: 13-252

Petitioner: Joseph and Angelica Grant

Zoning: DR 2

Requested Action: Special Exception and Variance

RECEIVED

MAY 14 2013

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The rear yard of the subject property backs to a wooded area and is fully fenced. To mitigate any negative impacts that the requested relief may have on the adjacent properties, the petitioner shall provide landscaping to screen the area where the animal boarding operations will be visible from the neighboring properties. Additionally, the petitioner shall obtain all licenses (i.e. kennel, etc...) that are required for such operation and adhere to all rules and regulations of the said licenses.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Prepared By:

Division Chief:

AVA/LL:cjm

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5-2-13

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

RE: Baltimore County
Item No. 2013-0252XA
Special Exception Variance
Joseph & Angelica Grant
9405 Flagstone Drive

Dear Ms. Lewis:

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. 2013-0252XA.

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).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz



Department of Permits, Approvals and Inspections
Miscellaneous Permits & Licenses
County Office Building
111 West Chesapeake Avenue, Room 101
Towson, Maryland 21204

February 21, 2013

Pet Owner

Angelica Grant
9405 Flagstone Drive
Parkville, MD 21234

Alternate Mailing Address

Angelica Grant
9405 Flagstone Drive
Parkville, MD 21234

Animal Information

Animal Name: Tony
Animal License Tag Number: 13-15939
Animal License Tag Date Issued: 02/21/2013
Rabies Expiration Date: 05/02/2013
Billing Location: ONLINE PERMIT APPLICATION

2013-0250-XA



Department of Permits, Approvals and Inspections
Miscellaneous Permits & Licenses
County Office Building
111 West Chesapeake Avenue, Room 101
Towson, Maryland 21204

February 21, 2013

Pet Owner

Angelica Grant
9405 Flagstone Drive
Parkville, MD 21234

Alternate Mailing Address

Angelica Grant
9405 Flagstone Drive
Parkville, MD 21234



Animal Information

Animal Name: Isis
Animal License Tag Number: 13-15941
Animal License Tag Date Issued: 02/21/2013
Rabies Expiration Date: 01/04/2014
Billing Location: ONLINE PERMIT APPLICATION

2013-0252-XA



Department of Permits, Approvals and Inspections
Miscellaneous Permits & Licenses
County Office Building
111 West Chesapeake Avenue, Room 101
Towson, Maryland 21204

February 21, 2013

Pet Owner

Angelica Grant
9405 Flagstone Drive
Parkville, MD 21234

Alternate Mailing Address

Angelica Grant
9405 Flagstone Drive
Parkville, MD 21234



Animal Information

Animal Name: Lilly
Animal License Tag Number: 13-15940
Animal License Tag Date Issued: 02/21/2013
Rabies Expiration Date: 07/11/2015
Billing Location: ONLINE PERMIT APPLICATION

2013-0252-XA

Case No.: 2013-252 XA

Exhibit Sheet

Petitioner/Developer

IGW
7-25-13

Protestant

SEN
6-21-13

No. 1	Site plan	
No. 2	photos	
No. 3	Petition signed by neighbors	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Gem

Shepherd / Mixed (short coat) :: Female (spayed) :: Young



Pictures



click thumbnail to enlarge

GEM NEEDS A FOREVER HOME!!!!

If you are viewing Gem's bio on petfinder, please click below for more information!

Name: Gretel Breed: shepherd mix

Approximate Age: 10 months old

Approximate Weight: 30 lbs

Currently Living at: DC area foster home - Gem needs a forever home ASAP!!

Meet Gem, a super little shepherd who is mixed with something that kept her pretty small -- 30 lbs! She is about 10 months old so likely won't get much bigger, so she is the perfect size for an apartment, condo or house! Gem is a super-lovable young girl! She has that cute little shep face with those goofy, floppy ears that make her so very lovable.

Gem was rescued from the streets of Puerto Rico and recently flown here to DC. She is a bit shy right now -- though she is definitely warming up quickly! She loves playing with other dogs so would do well either with other dogs in the home. We prefer that she go to a home with other dogs as she continues to gain confidence. Gem will make you laugh every day with her silly antics!

At 10 months old, Gem is an active young lady with lots of love to give; she'd make a great walking buddy and would love fun visits to the dog park, so she can romp around with her canine pals. At the end of the day, Gem is looking forward to snuggling on the couch, watching TV and getting some belly rubs.

Gem is hoping some special person or family will adopt her soon and give her the loving home she

deserves. Gem would love to be your companion or part of your family; you won't regret opening your home to this wonderful girl!

Gem will need plenty of exercise and playtime to stay healthy and happy, but since she is past the small puppy stage, her new family won't have to deal with the stress and burden of caring for a baby puppy. As with all dogs we adopt out, Gem will also need to go to obedience school so she can become a well-socialized, well-behaved member of the family!

If you can help Gem by fostering, adopting or sponsoring her, please email Sheila at sheilam@luckydoganimalrescue.org ASAP!

Like most shelter dogs, Gem may need a refresher on housetraining. She is likely crate trained.

The adoption fee for this dog is \$300, which includes the cost of routine vetting, including vaccinations and spay/neuter surgery. If you are interested in adopting Gem, please download our [Adoption Questionnaire](#) and email it to Sheila at sheilam@luckydoganimalrescue.org ASAP!!

Thank you for contacting Lucky Dog Animal Rescue and helping to save a life! Please visit us online at www.luckydoganimalrescue.org.

BE A FOSTER!!! Fosters make it possible for Lucky Dog Animal Rescue to save and care for homeless and abandoned dogs! To learn about fostering dogs like Gem, please contact us at info@luckydoganimalrescue.org!

BE A SPONSOR!!!! Sponsors help Lucky Dog support the many dogs we save. To learn more about sponsorship, please contact Sheila at sheilam@luckydoganimalrescue.org.



Help Save A Dog Using Facebook!

About Gem

- PRCO-FD-13-0406
- Available for Adoption
- Dog
- Tan/Yellow/Fawn with Black
- Coatlength: Short
- Good with Dogs
- Good with Kids
- Up-to-date with Vaccines

Contact Name: Sheila McGee

Contact Email: sheilamcgee2001@yahoo.com

Petition for 9405 Flagstone Drive

In Baltimore County, residents may have three dogs. If a county resident is interested in acquiring a fourth dog, they need to apply for a Kennel License. However, if their property is too small for a kennel, the resident needs to apply for a Special Exemption Hearing in front of the Zoning Review Board for Baltimore County.

My husband and I (Joseph and Angelica Grant) are interested in adopting a fourth dog. In order to adopt a fourth dog, we need to apply for a Special Exemption Hearing. Additionally, we need neighborhood consent in order for this to happen. Like our three other dogs; our fourth dog will be an inside dog. There will not be any modifications made to the property of 9405 Flagstone Drive, Parkville, MD 21234. Please consider signing our petition so that we may adopt a fourth dog.

We, the undersigned, understand that Joseph and Angelica Grant are interested in adopting a fourth dog. We are aware that there will not be any modifications (dog runs) made to the property of 9405 Flagstone Drive, Parkville, MD 21234. Finally, we understand that this fourth dog will be an inside dog and not reside in the yard.

Signature	Name	Address
<i>Paul E. Conner</i>	PAUL CONNER	9403 FLAGSTONE
<i>Keerti Shah</i>	Keerti Shah	9303, Flagstone
<i>Pete Sorvalis</i>	Pete Sorvalis	9305-1 Flagstone
<i>Harry Hess</i>	Harry Hess	9300 Flagstone
<i>YA Shields</i>	YA Shields	9304 Flagstone
<i>JEFF EYING</i>	JEFF EYING	2427 S...
<i>Frances Wilhide</i>	Frances Wilhide	2421 S...
<i>Charles L. O'Hara</i>	Charles L. O'Hara	2420 S...
<i>Anna & Brad Ewery</i>	Anna & Brad Ewery	2425 S...
<i>Wanda H. Dwyer</i>	Wanda H. Dwyer	9406
<i>Rahae J. Family</i>	Rahae Family	9401
<i>Wilbur and Norma Lee Myers</i>	Wilbur and Norma Lee Myers	9401
<i>Rilla Huellner</i>	RILLA HUETNER	9401

2013-0752-XA

Petition for 9405 Flagstone Drive

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Signature	Name	Address
<i>Charlotta Wagner</i>		2423 Southwest Rd 21234-1026
<i>Julia West</i>		2424 Southwest Rd 21234
<i>Alia Muffelatto</i>		9411 Flagstone Dr.
<i>Angela M. Myers</i>		9412 Flagstone Dr.
<i>Tony Christine</i>		9414 Flagstone Dr. 21234
<i>Carlene Sakai</i>		C. Sakai 9408 Flagstone Dr

2013-0252-X4

Agent A ~~Markham~~ ~~Markham~~ Flagstone Dr

Anna Sheridan, 9415 Flagstone Dr., Parkville, Md

2013-0252-XA

2013-0257-4A

Tag# 13-15941
Isis -
current dog
18 lbs

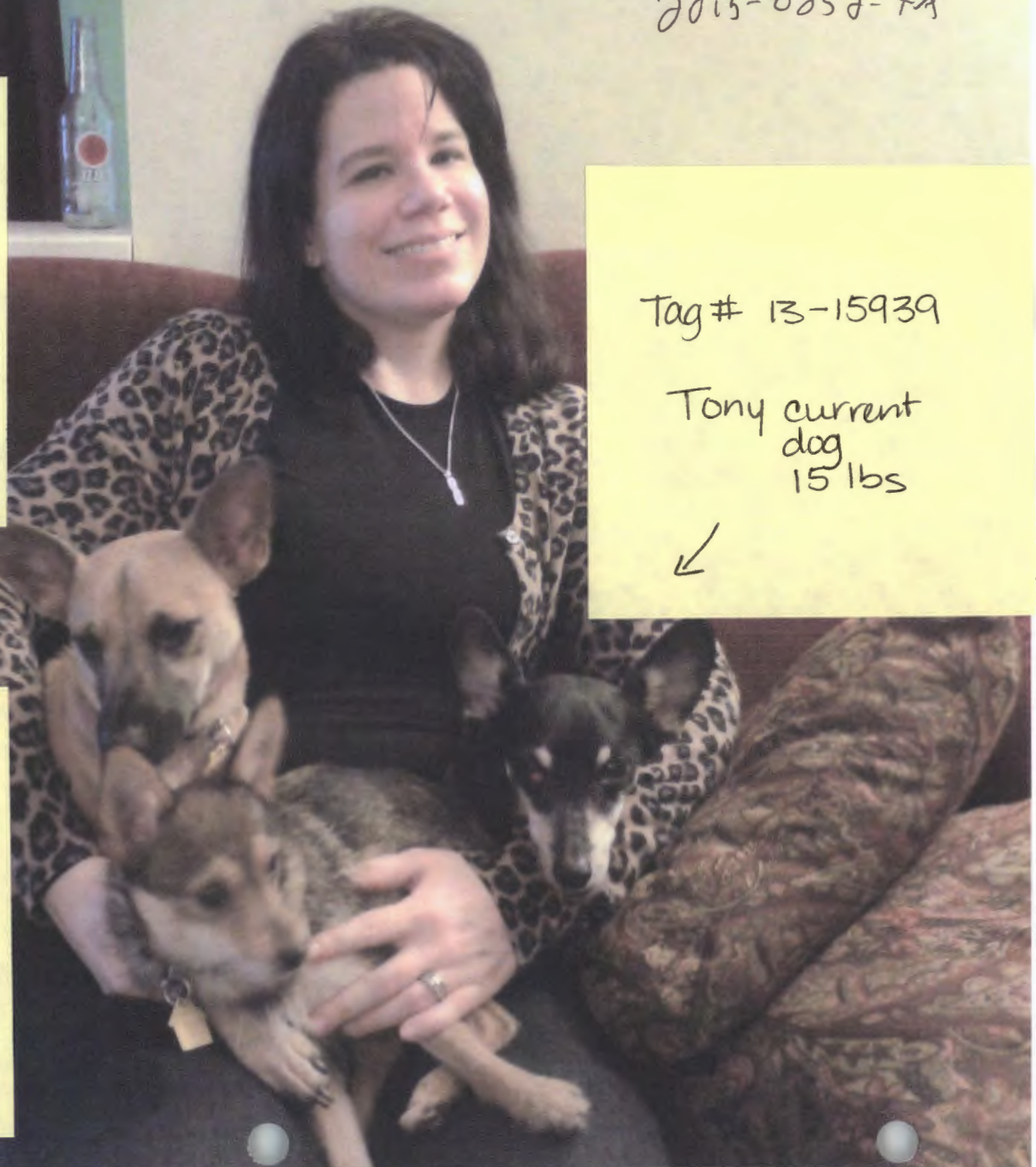
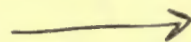


Tag# 13-15939

Tony current
dog
15 lbs



Lilly
Tag# 13-15940
current
dog
5 lbs





2013-0757-X4

Pictures of 9405 Flagstone Drive, Parkville, MD 21234



2013-0252-XA

#2



2013-0252-XA



2013-0752-YA



2013-0252-XA

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BALTIMORE COUNTY

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[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 09 Account Number - 0919392050

Owner Information

Owner Name:	GRANT JOSEPH K GRANT ANGELICA F	Use:	RESIDENTIAL
Mailing Address:	9405 FLAGSTONE DR BALTIMORE MD 21234-1011	Principal Residence:	YES
		Deed Reference:	1) /21020/ 00496 2)

Location & Structure Information**Premises Address**

9405 FLAGSTONE DR
0-0000

Legal Description

9405 FLAGSTONE DR
HARRINGTON MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0062	0021	0166		0000	A	A	3	2	
									Plat Ref: 0018/0126

Town NONE
Ad Valorem
Tax Class

Special Tax Areas**Primary Structure Built**

1956

Enclosed Area

1,316 SF

Property Land Area

20,000 SF

County Use

04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	113,000	113,000		
Improvements:	209,170	156,200		
Total:	322,170	269,200	269,200	269,200
Preferential Land:	0			0

Transfer Information

Seller:	SIPPEL RICHARD J	Date:	11/22/2004	Price:	\$290,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/21020/ 00496	Deed2:	
Seller:	BURROWS THOMAS H & PHYLLIS	Date:	08/16/1968	Price:	\$23,400
Type:	ARMS LENGTH IMPROVED	Deed1:	/04909/ 00217	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

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

NONE

Homestead Application Information**Homestead Application Status:**

Approved 12/31/2012

2013-0752-XA

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.1A)
BALTIMORE COUNTY

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[GroundRent](#)
[Registration](#)

Account Identifier: District - 09 Account Number - 0919392050

Owner Information

Owner Name:	GRANT JOSEPH K GRANT ANGELICA F	Use:	RESIDENTIAL
Mailing Address:	9405 FLAGSTONE DR BALTIMORE MD 21234-1011	Principal Residence:	YES
		Deed Reference:	1) /21020/ 00496 2)

Location & Structure Information

Premises Address	Legal Description
9405 FLAGSTONE DR 0-0000	9405 FLAGSTONE DR HARRINGTON MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0062	0021	0166		0000	A	A	3	2	
									Plat Ref: 0018/ 0126

Town NONE

Special Tax Areas

**Ad Valorem
Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,316 SF	20,000 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	113,000	113,000		
Improvements:	209,170	156,200		
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Seller:	BURROWS THOMAS H & PHYLLIS	Date:	08/16/1968	Price:	\$23,400
Type:	ARMS LENGTH IMPROVED	Deed1:	/04909/ 00217	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: Approved 12/31/2012

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search
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District - 09 Account Number - 0919392050

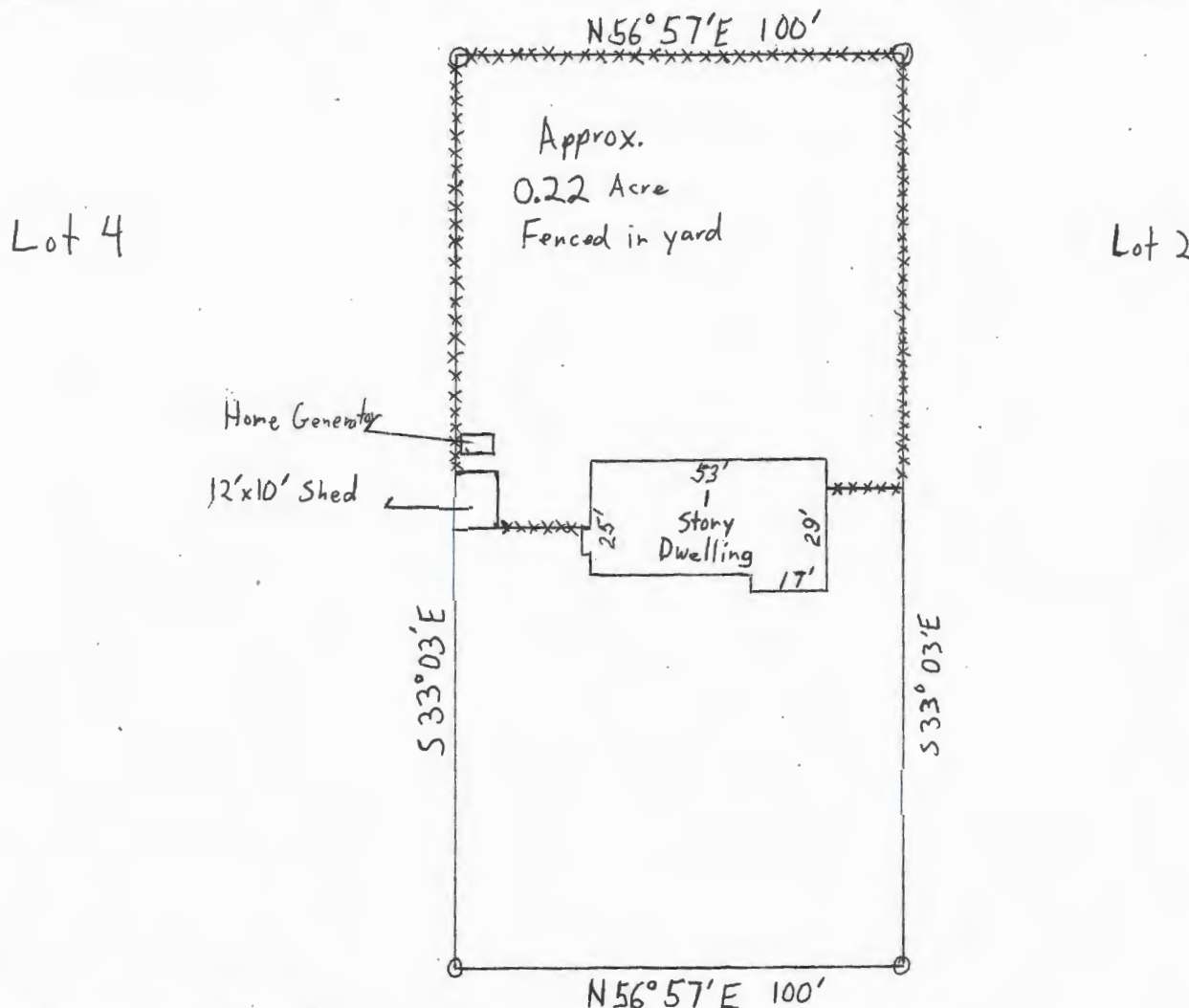


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

SITE VICINITY MAP

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 9405 Flagstone Drive OWNER(S) NAME(S) Joseph and Angelica Grant
 SUBDIVISION NAME Harrington Manor LOT# 3 BLOCK# A SECTION# A
 PLAT BOOK # 0018 FOLIO # 0126 10 DIGIT TAX # 0919392050 DEED REF. # 21020100496



PLAN DRAWN BY Joseph Grant DATE 4-17-2013 SCALE: 1 INCH = 40 FEET

N
 MAP IS NOT TO SCALE
 ZONING MAP# 0062
 SITE ZONED DR 2
 ELECTION DISTRICT 9th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE .459
 OR SQUARE FEET 20,000
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

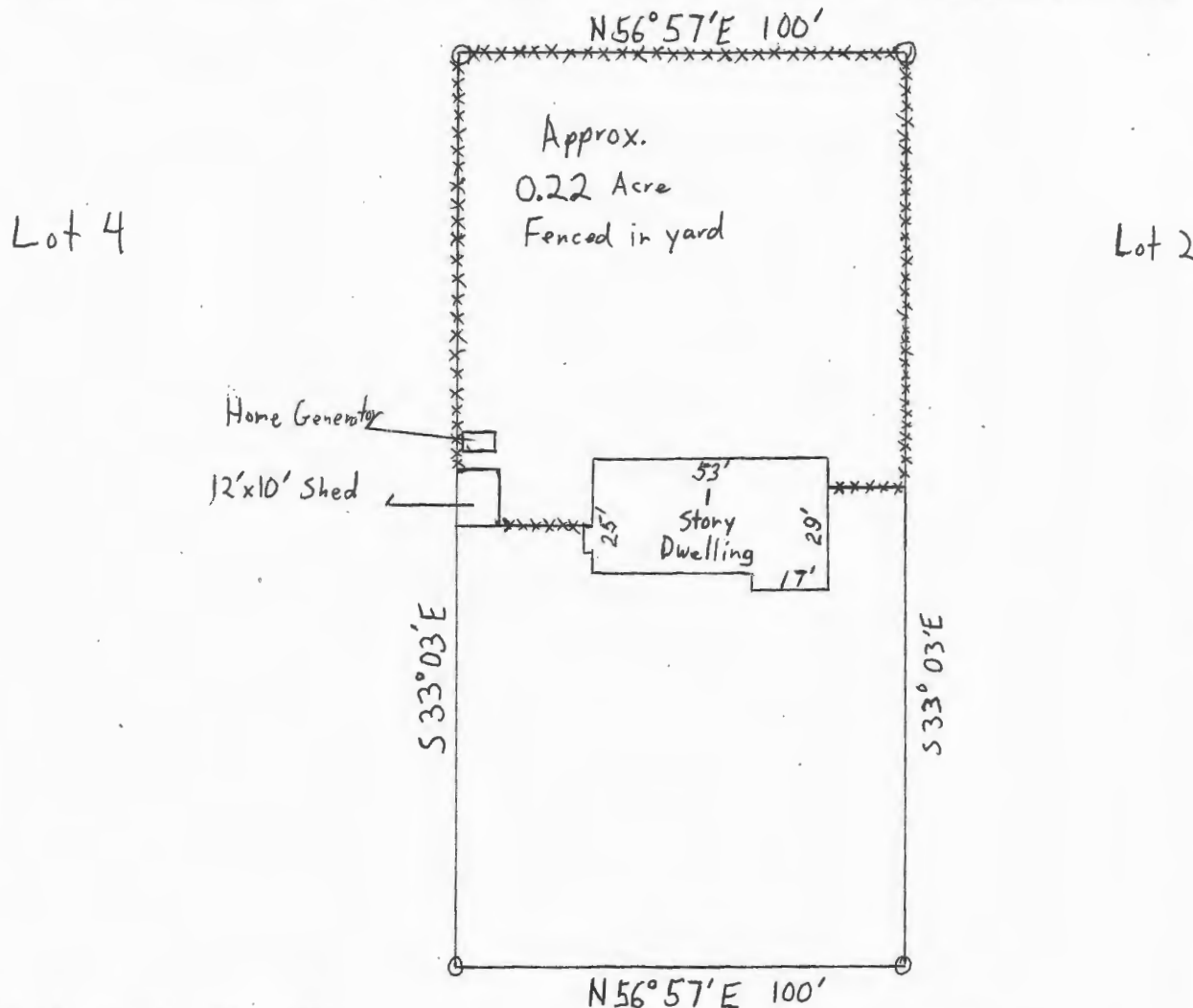
VIOLATION CASE INFO:

2013-0252-XA

Petitioners' No. 1

SITE VICINITY MAP

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 9405 Flagstone Drive OWNER(S) NAME(S) Joseph and Angelica Grant
 SUBDIVISION NAME Harrington Manor LOT# 3 BLOCK# A SECTION# A
 PLAT BOOK # 0018 FOLIO # 0126 10 DIGIT TAX # 0919392050 DEED REF. # 21020100496



N
 ↑
 MAP IS NOT TO SCALE

ZONING MAP# 0062
 SITE ZONED DR 2
 ELECTION DISTRICT 9th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE .459
 OR SQUARE FEET 20,000
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH ☒
 WATER IS:
 PUBLIC _____ PRIVATE ☒
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

PLAN DRAWN BY Joseph Grant DATE 4-17-2013 SCALE: 1 INCH = 40 FEET

VIOLATION CASE INFO:

2013-0752-XA