



KEVIN KAMENETZ
County Executive

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

July 3, 2013

Lawrence E. Schmidt, Esquire
600 Washington Avenue
Suite 200
Towson, Maryland 21204

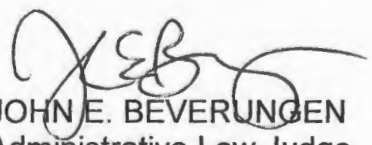
RE: Petition for Special Hearing
Case No. 2013-0264-SPH
Property: 8305 Harford Road

Dear Mr. Schmidt:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: John C. Mellema, Jr., 5409 East Drive
Baltimore, Maryland 21227
Tunde Babalola, 8303 Harford Road
Parkville, Maryland 21234

IN RE: PETITION FOR SPECIAL HEARING *
(8305 Harford Road)
14th Election District *
6th Councilmanic District *
Pet Care Extraordinaire, Inc. *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0264-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Hearing filed by Lawrence E. Schmidt, Esquire on behalf of Pet Care Extraordinaire, Inc, legal owner. The Petitioner is requesting Special Hearing relief pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a modified parking plan. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was John Mellema, Jr., Dana Jean DiFatta and Robert Welsh. Lawrence E. Schmidt, Esquire with Smith, Gildea & Schmidt, LLC, appeared and represented the Petitioner. Tunde Babalola, who owns the adjoining property at 8303 Harford Road, attended the hearing to obtain clarification of the relief sought, and to ensure that the patrons of the subject property (a dog grooming business) would not park on his property, on which is operated a church and tax service.

The file reveals that the Petition was advertised and the site was posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received from any County agency.

Testimony and evidence revealed that the subject property is approximately 0.20 acres and

ORDER RECEIVED FOR FILING

Date 7/31/13

By Den

is zoned BL, AS. The property has been vacant for several years, and was most recently used as a law office. The Petitioner proposes to operate a dog grooming facility on the site. Ms. DiFatta has over 12 years of experience in the field and currently operates a grooming business at 8117 Harford Road, where she leases space. She purchased the property last year and wants to relocate to this location, but zoning relief is needed before she can do so.

As shown on the site plan, there are five parking spaces provided at the rear of the premises, accessed by way of a macadam alley which varies in width between 8' to 12'. Petitioner's counsel indicated that, by deed, the Petitioner and other owners adjoining the alley have the right of use in common to the lane. At present, the parking spaces have a loose stone surface, although the Petitioner plans in the near future to pave the area. A modified parking plan is sought pursuant to B.C.Z.R. § 409.12, given the existing parking is deficient in the following respects:

1. lacks a durable and dustless surface;
2. lacks striping;
3. no direct access to a drive aisle; and
4. lacks a 6' landscaped buffer (screening the view from the residence at 3002 Woodside).

Given the circumstances, I believe that these four requirements (set forth in B.C.Z.R. §409) can be excused, and that the modified plan presented by Petitioner should be approved. The Petitioner has been in this business for over 12 years, and has functioned successfully during this time with no more than 5 parking spaces situated in a similar fashion. Ms. DiFatta explained that customers make appointments for the grooming, and will drop their dog off and return 3 to 4 hours later to pick up the animal. As such, she explained that the current parking on site would be more than sufficient, and that paving the area at this juncture (when she is trying to get the operation started) would create a financial burden.

With regard to the landscaped buffer, the Petitioner indicated that installing such

ORDER RECEIVED FOR FILING

Date 7/3/13

By Den

vegetation would actually preclude her from using the 5 spaces shown. In addition, none of the other businesses with parking accessed from the alley have installed such landscaping.

In these circumstances, I do not believe that the parking facility shown on the plan would be detrimental to the health, safety and welfare of the surrounding community, and that under B.C.Z.R. §§ 409.12 & 409.8.B.1 the modified plan should be approved.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing request should be GRANTED.

THEREFORE, IT IS ORDERED, this 3rd day of July, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a modified parking plan, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

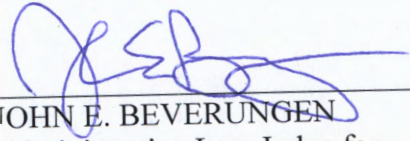
1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Patrons and customers of the Petitioner's grooming business shall park only in the five (5) spaces depicted on the plan or at the metered spaces along Harford Road. There shall be no customer parking on the lot adjoining 8303 Harford Road.

ORDER RECEIVED FOR FILING

Date 7/3/13

By Sen

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 7/3/13

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

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

address 8305 Harford Road

which is presently zoned BL AS

Deed Reference 32755/00282

10 Digit Tax Account # 1402066350

Property Owner(s) Printed Name(s) Pet Care Extraordinaire, Inc.

CASE NUMBER 2013-0264-SPH Filing Date 5/8/13 Estimated Posting Date / / Reviewer AT

(SELECT THE HEARING(S) BY MARKING **X** 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

See attached.

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

3. ☐ a **Variance** from Section(s)

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)

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 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 swear 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:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners: Pet Care Extraordinaire, Inc.

By: Dana Jean DiFatta, Owner

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

8305 Harford Road, Baltimore, MD

Mailing Address

City

State

21234

410-668-0364

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

Attachment to Petition for Special Hearing

A Special Hearing under Section 500.7 of the Zoning Regulation of Baltimore County, to determine whether the Zoning Commissioner should approve:

1. Modified parking plan (See BCZR§409-12);
2. For any such other and further relief as the Administrative Law Judge may deem necessary.

2013-0264-SPH

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
MAY 7, 2013

ZONING DESCRIPTION
#8305 HARFORD ROAD

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHEAST SIDE OF HARFORD ROAD 70 FEET NORTHERLY FROM THE CENTERLINE OF WOODSIDE AVENUE THENCE RUNNING NORTHERLY 50 FEET, THENCE LEAVING THE SOUTHEAST SIDE OF HARFORD ROAD AND RUNNING SOUTHEASTERLY 147.60 FEET TO AN ALLEY 8 FEET WIDE, THENCE RUNNING WITH THE ALLEY SOUTHWESTERLY 50 FEET, THENCE NORTHWESTERLY 147.60 FEET BEING PART OF LOT 3 AS SHOWN ON A PLAT OF WOODSIDE RECORDED IN BALTIMORE COUNTY MARYLAND IN PLAT BOOK W.P.C. NO. 7 FOLIO 52, ALSO KNOWN AS #8305 HARFORD ROAD AND LOCATED IN THE 14TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT.



2013-0264-SPH

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: 2013-0264-SPH
Petitioner: Pet CARE Extraordinary, Inc. (PANA DIFATTA)
Address or Location: 8305 HARRISON RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: LAWRENCE E SCHMIDT
Address: 600 WASHINGTON AVE
5TH 200
TOWSON, MD 21204
Telephone Number: 410-821-0070

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

No. **098431**
 Date: **5/8/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/09/2013 5/08/2013 11:17:24 5

REC W503 WALKIN R006 LRB
 >RECEIPT # 652711 5/08/2013 OFLH
 Recpt 5 326 ZONING VERIFICATION
 OF NO. 098431

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$385

Recpt Tot \$385.00
 \$385.00 OK \$0.00 CA
 Baltimore County, Maryland

Total: **\$385-**

Rec From: **SMITH, GILDEA SCHMIDT, LLC**
 For: **8305 HARTFORD RD**
2013-0264-SPT

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

2013-0264-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Pet Care Extraordinaire, Inc., Dana DiFatta

July 1, 2013

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

8305 Harford Rd

June 11, 2013

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **June 11, 2013**

(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)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

June 13, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on June 11, 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: #2013-0264-SPH

8305 Harford Road

3E of Harford Road, 147 ft. NE of Woodside Avenue

14th Election District - 4th Councilmanic District

Legal Owner(s): Pet Care Extraordinaire, Inc., Dana DiFatta

Special Hearing: for a modified parking plan and for any such other and further relief as the Administrative Law Judge may deem necessary.

Hearing: Monday, July 1, 2013 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 06/689 June 11 927364



KEVIN KAMENETZ
County Executive

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

June 3, 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: 2013-0264-SPH

8305 Harford Road

SE of Harford Road, 147 ft. NE of Woodside Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Pet Care Extraordinaire, Inc., Dana DiFatta

Special Hearing for a modified parking plan and for any such other and further relief as the Administrative Law Judge may deem necessary.

Hearing: Monday, July 1, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Road, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Dana Jean DiFatta, 8302 Harford Road, Baltimore 21234

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 11, 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
Tuesday, June 11, 2013 Issue - Jeffersonian

Please forward billing to:

Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Ave., Ste. 200
Towson, MD 21204

410-821-0070

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: 2013-0264-SPH

8305 Harford Road

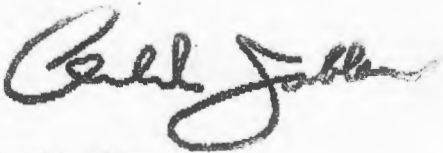
SE of Harford Road, 147 ft. NE of Woodside Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Pet Care Extraordinaire, Inc., Dana DiFatta

Special Hearing for a modified parking plan and for any such other and further relief as the Administrative Law Judge may deem necessary.

Hearing: Monday, July 1, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Road, 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.

MEMORANDUM

DATE: August 7, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0264-SPH Appeal Period Expired

The appeal period for the above-referenced case expired on August 2, 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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
8305 Harford Road; SE of Harford Road, *
147' NE of Woodside Avenue * OF ADMINISTRATIVE
14th Election & 6th Councilmanic Districts *
Legal Owner(s): Pet Care Extraordinaire, Inc * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2013-264-SPH

* * * * *

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

MAY 22 2013



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 22nd day of May, 2013, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013- 0264-
SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5/21/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5/14/13</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>6/11/13</u>	
SIGN POSTING	Date: <u>6/11/13</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 3, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 8305 Harford Road

JUL 09 2013

INFORMATION:

Item Number: 13-264

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Dana Jean DiFatta

Zoning: BL-AS

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special hearing to approve a modified parking plan for the property located at 8305 Harford Road. The property is a former residence that was recently renovated for use as a pet grooming salon.

The property is located in the Parkville Commercial Revitalization Area. The applicant utilized the County's Architect on Call Program to pursue some ideas for façade improvements, screening and signage. It is the intention of the applicant to pursue the possibility of a commercial revitalization loan to complete the suggested improvements once all zoning/parking conditions have been resolved.

The Department of Planning supports this request for a modified parking plan and the work that the applicant is doing to improve the property. It will provide significant improvements to the Parkville business community.

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

Prepared By:

Division Chief:

AVA/LL:cjm

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 21, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For May 20, 2013
Item Nos. 2013- 0264, and 0266.

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

DAK:CEN
Cc: file

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 5-14-13

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

RE: Baltimore County
Item No. 2013-0264-SPH
Special Hearing
Pet Care Extraordinary, Inc.
8305 Harford Road.
MD 147

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 5-13-13. A field inspection and internal review reveals that an entrance onto MD 147 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing. Case Number 2013-0264-SPH.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz



KEVIN KAMENETZ
County Executive

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

June 25, 2013

Pet Care Extraordinaire Inc
Dana Jean DiFatta, Owner
8305 Harford Road
Baltimore MD 21234

RE: Case Number: 2013-0264 SPH, Address: 8305 Harford Rd

Dear Ms. DiFatta:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 8, 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 fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 14 Account Number - 1402066350

Owner Information

Owner Name: PET CARE EXTRAORDINAIRE INC **Use:** COMMERCIAL
Mailing Address: 8305 HARFORD RD **Principal Residence:** NO
BALTIMORE MD 21234-4012 **Deed Reference:** 1) /32755/ 00282
2)

Location & Structure Information

Premises Address
8305 HARFORD RD
0-0000

Legal Description

WOODSIDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0081	0002	0721		0000			3	1	Plat Ref: 0007/ 0052

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1927	1270	7,500 SF	06

Stories **Basement** **Type** **Exterior**
OFFICE BUILDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	150,000	150,000		
Improvements:	68,600	74,300		
Total:	218,600	224,300	218,600	220,500
Preferential Land:	0			0

Transfer Information

Seller: MILLER CHARLES EDWARD	Date: 10/12/2012	Price: \$153,000
Type: ARMS LENGTH IMPROVED	Deed1: /32755/ 00282	Deed2:
Seller: BRENDLE DORA	Date: 11/15/1983	Price: \$55,000
Type: ARMS LENGTH IMPROVED	Deed1: /24146/ 00084	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: No Application



**Maryland Department of Assessments and
Taxation
BALTIMORE COUNTY
Real Property Data Search**

[Go Back](#)
[View Map](#)
[New Search](#)

District - 14 Account Number - 1402066350



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.

CASE NAME _____
CASE NUMBER 2013-264 SPH
DATE 7/1/13

[illegible]

CASE NAME D. Putta
CASE NUMBER 2013-264 SPH
DATE 7/1/13
ET

[illegible]

Case No.: 2013-264 SPH

Exhibit Sheet

Petitioner/Developer

DO
8-7-13

Protestant

APR
7-3-13

No. 1	Site plan	
No. 2	Color photos (A-Q)	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





























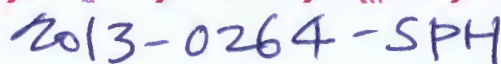


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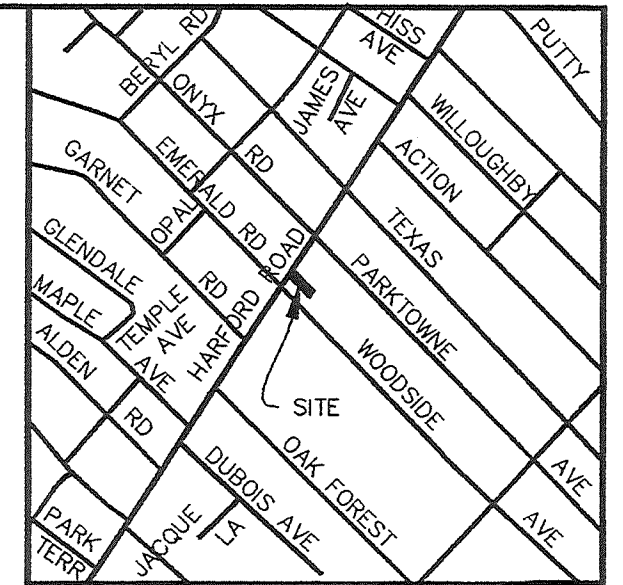


Net 7





PLAT TO ACCOMPANY ZONING PETITION



VICINITY MAP
SCALE: 1"=1000

GENERAL NOTES:

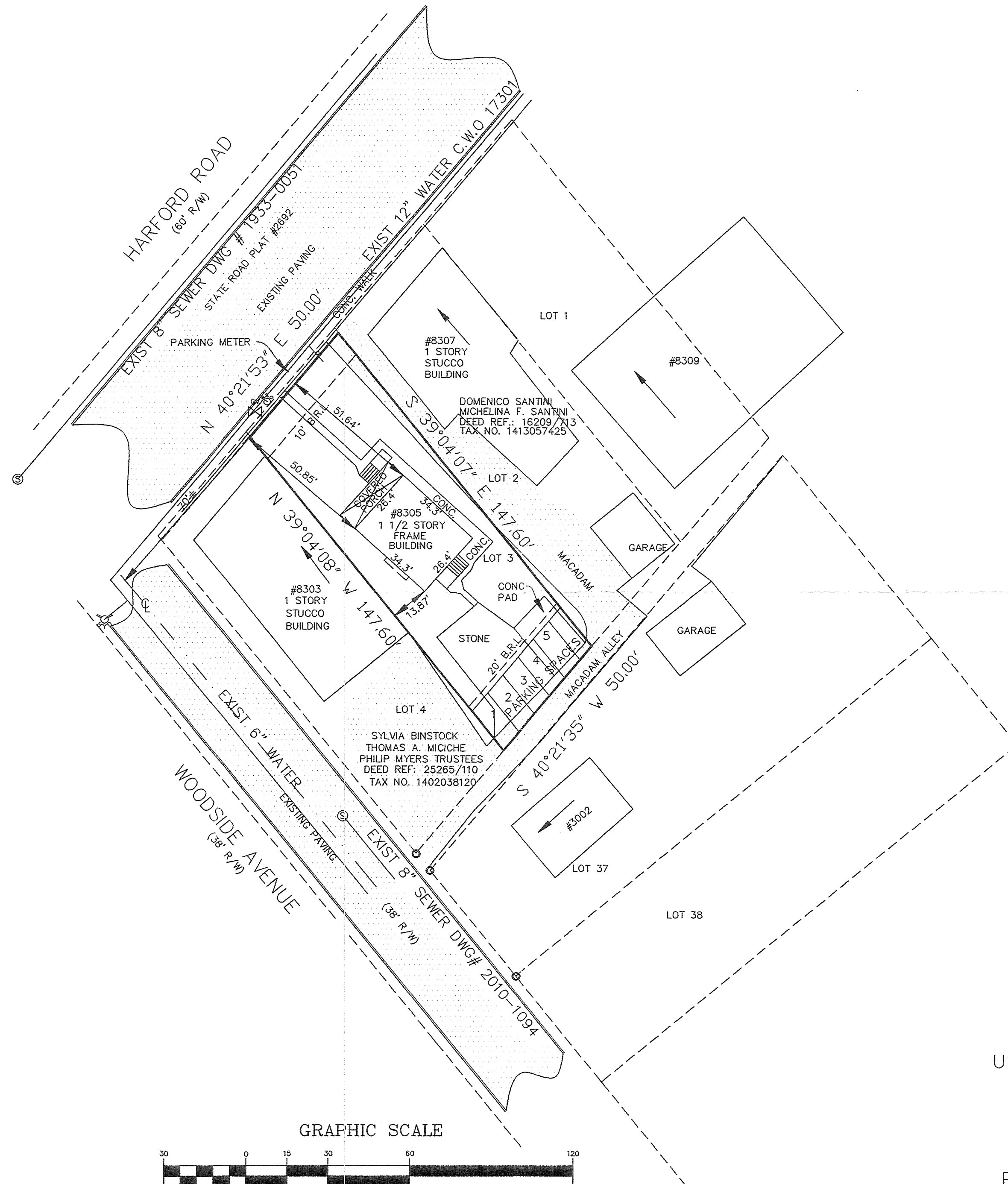
- OWNER: PET CARE EXTRAORDINAIRE, INC.
DANA DIFFATTA
3029 WILLOUGHBY ROAD
PARKVILLE MD. 21234
443-910-1884
- SITE AREA:
GROSS AREA= 8729.41 SQ. FT. OR 0.20 AC.±±
NET AREA = 7254.84 SQ. FT. OR 0.17 AC.±
- BUILDING AREA
EXISTING BUILDING=906 SQ. FT.
- THE PROPERTY IS ZONING BL AS
- UTILITIES:
PUBLIC WATER
PUBLIC SEWER
- THE SITE DOES NOT LIE WITHIN THE
FLOODPLAIN AS SHOWN ON F.I.R.M.
240010027 PANEL #270 OF 580
DATED SEPTEMBER 26, 2008
- PARKING CALCULATIONS:
OFFICE (PET GROOMING)
REQUIRED 906 SQ. FT. @ 4.5 PER 1000=5SPACES
PROVIDED: 5 SPACES
- SETBACKS:
FRONT: 10' FROM PROPERTY LINE
40' FROM CENTERLINE OF ROAD
SIDE: 0', 10' ON STREET SIDE
REAR: 0' EXCEPT WHEN ABUTS RESIDENTIAL
ZONE REAR YARD NOT LESS THAN
20'
- HEIGHT OF STRUCTURE:
MAXIMUM PERMITTED: 40'
EXISTING: 27.4' A.G.L.
- DEED REFERENCE: 32755/276
- TAX ACCOUNT NO. 1402066350
- COUNCILMANIC DIST: 6
- REGIONAL PLANNING DIST. 316
- CENSUS TRACT: 440100
- WATERSHED BACK RIVER
- ZONING: BL-AS
(PER 200 SCALE ZONING MAP 081A1)
- TAX MAP #81 PARCEL #721
- NO KNOWN PREVIOUS ZONING CASES ON FILE
- PERMITS ON FILE NONE
- FLOOR AREA FOR BL
MAXIMUM PERMITTED: 3.0
EXISTING: 906/8729 = .10
- THE SITE DOES NOT LIE WITHIN THE
CHESAPEAKE BAY CRITICAL AREA
- THERE ARE NO HISTORICAL FEATURES ON
SITE, NOR IS THE SITE ITSELF HISTORIC.
- ALL SIGNAGE SHALL COMPLY WITH BCZR SECTION 450
- THE PROPERTY IS NOT IN A FAILING INTERSECTION
UNDER THE COUNTY'S BASIC SERVICES MAPS.

PLAT TO ACCOMPANY
USE PERMIT FOR PET GROOMING
BUSINESS

#8305 HARFORD ROAD
PART OF LOT 3
"WOODSIDE"

PLAT BOOK W.P.C. NO. 7 FOLIO 52
ELECTION DIST.: 14 BALTIMORE COUNTY MARYLAND
DATE: JANUARY, 2013 SCALE: 1"=30'

2013-0264-SPH



GRAPHIC SCALE

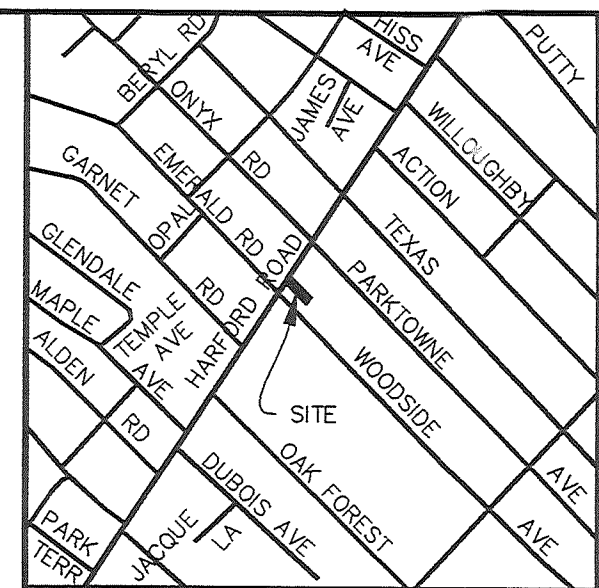


(IN FEET)
1 inch = 30 ft.



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

PLAT TO ACCOMPANY ZONING PETITION



VICINITY MAP
SCALE: 1"=1000

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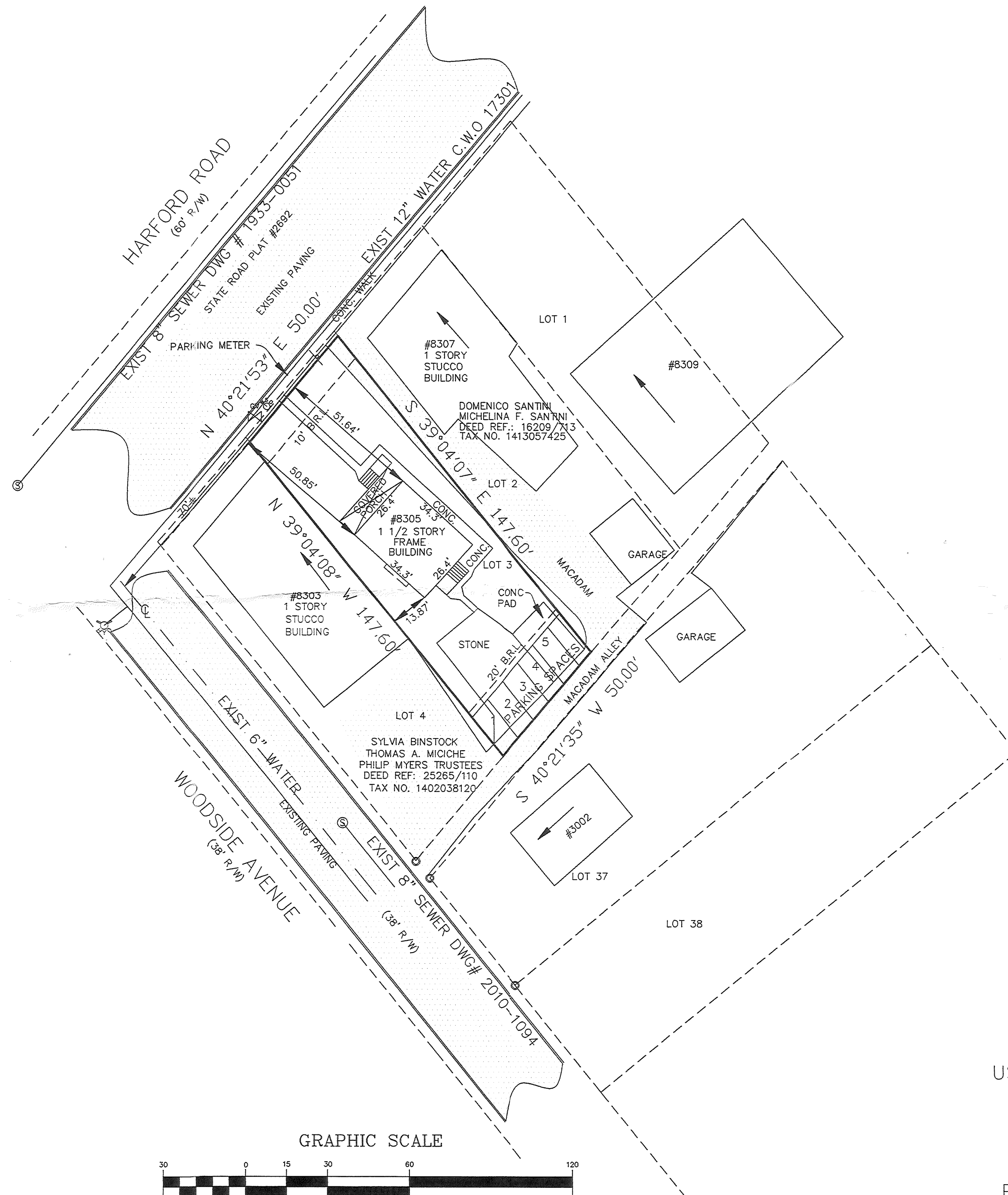
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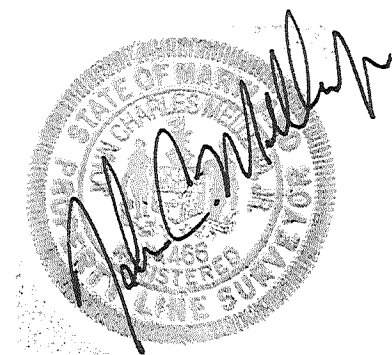
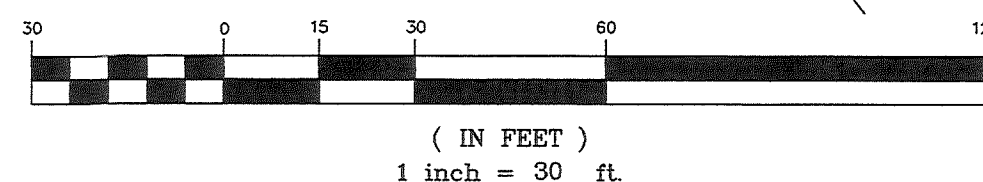
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Pet No 1