

MEMORANDUM

DATE: June 2, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0189-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on June 1, 2015. 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

DATE 4/29/15

[illegible]

CASE NO. 2015- 0109-SPH

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

3/9/15

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

3/16/15

PLANNING
(if not received, date e-mail sent _____)

no obj w/ comment

3/9/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 4/9/15

SIGN POSTING Date: 4/16/15 by Pulson

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

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.

20

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: 2015-0189-SPH

Petitioner: Jane Heckrotte

Address or Location: 10108 Hartford Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jane Heckrotte

Address: 8525 Water Oak Rd

Baltimore, MD 21234

Telephone Number: 443-929-0670



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3182916

Sold To:

Jane Heckrotte - CU00433780
8525 Water Oak Rd
Parkville, MD 21234

Bill To:

Jane Heckrotte - CU00433780
8525 Water Oak Rd
Parkville, MD 21234

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Apr 09, 2015

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

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: # 2015-0189-SPH
10108 Harford Road
SW/s Harford Road, 697 ft. s/of centerline of Northwind Road
9th Election District - 3rd Councilmanic District
Legal Owner(s) Cub Hill Rentals, LLC, George Brewer
Contract Purchaser/Lessee: Best Friend Pet Crematorium, Inc., Jane Heckrotte

Special Hearing for a pet crematorium as an accessory use (to a pet funeral establishment), use and/or Special Exception removal of used vehicle sales and a modified parking plan.

Hearing: Wednesday, April 29, 2015 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.

4/150 April 9 3182916

CERTIFICATE OF POSTING

Date: 4-6-15

RE: Case Number: 2015-0189-SPH

Petitioner/Developer: Best Friend Pet Crematorium, Inc

Date of Hearing/Closing: 4-29-15 1:30 PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 10108 Hayford Rd

The signs(s) were posted on 4-6-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

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

TEPPERSON Bldg, ROOM 205

7 EPPLESON DR
W CHESTER AVE TOWNSEND 2004

HK 27.27

SPECIAL REPORT

Chloride

25715

1

ADJECTIVES

WEARING HEARING AIDS
CONFIRM HEARING LOSS
AND IMPROVE QUALITY OF LIFE

DAY OF THE



KEVIN KAMENETZ
County Executive

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

March 13, 2015

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: 2015-0189-SPH

10108 Harford Road

SW/s Harford Road, 697 ft. s/of centerline of Northwind Road

9th Election District – 3rd Councilmanic District

Legal Owners: Cub Hill Rentals, LLC, George Brewer

Contract Purchaser/Lessee: Best Friend Pet Crematorium, Inc., Jane Heckrotte

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Hearing: Wednesday, April 29, 2015 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: Richard Burch, 401 Washington Avenue, Towson 21204
Jane Heckrotte, 8525 Water Oak Road, Baltimore 21234
George Brewer, 2211 Choate Road, Fallston 21047
Mitch Kellman, 501 Fairmount Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 9, 2015.**
- (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, April 9, 2015 Issue - Jeffersonian

Please forward billing to:

Jane Heckrotte
8525 Water Oak Road
Baltimore, MD 21234

443-929-0670

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: 2015-0189-SPH

10108 Harford Road

SW/s Harford Road, 697 ft. s/of centerline of Northwind Road

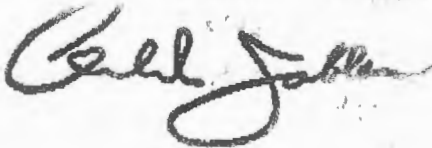
9th Election District – 3rd Councilmanic District

Legal Owners: Cub Hill Rentals, LLC, George Brewer

Contract Purchaser/Lessee: Best Friend Pet Crematorium, Inc., Jane Heckrotte

Special Hearing for a pet crematorium as an accessory use (to a pet funeral establishment), use and/or Special Exception removal of used vehicle sales and a modified parking plan.

Hearing: Wednesday, April 29, 2015 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 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.

RE: PETITION FOR SPECIAL HEARING
10108 Harford Road; SW/S Harford Road,
697' S of c/line of Northwind Road
9th Election & 3rd Councilmanic Districts
Legal Owner(s): George Brewer
Contract Purchaser(s): Jane Heckrotte
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-189-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

RECEIVED
MAR 11 2015
re

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 11th day of March, 2015, a copy of the foregoing Entry of Appearance was mailed to Mitch Kellman, DMW, Inc., 501 Fairmount Avenue, Towson, Maryland 21286 and Richard Burch, Esquire, 401 Washington Avenue, Suite 900, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

April 21, 2015

George Brewer
2211 Choate Road
Fallston MD 21047

RE: Case Number: 2015-0189 SPH, Address: 5112 Forge Road

Dear Mr. Brewer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 25, 2015. 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: jaw

Enclosures

c: People's Counsel
Jane Heckrotte, 8525 Water Oak Road, Baltimore MD 21234
Richard C Burch, Esquire, 401 Washington Avenue, Suite 900, Towson MD 21204
Mitch Kellman, DMW Inc, 501 Fairmount Avenue, Towson MD 21286

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 3/9/15

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

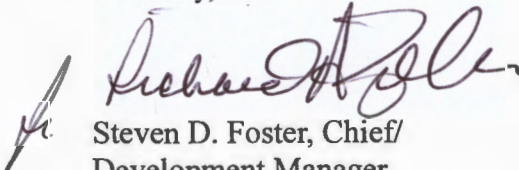
RE: Baltimore County
Item No. 2015-0189-SPH
Special Hearing
George Brewer
10108 Hartford Road
MD147

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 3/9/15. A field inspection and internal review reveals that an entrance onto MD147 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing, Case Number 2015-0189-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,


Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

4-29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 16, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

MAR 18 2015

SUBJECT: 10108 Harford Road

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Item Number: 15-189

Petitioner: George Brewer, Cub Hill Rentals, LLC

Zoning: BR/DR 2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

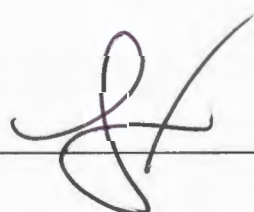
The Department of Planning has reviewed the petition and accompanying site plan requesting a Special Hearing to approve a pet crematorium as an accessory use to a pet funeral establishment with a modified parking plan and to remove the previous special exception granted for a used car lot on the site.

The Department of Planning has no objection to the grant of the petitioner's request conditioned upon the following:

- Provide low growing landscaping at the base of the existing free standing sign and inside of the pervious island at the site frontage.

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

Project Planner:
AVA/LTM



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 9, 2015
Item No. 2015-0189

DATE: March 9, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

It does not appear that the owner ever complied with Order 2000-0207 with regard to planting, and therefore has a code violation. A landscape Plan and security posting, in compliance with all Manual Regulations, is required.

* * * * *

DAK:CEN
cc:file

3/20/15
W CR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 16, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 10108 Harford Road

INFORMATION:

Item Number: 15-189

Petitioner: George Brewer, Cub Hill Rentals, LLC

Zoning: BR/DR 2

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SUMMARY OF RECOMMENDATIONS:

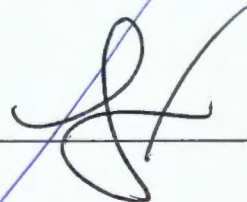
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For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Project Planner:
AVA/LTM





KEVIN KAMENETZ
County Executive

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

May 1, 2015

Richard C. Burch, Esq.
401 Washington Avenue
Suite 900
Towson, Maryland 21204

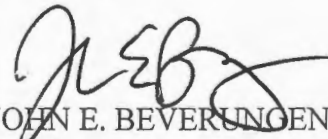
RE: Petition for Special Hearing
Property: 10108 Harford Road
Case No.: 2015-0189-SPH

Dear Mr. Burch:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

4-29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 16, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

MAR 18 2015

SUBJECT: 10108 Harford Road

INFORMATION:

Item Number: 15-189

Petitioner: George Brewer, Cub Hill Rentals, LLC

Zoning: BR/DR 2

Requested Action: Special Hearing

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

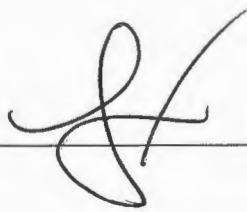
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The Department of Planning has no objection to the grant of the petitioner's request conditioned upon the following:

- Provide low growing landscaping at the base of the existing free standing sign and inside of the pervious island at the site frontage.

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

Project Planner:
AVA/LTM



ORDER RECEIVED FOR FILING

Date 5/1/15

By den

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(10108 Harford Road)		
9 th Election District	*	OFFICE OF
3 rd Councilmanic District		
Cub Hill Rentals, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Best Friend Pet Crematorium, Inc.	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2015-0189-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Cub Hill Rentals, LLC, Legal Owner, and Best Friend Pet Crematorium, Inc., Lessee ("Petitioners"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a pet crematorium as an accessory use (to a pet funeral establishment).

Appearing at the public hearing in support of the requests was Edward Heckrotte, Sr., Jane Heckrotte and Mitch Kellman, from Daft, McCune & Walker, Inc., whose firm prepared the plan. Richard C. Burch, Esq., represented the Petitioners. There were no Protestants in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review. Both agencies indicated certain landscaping should be provided at the site and the Order below will include such a condition.

The subject property is approximately 19,036 square feet and is zoned BR/DR-2. The property was previously used for sales of used motor vehicles pursuant to a special exception granted in Case No. 2000-0207-SPHXA. The Petitioners propose to operate a pet funeral establishment at the site, a use permitted by right in the BR zone; i.e., the Petitioners do not require

ORDER RECEIVED FOR FILING

Date 5/11/15

By Sen

a special exception and will not utilize the relief granted in Case No. 200-0207-SPHXA. The only relief sought by Petitioners is a declaration that the crematory facility would constitute an "accessory use," as that term is defined in B.C.Z.R. §101.1.

Mr. Kellman testified (via proffer) that the crematory facility would occupy approximately 25% of the floor area of the premises, and that it would generate perhaps 30% of the total revenue of the business. Thus, the use would be subordinate in both area and extent, as required by the Regulations. The use would be on the same lot as the principal use, and a crematory is customarily operated as an adjunct to, or in connection with, a funeral establishment. Mr. Kellman also indicated that he revised the site plan with some additional labelling and notations, at the request of the Office of People's Counsel.

THEREFORE, IT IS ORDERED this 1st day of May, 2015, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a pet crematorium as an accessory use (to a pet funeral establishment), be and is hereby GRANTED.

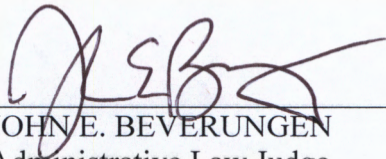
The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits 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.
- Petitioners must comply with the ZAC comment from DOP, dated March 16, 2015; a copy of which is attached hereto and made a part thereof.

ORDER RECEIVED FOR FILING

Date 5/1/15
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 5/1/15

3 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 10108 Hartford Road which is presently zoned BR/DR 2
 Deed References: 35374/00271 10 Digit Tax Account # 09 02652601
 Property Owner(s) Printed Name(s) Cub Hill Rentals LLC

(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 a pet crematorium as an accessory use to a pet funeral establishment, use and/or special exception removal of used vehicle sales, and a modified parking plan.
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 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: Best Friend Pet Crematorium Inc.

Jane Heckrotte

Name- Type or Print

Jane Heckrotte

Signature

8525 Water Oak Rd Balto. MD.

Mailing Address City State

21234 443-929-0670

Zip Code Telephone # Email Address

Attorney for Petitioner:

Richard C Burch

Name- Type or Print

Richard C Burch

Signature

401 Washington Ave Towson MD

Mailing Address Suite 900 City State

21204 410 828-1335

Zip Code Telephone # Email Address

Legal Owners (Petitioners): Cub Hill Rentals LLC

George Brewer

Name #1 - Type or Print

Name #2 - Type or Print

George Brewer

Signature #1

Signature #2

2211 Choate Rd Fallston MD

Mailing Address City State

21047 443-243-1680

Zip Code Telephone # Email Address

Representative to be contacted:

Mitch Kellman, DMW, Inc.

Name - Type or Print

Mitch Kellman

Signature

501 Fairmount Ave Towson MD

Mailing Address City State

21286 410-296-3333 mkellman@dmw.com

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

CASE NUMBER 2015-0189-SP4 **Filing Date** 2/25/15

Do Not Schedule Dates: 5/11/15 **Reviewer** G.H

Date 5/11/15

REV. 10/4/11

By Den



Description
To Accompany Petition
For a Special Hearing
Baltimore County, Maryland

Commencing for the same at a point formed by the intersection of the centerline of Cub Hill Road with the centerline of Harford Road, thence leaving said point and running with the centerline of said Harford Road the following two courses: North 29 degrees 54 minutes 51 seconds East 261.03 feet; thence North 34 degrees 06 minutes 31 seconds East 39.18 feet; thence leaving the said centerline North 55 degrees 53 minutes 29 seconds West 16.39 feet to the edge of said Harford Road to the point of beginning; thence leaving said point of beginning (1) North 51 degrees 03 minutes 05 seconds West 173.19 feet; thence (2) North 40 degrees 05 minutes 19 seconds West 75.98 feet; thence (3) North 55 degrees 37 minutes 25 seconds East 93.51 feet; thence (4) South 40 degrees 03 minutes 37 seconds East 212.90 feet; thence (5) South 31 degrees 47 minutes 43 seconds East 7.53 feet; thence (6) South 34 degrees 27 minutes 21 seconds West 44.79 feet; thence (7) South 34 degrees 15 minutes 55 seconds West 16.36 feet to the point of beginning; containing 19,139.38 square feet or 0.439 acres, more or less, as now described by Daft-McCune-Walker, Inc.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR PROPERTY CONVEYANCE SERVICES.

February 24, 2015

Project No. 15009 (L15009)



Case No.: 2015-0189-SPH

Exhibit Sheet

Petitioner/Developer

DW
6-2-15

Protestant

DNW
5-1-15

No. 1	Site plan	
No. 2	Floor plan + elevations	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





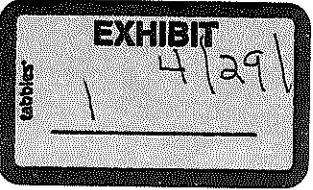
My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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2015-0189-SP4



VICINITY MAP
1"=500'

AMENDED ORDER

IN RE: PETITIONS FOR SPECIAL EXCEPTION *
AND VARIANCE *
IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE * DEPUTY ZONING COMMISSIONER
NW/4 Harford Road, 200' NE *
of Cub Hill Road * OF BALTIMORE COUNTY
9th Election District
6th Conncinnichan District * CASE NO. 00-297-SPHXA
(10106 & 10108 Harford Road)

TIMOTHY M KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1ST- day of February, 2000, that the Petitioner's request to approve existing used vehicle sales in a BR zone and to approve all other existing uses on the subject property with their current setbacks and parking, maneuvering and display, as shown on the site plan submitted into evidence, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance request to approve a recent building addition with a 5 ft. side yard setback in lieu of the required 30ft., be and is hereby GRANTED, subject, however, to the restrictions listed below which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time will not prevent the State Highway right-of-way from being established should the right-of-way have expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return and be responsible for returning, said property to its original condition.
2. As stated previously, the Petitioner has an overabundance of signage on the subject property. In addition to a pylon sign situated on the property, the Petitioner also has two signs on the facade of his sales building. There exists a yellow sign bearing the words "Trucks" and a large "X" sign, as well as a large "Trucks" sign. The pylon sign which has a permanent identification sign, as well as interchangeable signs, is not large enough to be more than sufficient to identify the property. Therefore, the Petitioner, as a condition of the approval of this special exception and variance request, shall remove the signs currently affixed to the front of the building and the large lettering spelling the word "Trucks". These signs and letters shall be removed within thirty (30) days from the date of this Order. As stated previously, the Petitioner shall be permitted to keep and maintain the two signs affixed to the pylon sign on the front of the property.
3. There exists on the roof of the sales office a large metal screen which appears to have been used as a sign in the past. The Petitioner shall be required to remove this structure from the roof of the sales building within thirty (30) days from the date of this Order.
4. My site inspection and the photographs reveal that the Petitioner is currently displaying vehicles for sale within the State Highway right-of-way. These vehicles are located on the shoulder of the highway and are not within the right-of-way. Therefore, the Petitioner shall be required to keep all vehicles that are displayed for sale on the inside of the line created by the telephone poles that exist on their property. There shall be no vehicles displayed for sale on the street side of said property.
5. There is a small traffic island in front of the sales building where a telephone pole and no parking sign is located. This small area does afford a limited opportunity for some landscaping to be planted. Therefore the Petitioner shall be required to plant a minimum of ten (10) plants within the island. The plants which exist on the neighbor's property, the USA Auto Sales. Said landscaping must be planted within 120 days from the date of this Order.
6. The Petitioner shall be prohibited from displaying banners, streamers, balloons and other inflatable devices on the subject property.
7. The Petitioner shall be prohibited from displaying vehicles on any type of rack storage, jacks or lifts.
8. When applying for a building permit, the site plan/landscape plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

CUB HILL
RENTALS LLC

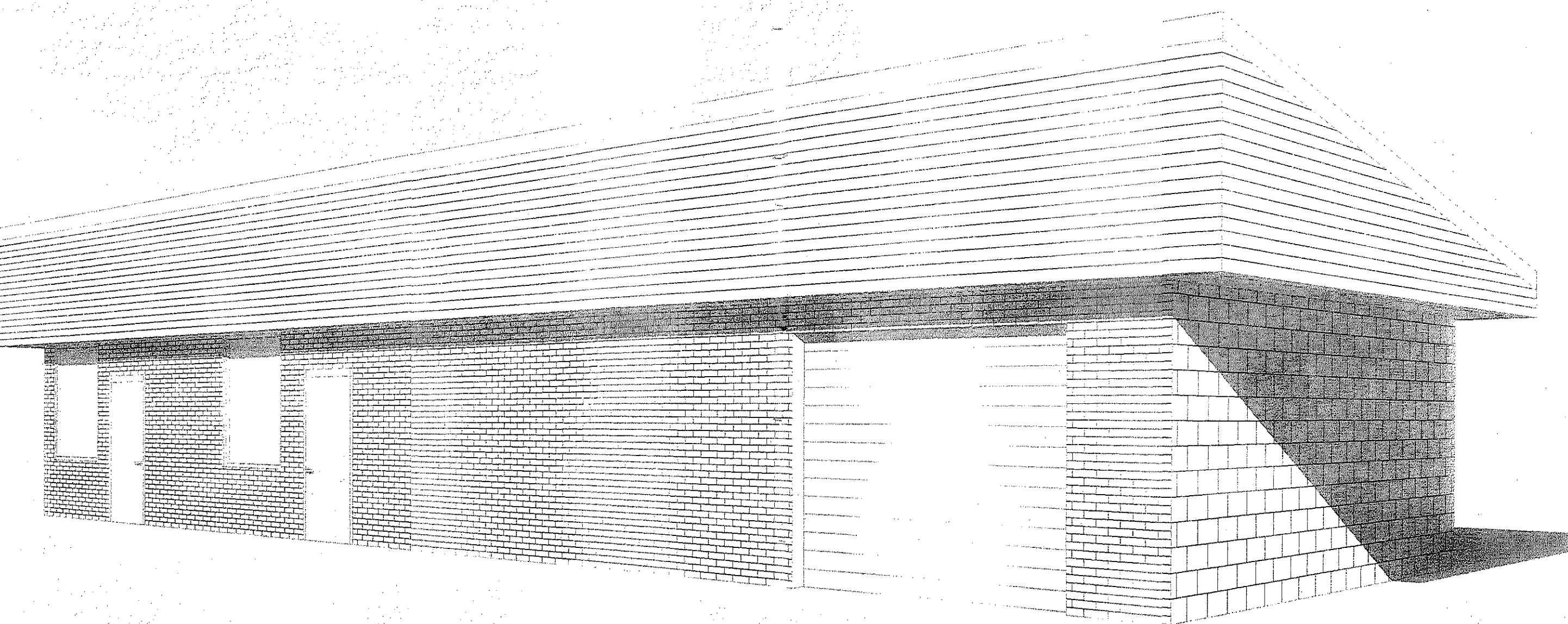
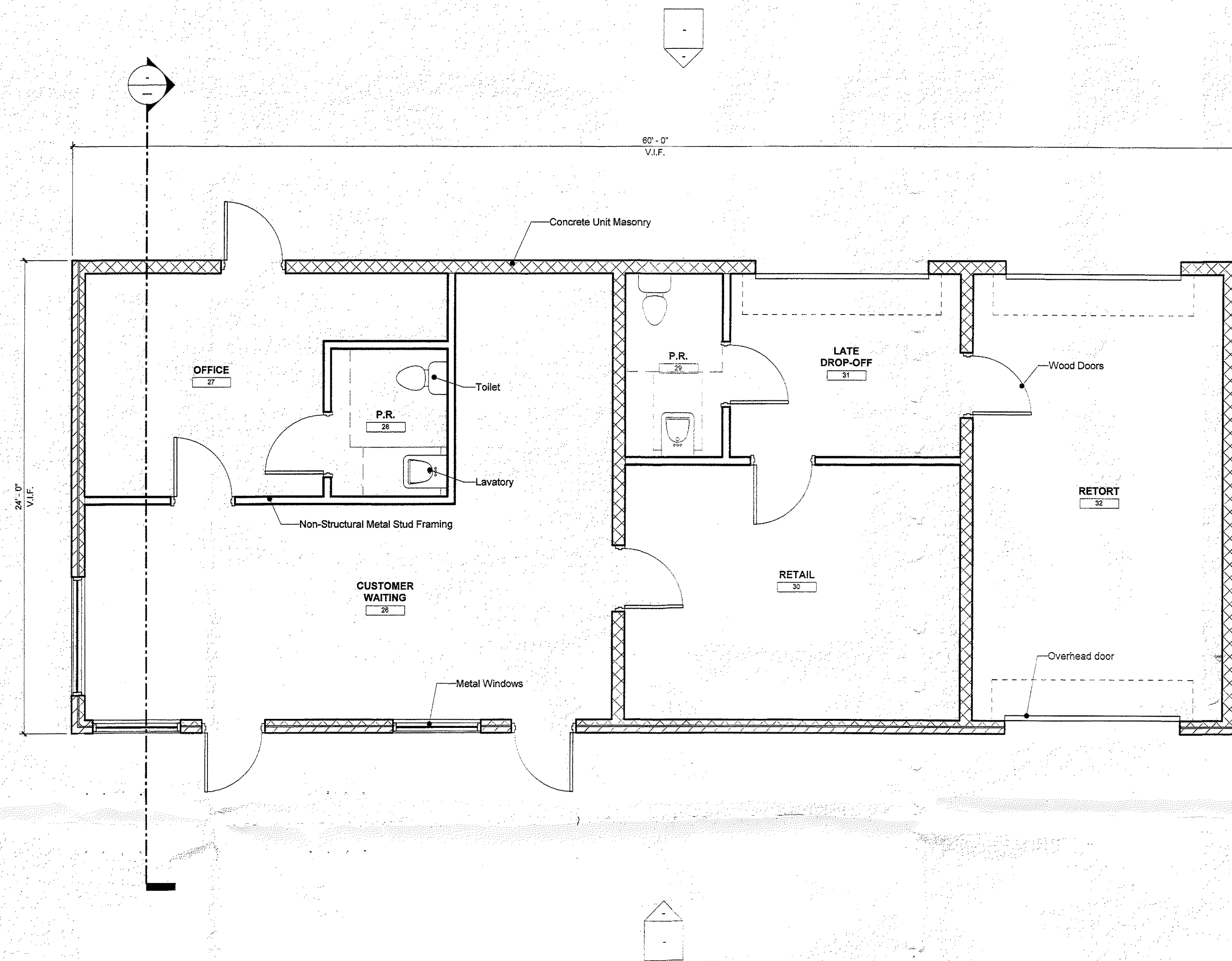
10108 HARFORD ROAD
TAX MAP 71, GRID 04, PARCEL 1218

09 ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

NOTE: THIS PLAN IS SEALED FOR ZONING PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY. AS SUCH, THIS PLAN SHALL NOT BE USED FOR CONVEYANCE PURPOSES AS INFORMATION HAS BEEN OBTAINED BY DEED AND COUNTY GIS ONLY

[illegible]

1 FLOOR PLAN - EXISTING
1/4" = 1'-0"



2 3D View - BUILDING

Keynote Legend	
Key Value	Keynote Text
04 22 00	Concrete Unit Masonry
08 14 00	Wood Doors
08 38 00	Overhead door
08 51 00	Metal Windows
09 22 16.13	Non-Structural Metal Stud Framing
22 40 00.A3	Lavatory
22 40 00.E3	Toilet



ARCHITECTS
HOFMANN ASSOCIATES, INC.
606 Baltimore Ave. Suite 102
Towson, Maryland 21204
410-828-9090
fax 410-828-4433

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND
LICENSE NUMBER: 3114-A
EXPIRATION DATE: 5/13/2015

THE CONCEPTS, IDEAS, DESIGNS AND
IMAGES ARE INTENDED ONLY FOR THE
PROJECT SPECIFIED ON THIS SHEET
AND ARE THE SOLE PROPERTY OF
HOFMANN ASSOCIATES, INC. THEY ARE
NOT TO BE REPRODUCED OR USED BY
OTHERS WITHOUT WRITTEN
PERMISSION BY HOFMANN
ASSOCIATES, INC.

No.	Date	Description
	2015/04/03	PROGRESS

**BEST FRIEND PET
CREMATION**

8525 WATER OAK ROAD
PARKVILLE, MARYLAND 21234

**BEST FRIEND PET
CREMATION**

HARFORD ROAD
BALTIMORE COUNTY, MARYLAND

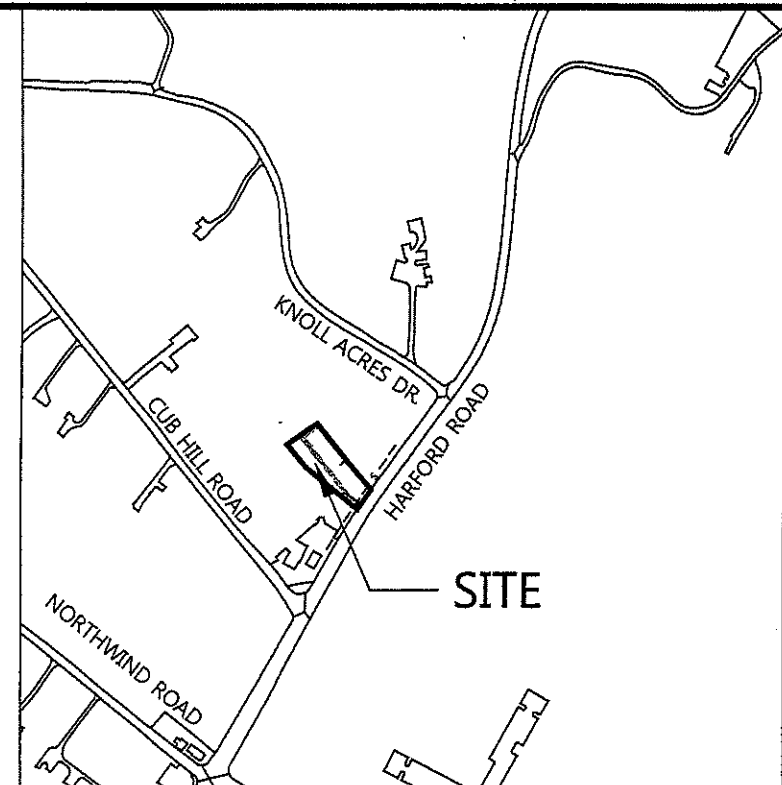
**BUILDING FLOOR
PLAN**

Project Number	15-00
Date	APRIL 3, 2015
Drawn By	MCP
Checked By	RTH

A101

Scale 1/4" = 1'-0"

EXHIBIT
2 4/29/15



GENERAL NOTES

1"=500'

1. OWNER: CUB HILL RENTALS LLC.
211 CHOATE ROAD
FALLSTON, MD 21047
2. APPLICANT: JANE HECKROTTE
8525 WATER OAK ROAD
PARKVILLE, MD 21234
3. SITE ADDRESS: 10108 HARFORD ROAD
CUB HILL, MD 21234
4. ELECTION DISTRICT: 09; COUNCILMANIC DISTRICT:03
5. DEED REFERENCE: LIBER 35374, FOLIO 271
6. TAX ACCOUNT NUMBER: 0902652601
7. TAX MAP: 71; GRID: 04; PARCEL: 1218
8. SPECIAL EXCEPTION AREA: 19,036 SQUARE FEET, 0.437 ACRES
9. ZONING CLASSIFICATIONS: BUSINESS, ROADSIDE (BR) AND DENSITY,
RESIDENTIAL - 2 DWELLING UNITS PER ACRE
(DR). GIS TITLE: 07181
10. THE SITE IS NOT WITHIN A HISTORIC DISTRICT OR HISTORIC, AND THERE
ARE NO HISTORIC BUILDINGS ON SITE.
11. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA)
AND NOT WITHIN A FLOOD HAZARD AREA.
12. THERE ARE NO BASIC SERVICES MAPS MORATORIUM AREAS THAT
WOULD BE AFFECTED BY THIS HEARING REQUEST.
13. GROWTH TIER: 1; THE SITE IS SERVED BY PUBLIC SEWER AND INSIDE THE
URDL.
14. THE SITE IS SERVED BY PUBLIC WATER.
15. ZONING HISTORY: ZONING CASE 2000-0207-SPHXA.
16. PROPERTY LINES AND CONTOURS ARE BASED ON BALTIMORE COUNTY
GIS. THERE WAS NO FIELD RUN SURVEY PERFORMED BY DMW.
17. REQUIRED PARKING
BUILDING SQ. FT. = 1,372 SQ. FT. @ 5 SP/1,000
10 SP REQUIRED
10 SP PROVIDED

IN RE: PETITIONS FOR SPECIAL EXCEPTION *	
AND VARIANCE	
IN RE: PETITIONS FOR SPECIAL EXCEPTION *	BEFORE THE
AND VARIANCE	DEPUTY ZONING COMMISSIONER
NW/5 Harford Road, 200' NE *	
of Cub Hill Road	OF BALTIMORE COUNTY
9th Election District	
6th Cominchanic District	CASE NO. 00-207-SPHXA
(10106 & 10108 Harford Road)	
George M. Brewer, Jr.	
Petitioner	

THEREFORE~ IT IS ORDERED this 13TH day of March, 2000, by this Deputy Zoning Commissioner, that Restriction No. 2 of my previous decision dated the 1st day of February, 2000 shall be amended as follows:

2. The Petitioner shall be required to remove the 4' x 8' "World of Wheels" sign from the facade of the sales building within thirty (30) days from the date of this Order. The Petitioner shall be permitted to keep and maintain the word "Trucks" on the facade of the sales building. In addition, the Petitioner shall be permitted to keep and maintain the two (2) signs affixed to the pylon in the front parking lot of the site.

IT IS FURTHER ORDERED that all other terms and conditions of my previous decision shall remain in full force and effect.

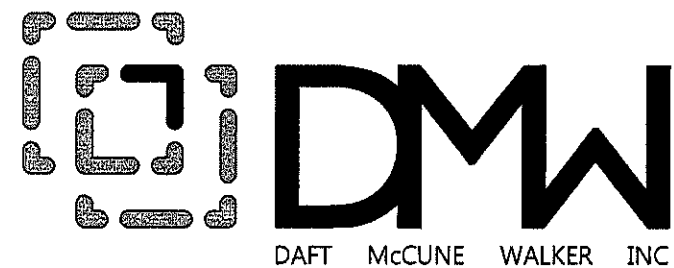
TIMOTHY M KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

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IT IS FURTHER ORDERED, that the variance request to approve a recent building addition with a 5 ft. side yard setback in lieu of the required 30ft., be and is hereby GRANTED, subject, however, to the restrictions listed below which are conditions precedent to the relief granted herein:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk. If the Order is not approved, the Petitioner's permit application has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return and be responsible for returning, said property to its original condition.
- As stated previously, the Petitioner has an overabundance of signage on the subject property. In addition to a pylon sign situated on the property, the petitioner also has two signs on the facade of his sales building. There exists a yellow sign bearing the name "World of Wheels", as well as a large sign for "Trucks". The pylon sign which has permanent identification sign, as well as an interchangeable sign, is required to be removed to identify the property. Therefore, the Petitioner, as a condition of the approval of this special exception and variance request, shall remove the yellow sign affixed to the facade of the sales building, as well as the large lettering spelling the word "Trucks". These signs and letters shall be removed within thirty (30) days from the date of this Order. As stated previously, the Petitioner is permitted to keep and maintain the two signs affixed to the pylon in the front parking lot of the site.
3. There exists on the roof of the sales office a large metal screen which appears to have been used as a sign in the past. The Petitioner shall be required to remove this screen from the roof of the sales building within thirty (30) days from the date of this Order.
4. My site inspection and the photographs reveal that the Petitioner is currently displaying vehicles for sale within the State Highway right-of-way. These vehicles are parked too close to the shoulder of Hartford Road and can be a safety hazard to the public. The Petitioner shall be required to remove these vehicles for sale on the inside of the line created by the telephone poles that exist on their property. There shall be no vehicles displayed for sale on the street side of said telephone poles.
5. There is no traffic island in front of the sales building where a telephone pole and no parking sign is located. This small area does afford a limited opportunity for some landscaping to be planted. Therefore, the Petitioner shall be required to install some landscaping within this small traffic island similar to that which exists on the neighboring property, the USA Auto Store. Said landscaping must be planted within thirty (30) days from the date of this Order.
6. The Petitioner shall be prohibited from displaying banners, streamers, balloons and other inflatable devices on the subject property.
7. The Petitioner shall be prohibited from displaying vehicles on any type of rack
8. When applying for a building permit, the site plan/landscape plan filed must reference this case and set forth and address the restrictions of this Order.

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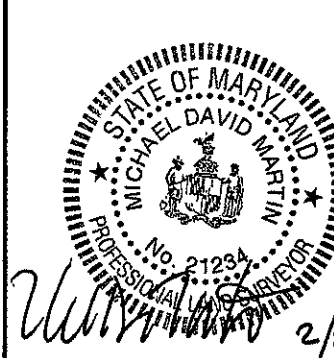
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PLAN FOR SPECIAL HEARING

CUB HILL
RENTALS LLC
10108 HARFORD ROAD
TAX MAP 71, GRID 04, PARCEL 1218

09 ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

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[illegible]

Scale: 1"=20'	Field Crew: N.A.	
Date: 02-20-2015	Processed by: N.A.	
Project No: 15009.00	Drawn by: C.S.	
	Project Manager: M.D.M.	
	Checked by:	Date: 2/25/15