

IN RE: **PETITION FOR SPECIAL HEARING** *
(2656 Beckleysville Road)
6th Election District *
3rd Council District *

Linda Batzer
Legal Owner
Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0066-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 Linda Batzer, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."): (1) to permit the continuance of a non-conforming dog kennel that has operated continuously since prior to 1976 when it was allowed as a matter of right in an RDP zone; and (2) to determine the limits of the non-conforming use.

Linda Batzer appeared in support of the petition. Bruce E. Doak, a licensed surveyor, assisted the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A Substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request, but suggested that certain conditions (i.e., not expanding and/or relocating the kennel) be included in the final order. I believe those issues are already addressed in B.C.Z.R. §104 and the case law, which permit the expansion of a nonconforming building or use by 25%. As such, those conditions are not necessary in this case.

The subject property is 24.4424 acres and zoned RC 8. Petitioner has lived on the large, rural property for most of her life (she is now 72). The property is improved with a single family

ORDER RECEIVED FOR FILING

Date 11/12/15

By Sen

dwelling, which is Petitioner's residence. In addition, she testified that since 1970 she has operated at the site a kennel for the breeding and sale of Labrador Retrievers. Photos were submitted showing the site and the structures used for the kennel operation. Petitioner testified that the kennel has since 1970 been conducted in the same area and in the same two accessory buildings, although she has of course made repairs and other improvements through the years.

In 1976, as shown on the site plan, the property was zoned RDP. In that zone, a kennel was a permitted use (by right). B.C.Z.R. (1975) §1A00.2.A.10. The Petitioner's testimony, along with pedigree certifications issued by the American Kennel Club ("AKC") (Exhibit 5) establishes that since at least 1973 the Petitioner has been breeding and selling dogs from the property. While it is certainly the case that through the years (as revealed by the AKC pedigree records) Petitioner has increased the number of dogs she breeds and sells at the site, the law deems that an "intensification" rather than an illegal extension of a nonconforming use. Feldstein v. LaVale Zoning Board, 246 Md. 204 (1967) (more frequent use of junkyard and a greater number of junk piles was permissible intensification). As such, Petitioner has established a lawful nonconforming use under B.C.Z.R. §104, and the petition will be granted.

THEREFORE, IT IS ORDERED this 12th day of November, **2015** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to permit the continuance of a non-conforming dog kennel that has operated continuously since prior to 1976 when it was allowed as a matter of right in an RDP zone, be and is hereby GRANTED.

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Date 11/12/15
By Sen

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 11/12/15

By sln



KEVIN KAMENETZ
County Executive

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

November 12, 2015

Linda Batzer
2656 Beckleysville Road
Manchester, MD 21102

RE: Petition for Special Hearing
Property: 2656 Beckleysville Road
Case No.: 2016-0066-SPH

Dear Mrs. Batzer:

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.

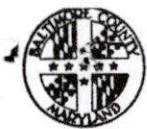
Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

C: Bruce E. Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053



FORM 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 2656 BECKLEYVILLE ROAD which is presently zoned RCB
Deed References: 7705/232 10 Digit Tax Account # 2100009098
Property Owner(s) Printed Name(s) LINDA A BATZER

(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

SEE ATTACHED PAGE

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)

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):

Linda Batzer

Name #1- Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

2656 Beckleysville Rd Manchester MD

Mailing Address City State

21102 410-357-4951

Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREDLAND MO 21053

Mailing Address City State

21053 410-419-4906

Zip Code Telephone # Email Address

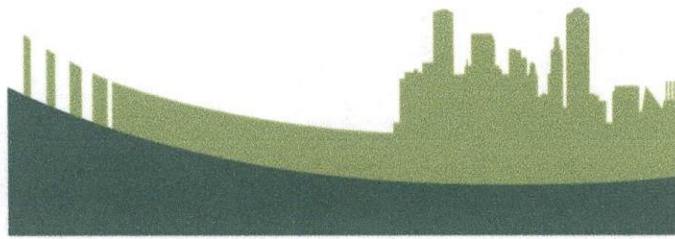
BD@BRUCEEDOAKCONSULTING.COM

Do Not Schedule Dates:

Reviewer G.H

CASE NUMBER 2016-0066-SP4 Filing Date 9/11/15

ORDER RECEIVED FOR FILING
11/12/15
BY



Case 2016-0066-SPH

- 1) To permit the continuance of a non-conforming dog kennel that has operated continuously since prior to 1984 when it was allowed as a matter of right in an RDP zone.
- 2) And to determine the limits of the non-conforming use.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

2656 Beckleysville Road

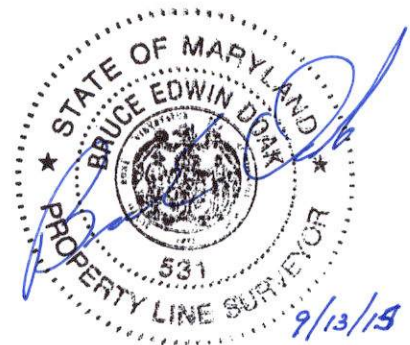
Kennel Area

Sixth Election District Third Councilmanic District
Baltimore County, Maryland

Commencing at a point in Beckleyville Road, approximately 1750 feet +- southwesterly of the centerline of Spooks Hill Road, thence leaving the bed of Beckleysville Road and running on the outlines of the subject property, the following two courses and distances, viz 1) North 25 degrees 18 minutes 57 seconds West 814.05 feet and 2) North 35 degrees 09 minutes 32 seconds West 489.84 feet, thence leaving the outlines of the subject property and running 3) South 46 degrees 28 minutes 04 seconds West 105.89 feet to the zoning point of beginning on the northeastern most corner of the special exception area, thence running on the outlines of the special exception area, the six following courses and distances, viz 1) South 05 degrees 33 minutes 38 seconds West 109.03 feet, 2) North 84 degrees 26 minutes 42 seconds West 28.97 feet, 3) South 05 degrees 33 minutes 07 seconds West 78.34 feet, 4) North 84 degrees 26 minutes 53 seconds West 107.94 feet, 5) North 05 degrees 33 minutes 07 seconds East 187.37 feet, and 6) South 84 degrees 26 minutes 52 seconds East 136.93 feet to the place of beginning.

Containing 0.54 of an acre of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

2016-0066-SPH

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0066-SPH
Property Address: 2656 BECKLEYVILLE ROAD
Property Description: 24 ACRES ON THE NORTHWEST SIDE OF
BECKLEYVILLE ROAD, 1750' SWLY OF SPOOKS HILL ROAD
Legal Owners (Petitioners): LINDA BATZER
Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: LINDA BATZER
Company/Firm (if applicable): NA
Address: 2656 BECKLEYVILLE ROAD
MANCHESTER MO 64302

Telephone Number: 410-357-4951

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

No. 128736

Date: 9/11/15

PAID RECEIPT

BUSINESS ACTUAL TIME DRS
9/15/2015 9/14/2015 10:07:42 2

REB 0002 WALKIN JENA JEE
RECEIPT # 735866 9/14/2015 GFLJ
004 5 528 ZONING VERIFICATION
CA 15. 128736

Receipt for \$500.00
PAID TO CA \$5.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.00

Total: 500.00

Rec From: Bruce Doak
For: 2016-0066-SPH
2636 Beckleysville Ave
Berzer Property

DISTRIBUTION

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

CASHIER'S
VALIDATION

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

October 17, 2015

Re:

Zoning Case No. 2016-0066-SPH

Petitioner: Linda Batzer

Date of Hearing: November 6, 2015

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

Attention: 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 **2656 Beckleyville Road**.

The sign was posted on **October 17, 2015**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2016-0066-SPH

2656 Beckleysville Road

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Friday November 6, 2015 11:00 AM

REQUEST:

**SPECIAL HEARING TO PERMIT THE CONTINUANCE OF A NON-
CONFORMING DOG KENNEL THAT HAS BEEN OPERATED
CONTINUOUSLY SINCE PRIOR TO 1984 WHEN IT WAS
ALLOWED AS A MATTER OF RIGHT IN AN RDP ZONE, AND TO
DETERMINE THE LIMITS OF THE NON-CONFORMING USE.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-867-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE





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 3658522

Sold To:

Linda Batzer - CU00495930
2656 Beckleysville Rd
Manchester, MD 21102-2700

Bill To:

Linda Batzer - CU00495930
2656 Beckleysville Rd
Manchester, MD 21102-2700

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

Oct 15, 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:

Cases: # 2014-0066-SPH
2656 Beckleysville Road
NW/SE Beckleysville Road, 1750 ft. SW of centerline of Spooks Hill Road
6th Election District - 3rd Councilmanic District
Legal Owner(s): Linda Batzer

Special Hearing to permit the continuance of a non-conforming dog kennel that has operated continuously since prior to 1984 when it was allowed as a matter of right in an RDP zone, and to determine the limits of the non-conforming use.

Hearing: Friday, November 6, 2015 at 11:00 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.

10/25/2015 October 15 3658522

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
9/24/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
10/7/15	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
10/19/15	PLANNING (if not received, date e-mail sent _____)	no obj N/Conds
9/21/15	STATE HIGHWAY ADMINISTRATION	no obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 10/15/15	
SIGN POSTING	Date: 10/17/16 by Deak	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

September 30, 2015

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: 2016-0066-SPH

2656 Beckleysville Road

NW/s Beckleysville Road, 1750 ft. s/w of centerline of Spooks Hill Road

6th Election District – 3rd Councilmanic District

Legal Owners: Linda Batzer

Special Hearing to permit the continuance of a non-conforming dog kennel that has operated continuously since prior to 1984 when it was allowed as a matter of right in an RDP zone, and to determine the limits of the non-conforming use.

Hearing: Friday, November 6, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Linda Batzer, 2656 Beckleysville Road, Manchester 21102
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 17, 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, October 15, 2015 Issue - Jeffersonian

Please forward billing to:

Linda Batzer
2656 Beckleysville Road
Manchester, MD 21102

410-357-4951

NOTICE OF ZONING HEARING

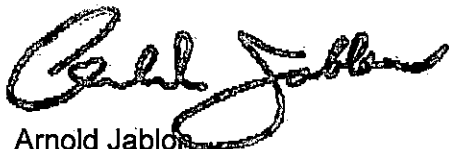
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2656 Beckleysville Road
NW/s Beckleysville Road, 1750 ft. s/w of centerline of Spooks Hill Road
6th Election District – 3rd Councilmanic District
Legal Owners: Linda Batzer

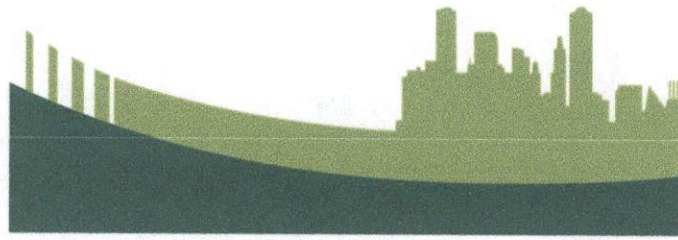
Special Hearing to permit the continuance of a non-conforming dog kennel that has operated continuously since prior to 1984 when it was allowed as a matter of right in an RDP zone, and to determine the limits of the non-conforming use.

Hearing: Friday, November 6, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



October 19, 2015

John E. Beverungen, ALJ
105 West Chesapeake Avenue
Towson, MD 21204

RECEIVED

OCT 22 2015

Re: Zoning Case #2016-0066-SPH

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Mr. Beverungen,

I am writing this letter because new information has come to my attention. When I was consulting with the Office of Zoning, I was told that the existing dog kennel must have been in place prior to 1984 to be non-conforming, when in fact the date was actually 1976. I was informed of the correct date from Peter Zimmerman while meeting with him a week ago.

In 1976 the zoning for the subject property changed from RDP to RC 4. In the RDP zone, a dog kennel was allowed as a matter of right. But in the RC 4 zone it is not allowed.

A smaller version of the kennel began prior to 1976 and has continued to operate since it's creation.

Mr. Zimmerman was also kind enough to provide me with a copy of the opinion for case *Leon McKemy, et al. v Baltimore County, Maryland*, where it explains the four factors that should be considered when analyzing the extent of expansion of a non-conforming use.

The dog kennel has grown slightly over the years, but I feel that the current kennel...

- * reflects the nature and purpose of the original non-conforming use.
- * is used in the same manner as the original non-conforming use.
- * does not have a substantially different effect on the neighborhood.
- * is not a drastic enlargement or extension of the original non-conforming use.

I would like to amend the petition request to "special hearing to permit the continuance of a non-conforming dog kennel that has operated continuously since prior to 1976 when it was allowed as a matter of right in an RDP zone, and to determine the limits of the non-conforming use".

Mr. Zimmerman knows that I am requesting this consideration and does not oppose it or our special hearing request.

Please inform me either by a letter or by email of your decision. We can address this at the hearing any way that you feel is appropriate.

With regards,



Bruce E. Doak

cc Peter Zimmerman

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

BALTIMORE COUNTY ZONING REGULATIONS

AS AMENDED THROUGH OCTOBER 10, 1974

1975 EDITION

Peoples Counsel - JWH.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND

ARTICLE 1A—RURAL AND RURAL-SUBURBAN LOW-INTENSITY ZONES
[Bill No. 100, 1970.]

Section 1A00—R.D.P. ZONES (RURAL: DEFERRED-PLANNING). [Bill No. 100, 1970.]

1A00.1—General Provisions. [Bill No. 100, 1970.]

- 1.¹ Purpose. The R.D.P. zoning classification is established, pursuant to the legislative findings set forth above,² in order to:
 - a. Prevent untimely urban development of relatively open rural land; and
 - b. Foster conditions favorable to agriculture and other low-intensity uses appropriate in rural areas, considering both the magnitude of total land-acreage needed for such uses and the current prospective needs for developable urban land.

[Bill No. 100, 1970.]
2. Intent as to application of R.D.P. zoning classification to property or removal therefrom. It is intended:
 - a. That rural land shall be classified within R.D.P. zones unless the Capital Budget and Five-Year Capital Program of Baltimore County and duly adopted official Baltimore County master plans, including the "county plan" required under Article 43, Section 387C of the Annotated Code of Maryland, 1957 (1965 Replacement Volume) as amended, all consistently indicate that such land is to be serviced by public sewerage and water-supply systems and, in the case of those said documents which determine the timing of construction, also consistently provide for the adequacy and availability of service to said land by such systems within a period of six years after the time of consideration with respect to zoning classification; provided further, however, that such nonserviced land as is specifically herein described (in this Subparagraph 3³ or other provisions in these regulations) as being appropriately otherwise classified shall also be excepted from the category of land which shall be classified as R.D.P.;
 - b. That land classified as R.D.P. shall not be reclassified (rezoned) until such time as the documents hereinabove noted have been officially changed or replaced in kind and thereby then indicate possible appropriateness of reclassification under the criteria hereinbefore stated;

1. The line designating this subparagraph and those immediately following as parts of a Paragraph "A" was deleted from Bill No. 100, 1970 by amendment after introduction.
2. Findings deleted from Bill No. 100, 1970 by amendment after introduction.
3. Now Subparagraph 2, as a result of amendment of Bill No. 100, 1970 after introduction.

- c. That reclassification of land as R. D. P. shall not represent a commitment by Baltimore County with respect to type of future development, but only that more particular planning for the use of such land shall be executed in the future; and
- d. That certain distinct existing areas of compact development, such as certain approved subdivisions or the immediate environs of typical rural business centers, are not normally to be classified as R. D. P.

[Bill No. 100, 1970.]

- 3. Special Policy for Certain Developments. In view of possible overriding public benefits to be derived from certain large-scale unit developments, the establishment of such developments is hereby excepted from application of the policy hereinbefore stated to the extent indicated under Section 430 ("Unit Developments"). [Bill No. 100, 1970.]

- B.⁴ Locational Requirement. No R. D. P. zone shall be established or re-established within the urban-rural demarcation line, but said line may be re-established to include an R. D. P. zone or part thereof existing at the time said line is re-established. [Bill No. 100, 1970.]

1A00.2—Use Regulations. [Bill No. 100, 1970.]

- A.⁵ Uses Permitted as of Right. The following uses, only, are permitted as of right in R. D. P. zones:

- 1. Farms, or, on existing undersized lots, limited-acreage wholesale flower farms.⁶
- 2. One-family detached dwellings.
- 3. Churches or other buildings for religious worship.
- 4. Trailers (see Section 415).
- 5. Research institutes, as defined in Section 101 and as permitted and regulated in D. R. 1 zones (see Section 418).
- 6. Hospitals.
- 7. Telephone, telegraph, electrical-power or other electrical lines, all underground with the exception of such lines as are permitted above ground in D. R. zones.
- 8. Other cables; conduits; gas, water, or sewer mains; or storm-drain systems: all underground.
- 9. Railroads or other transportation lines.

4. Line designating preceding provisions as Paragraph "A" deleted--see note 1 above.

5. All provisions of this paragraph from Bill No. 100, 1970.

6. Since a limited-acreage wholesale flower farm consists of less than three acres of land (see Section 101), and since the minimum lot size in R. D. P. zones is one acre (rather than ten acres, as set forth in Bill No. 100, 1970 before amendment), there is a question as to the effect of the phrase "on existing undersized lots".

10. Animal boarding places (regardless of class), kennels, veterinarians' offices or veterinarians, subject to the provisions of Section 421.
11. Excavations, uncontrolled.
12. Schools, except business or trade schools or such schools as are permitted as special exceptions (Paragraph B, below), but including schools for agricultural training.
13. Accessory uses or buildings (not subject to the provisions of Section 400), including, but not limited to:
 - a. An office or studio of a doctor, dentist, lawyer, architect, engineer, artist, musician, or other professional person, provided that such office or studio is established within the same building as that serving as his bona fide residence; does not occupy more than 25 per cent of the total floor area of such residence as existing on the effective date of this provision;⁷ and does not involve the employment of more than one nonresident professional associate nor two other nonresident employees; provided, further, that signs relative to such use shall be prohibited except as noted in Section 413.
 - b. Home occupations as defined in Section 101, also subject to the sign provisions of Section 413.
 - c. Parking space, including residential-garage space.

B.⁸ Uses Permitted by Special Exception. The following uses, only, are permitted as special exceptions:

1. Airports
2. Antique shops (see Section 402B).
3. Boat yards.
4. Cemeteries.
5. Commercial beaches
6. Community buildings, swimming pools, or other structural or land uses devoted to civic, social, recreational, or educational activities.
7. Conservatories for music or other arts.
8. Dwellings or other buildings converted to tea rooms or restaurants, as provided in Subsection 402.3, or tea rooms or restaurants expressly constructed for such purpose, but otherwise subject to the same such restrictions.
9. Excavations, controlled (see Section 403), provided renovation or appropriate adaptation of the land is assured within a reasonable time, as determined by the Zoning Commissioner.
10. Golf courses, country clubs, or other outdoor recreation clubs; also quasi-public camps, including day camps.

7. Regarding the effective date of the provisions of Bill No. 100, 1970, see note 3, Section 100.

8. All provisions of this paragraph from Bill No. 100, 1970.

11. Golf driving ranges, miniature-golf ranges, or baseball-batting ranges.
12. Helistops.
13. Marinas.
14. Public-utility uses not permitted as of right.
15. Residential art salons (see Section 402C).
16. Riding stables (commercial or noncommercial).
17. Sanitary landfills (see Section 412).
18. Shooting ranges.
19. Volunteer-fire-company facilities.
20. Wireless transmitting and receiving structures, except that a radio antenna in conjunction with transmitting and receiving facilities used by a resident amateur radio operator possessing an amateur radio operator's license issued by the Federal Communications Commission shall be considered an accessory structure or, if attached to another structure, an accessory use, and, as such, is permitted without a special exception, provided: (a) that if it is an accessory structure, it shall be subject to the provisions of Section 400; (b) that if it is a rigid-structure antenna, it shall be no higher than 100 feet or the horizontal distance to the nearest property line, whichever is less, above grade level, and no supporting structure thereof shall be closer than 50 feet to any property line; and, further, (c) that it does not extend closer to the street on which the lot fronts than the front building line
21. Large-scale unit developments, as provided in Section 430

1A00.3—Height and Area Regulations. [Bill No. 100, 1970.]

A. Height. No structure in an R.D.P. zone shall exceed a height of 35 feet, except as otherwise specifically provided in these Zoning Regulations (see Section 300). [Bill No. 100, 1970.]

B. Area Regulations. [Bill No. 100, 1970.]

1. Lot Area. No lot less than 1 acre in net area shall be hereafter created in an R.D.P. zone, subject to attaining percolation tests satisfactory to the Baltimore County Department of Health and conforming to the applicable health requirements. [Bill No. 100, 1970.]
2. Minimum Linear Dimension. Except as otherwise provided in Subparagraph 3, below, the minimum linear dimension of any lot hereafter created in an R.D.P. zone shall be 150 feet. For the purposes of these regulations, the minimum linear dimension of any lot shall be the diameter of the largest circle in a horizontal plane which may be inscribed within the lot boundaries. [Bill No. 100, 1970.]
3. The minimum distance between any building in an R.D.P. zone and any lot line other than a street line shall be 50 feet; the minimum distance between the building and the center line of any street shall be 75 feet. [Bill No. 100, 1970.]

Section 421—ANIMAL BOARDING PLACE, KENNEL, PET SHOP,
VETERINARIAN'S OFFICE, VETERINARIUM [Bill No. 85, 1967.]

421.1—Where an animal boarding place or kennel is allowed in a residential zone, either as a Special Exception or as a permitted use, no part of any such use shall be located within 200 feet of the nearest property line. [Bill No. 85, 1967.]

421.2—Where an animal boarding place, kennel, or pet shop is allowed in a business or industrial zone, either as a Special Exception or as a permitted use, no part of such use shall be located within 200 feet of the nearest residential zone. [Bill No. 85, 1967.]

421.3—Where a veterinarian's office or a veterinarian is allowed in a residential zone as a Special Exception, it shall be located only on a lot having an area of two acres or more, and no part of any such use shall be located within 100 feet of the nearest property line. [Bill No. 85, 1967.]



KEVIN KAMENETZ
County Executive

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

October 28, 2015

Linda Batzer
2656 Beckleystown Road
Manchester MD 21102

RE: Case Number: 2016-0066 SPH, Address: 2656 Beckleystown Road

Dear Ms. Batzer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 11, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
2656 Beckleysville Road; NW/S Beckleysville *
Road, 1750' SW c/line Spooks Hill Road * OF ADMINISTRATIVE
6th Election & 3rd Councilmanic Districts *
Legal Owner(s): Linda Batzer * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2016-066-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

SEP 29 2015

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 29th day of September, 2015, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 9/21/15

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

RE: Baltimore County
Item No. 2016-0066-SPH
Special Hearing
Linda Batzer
2656 Beckleysville Road.

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. 2016-0066-SPH.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Zeller".

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 24, 2015

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 28, 2015
Item No. 2016-0065, 0066, 0067 and 0068

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC09282015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: October 19, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2656 Beckleysville Road

INFORMATION:

Item Number: 16-066

Petitioner: Linda Batzer

Zoning: RC 8

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Special Hearing to determine whether the Administrative Law Judge should approve the continuance of a non-conforming use of a dog kennel and to determine the limits of the non-conforming use.

Beckleysville Road is a designated Baltimore County Scenic Route. The Department finds that there is sufficient separation and grade differences between the existing kennel and the scenic route to minimize any adverse impacts on the scenic view.

The Department has no objection to the granting of the petitioned zoning relief conditioned upon the following:

- The existing kennel shall not be expanded or relocated without further review and approval of the Department of Planning.
- At such time as end of their useful or structural life, any and all non-conforming signage shall be removed, not to be replaced, unless otherwise treated by the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Joe Wiley at 410-887-3480.

Division Chief:
AVA/KS

Katryn S. [Signature]

C: Joe Wiley

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 19, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2656 Beckleysville Road

INFORMATION:

Item Number: 16-066

Petitioner: Linda Batzer

Zoning: RC 8

Requested Action: Special Hearing

RECEIVED

OCT 21 2015

OFFICE OF ADMINISTRATIVE HEARINGS

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- At such time as end of their useful or structural life, any and all non-conforming signage shall be removed, not to be replaced, unless otherwise treated by the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Joe Wiley at 410-887-3480.

Division Chief: _____
AVA/KS

C: Joe Wiley

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 07 2015



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: 10-7-2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0066-SPH
Address 2656 Beckleysville Road
(Batzner Property)

Zoning Advisory Committee Meeting of September 21, 2015.

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: 10-7-2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0066-SPH
Address 2656 Beckleysville Road
(Batzner Property)

Zoning Advisory Committee Meeting of September 21, 2015.

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

Case No.:

2016-0066-SPH

Exhibit Sheet

DW
12-17-15

11-12-15
Sen

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2	Zoning map	
No. 3	Aerial photo of site	
No. 4	Plan with accompanying photos A-J	
No. 5	AKC Records	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



AMERICAN KENNEL CLUB

October 28, 2015

Ms. Linda Batzer
2656 BECKLEYSVILLE RD
MANCHESTER, MD 21102-2700

Reference Number: 201503838

Dear Ms. Batzer:

Thank you for your recent correspondence regarding record recreation. Enclosed are the records you requested from the American Kennel Club ("AKC®"). We hope they are of assistance.

Should you need additional information or clarification of any material, please write and include the reference number listed above. We look forward to serving you in the future.

Sincerely,
The American Kennel Club, Inc.

Tammy K. Adams

Tammy K. Adams
Customer Registration Support Department

TKA
Enc.

008572767 Linda A Batzer*

2656 BECKLEYSVILLE RD; MILLERS MD 21102-2700

Dogs (46)

O: SN45500803 (M LAB) Bainbridge's Buckskin A... 08/02/1997 -
O: SN36956313 (M ESPR) Jake On Prettyboy 01/31/1997 -
O: SN22812705 (F LAB) Rose's Georgia Brown 01/01/1997 -
O: SN24956901 (F LAB) Rose's Shanee 09/10/1996 -
O: SN36199910 (F ESPR) My Sweet Emma Suga... 06/16/1996 -
O: SN31122203 (F ESPR) Jenny's Sugar Cakes 06/10/1996 -
O: SN31264203 (F LAB) Sweet Peaches Delight 03/05/1996 -
O: SN28993707 (F LAB) My Hersheys Candy Kiss... 12/06/1995 -
O: SN28993804 (F LAB) My Hersheys Sugarbaby 12/06/1995 -
O: SN30290402 (F LAB) Sunshine Ray On Prettyb... 11/22/1995 -
O: SN28089301 (F LAB) Star Dust Ray On Prettyb... 10/18/1995 -
O: SN24080806 (M LAB) Buckskin Cherokee 06/09/1995 -
O: SN22812703 (F LAB) Coco Hershey's Delight 04/21/1995 -
O: SN22822701 (F ESPR) Bessie Sugar Cakes 01/19/1995 -
O: SN20261509 (F LAB) Sweet Nutmeg 12/20/1994 -
O: SN20261510 (F LAB) Sweet Cloves 12/20/1994 -
O: SN20418909 (F ESPR) Annie My Love 11/09/1994 -
O: SN18837902 (F ESPR) My Sweet Sally Amber 08/19/1994 -
O: SN16260805 (F LAB) Lady Black Rose IV 07/22/1994 -
O: SN14797206 (F LAB) Sweet Daisy On Prettyboy 06/06/1994 -
O: SN14797207 (F LAB) Sugar Honey Bear On Pr... 06/06/1994 -
O: SN08903409 (F LAB) Sassy-Chocolate Miss 08/30/1993 -
O: SN08903410 (F LAB) Josie Peppermint Patty 08/29/1993 -
O: SN05931001 (F LAB) Mocha's Sarah 05/22/1993 - 04/16/1996
O: SM96293210 (M LAB) Little Goobers Bear 05/13/1992 -
O: SM95386605 (F ESPR) Cassondra Bailey Frey 02/25/1992 -
O: SM88436604 (F LAB) Batzer's Candy Kisses 07/20/1991 -
O: SM88436603 (F LAB) Batzer's Sugarbaby 07/20/1991 - 07/08/1995
O: SM89694901 (F LAB) Holly's Last Baby 04/30/1991 -
O: SG021313 (F LAB) Batzer's Lady Buttercup 11/01/1990 -
O: SG008965 (F ESPR) Sadie's Sugar Cakes 03/04/1989 -
O: SF998863 (F ESPR) Maggie's Sugar Cakes 03/04/1989 -
O: SD954520 (F ESPR) Lindsay Amber 03/05/1988 -
O: SF114370 (F ESPR) Muffin's Sugar Cakes 10/21/1987 -
O: SE709198 (F LAB) Sugar Honey Bear 08/21/1986 -
O: SE773437 (F LAB) Belquest Sugarbaby 05/05/1986 -
O: SE302730 (F LAB) Sunshine Ray On Prettyboy 11/17/1983 -
O: SD892327 (F LAB) Christmas Joy Holly 02/25/1983 -
O: SD588600 (F ESPR) Batzer's Muffin 04/18/1982 -
O: WD084904 (F SIB) Oak Hills Minya Of Taiga 06/24/1979 - 06/25/1979
O: WD096407 (F SIB) Polar Dawn's Shyrock 07/20/1977 - 06/25/1979
O: WD026123 (F SIB) Panda's Mitzie Of Minnoka 01/13/1977 -
O: WD378048 (F SIB) Oak Hills Cinderweeple 09/07/1976 -
O: WC479804 (F SIB) Countess Natasha Of Taiga 11/14/1975 -

Birth Litter: 01000766 (Sire: WB923411 Dam: WB654381) DOB: 09/20/1972

Litters (Involved: 0 for 2015, 5 Lifetime)

WM344476 (Sire: WC969394 Dam: WC479804) DOB: 09/10/1976

- + Sire: WC969394 Timberwolf Of Taiga
- + Dam: WC479804 Countess Natasha Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- + Pups, M:1 (0 reg), F:1 (1 reg)
- Breeder Classified
- Access Codes (0)
- + Transaction in Progress (?)
- WM282738 (Sire: WC969394 Dam: WC479804) DOB: 01/21/1976
 - + Sire: WC969394 Timberwolf Of Taiga
 - + Dam: WC479804 Countess Natasha Of Taiga
 - + 008572767 Owner: Linda A Batzer*
 - + 008572767 Breeder: Linda A Batzer*
 - + Pups, M:2 (2 reg), F:3 (3 reg)
 - Breeder Classified
 - Access Codes (0)
 - + Transaction in Progress (?)
- WM200006 (Sire: WB873872 Dam: WC479804) DOB: 03/23/1975
 - + Sire: WB873872 Alex Schwendemann
 - + Dam: WC479804 Countess Natasha Of Taiga
 - + 008572767 Owner: Linda A Batzer*
 - + 008572767 Breeder: Linda A Batzer*
 - + Pups, M:3 (1 reg), F:0 (0 reg)
 - Breeder Classified
 - Access Codes (0)
 - + Transaction in Progress (?)
- WM142759 (Sire: WB483139 Dam: WC479804) DOB: 07/08/1974
 - + Sire: WB483139 King Of Deer Head
 - + Dam: WC479804 Countess Natasha Of Taiga
 - + 008572767 Owner: Linda A Batzer*
 - + 008572767 Breeder: Linda A Batzer*
 - Pups, M:2 (0 reg), F:2 (0 reg)
 - Breeder Classified
 - Access Codes (0)
 - + Transaction in Progress (?)
- 01058921 (Sire: WB483139 Dam: WC479804) DOB: 07/08/1974
 - + Sire: WB483139 King Of Deer Head
 - + Dam: WC479804 Countess Natasha Of Taiga
 - + Pups, M:0 (0 reg), F:0 (1 reg)
 - Breeder Classified
 - Access Codes (0)
 - + Transaction in Progress (?)
- Chain of title (1)
 - 11/14/1975 - * (*L. Batzer*) *
 - + 008572767 O: Linda A Batzer*
- + Orders (?)
- + Transaction in Progress (?)
- O: WC479803 (F SIB) Countess Sonya Of Taiga 11/14/1975 -
 - + Birth Litter: 01000765 (Sire: WB923411 Dam: WB654381) DOB: 09/20/1972
 - Litters (Involved: 0 for 2015, 7 Lifetime)

WM416106 (Sire: WC969394 Dam: WC479803) DOB: 06/01/1977

- + Sire: WC969394 Timberwolf Of Taiga
- + Dam: WC479803 Countess Sonya Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- + Pups, M:2 (1 reg), F:2 (0 reg)
- Breeder Classified
- Access Codes (0)

+ Transaction in Progress (?)

WM344475 (Sire: WC969394 Dam: WC479803) DOB: 09/11/1976

- + Sire: WC969394 Timberwolf Of Taiga
- + Dam: WC479803 Countess Sonya Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- + Pups, M:3 (2 reg), F:3 (1 reg)
- Breeder Classified
- Access Codes (0)

+ Transaction in Progress (?)

WM283474 (Sire: WC969394 Dam: WC479803) DOB: 01/29/1976

- + Sire: WC969394 Timberwolf Of Taiga
- + Dam: WC479803 Countess Sonya Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- + Pups, M:2 (2 reg), F:4 (2 reg)
- Breeder Classified
- Access Codes (0)

+ Transaction in Progress (?)

WM136109 (Sire: WB483139 Dam: WC479803) DOB: 07/06/1974

- + Sire: WB483139 King Of Deer Head
- + Dam: WC479803 Countess Sonya Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- Pups, M:0 (0 reg), F:3 (0 reg)
- Breeder Classified
- Access Codes (0)

+ Transaction in Progress (?)

01054104 (Sire: WB483139 Dam: WC479803) DOB: 07/06/1974

- + Sire: WB483139 King Of Deer Head
- + Dam: WC479803 Countess Sonya Of Taiga
- + Pups, M:0 (0 reg), F:0 (1 reg)
- Breeder Classified
- Access Codes (0)

+ Transaction in Progress (?)

WM067643 (Sire: WC535535 Dam: WC479803) DOB: 09/09/1973

- + Sire: WC535535 Sir Karrack
- + Dam: WC479803 Countess Sonya Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- + Pups, M:5 (0 reg), F:2 (1 reg)
- Breeder Classified

- Access Codes (0)
- Transaction in Progress (?)
- 01021838 (Sire: WC535535 Dam: WC479803) DOB: 09/09/1973
 - Sire: WC535535 Sir Karrack
 - Dam: WC479803 Countess Sonya Of Taiga
 - Pups, M:0 (1 reg), F:0 (0 reg)
 - Breeder Classified
 - Access Codes (0)
 - Transaction in Progress (?)
- Chain of title (1)
 - 11/14/1975 - * (*L. Batzer*) *
 - 008572767 O: Linda A Batzer*
- Orders (?)
- Transaction in Progress (?)
- O: WC838646 (F SIB) Countess Tonya Of Taiga 07/06/1974 - 01/26/1979
 - Birth Litter: 01054104 (Sire: WB483139 Dam: WC479803) DOB: 07/06/1974
 - Litters (Involved: 0 for 2015, 5 Lifetime)
 - WM905958 (Sire: WE248827 Dam: WC838646) DOB: 09/11/1982
 - WM499151 (Sire: WD616306 Dam: WC838646) DOB: 05/18/1978
 - WM375471 (Sire: WC969394 Dam: WC838646) DOB: 01/13/1977
 - WM314577 (Sire: WC891311 Dam: WC838646) DOB: 04/30/1976
 - Sire: WC891311 Cheyenne Mmingo Lightfoot
 - Dam: WC838646 Countess Tonya Of Taiga
 - 008572767 Owner: Linda A Batzer*
 - 008572767 Breeder: Linda A Batzer*
 - Pups, M:0 (0 reg), F:1 (1 reg)
 - Breeder Classified
 - Access Codes (0)
 - Transaction in Progress (?)
 - WM226890 (Sire: WC969394 Dam: WC838646) DOB: 07/05/1975
 - Sire: WC969394 Timberwolf Of Taiga
 - Dam: WC838646 Countess Tonya Of Taiga
 - 008572767 Owner: Linda A Batzer*
 - 008572767 Breeder: Linda A Batzer*
 - Pups, M:2 (1 reg), F:3 (1 reg)
 - Breeder Classified
 - Access Codes (0)
 - Transaction in Progress (?)
 - Chain of title (2)
 - 01/26/1979 - (E. Green)
 - 07/06/1974 - 01/26/1979* (*L. Batzer*) *
 - 008572767 O: Linda A Batzer*
- Orders (?)
- Transaction in Progress (?)
- Litters (146)
 - SN508644 (Sire: SN24080806 Dam: SN14797206) DOB: 12/11/1997
 - SN508643 (Sire: SM96293210 Dam: SN28993804) DOB: 12/10/1997
 - SN508646 (Sire: SN24080806 Dam: SN24956901) DOB: 12/08/1997
 - SN492473 (Sire: SM96293210 Dam: SN20261509) DOB: 10/31/1997
 - SN492474 (Sire: SM96293210 Dam: SG021313) DOB: 10/28/1997

SN486902 (Sire: SN24080806 Dam: SN28089301) DOB: 09/23/1997
 SN470545 (Sire: SM96293210 Dam: SN28993707) DOB: 07/31/1997
 SN470543 (Sire: SN36956313 Dam: SN36199910) DOB: 07/17/1997
 SN470544 (Sire: SN24080806 Dam: SN14797207) DOB: 07/16/1997
 SN462231 (Sire: SM96293210 Dam: SN22812705) DOB: 06/22/1997
 SN458887 (Sire: SN24080806 Dam: SN24956901) DOB: 06/11/1997
 SN458889 (Sire: SN36956313 Dam: SN18837902) DOB: 06/08/1997
 SN458888 (Sire: SN36956313 Dam: SN22822701) DOB: 06/04/1997
 SN458890 (Sire: SN24080806 Dam: SN16260805) DOB: 05/29/1997
 SN453338 (Sire: SM96293210 Dam: SN08903410) DOB: 05/24/1997
 SN453340 (Sire: SM96293210 Dam: SN28993804) DOB: 05/18/1997
 SN448054 (Sire: SN24080806 Dam: SN14797206) DOB: 05/06/1997
 SN443345 (Sire: SF420408 Dam: SF114370) DOB: 04/20/1997
 SN421452 (Sire: SN24080806 Dam: SN28089301) DOB: 02/18/1997
 SN416444 (Sire: SM96293210 Dam: SN20261509) DOB: 02/07/1997
 SN416445 (Sire: SN24080806 Dam: SN22812703) DOB: 01/25/1997
 SN404591 (Sire: SN24080806 Dam: SN14797207) DOB: 12/18/1996
 SN405222 (Sire: SN24080806 Dam: SN24956901) DOB: 12/04/1996
 SN404590 (Sire: SN24080806 Dam: SN16260805) DOB: 12/04/1996
 SN405221 (Sire: SN24080806 Dam: SG021313) DOB: 11/26/1996
 SN394813 (Sire: SF420408 Dam: SG008965) DOB: 11/12/1996
 SN394299 (Sire: SM96293210 Dam: SN28993707) DOB: 11/03/1996
 SN398599 (Sire: SN24171106 Dam: SN18837902) DOB: 10/31/1996
 SN394298 (Sire: SM96293210 Dam: SN08903410) DOB: 10/31/1996
 SN390531 (Sire: SN24080806 Dam: SN14797206) DOB: 10/12/1996
 SN379529 (Sire: SF420408 Dam: SF998863) DOB: 09/04/1996
 SN361999 (Sire: SF420408 Dam: SF114370) DOB: 06/16/1996
 SN362001 (Sire: SN24171106 Dam: SN20418909) DOB: 06/09/1996
 SN349190 (Sire: SM96293210 Dam: SN20261509) DOB: 06/07/1996
 SN349356 (Sire: SN24080806 Dam: SN16260805) DOB: 05/23/1996
 SN349191 (Sire: SM96293210 Dam: SG021313) DOB: 05/22/1996
 SN350297 (Sire: SM96293210 Dam: SN08903410) DOB: 04/12/1996
 SN343725 (Sire: SF420408 Dam: SG008965) DOB: 04/10/1996
 SN334628 (Sire: SN24080806 Dam: SN14797206) DOB: 03/21/1996
 SN311222 (Sire: SF420408 Dam: SF998863) DOB: 01/20/1996
 SN310654 (Sire: SM96293210 Dam: SN05931001) DOB: 01/11/1996
 SN310657 (Sire: SM96293210 Dam: SE709198) DOB: 01/05/1996
 SN302904 (Sire: SN04526308 Dam: SN16260805) DOB: 11/22/1995
 SN302907 (Sire: SM96293210 Dam: SG021313) DOB: 11/19/1995
 SN302908 (Sire: SM93780204 Dam: SN14797207) DOB: 11/12/1995
 SN287774 (Sire: SN04526308 Dam: SN08903410) DOB: 09/27/1995
 SN284706 (Sire: SF420408 Dam: SG008965) DOB: 09/02/1995
 SN254147 (Sire: SF420408 Dam: SF998863) DOB: 06/01/1995
 SN254148 (Sire: SM96293210 Dam: SG021313) DOB: 05/13/1995
 SN242534 (Sire: SF341498 Dam: SN14797206) DOB: 04/20/1995
 SN228224 (Sire: SM96293210 Dam: SN05931001) DOB: 02/25/1995
 SN228226 (Sire: SF420408 Dam: SF114370) DOB: 01/29/1995
 SN228227 (Sire: SF420408 Dam: SG008965) DOB: 01/19/1995
 SN204190 (Sire: SM96293210 Dam: SG021313) DOB: 11/14/1994
 SN204189 (Sire: SF420408 Dam: SF998863) DOB: 11/09/1994

+ SN188380 (Sire: SM96293210 Dam: SN05931001) DOB: 08/28/1994
 + SN188379 (Sire: SF420408 Dam: SD954520) DOB: 08/19/1994
 + SN172574 (Sire: SF420408 Dam: SG008965) DOB: 06/13/1994
 + SN163357 (Sire: SF420408 Dam: SF114370) DOB: 05/16/1994
 + SN156135 (Sire: SM96293210 Dam: SG021313) DOB: 04/23/1994
 + SN130486 (Sire: SM96293210 Dam: SM88436604) DOB: 01/01/1994
 + SN130485 (Sire: SF420408 Dam: SD954520) DOB: 12/21/1993
 + SN108022 (Sire: SF420408 Dam: SG008965) DOB: 10/07/1993
 + SN081619 (Sire: SF420408 Dam: SF114370) DOB: 06/11/1993
 + SN081618 (Sire: SF420408 Dam: SD954520) DOB: 06/03/1993
 + SN054253 (Sire: SF420408 Dam: SG008965) DOB: 02/11/1993
 + SN024713 (Sire: SF341498 Dam: SG021313) DOB: 10/28/1992
 + SN024711 (Sire: SF420408 Dam: SD954520) DOB: 10/28/1992
 + SN024710 (Sire: SD773961 Dam: SD892327) DOB: 10/20/1992
 + SN012598 (Sire: SF341498 Dam: SE302730) DOB: 09/03/1992
 + SN012597 (Sire: SF420408 Dam: SF114370) DOB: 08/29/1992
 + SM980152 (Sire: SF420408 Dam: SG008965) DOB: 05/07/1992
 + SM961425 (Sire: SF341498 Dam: SE709198) DOB: 03/03/1992
 + SM953866 (Sire: SF420408 Dam: SD954520) DOB: 02/25/1992
 + SM936997 (Sire: SF341498 Dam: SE302730) DOB: 11/29/1991
 + SM896948 (Sire: SF420408 Dam: SD954520) DOB: 07/11/1991
 + SM896949 (Sire: SD773961 Dam: SD892327) DOB: 04/30/1991
 + SM870514 (Sire: SF420408 Dam: SG008965) DOB: 04/23/1991
 + SM871097 (Sire: SF341498 Dam: SE302730) DOB: 04/21/1991
 + SM870515 (Sire: SF420408 Dam: SF114370) DOB: 04/20/1991
 + SM871102 (Sire: SF341498 Dam: SG021313) DOB: 04/12/1991
 + SM833893 (Sire: SF420408 Dam: SD954520) DOB: 12/09/1990
 + SM833478 (Sire: SF420408 Dam: SF998863) DOB: 11/25/1990
 + SM821812 (Sire: SF341498 Dam: SD892327) DOB: 11/18/1990
 + SM781498 (Sire: SF341498 Dam: SE302730) DOB: 05/24/1990
 + SM782099 (Sire: SF420408 Dam: SD954520) DOB: 05/23/1990
 + SM767276 (Sire: SD773961 Dam: SD892327) DOB: 04/27/1990
 + SM761955 (Sire: SF420408 Dam: SF114370) DOB: 03/15/1990
 + SM721776 (Sire: SF420408 Dam: SD954520) DOB: 11/06/1989
 + SM712450 (Sire: SD773961 Dam: SE773437) DOB: 10/25/1989
 + SM712836 (Sire: SD773961 Dam: SD892327) DOB: 10/21/1989
 + SM712860 (Sire: SF341498 Dam: SE709198) DOB: 10/04/1989
 + SM684598 (Sire: SE817508 Dam: SD588600) DOB: 05/07/1989
 + SM660629 (Sire: SE817508 Dam: SD954520) DOB: 04/27/1989
 + SM644981 (Sire: SE817508 Dam: SF114370) DOB: 03/04/1989
 + SM650559 (Sire: SD773961 Dam: SE302730) DOB: 02/27/1989
 + SM636623 (Sire: SD773961 Dam: SE773437) DOB: 01/14/1989
 + SM612257 (Sire: SD773961 Dam: SD892327) DOB: 11/02/1988
 + SM609950 (Sire: SC928931 Dam: SD588600) DOB: 09/17/1988
 + SM604543 (Sire: SD773961 Dam: SE709198) DOB: 09/05/1988
 + SM559932 (Sire: SD773961 Dam: SE302730) DOB: 04/25/1988
 + SM560870 (Sire: SD773961 Dam: SE773437) DOB: 04/20/1988
 + SM559931 (Sire: SD773961 Dam: SD892327) DOB: 04/20/1988
 + SM537318 (Sire: SD773961 Dam: SE709198) DOB: 02/04/1988
 + SM512643 (Sire: SC928931 Dam: SD588600) DOB: 10/21/1987

+ SM512642 (Sire: SD773961 Dam: SD892327) DOB: 10/13/1987
 + SM499291 (Sire: SD773961 Dam: SE302730) DOB: 08/16/1987
 + SM482594 (Sire: SD773961 Dam: SE709198) DOB: 07/14/1987
 + SM452661 (Sire: SD773961 Dam: SD892327) DOB: 03/05/1987
 + SM439623 (Sire: SD773961 Dam: SE302730) DOB: 01/01/1987
 + SM412473 (Sire: SD773961 Dam: SD892327) DOB: 08/28/1986
 + SM389833 (Sire: SC928931 Dam: SD588600) DOB: 05/28/1986
 + SM348596 (Sire: SD773961 Dam: SD892327) DOB: 01/04/1986
 + SM349543 (Sire: SC928931 Dam: SD588600) DOB: 09/29/1985
 + SM330573 (Sire: SD773961 Dam: SE302730) DOB: 09/21/1985
 + SM318190 (Sire: SD773961 Dam: SD892327) DOB: 06/23/1985
 + SM258273 (Sire: SC928931 Dam: SD588600) DOB: 11/04/1984
 + SM186775 (Sire: SC928931 Dam: SD588600) DOB: 11/02/1983
 + WM574817 (Sire: WD616306 Dam: WD096407) DOB: 02/18/1979
 + WM567567 (Sire: WC969394 Dam: WD084904) DOB: 02/16/1979
 + WM537936 (Sire: WD616306 Dam: WD378048) DOB: 10/08/1978
 + WM532989 (Sire: WC969394 Dam: WD026123) DOB: 08/31/1978
 + WM525917 (Sire: WD616306 Dam: WD096407) DOB: 08/15/1978
 + WM499151 (Sire: WD616306 Dam: WC838646) DOB: 05/18/1978
 + WM484326 (Sire: WC969394 Dam: WD084904) DOB: 03/05/1978
 + WM469818 (Sire: WD616306 Dam: WD378048) DOB: 01/16/1978
 + WM469820 (Sire: WD616306 Dam: WD096407) DOB: 12/27/1977
 + WM416105 (Sire: WD061637 Dam: WD026123) DOB: 06/07/1977
 + WM416106 (Sire: WC969394 Dam: WC479803) DOB: 06/01/1977
 + WM386180 (Sire: WC969394 Dam: WC679691) DOB: 02/14/1977
 + WM375471 (Sire: WC969394 Dam: WC838646) DOB: 01/13/1977
 + WM371030 (Sire: WC891311 Dam: WD084904) DOB: 12/08/1976

+ Sire: WC891311 Cheyenne Mmingo Lightfoot

+ Dam: WD084904 Oak Hills Minya Of Taiga

+ 008572767 Owner: Linda A Batzer*

+ 008572767 Breeder: Linda A Batzer*

+ Pups, M:1 (1 reg), F:4 (3 reg)

• Breeder Classified

• Access Codes (0)

+ Transaction In Progress (?)

+ WM385195 (Sire: WC969394 Dam: WD026123) DOB: 10/04/1976

+ Sire: WC969394 Timberwolf Of Taiga

+ Dam: WD026123 Panda's Mitzie Of Minnoka

+ 008572767 Owner: Linda A Batzer*

+ 008572767 Breeder: Linda A Batzer*

+ Pups, M:3 (1 reg), F:1 (0 reg)

• Breeder Classified

• Access Codes (0)

+ Transaction In Progress (?)

+ WM344475 (Sire: WC969394 Dam: WC479803) DOB: 09/11/1976

+ Sire: WC969394 Timberwolf Of Taiga

+ Dam: WC479803 Countess Sonya Of Taiga

+ 008572767 Owner: Linda A Batzer*

+ 008572767 Breeder: Linda A Batzer*

+ Pups, M:3 (2 reg), F:3 (1 reg)

- Breeder Classified
- Access Codes (0)
- + Transaction in Progress (?)
- WM344476 (Sire: WC969394 Dam: WC479804) DOB: 09/10/1976
 - + Sire: WC969394 Timberwolf Of Taiga
 - + Dam: WC479804 Countess Natasha Of Taiga
 - + 008572767 Owner: Linda A Batzer*
 - + 008572767 Breeder: Linda A Batzer*
 - + Pups, M:1 (0 reg), F:1 (1 reg)
 - Breeder Classified
 - Access Codes (0)
 - + Transaction in Progress (?)
- WM314577 (Sire: WC891311 Dam: WC838646) DOB: 04/30/1976
 - + Sire: WC891311 Cheyenne Mmingo Lightfoot
 - + Dam: WC838646 Countess Tonya Of Taiga
 - + 008572767 Owner: Linda A Batzer*
 - + 008572767 Breeder: Linda A Batzer*
 - + Pups, M:0 (0 reg), F:1 (1 reg)
 - Breeder Classified
 - Access Codes (0)
 - + Transaction in Progress (?)
- WM283474 (Sire: WC969394 Dam: WC479803) DOB: 01/29/1976
 - + Sire: WC969394 Timberwolf Of Taiga
 - + Dam: WC479803 Countess Sonya Of Taiga
 - + 008572767 Owner: Linda A Batzer*
 - + 008572767 Breeder: Linda A Batzer*
 - + Pups, M:2 (2 reg), F:4 (2 reg)
 - Breeder Classified
 - Access Codes (0)
 - + Transaction in Progress (?)
- WM282738 (Sire: WC969394 Dam: WC479804) DOB: 01/21/1976
 - + Sire: WC969394 Timberwolf Of Taiga
 - + Dam: WC479804 Countess Natasha Of Taiga
 - + 008572767 Owner: Linda A Batzer*
 - + 008572767 Breeder: Linda A Batzer*
 - + Pups, M:2 (2 reg), F:3 (3 reg)
 - Breeder Classified
 - Access Codes (0)
 - + Transaction in Progress (?)
- WM285288 (Sire: WC969394 Dam: WC679691) DOB: 01/10/1976
 - + Sire: WC969394 Timberwolf Of Taiga
 - + Dam: WC679691 Shasta Omish Kishmar
 - + 008572767 Owner: Linda A Batzer*
 - + 008572767 Breeder: Linda A Batzer*
 - + Pups, M:6 (4 reg), F:2 (2 reg)
 - Breeder Classified
 - Access Codes (0)
 - + Transaction in Progress (?)
- WM226890 (Sire: WC969394 Dam: WC838646) DOB: 07/05/1975
 - + Sire: WC969394 Timberwolf Of Taiga

- + Dam: WC838646 Countess Tonya Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- + Pups, M:2 (1 reg), F:3 (1 reg)
- Breeder Classified
- Access Codes (0)
- + Transaction in Progress (?)
- WM228123 (Sire: WC969394 Dam: WC679691) **DOB: 06/25/1975**
- + Sire: WC969394 Timberwolf Of Taiga
- + Dam: WC679691 Shasta Omish Kishmar
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- + Pups, M:3 (2 reg), F:3 (2 reg)
- Breeder Classified
- Access Codes (0)
- + Transaction in Progress (?)
- WM200006 (Sire: WB873872 Dam: WC479804) **DOB: 03/23/1975**
- + Sire: WB873872 Alex Schwendemann
- + Dam: WC479804 Countess Natasha Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- + Pups, M:3 (1 reg), F:0 (0 reg)
- Breeder Classified
- Access Codes (0)
- + Transaction in Progress (?)
- WM142759 (Sire: WB483139 Dam: WC479804) **DOB: 07/08/1974**
- + Sire: WB483139 King Of Deer Head
- + Dam: WC479804 Countess Natasha Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- Pups, M:2 (0 reg), F:2 (0 reg)
- Breeder Classified
- Access Codes (0)
- + Transaction in Progress (?)
- WM136109 (Sire: WB483139 Dam: WC479803) **DOB: 07/06/1974**
- + Sire: WB483139 King Of Deer Head
- + Dam: WC479803 Countess Sonya Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- Pups, M:0 (0 reg), F:3 (0 reg)
- Breeder Classified
- Access Codes (0)
- + Transaction in Progress (?)
- WM101123 (Sire: WC110350 Dam: WB717201) **DOB: 01/31/1974**
- + Sire: WC110350 Sebastian Von Budweiser
- + Dam: WB717201 Colleen's Countess Joy
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- Pups, M:8 (0 reg), F:4 (0 reg)
- Breeder Classified

- Access Codes (0)
- + Transaction in Progress (?)
- + WM067643 (Sire: WC535535 Dam: WC479803) **DOB: 09/09/1973**
- + Sire: WC535535 Sir Karrack
- + Dam: WC479803 Countess Sonya Of Taiga
- + 008572767 Owner: Linda A Batzer*
- + 008572767 Breeder: Linda A Batzer*
- + Pups, M:5 (0 reg), F:2 (1 reg)
- Breeder Classified
- Access Codes (0)
- + Transaction in Progress (?)
- + Referrals (1)
- + Contact Info

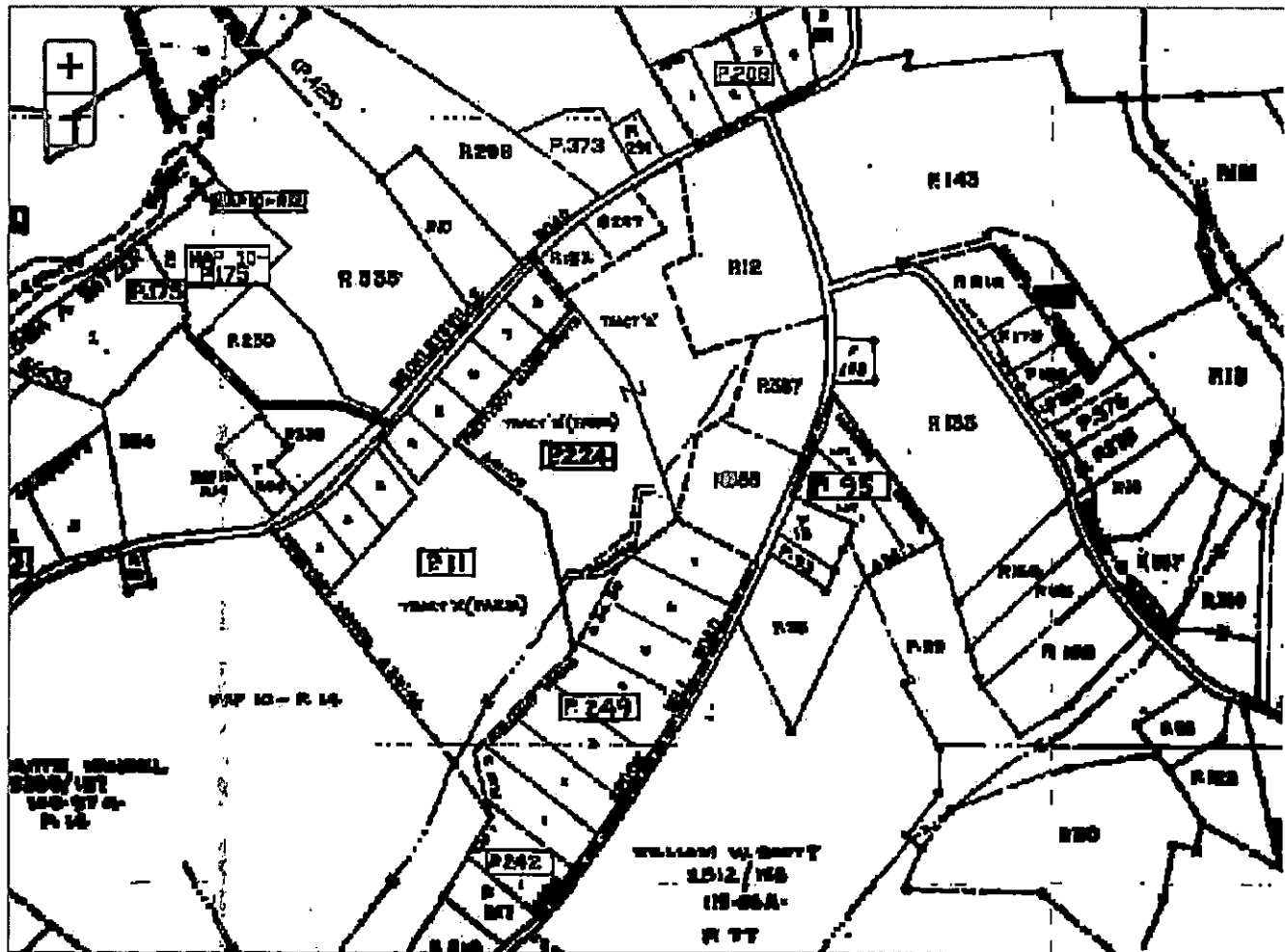
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 06 Account Number - 2100004048			
Owner Information					
Owner Name:		BATZER LINDA A		Use:	AGRICULTURAL
Mailing Address:		2656 BECKLEYSVILLE RD MILLERS MD 21102-2700		Principal Residence:	YES
				Deed Reference:	/07705/ 00232
Location & Structure Information					
Premises Address:		2656 BECKLEYSVILLE RD 0-0000		Legal Description:	24.4424 AC NWS BECKLEYSVILLE RD LINDA A BATZER
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0011	0007	0335		0000	
				Assessment Year:	Plat No: Plat Ref:
				2014	
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1983	2,016 SF			24.4400 AC	05
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	LOG	2 full	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		115,800	104,800		
Improvements		197,500	190,000		
Total:		313,300	294,800	294,800	294,800
Preferential Land:		5,800			5,800
Transfer Information					
Seller: BATZER LINDA A		Date: 10/31/1987		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07705/ 00232		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	AGRICULTURAL TRANSFER TAX HOMEOWNERS TAX CREDIT				
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **06** Account Number: **2100004048**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

CASE NAME BATZER
CASE NUMBER 2016-0066-SP4
DATE 11/06/15

[illegible]























My Neighborhood Map

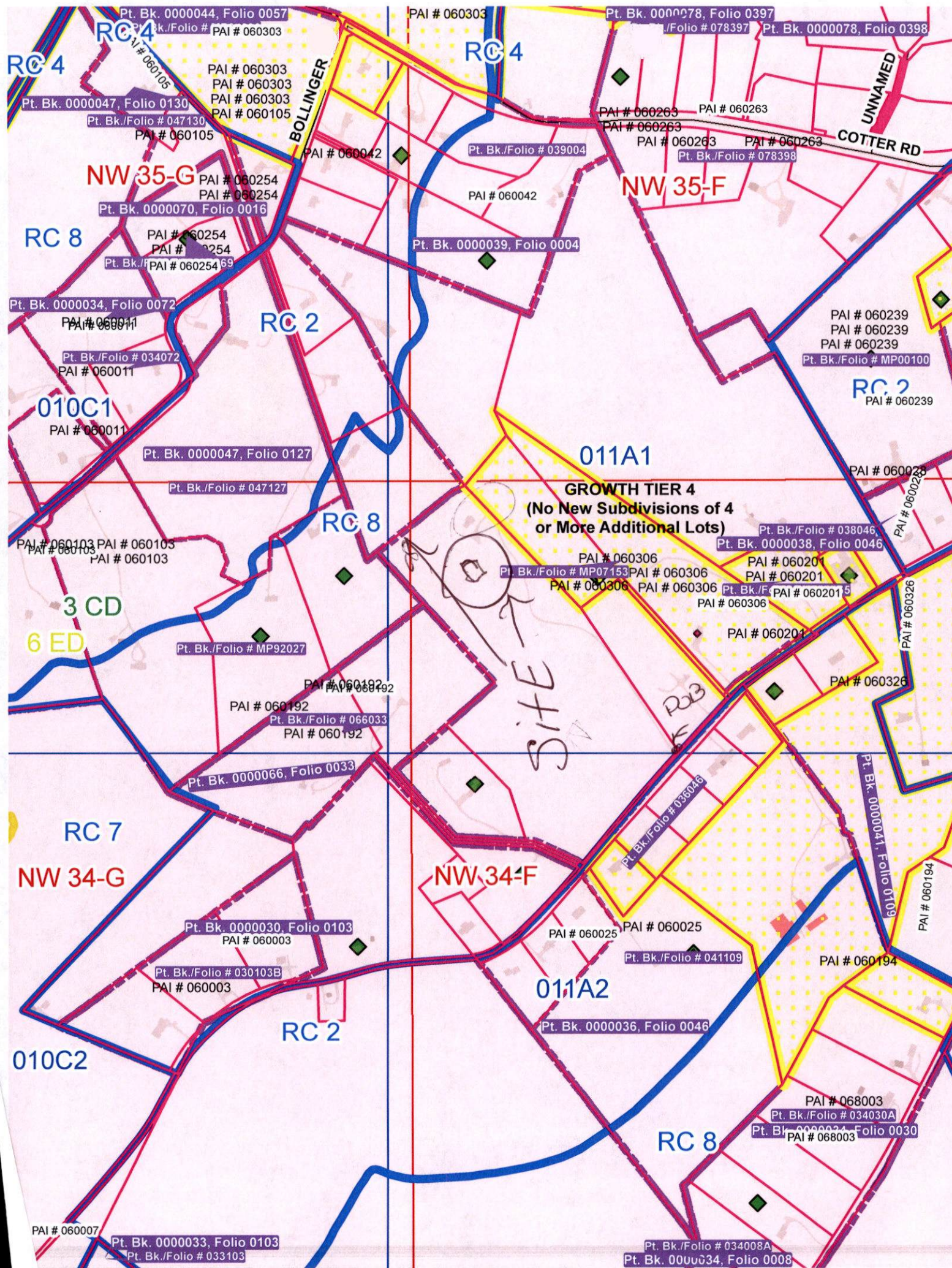
Created By
Baltimore County
My Neighborhood



This document is for informational purposes only. This data may be inaccurate and does not warrant any action or liability on the part of the County of Baltimore. The user assumes all responsibility for the use of or reliance upon this data.

PETITIONER'S

EXHIBIT NO. 3



RC 8

RC 2

RC 2

RC 8

RC 7

RC 2

RC 8

588 Feet



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is not
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PETITIONER' S

EXHIBIT NO. 2

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Printed 2/9/2015

GENERAL SITE INFORMATION

1. Ownership: Linda A. Batzer
2. Addresses: 2656 Beckleysville Road
3. Deed reference: SM 7705/232
4. Property area: 24.4424 acres (per SDAT)
5. Election District: 6th Councilmanic District: 3rd
6. Tax Map 11 Grid 07 Parcel 335 Tax Acc. # 21-00-004048
7. ADC Map Grid: 411984
8. Position Sheets: 135NW24, 136NW24 & 136NW25
9. GIS Tile Numbers: 010C1, 011A1 & 011A2
10. Regional Planning District: Hereford / Maryland Line Regional Planning Dist. Code: 301
11. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
12. Watershed Name: Prettyboy Reservoir
13. URDL Land Type: 1
14. School Districts: Prettyboy ES Hereford MS Hereford HS
15. Census Block: 240054060001037 & 240054060001036 Census Tract: 406000
16. The boundary shown hereon is from the title deed recorded in SM 7705/232
17. The topography shown hereon is from GIS tiles 010C1, 011A1 & 011A2

GROUND WATER MANAGEMENT

1. The existing dwelling shown hereon is served by a private septic system and a private well.
2. There are no underground fuel tanks on the subject property.

ENVIRONMENTAL IMPACT

Forest Conservation

1. Forest exists on the subject property.
2. No forest will be disturbed for the requested zoning request.

Forest Buffer

1. Wetlands exist on the subject property.
2. No wetlands will be disturbed for the requested zoning use.
3. No flood plain for the tributary is shown on the current FEMA FIRM map.
4. The subject property is not located within a 100 year flood plain.
5. The subject property is not in the Chesapeake Bay Critical Area.

AGRICULTURE

A portion of the subject property are currently being used for agricultural purposes. The remaining property not used for residential use will continue to be used for agricultural purposes.

Agricultural Note

Any dwelling may be subject to inconveniences or discomforts arising from agricultural operations, including, but not limited to noise, odors, fumes, dust, the operations of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. The county shall not consider an agricultural operation to be a public or private nuisance, if the operation complies with these regulations and all federal, state or county health or environmental requirements.

STORM WATER MANAGEMENT

1. Storm water management will not be needed for the requested zoning use.

OFFICE OF ZONING

Current Zoning RC 8

Zoning History

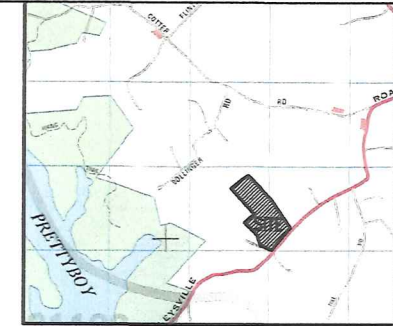
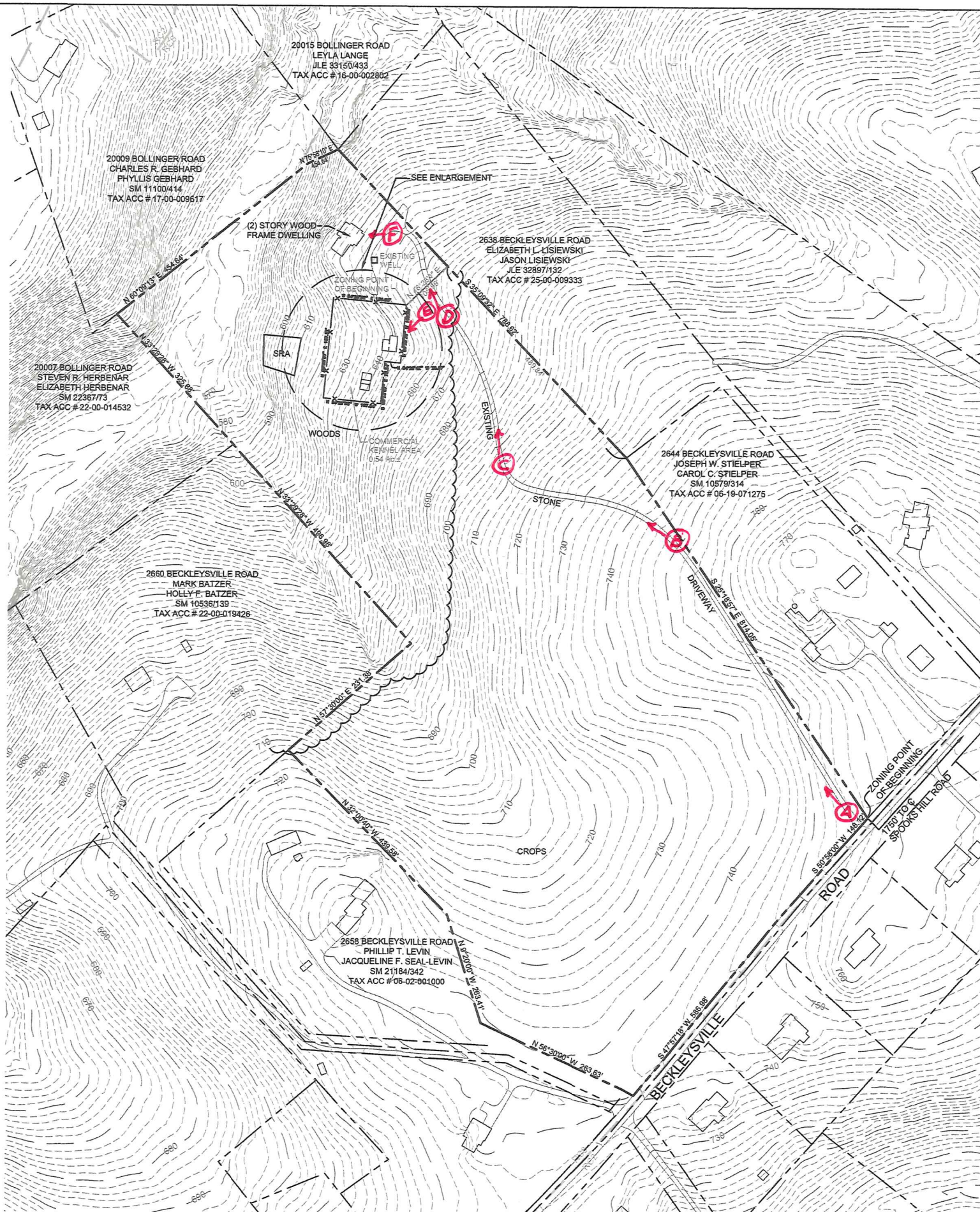
There have been no zoning hearings concerning the subject property.

OFFICE OF PLANNING

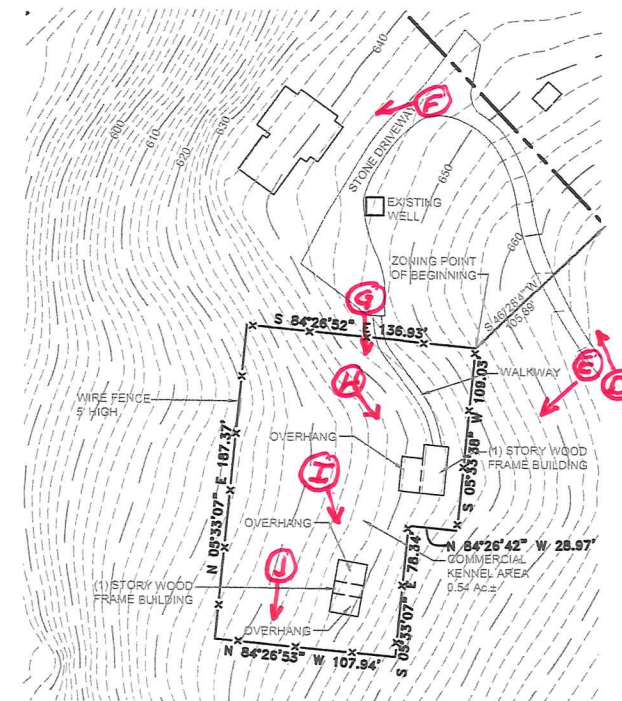
1. The subject property is not located in a National Register Historic District or on any other preservation list.
2. Beckleysville Road is not designated as a Baltimore County scenic.

ZONING DESIGNATION HISTORY FOR THE SUBJECT PROPERTY

1971	RDP	kennel allowed by right	Sept. 1A00.2
1976	RDP	kennel allowed by right	Sept. 1A00.2
1980	RC4	kennel not allowed	
1984	RC4	kennel not allowed	
1988	RC4	kennel not allowed	
1992	RC4	kennel not allowed	
1996	RC4	kennel not allowed	
2000	RC4	kennel not allowed	
2004	RC8	kennel not allowed	
2008	RC8	kennel not allowed	
2012	RC8	kennel not allowed	



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205



ENLARGEMENT
Scale: 1"=50'

PLAN TO ACCOMPANY PHOTOGRAPHS

CASE #2016-0066-SPH

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION

FOR THE
BATZER PROPERTY
2656 BECKLEYSVILLE AVENUE
BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 9/11/2015

Scale: 1"=100'

PETITIONER'S

EXHIBIT NO. 4
PHOTOS A-J

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6. Tax Map 11 Grid 07 Parcel 335 Tax Acc. # 21-00-004048
7. ADC Map Grid: 4119B4
8. Position Sheets: 135NW24, 136NW24 & 136NW25
9. GIS Tile Numbers: 010C1, 011A1 & 011A2
10. Regional Planning District: Hereford / Maryland Line Regional Planning Dist. Code: 301
11. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
12. Watershed Name: Prettyboy Reservoir
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16. The boundary shown hereon is from the title deed recorded in SM 7705/232
17. The topography shown hereon is from GIS tiles 010C1, 011A1 & 011A2

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A portion of the subject property are currently being used for agricultural purposes. The remaining property not used for residential use will continue to be used for agricultural purposes.

Agricultural Note

Any dwelling may be subject to inconveniences or discomforts arising from agricultural operations, including, but not limited to noise, odors, fumes, dust, the operations of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. The county shall not consider an agricultural operation to be a public or private nuisance, if the operation complies with these regulations and all federal, state or county health or environmental requirements.

STORM WATER MANAGEMENT

1. Storm water management will not be needed for the requested zoning use.

OFFICE OF ZONING

Current Zoning RC 8

Zoning History

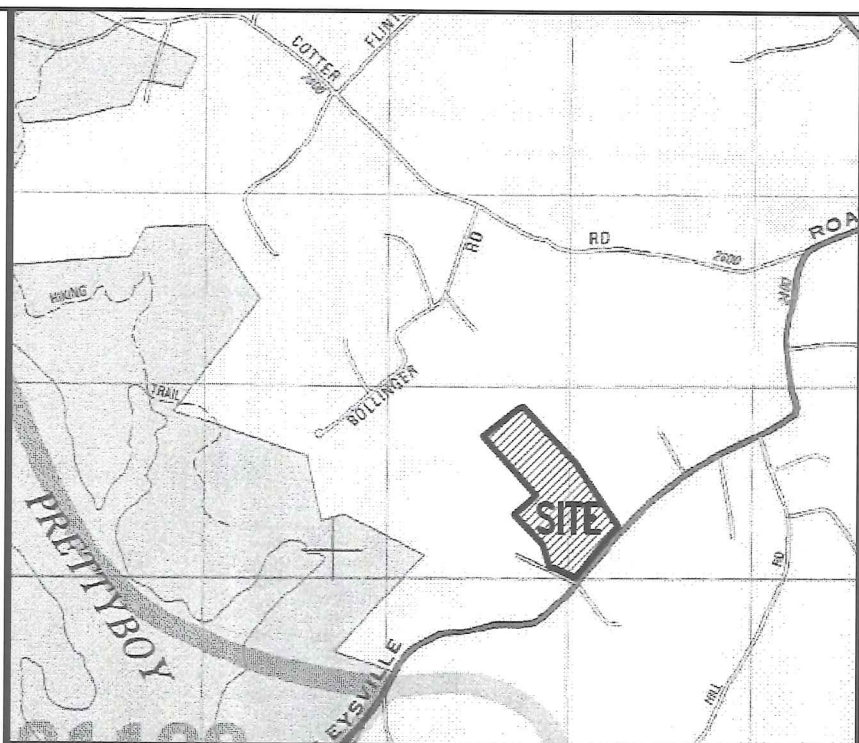
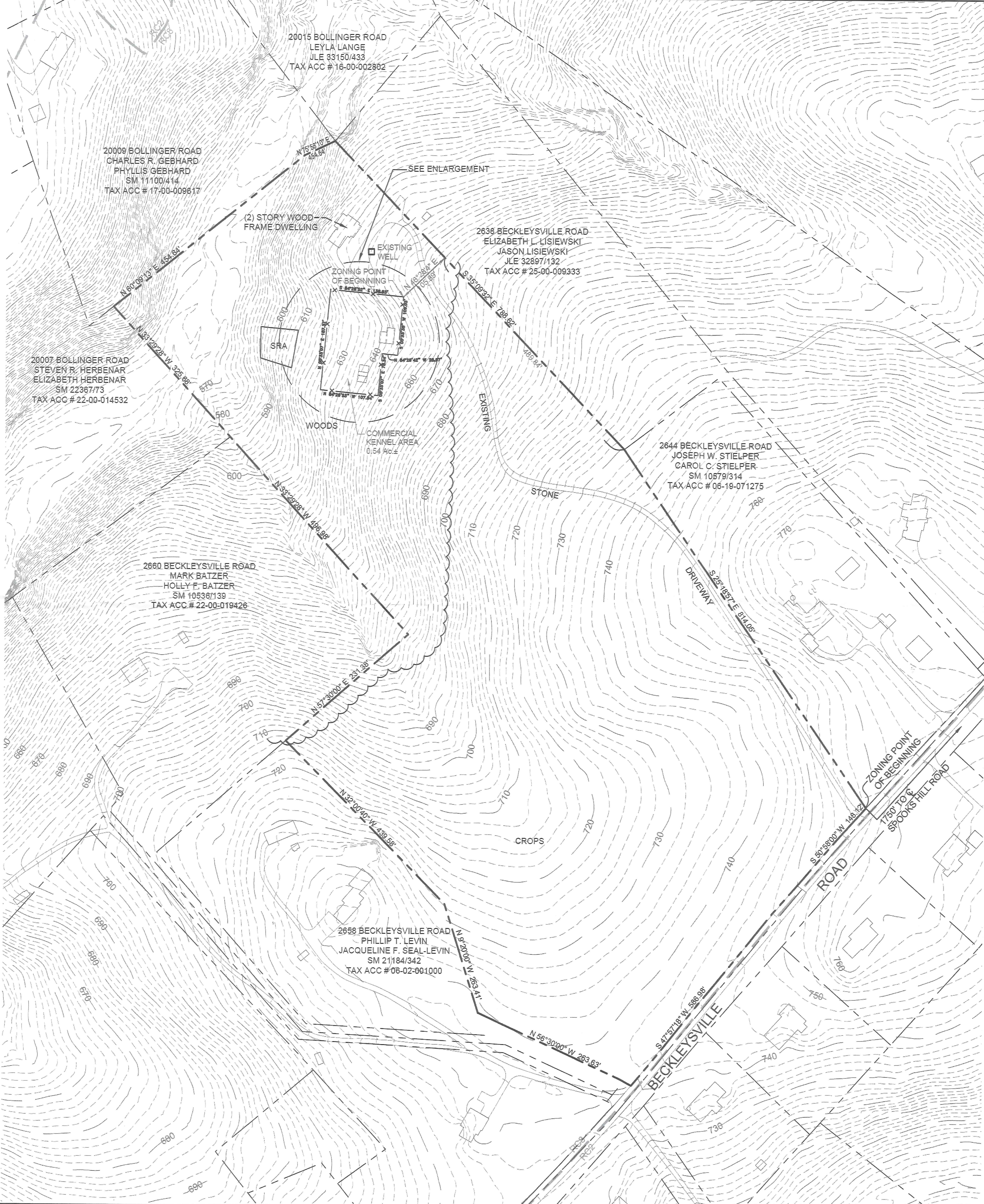
There have been no zoning hearings concerning the subject property.

OFFICE OF PLANNING

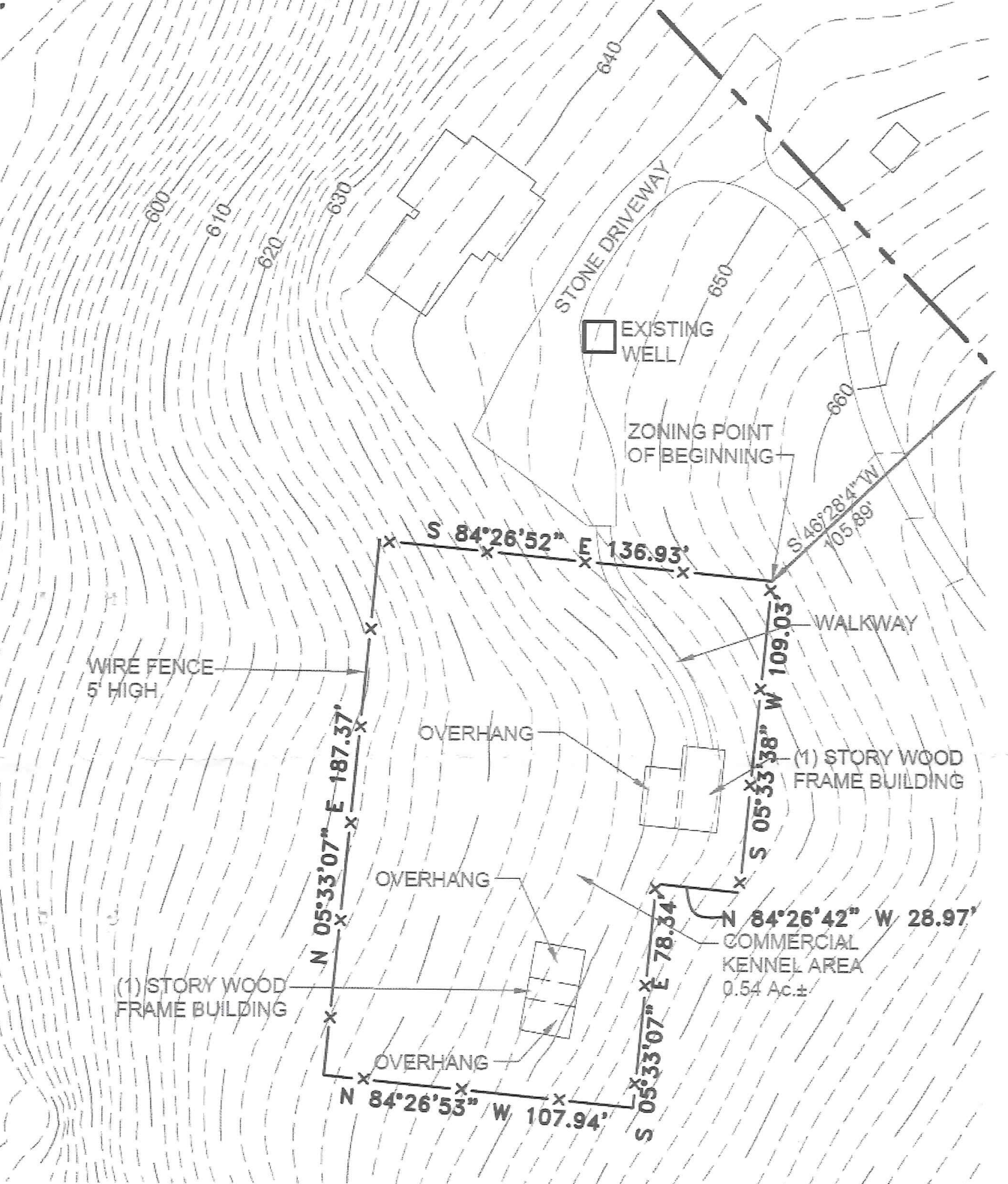
1. The subject property is not located in a National Register Historic District or on any other preservation list.
2. Beckleysville Road is not designated as a Baltimore County scenic.

ZONING DESIGNATION HISTORY FOR THE SUBJECT PROPERTY

1971 RDP	kennel allowed by right	Sect. 1A00.2
1976 RDP	kennel allowed by right	Sect. 1A00.2
1980 RC4	kennel not allowed	
1984 RC4	kennel not allowed	
1988 RC4	kennel not allowed	
1992 RC4	kennel not allowed	
1996 RC4	kennel not allowed	
2000 RC4	kennel not allowed	
2004 RC8	kennel not allowed	
2008 RC8	kennel not allowed	
2012 RC8	kennel not allowed	



Vicinity Map - Scale: 1" = 2000' ADC The Map People - Permitted Use # 20612205



ENLARGEMENT Scale: 1"=50'



REVISION	
11/02/15	ZONING DESIGNATIONS HISTORY AMENDED

CASE #2016-0066-SPH

Bruce E. Doak Consulting, LLC
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PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
BATZER PROPERTY
2656 BECKLEYSVILLE AVENUE
BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

DATE: 9/11/2015
Scale: 1"=100'

SEAL OF MARYLAND
BRUCE E. DOAK
REGISTERED
PROPERTY LINE SURVEYOR
11/03/15

PETITIONER'S
EXHIBIT NO. 1