



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 2937 PAPER MILL ROAD which is presently zoned RC6
 Deed References: SM 2017B/606 10 Digit Tax Account # 1700012884
 Property Owner(s) Printed Name(s) MICHAEL DAVIS & BOBBIE DAVIS

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

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

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

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

SEE ATTACHED SHEET

3. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET

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 THE 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:

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):

MICHAEL DAVIS | BOBBIE DAVIS

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2937 PAPER MILL ROAD PHOENIX MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2017-0062-XA

Filing Date 8/31/16

Do Not Schedule Dates:

Reviewer gh

REV. 10/4/11

Petition Requested

Special Exception to permit an animal boarding place regardless of class, commercial kennels, private kennels and veterinarian offices per Section 1A07.3.B.2 BCZR

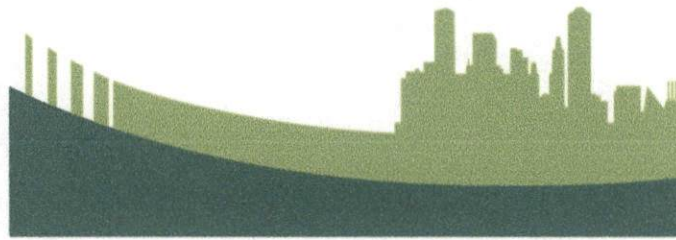
Petition Requested (IF NEEDED)

IF NEEDED,

Variance to permit a setback for any part of the use of an animal boarding place or private kennel of 30 feet from the nearest property line in lieu of the required 200 feet per Section 421.1 BCZR

2017-0062-XA

10/25/16
012



October 25, 2016

Carl Richards
Baltimore County Office of Zoning

Re: Case #2017-0062-XA

Dear Mr. Richards,

With this letter I am requesting that the hearing for case #2017-0062-XA, dated November 3, 2016, be postponed until a letter requesting the hearing to be rescheduled is provided to you.

I understand that the property will need to be re-posted and the advertisement will need to be placed in the paper once again, both at my expense.

Thank you for your attention to my request.

With regards,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak".

Bruce E. Doak
MD Reg Property Line Surveyor #531

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

ZONING NOTICE

CASE NO. 2017-0062-XA

2937 Paper Mill 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: Thursday November 3, 2016 1:30 PM

REQUEST:

**SPECIAL EXCEPTION TO PERMIT AN ANIMAL BOARDING
PLACE REGARDLESS OF CLASS, COMMERCIAL KENNELS,
PRIVATE KENNELS AND VETERINARIAN OFFICES.**

**VARIANCE (IF NEEDED) TO PERMIT A SETBACK FOR ANY PART
OF THE USE OF AN ANIMAL BOARDING PLACE OR PRIVATE
KENNEL OF 30 FEET FROM THE NEAREST PROPERTY LINE IN
LIEU OF THE REQUIRED 200 FEET.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

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

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2017-0062-XA

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LIEU OF THE REQUIRED 200 FEET.**

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 12, 2016

Re:

Zoning Case No. 2017-0062-XA

Petitioner: Michael Davis

Hearing date: November 3, 2016

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 **2937 Paper Mill Road**.

The sign was posted on **October 12, 2016**.

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

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
2937 Paper Mill Road; SE corner of Paper *
Mill and York Manor Roads * HEARINGS FOR
10th Election & 3rd Councilmanic Districts *
Legal Owner(s): Michael & Bobbie Davis * BALTIMORE COUNTY
Petitioner(s) *
* 2017-062-XA

* * * * *

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 07 2016

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 7th day of September, 2016, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 4519054

Sold To:

Michael Davis - CU00566343
2937 Paper Mill Rd
Phoenix, MD 21131-1317

Bill To:

Michael Davis - CU00566343
2937 Paper Mill Rd
Phoenix, MD 21131-1317

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

Oct 13, 2016

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: # 2017-0062-XA	
2937 Paper Mill Road	
SE corner of Paper Mill Road and York Manor Road	
10th Election District - 3rd Councilmanic District	
Legal Owner(s) Michael & Bobbie Davis	
Special Exception: to permit an animal boarding place regardless of class, commercial kennels, private kennels and veterinarian offices.	
Variance (if needed), to permit a setback for any part of the use of an animal boarding place or private kennel of 30 feet from the nearest property line in lieu of the required 200 feet.	
Hearing: Thursday, November 3, 2016 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.	
10/045 October 13	4519054

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising



KEVIN KAMENETZ
County Executive

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

September 27, 2016

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: 2017-0062-XA

2937 Paper Mill Road
SE corner of Paper Mill Road and York Manor Road
10th Election District – 3rd Councilmanic District
Legal Owners: Michael & Bobbie Davis

Special Exception to permit an animal boarding place regardless of class, commercial kennels, private kennels and veterinarian offices. Variance (if needed), to permit a setback for any part of the use of an animal boarding place or private kennel of 30 feet from the nearest property line in lieu of the required 200 feet.

Hearing: Thursday, November 3, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Michael & Bobbie Davis, 2937 Paper Mill Road, Phoenix 21131
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 14, 2016 .**
- (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 13, 2016 Issue - Jeffersonian

Please forward billing to:
Michael Davis
2937 Paper Mill Road
Phoenix, MD 21131

410-693-7279

NOTICE OF ZONING HEARING

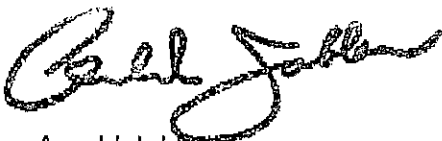
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Special Exception to permit an animal boarding place regardless of class, commercial kennels, private kennels and veterinarian offices. Variance (if needed), to permit a setback for any part of the use of an animal boarding place or private kennel of 30 feet from the nearest property line in lieu of the required 200 feet.

Hearing: Thursday, November 3, 2016 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.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2017-0062-XA
Petitioner: MICHAEL DAVIS & BOBBIE DAVIS
Address or Location: 2937 PAPER MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL DAVIS
Address: 2937 PAPER MILL ROAD
PHOENIX MO 64113

Telephone Number: 410-693-7279

Revised 2/20/98 - SCJ

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

Nº 144008

Date: 8/31/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1000.00

Total: 1000.00

Rec From: Bruce Doak

For: 2937 Payer Mill Rd

2017 0062 XA

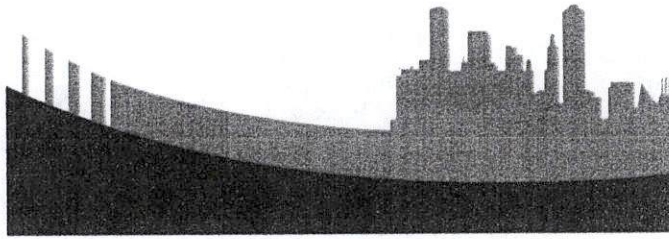
DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
8/31/2016 8/31/2016 09:44:23 5
REG #505 WALKIN LRB
>>RECEIPT # 837224 8/31/2016 OFLN
Dept 5 525 ZONING VIOLATION CITATION
CR NO. 1440055
Recpt Tot \$1,000.00
\$1,000.00 CR \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



10/25/16
OK

October 25, 2016

Carl Richards
Baltimore County Office of Zoning

Re: Case #2017-0062-XA

Dear Mr. Richards,

With this letter I am requesting that the hearing for case #2017-0062-XA, dated November 3, 2016, be postponed until a letter requesting the hearing to be rescheduled is provided to you.

I understand that the property will need to be re-posted and the advertisement will need to be placed in the paper once again, both at my expense.

Thank you for your attention to my request.

With regards,

Bruce E. Doak
MD Reg Property Line Surveyor #531

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

PP

Sherry Nuffer

From: Debra Wiley
Sent: Friday, October 28, 2016 8:52 AM
To: John E. Beverungen; Lawrence Stahl; Sherry Nuffer
Cc: Kristen L Lewis
Subject: Change to November Calendar

Case No. 2017-0062-XA set for 11/3 @ 1:30 PM has been granted a postponement by Arnold Jablon (thru June Wisnom).

Please mark your calendars accordingly. Thanks.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

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: September 20, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0062-XA
Address 2937 Paper Mill Road
(Davis Property)

Zoning Advisory Committee Meeting of **September 12, 2016.**

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). More information is needed on any development proposal to determine these requirements.

Reviewer: Paul Dennis Date: 9/13/16

X Any future building permits associated with this proposed animal boarding facility must be reviewed by Ground Water Management since the property is served by well and septic.

Reviewer: Dan Esser Date: 9/13/16

2. Conserve fish, wildlife, and plant habitat; and

The relief sought will allow for less impacts to the buffer. Also, the proposed development avoids impacts to the forest on the western and southern parts of the property, and all impacts are proposed within the MBA. The forest areas cannot be disturbed. Therefore, the proposed development can meet the requirement to conserve fish, wildlife, and plant habitat provided that all Critical Area requirements can be met.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

The development, as proposed, can be permitted if lot coverage, forest/tree, and Critical Area buffer requirements are met. Compliance with all Critical Area requirements, including mitigation can allow the subject development to meet this goal.

Reviewer: Paul Dennis

Date: September 16, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 12, 2016
Item No. 2017-0062

DATE: September 15, 2016

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

Paper Mill Road is a scenic route. A Landscape Plan is required per requirements of the Landscape Manual.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0062-09122016.doc

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



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

Date: 9/7/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0062-XA

Special Exception Variance
Michael & Bobby Davis
2437 Poplar Mill Road

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 blue ink, appearing to read 'Wendy Wolcott', is written over a horizontal line.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

Kristen L Lewis

2017-0062-6A

From: Michael McCann <michael@mmccannlaw.net>
Sent: Thursday, November 10, 2016 8:42 AM
To: Kristen L Lewis
Subject: RE: Papermill Road - Davis

Hey Kristen. I know you were out when this was postponed. Just wanted to make sure you knew that I was involved in this one and ask that you check with me on potential new dates. Thanks.

*Michael R. McCann, PA
118 W. Pennsylvania Avenue
Towson, Maryland 21204
(p) 410 825 2150
(f) 410 825 2149*

E-mail Confidentiality: The information contained in this message may be confidential, proprietary and/or protected by the attorney-client privilege or work product doctrine. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete/destroy any copy of this message and notify Michael R. McCann at 410 825-2150.

From: Michael McCann
Sent: Monday, October 31, 2016 12:29 PM
To: 'klewis@baltimorecountymd.gov' <klewis@baltimorecountymd.gov>
Subject: Papermill Road - Davis

Hi Kristen. I heard that this ALJ hearing, scheduled for this Thursday, has been postponed. When you reschedule, please let me know some available dates. I am representing the community association.

Thanks.

*Michael R. McCann, PA
118 W. Pennsylvania Avenue
Towson, Maryland 21204
(p) 410 825 2150
(f) 410 825 2149*

E-mail Confidentiality: The information contained in this message may be confidential, proprietary and/or protected by the attorney-client privilege or work product doctrine. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete/destroy any copy of this message and notify Michael R. McCann at 410 825-2150.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: October 17, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

OCT 27 2016

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-062

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 2937 Paper Mill Road
Petitioner: Michael Davis, Bobbie Davis
Zoning: RC 6
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for a special exception to use the property for an animal boarding place regardless of class, commercial kennels, private kennels and veterinarian offices and the petition for a variance to permit a setback for any part of the use of an animal boarding place or private kennel of 30 feet from the nearest property line in lieu of the required 200 feet.

A site visit was conducted on September 19, 2016. The site is within the Jacksonville Community Plan area approved by County Council on July 3, 2000.

The Department does not support granting the petitioned special exception use nor the variance if it is determined that it is applicable.

Section 502.1 requires the consideration of the "health, safety and general welfare of the locality involved" when considering special exception uses. Welfare, being an operative term in this task, is defined in Webster's Dictionary as "health, happiness and general well-being".

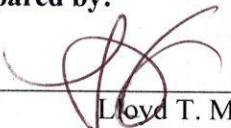
It may be successfully demonstrated that the 200 foot setback from a property line pursuant to BCZR §421.1 is applicable only to private kennels. The instant petition does not explicitly distinguish the proposed use as being either private or commercial. The kenneling of up to 39 dogs producing noise and odors along with the conduct of a non-agricultural, non-residential use generating enough vehicular traffic to warrant 4 parking spaces emanating from this 2.5 acre parcel would be detrimental to the "health, happiness and general well-being" and therefore welfare of the close surrounding adjacent residential properties regardless of private or commercial status.

The Department recommends it is prudent to apply the separation criteria in BCZR §421.1 whether it's legally required or not. Lacking such a "use buffer" from adjacent residential uses, the special exception is excessively onerous to the point where it cannot successfully integrate into the locality and so must not be approved. The Department recommends the detriments associated with the proposed special exception use will have much greater impact at this site than if it were proposed elsewhere in the R.C.6 zone on larger properties that can provide adequate setbacks. Also prudent is the guidance of the aforementioned Jacksonville Community Plan wherein although silent on kennels in the residential areas it deems this type of use unsuitable even for the more intensively used Rural Commercial Center (pg. 18).

Pursuant to BCZR § 1A07.4.A before the approval of any special exception or variance, the Director of Planning must certify in writing that the special exception or variance is consistent with the "spirit and intent" of said § 1A07.4. This certification is not possible at this time. The plan lacks any indication as to the required Primary or Secondary Conservancy Areas required by BCZR § 1A07.7 nor are the Development Area and Standards of the immediately following § 1A07.8 addressed. The Department sees no exemptions for kennels within the regulations.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Wally Lippincott
Bruce E. Doak, Bruce E. Doak Consulting
Office of the Administrative Hearings
People's Counsel for Baltimore County

11-3

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 20 2016

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: September 20, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0062-XA
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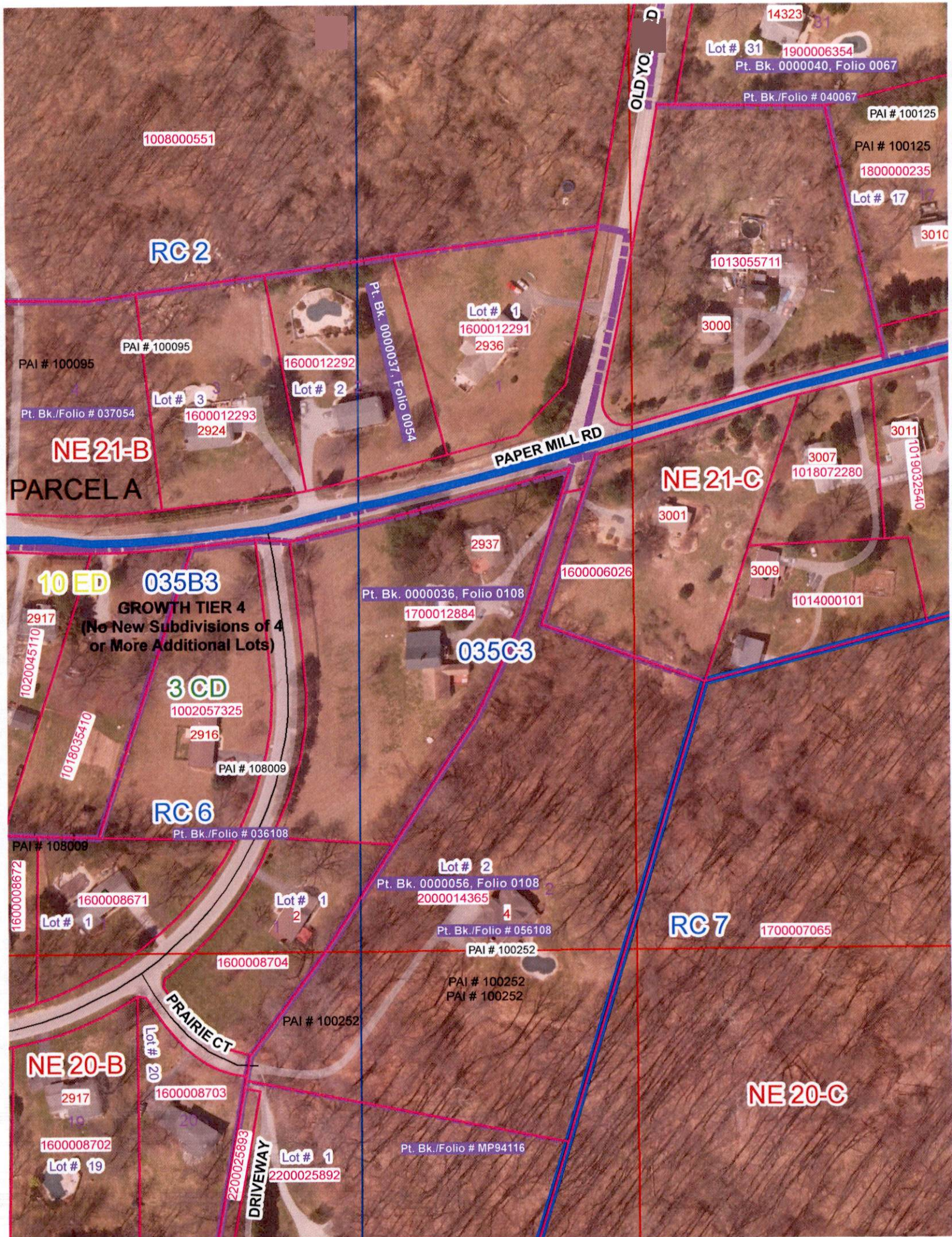
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Reviewer: Paul Dennis Date: 9/13/16

 X Any future building permits associated with this proposed animal boarding facility must be reviewed by Ground Water Management since the property is served by well and septic.

Reviewer: Dan Esser Date: 9/13/16



1008000551

RC 2

PAI # 100095

PAI # 100095

Pt. Bk./Folio # 037054

NE 21-B

PARCELA

Lot # 3

1600012293
2924

Lot # 2

1600012292

Pt. Bk. 0000037, Folio 0054

Lot # 1

1600012291
2936

PAPER MILL RD

Lot # 31 1900006354

Pt. Bk. 0000040, Folio 0067

Pt. Bk./Folio # 040067

PAI # 100125

PAI # 100125

1800000235

Lot # 17

3010

1013055711

3000

3007
1018072280

3011

1019032540

NE 21-C

3001

3009

1014000101

10 ED

035B3

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Pt. Bk. 0000036, Folio 0108

1700012884

035C3

2917

1020045110

1018035410

3 CD

1002057325

2916

PAI # 108009

RC 6

Pt. Bk./Folio # 036108

PAI # 108009

1600008672

1600008671

Lot # 1

Lot # 1

1600008704

NE 20-B

2917

1600008702

Lot # 19

Lot # 20

1600008703

2200025893

DRIVEWAY

Lot # 1

2200025892

Pt. Bk./Folio # MP94116

Lot # 2

Pt. Bk. 0000056, Folio 0108

2000014365

Pt. Bk./Folio # 056108

PAI # 100252

PAI # 100252
PAI # 100252

RC 7

1700007065

NE 20-C

GENERAL SITE INFORMATION

1. Ownership: Michael Davis & Bobbie Davis
2. Addresses: 2937 Paper Mill Road
3. Deed reference: SM 20178/606
4. Property area: 2.59 acres (per SDAT)
5. Election District: 10th Councilmanic District: 3rd
6. Tax Map 35 Grid 23 Parcel 321 Tax Acc. # 17-00-012884
7. ADC Map Grid: 434718
8. Position Sheets: 81NE8
9. GIS Tile Numbers: 035B3 & 035C3
10. Regional Planning District: Jacksonville Regional Planning Dist. Code: 305
11. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
12. Watershed Name: Loch Raven Reservoir
13. URDL Land Type: 1
14. School Districts: Jacksonville ES Cockeysville MS/Hereford MS Dulaney HS/Hereford HS
15. Census Block: 240054101004001 Census Tract: 410100
16. The boundary shown hereon is from the title deed recorded in SM 20178/606
17. The topography shown hereon is from GIS tiles 035B3 & 035C3

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. No forest exists on the subject property.
2. No forest will be disturbed for the requested zoning use.

Forest Buffer

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

AGRICULTURE

No portion of the subject property is being used for agricultural purposes. There is no agricultural uses which adjoin the subject property.

STORM WATER MANAGEMENT

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

OFFICE OF ZONING

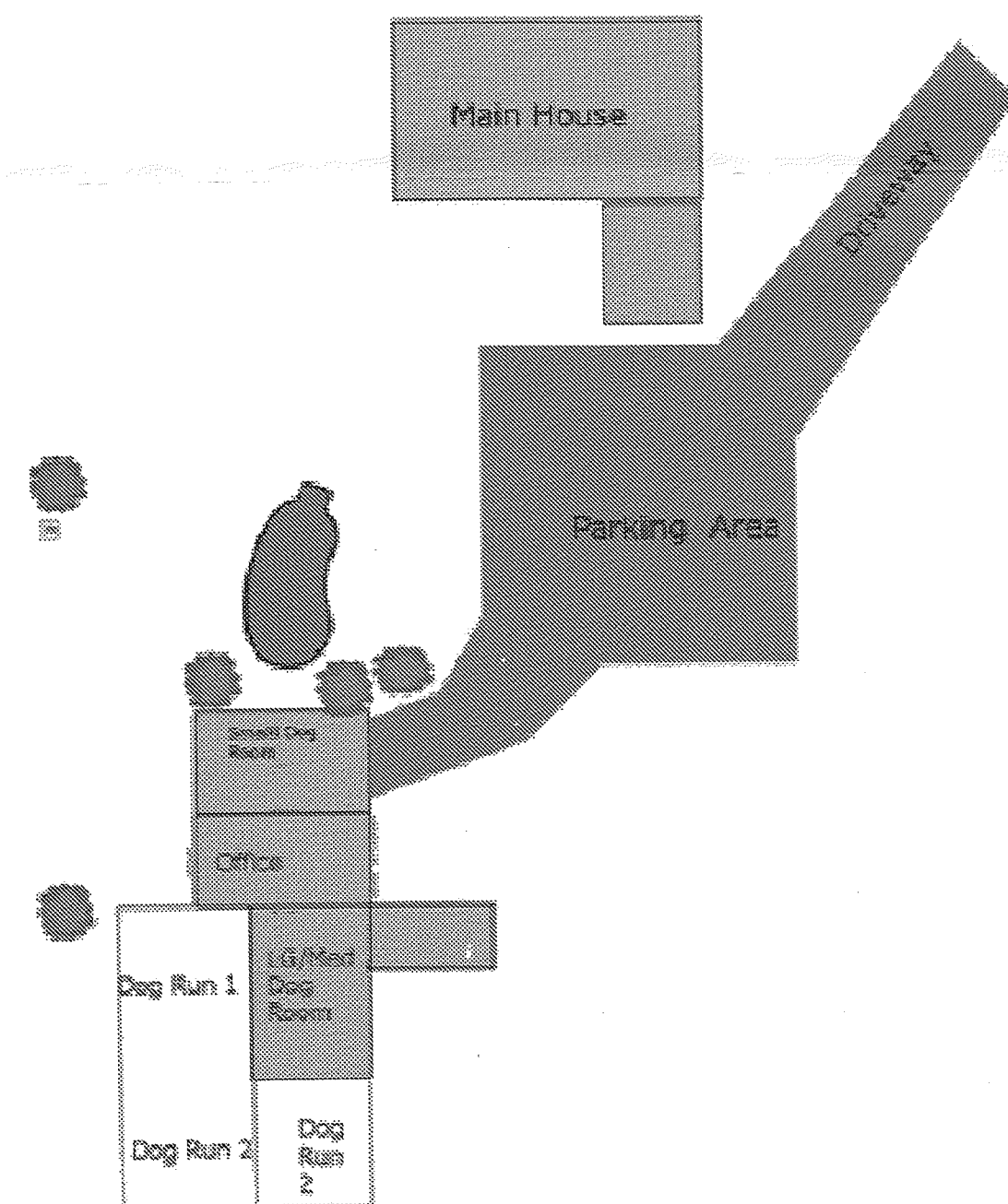
Current Zoning RC 6

Zoning History

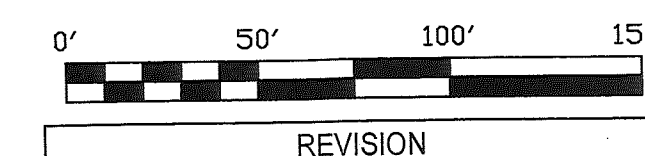
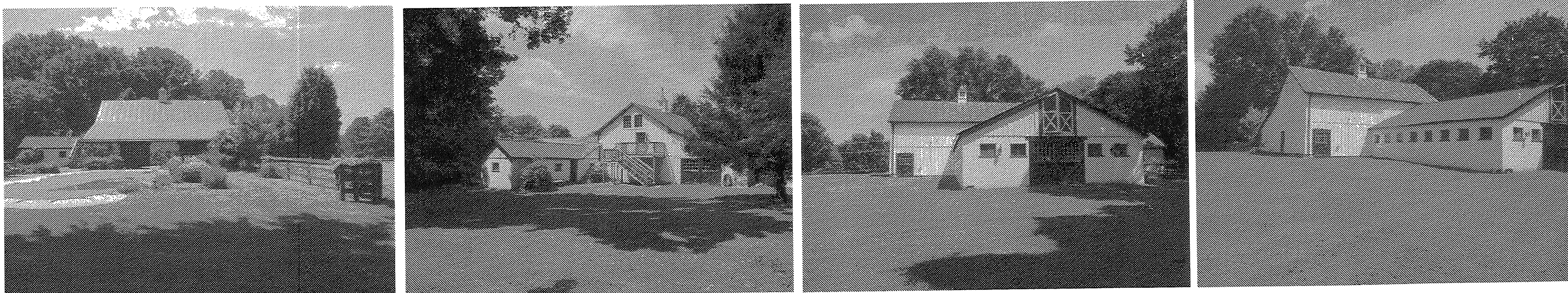
1. There have been no zoning hearings concerning the subject property

OFFICE OF PLANNING

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



DETAIL
SCALE: 1"=40'



REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
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Freeland, MD 21063
o 443-900-5535 m 410-419-4906
bdcak@brucedoakconsulting.com

A PLAN TO ACCOMPANY
A ZONING PETITION FOR
#2937 PAPER MILL ROAD

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 8/30/2016
Scale: 1"=50'

CASE # 2017-0062-XA