

**M E M O R A N D U M**

DATE: June 8, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2018-0211-X – Appeal Period Expired

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The appeal period for the above-referenced case expired on June 7, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File  
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
(4406 Worthington Avenue) \*  
4<sup>th</sup> Election District \* OFFICE OF  
3<sup>rd</sup> Council District \*  
Dominique and Corey Hannah \* ADMINISTRATIVE HEARINGS  
*Legal Owners* \*  
Petitioners \* FOR BALTIMORE COUNTY  
\* Case No. 2018-0211-X

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of Dominique and Corey Hannah, legal owners ("Petitioners"). The petition was filed pursuant to the Baltimore County Zoning Regulations ("BCZR") to use the property for a private kennel.

Dominique and Corey Hannah appeared in support of the petition. Two neighbors attended the hearing to obtain additional information regarding the request. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability (DEPS).

The subject property is approximately 5 acres in size and is zoned RC-2. Petitioners purchased the property last year and live there with their children and six (6) dogs. A County inspector--apparently responding to a dog barking complaint--informed Petitioners they needed to seek approval for a "private kennel." Under the BCZR a "private kennel" is any building or land that is used "for the housing of more than three dogs." BCZR §101.1. A private kennel is permitted in the RC-2 zone by special exception. BCZR §1A01.2.C.2.

ORDER RECEIVED FOR FILING

Date

5/8/18

By

sen

### Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Petitioners stated the dogs are not permitted to run at large and that they are current with all required vaccinations and licenses. Petitioners indicated they were aware County law requires animals to be leashed at all times, and also imposes requirements concerning food, water and shelter which must be provided for all animals. BCC §12-3-101 *et. seq.* As such I do not believe the private kennel would have a detrimental impact upon the community, especially since Petitioners own a large tract of land and the proposed enclosure for the dogs would be over 200 ft. from the property boundary.

THEREFORE, IT IS ORDERED this 8<sup>th</sup> day of **May, 2018**, by this Administrative Law Judge, that the Petition for Special Exception to use the property for a private kennel be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition

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Date

5/8/18

By

sln

2. Prior to issuance of permits Petitioners must comply with the ZAC comment from DEPS, a copy of which is attached hereto and incorporated herein.
3. Petitioners may keep on the subject property no more than six (6) dogs.
4. Petitioners shall construct within 30 days of the date hereof a chain link fence enclosure at least 10' x 15' in size, and when outside the dogs must be secured within this enclosure. The enclosure must be constructed in accordance with Section 12-3-111(c) of the Baltimore County Code.

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

  
\_\_\_\_\_  
JOHNE. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 5/8/18  
By slh



# 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 4406 Worthington Avenue which is presently zoned RC2  
Deed References: 3884100345 10 Digit Tax Account # 0402065200  
Property Owner(s) Printed Name(s) Dominique and Corey Hannah  
39355/00356

(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  
... for a private kennel (per Section 1A01.2.C.2)
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):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

## Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0211-X Filing Date 2/15/18

Do Not Schedule Dates:

Reviewer RJ

PART A

ZONING PROPERTY DESCRIPTION FOR 4406 Worthington Avenue, Glyndon,  
Maryland 21071

Beginning at a point on the north side of Worthington Avenue which is 70 feet  
wide at a distance of 825 feet east of the centerline of the nearest improved  
intersecting street Trighton Court which is 50 feet wide.

PART B

Thence the following courses and distances: N 38°00'00" E 882.00, S 3°45'00" E  
680.00, S 88°31'39" W 586.97', back to the point of beginning as recorded in the  
Deed Liber ~~629~~, Folio ~~65~~, containing 5 acres. Located in the 4<sup>th</sup> Election District  
and the 3<sup>rd</sup> Council District.

39355 00356

Item #0211

# ZONING NOTICE

CASE # 2018-0211-X

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

PLACE: JEFFERSON BUILDING ROOM 205  
103 WEST CHESAPEAKE AVE, TOWSON 21204

DATE AND TIME: FRIDAY MAY 4, 2018 11:30 AM

REQUEST: SPECIAL EXCEPTION TO USE PROPERTY  
FOR A PRIVATE KENNEL

PROFESSIONAL DESIGNER'S SIGNATURE AND SEAL REQUIRED FOR ALL SPECIAL EXCEPTIONS  
DO NOT SIGN THIS NOTICE UNTIL YOU HAVE BEEN ADVISED BY THE ZONING COMMISSIONER  
HANDICAPPED ACCESSIBLE

## Property Description for 611 Worcester Road 2018-0208-A

Starting at the Southeast<sup>western</sup> side of Worcester Rd, which is 40' wide at a distance of 180' Northwest of the centerline of Yarmouth Rd which is 40' wide.

Being Lot# 19, Block 600 of Worcester Rd, in the subdivision of Wiltondale

as recorded in the Baltimore County Plat Book #12, Folio#59 containing .249 acres

of lot. Located in the 9th Election District and 5th Council District.

## CERTIFICATE OF POSTING

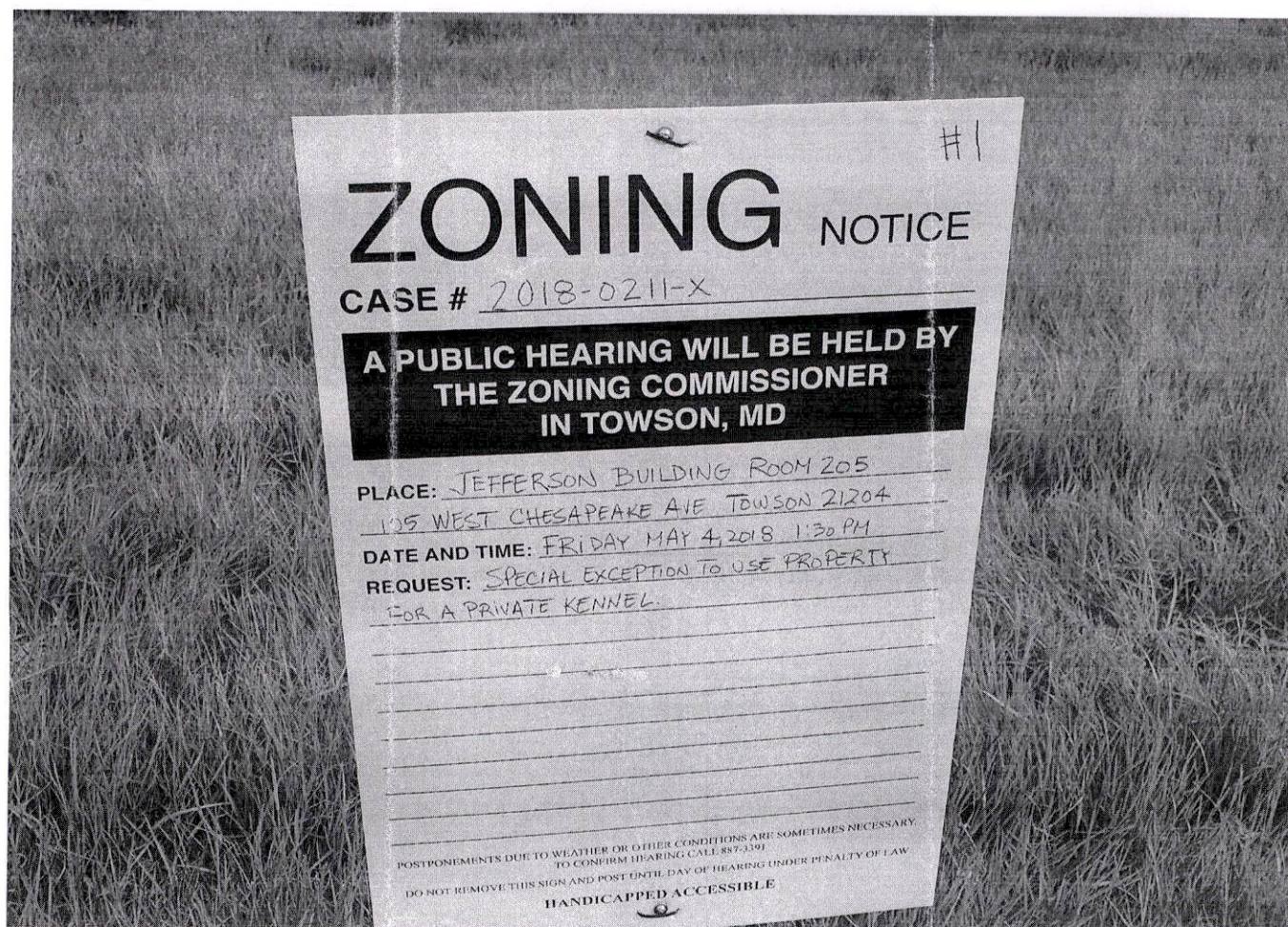
Date: 4-30-18

RE: Case Number: 2018-0211-X RECERT

Petitioner/Developer: Dominique + Corey Hannel

Date of Hearing/Closing: 5-4-18 1:30 PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4406 Worthington Ave





# ZONING

#2

NOTICE

CASE # 2018-0211-X

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

PLACE: JEFFERSON BUILDING ROOM 205  
105 WEST CHESAPEAKE AVE, TOWSON 21204

DATE AND TIME: FRIDAY MAY 4, 2018 1:30PM

REQUEST: SPECIAL EXCEPTION TO USE PROPERTY  
FOR A PRIVATE KENNEL

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

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

HANDICAPPED ACCESSIBLE

## CERTIFICATE OF POSTING

Date: 4-30-18

RE: Case Number: 2018-0211-X

Petitioner/Developer: Dominique & Corey Hanneb

Date of Hearing/Closing: 5-4-18 1:30 PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4406 Worthington Ave

The signs(s) were posted on Recent 4-30-18  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

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

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

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

NO 166102

Date: 2/15/18

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

Total: \$500.00

Rec

From:

For:

zoning hearing - case # 2018-0211-X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS: 02/16/2018 2/15/2018 10:42:21 2  
RCS 0002 WORKER JLF  
A RECEIPT 045000 2/15/2018 0450  
CASH 500.00 ZONING VERIFICATION  
CASH 500.00  
Total 500.00  
\$500.00 CR \$500.00 CA  
Baltimore County, Maryland

CASHIER'S  
VALIDATION

# ZONING NOTICE

CASE # 2018-0211-X

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

PLACE: JEFFERSON BUILDING ROOM 205

105 WEST CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: FRIDAY MAY 4, 2018 1:30 PM

REQUEST: SPECIAL EXCEPTION TO USE PROPERTY  
FOR A PRIVATE KENNEL.

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

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**HANDICAPPED ACCESSIBLE**

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: March 23, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0211-X  
Address 4406 Worthington Avenue  
(Hannah Property)

Zoning Advisory Committee Meeting of **February 26, 2018**.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- 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).

Additional Comments:

- EIR staff will work with the property owners and the PAI Code Enforcement Inspector to ensure that County laws are met in the most feasible manner.

Reviewer: Michael S. Kulis, EIR

ORDER RECEIVED FOR FILING

Date

5/8/18

By

sen



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 5547567

**Sold To:**

Corey & Dominique Hannah - CU00647298  
4406 Worthington Avenue  
Glyndon, MD 21071

**Bill To:**

Corey & Dominique Hannah - CU00647298  
4406 Worthington Avenue  
Glyndon, MD 21071

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

Apr 12, 2018

**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: 2018-0211-X**  
4406 Worthington Avenue  
N/S Worthington Avenue, 825 ft. E/of centerline of Trighton Court 4' Election District - 3rd Councilmanic District  
Legal Owners: Dominique & Corey Hannah  
Special Exception to use property for a private kennel.  
Hearing: Friday, May 4, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204  
/s/ Arnold Jablon  
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.  
5547567 - 4/12/2018

The Baltimore Sun Media Group

By *S. Wilkinson*  
Legal Advertising

S. Wilkinson

Legal Advertising

# CERTIFICATE OF POSTING <sup>(1)</sup>

Date: \_\_\_\_\_

RE: Case Number: 2018-0211-X

Petitioner/Developer: Dominique + Corey Hannab

Date of Hearing/Closing: Fri May 4, 2018 1:30 PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4406 Worthington Ave

#1

# ZONING NOTICE

CASE # 2018-0211-X

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

PLACE: JEFFERSON BUILDING ROOM 205  
102 WEST CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: FRIDAY MAY 4, 2018 1:30 PM

REQUEST: SPECIAL EXCEPTION TO USE PROPERTY  
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TO CONFIRM HEARING CALL 887-3391

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

HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ  
*County Executive*  
April 3, 2018

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

## 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: 2018-0211-X**

4406 Worthington Avenue

N/s Worthington Avenue, 825 ft. E/of centerline of Trighton Court

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Dominique & Corey Hannah

Special Exception to use property for a private kennel.

Hearing: Friday, May 4, 2018 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Hannah, 4406 Worthington Avenue, Glyndon 21071

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 14, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, April 12, 2018 Issue - Jeffersonian

Please forward billing to:

Corey & Dominique Hannah  
4406 Worthington Avenue  
Glyndon, MD 21071

410-419-2005

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## 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: 2018-0211-X**

4406 Worthington Avenue

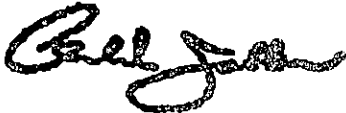
N/s Worthington Avenue, 825 ft. E/of centerline of Trighton Court

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Dominique & Corey Hannah

Special Exception to use property for a private kennel.

Hearing: Friday, May 4, 2018 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE OFFICE  
4406 Worthington Avenue; N/S Worthington \*  
Avenue, 825' E of c/line of Trighton Court \* OF ADMINISTRATIVE  
4<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts HEARINGS FOR  
Legal Owner(s): Dominique & Corey Hannah\*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2018-211-X

\* \* \* \* \*

**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  
FEB 26 2018

*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 26<sup>th</sup> day of February, 2018, a copy of the foregoing Entry of Appearance was mailed to Dominique Hannah, 4406 Worthington Avenue, Glyndon, Maryland 21071, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**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/neighborhood 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 twenty (20) 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.**

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**For Newspaper Advertising:**

Case Number: 2018-0211-X  
Property Address: 4406 Worthington Ave  
Property Description: north side of Worthington Ave., +/- 825 feet  
east of Trighton Ct  
Legal Owners (Petitioners): Corey and Dominique Hannah  
Contract Purchaser/Lessee: \_\_\_\_\_

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Corey and Dominique Hannah  
Company/Firm (if applicable): \_\_\_\_\_  
Address: 4406 Worthington Avenue  
Glyndon, MD. 21136  
Telephone Number: 410 419-2005



KEVIN KAMENETZ  
*County Executive*

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

April 26, 2018

Dominique & Corey Hannah  
4406 Worthington Avenue  
Glyndon MD 21071

RE: Case Number: 2018-0211 X, Address: 4406 Worthington Avenue

Dear Mr. & Ms. Hannah:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 15, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style with a large, stylized "J" at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 2/26/18

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

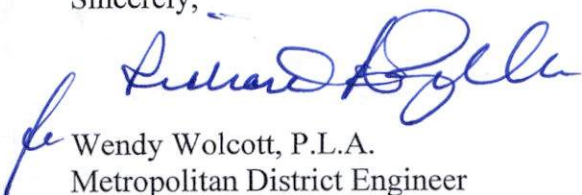
Dear Ms. Lewis:

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. 2018-0211-X.

*Special Exception  
Dominique and Corey Hananah  
4406 Worthington Avenue.*

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,

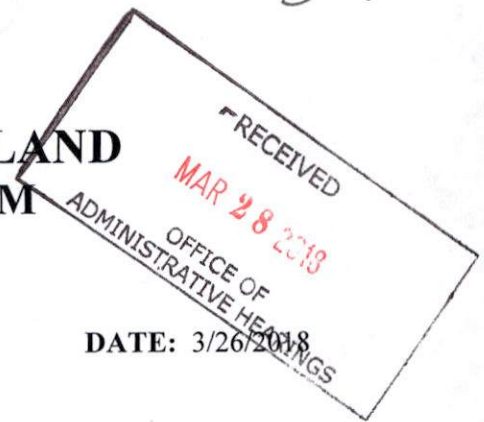


Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

5-4

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE MEMORANDUM**



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

**DATE:** 3/26/2018

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 18-211

**INFORMATION:**

**Property Address:** 4416 Worthington Avenue  
**Petitioner:** Dominique Hannah, Corey Hannah  
**Zoning:** RC 2  
**Requested Action:** Special Exception

The Department of Planning has reviewed the petition for a special exception to permit a private kennel.  
A site visit was conducted on March 15, 2018.

The Department of Planning has no objection to granting the petitioned zoning relief.

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

**Prepared by:**

Lloyd T. Moxley

**Deputy Director:**

Jeff Mayhew

AVA/KS/LTM/

c: Wally Lippincott  
Dominique Hannah  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**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: March 23, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0211-X  
Address 4406 Worthington Avenue  
(Hannah Property)

Zoning Advisory Committee Meeting of **February 26, 2018**.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- 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).

Additional Comments:

- EIR staff will work with the property owners and the PAI Code Enforcement Inspector to ensure that County laws are met in the most feasible manner.

Reviewer: Michael S. Kulis, EIR

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** March 07, 2018

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 19, 2018  
Item No. 2018-0182-A, 0205-A, 0206-X, 0207-XA, 0208-XA, 0209-A, 0210-A and 0211-X.

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

VKD: cen  
cc: file

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE MEMORANDUM**

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

**DATE:** 3/26/2018

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 18-211

**INFORMATION:**

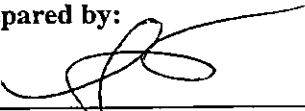
**Property Address:** 4416 Worthington Avenue  
**Petitioner:** Dominique Hannah, Corey Hannah  
**Zoning:** RC 2  
**Requested Action:** Special Exception

The Department of Planning has reviewed the petition for a special exception to permit a private kennel.  
A site visit was conducted on March 15, 2018.

The Department of Planning has no objection to granting the petitioned zoning relief.

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

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Deputy Director:**

  
\_\_\_\_\_  
Jeff Mayhew

AVA/KS/LTM/

c: Wally Lippincott  
Dominique Hannah  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**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: March 23, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0211-X  
Address 4406 Worthington Avenue  
(Hannah Property)

Zoning Advisory Committee Meeting of **February 26, 2018.**

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- 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).

Additional Comments:

- EIR staff will work with the property owners and the PAI Code Enforcement Inspector to ensure that County laws are met in the most feasible manner.

Reviewer: Michael S. Kulis, EIR

## Sherry Nuffer

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**From:** Jonathan A. Melnick <jamelnick@yahoo.com>  
**Sent:** Friday, May 04, 2018 2:04 PM  
**To:** Administrative Hearings  
**Subject:** Fw: hearing 2018-0211-X

Tried to send this earlier but it bounced back.

Thank you

hello, thank you for allowing me to ask the following questions of my neighbor located at 4406 Worthington ave. I built my home at 4317 Worthington ave approximately 44 years ago and continue to live there now. a few months ago a very loud gathering with at least 20 plus vehicles converged on the grass surrounding the property and the music was so loud that my wife and I were awakened and could not fall back to sleep. I did not want to call police because I did not want to cause my new neighbor any discomfort. I now am concerned that the application to have a private kennel does not allow the breeding of fighting pit bulls and that my neighbor be asked what are his intentions in pursuing a private kennel license? does he intend to breed dogs? does he intend to house pit bulls? does he intend to allow dog fights? please ask these questions so that we will have a record of his intentions. I have seen him walking large pit bulls with chain link collars; the type used for walking fighting dogs. I appreciate the zoning commission pursuing the true intent for this application for a private kennel. I have no objection to granting the permit if the intended use is NOT in any way related to PIT BULLS and DOG FIGHTING. I run in front of this property and my three neighbors all have small breed dogs and we are fearful that they could be attacked by fighting breeds. thank you, jonathan melnick 410-366-5555/410-404-1441



C H E C K L I S TSupport/Oppose/  
Conditions/  
Comments/  
No CommentComment  
ReceivedDepartmentNO COMMENTCOMMENT3/7DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)3/23/18DEPS  
(if not received, date e-mail sent \_\_\_\_\_)3/28/18

FIRE DEPARTMENT

NO Obj2/21/18PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)NO Obj

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 4/12/18SIGN POSTING (1<sup>st</sup>) Date: 4/13/18 by PULSONSIGN POSTING (2<sup>nd</sup>) Date: \_\_\_\_\_ by \_\_\_\_\_PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: \_\_\_\_\_

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                     |          | View GroundRent Redemption                    |               |                        | View GroundRent Registration |                      |                                                                |                  |                       |
|----------------------------------------------|----------|-----------------------------------------------|---------------|------------------------|------------------------------|----------------------|----------------------------------------------------------------|------------------|-----------------------|
| Account Identifier:                          |          | District - 04 Account Number - 0402065200     |               |                        |                              |                      |                                                                |                  |                       |
| Owner Information                            |          |                                               |               |                        |                              |                      |                                                                |                  |                       |
| Owner Name:                                  |          | HANNAH DOMINIQUE A<br>HANNAH COREY E          |               |                        | Use:<br>Principal Residence: |                      | RESIDENTIAL<br>YES                                             |                  |                       |
| Mailing Address:                             |          | 4406 WORTHINGTON AVE<br>GLYNDON MD 21071-0000 |               |                        | Deed Reference:              |                      | /39355/ 00356                                                  |                  |                       |
| Location & Structure Information             |          |                                               |               |                        |                              |                      |                                                                |                  |                       |
| Premises Address:                            |          | 4406 WORTHINGTON AVE<br>GLYNDON 21071-0000    |               |                        | Legal Description:           |                      | 5 AC NS WORTHINGTON<br>4406 WORTHINGTON AVE<br>950 E BUTLER RD |                  |                       |
| Map:                                         | Grid:    | Parcel:                                       | Sub District: | Subdivision:           | Section:                     | Block:               | Lot:                                                           | Assessment Year: | Plat No:<br>Plat Ref: |
| 0049                                         | 0001     | 0142                                          |               | 0000                   |                              |                      |                                                                | 2016             |                       |
| Special Tax Areas:                           |          |                                               |               | Town:                  |                              | NONE                 |                                                                |                  |                       |
|                                              |          |                                               |               | Ad Valorem:            |                              |                      |                                                                |                  |                       |
|                                              |          |                                               |               | Tax Class:             |                              |                      |                                                                |                  |                       |
| Primary Structure Built                      |          | Above Grade Living Area                       |               | Finished Basement Area |                              | Property Land Area   |                                                                | County Use       |                       |
| 1935                                         |          | 1,296 SF                                      |               |                        |                              | 5.0000 AC            |                                                                | 04               |                       |
| Stories                                      | Basement | Type                                          |               | Exterior               | Full/Half Bath               | Garage               | Last Major Renovation                                          |                  |                       |
| 2                                            | YES      | STANDARD UNIT                                 |               | SIDING                 | 1 full                       |                      |                                                                |                  |                       |
| Value Information                            |          |                                               |               |                        |                              |                      |                                                                |                  |                       |
|                                              |          | Base Value                                    |               | Value                  |                              | Phase-in Assessments |                                                                |                  |                       |
|                                              |          |                                               |               | As of                  |                              | As of                |                                                                | As of            |                       |
|                                              |          |                                               |               | 01/01/2016             |                              | 07/01/2017           |                                                                | 07/01/2018       |                       |
| Land:                                        |          | 126,000                                       |               | 126,000                |                              |                      |                                                                |                  |                       |
| Improvements                                 |          | 69,600                                        |               | 84,700                 |                              |                      |                                                                |                  |                       |
| Total:                                       |          | 195,600                                       |               | 210,700                |                              | 205,667              |                                                                | 210,700          |                       |
| Preferential Land:                           |          | 0                                             |               |                        |                              |                      |                                                                | 0                |                       |
| Transfer Information                         |          |                                               |               |                        |                              |                      |                                                                |                  |                       |
| Seller: CLARK DOMINIQUE A                    |          |                                               |               | Date: 09/05/2017       |                              |                      | Price: \$0                                                     |                  |                       |
| Type: NON-ARMS LENGTH OTHER                  |          |                                               |               | Deed1: /39355/ 00356   |                              |                      | Deed2:                                                         |                  |                       |
| Seller: BROWN CHARLES                        |          |                                               |               | Date: 04/06/2017       |                              |                      | Price: \$270,000                                               |                  |                       |
| Type: ARMS LENGTH IMPROVED                   |          |                                               |               | Deed1: /38814/ 00341   |                              |                      | Deed2:                                                         |                  |                       |
| Seller: BROWN MARTHA C                       |          |                                               |               | Date: 11/20/2009       |                              |                      | Price: \$0                                                     |                  |                       |
| Type: NON-ARMS LENGTH OTHER                  |          |                                               |               | Deed1: /28898/ 00495   |                              |                      | Deed2:                                                         |                  |                       |
| Exemption Information                        |          |                                               |               |                        |                              |                      |                                                                |                  |                       |
| Partial Exempt Assessments:                  |          | Class                                         |               | 07/01/2017             |                              | 07/01/2018           |                                                                |                  |                       |
| 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:                                |          | NONE                                          |               |                        |                              |                      |                                                                |                  |                       |
| Homestead Application Information            |          |                                               |               |                        |                              |                      |                                                                |                  |                       |
| Homestead Application Status: No Application |          |                                               |               |                        |                              |                      |                                                                |                  |                       |

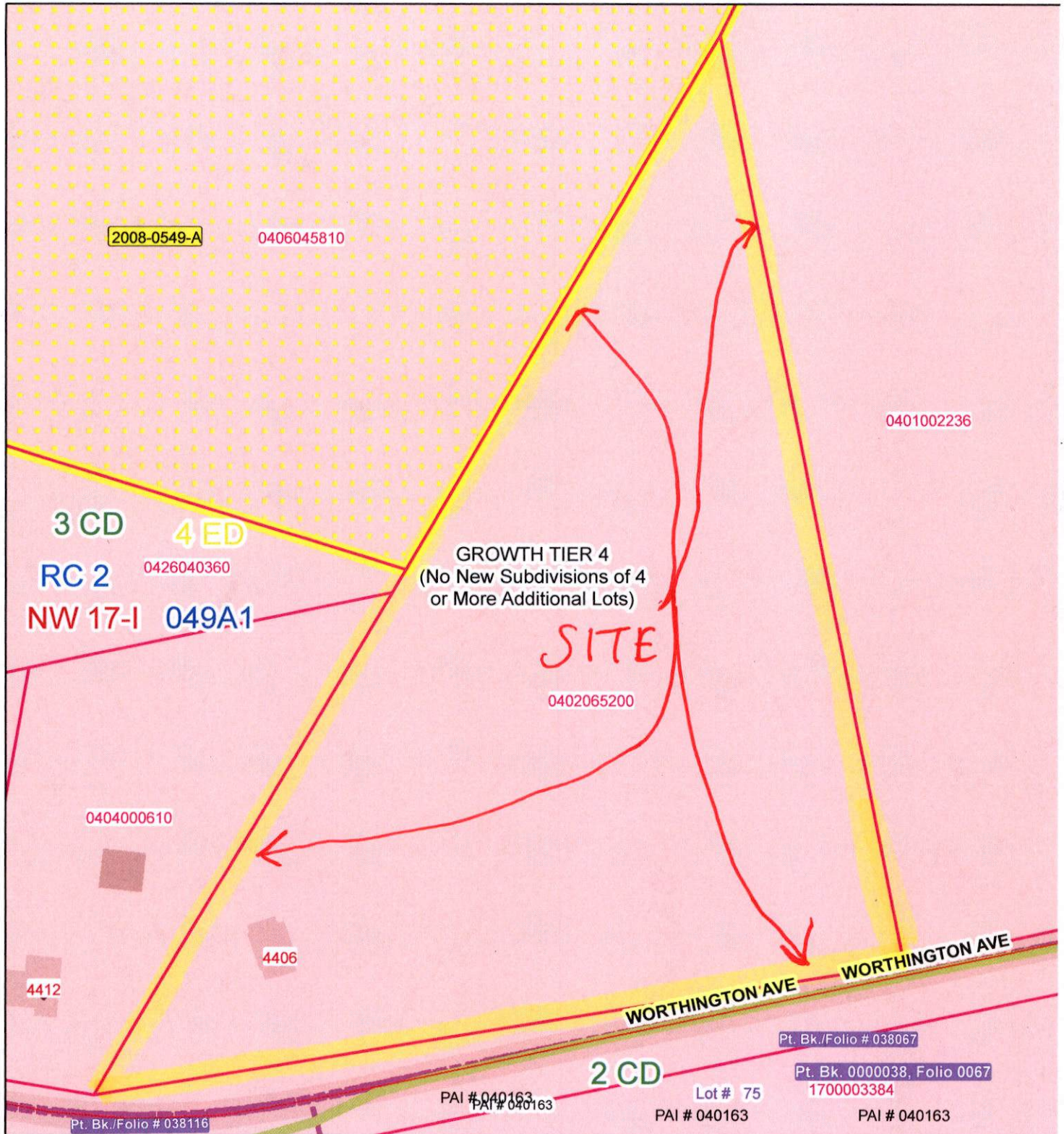
## Homeowners' Tax Credit Application Information

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**Homeowners' Tax Credit Application Status:** No  
Application**Date:**

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4406 Worthington Avenue



Publication Date: 10/24/2017



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0211



Item #0211