

MEMORANDUM

DATE: October 9, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0344-X – Appeal Period Expired

The appeal period for the above-referenced case expired on October 5, 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
(14345 Jarrettsville Pike)		
10 th Election District	*	OFFICE OF
3 rd Council District		
Michael R. Cooke & Alexandra Von Paris	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
Elizabeth Pieper	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2018-0344-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 Michael R. Cooke & Alexandra L. Von Paris, legal owners and Elizabeth Pieper, lessee ("Petitioners"). The petition was filed pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit an Animal Grooming Facility per BCZR §204.3.B.3 in the one-story building used for an office.

Ellie Pieper, Ali Von Paris and Mike Cooke appeared in support of the petition. There were no protestants or interested citizens in attendance. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability (DEPS).

The subject property is approximately 1.69 acres in size and is split-zoned RO-CR, RC5-CR & RC5. The property is improved with a one-story commercial building and two single-family dwellings, both of which are over 100 years old. In a 2013 zoning case involving the property (No. 2013-0227-SPH) special hearing relief was granted upon a determination that the three structures on the lot were lawfully nonconforming. This case involves only the one story commercial building, in which the Lessee proposes to operate an animal grooming facility.

ORDER RECEIVED FOR FILING

Date 9/5/18

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. Mr. Doak opined Petitioners satisfied all requirements set forth in B.C.Z.R. §502.1, and I concur. Ms. Pieper is an experienced animal groomer, and she successfully operates a facility in Timonium. The new location will serve the Jacksonville area (which Ms. Pieper indicated has a need for dog grooming services) and there is no indication the business would have detrimental impact upon the community. As such the petition will be granted.

THEREFORE, IT IS ORDERED this 5th day of **September, 2018**, by this Administrative Law Judge, that the Petition for Special Exception to permit an Animal Grooming Facility per BCZR §204.3.B.3 in the one-story building used for an office, 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.
2. Petitioners must comply with the ZAC comment submitted by the DEPS, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date

9/5/18

By

Sen

3. No overnight dog or cat boarding shall be permitted at the subject property.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 9/5/18

By sln



PETITION FOR ZONING HEARING(S)

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

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

Address #14345 JARRETTSVILLE PIKE which is presently zoned ROCR, RC5CR &
 Deed References: 34950/355 10 Digit Tax Account # 1012040300 RCS
 Property Owner(s) Printed Name(s) MICHAEL ROBERT COOKE
ALEXANDRA LYN VON PARIS

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

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

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

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

SEE ATTACHED PAGE

3. a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT 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:

ELIZABETH PIEPER
 Name- Type or Print

[Signature]
 Signature

15 BUSHWOOD ROAD PARKVILLE MO
 Mailing Address City State

21234 / 410-236-9137
 Zip Code Telephone # Email Address

ELLIE.PIEPER@GMAIL.COM
 Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0344-X Filing Date 6/12/18

Legal Owners (Petitioners):

MICHAEL R. COOKE / ALEXANDRA L VON PARIS
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

14345 JARRETTSVILLE PIKE PHOENIX MO
 Mailing Address City State

21131 / 443-520-2564 MIKE@STERLING
 Zip Code Telephone # Email Address FOREVER.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING
 Name - Type or Print

[Signature]
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREEDMAN MO
 Mailing Address City State

21053 / 410-419-4906
 Zip Code Telephone # Email Address

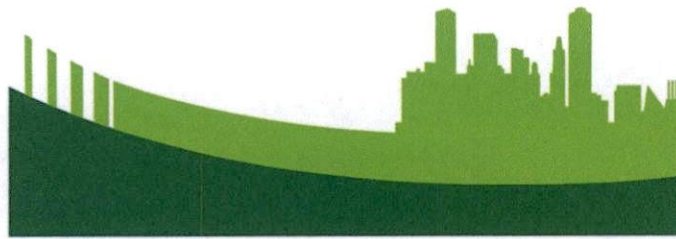
BD@BRUCEDOAKCONSULTING.COM
 Do Not Schedule Dates: Reviewer [Signature]

Petition Requested

Special Exception:

To permit a Animal Grooming Facility per Section 204.3.B.3 BCZR in the one story building used for an office.

Item #0344



Zoning Description

~~Seventh~~ ^{Team} 14345 Jarrettsville Pike- 1.69 Acre Parcel
Seventh Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the east side of Jarrettsville Pike (State Route #146), 40 feet wide, Southerly 285 feet, more or less, from the center line of Southside Avenue, thence running on the east side of Jarrettsville Pike and running and binding on the outlines of the subject property 1) South 15 degrees 43 minutes 58 seconds West 190.25 feet, thence leaving said pike and continuing to run and bind on the outlines of the subject property, the three following courses and distances, viz. 2) South 86 degrees 09 minutes 55 seconds East 415.11 feet, 3) North 03 degrees 51 minutes 31 seconds East 186.00 feet and 4) North 86 degrees 08 minutes 29 seconds West 375.96 feet to the point of beginning.

Containing 1.69 acres of land, more or less.

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



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

Item #0344

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11598985
Case #: 2018-0334-X
Description:

CASE NUMBER: 2018-0334-X - NOTICE OF ZONING HEARING

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

8/15/2018



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2018-0334-X

14345 Jarrettsville Pike

E/s Jarrettsville Pike, south of Southside Avenue

10th Election District - 3rd Councilmanic District

Legal Owners: Michael Cooke & Alexandra Von Paris

Lessee: Elisabeth Pieper

Special Exception to permit an Animal Grooming Facility per Section 204.3.B.3 BCZR in the one story building used for an office.

Hearing: Tuesday, September 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 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 410-887-3301

au15



CERTIFICATE OF POSTING

August 14, 2018 (amended August 31, 2018)

Re:

Zoning Case No. 2018-0344-X

Legal Owner: Michael Cooke & Alexandra Von Paris

Hearing date: September 4, 2018

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 two necessary signs required by law were posted conspicuously on the property located at **14345 Jarrettsville Pike**.

The signs were posted on **August 13, 2018**.

The signs were inspected again on **August 31, 2018**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

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. 2018-0344-X

14345 Jarrettsville Pike

**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: Tuesday September 4, 2018-1:30 PM

**REQUEST: SPECIAL EXCEPTION TO PERMIT AN ANIMAL
GROOMING FACILITY PER SECTION 204.3.B.3 BCZR**

**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. 2018-0344-X
14345 Jarrettsville Pike

**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: Tuesday September 4, 2018 1:30 PM

**REQUEST: SPECIAL EXCEPTION TO PERMIT AN ANIMAL
GROOMING FACILITY PER SECTION 204.3.B.3 BCZR**

**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.**

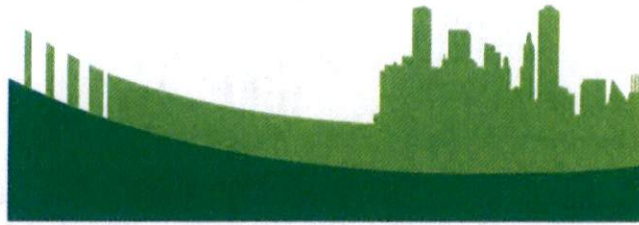
THE HEARING IS HANDICAPPED ACCESSIBLE

Sherry Nuffer

• **From:** Bruce Doak <doakfarm@gmail.com>
Sent: Friday, August 31, 2018 1:21 PM
To: Sherry Nuffer
Subject: Case 2018-0344-X
Attachments: Posting cert 8 31 18.pdf; ATT00001.htm

Good afternoon,

I have enclosed the posting cert for confirm the signs are still there.



CERTIFICATE OF POSTING

August 14, 2018 (amended _____)

Re:

Zoning Case No. 2018-0344-X

Legal Owner: Michael Cooke & Alexandra Von Paris

Hearing date: September 4, 2018

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 two necessary signs required by law were posted conspicuously on the property located at **14345 Jarrettsville Pike**.

The signs were posted on **August 13, 2018**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

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. 2018-0344-X
14345 Jarrettsville Pike

**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: Tuesday September 4, 2018 1:30 PM

**REQUEST: SPECIAL EXCEPTION TO PERMIT AN ANIMAL
GROOMING FACILITY PER SECTION 204.3.B.3 BCZR**

**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. 2018-0344-X

14345 Jarrettsville Pike

**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: Tuesday September 4, 2018 1:30 PM

**REQUEST: SPECIAL EXCEPTION TO PERMIT AN ANIMAL
GROOMING FACILITY PER SECTION 204.3.B.3 BCZR**

**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



TO: THE DAILY RECORD
Wednesday, August 15, 2018 Issue

Please forward billing to:
Elisabeth Pieper
15 Bushwood Road
Parkville, MD 21234

410-236-9137

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: 2018-0334-X

14345 Jarrettsville Pike
E/s Jarrettsville Pike, south of Southside Avenue
10th Election District – 3rd Councilmanic District
Legal Owners: Michael Cooke & Alexandra Von Paris
Lessee: Elisabeth Pieper

Special Exception to permit an Animal Grooming Facility per Section 204.3.B.3 BCZR in the one story building used for an office.

Hearing: Tuesday, September 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.



KEVIN KAMENETZ
County Executive

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

August 1, 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: 2018-0344-X

14345 Jarrettsville Pike
E/s Jarrettsville Pike, south of Southside Avenue
10th Election District – 3rd Councilmanic District
Legal Owners: Michael Cooke & Alexandra Von Paris
Lessee: Elisabeth Pieper

Special Exception to permit an Animal Grooming Facility per Section 204.3.B.3 BCZR in the one story building used for an office.

Hearing: Tuesday, September 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: Michael Cooke, Alexandra Von Paris, 14345 Jarrettsville Pike, Phoenix 21131
Elisabeth Pieper, 15 Bushwood Road, Parkville 21234
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 WEDNESDAY, AUGUST 15, 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.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
14345 Jarrettsville Pike; E/S Jarrettsville	*	OF ADMINSTRATIVE
Pike, 285' S of c/line of Southside Avenue	*	HEARINGS FOR
10 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Michael Cooke &	*	2018-344-X
Alexandra Von Paris		
Contract Purchaser(s): Elizabeth Pieper	*	
Petitioner(s)	*	

* * * * *

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
JUN 19 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 19th day of June, 2018, 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

**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/neighbor 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.

For Newspaper Advertising:

Case Number: 2018-0344-X
Property Address: #14345 JARRETSVILLE PIKE
Property Description: 1.69 ACRES WEST SIDE OF JARRETSVILLE PIKE
285' SOUTH OF SOUTHSIDE AVENUE
Legal Owners (Petitioners): MICHAEL COOKE & ALEXANDRA VON PAUL
Contract Purchaser/Lessee: ELISABETH PEPPER

PLEASE FORWARD ADVERTISING BILL TO:

Name: ELISABETH PEPPER
Company/Firm (if applicable): _____
Address: 15 BUSHWOOD ROAD
PARKVILLE MO 64151

Telephone Number: 417-236-9137

Revised 7/9/2015

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

No. **171746**

Date **6/12/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY

6/13/2018 6/12/2018 10:31:59

DESC: WALKIN CAY

RECEIPT # 171746 6/12/2018 OFLN

3-528 ZONING VERIFICATION

NO. 171746

Receipt To: \$500.00

\$500.00 CH \$500.00

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dep
001	806	0000		6150				5500	CR

Total

Rec From **Snazzy Jazzy Pet Salon**

For **Zoning hearing case # 2018-0344-X**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

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

August 30, 2018

Michael R Cooke
Alexandra L Von Paris
14345 Jarrettsville Pike
Phoenix MD 21131

RE: Case Number: 2018-0344 X, Address: 14345 Jarrettsville Pike

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 12, 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 stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaw

Enclosures

c: People's Counsel
Elizabeth Pieper, 15 Bushwood Road, Parkville MD 21234
Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

Date: 6/18/18

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 6/18/18. A field inspection and internal review reveals that an entrance onto MD146 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Exception, Case Number 2018-0344-X.

Special Exception
Michael R. Cooke & Alexandra L. VonParis
14345 Farrettsville Pike
MD146

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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

9-4

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 7/11/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-344



INFORMATION:

Property Address: 14345 Jarrettsville Pike
Petitioner: Michael R. Cooke, Alexandra L. Von Paris
Zoning: RO-CR, RC-CR, RC5
Requested Action: Special Exception

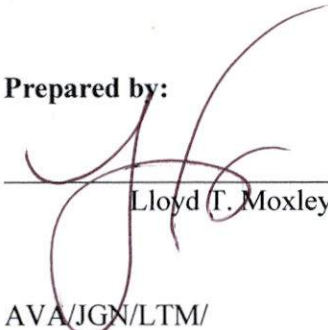
The Department of Planning has reviewed the petition for a special exception to use the property for an animal grooming facility.

A site visit was conducted on July 3, 2018. The subject property is located within the Jacksonville Community Plan area. The site was the subject of Case No. 2013-0227 SPH wherein the Administrative Law Judge granted approval to a well and septic not located in the same zone as house and two existing separate two-story dwellings and existing one-story garage with an office on Lot 1.

The Department 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

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott
Bruce E. Doak, Bruce E. Doak Consulting
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: June 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0344-X
Address 14345 Jarrettsville Pike
(Cooke & Von Paris Property)

Zoning Advisory Committee Meeting of **June 25, 2018.**

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

1. Ground Water Management will need to approve any change in occupancy or use permit(s), since the proposed animal grooming facility will likely have a higher water usage, etc. – which may affect the septic system there.

Reviewer: Dan Esser

RECEIVED
OFFICE OF
THE ATTORNEY GENERAL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: July 5, 2018

FROM: ^{For EFC} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 25, 2018
Item No. 2018-0339-A, 0341-A, 0343-A, 0344-X, 0347-A, 0348-A, 0349-A
and 0350-SPHA

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**

RECEIVED

JUL 16 2018

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

DATE: 7/11/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-344

INFORMATION:

Property Address: 14345 Jarrettsville Pike
Petitioner: Michael R. Cooke, Alexandra L. Von Paris
Zoning: RO-CR, RC-CR, RC5
Requested Action: Special Exception

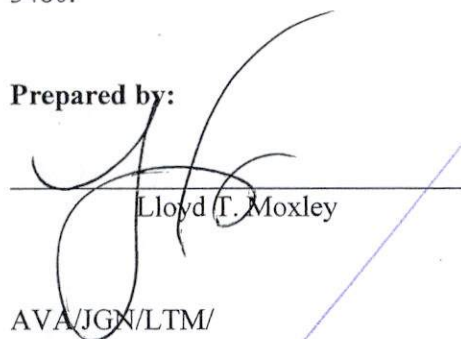
The Department of Planning has reviewed the petition for a special exception to use the property for an animal grooming facility.

A site visit was conducted on July 3, 2018. The subject property is located within the Jacksonville Community Plan area. The site was the subject of Case No. 2013-0227 SPH wherein the Administrative Law Judge granted approval to a well and septic not located in the same zone as house and two existing separate two-story dwellings and existing one-story garage with an office on Lot 1.

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

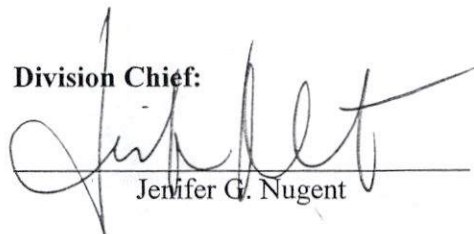
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:


Lloyd T. Moxley

AVA/JGN/LTM/

Division Chief:


Jennifer G. Nugent

c: Wally Lippincott
Bruce E. Doak, Bruce E. Doak Consulting
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: June 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0344-X
Address 14345 Jarrettsville Pike
(Cooke & Von Paris Property)

Zoning Advisory Committee Meeting of **June 25, 2018**.

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

1. Ground Water Management will need to approve any change in occupancy or use permit(s), since the proposed animal grooming facility will likely have a higher water usage, etc. – which may affect the septic system there.

Reviewer: Dan Esser

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: June 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0344-X
Address 14345 Jarrettsville Pike
(Cooke & Von Paris Property)

Zoning Advisory Committee Meeting of **June 25, 2018**.

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

1. Ground Water Management will need to approve any change in occupancy or use permit(s), since the proposed animal grooming facility will likely have a higher water usage, etc. – which may affect the septic system there.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 9/5/18

By Sen

Case No.:

2018-0344-X

Exhibit Sheet

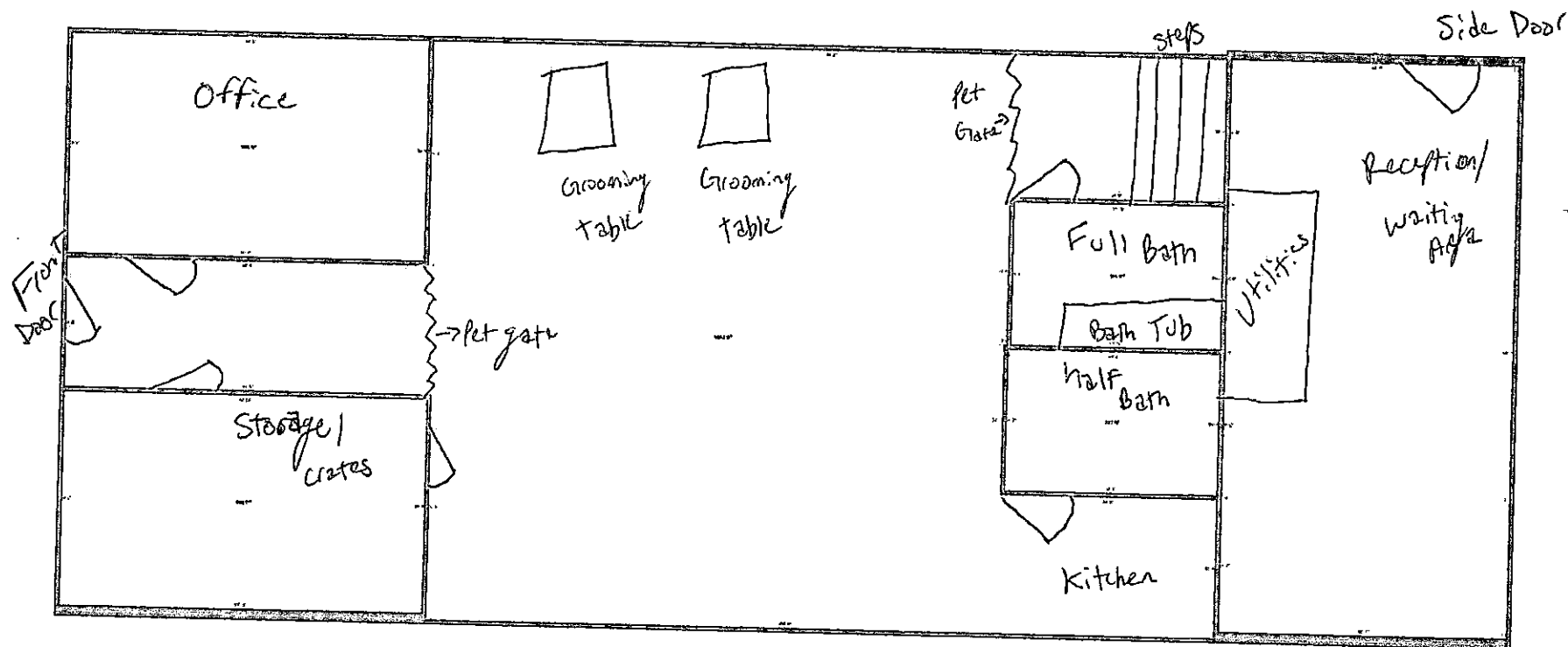
Petitioner/Developer

DJ
10-9-18

Protestant

sln
9-5-18

No. 1	Site plan	
No. 2	Photos	
No. 3	Floorplan	
No. 4	Snazzy Jazzy Pet Salon exhibit	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

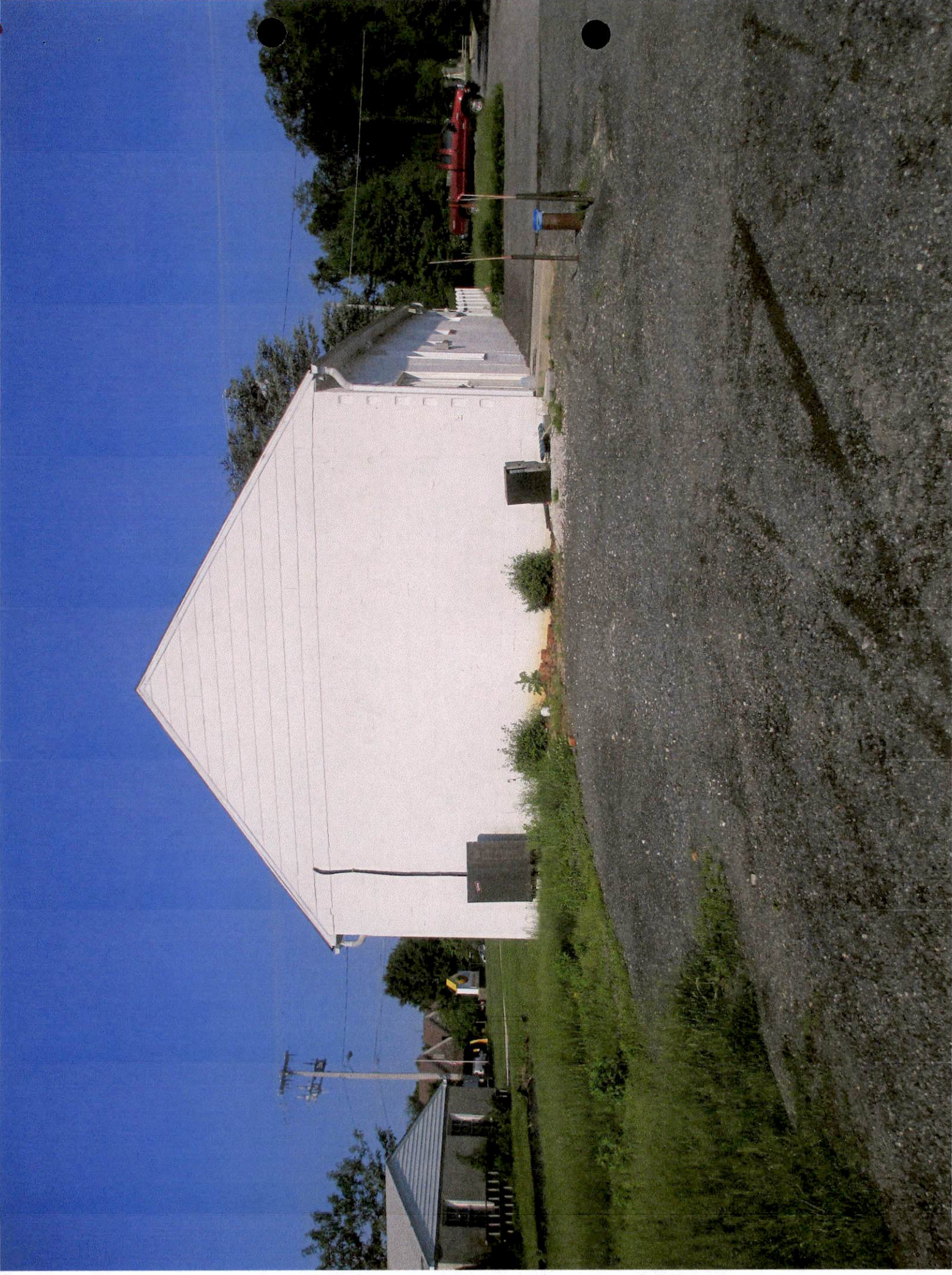
EXHIBIT NO. 3

































David
SEMAN
State Delegate
District 7
(House District 7 includes parts of)

John & Kate
Real Estate
Sellers

OFFERING
FOR LEASE
Call 703-252-2222
www.703-252-2222.com







Snazzy Jazzy's Pet Salon in Jacksonville

Snazzy Jazzy's is an all-breed dog and cat grooming business. Bathing pets, cutting hair and other grooming services; Snazzy is expanding into additional services such as dog walking, dog sitting and retail services to sustain the business. Since 2011 we have served the community in the Timonium/Cockeysville area, contributing to causes and employing Baltimore County residents, it has been an honor and privilege to do so. We plan to employ about 5 employees for the Jacksonville location including 2 experienced pet groomers and 2-3 bathers and a receptionist. This opportunity will allow us to employ members of the community and provide much-needed services for the Jacksonville community.

Our business uses all natural products, utilizing the best-practiced methods of pet grooming and care and providing a highly demanded and needed service to the community. We don't intend to put any stress on the Jacksonville area, we hope to only be able to help relieve some stress for the people in the area, so that they don't have to drive out of the area by 30 minutes.

We have done our due diligence market research for the area, besides it being the right demographic, there is a serious void of dog grooming services in the area. Based upon the information from personal conversations, we have been informed that one of the other groomers in the area operates on limited times and is booked months in advance, while another does not take any new clients and has been closed for almost the entire year due to health problems. Many of our clients are from the Jacksonville area and travel to Timonium to have their pets groomed (they have voiced their concerns about the drive and the time it now takes to get their pets groomed). The biggest inconvenience we have heard is that pets do not travel well making the 20-30 minute drive very difficult. We would love to fill this need and give Jacksonville residents a more convenient option for their pet needs.

We appreciate the opportunity to serve the community in Timonium and would love the opportunity to do so in the Jacksonville area. Thank you for your time and consideration.

PETITIONER' S

EXHIBIT NO. 4

CASE NAME COOKE / VON PARIS
CASE NUMBER 2018-0344-X
DATE 9/04/18

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

7/5

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

No Comment

6/27

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

Comment

7/11

FIRE DEPARTMENT

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

No Objection

6/18/18

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

No Objection

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2013-0227-SPH)

NEWSPAPER ADVERTISEMENT

Date:

8/15/18

Daily Record

SIGN POSTING (1st)

Date:

8/13/18

by

DOAK

SIGN POSTING (2nd)

Date:

8/31/18

by

DOAK

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				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 10 Account Number - 1012040300							
Owner Information										
Owner Name:		COOKE MICHAEL ROBERT VON PARIS ALEXANDRA LYN				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		14345 JARRETTSVILLE PIKE PHOENIX MD 21131-1740				Deed Reference:		/34950/ 00355		
Location & Structure Information										
Premises Address:		14345 JARRETTSVILLE PIKE PHOENIX 21131-1740				Legal Description:		1.690 AC MINOR SUBDIVISION 14345 JARRETTSVILLE PIKE ES 1000 FT N SWEET AIR RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0035	0018	0281		0000			1	2017	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1880		3,591 SF				1.6900 AC		04		
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	Last Major Renovation		
2	YES	STANDARD UNIT	ASBESTOS SHINGLE		3 full		2 Attached			
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2017		07/01/2018		07/01/2019	
Land:			106,900		106,900					
Improvements			202,400		218,800					
Total:			309,300		325,700		320,233		325,700	
Preferential Land:			0						0	
Transfer Information										
Seller: LINTZ HOWARD BRUCE				Date: 05/09/2014				Price: \$350,000		
Type: ARMS LENGTH IMPROVED				Deed1: /34950/ 00355				Deed2:		
Seller: LINTZ MARIE E				Date: 10/22/2013				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /34363/ 00438				Deed2:		
Seller: LINTZ HOWARD P				Date: 06/09/2000				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /14516/ 00476				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
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

Homeowners' Tax Credit Application Status: No Application

Date:

JB 5-31-13

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(Jarrettsville Pike)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Councilmanic District		
Howard B. Lintz	*	HEARINGS FOR
Petitioner	*	BALTIMORE COUNTY
	*	CASE NO. 2013-0227-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Hearing filed by Jeffrey H. Gray, Esquire on behalf of Howard B. Lintz, legal owner. The Petitioner is requesting Special Hearing relief pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve: (1) well and septic not located in the same zone as house, and (2) two existing two-story dwellings and an existing separate one-story garage with an office on Lot 1. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Howard B. Lintz and Keith Heindel, the surveyor who prepared the site plan. In addition, two former neighbors attended the hearing and testified. Jeffrey H. Gray, Esquire, appeared and represented the Petitioner. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

No substantive Zoning Advisory Committee (ZAC) comments were received from any County agency.

Testimony and evidence revealed that the subject property is approximately 4.038 acres

and is split- zoned RC 5, RO-CR, and RC5-CR. The property is improved with two single family dwellings and a one-story office/garage building. The Petitioner is in the process of obtaining minor subdivision approval from Baltimore County, to divide the parcel into two lots, with a proposed single family dwelling to be constructed on the newly-created lot ("Lot 2"). Before the minor subdivision can be processed, the Petitioner must obtain Special Hearing relief to establish that the three (3) structures currently existing on proposed "Lot 1" are lawful nonconforming buildings under B.C.Z.R. §104.

With regard to the first aspect of Special Hearing relief requested, I was unable to locate any provision in the B.C.Z.R. that required a well/septic to be located within the same zoning designation as the principal building to which it is accessory. In any event, Petitioner's counsel indicated that Baltimore County recently approved the well & septic systems for proposed "Lot 1" as depicted on the site plan (Exhibit 1). As such, relief will be granted as to this issue.

The remaining issue concerns whether the structures on lot 1 are lawful nonconforming buildings under the B.C.Z.R. The SDAT printout in the file reveals that one of the single family dwellings (#14345 Jarrettsville Pike) was constructed in or about 1880. The Petitioner presented two witnesses (Ted Ohler & Carl Unkart), both of whom were born and raised in the vicinity of the subject property. They both recall the single family dwellings and the garage building since at least 1945, when they were young children playing in the area. Howard Lintz, the Petitioner, also grew up on the property and he confirmed the testimony and recollection of the other two witnesses.

In these circumstances, the Petitioner has established that the structures existing on Lot 1 of the site plan predated the enactment of the zoning regulations that would otherwise prohibit the construction of two single family dwellings on the same lot. The buildings have been in use

continuously, and there is no evidence or indication that they were abandoned for a period of one year or more. As such, the requested relief will be granted.

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

THEREFORE, IT IS ORDERED, this 5th day of June, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve: (1) well and septic not located in the same zone as house, and (2) two existing two-story dwellings and an existing separate one-story garage with an office on Lot 1 (as shown on the site plan admitted as Petitioners Exhibit 1), be and is hereby GRANTED.

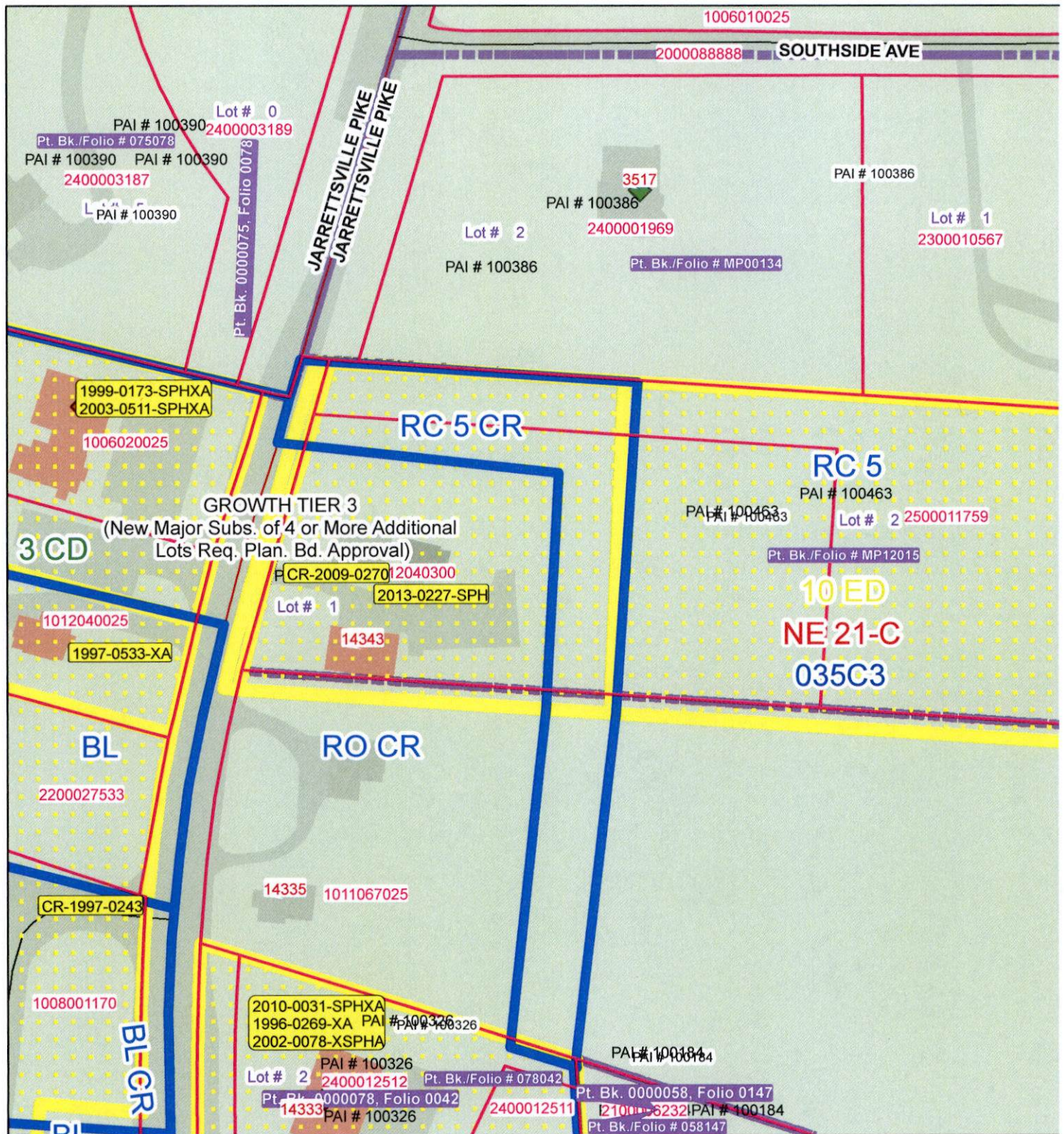
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slm

14345 Jarrettsville Pike



Publication Date: 6/12/2018



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 #0344

GENERAL SITE INFORMATION

1. Ownership: Michael Robert Cooke & Alexandra Lyn Von Paris
14345 Jarrettsville Pike Phoenix MD 21131
2. Address: 14345 Jarrettsville Pike Phoenix MD 21131
3. Deed references: JLE 34950/ 355
4. Area: 1.69 acres (per deed)
5. Tax Map / Parcel / Tax account #: 35 / 281 / 10-12-040300
6. Election District: 70 Councilmanic District: 3
ADC Map: 4348A7 GIS tile & Zoning map: 035C3 Position sheet: 82NE11
Census tract: 410200 Census block: 24005410200
Schools: Jacksonville ES Cockeysville HS Dulaney HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 035C3 and the information provided by Baltimore County on the internet.
8. Improvements: Two dwellings, one office & a parking lot. All buildings and the parking lot will remain.
9. The subject property was created by an approved minor subdivision.

OFFICE OF ZONING

Zoning: RO CR, RC 5 CR & RC 5

Case #R-09-270
Petition for Reclassification- granted

- Case #2013-0227-SPH
- 1) Well and septic not located in the same zone as the house- granted
 - 2) 2 existing 2 story dwellings and an existing separate 1 story garage with an office on Lot 1- granted

Parking Calculations

2 Dwellings:
Required parking spaces: 4
Office (dog grooming):
(5 parking spaces per 1000 square feet of gross floor area per section 409.6A.2 BCZR)
Required parking spaces: 8

Parking spaces provided on site:14

RO CR Setbacks for Commercial Buildings

All of the buildings were deemed non-conforming in Case #2013-0227-SPH. Therefore the zoning setbacks are not applicable.

Special requirements per the CR District
Section 259.3C

- 1.a. Existing gross floor area: 1500 sq. ft. first floor
- 1.b. Floor area ratio: Shall not exceed 0.20, (existing 0.02)
- 1.c. The existing building shall not exceed 30 feet in height (existing building 18.5 feet high)
- 2.a. The front yard setback exceeds the required 15 feet (existing 52 feet)
- 2.b. The side yard setback does not exceed the required 15 feet (existing 2.6 feet- see Case #2013-0227-SPH)
- 2.b. The rear yard setback does exceed the required 15 feet
4. The existing parking is located in a manner appropriate and consistent with adjoining development. There will continue to be only one access to the roadway.
5. The subject property can support the proposed development without overburdening the required private sewage disposal system and the potable water supply, endangering the metropolitan district reservoirs or creating a health or environmental nuisance for neighboring properties.
6. There will be no outside storage of equipment or materials
7. Any signs erected on the subject property will meet the requirements of section 259.3C.7 BCZR
8. Any new buildings or additions shall be appropriate to the surrounding neighborhoods.

Section 259.3E

1. The petitioner can document that the use is needed in the area and will not be detrimental.
2. The proposed development of the subject property shall take into account the existing and proposed roads, topography, existing vegetation, soil types and the configuration of the site. The proposed development will not disturb slopes with grades exceeding 25%; will minimize disturbance to vegetated areas, wetlands and streams; and will not result in undue site disturbance or excessive erosion and sediment loss. Infiltration will be maximized and stormwater management discharge will be decentralized. Architecturally or historically significant buildings and their settings shall be preserved and integrated into the site plan. The subject building is not historic or in a historic district.
3. The buildings shall continue to be sited to protect scenic views from public roads and so that the natural rural features, including but not limited to pastures, croplands, meadows and trees, are preserved to the extent possible. The existing trees will be maintained as a visual buffer to the surrounding properties.
4. The proposed development will not be detrimental to neighboring uses and the tranquility of the rural area through excessive noise and will not result in a nuisance or air pollution from dust, fumes, vapors, gases and odors.

Section 259.3E

The existing buildings were in existence as of the date of the enactment of Bill No. 103-1988 or any CR District designation.

ENVIRONMENTAL IMPACT

Watershed: Little Gunpowder Falls URDL land type: 1 Growth Tier: 3

1. The existing buildings are currently serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

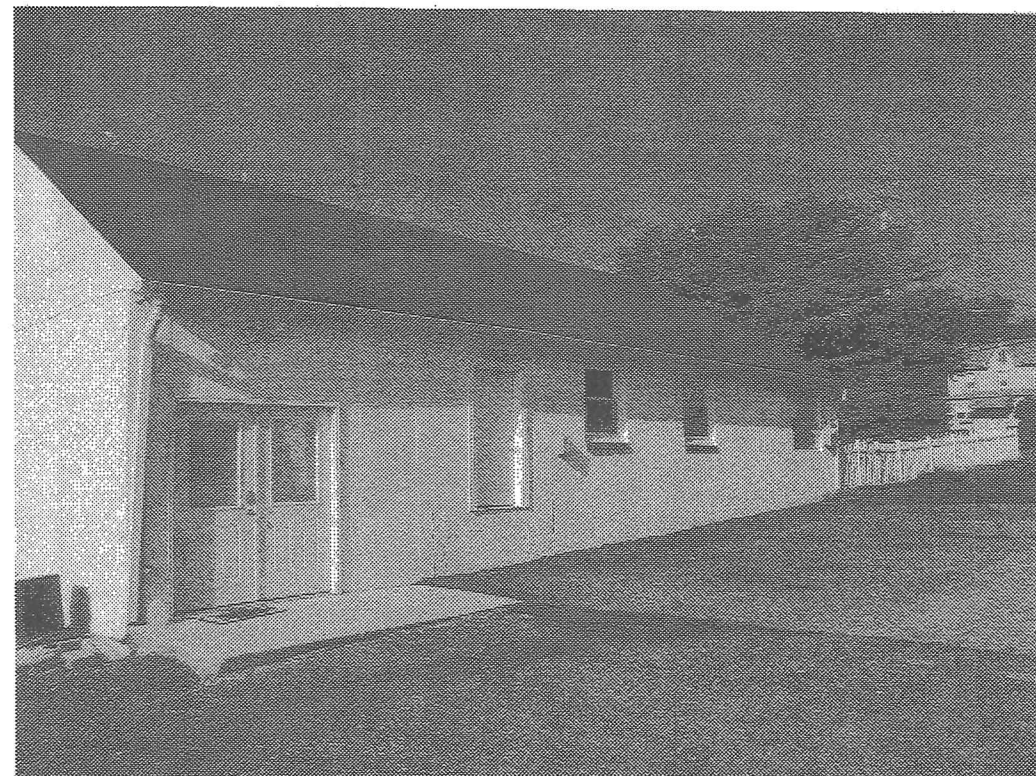
Regional Planning District: Jacksonville District Code: 305

1. The subject buildings are not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

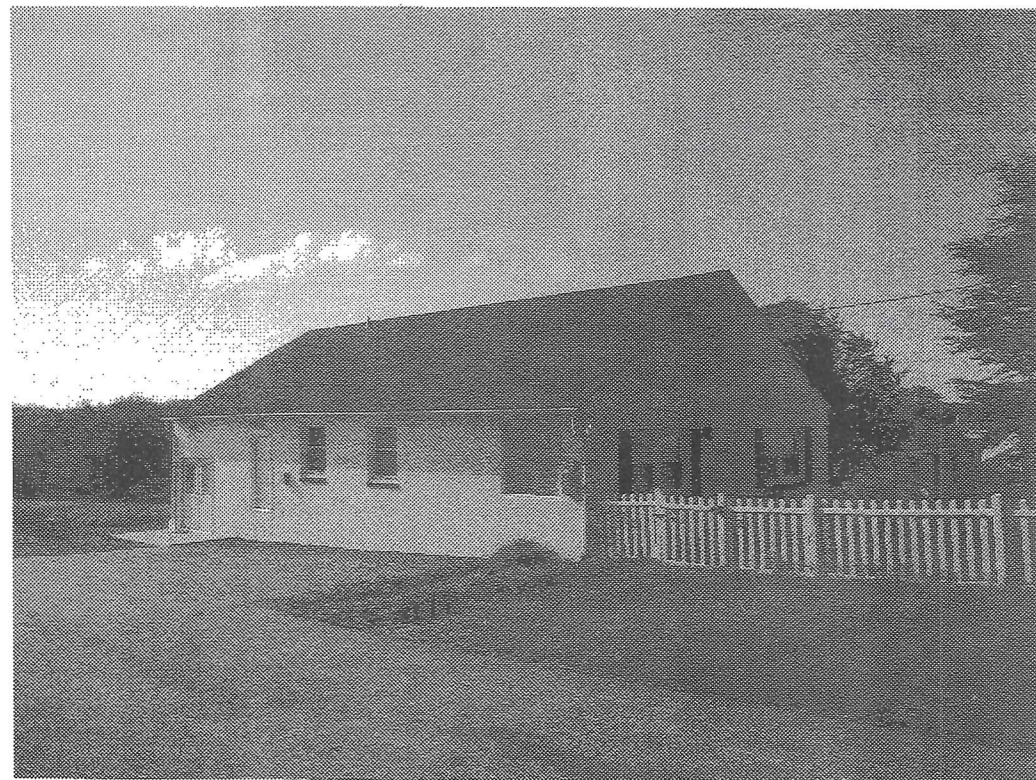
To change the commercial use of the office to a dog grooming facility

NORTH SIDE



SUBJECT BUILDING

NORTH & WEST SIDE



WEST SIDE



0' 50' 100' 150'

REVISION

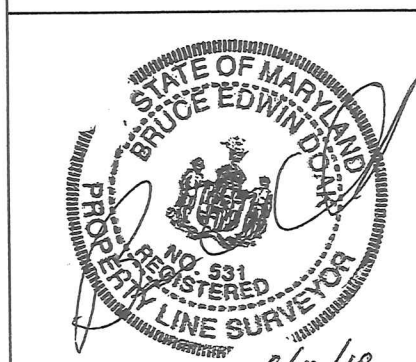
Bruce E. Doak Consulting, LLC

Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21063
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION

FOR
#14343 & #14345 JARRETTSVILLE PIKE

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



Date: 5/28/18

Scale: 1"=50"

CASE # 2018-0344-X

GENERAL SITE INFORMATION

- Ownership: Michael Robert Cooke & Alexandra Lyn Von Paris
- Address: 14345 Jarrettsville Pike Phoenix MD 21131
- Deed references: JLE 34950/ 355
- Area: 1.69 acres (per deed)
- Tax Map / Parcel / Tax account #: 35 / 281 / 10-12-040300
- Election District: 70 Councilmanic District: 3
ADC Map: 4348A7 GIS tile & Zoning map: 035C3 Position sheet: 82NE11
Census tract: 410200 Census block: 24005410200
Schools: Jacksonville ES Cockeysville MS Dulaney HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 035C3 and the information provided by Baltimore County on the internet.
- Improvements: Two dwellings, one office & a parking lot. All buildings and the parking lot will remain.
- The subject property was created by an approved minor subdivision.

OFFICE OF ZONING

Zoning: RO CR, RC 5 CR & RC 5

Case #R-09-270
Petition for Reclassification- granted

- Case #2013-0227-SPH
- Well and septic not located in the same zone as the house- granted
 - 2 existing 2 story dwellings and an existing separate 1 story garage with an office on Lot 1- granted

Parking Calculations

2 Dwellings:
Required parking spaces: 4
Office (dog grooming):
(5 parking spaces per 1000 square feet of gross floor area per section 409.6A.2 BCZR)
Required parking spaces: 8

Parking spaces provided on site: 14

RO CR Setbacks for Commercial Buildings

All of the buildings were deemed non-conforming in Case #2013-0277-SPH. Therefore the zoning setbacks are not applicable.

Special requirements per the CR District

- Section 259.3C
- Existing gross floor area: 1500 sq. ft. first floor
 - Floor area ratio: Shall not exceed 0.20. (existing 0.02)
 - The existing building shall not exceed 30 feet in height (existing building 18.5 feet high)
 - The front yard setback exceeds the required 15 feet (existing 52 feet)
 - The side yard setback does not exceed the required 15 feet (existing 2.6 feet- see Case #2013-0227-SPH)
 - The rear yard setback does exceed the required 15 feet
 - The existing parking is located in a manner appropriate and consistent with adjoining development. There will continue to be only one access to the roadway.
 - The subject property can support the proposed development without overburdening the required private sewage disposal system and the potable water supply, endangering the metropolitan district reservoirs or creating a health or environmental nuisance for neighboring properties.
 - There will be no outside storage of equipment or materials
 - Any signs erected on the subject property will meet the requirements of section 259.3C.7 BCZR
 - Any new buildings or additions shall be appropriate to the surrounding neighborhoods.
- Section 259.3E
- The petitioner can document that the use is needed in the area and will not be detrimental.
 - The proposed development of the subject property shall take into account the existing and proposed roads, topography, existing vegetation, soil types and the configuration of the site. The proposed development will not disturb slopes with grades exceeding 25%; will minimize disturbance to vegetated areas, wetlands and streams; and will not result in undue site disturbance or excessive erosion and sediment loss. Infiltration will be maximized and stormwater management discharge will be decentralized.
 - Architecturally or historically significant buildings and their settings shall be preserved and integrated into the site plan. The subject building is not historic or in a historic district.
 - The buildings shall continue to be sited to protect scenic views from public roads and so that the natural rural features, including but not limited to pastures, croplands, meadows and trees, are preserved to the extent possible. The existing trees will be maintained as a visual buffer to the surrounding properties.
 - The proposed development will not be detrimental to neighboring uses and the tranquility of the rural area through excessive noise and will not result in a nuisance or air pollution from dust, fumes, vapors, gases and odors.
- Section 259.3F
- The existing buildings were in existence as of the date of the enactment of Bill No. 103-1988 or any CR District designation.

ENVIRONMENTAL IMPACT

Watershed: Little Gunpowder Falls URDL land type: 1 Growth Tier: 3

- The existing buildings are currently serviced by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

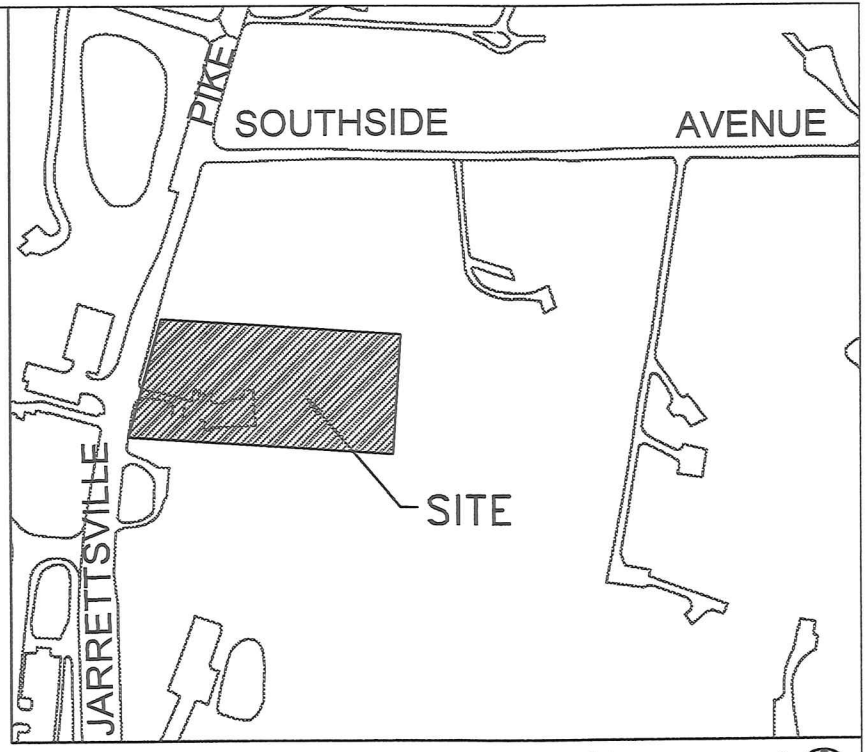
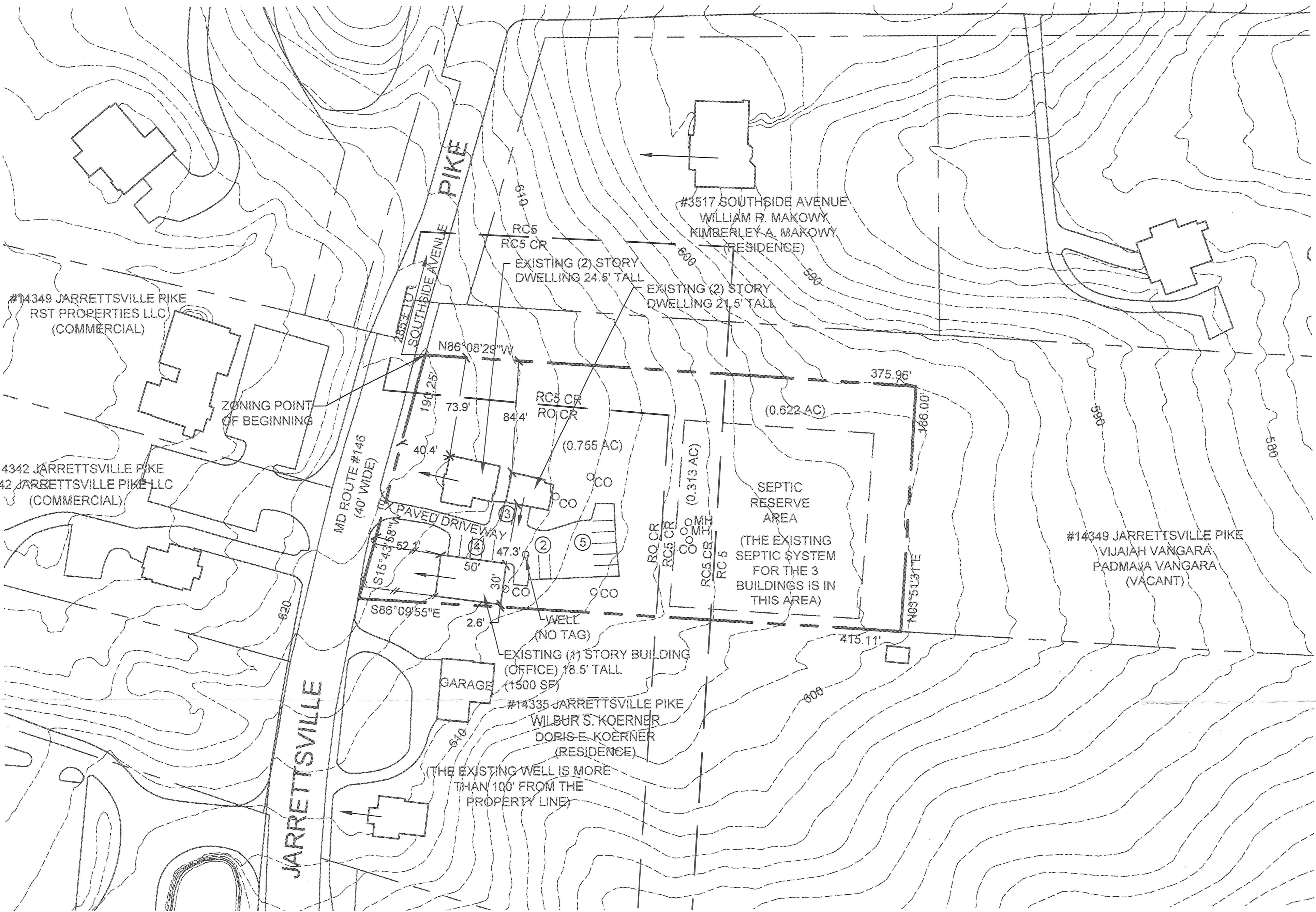
OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305

- The subject buildings are not historic. The subject property is not in a historic district.

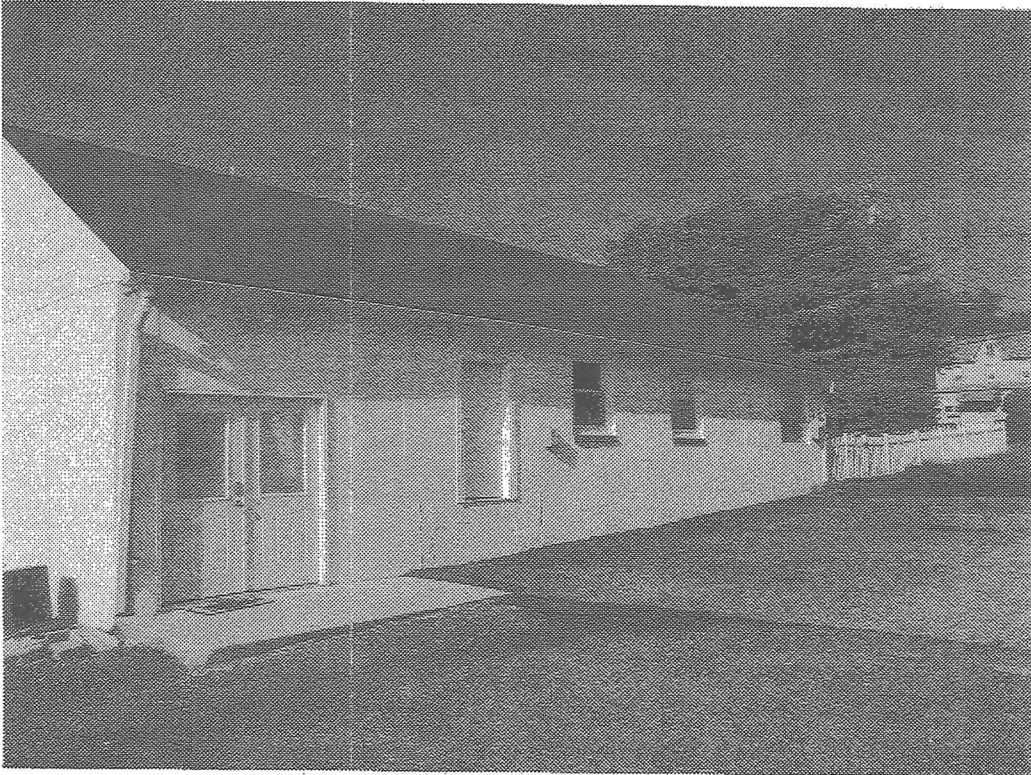
PROPOSED DEVELOPMENT

To change the commercial use of the office to a dog grooming facility

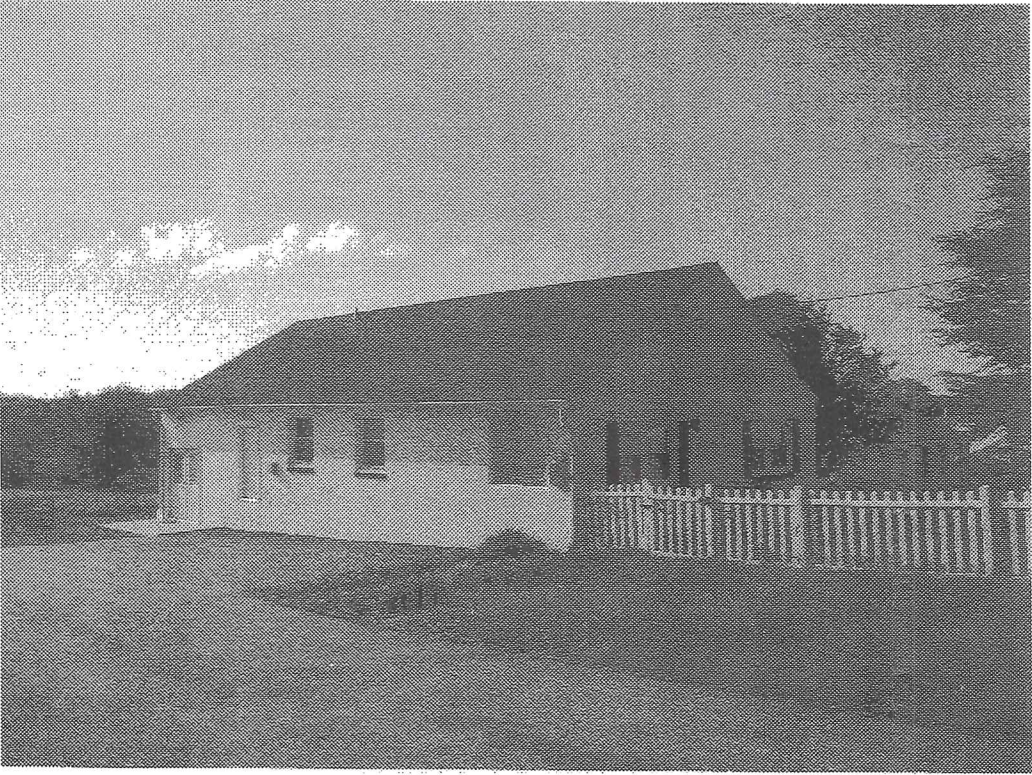


Vicinity Map - Scale: 1' = 300'

NORTH SIDE



NORTH & WEST SIDE



WEST SIDE



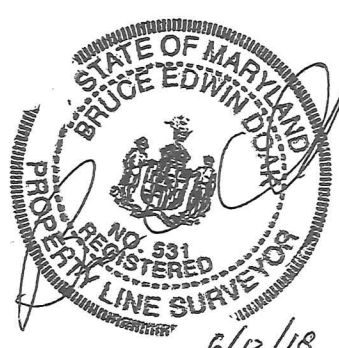
0' 50' 100' 150'

REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Fresland, MD 21053
o 443-900-5535 m 410-419-4908
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#14343 & #14345 JARRETTSVILLE PIKE

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



Date: 5/28/18

Scale: 1"=50"

CASE # 2018-0344-X

PET. No. 1

