

**IN RE: PETITION FOR
SPECIAL EXCEPTION**

(2705 Greenspring Valley Road)

3rd Election District

2nd Councilmanic District

Russell Carter and Tiffany Stearns
Legal Owners

Follow My Lead, LLC
Lessee

*** BEFORE THE**
*** BOARD OF APPEALS**
*** OF**
*** BALTIMORE COUNTY**

*** Case No. 2019-0168-X**

*** * * * ***

OPINION

This matter came before the Baltimore County Board of Appeals (the "Board") as a *de novo* appeal of a March 4, 2019 decision of Administrative Law Judge John E. Beverungen of the Office of Administrative Hearings. In his Opinion and Order, Judge Beverungen granted the Petition filed by Russell Carter and Tiffany Stearns, legal owners, and Follow My Lead, LLC, lessee (collectively the "Petitioners"), for a Special Exception to approve a commercial kennel in the RC 2 zone.

Protestants, Valleys Planning Council, Inc., the Greater Greenspring Association, Inc., Doug Carroll, Cassandra Naylor, Jaye Knutson, Linda Kropp, Bernard Cole and Patricia Cole (collectively the "Protestants"), filed an appeal of the ALJ's decision (the Petitioners and the Protestants are collectively referred to as the "Parties"). The Board held a public hearing on November 12, 2019 and, upon agreement and consent of the Parties, held a public deliberation the same day. During the proceedings before the Board, Adam M. Rosenblatt, Esquire represented the Petitioners and Michael R. McCann, Esquire represented the Protestants. At the outset of the public hearing, the parties explained that they had reached an agreement in this case wherein they would jointly request that the petition for special exception be granted subject to a series of agreed-

upon conditions. As the Parties were all in agreement, counsel for the Petitioners was permitted to proffer the evidence that would have been presented had there been a contested hearing before the Board. As detailed below, the Board will honor the request of the Parties to approve the special exception subject to the agreed-upon conditions.

Evidence Proffered by Petitioners

This petition concerns the property known as 2705 Greenspring Valley Road (the "Property"), which is comprised of six (6) parcels totaling approximately three (3) acres of land zoned RC 2. The Property is located on the south side of Greenspring Valley Road east of its intersection with Chatolane Hill Road in the Owings Mills area of Baltimore County. As shown on the site plan, which was marked and accepted into evidence as Petitioner's Exhibit 1, the Property is improved with a building originally constructed as a schoolhouse and more recently used a single-family residence. A large fenced-in area lies to the north of the schoolhouse building and a detached garage lies behind the schoolhouse.

Tiffany Stearns and her husband Russell Carter moved to Maryland in 2013 and purchased the Property in 2018 with the intention of operating Follow My Lead, LLC, a dog training and boarding facility classified as a "commercial kennel" by the Baltimore County Zoning Regulations ("BCZR"). Ms. Stearns has thirty (30) years of experience working with dogs in various capacities and venues including veterinarian clinics, shelters, and organizations that help to place foster dogs in new homes. She specializes in acclimating dogs to new environments and has extensive experience with training, care, and overnight boarding of dogs.

Ms. Stearns was interested in the Property because it is hidden from the road, screened from surroundings, rural and quiet, and is in the heart of her client base with approximately 80% of her clients residing within five (5) miles of the Property. In terms of improvements to the Property, Follow My Lead will be using the existing schoolhouse structure and fenced-in area shown on Petitioner's Exhibit 1. The Petitioners will not be constructing any new commercial

buildings on the Property and will not post commercial signs or any other signs on the Property displaying the name of or advertising the business.

In terms of daily operations, the total number of client dogs that Follow My Lead will have on the Property at a time (including inside and outside) will not exceed twenty-five (25) dogs. Additionally, a maximum of ten (10) dogs will be outside on the Property at a time, and a maximum of eight (8) dogs will be boarded overnight on the Property. Follow My Lead has four (4) total employees and she maintains a minimum of one (1) employee for every eight (8) dogs on the Property. The dogs are rarely all in one place as they are trained inside the house, outside in the yard, and are frequently taken on field trips during the day. Follow My Lead focuses on training dogs for real life situations so the schoolhouse, which is complete with a kitchen, bathrooms, and bedrooms, is used to teach dogs how to properly act in a home, and field trips to parks, restaurants, and other locations teach dogs how to act in situations they will frequently encounter with their owners. Ms. Stearns uses her years of experience to control barking and other behavior for the benefit of her clients.

The Parties negotiated certain terms to limit the traffic impact that Follow My Lead will have on the surrounding area. The Property has dual access from Greenspring Valley Road to the north and Spring Hill Road to the south. Ms. Stearns and her business partner currently pickup and shuttle a number of the dogs to and from the Property to reduce traffic. They are also looking to purchase a shuttle van that will be used to transport even more dogs to and from the Property. Additionally, Follow My Lead will stagger pickup and drop off times and, with one exception, will limit the number of cars on the Property to three (3) client cars and four (4) employee cars for a total of seven (7) cars on the Property at a given time. The one exception to the maximum of seven (7) cars will be for group training classes, which will be limited to twice a month on Saturdays between the hours of 9:00 a.m. and 12:00 p.m. During group training sessions, the maximum number of client cars on the Property will be eight (8) and the maximum number of employee cars will be four (4) for a total of twelve (12) cars on the Property. Employee cars will

be parked behind the schoolhouse and Follow My Lead employees will make every effort to come and go from the Property at different times from customer drop off and pickup to reduce traffic in and around the Property.

Mitch Kellman, a professional land planner with Daft McCune and Walker, supervised the preparation of the site plan in this case and has been accepted as an expert in Baltimore County land planning and zoning with particular knowledge of the requirements for seeking and obtaining special exceptions in Baltimore County. Mr. Kellman would testify about the site location, size and zoning of RC 2, that the only relief necessary for the proposed kennel is a special exception, and that the proposed use, particularly in light of the agreed-upon conditions, will satisfy all of the requirements of BCZR § 502.1. Finally, Mr. Kellman would testify that the use would have no greater impact at this location than in another location in the RC 2 zone, and that any impacts from the resulting use would not go beyond those inherent in the operation of a commercial kennel.

Special Exception Law

In order to grant a request for a special exception under BCZR, §502.1, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air;
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations;
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor

I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone.

In *Schultz v. Pritts*, 291 Md. 1, 22-23, 432 A.2d at 1331 (1981), the Court of Appeals held that "the appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and therefore should be denied, is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone."

The Court of Appeals in *People's Counsel for Baltimore County v. Loyola College in Md.* 406 Md. 54, 106 (2008) upheld that longstanding *Shultz* analysis, explaining that a special exception use has "certain [inherent] adverse effects.... [which] are likely to occur." In its analysis, the *Loyola* Court observed that "[t]he special exception adds flexibility to a comprehensive legislative zoning scheme by serving as a 'middle ground' between permitted use and prohibited uses in a particular zone." *Id.*, 406 Md. at 71 (2008).

Conclusion

After consideration of the proffered evidence, and the agreement of the Parties in this case, the Board finds that the Petition for Special Exception for a commercial kennel in the RC 2 zone should be granted.

ORDER

THEREFORE, IT IS THIS 26th day of November,

2019, by the Board of Appeals of Baltimore County,

ORDERED, that the Petition for Special Exception for a commercial kennel in the RC 2 zone, as set forth on the Site Plan, is hereby **GRANTED**, subject to the following conditions:

1. **TERMINATION:** Petitioners shall terminate the use of the Property as a kennel no later than November 12, 2029. Additionally, the special exception shall be personal to Tiffany Stearns and Follow My Lead, LLC, such that if Ms. Stearns sells the Property or no longer retains an interest therein, or sells or no longer retains an interest in Follow My Lead, LLC, the special exception for the kennel will automatically terminate. Additionally, if Follow My Lead, LLC ceases operating the kennel for one (1) year or longer the special exception for the kennel will terminate.

2. **NUMBER OF DOGS:** The number of dogs that Follow My Lead, LLC will have on the Property will be limited as follows:

No more than 10 dogs will be outside at any given time.

No more than 8 dogs will be kept overnight.

No more than 25 client dogs at a time on the Property, either inside or outside.

3. **HOURS OF OUTDOOR OPERATION:**

General operating hours are 8:00 a.m. through 7:00 p.m.

From the hours of 7:00 p.m. through 6:00 a.m., boarding dogs will only be brought outside individually, and only as necessary to relieve themselves, to do some individual training, or to ensure their comfort on the Property.

From the hours of 6:00 a.m. through 8:00 a.m., only boarding dogs will be outside in the yard on the Property but only individually and only as necessary to relieve themselves.

Outdoor group training sessions where owners attend with their dogs will be limited to two Saturdays per month between the hours of 9:00 a.m. and 12:00 p.m.

4. **ADDITIONAL STRUCTURES:**

The kennel use will be limited to the existing schoolhouse and fenced-in area as shown on the Site Plan marked as Petitioners' Exhibit 1. No additional commercial structures of any kind, or expansion of existing structures, will be constructed on the Property.

Russell Carter and Tiffany Stearns intend in the future to construct an addition or to construct a new garage in the rear of the Property for their personal use. Petitioners agree that any future garage addition will not be related to Follow My Lead, LLC and will not be used to support or expand the kennel in any way.

5. **MAXIMUM NUMBER OF AUTOMOBILES:** In an effort to reduce traffic, Petitioners will shuttle dogs to and from the Property to ensure that traffic associated with the kennel is minimized. In addition, Petitioners will stagger client pick up and drop off times so that the automobiles on site are limited as follows:

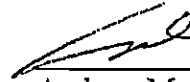
With one exception outlined below, a maximum of three (3) client cars will be on the Property at any given time. The maximum number of employee cars on the Property will be four (4), so that the total number of cars on the Property will be a maximum of seven (7). Employee cars will be parked behind the primary structure and employees will make every effort to enter and exit the Property at different times from customer pickup and drop off to reduce the number of cars coming or going from the Property at any given time.

During group training sessions, a maximum number of eight (8) client cars will be on the Property. The maximum number of employee cars on the Property during group training sessions will be four (4), so that the total number of cars on the Property during group training sessions will be twelve (12). Employee cars will be parked behind the primary structure and employees will make every effort to enter and exit the Property at separate times from customer cars to reduce the number of cars coming or going from the Property during group training sessions.

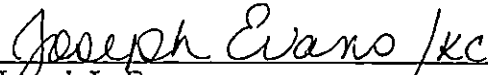
6. **SIGNS:** Petitioners shall not post commercial signs or other signs displaying the name of or advertising the business.

Any petition for judicial review from this decision must be made in accordance with
Rules 7-201 through 7-210 of the *Maryland Rules*.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**



Andrew M. Belt, Panel Chair



Joseph L. Evans



Kendra Randall Jolivet



Board of Appeals of Baltimore County

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SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
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November 26, 2019

Adam Rosenblatt, Esquire
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Michael R. McCann, Esquire
118 W. Pennsylvania Avenue
Towson, Maryland 21204

Frederic Smalkin, Jr., Esquire
603 Allegheny Avenue
Towson, MD 21204-4235

RE: In the Matter of: Follow My Lead, LLC - Lessee
Russell Carter and Tiffany Stearns - Legal Owners
Case Nos.: 19-168-X

Dear Counsel:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rules 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Sunny Cannington

Krysundra "Sunny" Cannington
Administrator

KLC/
Enclosure
Duplicate Original Cover Letter

c: Russell Carter and Tiffany Stearns
Follow My Lead, LLC
Valleys Planning Council, Inc.
Douglas Carroll
Cassandra Naylor
Jaye Knutson
David L. Martin, Daft McCune Walker, Inc.

C. Pete Gutwald, Director/Department of Planning
James R. Benjamin, Jr., County Attorney, Office of Law
Michael Mallinoff, Director/PAI
Nancy West, Assistant County Attorney
Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge

Krysundra Cannington

From: Krysundra Cannington
Sent: Wednesday, November 20, 2019 8:38 AM
To: 'Rosenblatt, Adam M.'; Michael McCann
Subject: RE: Draft Order for Follow My Lead

Good morning Counsel,

I apologize for my delay in responding to your email. Please be advised I have forwarded your draft to the panel for review. Assuming there are no changes we will issue the opinion as soon as the panel members have reviewed and signed.

Thank you.

Sunny

Krysundra "Sunny" Cannington
Administrator
Board of Appeals of Baltimore County
410-887-3180

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From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Friday, November 15, 2019 11:37 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>
Cc: Michael McCann <michael@mmccannlaw.net>
Subject: Draft Order for Follow My Lead

CAUTION: This message from AMRosenblatt@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.
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Hi Sunny,

Michael McCann and I are jointly submitting the attached draft order as Mr. Belt requested at the end of the hearing on Tuesday. Please let us know if you need anything else to finalize this decision.

Thank you and have a nice weekend.

Krysundra Cannington

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Friday, November 15, 2019 11:37 AM
To: Krysundra Cannington
Cc: Michael McCann
Subject: Draft Order for Follow My Lead
Attachments: Draft BOA Order for Follow My Lead(47989812.2).docx

CAUTION: This message from AMRosenblatt@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

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Thank you and have a nice weekend.

Adam M. Rosenblatt, Esq. | Venable LLP
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210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/1NzFMTGXWjisiBJ-qgU24hkQihyhyFeDb79-3Zlj0lgLiRgkvRsRttpAdt24FNfSLR737BTU3Tixtm9BY438aYF8I5qLKc7gMoAqD5Ps572tC-tmPJl8nCvbY7YFSW1RdXg0o4GkljSuwcEhNenedrnNcyux0_7_nbSn4pl77DhEF6V1_4K3XD_6xatLn41OwyYAAxZxDTwaAvK5RFzTVpGNcs3U-m8AWyvdoTNpvjpSblDrTKYq_ZtWyJlx8tPtTvl6u1bBqQADeqziKossLilzNhjw3Sj547ObIURO3a36XUNA8SuPy5leFnn91btXf9r1jh0R3-plIA_jJQUOMd1k4AYe1H0XfONHZrfn7cmC8Z3k8ppnNyVGGVCmN7RiUdUTDuSirr8MMXBJBQCAGh8T8dvxWGX6r8_rA-3emVUSmNup4tvcsNLuppGEP230wDvlUmnHrGG9uRXq-NjQ/http%3A%2F%2Fwww.Venable.com

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PROPOSED UNSIGNED DRAFT ORDER

IN RE: PETITION FOR
SPECIAL EXCEPTION

(2705 Greenspring Valley Road)

3rd Election District
2nd Councilmanic District

Russell Carter and Tiffany Stearns
Legal Owners

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to proffer the evidence that would have been presented had there been a contested hearing before the Board. As detailed below, the Board will honor the request of the Parties to approve the special exception subject to the agreed-upon conditions.

Evidence Proffered by Petitioners

This petition concerns the property known as 2705 Greenspring Valley Road (the "Property"), which is comprised of six (6) parcels totaling approximately three (3) acres of land zoned RC 2. The Property is located on the south side of Greenspring Valley Road east of its intersection with Chatolane Hill Road in the Owings Mills area of Baltimore County. As shown on the site plan, which was marked and accepted into evidence as Petitioner's Exhibit 1, the Property is improved with a building originally constructed as a schoolhouse and more recently used a single-family residence. A large fenced-in area lies to the north of the schoolhouse building and a detached garage lies behind the school house.

Tiffany Stearns and her husband Russell Carter moved to Maryland in 2013 and purchased the Property in 2018 with the intention of operating Follow My Lead, LLC, a dog training and boarding facility classified as a "commercial kennel" by the Baltimore County Zoning Regulations ("BCZR"). Ms. Stearns has thirty (30) years of experience working with dogs in various capacities and venues including veterinarian clinics, shelters, and organizations that help to place foster dogs in new homes. She specializes in acclimating dogs to new environments and has extensive experience with training, care, and overnight boarding of dogs.

Ms. Stearns was interested in the Property because it is hidden from the road, screened from surroundings, rural and quiet, and is in the heart of her client base with approximately 80% of her clients residing within five (5) miles of the Property. In terms of improvements to the Property, Follow My Lead will be using the existing schoolhouse structure and fenced-in area shown on Petitioner's Exhibit 1. The Petitioners will not be constructing any new commercial buildings on the Property and will not post commercial signs or any other signs on the Property displaying the name of or advertising the business.

In terms of daily operations, the total number of client dogs that Follow My Lead will have on the Property at a time (including inside and outside) will not exceed twenty-five (25) dogs. Additionally, a maximum of ten (10) dogs will be outside on the Property at a time, and a maximum of eight (8) dogs will be boarded overnight on the Property. Follow My Lead has four (4) total employees and that she maintains a minimum of one (1) employee for every eight (8) dogs on the Property. The dogs are rarely all in one place as they are trained inside the house, outside in the yard, and are frequently taken on field trips during the day. Follow My Lead focuses on training dogs for real life situations so the schoolhouse, which is complete with a kitchen, bathrooms, and bedrooms, is used to teach dogs how to properly act in a home, and field trips to parks, restaurants, and other locations teach dogs how to act in situations they will frequently encounter with their owners. Ms. Stearns uses her years of experience to control barking and other behavior for the benefit of her clients.

The Parties negotiated certain terms to limit the traffic impact that Follow My Lead will have on the surrounding area. The Property has dual access from Greenspring Valley Road to the north and Spring Hill Road to the south. Ms. Stearns and her business partner currently pickup and shuttle a number of the dogs to and from the Property to reduce traffic. They are also looking to purchase a shuttle van that will be used to transport even more dogs to and from the Property. Additionally, Follow My Lead will stagger pickup and drop off times and, with one exception, will limit the number of cars on the Property to three (3) client cars and four (4) employee cars for a total of seven (7) cars on the Property at a given time. The one exception to the maximum of seven (7) cars will be for group training classes, which will be limited to twice a month on Saturdays between the hours of 9:00 a.m. and 12:00 p.m. During group training sessions, the maximum number of client cars on the Property will be eight (8) and the maximum number of employee cars will be four (4) for a total of twelve (12) cars on the Property. Employee cars will be parked behind the schoolhouse and Follow My Lead employees will make every effort to come

and go from the Property at different times from customer drop off and pickup to reduce traffic in and around the Property.

Mitch Kellman, a professional land planner with Daft McCune and Walker, supervised the preparation of the site plan in this case and has been accepted as an expert in Baltimore County land planning and zoning with particular knowledge of the requirements for seeking and obtaining special exceptions in Baltimore County. Mr. Kellman would testify about the site location, size and zoning of RC 2, that the only relief necessary for the proposed kennel is a special exception, and that the proposed use, particularly in light of the agreed-upon conditions, will satisfy all of the requirements of BCZR § 502.1. Finally, Mr. Kellman would testify that the use would have no greater impact at this location than in another location in the RC 2 zone, and that any impacts from the resulting use would not go beyond those inherent in the operation of a commercial kennel.

Special Exception Law

In order to grant a request for a special exception under BCZR, §502.1, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air;
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations;

H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor

I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone.

In *Schultz v. Pritts*, 291 Md. 1, 22-23, 432 A.2d at 1331 (1981), the Court of Appeals held that "the appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and therefore should be denied, is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone."

The Court of Appeals in *People's Counsel for Baltimore County v. Loyola College in Md.* 406 Md. 54, 106 (2008) upheld that longstanding *Shultz* analysis, explaining that a special exception use has "certain [inherent] adverse effects.... [which] are likely to occur." In its analysis, the *Loyola* Court observed that "[t]he special exception adds flexibility to a comprehensive legislative zoning scheme by serving as a 'middle ground' between permitted use and prohibited uses in a particular zone." *Id.*, 406 Md. at 71 (2008).

The *Schultz* and *Loyola* Courts, and more recently in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, 285 (2017) have expressly recognized that "[a] special exception is presumed to be in the interest of the general welfare, and therefore a special exception enjoys a presumption of validity" (See also *Loyola*, 406 Md. at 84, 88; 105 *Schultz*, 291 Md. at 11). Based on this standard, once an applicant puts on its *prima facie* evidence in support of a special exception, the opponents must then "set forth sufficient evidence to indicate that the proposed [use] would have any adverse effects above and beyond those inherently associated with such use under the *Schultz* standard." *Attar*, 451 Md. at 287 (See *Montgomery County v. Butler*, 417 Md. 271, 276-77 (2010) (opponent must show

"non-inherent adverse effects" to "undercut the presumption of compatibility enjoyed by a proposed special exception use") (See also, *Clarksville Residents Against Mortuary Defense Fund, Inc. v. Donaldson Properties*, 453 Md. 516, 543 (2017) ("there is a presumption that the [special exception] use is in the interest of the general welfare, a presumption that may only be overcome by probative evidence of unique adverse effects").

Conclusion

After consideration of the proffered evidence, and the agreement of the Parties in this case, the Board finds that the Petition for Special Exception for a commercial kennel in the RC 2 zone should be granted.

ORDER

THEREFORE, IT IS THIS _____ day of _____,
2019, by the County Board of Appeals of Baltimore County,

ORDERED, that the Petition for Special Exception for a commercial kennel in the RC 2 zone, as set forth on the Site Plan, is hereby **GRANTED**, subject to the following conditions:

1. **TERMINATION:** Petitioners shall terminate the use of the Property as a kennel no later than November 12, 2029. Additionally, the special exception shall be personal to Tiffany Stearns and Follow My Lead, LLC, such that if Ms. Stearns sells the Property or no longer retains an interest therein, or sells or no longer retains an interest in Follow My Lead, LLC, the special exception for the kennel will automatically terminate. Additionally, if Follow My Lead, LLC ceases operating the kennel for one (1) year or longer the special exception for the kennel will terminate.
2. **NUMBER OF DOGS:** The number of dogs that Follow My Lead, LLC will have on the Property will be limited as follows:

No more than 10 dogs will be outside at any given time.

No more than 8 dogs will be kept overnight.

No more than 25 client dogs at a time on the Property, either inside or outside.

3. HOURS OF OUTDOOR OPERATION:

General operating hours are 8:00 a.m. through 7:00 p.m.

From the hours of 7:00 p.m. through 6:00 a.m. boarding dogs will only be brought outside individually, and only as necessary to relieve themselves, to do some individual training, or to ensure their comfort on the Property.

From the hours of 6:00 a.m. through 8:00 a.m. only boarding dogs will be outside in the yard on the Property but only individually and only as necessary to relieve themselves.

Outdoor group training sessions where owners attend with their dogs will be limited to two Saturdays per month between the hours of 9:00 a.m. and 12:00 p.m.

4. ADDITIONAL STRUCTURES:

The kennel use will be limited to the existing school house and fenced-in area as shown on the Site Plan marked as Petitioners' Exhibit 1. No additional commercial structures of any kind, or expansion of existing structures, will be constructed on the Property.

Russell Carter and Tiffany Stearns intend in the future to construct an addition or to construct a new garage in the rear of the Property for their personal use. Petitioners agree that any future garage addition will not be related to Follow My Lead, LLC and will not be used to support or expand the kennel in any way.

5. MAXIMUM NUMBER OF AUTOMOBILES: In an effort to reduce traffic, Petitioners will shuttle dogs to and from the Property to ensure that traffic associated with the kennel is minimized. In addition, Petitioners will stagger client pick up and drop off times so that the automobiles on site are limited as follows:

With one exception outlined below, a maximum of three (3) client cars will be on the Property at any given time. The maximum number of employee cars on the Property will be four (4), so that the total number of cars on the Property will be a maximum of seven (7). Employee cars will be parked behind the primary structure and employees will make every effort to enter and exit the Property at different times from customer pickup and drop off to reduce the number of cars coming or going from the Property at any given time.

During group training sessions, a maximum number of eight (8) client cars will be on the Property. The maximum number of employee cars on the Property during

group training sessions will be four (4), so that the total number of cars on the Property during group training sessions will be twelve (12). Employee cars will be parked behind the primary structure and employees will make every effort to enter and exit the Property at separate times from customer cars to reduce the number of cars coming or going from the Property during group training sessions.

6. **SIGNS:** Petitioners shall not post commercial signs or other signs displaying the name of or advertising the business.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through 7-210 of the *Maryland Rules*.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**

Andrew M. Belt, Panel Chairman

Joseph L. Evans

Kendra Randall Jolivet

BOARD OF APPEALS OF BALTIMORE COUNTY
MINUTES OF DELIBERATION

IN THE MATTER OF: Russell Carter and Tiffany Stearns – Legal Owners
Follow My Lead, LLC – Lessee **19-168-X**

DATE: November 12, 2019

BOARD/PANEL: Andrew M. Belt, Chair
Joseph L. Evans
Kendra Randall Jolivet

RECORDED BY: Tammy A. Zahner, Legal Secretary

PURPOSE: To deliberate the Petition for Special Exception pursuant to BCZR Sections 502.1 and 1A01.C.2 to approve a commercial kennel in a RC-2 zone.

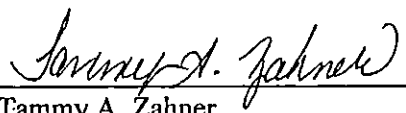
DISCUSSION:

- The Board convened for a hearing then immediately held a Public Deliberation.
- During the hearing counsel advised the Board that the parties had reached a settlement agreement. Counsel for Petitioner proffered the Special Exception factors pursuant to BCZR Section 502.1, and the conditions agreed to by the parties.
- The Board noted that commercial kennels are allowed in the RC-2 zone by special exception, and noted that the residents are satisfied with the time, place and intensity of the use with the conditions imposed. There will be no construction, other than a possible garage, and the Board noted that two roads access the property.
- The Board found the use will be no more detrimental at this location than another location in the zone.
- Counsel will submit a fully executed Settlement Agreement, and a proposed Order for the Board's review.

CONCLUSION: After thorough review of the stipulated facts and evidence, and applicable law in the matter, the Board unanimously agreed to GRANT the Petition for Special Exception, with conditions.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted,



Tammy A. Zahner



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

September 23, 2019

NOTICE OF REASSIGNMENT

IN THE MATTER OF: Russell Carter and Tiffany Stearns – Legal Owners
Follow My Lead, LLC – Lessee
19-168-X 2705 Greenspring Valley Road
3rd Election District; 2nd Council District

Re: Petition for Special Exception pursuant to BCZR Sections 502.1 and 1A01.C.2 to approve a commercial kennel in a RC-2 zone.

3/4/19 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Exception was GRANTED, with conditions.

ASSIGNED FOR: **NOVEMBER 12, 2019 AT 10:00 A.M.**
AND **~~NOVEMBER 14, 2019 AT 10:00 A.M.~~**

cancelled

LOCATION: Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.
- Parties must file one (1) original and three (3) copies of all Motions, Memoranda, and exhibits (including video and PowerPoint) with the Board unless otherwise requested.
- Projection equipment for digital exhibits is available by request. A minimum of forty-eight (48) hours-notice is required. Supply is limited and not guaranteed.

For further information, including our inclement weather policy, please visit our website www.baltimorecountymd.gov/Agencies/appeals/index.html

Krysundra "Sunny" Cannington
Administrator

Notice of Reassignment
In the matter of: Russel Carter and Tiffany Stearns - Legal Owners
Follow My Lead, LLC - Lessee
Case number: 19-168-X
September 23, 2019
Page 2

c.	Counsel for Petitioners	: Adam M. Rosenblatt, Esquire
	Legal Owner/Petitioner	: Russell Carter and Tiffany Stearns
	Lessee/Petitioner	: Follow My Lead, LLC
	Counsel for Protestants	: Michael R. McCann, Esquire
	Protestants	: Valleys Planning Council, Inc., Douglas Carroll, Cassandra Naylor, and Jaye Knutson
	Protestant/ <i>Pro se</i>	: Frederic Smalkin, Jr., Esquire

David L. Martin, Daft McCune Walker, Inc.

C. Pete Gutwald, Director/Department of Planning
Michael Field, County Attorney, Office of Law
Michael Mallinoff, Director/PAI
Nancy West, Assistant County Attorney
Office of People's Counsel
Paul Mayhew, Managing Administrative Law Judge

Krysundra Cannington

From: Michael McCann <michael@mmccannlaw.net>
Sent: Friday, September 20, 2019 8:23 AM
To: Krysundra Cannington
Cc: Rosenblatt, Adam M.; Peoples Counsel
Subject: RE: Follow My Lead 19-168-X

CAUTION: This message from michael@mmccannlaw.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sunny: Sorry for the delay. We are available on 11/5, 6, 12, and 14.

Have a nice weekend.

Michael

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

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From: Krysundra Cannington [mailto:kcannington@baltimorecountymd.gov]
Sent: Tuesday, September 17, 2019 10:21 AM
To: Michael McCann <michael@mmccannlaw.net>
Cc: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>
Subject: RE: Follow My Lead 19-168-X

Hi Michael,

Do these November dates work for you and your clients?

Thanks,

Sunny

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Wednesday, September 11, 2019 12:17 PM
To: Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Krysundra Cannington

Krysundra Cannington

From: Krysundra Cannington
Sent: Tuesday, September 17, 2019 10:20 AM
To: Michael McCann
Cc: 'Rosenblatt, Adam M.'; Peoples Counsel
Subject: RE: Follow My Lead 19-168-X

Hi Michael,

Do these November dates work for you and your clients?

Thanks,

Sunny

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Wednesday, September 11, 2019 12:17 PM
To: Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Krysundra Cannington <kcannington@baltimorecountymd.gov>; Michael McCann <michael@mmccannlaw.net>
Subject: RE: Follow My Lead 19-168-X

CAUTION: This message from AMRosenblatt@Venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Of those dates, November 12, 13, 14, 19, 20, 21 work for us.

Thank you all.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | www.Venable.com

From: Peoples Counsel [<mailto:peoplescounsel@baltimorecountymd.gov>]
Sent: Wednesday, September 11, 2019 11:37 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Michael McCann <michael@mmccannlaw.net>
Subject: RE: Follow My Lead 19-168-X

Good Morning,

Carole Demilio is available for all dates EXCEPT the following:

November 6, 26 and 27.

Thank you for your consideration.

Rebecca M. Wheatley, Legal Secretary
Office of People's Counsel for Baltimore County

Krysundra Cannington

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Wednesday, September 11, 2019 12:17 PM
To: Peoples Counsel; Krysundra Cannington; Michael McCann
Subject: RE: Follow My Lead 19-168-X

CAUTION: This message from AMRosenblatt@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments:

Of those dates, November 12, 13, 14, 19, 20, 21 work for us.

Thank you all.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | www.Venable.com

From: Peoples Counsel [mailto:peoplescounsel@baltimorecountymd.gov]
Sent: Wednesday, September 11, 2019 11:37 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Michael McCann <michael@mmccannlaw.net>
Subject: RE: Follow My Lead 19-168-X

Good Morning,

Carole Demilio is available for all dates **EXCEPT** the following:

November 6, 26 and 27.

Thank you for your consideration.

Rebecca M. Wheatley, Legal Secretary
Office of People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2188 – Office
(410) 823-4236 - Fax

From: Krysundra Cannington <kcannington@baltimorecountymd.gov>
Sent: Tuesday, September 10, 2019 8:38 AM
To: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Michael McCann <michael@mmccannlaw.net>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>
Subject: RE: Follow My Lead 19-168-X

Good morning Counsel,

I included People's Counsel on this email as they filed a letter in this matter last week.

Krysundra Cannington

From: Peoples Counsel
Sent: Wednesday, September 11, 2019 11:37 AM
To: Krysundra Cannington; Rosenblatt, Adam M.; Michael McCann
Subject: RE: Follow My Lead 19-168-X

Good Morning,

Carole Demilio is available for all dates **EXCEPT** the following:

November 6, 26 and 27.

Thank you for your consideration.

Rebecca M. Wheatley, Legal Secretary
Office of People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2188 – Office
(410) 823-4236 - Fax

From: Krysundra Cannington <kcannington@baltimorecountymd.gov>
Sent: Tuesday, September 10, 2019 8:38 AM
To: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Michael McCann <michael@mmccannlaw.net>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>
Subject: RE: Follow My Lead 19-168-X

Good morning Counsel,

I included People's Counsel on this email as they filed a letter in this matter last week.

We have the following dates available in November: November 5, 6, 12, 13, 14, 19, 20, 21, 26, and 27.

Please let me know which dates work best.

Thank you,

Sunny

Krysundra "Sunny" Cannington
Administrator
Board of Appeals of Baltimore County
410-887-3180

Confidentiality Statement

Krysundra Cannington

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Monday, September 9, 2019 11:43 AM
To: Michael McCann; Krysundra Cannington
Subject: RE: Follow My Lead 19-168-X

CAUTION: This message from AMRosenblatt@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Unfortunately these dates do not work for us. One of the two principle business owners is getting married and having her honeymoon over the 3 later dates and we have a conflict on October 8. I am sorry to do it but can we look at November dates?

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/1bdBIEmvgX5TQJt0-pdGPbCFpgFQJ4zi5gnqLdTfbo2s3nGMIs8Se_vZKSUBInwG0PusnWVgGE1gh_Q7mtNtEFEA1rFaphQjRkHm2jjuUvGWBWY_B1L_Yp2R_COWg_GwkDQyXXH8oliiU2Gw7Usb1Ld0xQOdhaLKKfRRXJSiQ9P510FAouURKXaA00q751ea3ULYZCnwqMUQIQEArH38S-9CBM3o1Ppnk-w-tE5-CaXp1Fv0pBnBf7D4st_srub7bR_unNRt2cUHbuTWKu5wvDQArKbhys5MnYTaGNsgYhVL9ePARJVZ_qZX51kedWYjtuvgi7RB-NmqmW0czKsuJAD41lajuTrVdgz6ySc6LetOXij7-3DB5jbFluEqHy4t5P7eP_96rZ9dh5QUk37qW8CtvMCGMduMs-R9e4WOYDIkoSDMUHE75QwOnkqQFAEnSjEZtxN2wnTx4eXx3KQ/http%3A%2F%2Fwww.Venable.com

From: Michael McCann [mailto:michael@mmccannlaw.net]
Sent: Wednesday, September 04, 2019 11:28 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Subject: RE: Follow My Lead 19-168-X

Sunny: It looks like October 8, 15, 23, and 24 are good for us. Thank you.

Michael

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

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From: Krysundra Cannington [mailto:kcannington@baltimorecountymd.gov]
Sent: Friday, August 30, 2019 9:09 AM



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

September 5, 2019

HAND DELIVERED

Jason S. Garber, Chairman
Board of Appeals of Baltimore County
105 West Chesapeake Avenue, Suite 203
Towson, Maryland 21204



Re: Russell Carter & Tiffany Stearns– Follow My Lead, LLC
2705 Greenspring Valley Road
Case No.: 2019-168-X

Dear Chairman Garber and Members of the Panel:

Please accept this letter in lieu of opening statement and attendance at the hearing to explain our position in this special exception case for a commercial dog kennel in the R.C. 2 zone. I have a scheduling conflict on the hearing dates, September 11th and 12th, and felt it would be unfair to the parties to request a postponement on my account. Respectfully, I would like to reserve the right to attend the hearing at some point if my schedule permits.

As we reviewed this case, the proximity of the proposed use to the adjoining properties seemed startling in light of the 200 feet distance required for kennels in BCZR Sections 421.1 and 421.2:

“BCZR § 421.1 - Animal boarding places and kennels in residential zones.

If an animal boarding place or private kennel is allowed in a residential zone, either as a special exception or as a permitted use, any part of the use, including but not limited to exercise areas, septic systems, dog runs and parking areas, may not be located within 200 feet of the nearest property line. (emphasis added).

BCZR § 421.2 - Animal boarding places, kennels and pet shops in office, business and manufacturing zones

If an animal boarding place, commercial kennel, private kennel or pet shop is allowed in an office, business or manufacturing zone, either as a special exception or as a permitted use, any part of the use, including but not limited to exercise areas, septic systems, dog runs and parking areas, may not be located within 200 feet of the nearest property line or lease line.” (emphasis added).

The Administrative Law Judge (ALJ) held that since a “commercial kennel use in residential zones” was not specifically stated in the aforesaid statutes, the 200 ft. setback does not apply. The special exception was approved and protestants appealed.

It seemed incongruous to our office that a private kennel permitted by right or special exception in a residential zone (421.1) or a private or commercial kennel permitted by right or special exception in a non-residential zone (office, business or manufacturing) (421.2) would, in any such case, require a 200 foot setback from the nearest property line, but no such setback is required in the instant case. Again, the Petitioners here propose a commercial kennel in a residential zone. This kennel (“including, but not limited to exercise areas, septic systems, dog runs and parking areas”- see statutes above) is a drastic deviation from the otherwise minimum setback for the use since the site itself is less than 200 feet wide!

This irrational “loophole” appeared to be a County Council oversight or drafting error. We could not recall another dog kennel case where this issue was litigated. To our way of thinking, if a private kennel in a residential zone, even with the protection of a special exception, requires a 200 foot setback, why wouldn’t a commercial kennel in a residential zone be subject to the same setback. Sure enough, the County Council addressed this gap in Bill 7-19, and imposed the 200 foot setback for commercial kennels in residential zones, but exempted pending cases from the application of Bill 7-19.

It should be noted the general law is that a new zoning statute applies retroactively and pending cases must comply with newly enacted regulations. The appellate courts have consistently applied and upheld this interpretation. See Grasslands v. Frizz-King 410 Md. 191 (2009).

The Council did not explain the reason to deviate from Grasslands. This brings us to our position in the case. **Despite the exemption, we maintain the Petitioner here does not get a pass from the potential adverse effects caused by the proximity of the commercial kennel to the neighboring properties.** In other words, distance is still a factor for the special exception under BCZR 502.1. Moreover, Sections 421.1 and 421.2 as well as Bill 7-19 demonstrate that the adverse effects of a dog kennel on adjacent properties are not innate to the use, but can correspond to the distance between the use and adjoining properties.

We maintain that the lack of a meaningful setback could support a denial of the special exception in this case for the following reasons:

1. Bill 7-19 does not eliminate the requirement for a special exception and allows a thorough review of the adverse effects, including those caused by proximity to neighbors, even if the new restriction does not apply to pending cases.
2. Bill 7-19 describes the change as “clarifying”: “FOR the purpose of clarifying that commercial kennels ... are included in the special regulations ... and generally relating to commercial kennels . . . in residential zones.” This suggests the setback requirement was erroneously omitted from the original law, or, at the least, implicitly falls within the spirit and intent.
3. BCZR 421.1, 421.2 and Bill 7-19 demonstrate that the use within 200 ft of the nearest property line could have adverse effects over and above the effects when the 200 foot setback is provided.
4. The requirement of a 200 foot setback demonstrates that the adverse effects of a kennel are not intrinsic to the use, but relative to the location *vis a vis* the neighboring properties.
5. The special exception provisions in Section 502.1 A., C., D., E., G., (and F., if odor is a factor in “adequate air”), contemplate the adverse effects of this commercial kennel on the adjoining property owners.
6. It is reasonable to assume the County Council did not apply the specific distance requirement to the instant case since the proposed use still requires a special exception where the distance factor is in play under 502.1 *et seq.*

In summary, the purpose of this letter is to state our position that Bill 7-19 does not require the CBA to ignore the effects of the proximity of the commercial kennel operation on the adjoining properties, and that special exception law allows for a denial based on such factors.

We also disagree with the Administrative Law Judge’s finding that the adverse effects of a kennel are intrinsic to the use at any location. If that were correct, why would a special exception even be required in some zones? If such adverse effects were intrinsic to the use, the special exception process would be an exercise in futility for all parties. The ALJ’s position is tantamount to permitting the use by right, regardless of location and zone, and that is not the law.

The evidence in this case may show additional adverse conditions which also support a denial of the special exception. This discussion of the interpretation and application of Bill 7-19 *vis a vis* 502.1 does not intend to minimize those factors.

While we generally prefer to attend CBA hearings to state our positions, we believe the parties here will be able to present the facts and concerns during the scheduled two days before the CBA. We mean no disrespect by submitting a letter in lieu of attending the entire hearing, and note the CBA has accepted our correspondence in this manner in other cases.

Finally, please accept this letter as our entry of appearance. If appropriate, we may find it helpful to submit a closing memorandum, if required by the CBA, to supplement our position. We felt it unnecessary to submit further relevant research and cases to the CBA at this time.

Thank you.

Sincerely,



Carole S. Demilio
Deputy People's Counsel
for Baltimore County

cc: Adam Rosenblatt, Esquire
Michael McCann, Esquire
Frederick Smalkin, Esquire

Krysundra Cannington

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Thursday, August 29, 2019 3:23 PM
To: Krysundra Cannington; Michael McCann
Subject: RE: Follow My Lead 19-168-X

CAUTION: This message from AMRosenblatt@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sunny,

To that end we would like to jointly request that the case be postponed so we can continue to explore a settlement. Can you please give us some future dates when you get the chance?

Thank you very much, and if you need something more formal from us to cancel the September 11-2 hearing dates just let us know.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/15eUik00YrZ_BAI37MOWSSDiwL55-eRaTtYitqVfHYWwBQ3xjAI0wVBjrTY1Tesaz18Zv5n0-lzeob_Vg82zhyTBkgowwskkcdIORbCnObRoy3dCsWwzzDfvCWxIsVYkldAO8nJRQFfp83HBN3KPI15yA2XFUZeZ_YB7-czHACFC66cDnpqjMddOQv0ymVFvln642755yvn7MKKD0Hc2TiUeLbPg_qllYgSF-rHkGeKQCIZL4xSfhqO59UEti2tuWw4IVHr7UVYF2LD9nV9eLSILm9z-4xkaaoXYNUGTi68LnexskyEXDTo2ldpXjISU8zTWNJ_Lg1uU4Ysb9emqINIRYYORUpyOCHKHPSMJ0i3v2H4DLaiMIHGHtJtw8bwtP1Uz2rOcXE2zvBD2lhMefm0pbvnBAqh7Na_s2rmQ23l5CblB9IicmbWJ_AIRNALAVQ4BvxTYV1WVA7sGnw/http%3A%2F%2Fwww.Venable.com

From: Krysundra Cannington [mailto:kcannington@baltimorecountymd.gov]
Sent: Thursday, August 29, 2019 3:01 PM
To: Michael McCann <michael@mmccannlaw.net>; Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Subject: RE: Follow My Lead 19-168-X

That's not what I meant! I just wanted you to be aware that people sent letters in opposition to the request as you negotiate settlement.

S.

From: Michael McCann <michael@mmccannlaw.net>
Sent: Thursday, August 29, 2019 2:28 PM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Adam Rosenblatt Esquire <amrosenblatt@Venable.com>
Subject: RE: Follow My Lead 19-168-X

CAUTION: This message from michael@mmccannlaw.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thank you Sunny. I will tell my clients to stop sending letters to the Board.

Michael

Krysundra Cannington

From: Krysundra Cannington
Sent: Thursday, August 29, 2019 3:01 PM
To: 'Michael McCann'; Adam Rosenblatt Esquire
Subject: RE: Follow My Lead 19-168-X

That's not what I meant! I just wanted you to be aware that people sent letters in opposition to the request as you negotiate settlement.

S.

From: Michael McCann <michael@mmccannlaw.net>
Sent: Thursday, August 29, 2019 2:28 PM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Adam Rosenblatt Esquire <amrosenblatt@Venable.com>
Subject: RE: Follow My Lead 19-168-X

CAUTION: This message from michael@mmccannlaw.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thank you Sunny. I will tell my clients to stop sending letters to the Board.

Michael

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

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From: Krysundra Cannington [<mailto:kcannington@baltimorecountymd.gov>]
Sent: Thursday, August 29, 2019 10:46 AM
To: Adam Rosenblatt Esquire <amrosenblatt@Venable.com>; Michael McCann <michael@mmccannlaw.net>
Subject: Follow My Lead 19-168-X

Good morning,

Attached please find three opposition letters received in this morning's mail. I am forwarding these to you because Mr. Rosenblatt called yesterday and indicated you were attempting to settle this matter. One of the letters is from an appellant whom we understood to be represented by Mr. McCann.

Krysundra Cannington

From: Michael McCann <michael@mmccannlaw.net>
Sent: Thursday, August 29, 2019 2:28 PM
To: Krysundra Cannington; Adam Rosenblatt Esquire
Subject: RE: Follow My Lead 19-168-X

CAUTION: This message from michael@mmccannlaw.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

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Michael

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Towson, Maryland 21204
(p) 410-825-2150
(f) 410-825-2149

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From: Krysundra Cannington [mailto:kcannington@baltimorecountymd.gov]
Sent: Thursday, August 29, 2019 10:46 AM
To: Adam Rosenblatt Esquire <amrosenblatt@Venable.com>; Michael McCann <michael@mmccannlaw.net>
Subject: Follow My Lead 19-168-X

Good morning,

Attached please find three opposition letters received in this morning's mail. I am forwarding these to you because Mr. Rosenblatt called yesterday and indicated you were attempting to settle this matter. One of the letters is from an appellant whom we understood to be represented by Mr. McCann.

Please let me know if you have any questions.

Thank you,

Sunny

Krysundra "Sunny" Cannington
Administrator
Board of Appeals of Baltimore County

Krysundra Cannington

From: Krysundra Cannington
Sent: Thursday, August 29, 2019 10:46 AM
To: Adam Rosenblatt Esquire; Michael McCann, Esquire
Subject: Follow My Lead 19-168-X
Attachments: Opposition Letters.pdf

Good morning,

Attached please find three opposition letters received in this morning's mail. I am forwarding these to you because Mr. Rosenblatt called yesterday and indicated you were attempting to settle this matter. One of the letters is from an appellant whom we understood to be represented by Mr. McCann.

Please let me know if you have any questions.

Thank you,

Sunny

Krysundra "Sunny" Cannington
Administrator
Board of Appeals of Baltimore County
410-887-3180

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Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

July 3, 2019

NOTICE OF POSTPONEMENT AND REASSIGNMENT

IN THE MATTER OF: Russell Carter and Tiffany Stearns – Legal Owners
Follow My Lead, LLC – Lessee
19-168-X 2705 Greenspring Valley Road
3rd Election District; 2nd Council District

Re: Petition for Special Exception pursuant to BCZR Sections 502.1 and 1A01.C.2 to approve a commercial kennel in a RC-2 zone.

3/4/19 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Exception was GRANTED, with conditions.

This matter was assigned for hearing on September, 24 and 26, 2019 and has been postponed. By agreement of Counsel, this matter has been

REASSIGNED FOR: SEPTEMBER 11, 2019, AT 10:00 A.M. - Day 1
And SEPTEMBER 12, 2019, AT 10:00 A.M. - Day 2

LOCATION: Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.
- Parties must file one (1) original and three (3) copies of all Motions, Memoranda, and exhibits (including video and PowerPoint) with the Board unless otherwise requested.
- Projection equipment for digital exhibits is available by request. A minimum of forty-eight (48) hours-notice is required. Supply is limited and not guaranteed.

For further information, including our inclement weather policy, please visit our website www.baltimorecountymd.gov/Agencies/appeals/index.html

Krysundra "Sunny" Cannington
Administrator

Notice of Postponement and Assignment
In the matter of: Russel Carter and Tiffany Stearns - Legal Owners
Follow My Lead, LLC - Lessee
Case number: 19-168-X
July 3, 2019
Page 2

c.	Counsel for Petitioners	: Adam M. Rosenblatt, Esquire
	Legal Owner/Petitioner	: Russell Carter and Tiffany Stearns
	Lessee/Petitioner	: Follow My Lead, LLC
	Counsel for Protestants	: Michael R. McCann, Esquire
	Protestants	: Valleys Planning Council, Inc., Douglas Carroll, Cassandra Naylor, and Jaye Knutson
	Protestant/ <i>Pro se</i>	: Frederic Smalkin, Jr., Esquire

David L. Martin, Daft McCune Walker, Inc.

C. Pete Gutwald, Director/Department of Planning
Lawrence M. Stahl, Managing Administrative Law Judge
Michael Field, County Attorney, Office of Law
Michael Mallinoff, Director/PAI
Nancy West, Assistant County Attorney
Office of People's Counsel

Krysundra Cannington

From: Michael McCann <michael@mmccannlaw.net>
Sent: Tuesday, July 2, 2019 10:17 AM
To: Krysundra Cannington; Rosenblatt, Adam M.; Fred Smalkin
Subject: RE: Follow my lead, LLC

CAUTION: This message from michael@mmccannlaw.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thanks Sunny. Please keep in mind that my availability on Sept 11 and 12 is contingent on the Court of Special Appeals granting my request to not schedule oral argument on those dates. As I said I would, I will submit that request and will let you know as soon as I hear. I will also check with my clients to make sure that any testifying witness does not have a conflict.

Michael

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

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From: Krysundra Cannington [mailto:kcannington@baltimorecountymd.gov]
Sent: Tuesday, July 2, 2019 9:21 AM
To: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Michael McCann <michael@mmccannlaw.net>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

Good morning Counsel,

The Board is granting your postponement request. We will reschedule this matter for September 11 and 12. I expect to issue the notice by the end of the week.

Thank you,

Sunny

Krysundra "Sunny" Cannington
Administrator

Krysundra Cannington

From: Krysundra Cannington
Sent: Tuesday, July 2, 2019 9:21 AM
To: 'Rosenblatt, Adam M.'; Michael McCann; Fred Smalkin
Subject: RE: Follow my lead, LLC

Good morning Counsel,

The Board is granting your postponement request. We will reschedule this matter for September 11 and 12. I expect to issue the notice by the end of the week.

Thank you,

Sunny

Krysundra "Sunny" Cannington
Administrator
Board of Appeals of Baltimore County
410-887-3180

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Krysundra Cannington

From: Krysundra Cannington
Sent: Friday, June 28, 2019 1:21 PM
To: 'Michael McCann'; Rosenblatt, Adam M.; Fred Smalkin
Subject: RE: Follow my lead, LLC

Counsel,

Please let me see what I can do. I have to check but I'm sure the Board will grant the postponement request under these circumstances. I will get back to you as soon as I can, likely Tuesday.

Thank you.

Sunny

Krysundra "Sunny" Cannington
Administrator
Board of Appeals of Baltimore County
410-887-3180

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From: Michael McCann <michael@mmccannlaw.net>
Sent: Friday, June 28, 2019 1:08 PM
To: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Krysundra Cannington <kcannington@baltimorecountymd.gov>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

CAUTION: This message from michael@mmccannlaw.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.
--

Sunny. I have no problem, of course, with finding new dates or pushing the hearing up. I have not checked with my folks, but the issue I have right now anyway with the Sept 10, 11, 12 dates is that they are being held for oral argument for a Court of Special Appeals case. I know you're familiar with how that process works; they usually don't issue the exact date until 30 days before the oral argument. I am willing to write the Court to ask that Sept 11 and 12 be removed. There is no guarantee that will happen or when we will hear, but let me know if you want me to do that.

Otherwise, let me know what other dates are available and I will get back to you asap.

Krysundra Cannington

From: Michael McCann <michael@mmccannlaw.net>
Sent: Friday, June 28, 2019 1:08 PM
To: Rosenblatt, Adam M.; Krysundra Cannington; Fred Smalkin
Subject: RE: Follow my lead, LLC

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Sunny. I have no problem, of course, with finding new dates or pushing the hearing up. I have not checked with my folks, but the issue I have right now anyway with the Sept 10, 11, 12 dates is that they are being held for oral argument for a Court of Special Appeals case. I know you're familiar with how that process works; they usually don't issue the exact date until 30 days before the oral argument. I am willing to write the Court to ask that Sept 11 and 12 be removed. There is no guarantee that will happen or when we will hear, but let me know if you want me to do that.

Otherwise, let me know what other dates are available and I will get back to you asap.

Michael

Michael R. McCann
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Towson, Maryland 21204
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From: Rosenblatt, Adam M. [mailto:AMRosenblatt@Venable.com]
Sent: Friday, June 28, 2019 11:50 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Michael McCann <michael@mmccannlaw.net>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

Sunny and counsel,

I am very sorry to be writing this email but I am requesting a continuance or change to the hearing dates for this case, which are currently set for September 24 and 26. My client received an invitation to a wedding in South Carolina for a family member that is on September 24. The wedding is for my client's godson, who is in the military and was required to schedule a mid-week wedding in order to comply with his required work schedule. The entire family is getting together in South Carolina that week and my clients will not be able to attend the hearings.

Krysundra Cannington

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Friday, June 28, 2019 11:50 AM
To: Krysundra Cannington; Michael McCann; Fred Smalkin
Subject: RE: Follow my lead, LLC

CAUTION: This message from AMRosenblatt@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sunny and counsel,

I am very sorry to be writing this email but I am requesting a continuance or change to the hearing dates for this case, which are currently set for September 24 and 26. My client received an invitation to a wedding in South Carolina for a family member that is on September 24. The wedding is for my client's godson, who is in the military and was required to schedule a mid-week wedding in order to comply with his required work schedule. The entire family is getting together in South Carolina that week and my clients will not be able to attend the hearings.

We are still available on September 10, 11, 12 but I know those dates were not available for Mr. McCann or some of his clients. Again, I am very sorry for making this request but if we cannot do mid-September I think we are stuck asking for some October dates that work for everyone.

This is our first request for continuance or rescheduling in this matter and I will do everything I can to make sure it is our only request. My apologies again for inconveniencing the Board and opposing counsel.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/1_7ncX-5wvnbkBIKdpaD810ymvO1sB2O19zIM7vkqjKMEfH2E2XdHIHDOnn3KTRxLWeQ7B75M6h09v4RIPTPcynNc-RCx_fhvnnpl5B-Wl1I8U7hACbjAogoiBIMKF_sFcUd6uqEYWnIKKycRmEftCC3qwiLQVAhwccAysCrhFTz6GuGDb0efyd56ps2N6sTCJRIWWEDJsWXs0-0supxaoSu0i8064RXfNslaDge1hYjOilvWUALXvbWxM5E9CZX6R-qWdfWtWeHlq1SO5_5dg9TAqb9ZbyBzXkr4DuncspP6zfsalz-9AqMNxwQRcoJq2anErAPpKHKDWbidluk9PWv3xw98Dyl0EWGeHfC8peoTNLos5FQIVXB72Nsh8KF3StmijuRr5M9yFwXytKCAp0Occ7WA6Qzp3xAqJ_mHO8n8ukEph6Ew9fjMCIT6BPGyL84D7YBGK7U8BauOhOY_0w/http%3A%2F%2Fwww.Venable.com

From: Rosenblatt, Adam M.
Sent: Monday, June 03, 2019 9:16 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Michael McCann <michael@mmccannlaw.net>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

For September, the following work for us:

September 10, 11, 12, 24, 25, or 26th.

Hopefully one of these dates works for everyone.

Adam M. Rosenblatt, Esq.
Venable LLP
t 410.494.6271 | m 410.294.9430



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

June 7, 2019

NOTICE OF POSTPONEMENT AND REASSIGNMENT

IN THE MATTER OF: Russell Carter and Tiffany Stearns – Legal Owners
Follow My Lead, LLC – Lessee
19-168-X 2705 Greenspring Valley Road
3rd Election District; 2nd Council District

Re: Petition for Special Exception pursuant to BCZR Sections 502.1 and 1A01.C.2 to approve a commercial kennel in a RC-2 zone.

3/4/19 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Exception was GRANTED, with conditions.

This matter was assigned for hearing on July 9, 2019 and has been postponed by request of Counsel. This matter has been

REASSIGNED FOR: SEPTEMBER 24, 2019, AT 10:00 A.M. - Day 1
And SEPTEMBER 26, 2019, AT 10:00 A.M. - Day 2

LOCATION: Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
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- Projection equipment for digital exhibits is available by request. A minimum of forty-eight (48) hours-notice is required. Supply is limited and not guaranteed.

For further information, including our inclement weather policy, please visit our website www.baltimorecountymd.gov/Agencies/appeals/index.html

Krysundra "Sunny" Cannington
Administrator

Notice of Postponement and Reassignment
In the matter of: Russel Carter and Tiffany Stearns - Legal Owners
Follow My Lead, LLC - Lessee
Case number: 19-168-X
June 7, 2019
Page 2

c.	Counsel for Petitioners	: Adam M. Rosenblatt, Esquire
	Legal Owner/Petitioner	: Russell Carter and Tiffany Stearns
	Lessee/Petitioner	: Follow My Lead, LLC
	Counsel for Protestants	: Michael R. McCann, Esquire
	Protestants	: Valleys Planning Council, Inc., Douglas Carroll, Cassandra Naylor, and Jaye Knutson
	Protestant/ <i>Pro se</i>	: Frederic Smalkin, Jr., Esquire

David L. Martin, Daft McCune Walker, Inc.

C. Pete Gutwald, Director/Department of Planning
Lawrence M. Stahl, Managing Administrative Law Judge
Michael Field, County Attorney, Office of Law
Michael Mallinoff, Director/PAI
Nancy West, Assistant County Attorney
Office of People's Counsel

Krysundra Cannington

From: Michael McCann <michael@mmccannlaw.net>
Sent: Tuesday, June 4, 2019 7:42 AM
To: Rosenblatt, Adam M.; Krysundra Cannington; Fred Smalkin
Subject: RE: Follow my lead, LLC

CAUTION: This message from michael@mmccannlaw.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sunny: We are available 9/24, 25 and 26.

I have a Court of Special Appeals case reserved for 9/10, 11, and 12. I have not received the specific date yet from the Court, but those three dates may be available as well. I will let you know as soon as I hear.

Thanks.

Michael

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

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From: Rosenblatt, Adam M. [mailto:AMRosenblatt@Venable.com]
Sent: Monday, June 3, 2019 9:16 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Michael McCann <michael@mmccannlaw.net>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

For September, the following work for us:

September 10, 11, 12, 24, 25, or 26th.

Hopefully one of these dates works for everyone.

Adam M. Rosenblatt, Esq.
Venable LLP
t 410.494.6271 | m 410.294.9430

Krysundra Cannington

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Monday, June 3, 2019 9:16 AM
To: Krysundra Cannington; Michael McCann; Fred Smalkin
Subject: RE: Follow my lead, LLC

CAUTION: This message from AMRosenblatt@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

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September 10, 11, 12, 24, 25, or 26th.

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Adam M. Rosenblatt, Esq.
Venable LLP
t 410.494.6271 | m 410.294.9430
210 W. Pennsylvania Avenue
Suite 500
Towson, MD 21204

From: Krysundra Cannington <kcannington@baltimorecountymd.gov>
Date: Wednesday, May 22, 2019, 11:16 AM
To: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>, Michael McCann <michael@mmccannlaw.net>, Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

Good morning,

We have September 3, 4, 5, 10, 11, 12, 17, 18, 19, 24, 25, and 26 currently available.

Sunny

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Wednesday, May 22, 2019 9:10 AM
To: Michael McCann <michael@mmccannlaw.net>; Krysundra Cannington <kcannington@baltimorecountymd.gov>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

CAUTION: This message from AMRosenblatt@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Would it be possible to send the available September dates then?

Thank you Sunny.

Krysundra Cannington

From: Michael McCann <michael@mmccannlaw.net>
Sent: Monday, June 3, 2019 11:42 AM
To: Rosenblatt, Adam M.; Krysundra Cannington; Fred Smalkin
Subject: RE: Follow my lead, LLC

CAUTION: This message from michael@mmccannlaw.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sunny: I am waiting on one more person. I will follow up and let you know asap. Thanks.

Michael

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

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From: Rosenblatt, Adam M. [mailto:AMRosenblatt@Venable.com]
Sent: Monday, June 3, 2019 9:16 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Michael McCann <michael@mmccannlaw.net>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

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September 10, 11, 12, 24, 25, or 26th.

Hopefully one of these dates works for everyone.

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t 410.494.6271 | m 410.294.9430
210 W. Pennsylvania Avenue
Suite 500
Towson, MD 21204

Krysundra Cannington

From: Krysundra Cannington
Sent: Wednesday, May 22, 2019 11:16 AM
To: 'Rosenblatt, Adam M.'; Michael McCann; Fred Smalkin
Subject: RE: Follow my lead, LLC

Good morning,

We have September 3, 4, 5, 10, 11, 12, 17, 18, 19, 24, 25, and 26 currently available.

Sunny

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Wednesday, May 22, 2019 9:10 AM
To: Michael McCann <michael@mmccannlaw.net>; Krysundra Cannington <kcannington@baltimorecountymd.gov>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

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Would it be possible to send the available September dates then?

Thank you Sunny.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/1n2XjFfq-W83Ha63Vt0ruYFwFBZRv5a2L4EyTqKRF33tLXDe6m9xovz2IE-dWpqpQILJjgNbg9s3EB36i5e77rc-akXz7PAvIvmkrk0_esmGYAatJU806nFCHVXxGICd9fedUk3EZHMxw67H_mqxnXg_idROLTmbTh6LXgQoXeiJFPpkCE2aO6cfGQPFKH6tl-4SfcjJhHIS208bdVG42fZ5e9oK-R4KQTAYKKTYRmQWc1fml5Q1J0ViMu2CH09RINzRIB3uPC2FQuW4D6E3OL1pCfs0qf5gZ_IJ0wCsD8LTn5kxznzdDUWvghpJVOLwxcJq5BY1ZHrCt wfJMRxzbeqKX7DN9SHuxS7gXv_c14WDtyyKiDhphVqkWpLwq3UImOk6IDQj0_iw40XI8e9cojT2dZD5wXNz3yl-JMHa06Jlnr6HnwiTt8JPLbY2qb7UpEE4lwPPMWCKv8Ku-qDzQ/http%3A%2F%2Fwww.Venable.com

From: Michael McCann [mailto:michael@mmccannlaw.net]
Sent: Wednesday, May 22, 2019 9:07 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

Sunny: Sorry for the delay. All of those dates are good for me, but they are not good for all of the folks who will testify, because of vacation schedules. I would prefer September dates so that everyone could testify, but if that is not acceptable, then only dates that could possibly work are Aug 20 and 21.

Thanks.

Michael

Krysundra Cannington

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Wednesday, May 22, 2019 9:10 AM
To: Michael McCann; Krysundra Cannington; Fred Smalkin
Subject: RE: Follow my lead, LLC

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Thank you Sunny.

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t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/1n2XjFq-W83Ha63Vt0ruYFwFBZRv5a2L4EyTqKRF33tLXDe6m9xovz2IE-dWphpQtLJqNbg9s3EB36i5e77rc-akXz7PAvlVmkrk0_esmGYAatJU806nFCHVXxGICd9fcdUk3EZHMxw67H_maxnXg_idROLTmbTh6LXgQoXeiJFPpkCE2aO6cfGQPFKH6tl-4SfcjJhHIS208bdVG42fZ5e9oK-R4KQTAYKKTYRmQWc1fll5Q1J0VIMu2CH09RINzRIB3uPC2FQuW4D6E3OL1pCfs0qf5qZ_IJ0wCsD8LTn5kxznzdDUWvqhpJVOLwxcJg5BY1ZHrCt wfJMRxzbeqKX7DN9SHuxS7qXv_c14WDtyyyKjDhphVqkWPWq3UImOk6IDQj0_iw40XI8e9cojT2dZD5wXNz3yl-JMHa06Jlnr6HnwiTf8JPLbY2qb7UpEE4lwPPMWCKv8Ku-qDzQ/http%3A%2F%2Fwww.Venable.com

From: Michael McCann [mailto:michael@mmccannlaw.net]
Sent: Wednesday, May 22, 2019 9:07 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow my lead, LLC

Sunny: Sorry for the delay. All of those dates are good for me, but they are not good for all of the folks who will testify, because of vacation schedules. I would prefer September dates so that everyone could testify, but if that is not acceptable, then only dates that could possibly work are Aug 20 and 21.

Thanks.

Michael

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

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Krysundra Cannington

From: Michael McCann <michael@mmccannlaw.net>
Sent: Wednesday, May 22, 2019 9:07 AM
To: Krysundra Cannington; Adam Rosenblatt Esquire; Fred Smalkin
Subject: RE: Follow my lead, LLC

CAUTION: This message from michael@mmccannlaw.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sunny: Sorry for the delay. All of those dates are good for me, but they are not good for all of the folks who will testify, because of vacation schedules. I would prefer September dates so that everyone could testify, but if that is not acceptable, then only dates that could possibly work are Aug 20 and 21.

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From: Krysundra Cannington [mailto:kcannington@baltimorecountymd.gov]
Sent: Tuesday, May 21, 2019 9:23 AM
To: Adam Rosenblatt Esquire <amrosenblatt@Venable.com>; Michael McCann <michael@mmccannlaw.net>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: Follow my lead, LLC

Good morning,

I am following up on the rescheduling of the Follow My Lead matter. I believe we are looking at August dates at the moment. August 6, 7, 8, 13, 14, 15, 20, 21, 22, 27, 28, and 29 are currently available.

In an effort to reduce costs, I will not issue the postponement notice until we have selected a new date.

Thank you for your prompt attention and response to this matter.

Sunny

Krysundra Cannington

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Monday, May 13, 2019 12:59 PM
To: Michael McCann; Krysundra Cannington
Cc: Fred Smalkin
Subject: RE: Follow My Lead, LLC

CAUTION: This message from AMRosenblatt@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Apologies for the delay I am trying to confirm the dates. I will respond by tomorrow at the latest.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/13HcgrpDow13AQX5KOkMo0m7LOQdSG_xdPb1QzUJrRehDIJMKa92UtuzpL7ahMjDLIIPLHRgfCfPqPPPYmoEJLWFEuxi8nmFgyKpaU7ZLL4Zzz419S-Mkew3rFFAeU7yW7OqGKtbY7yJyHVP6VdrgShXck0nrOm1MIPBnmPla0h8pY5lvYsCSDZJmN4GKrZ1NKnedMn-1HvH7tSK9mkjQmf55eh6MZY09u19x2-fG4tIMhwg95IDjgZr-85FARPI_Qz-8NDqnbx0EeEQNfLVUr5UKSDIQSWX3EPN0eawfSqLZ19Eicuyy8jrcfNCwaNj6J1pbmi5Vm3UDQMzK4DKEtJ_vALKdBEUvkVmzhMhdiM4ovVTpNgW9NtZCEymqM8BulMrBGQkf94OHITIJgHG6YRDwgYKN1vvv4mXfy2SOVI60-MSogR2bbKBG4NRweLUhji-DhT0v9qXrIFp0MA/http%3A%2F%2Fwww.Venable.com

From: Michael McCann [mailto:michael@mmccannlaw.net]
Sent: Thursday, May 09, 2019 10:39 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>; Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Cc: Fred Smalkin <\Sblue\Sric.smalkin@gmail.com>
Subject: RE: Follow My Lead, LLC

Sunny: We are available on July 10 and 17, but not the 11th and 18th.

Thank you.

Michael

Michael R. McCann
Michael R. McCann, PA
118 W. Pennsylvania Avenue
Towson, Maryland 21204
(p) 410-825-2150
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Krysundra Cannington

From: Michael McCann <michael@mmccannlaw.net>
Sent: Thursday, May 9, 2019 10:39 AM
To: Krysundra Cannington; Rosenblatt, Adam M.
Cc: Fred Smalkin
Subject: RE: Follow My Lead, LLC

CAUTION: This message from michael@mmccannlaw.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sunny: We are available on July 10 and 17, but not the 11th and 18th.

Thank you.

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From: Krysundra Cannington [mailto:kcannington@baltimorecountymd.gov]
Sent: Wednesday, May 8, 2019 2:21 PM
To: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Michael McCann <michael@mmccannlaw.net>
Cc: Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow My Lead, LLC

Counsel,

Could we reschedule this matter to July 10, 11, 17 or 18?

Sunny

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Monday, May 6, 2019 3:33 PM
To: Michael McCann <michael@mmccannlaw.net>; Krysundra Cannington <kcannington@baltimorecountymd.gov>
Cc: Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow My Lead, LLC

Krysundra Cannington

From: Krysundra Cannington
Sent: Wednesday, May 8, 2019 2:21 PM
To: 'Rosenblatt, Adam M.'; Michael McCann
Cc: Fred Smalkin
Subject: RE: Follow My Lead, LLC

Counsel,

Could we reschedule this matter to July 10, 11, 17 or 18?

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From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Monday, May 6, 2019 3:33 PM
To: Michael McCann <michael@mmccannlaw.net>; Krysundra Cannington <kcannington@baltimorecountymd.gov>
Cc: Fred Smalkin <frederic.smalkin@gmail.com>
Subject: RE: Follow My Lead, LLC

I spoke with my client and we have no objection to Mr. McCann's request to postpone the hearing in this case.

Thank you.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

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From: Michael McCann [<mailto:michael@mmccannlaw.net>]
Sent: Monday, May 06, 2019 11:52 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>
Cc: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: Follow My Lead, LLC

Sunny: Please see attached.

Thank you.

Michael

Michael R. McCann
Michael R. McCann, PA
118 W. Pennsylvania Avenue
Towson, Maryland 21204

Krysundra Cannington

From: Tammy Zahner
Sent: Wednesday, May 8, 2019 12:33 PM
To: Krysundra Cannington
Subject: Carter / Stearns

Adam Rosenblatt called regarding Mike McCann's postponement request in Case No. 19-168-X. He e-mailed that he and his client have no objection to the request.

Can you send an e-mail advising whether or not the case will be postponed? His clients are coming from out of town and need to know if they need to make/change travel arrangements.

Thank you.

Tammy A. Zahner, Legal Secretary
Board of Appeals of Baltimore County
Second Floor, Suite 203
105 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3180
(410) 887-3182 (Fax)

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Krysundra Cannington

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Monday, May 6, 2019 3:33 PM
To: Michael McCann; Krysundra Cannington
Cc: Fred Smalkin
Subject: RE: Follow My Lead, LLC

I spoke with my client and we have no objection to Mr. McCann's request to postpone the hearing in this case.

Thank you.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
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From: Michael McCann [mailto:michael@mmccannlaw.net]
Sent: Monday, May 06, 2019 11:52 AM
To: Krysundra Cannington <kcannington@baltimorecountymd.gov>
Cc: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; Fred Smalkin <frederic.smalkin@gmail.com>
Subject: Follow My Lead, LLC

Sunny: Please see attached.

Thank you.

Michael

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Michael R. McCann, P.A.

118 W. Pennsylvania Avenue

Towson, Maryland 21204

Phone: (410) 825-2150

Facsimile: (410) 825-2149

michael@mmccannlaw.net

May 6, 2019

Via Email and US Mail

Krysundra Cannington
Baltimore County Board of Appeals
Jefferson Building
105 W. Chesapeake Avenue, Ste. 203
Towson, Maryland 21204

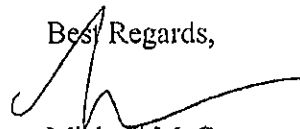
Re: Russell Carter and Tiffany Stearns
Case No: 19-168-X

Dear Ms. Cannington:

I received the Notice of Assignment scheduling the hearing in this matter for July 9th. That day is being held for a hearing that I have in a case before the Office of Administrative Hearings, captioned *In re CPC Falls Road*, PAI No. 09-086. For this reason, I ask for a continuance and that a new date be provided.

Thank you for your attention to this matter. Please contact me if you have any questions or concerns.

Best Regards,



Michael McCann

cc: Adam Rosenblatt (via email)

Krysundra Cannington

From: Michael McCann <michael@mmccannlaw.net>
Sent: Monday, May 6, 2019 11:52 AM
To: Krysundra Cannington
Cc: Rosenblatt, Adam M.; Fred Smalkin
Subject: Follow My Lead, LLC
Attachments: 20190506114222789.pdf

Sunny: Please see attached.

Thank you.

Michael

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Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

May 1, 2019

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Russell Carter and Tiffany Stearns – Legal Owners
Follow My Lead, LLC – Lessee
19-168-X 2705 Greenspring Valley Road
3rd Election District; 2nd Council District

Re: Petition for Special Exception pursuant to BCZR Sections 502.1 and 1A01.C.2 to approve a commercial kennel in a RC-2 zone.

3/4/19 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Exception was GRANTED, with conditions.

ASSIGNED FOR: **JULY 9, 2019, AT 10:00 A.M.**

LOCATION: Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.
- Parties must file one (1) original and three (3) copies of all Motions, Memoranda, and exhibits (including video and PowerPoint) with the Board unless otherwise requested.
- Projection equipment for digital exhibits is available by request. A minimum of forty-eight (48) hours-notice is required. Supply is limited and not guaranteed.

For further information, including our inclement weather policy, please visit our website www.baltimorecountymd.gov/Agencies/appeals/index.html

Krysundra "Sunny" Cannington
Administrator

Notice of Assignment

In the matter of: Russel Carter and Tiffany Stearns - Legal Owners

Follow My Lead, LLC - Lessee

Case number: 19-168-X

May 1, 2019

Page 2

c. Counsel for Petitioners
Legal Owner/Petitioner
Lessee/Petitioner

: Adam M. Rosenblatt, Esquire
: Russell Carter and Tiffany Stearns
: Follow My Lead, LLC

Counsel for Protestants
Protestants

: Michael R. McCann, Esquire
: Valleys Planning Council, Inc., Douglas Carroll,
Cassandra Naylor, and Jaye Knutson

Protestant/*Pro se*

: Frederic Smalkin, Jr., Esquire

David L. Martin, Daft McCune Walker, Inc.

C. Pete Gutwald, Director/Department of Planning
Lawrence M. Stahl, Managing Administrative Law Judge
Michael Field, County Attorney, Office of Law
Michael Mallinoff, Director/PAI
Nancy West, Assistant County Attorney
Office of People's Counsel



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

May 1, 2019

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Russell Carter and Tiffany Stearns – Legal Owners
Follow My Lead, LLC – Lessee
19-168-X 2705 Greenspring Valley Road
3rd Election District; 2nd Council District

Re: Petition for Special Exception pursuant to BCZR Sections 502.1 and 1A01.C.2 to approve a commercial kennel in a RC-2 zone.

3/4/19 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Exception was GRANTED, with conditions.

ASSIGNED FOR: **JULY 9, 2019, AT 10:00 A.M.**

LOCATION: Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

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For further information, including our inclement weather policy, please visit our website www.baltimorecountymd.gov/Agencies/appeals/index.html

Krysundra "Sunny" Cannington
Administrator

Notice of Assignment

In the matter of: Russel Carter and Tiffany Stearns - Legal Owners

Follow My Lead, LLC - Lessee

Case number: 19-168-X

May 1, 2019

Page 2

c.	Counsel for Petitioners	: Adam M. Rosenblatt, Esquire
	Legal Owner/Petitioner	: Russell Carter and Tiffany Stearns
	Lessee/Petitioner	: Follow My Lead, LLC
	Counsel for Protestants	: Michael R. McCann, Esquire
	Protestants	: Valleys Planning Council, Inc., Douglas Carroll, Cassandra Naylor, and Jaye Knutson
	Protestant/ <i>Pro se</i>	: Frederic Smalkin, Jr., Esquire

David L. Martin, Daft McCune Walker, Inc.

C. Pete Gutwald, Director/Department of Planning
Lawrence M. Stahl, Managing Administrative Law Judge
Michael Field, County Attorney, Office of Law
Michael Mallinoff, Director/PAI
Nancy West, Assistant County Attorney
Office of People's Counsel

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 - 03 Account Number - 2500003370			
Owner Information					
Owner Name:		SPRING HILL ROAD LLC		Use:	RESIDENTIAL
Mailing Address:		C/O DOUGLAS G CARROLL, 3RD 1117 GREENSPRING VALLEY RD LUTH-TIMONIUM MD 21093-3611		Principal Residence:	NO
				Deed Reference:	/24876/ 00703
Location & Structure Information					
Premises Address:		2707 SPRING HILL RD LUTH-TIMONIUM MD 21093-3611		Legal Description:	5.152AC 2707 SPRING HILL RD 2650FT W PARK HEIGHTS AV
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0068	0001	0221		0000	
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				5.1500 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2018	07/01/2019
Land:		94,500	94,500		
Improvements		0	0		
Total:		94,500	94,500	94,500	94,500
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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:	

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SPRING HILL ROAD LLC: W11620226

[General Information](#)[Filing History](#)[Annual Report/Personal Property](#)

General Information

Department ID Number: W11620226

Business Name: SPRING HILL ROAD LLC

Principal Office: 1117 GREENSPRING VALLEY RD.
LUTHERVILLE MD 21093Resident Agent: DOUGLAS G. CARROLL III
1117 GREENSPRING VALLEY RD.
LUTHERVILLE MD 21093

Status: ACTIVE

Good Standing: THIS BUSINESS IS IN GOOD STANDING
» Order Certificate of Status

Business Type: DOMESTIC LLC

Business Code: 20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration: 11/28/2006

State of Formation: MD

Stock Status: N/A

Close Status: N/A

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Maryland Department of Assessments & Taxation

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Maryland Relay: 800-735-2258

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Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

May 1, 2019

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Russell Carter and Tiffany Stearns – Legal Owners
Follow My Lead, LLC – Lessee
19-168-X 2705 Greenspring Valley Road
3rd Election District; 2nd Council District

Re: Petition for Special Exception pursuant to BCZR Sections 502.1 and 1A01.C.2 to approve a commercial kennel in a RC-2 zone.

3/4/19 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Exception was GRANTED, with conditions.

ASSIGNED FOR: **JULY 9, 2019, AT 10:00 A.M.**

LOCATION: Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.
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- Projection equipment for digital exhibits is available by request. A minimum of forty-eight (48) hours-notice is required. Supply is limited and not guaranteed.

For further information, including our inclement weather policy, please visit our website www.baltimorecountymd.gov/Agencies/appeals/index.html

Krysundra "Sunny" Cannington
Administrator

Notice of Assignment

In the matter of: Russel Carter and Tiffany Stearns - Legal Owners

Follow My Lead, LLC - Lessee

Case number: 19-168-X

May 1, 2019

Page 2

c.	Counsel for Petitioners	: Adam M. Rosenblatt, Esquire
	Legal Owner/Petitioner	: Russell Carter and Tiffany Stearns
	Lessee/Petitioner	: Follow My Lead, LLC
	Counsel for Protestants	: Michael R. McCann, Esquire
	Protestants	: Valleys Planning Council, Inc., Douglas Carroll, Cassandra Naylor, and Jaye Knutson
	Protestant/ <i>Pro se</i>	: Frederic Smalkin, Jr., Esquire

David L. Martin, Daft McCune Walker, Inc.

C. Pete Gutwald, Director/Department of Planning
Lawrence M. Stahl, Managing Administrative Law Judge
Michael Field, County Attorney, Office of Law
Michael Mallinoff, Director/PAI
Nancy West, Assistant County Attorney
Office of People's Counsel

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
** DELETED **					
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 03 Account Number - 0304000475			
Owner Information					
Owner Name:		2704 SH LLC		Use:	RESIDENTIAL
Mailing Address:		4030 STEWART RD STEVENSON MD 21153-		Principal Residence:	NO
				Deed Reference:	/35221/ 00262
Location & Structure Information					
Premises Address:		2706 SPRING HILL RD 0-0000		Legal Description:	.9367 AC 2706 SPRING HILL RD 700 FT E VALLEY RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0068	0001	0261		0000	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
					36,677 SF
County Use		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2018	07/01/2019
Land:		36,600	36,600		
Improvements		0	0		
Total:		36,600	36,600	36,600	36,600
Preferential Land:		0			0
Transfer Information					
Seller: BUSH ROBIN Z		Date: 08/01/2014		Price: \$60,000	
Type: ARMS LENGTH VACANT		Deed1: /35221/ 00262		Deed2:	
Seller: FEDDERMAN HUNTER K		Date: 12/14/2004		Price: \$60,000	
Type: ARMS LENGTH VACANT		Deed1: /21128/ 00273		Deed2:	
Seller: FIGGS ALICE OPHELIA		Date: 01/06/1992		Price: \$30,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09016/ 00695		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:					

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[Home](#)[Log In / Create Account](#)**2704 SH, LLC: W15970791**[General Information](#)[Filing History](#)[Annual Report/Personal Property](#)

General Information

Department ID Number: W15970791**Business Name:** 2704 SH, LLC**Principal Office:** RICKA E NEUMAN, NEUMAN & ASSOCIATES, LLC
575 SOUTH CHARLES STREET
SUITE 402
BALTIMORE MD 21201-2428**Resident Agent:** THOMAS P. FINNERTY
4030 STEWART ROAD
STEVENSON MD 21153-0680**Status:** ACTIVE**Good Standing:** THIS BUSINESS IS IN GOOD STANDING
» [Order Certificate of Status](#)**Business Type:** DOMESTIC LLC**Business Code:** 20 ENTITIES OTHER THAN CORPORATIONS**Date of Formation/ Registration:** 07/17/2014**State of Formation:** MD**Stock Status:** N/A**Close Status:** N/A[New Search](#)[Order Documents](#)[Privacy and Security Policy](#) | [Accessibility Policy](#)**FOR FILING AND BUSINESS RELATED QUESTIONS**

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Board of Appeals of Baltimore County

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SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

May 1, 2019

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Russell Carter and Tiffany Stearns – Legal Owners
Follow My Lead, LLC – Lessee
19-168-X 2705 Greenspring Valley Road
3rd Election District; 2nd Council District

Re: Petition for Special Exception pursuant to BCZR Sections 502.1 and 1A01.C.2 to approve a commercial kennel in a RC-2 zone.

3/4/19 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Exception was GRANTED, with conditions.

ASSIGNED FOR: **JULY 9, 2019, AT 10:00 A.M.**

LOCATION: Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

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Krysundra "Sunny" Cannington
Administrator

Notice of Assignment

In the matter of: Russel Carter and Tiffany Stearns - Legal Owners

Follow My Lead, LLC - Lessee

Case number: 19-168-X

May 1, 2019

Page 2

c.	Counsel for Petitioners	: Adam M. Rosenblatt, Esquire
	Legal Owner/Petitioner	: Russell Carter and Tiffany Stearns
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	Counsel for Protestants	: Michael R. McCann, Esquire
	Protestants	: Valleys Planning Council, Inc., Douglas Carroll, Cassandra Naylor, and Jaye Knutson
	Protestant/ <i>Pro se</i>	: Frederic Smalkin, Jr., Esquire

David L. Martin, Daft McCune Walker, Inc.

C. Pete Gutwald, Director/Department of Planning
Lawrence M. Stahl, Managing Administrative Law Judge
Michael Field, County Attorney, Office of Law
Michael Mallinoff, Director/PAI
Nancy West, Assistant County Attorney
Office of People's Counsel



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

March 29, 2019

Adam Rosenblatt, Esq.
Venable, LLP
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

Frederic Smalkin, Esq.
603 Allegheny Avenue
Towson, Maryland 21204

RE: **APPEAL TO BOARD OF APPEALS**
Petition for Special Exception - Case No. 2019-0168-X
Property: 2705 Greenspring Valley Road



Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on March 28, 2019. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm

c: Baltimore County Board of Appeals
People's Counsel
Michael R. McCann, Esq. 118 W. Pennsylvania Avenue, Towson, Maryland 21204

APPEAL

**Petition for Special Exception
(2705 Greenspring Valley Road)
3rd Election District – 2nd Councilmanic District
Legal Owners: Russell Carter & Tiffany Stearns
Lessee: Follow My Lead, LLC
Case No. 2019-0168-X**

Petition for Special Exception (November 26, 2018)

Zoning Description of Property

Certificate of Postings –

1st Posting: February 5, 2019 (SSG Robert Black)

2nd Posting: February 22, 2019 (SSG Robert Black)

Newspaper Advertisement – February 6, 2019 (The Daily Record)

Notice of Zoning Hearing – January 17, 2019

People's Counsel Entry of Appearance – December 18, 2018

Zoning Advisory Committee Comments

Petitioner's Sign-in Sheets – 1 Sheet

Citizen's Sign-in Sheets- 1 Sheet

Petitioner(s) Exhibits –

1. Site Plan 1A-1B two-sheet
2. Aerial photo
3. Letters of Support
4. Business Plan
5. Martin CV
6. Plan w/photos



Protestant(s) Exhibits –

1. Garrison Community report
2. Zoning Map-My Neighborhood
3. Order No. 2015-0092-X
4. MDE Fact Sheet and Map
5. MDE Fact Sheet
6. Jones Falls flood plain plan
7. Letters of Opposition

Miscellaneous (Not Marked as Exhibits)- letters of opposition, etc...

Motion to Postpone- Opponent- Frederic Smalkin, Jr., Esq.

Petitioners Response to request for Postponement-Adam M. Rosenblatt, Esq.

Administrative Law Judge Order on Postponement- DENIED February 22, 2019

Administrative Law Judge Order and Letter (GRANTED with Conditions – March 4, 2019)

Red-Lined site plan showing a fence line as requested by ALJ Beverungen per his March 4, 2019 Order

Appeal Notice, Letter & Receipt received from Michael R. McCann, Esq. March 28, 2019

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

No. 174818

Date: 3/28/19

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
2/29/2019 3/28/2019 15:25:46 3

REG #503 WALKIN CAM

>> RECEIPT # 001662 3/28/2019 UFLA

5 520 ZONING VERIFICATION

174818

Reqt Tot \$ 400.00

400.00 OK .00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					400.00

Total: 400.00

Rec From: Mike McCann, Esq

For: OFFICE OF ADMINISTRATIVE HEARINGS (CD OR APPEAL)

CASE NO. 2019-0168-X

ADDRESS OR PROJECT: 2705 Greenspring Valley Rd

HEARING DATE(S): 2/26/19

CHECK # 5346

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Michael R. McCann, P.A.

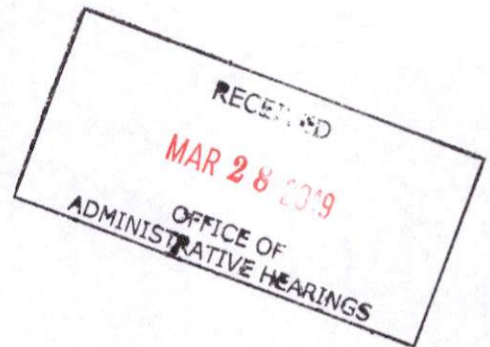
118 W. Pennsylvania Avenue

Towson, Maryland 21204

Phone: (410) 825-2150

Facsimile: (410) 825-2149

michael@mmccannlaw.net



March 28, 2019

Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: *Petition for Special Exception*
2705 Greenspring Valley Road
Case No. 2019-0168-SPHX

To whom it may concern:

Enclosed for filing in the above-referenced matter is a Notice of Appeal.

Thank you.

Best regards,

Michael R. McCann

IN RE: PETITION FOR SPECIAL EXCEPTION
(2705 Greenspring Valley Road)
3rd Election District
2nd Councilmanic District

Russell Carter & Tiffany Stearns, *Legal Owners*
Follow My Lead, LLC, *Lessee*

Petitioners

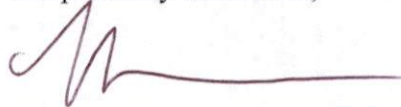
BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2019-0168-X

* * * * *

NOTICE OF APPEAL

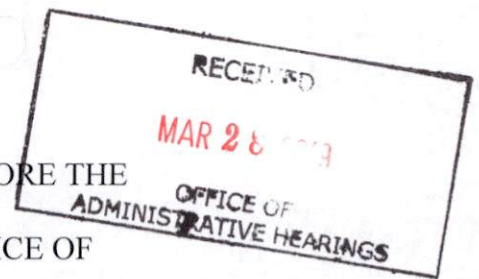
Appellants, Valleys Planning Council, Inc., Doug Carroll, Cassandra Naylor, and Jaye Knutson, by and through undersigned counsel, pursuant to Baltimore County Code §32-3-401, hereby file an appeal to the Baltimore County Board of Appeals from the Opinion and Order of the Administrative Law Judge dated March 4, 2019. Pursuant to Rule 3 of the Rules of Practice and Procedure of the Board of Appeals, the addresses of the appellants are: Valleys Planning Council, Inc., 118 W. Pennsylvania Avenue, Towson, MD 21204; Doug Carroll, 2707 Spring Hill Road, Owings Mills, MD 21117; Cassandra Naylor, 2706 Spring Hill Road, Owings Mills, MD 21117; and Jaye Knutson, 2714 Spring Hill Road, Owings Mills, MD 21117.

Respectfully submitted,



Michael R. McCann
Michael R. McCann, P.A.
118 W. Pennsylvania Ave.
Towson, MD 21204
(410) 825-2150

Attorneys for Appellants



CERTIFICATE OF SERVICE

I hereby certify that on 28th day of March 2019 a copy of the foregoing Notice of Appeal was mailed, *via* first-class mail, postage prepaid to:

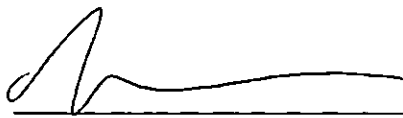
Adam Rosenblatt
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, Maryland 21204

And hand-delivered to:

County Board of Appeals
105 W. Chesapeake Avenue
Towson, Maryland 21204

and

Michael Moehler, Director
Department of Permits Approvals and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204



Michael R. McCann

IN RE: PETITION FOR SPECIAL EXCEPTION
(2705 Greenspring Valley Road)
3rd Election District
2nd Councilmanic District

Russell Carter & Tiffany Stearns, *Legal Owners*
Follow My Lead, LLC, *Lessee*

Petitioners

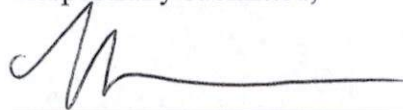
* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2019-0168-X

* * * * *

NOTICE OF APPEAL

Appellants, Valleys Planning Council, Inc., Doug Carroll, Cassandra Naylor, and Jaye Knutson, by and through undersigned counsel, pursuant to Baltimore County Code §32-3-401, hereby file an appeal to the Baltimore County Board of Appeals from the Opinion and Order of the Administrative Law Judge dated March 4, 2019. Pursuant to Rule 3 of the Rules of Practice and Procedure of the Board of Appeals, the addresses of the appellants are: Valleys Planning Council, Inc., 118 W. Pennsylvania Avenue, Towson, MD 21204; Doug Carroll, 2707 Spring Hill Road, Owings Mills, MD 21117; Cassandra Naylor, 2706 Spring Hill Road, Owings Mills, MD 21117; and Jaye Knutson, 2714 Spring Hill Road, Owings Mills, MD 21117.

Respectfully submitted,



Michael R. McCann
Michael R. McCann, P.A.
118 W. Pennsylvania Ave.
Towson, MD 21204
(410) 825-2150

Attorneys for Appellants



CERTIFICATE OF SERVICE

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Adam Rosenblatt
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, Maryland 21204

And hand-delivered to:

County Board of Appeals
105 W. Chesapeake Avenue
Towson, Maryland 21204

and

Michael Moehler, Director
Department of Permits Approvals and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204



Michael R. McCann



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

March 4, 2019

Adam Rosenblatt, Esq.
Venable, LLP
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

Frederic Smalkin, Esq.
2728 Spring Hill Road
Garrison, Maryland 21117

RE: Petition for Special Exception
Case No. 2019-0168-X
Property: 2705 Greenspring Valley Road

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(2705 Greenspring Valley Road)		
3 rd Election District	*	OFFICE OF
2 nd Council District		
Russell Carter & Tiffany Stearns	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
Follow My Lead, LLC	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2019-0168-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 Russell Carter & Tiffany Stearns, LLC, legal owners and Follow My Lead, LLC, lessee (“Petitioners”). The special exception petition was filed pursuant to Sections 502.1 and 1A01.C.2 of the Baltimore County Zoning Regulations (“BCZR”) to approve a commercial kennel in an RC 2 zone.

Tiffany Stearns and landscape architect David Martin appeared in support of the petition. Adam M. Rosenblatt, Esq. represented the Petitioners. Frederic Smalkin, Esq., on behalf of numerous community members, opposed the request. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), the Bureau of Development Plans Review (“DPR”), the Department of Environmental Protection and Sustainability (“DEPS”) and the Maryland State Highway Administration (“SHA”).

The site is approximately 2.61 acres and zoned RC-2. The property is improved with a single-family dwelling constructed in 1931. The building was originally a school attended by children from the African American enclave of Chattolancee. Though listed on the Maryland Historical Trust inventory the school is not designated as a Baltimore County landmark. The building has for many years been used for residential purposes. Petitioners purchased the building

ORDER RECEIVED FOR FILING

Date 3-4-19

By [Signature]

in 2018 and propose to operate therein a commercial kennel, a use permitted by special exception in the RC-2 zone.

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.

Landscape architect David Martin, who was accepted as an expert, described the two-sheet site plan and the proposed layout of the kennel operation. Mr. Martin described the mature vegetation on the property and testified there are no setbacks required for a commercial kennel in an RC-2 zone. Mr. Martin (and Ms. Stearns) testified the proposed kennel operation would be very different from the typical boarding kennel, and after reviewing the factors enumerated in BCZR §502.1 he opined the use at this location would not have a detrimental impact greater than it would at any other RC-2 zone site.

Community witnesses expressed numerous concerns with the proposal. Foremost were concerns with barking dogs, animal waste, traffic and the potential for a negative impact on property values. In my opinion, these detrimental impacts are inherent in the operation of any commercial kennel. Maryland's highest court has held a special exception cannot be denied on this basis. See, e.g., *Montgomery County v. Butler*, 417 Md. 271, 297 (2010) ("Most [uses for which a

ORDER RECEIVED FOR FILING

Date 3-4-19

2

By kw

special exception is required] are regarded as potentially troublesome because of noise, traffic, congestion, or other associated problems”).

Several other witnesses expressed concern a dog kennel would be operated in a former African American school house. They believed the proposed use was incongruous with the historically significant nature of the site. Three former students who attended the Chattolane school testified and stated they were upset by the proposal and “could not conceive” how the former school could be used as a kennel. While I understand and am sympathetic to these concerns, I cannot deny the special exception on this basis. The court of appeals, in a recent case involving the proposed construction of a funeral home, held the neighboring “Asian community’s deep-seated cultural aversion to the death industry” or other “cultural sensitivities” cannot justify the denial of a special exception. *Clarksville Residents Against Mortuary Defense Fund, Inc. v. Donaldson Properties*, 453 Md. 516 (2017).

In addition, a special exception can be denied only upon a finding of a non-inherent adverse effect “upon adjoining and surrounding properties,” not on-site impacts. *Butler*, 417 Md. at 276-77 (opponent must show “non-inherent adverse effect” to “undercut the presumption of compatibility enjoyed by a proposed special exception use”). Petitioners own the property and are entitled to use it as they see fit, provided all legal (including zoning) requirements are satisfied. The result might be otherwise if the property was designated as a Baltimore County “landmark” under Article 32, Title 7 of the Baltimore County Code (“BCC”). If that were the case, the owners would be required to obtain from the Landmarks Preservation Commission (“LPC”) following a public hearing a “Certificate of Appropriateness” prior to completing improvements of any kind (including fencing) at the site. BCC §32-7-405.

ORDER RECEIVED FOR FILING

Date 3-4-19

3

By ISW

Other community members, referring to the DOP's ZAC comment, contended the property's zoning classification was wrong, and that it made no sense a 200 foot setback was imposed for private kennels in residential zones, but not for commercial kennels. *See* BCZR §421. Both of these points are valid, but I am obliged to enforce the law as written. While the subject property and neighboring lots are small when compared to large RC-2 agricultural tracts, the reality is there are many RC-2 lots throughout the County improved with single-family dwellings situated on three acres or less. As such, I do not believe the use would have any unique or non-inherent adverse impact upon these smaller RC-2 lots.

THEREFORE, IT IS ORDERED this 4th day of **March, 2019**, by this Administrative Law Judge, that the Petition for Special Exception to approve a commercial kennel in the RC-2 zone, 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. The special exception granted herein shall be personal to Tiffany Stearns and Follow My Lead, LLC, such that when Ms. Stearns sells the subject property or no longer retains an interest therein, or sells or no longer retains an interest in Follow My Lead, LLC, the special exception will terminate automatically.
3. No more than ten (10) dogs may be in the outside fenced-in areas at the same time.
4. No more than eight (8) dogs may be kept overnight at the premises.
5. Animal waste must be promptly and properly disposed of and Petitioners must have a contractor retrieve not less than twice a week the receptacle housing dog waste.
6. Within 15 days of the date hereof a revised site plan must be submitted to Baltimore County reflecting that the fenced enclosures on the property are a minimum of 50 feet from any property

ORDER RECEIVED FOR FILING

Date 3-4-19

By LSW

boundary line, and the exact fence setbacks must be shown on the amended plan.

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 3-4-19

By DW

PLEASE PRINT CLEARLY

5 Greenspring Valley Rd.
CASE NUMBER 2019-0168-X
DATE 2-26-19

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

Adam Rosenblatt	VANDOLLS 210 W. Penn Ave Ste 500	TOWSON, MD 21204	arosenblatt@vandalia.com
Robert & Ellen Dael	705 N. Shamrock Rd	Bel Air, MD 21014	elkdrael@yahoo.com
Nub Shapp	5715 RUSK AVE	BALTIMORE 21215	DEB JULIE @ VERIZON.NET
Julie Cantor	1910 Green Spring Valley Rd	Stevenson	Julianx22@gmail.com
ROSELYN ROGIC	1015 Concordia Dr. Towson MD	Towson 21286	roselynnanne@verizon.net
Steven Rosen	1517 Near Thicket, S	Stevenson MD	Stevenmrosen@gmail.com
Russ Carter	206 Kemble Rd.	Baltimore MD	russell_carter@comcast.net
Linda Kropp	4040 Stewart Rd	Stevenson MD 21153	LindaK.Kropp@gmail.com
CHARLOTTE Tylor	2 Stonehenge Cr. Units	Ti Coesville, MD 21228	crtyle1.03@gmail.com
Ric Tylor	2705 Springhill Rd	Ti Coesville, MD 21117	ricardotyla@gmail.com
Peggy Biggerstaff	2708 Spring Hill Rd	Owings Mills, MD 21117	peggybiggerstaff@gmail.com
Joe & Mel Cole	2707 Greenspring Valley Rd	Owings Mills MD 21117	nicole1@comcast.net
Kate & Tony Cubotta	108 Ridgewood Rd	Balto md 21210	KRCubotta@msn.com
Virginia Scott	2424 Greenspring Val Rd.	Owings Mills 21117	vdws76clst@verizon.net
Edward J. Weiner	11822 Zwaan Rd	Reisterstown, md 21136	plweiner@comcast.net
PHIL & MARTHA WEINER	1411 CHARMUTH RD, LUTHERVILLE	LUTHERVILLE, MD 21093	JGEN-OK@GMAIL.COM
JOEY GELON	400 OVERBROOK RD	BALTIMORE, MD 21222	rifhome@aol.com
Leslie Rifkin	11541 Manorstone Ln	Clarksville, MD 21044	mark@tramar.org
Mark Lerner	3606 Anton Farms Rd	Baltimore MD 21208	robin@answersforauthors.ca
Robin Miller	2026 Greenspring Valley Rd	Stevenson MD 21153	DavidMartin@dmw.com
DAVID L. MARTIN	501 FAIRMOUNT AVE. TOWSON	MD 21286	mfdael28@gmail.com
Mary Frances Dael	400 Overbrook Rd Balt. 21212	B	tiffanystearns@comcast.net
TIFFANY STEARNS	206 KEMBLE RD	BALTIMORE MD 21218	twhitridge@me.com
TINA WHITRIDGE	1910 Greenspring Valley Rd.	Stevenson, MD 21153	Nicky.1265@gmail.com
Nicholas Weaver	411 Greenspring Valley Rd	Stevenson, MD	

PLEASE PRINT CLEARLY

CASE NAME 2705 Greenspring Valley Rd
CASE NUMBER 2019-0168-X
DATE 2-26-19

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Fred Smalkin	2728 Spring Hill Rd 21117	Garrison, MD 21117	fredenr.smalkin@gmail.com
Wesley Finnerty	4030 Stewart Rd	Stevenson MD 21153	wesleyc antique exchange
Cassandra S. Maylor	2706 Spring Hill Rd.	Chattahoochee Village	car
Bo Jarrett	7 Chattahoochee Hill Rd 21117	Owings Mills MD 21117	
MARK Kahan	2714 Spring Hill 21117	Owings Mills 21117	KAHAN.MARK@gmail.com
Dore Carroll	2707 Spring Hill Rd. 21117		DGCarroll3@gmail.com
Sidney Rubin	2700 Greenspring Valley Rd		SIDSAIOR@msn.com
CAROL Sue Rubin	" "		"
K. Hy Washburn	112 " " "	Owings Mills 21117	"
Tym Tingey	71022 Park Heights	" "	tingeyj@comcast.net
Laura Spadone	319 Golf Course Rd	Owings Mills	not
Lisa Shapiro	2628 Greenspring Valley Rd	Owings Mills 21117	LMSTOTO@gmail.com
Susan Kearney	111 Chattahoochee Hill Rd.	Owings Mills MD 21117	skearney63@gmail.com
Carol Davis (Greg's wife)	3114 Caves Rd	" " "	cfgram@aol.com
Nina Tracey	2500 Greenspring Valley Rd.	" " "	NinaTracey@Hubbardsville.com
Bonnie Farber	210 Golf Course Rd.	" " " 21117	bfarber3@comcast
Jonathan Farber	" " " "	" " " 21117	
Cherie Donnelly	3117 W. Golf Course Rd.	Owings Mills 21117	cheried1943@gmail
Melissa M	11022 Park Hts	21117	
ICASA Model	118 W. Pennsylvania Ave	Towson 21204	telasagtr@up.edu
Jaye Knutson	2714 Spring Hill Rd	Owings Mills, MD 21117	jknutson@towson
Frances Washburn	111 Greenspring Valley Rd	Owings Mills, MD 21117	fstichel@gmail.com
JEANNE ADAMS	3114 Golf Course Rd W	Owings Mills, MD	JEANNE@AARISAND
EBEN ECK	3106 W. GOLF COURSE RD	Owings Mills 21117	EBENECK@ME.COM

Susan Scarborough
Meg Walton

223 Greening Valley Rd
1 Golf Course Rd.

Twins Mills, MD 21117 Susan Scarborough
Twins Mills, MD 21117 scottandmeg
me.com



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

February 22, 2019

Adam Rosenblatt, Esq.
Venable, LLP
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

Frederic Smalkin, Esq.
2728 Spring Hill Road
Garrison, Maryland 21117

RE: Petition for Special Exception – Order on Postponement
Case No. 2019-0168-X
Property: 2705 Greenspring Valley Road

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Peter Max Zimmerman, People's Counsel for Baltimore County, 105 West
Chesapeake Avenue, Towson, Maryland 21204

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(2705 Greenspring Valley Road)		
3 rd Election District	*	OFFICE OF
2 nd Council District		
Russell Carter & Tiffany Stearns	*	ADMINISTRATIVE HEARINGS
Legal Owners		
Follow My Lead, LLC	*	FOR BALTIMORE COUNTY
Lessee		
Petitioners	*	Case No. 2019-0168-X

* * * * *

ORDER

Now pending is a Motion for Postponement filed by Protestant Frederic Smalkin, Jr., Esq. Petitioners have filed a response to the Protestant's Motion.

Protestant contends the sign posting for the above case was defective in that one of the two required signs was not technically posted "on the property" as required by the County Code. While that may be the case, Petitioners note that was done so the sign would be visible to motorists on Spring Hill Road. According to Petitioners the case file contains letters from "numerous citizens," and thus it is clear the community has received "actual notice" concerning the proceeding. *See, e.g., Largo Civic Ass'n. v. Prince George's County*, 21 Md. App. 76, 85 (1974)(rejecting challenge to zoning proceeding when citizens had "actual notice"). As such the request will be denied.

WHEREFORE, for the foregoing reasons, it is this 22nd day of **February, 2019**, by this Administrative Law Judge for Baltimore County ordered that the Motion for Postponement be and is hereby DENIED.



 JOHN E. BEVERUNGEN
 Administrative Law Judge
 for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 2/22/19
 By sen

Debra Wiley

From: Debra Wiley
Sent: Friday, February 22, 2019 8:38 AM
To: Adam M. Rosenblatt (amrosenblatt@Venable.com); 'frederic.smalkin@gmail.com'
Cc: Peoples Counsel; Kristen L Lewis
Subject: Motion for Postponement - Case No. 2019-0168-X - 2705 Greenspring Valley Road - 2/26/19 @ 1:30 PM
Attachments: 20190222081035041.pdf

Good Morning Counsel,

Please find attached ALJ Beverungen's Order on Motion for Postponement in reference to the above matter.

Thank you.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Friday, February 22, 2019 8:11 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 02.22.2019 08:10:34 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov

JB 2/26/19
1:30 PM

Debra Wiley

From: Fred Smalkin <frederic.smalkin@gmail.com>
Sent: Sunday, February 24, 2019 10:21 AM
To: Debra Wiley
Cc: Rosenblatt, Adam M.; Peoples Counsel; Kristen L Lewis
Subject: Re: Motion for Postponement - Case No. 2019-0168-X - 2705 Greenspring Valley Road - 2/26/19 @ 1:30 PM

Received. Thank you very much,

FS Jr.

On Fri, Feb 22, 2019, 8:38 AM Debra Wiley <dwiley@baltimorecountymd.gov> wrote:
Good Morning Counsel,

Please find attached ALJ Beverungen's Order on Motion for Postponement in reference to the above matter.

Thank you.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
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Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 02.22.2019 08:10:34 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov

[http://www.baltimorecountymd.gov/sebin/n/n/county_seal.jpg] <<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

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www.baltimorecountymd.gov <<http://www.baltimorecountymd.gov>>



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 22, 2019

Adam M. Rosenblatt, Esquire
210 W. Pennsylvania Ave Ste 500
Towson MD 21204

ZAC
Comments

RE: Case Number: 2019-0168-X, 2705 Green

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 November 26, 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, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 2/26/2019

FROM: Jeff Mayhew *gm*
Acting Director, Department of Planning

SUBJECT: FOLLOW-UP TO ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-168

INFORMATION:

Property Address: 2705 Greenspring Valley Road
Petitioner: Russell Carter, Tiffany Stearns
Zoning: R.C. 2
Requested Action: Special Exception

The Department of Planning acknowledges a revised plan has been prepared in an attempt to address the Department's comments dated February 21, 2019.

Division Chief:

A handwritten signature in blue ink, appearing to read "Jenifer G. Nugent".

Jenifer G. Nugent

JM/JGN

c: Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

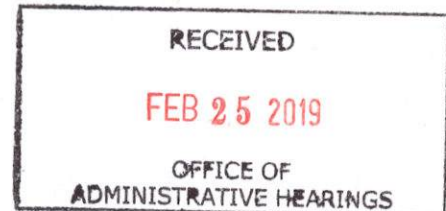
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-168

DATE: 2/21/2019



INFORMATION:

Property Address: 2705 Greenspring Valley Road
Petitioner: Russell Carter, Tiffany Stearns
Zoning: R.C. 2
Requested Action: Special Exception

The Department of Planning has reviewed the special exception to use the property for a commercial kennel.

Staff conducted a site visit on December 27, 2018. On January 11, 2019, the Department met with the petitioner to discuss the special exception proposal and acquire a better understanding of its operation. The petition has generated significant interest in the surrounding community.

The Department recommends the commercial kennel plan, as submitted, requires specific conditions to mitigate the inherent impacts of the proposed use. The Department recognizes that the imposition of the conditions recommended by staff may reduce the level of commercial activity below that envisioned and described by the petitioners in documents submitted in support of the petition. The Department, subsequent to the public hearing, will concur with the decision of the Administrative Law Judge (ALJ) as to the appropriateness of the commercial kennel and to what levels of activity said use would be permitted to operate in order to remain within the scope of BCZR § 502.

Kennels, of any type, have been described as a principal use within Baltimore County since at least 1967. Until 2001 these kennels were permitted by special exception in the D.R. 5.5 zone and by right in the D.R. 1 zone. Any kennel so permitted in any residence zone was required to be 200' removed from the nearest property line. Commercial kennels as a principal use debuted in 2000. The 200' property line separation was not retained for commercial kennels although that setback remains a condition of a private kennel.

Since their inception, commercial kennels have been stringently regulated. Over 91% of Baltimore County (County) is classified with zone designations (D.R. and R.C.) wherein a key land use characteristic is as principal residential dwellings. Only 39% of the County that is so zoned, the R.C. 2, 3 and 6 zones, allows commercial kennels and then only through special exception. The use is prohibited in the majority of residential and commercial properties in the County. The Department finds that a commercial kennel within the R.C. 2 zone, having no setbacks to adjacent properties, is inconsistent with the spirit and intent of the BCZR. This inconstancy is especially acute in the instant case.

While retaining much of its rural character, the area in the vicinity of the subject site has developed more densely. The built environment of the neighborhood is more reflective of the R.C. 5 or D.R. 1 zones.

Although the subject property is zoned R.C. 2 (Agriculture), the subject site itself being 2.6 ac. does not meet the BCZR definition of a farm. This is true with many of the surrounding properties. The Department has reservations as to whether this site can accommodate the proposed use with its inherent traffic, noise, odors and waste without effective limitations to and buffering of the commercial activities.

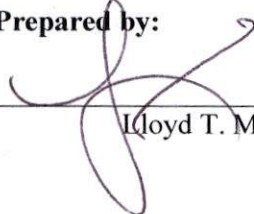
The Department is aware that BCZR § 421 contains no setback provision for commercial kennels. The Department is also aware of no regulation preventing the establishment of use buffers and recommends that buffering sufficient to mitigate the impacts of the commercial activity upon the surrounding residential neighborhood, as determined to be sufficient by the ALJ, is and more in keeping with the spirit and intent of the regulations as established in BCZR § 502. Although the residential transition area buffers are not triggered here, the Department recommends buffering similar to that is appropriate.

Any commercial kennel on this site shall be subject to the following conditions:

- Provide a 50' wide planted buffer adjacent to all property lines intervening between contiguous residential properties and all exterior components of the commercial kennel where canines may be kept.
- Supporting documentation provided by the petitioner indicates no member may access the site without an appointment. The Department understands this precludes individual drop off and pick up of animals by members. Except in the case of emergency, all animals shall arrive/depart via the transportation service discussed in said supporting documentation.
- As established through the hearing, parking shall be limited to the minimum number of spaces required for employees plus one emergency overflow space.
- Petitioners shall demonstrate to the satisfaction of the ALJ that the site providing buffers as described can accommodate up to 20 canines. If the special exception is granted, whatever the established limit is, said figure shall be inclusive of the 8 canines designated to stay on-site overnight.
- Petitioners shall demonstrate to the satisfaction of the ALJ that all waste generated by the operation is disposed of daily in a sanitary manner.
- The indication of dogs staying on-site overnight assumes the presence of personnel to provide oversight. The petition is silent on the proposed use in combination of a commercial kennel and principal residential use. The Department will concur with the ALJ as to whether the combined uses can integrate with the neighborhood.

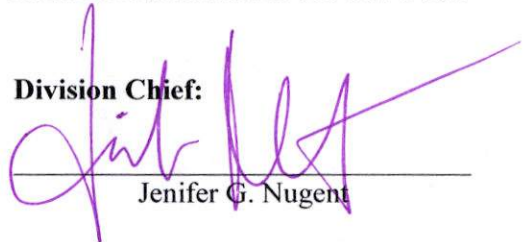
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals
And Inspections
MS
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2018
Item No. 2019-0168-X

DATE: Jan 17, 2019

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

The Riverine Flood Plain Limits must be shown on the plan submitted per the Baltimore County Design Manual, Policy Manual and the Standard Details. The property owner is requesting to build a fence in or close to the tidal flood plain limits. If the fence is in the boundary, it must be moved to be outside of the special flood hazard area to meet Baltimore County Code 32.4.414.

* * * *

VKD: cen
cc: file

2-26

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: December 26, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0168-X
Address 2705 Greenspring Valley Road
(Carter & Stearns Property)

Zoning Advisory Committee Meeting of **December 24, 2018.**

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

1. Groundwater Management must review any building permits for a proposed kennel.

Reviewer: Dan Esser

December 20, 2018

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

Dear Ms. Lewis:

Thank you for the opportunity to review the site plan to accompany the petition for a special exception to allow a commercial kennel on the subject property. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the submittal listed below and is pleased to respond.

2705 Greenspring Valley Road
Site Plan Review for Special Exception
Case No. 2019-0168-X
SHA Tracking No. 18APBA030XX
MD 130 (south side) 545' east of Chattolantee Hill Road
Mile Post 1.12
Baltimore County

The proposed entrance to this site will be subject to the terms of an access permit. The following criteria and details will apply and must be reflected on future plan submittals:

The entrance must be 25' wide with 30' radii. A 10' tangent shall be provided from the eastern radius of the existing residential entrance eastward before beginning the western radius for this new entrance. The entrance must be shaded from the edge of the existing pavement on MD 130 back to the radius returns within the entrance, and the following full depth pavement section utilized and noted on the plans:

2" Superpave Asphalt Mix 12.5mm for Surface – PG 64S-22, Level 2
7" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2 (2 – 3.5" lifts)
6" Graded Aggregate Base or 12" Capping Borrow

To initiate the plan review cycle toward the issuance of the access permit the design engineer must submit nine (9) sets of plans reflecting the above entrance criteria and details. The plan submittal should include 1 set of hydraulic computations, and a CD containing plans and all supporting documentation to Wendy Wolcott at 320 West Warren Road, Hunt Valley, MD. 21030 to the attention of Mr. Richard Zeller.

Ms. Kristen Lewis
2705 Greenspring Valley Road MD 130
Case 2019-00168-X
SHA Tracking No. 18APBA030XX
December 20, 2018
Page 2

Please utilize the SHA tracking number when making this submission.

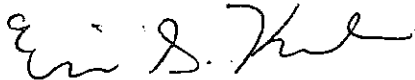
All SHA Policies, Standards and Specifications must be followed when preparing the above plan submittal including but not limited to the following documents:

MDOT SHA Access Manual
MDOT SHA Business Standards and Specifications

The Access Management Plan Review Checklist must be utilized in drafting the SHA Improvement Plans. Please include a copy of the completed checklist when making this submittal. All of these documents along with additional guidance can be found on our web site at www.roads.maryland.gov under Business Center.

If there are any questions, please contact Mr. Richard Zeller at 410-229-2332 or toll free (in Maryland only), 1-866-998-0367 (x2332) or by email at (rzeller@sha.state.md.us).

Sincerely,



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

cc: Daft McCune Walker, Inc. / 501 Fairmount Avenue, Suite 300, Towson, MD 21286
Follow My Lead, LLC / 206 Kemble Road, Baltimore, MD 21218
Ms. Dianna Hines, MDOT SHA District 4 Traffic
Mr. Michael Pasquariello, MDOT SHA District 4 Utilities
Mr. Wil Clark, MDOT SHA District 4 Maintenance

**IN RE: PETITION FOR SPECIAL
EXCEPTION**

(2705 Greenspring Valley Road)

3rd Election District

2nd Council District

Russell Carter and Tiffany Stearns
Legal Owners

Follow My Lead, LLC
Lessee /Petitioner

* **BEFORE THE**
* **OFFICE OF**
* **ADMINISTRATIVE HEARINGS**
* **FOR BALTIMORE COUNTY**

*
* **Case No. 2019-0168-X**
*



* * * * *

**OPPOSITION TO
REQUEST FOR POSTPONEMENT**

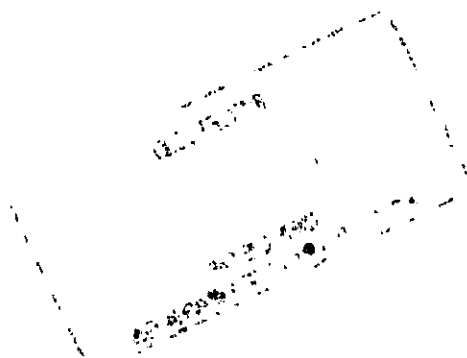
Pursuant to Rule 4G of Appendix G of the Baltimore County Zoning Regulations (“BCZR”), Petitioner hereby opposes the request for postponement filed by Frederick Smalkin, Jr. in the above-captioned matter and states as follows:

INTRODUCTION

1. This matter is scheduled for a hearing before the Office of Administrative Hearings (OAH) on February 26, 2019. A Hearing Notice was issued on January 17, 2019 requiring notice signs to be posted on or before February 6, 2019. *See* Exhibit 1.

2. Petitioner retained an approved Baltimore County sign poster, Sgt. Robert Black, who posted two signs advertising the hearing on February 5, 2019. Sgt. Black provided certifications of the posting as required by § 33-3-302 of the Baltimore County Code (“BCC”). *See* Exhibit 2.

3. BCC § 33-3-302(b)(1)(i) requires a Petitioner to “conspicuously post” two signs “on the property” that are “at least 24 inches by 36 inches in size” and requires that the signs



“be placed within view of a public road where possible.” Mr. Smalkin’s motion focuses on the phrase “on the property.”

4. The property in question is located between two public roads with Greenspring Valley Road to the north and Spring Hill Road to the south. *See* Exhibit C to Mr. Smalkin’s Motion. Mr. Smalkin does not raise any issue with the sign that was posted on the north side of the Property within view of Greenspring Valley Road. His Motion focuses entirely on the sign that was posted just south of the property in view of Spring Hill Road.

6. The sign in question was intentionally posted in a location that is visible from Spring Hill Road so that residents, such as Mr. Smalkin, would be informed about the date and time of the public hearing in this case. The subject property is set back a considerable distance from the public road and is surrounded by mature vegetation. If the sign was posted 5-10 feet farther north it would technically be “on the property” but it would be less visible to interested citizens and would not serve the purpose of BCC § 33-3-203(b).

7. As the OAH file will reveal, numerous citizens have taken an interest in this case and have submitted letters expressing their opinions about the requested relief. This is not a case where citizens are just now learning of the petition, and the posting of the sign closer to Spring Hill Road did not negatively impact the ability of anyone to participate or express an opinion in this case.

8. Both sides have undoubtedly scheduled witnesses that will be missing work and/or other obligations to appear at the scheduled hearing. It would not serve any purpose to postpone the hearing so that a sign can be placed farther from the public road where it will be less visible to members of the public.

9. Mr. Smalkin's filing of a motion one week before the scheduled hearing demonstrates actual notice of the date and time of the hearing, proving that the posted signs served the intended purpose of BCC § 33-3-203(b).

10. Additionally, the OAH file will reflect that the petition in this case was filed on November 26, 2018 and the case is just now scheduled for a hearing a full three (3) months after filing. It would be contrary to the principles of equity and judicial economy to further postpone the hearing in this case.

10. Finally, and conclusively, Rule G of the Rules of Practice and Procedure before OAH provides as follows:

No postponement or continuance shall be granted except in extraordinary circumstances and for a reason satisfactory to the Director or Zoning Commissioner given by the party requesting such postponement indicating that the circumstances requiring the postponement or continuance are of an unusual and extraordinary nature, and must be by written request, addressed to the Director and with a copy to all parties, or their counsel if represented, entitled to receive notice, setting forth good and sufficient reasons for the requested postponement or continuance.

See Appendix G to BCZR.

11. Here, no "extraordinary circumstances" or circumstances "of an usual and extraordinary nature" are even alleged and the request is based solely on a technicality that, as explained above, provided better notice to interested citizens than strict compliance with BCC § 32-3-203(b)(1)(i). Accordingly, the request for postponement should be denied.

CONCLUSION

For the reasons stated above, Petitioner respectfully requests that the ALJ deny the requested postponement and allow the case to proceed as scheduled on February 26, 2019.

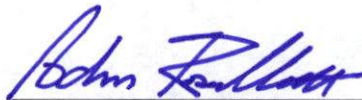
Respectfully submitted,



Adam M. Rosenblatt
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204
(410) 494-6271
amrosenblatt@venable.com

CERTIFICATE OF SERVICE

I hereby certify on this 21st day of February, 2019 that a copy of the foregoing pleading was emailed to Frederick Smalkin, Jr. and the Office of People's Counsel for Baltimore County.



Adam M. Rosenblatt

EXHIBIT 1



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

January 17, 2019

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: 2019-0168-X

2705 Greenspring Valley Road
S/s Greenspring Valley Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Russell Carter, Tiffany Stearns
Lessee: Follow My Lead, LLC

Special Exception for a commercial kennel in the RC-2 zone.

Hearing: Tuesday, February 26, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 6, 2019.**
- (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.

EXHIBIT 2

CERTIFICATE OF POSTING

2019-0168-X

RE: Case No.: _____

Petitioner/Developer: _____

Russell Carter, Tiffany Stearns
Follow My Lead, LLC

February 26, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

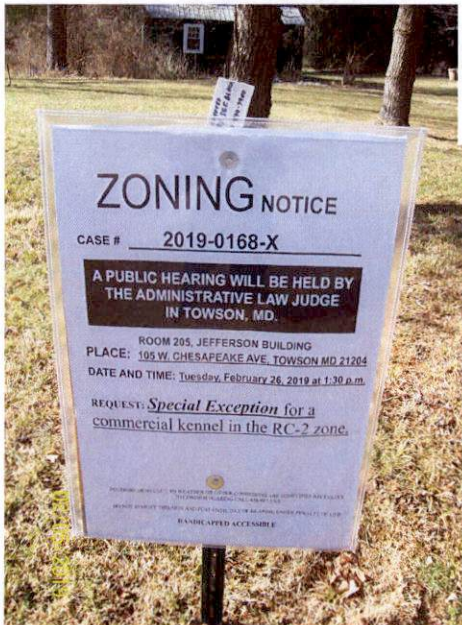
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2705 Greenspring Valley Road

SIGN 1

February 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)





(Signature)

February 5, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0168-X

RE: Case No.: _____

Petitioner/Developer: _____

Russell Carter, Tiffany Stearns
Follow My Lead, LLC

February 26, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

2705 Greenspring Valley Road

SIGN 2

February 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)



February 5, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Baltimore County - My Neighborhood



- Legend
- House Numbers
 - Railroad
 - Zoning
 - Interstates
 - Interstate Ramps
 - Major Roads
 - Minor Roads
 - Local Roads
 - Zipcodes



1:2,257
0 95 190 380 Feet
0 0.0175 0.035 0.07 Miles
January 28, 2019

**IN RE: PETITION FOR SPECIAL
EXCEPTION**

(2705 Greenspring Valley Road)

3rd Election District

2nd Council District

**Russell Carter and Tiffany Stearns
*Legal Owners***

**Follow My Lead, LLC
*Lessee /Petitioner***

*** BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY**

* Case No. 2019-0168-X

*** * * * ***

**OPPOSITION TO
REQUEST FOR POSTPONEMENT**

Pursuant to Rule 4G of Appendix G of the Baltimore County Zoning Regulations (“BCZR”), Petitioner hereby opposes the request for postponement filed by Frederick Smalkin, Jr. in the above-captioned matter and states as follows:

INTRODUCTION

1. This matter is scheduled for a hearing before the Office of Administrative Hearings (OAH) on February 26, 2019. A Hearing Notice was issued on January 17, 2019 requiring notice signs to be posted on or before February 6, 2019. *See* Exhibit 1.

2. Petitioner retained an approved Baltimore County sign poster, Sgt. Robert Black, who posted two signs advertising the hearing on February 5, 2019. Sgt. Black provided certifications of the posting as required by § 33-3-302 of the Baltimore County Code (“BCC”). *See* Exhibit 2.

3. BCC § 33-3-302(b)(1(i) requires a Petitioner to “conspicuously post” two signs “on the property” that are “at least 24 inches by 36 inches in size” and requires that the signs

“be placed within view of a public road where possible.” Mr. Smalkin’s motion focuses on the phrase “on the property.”

4. The property in question is located between two public roads with Greenspring Valley Road to the north and Spring Hill Road to the south. *See* Exhibit C to Mr. Smalkin’s Motion. Mr. Smalkin does not raise any issue with the sign that was posted on the north side of the Property within view of Greenspring Valley Road. His Motion focuses entirely on the sign that was posted just south of the property in view of Spring Hill Road.

6. The sign in question was intentionally posted in a location that is visible from Spring Hill Road so that residents, such as Mr. Smalkin, would be informed about the date and time of the public hearing in this case. The subject property is set back a considerable distance from the public road and is surrounded by mature vegetation. If the sign was posted 5-10 feet farther north it would technically be “on the property” but it would be less visible to interested citizens and would not serve the purpose of BCC § 33-3-203(b).

7. As the OAH file will reveal, numerous citizens have taken an interest in this case and have submitted letters expressing their opinions about the requested relief. This is not a case where citizens are just now learning of the petition, and the posting of the sign closer to Spring Hill Road did not negatively impact the ability of anyone to participate or express an opinion in this case.

8. Both sides have undoubtedly scheduled witnesses that will be missing work and/or other obligations to appear at the scheduled hearing. It would not serve any purpose to postpone the hearing so that a sign can be placed farther from the public road where it will be less visible to members of the public.

9. Mr. Smalkin's filing of a motion one week before the scheduled hearing demonstrates actual notice of the date and time of the hearing, proving that the posted signs served the intended purpose of BCC § 33-3-203(b).

10. Additionally, the OAH file will reflect that the petition in this case was filed on November 26, 2018 and the case is just now scheduled for a hearing a full three (3) months after filing. It would be contrary to the principles of equity and judicial economy to further postpone the hearing in this case.

10. Finally, and conclusively, Rule G of the Rules of Practice and Procedure before OAH provides as follows:

No postponement or continuance shall be granted except in extraordinary circumstances and for a reason satisfactory to the Director or Zoning Commissioner given by the party requesting such postponement indicating that the circumstances requiring the postponement or continuance are of an unusual and extraordinary nature, and must be by written request, addressed to the Director and with a copy to all parties, or their counsel if represented, entitled to receive notice, setting forth good and sufficient reasons for the requested postponement or continuance.

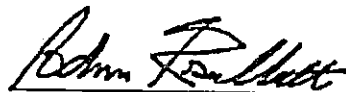
See Appendix G to BCZR.

11. Here, no "extraordinary circumstances" or circumstances "of an usual and extraordinary nature" are even alleged and the request is based solely on a technicality that, as explained above, provided better notice to interested citizens than strict compliance with BCC § 32-3-203(b)(1)(i). Accordingly, the request for postponement should be denied.

CONCLUSION

For the reasons stated above, Petitioner respectfully requests that the ALJ deny the requested postponement and allow the case to proceed as scheduled on February 26, 2019.

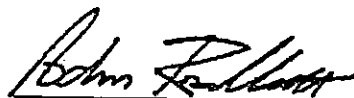
Respectfully submitted,



Adam M. Rosenblatt
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204
(410) 494-6271
amrosenblatt@venable.com

CERTIFICATE OF SERVICE

I hereby certify on this 21st day of February, 2019 that a copy of the foregoing pleading was emailed to Frederick Smalkin, Jr. and the Office of People's Counsel for Baltimore County.



Adam M. Rosenblatt

EXHIBIT 1



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, Director
Department of Permits,
Approvals & Inspections

January 17, 2019

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: 2019-0168-X

2705 Greenspring Valley Road

S/s Greenspring Valley Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Russell Carter, Tiffany Stearns

Lessee: Follow My Lead, LLC

Special Exception for a commercial kennel in the RC-2 zone.

Hearing: Tuesday, February 26, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 6, 2019.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
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2019-0168-X

RE: Case No.: _____

Petitioner/Developer: _____

Russell Carter, Tiffany Stearns
Follow My Lead, LLC

February 26, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

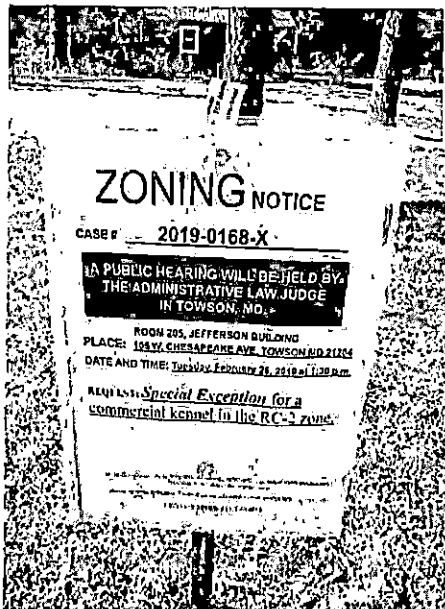
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SIGN 1

February 5, 2019

The sign(s) were posted on _____
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February 5, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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Attn: Kristen Lewis:

Ladies and Gentlemen:

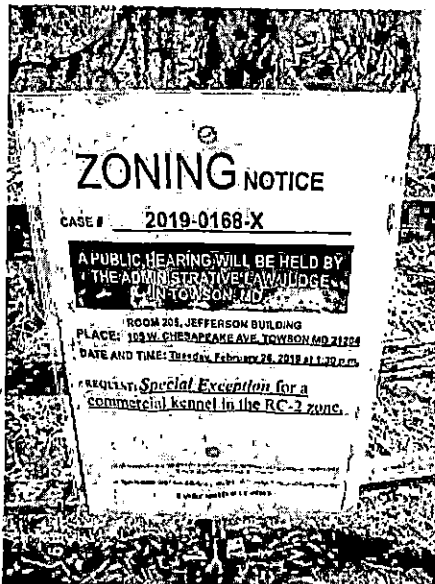
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(Print Name)

1508 Leslie Road

(Address)

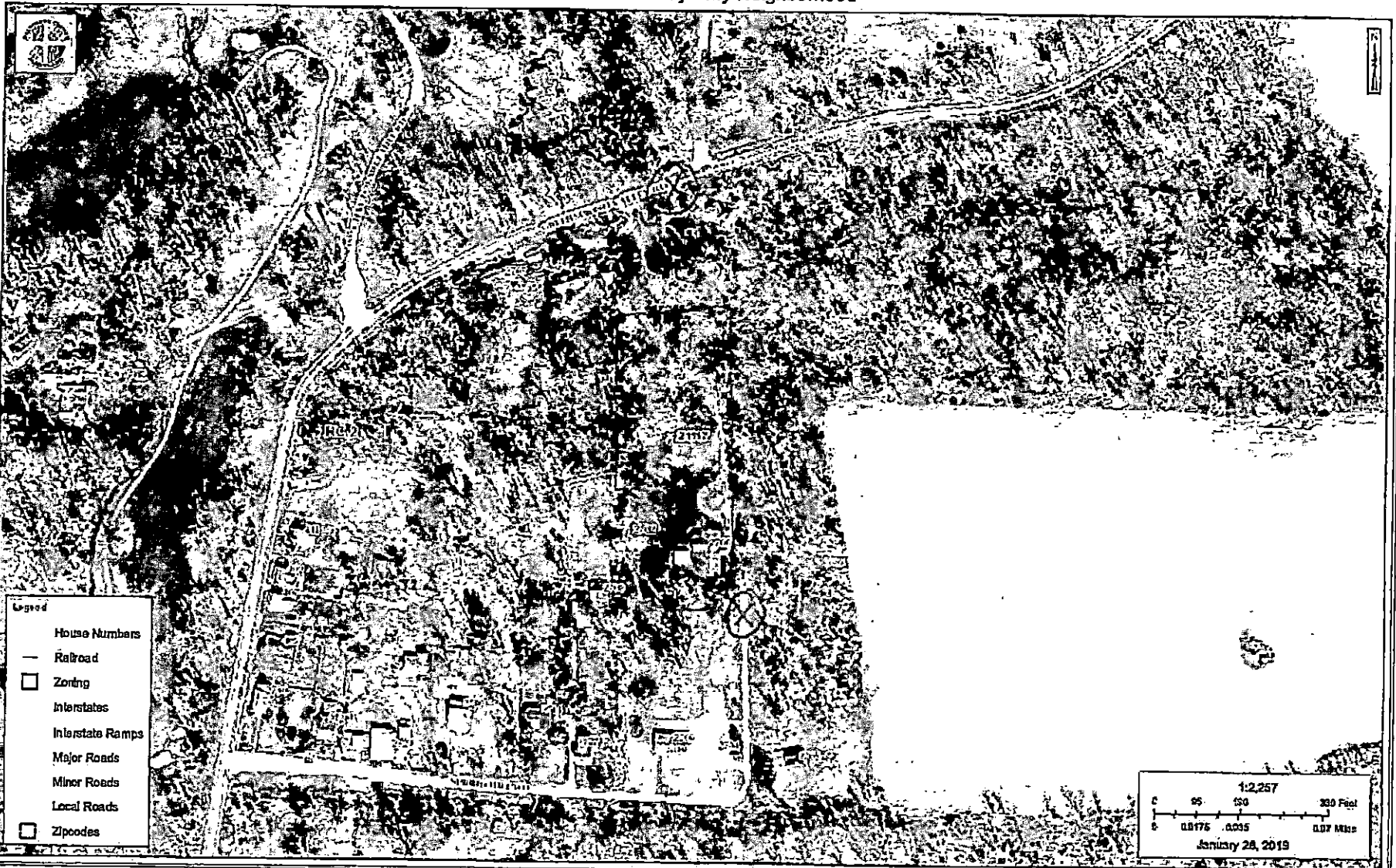
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Baltimore County - My Neighborhood



JB 2-26-19
1:30 PM

Debra Wiley

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Thursday, February 21, 2019 9:43 AM
To: Fred Smalkin; Administrative Hearings; Debra Wiley
Cc: Peoples Counsel
Subject: RE: Case No. 2019-168-X - Motion to Postpone by Opponent FS Jr.
Attachments: 22247243-v1-Opposition to Request for Postponement.PDF

I am attaching the **Petitioner's response to Mr. Smalkin's request for postponement**. Hard copies will be hand delivered to OAH momentarily.

Thank you all.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/1WnNCGcCUy9mzPdV-Kv4wh-5E1r9iNpUtd72UL5VnhywSy_qAc57pJVrUV5Jpsicq1453ctmokWVphRnf8ygGVS-hXfXWalcV2ARlPdPdlcWhYmkQ_5-YgPs7NK6yQ0LaaLs27nAqk8J42GNhbR-h2wAhLs0SR825S9UrvfcWSv_sZ8tAFQIGs9HwKFcjufMOWbYNHy1gM0mf_DX5DjOT_n37PDCIWxmYEAHOZTBOYu1_zFyEvd5SkIqc_TNKne1dS_uGpRT9pXBkRz6dZa1jK7QRZrt7KqFSQ50vIJ5flmFsmx6Qm-1_XSjFCOlRjzdNd2Pm5WD6P_2ToUg1w5PgdYM1hFUMbPs5CCdDmr-DT82X6xwh-r8rF666F9dx7a5wVRybt8dK-SZi1Bf-CjWb2xh4aMIhfTfl2gfGDI7-TPzqHW0ibocq2Tf_KANfCoQr4SX3Ax4mFvLHvw6tf1bkQ/http%3A%2F%2Fwww.Venable.com

From: Fred Smalkin [mailto:afuturehead@gmail.com]
Sent: Tuesday, February 19, 2019 4:54 PM
To: administrativehearings@baltimorecountymd.gov
Cc: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>; peoplescounsel@baltimorecountymd.gov
Subject: Case No. 2019-168-X - Motion to Postpone by Opponent FS Jr.

Dear Clerk:

Please find attached Opponent Frederic Smalkin, Jr., Esq.'s Motion to Postpone Case No. 2019-168-X. A hard copy will be mailed or delivered to your office, tomorrow, February 20th, 2019.

If you require anything further, please do not hesitate to contact me.

Regards,

Frederic Smalkin Jr., Esq.
2728 Spring Hill Road
Garrison, Maryland 21117
frederic.smalkin@gmail.com
443.475.0585

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.



RE: PETITION FOR SPECIAL EXCEPTION
2705 Greenspring Valley Road
S/S Greenspring Valley Road
3rd Election & 2nd Councilmanic Districts
Legal Owners: Russell Carter & Tiffany
Stearns
Contract Purchaser(s): Follow My Lead,
LLC

Petitioners

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

CASE NO. 2019-168-X

MOTION TO POSTPONE

Opponent, **Frederic Smalkin, Jr. Esq., Pro Se**, respectfully requests that this Honorable Court postpone the public hearing on the above-captioned Petition for Special Exception ("the Petition"), and for reasons states:

1. Baltimore County Code, § 32-3-302(a) requires that the the Department of Permits, Approvals and Inspections schedule a public hearing on the Petition.
2. The hearing on the Petition is currently scheduled for February 26th, 2019 at 1:30 PM, before this Honorable Court.
3. This Honorable Court may not consider the Petition unless notice has been posted in accordance with Baltimore County Code § 32-3-302. Baltimore County Code, § 32-3-302(b)(3).
4. Baltimore County Code, § 32-3-302(b) further provides that "[t]he Department of Permits, Approvals and Inspections shall ensure that notice of the time and place of the hearing relating to the property under petition be provided: (i) By requiring the petitioner at petitioner's

expense to conspicuously post two (2) signs of the notice **on the property** for a period of at least 20 days before the date of the hearing[.]” (Emphasis added.)

5. Petitioners have posted two notice signs in reference to the above-captioned case.

6. One of the posted notice signs is not on the subject property at 2705 Greenspring Valley Road (“the Property”), but is instead on the neighboring parcel to the south of the Property, which is addressed as 2704 and 2706 Spring Hill Road and is not owned by Petitioners. See **Ex. A** - Map of Posted Notice; **Ex. B** - Photograph of Posted Notice; **Ex. C** - 2704/2706 Spring Hill Rd. Property Information.

7. The posted notice sign depicted in Exhibits A and B has never been on the subject Property at 2705 Greenspring Valley Road.

8. As a matter of law, the Petition cannot be heard at the scheduled date and time, because the Property has not been posted as required by Baltimore County Code, § 32-3-302.

WHEREFORE, Opponent respectfully requests that this Honorable Court postpone the hearing in the above-captioned matter.

Respectfully submitted,



Frederic Smalkin, Esq.
2728 Spring Hill Road
Garrison, Maryland 21117
Opponent, Pro Se

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of February, 2019, a copy of the foregoing
MOTION TO POSTPONE was served by mail and emailed to:

Adam Rosenblatt, Esq.
Venable LLP
210 West Pennsylvania Avenue
Suite 500
Towson, MD 21204
amrosenblatt@Venable.com

Attorney for Petitioners

Peter Max Zimmerman
People's Counsel for Baltimore County
% Carole S. Demilio
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
peoplescounsel@baltimorecountymd.gov

People's Counsel



Frederic Smalkin, Esq.
Opponent, Pro Se

**RE: PETITION FOR SPECIAL EXCEPTION
2705 Greenspring Valley Road
S/S Greenspring Valley Road
3rd Election & 2nd Councilmanic Districts
Legal Owners: Russell Carter & Tiffany
Stearns
Contract Purchaser(s): Follow My Lead,
LLC**

Petitioners

**BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY**

CASE NO. 2019-168-X

ORDER

Upon consideration of the Motion to Postpone it is this _____ day of
_____, 20____, by the Baltimore County Office of Administrative Hearings:

ORDERED that Defendant's Motion to Postpone is hereby **GRANTED**.

JUDGE

cc: Adam Rosenblatt, Esq.
Venable LLP
210 West Pennsylvania Avenue
Suite 500
Towson, MD 21204

Peter Max Zimmerman
People's Counsel for Baltimore County
% Carole S. Demilio
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

(Ct'd.)

Frederic Smalkin, Esq.
2728 Spring Hill Road
Garrison, Maryland 21117
Opponent, Pro Se

Ex bit A - Map of Posted Notice

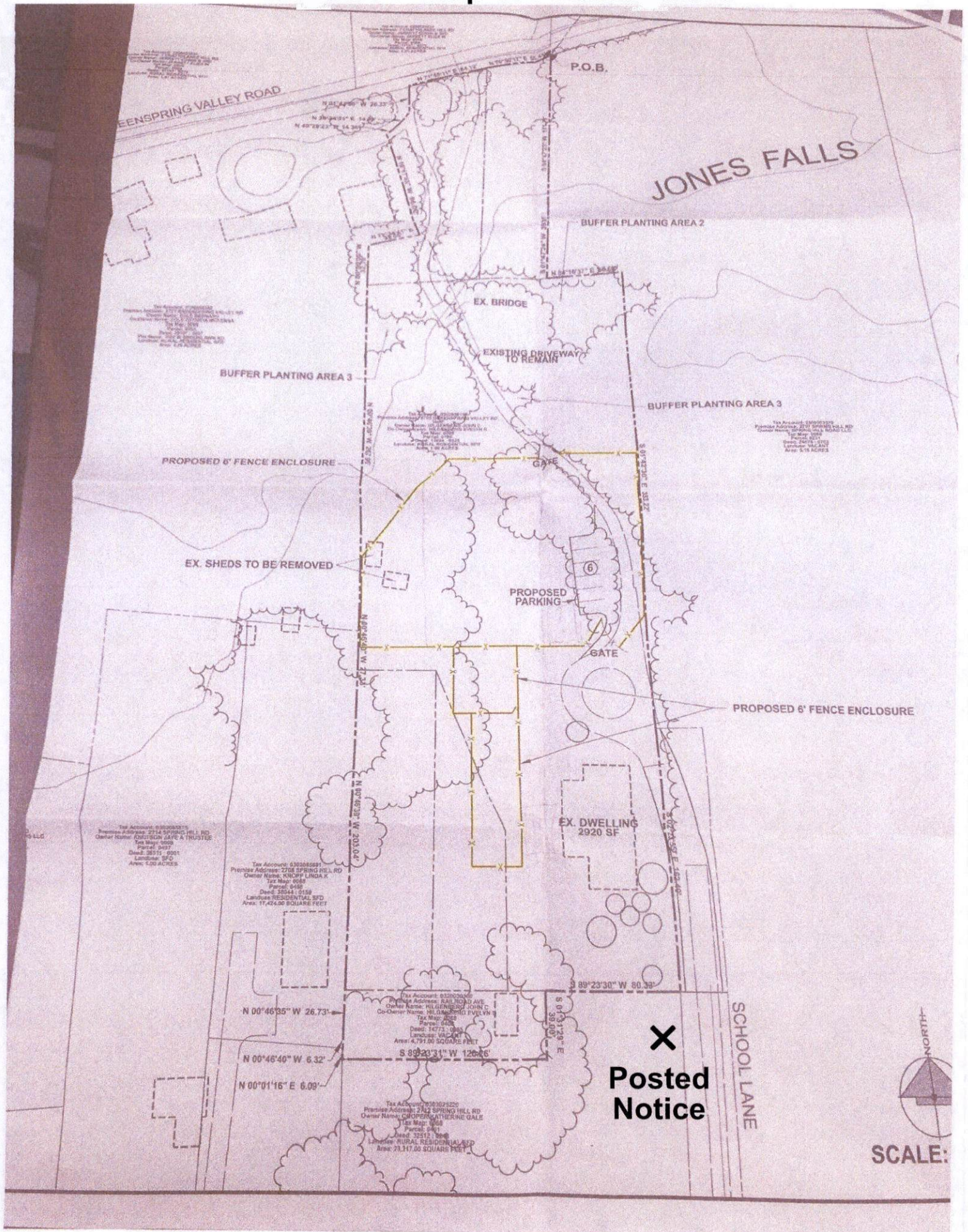


Exhibit B

Photograph of Posted Notice



Exhibit C

2704/2706 Spring Hill Rd.

Property Information

 **Baltimore County - My Neighborhood**



My Neighborhood

Select a Property from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 2706 SPRING HILL RD

2706 SPRING HILL RD

Tax Account Number 2500013360

Owner Name 2704 SH LLC

Premise Address 2706 SPRING HILL RD

Tax Map 0068

Parcel 0509

Real Property Report [More info](#)

StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning [RC 2](#)

SCHOOL DISTRICTS

Elementary School District [Woodholme ES](#)

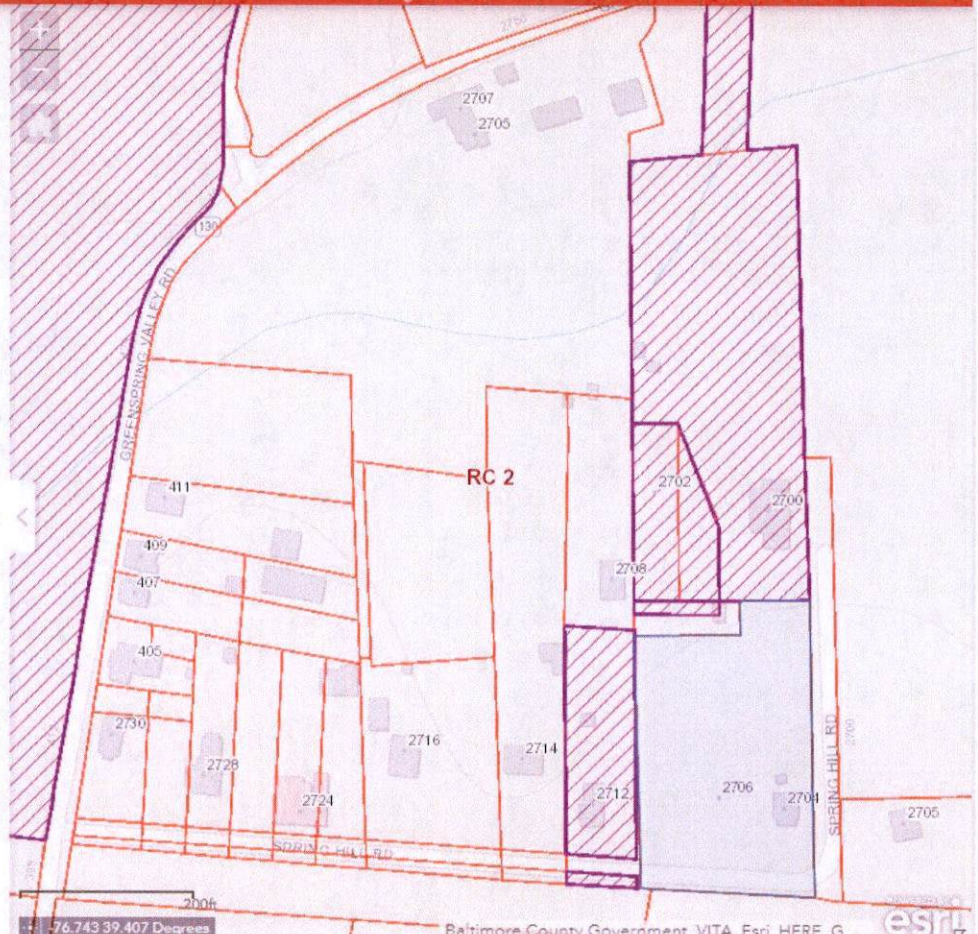
Middle School District [Pikesville MS](#)

High School District [Owings Mills HS](#)

CIVIC - GOVERNMENT

Police Precinct [Pikesville](#)

Councilmanic District [2](#)



200ft

-76.743 39.407 Degrees

Baltimore County Government, VITA, Esri, HERE, G... 

Debra Wiley

From: Fred Smalkin <afuturehead@gmail.com>
Sent: Tuesday, February 19, 2019 4:54 PM
To: Administrative Hearings
Cc: amrosenblatt@venable.com; Peoples Counsel
Subject: Case No. 2019-168-X - Motion to Postpone by Opponent FS Jr.
Attachments: 2019.02.19 - Motion to Postpone by Opponent FS Jr..pdf

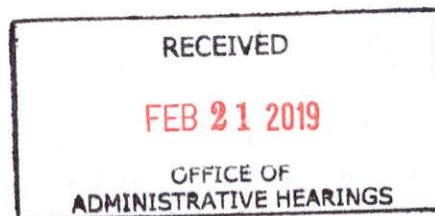
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Regards,

Frederic Smalkin Jr., Esq.
2728 Spring Hill Road
Garrison, Maryland 21117
frederic.smalkin@gmail.com
443.475.0585



**RE: PETITION FOR SPECIAL EXCEPTION
2705 Greenspring Valley Road
S/S Greenspring Valley Road
3rd Election & 2nd Councilmanic Districts
Legal Owners: Russell Carter & Tiffany
Stearns
Contract Purchaser(s): Follow My Lead,
LLC**

Petitioners

**BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY**

CASE NO. 2019-168-X

MOTION TO POSTPONE

Opponent, **Frederic Smalkin, Jr. Esq., *Pro Se***, respectfully requests that this Honorable Court postpone the public hearing on the above-captioned Petition for Special Exception ("the Petition"), and for reasons states:

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2. The hearing on the Petition is currently scheduled for February 26th, 2019 at 1:30 PM, before this Honorable Court.
3. This Honorable Court may not consider the Petition unless notice has been posted in accordance with Baltimore County Code § 32-3-302. Baltimore County Code, § 32-3-302(b)(3).
4. Baltimore County Code, § 32-3-302(b) further provides that "[t]he Department of Permits, Approvals and Inspections shall ensure that notice of the time and place of the hearing relating to the property under petition be provided: (i) By requiring the petitioner at petitioner's

expense to conspicuously post two (2) signs of the notice **on the property** for a period of at least 20 days before the date of the hearing[.]” (Emphasis added.)

5. Petitioners have posted two notice signs in reference to the above-captioned case.

6. One of the posted notice signs is not on the subject property at 2705 Greenspring Valley Road (“the Property”), but is instead on the neighboring parcel to the south of the Property, which is addressed as 2704 and 2706 Spring Hill Road and is not owned by Petitioners. *See Ex. A - Map of Posted Notice; Ex. B - Photograph of Posted Notice; Ex. C - 2704/2706 Spring Hill Rd. Property Information.*

7. The posted notice sign depicted in Exhibits A and B has never been on the subject Property at 2705 Greenspring Valley Road.

8. As a matter of law, the Petition cannot be heard at the scheduled date and time, because the Property has not been posted as required by Baltimore County Code, § 32-3-302.

WHEREFORE, Opponent respectfully requests that this Honorable Court postpone the hearing in the above-captioned matter.

Respectfully submitted,



Frederic Smalkin, Esq.
2728 Spring Hill Road
Garrison, Maryland 21117
Opponent, Pro Se

CERTIFICATE OF SERVICE

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Venable LLP
210 West Pennsylvania Avenue
Suite 500
Towson, MD 21204
amrosenblatt@Venable.com

Attorney for Petitioners

Peter Max Zimmerman
People's Counsel for Baltimore County
% Carole S. Demilio
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
peoplescounsel@baltimorecountymd.gov

People's Counsel



Frederic Smalkin, Esq.
Opponent, Pro Se

RE: PETITION FOR SPECIAL EXCEPTION
2705 Greenspring Valley Road
S/S Greenspring Valley Road
3rd Election & 2nd Councilmanic Districts
Legal Owners: Russell Carter & Tiffany
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Contract Purchaser(s): Follow My Lead,
LLC

**BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY**

CASE NO. 2019-168-X

Petitioners

ORDER

Upon consideration of the Motion to Postpone it is this _____ day of

_____, 20____, by the Baltimore County Office of Administrative Hearings:

ORDERED that Defendant's Motion to Postpone is hereby **GRANTED**.

JUDGE

cc: Adam Rosenblatt, Esq.
Venable LLP
210 West Pennsylvania Avenue
Suite 500
Towson, MD 21204

Peter Max Zimmerman
People's Counsel for Baltimore County
% Carole S. Demilio
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

(Ct'd.)

Frederic Smalkin, Esq.
2728 Spring Hill Road
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Opponent, Pro Se

Exhibit A - Map of Posted Notice

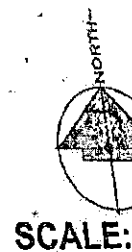
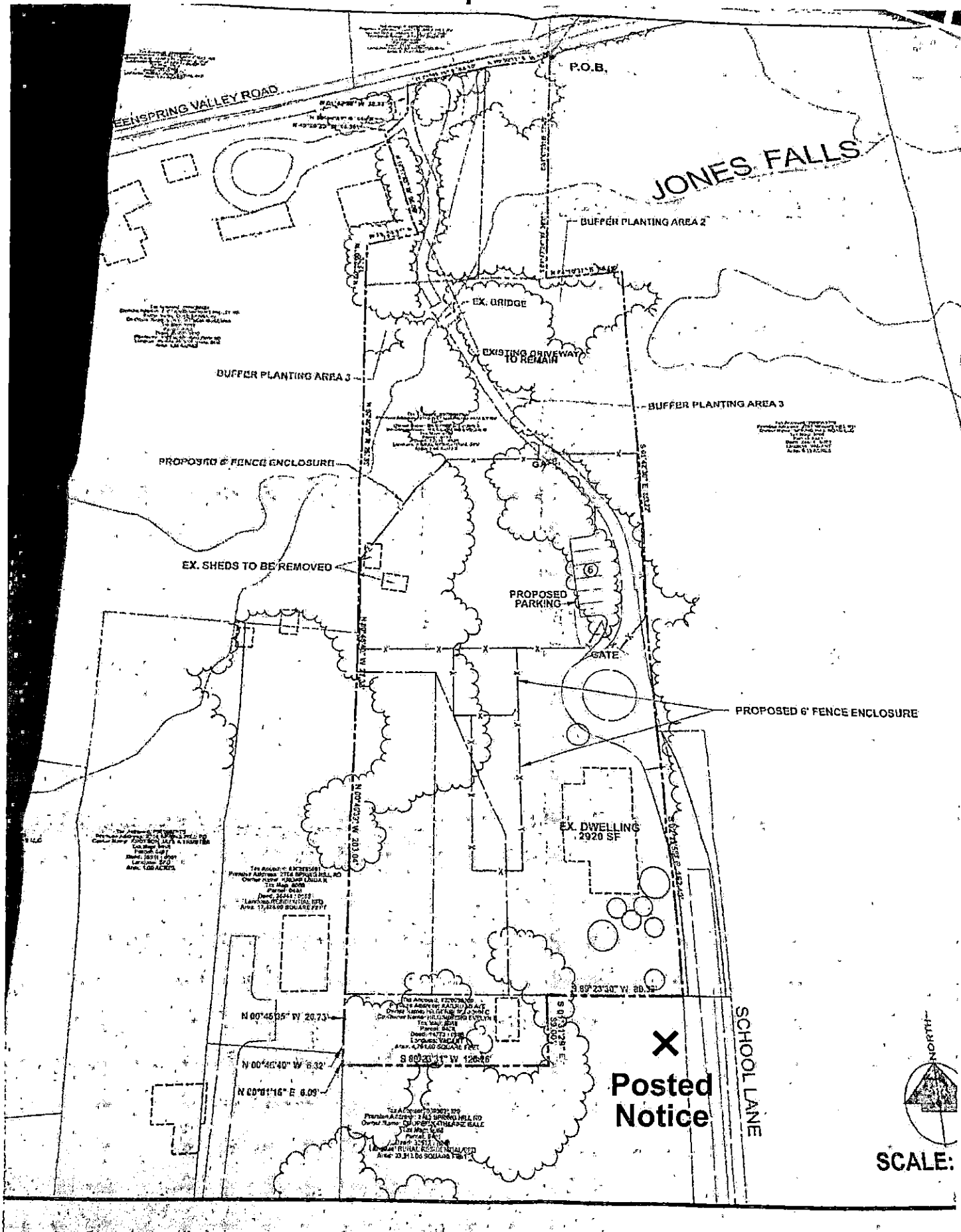


Exhibit B
Photograph of Posted Notice



Exhibit C

2704/2706 Spring Hill Rd.

Property Information

 **Baltimore County - My Neighborhood**



My Neighborhood

Select a Property from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 2706 SPRING HILL RD

2706 SPRING HILL RD

Tax Account Number 2500013360

Owner Name 2704 SH LLC

Premise Address 2706 SPRING HILL RD

Tax Map 0066

Parcel 0509

Real Property Report [More info](#)

StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning **RC 2**

SCHOOL DISTRICTS

Elementary School District [Woodholme ES](#)

Middle School District [Pikesville MS](#)

High School District [Owings Mills HS](#)

CIVIC - GOVERNMENT

Police Precinct [Pikesville](#)

Councilmanic District **2**

CERTIFICATE OF POSTING

2019-0168-X

RE: Case No.: _____

Petitioner/Developer: _____

Russell Carter, Tiffany Stearns
Follow My Lead, LLC

February 26, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

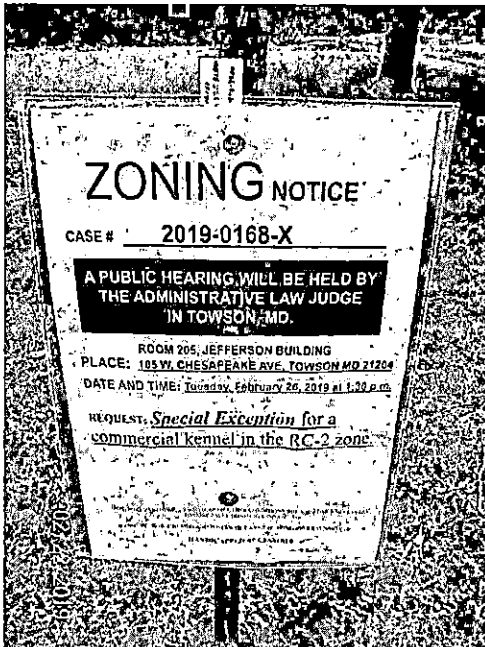
Ladies and Gentlemen:

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

2705 Greenspring Valley Road **SIGN 1 Recertification**

February 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 February 22, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0168-X

RE: Case No.: _____

Petitioner/Developer: _____

Russell Carter, Tiffany Stearns
Follow My Lead, LLC

February 26, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

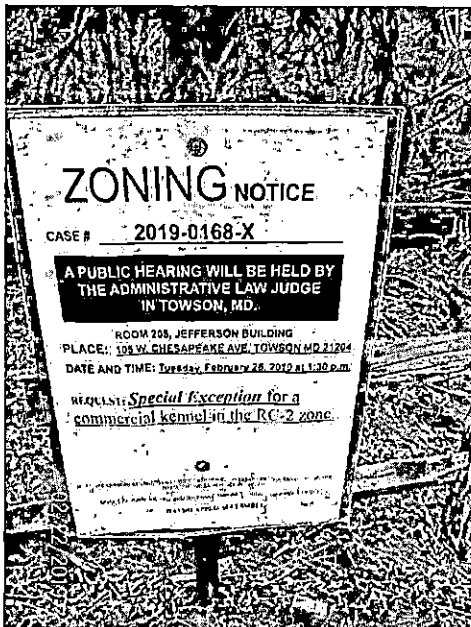
Ladies and Gentlemen:

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

2705 Greenspring Valley Road **SIGN 2 Recertification**

February 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 22, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, February 24, 2019 5:02 PM
To: Barbara Lukasevich; amrosenblatt@venable.com; Administrative Hearings
Subject: Recertification's For 2019-0168-X
Attachments: Re-Cert 1 2019-0168-X.doc; Re-Cert 2 2019-0168-X.doc

Recertification's for 2705 Greenspring Valley Road

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

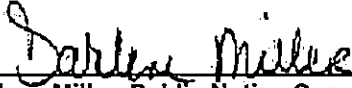
PUBLISHER'S AFFIDAVIT

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:

2/6/2019

Order #: 11685918
Case #: 2019-0168-X
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0168-X



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: 2019-0168-X

2706 Greenspring Valley Road

S/a Greenspring Valley Road

3rd Election District- 2nd Councilmanic District

Legal Owners: Russell Carter, Tiffany Stearns

Lessee: Follow My Lead, LLC

Special Exception for a commercial kennel in the RC-2 zone.

Hearing: Tuesday, February 26, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

16

CERTIFICATE OF POSTING

2019-0168-X

RE: Case No.: _____

Petitioner/Developer: _____

**Russell Carter, Tiffany Stearns
Follow My Lead, LLC**

February 26, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

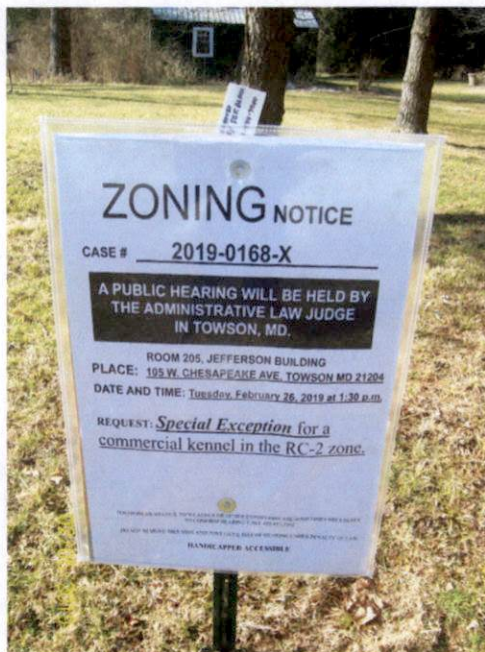
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2705 Greenspring Valley Road

SIGN 1

February 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 5, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0168-X

RE: Case No.: _____

Petitioner/Developer: _____

**Russell Carter, Tiffany Stearns
Follow My Lead, LLC**

February 26, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

2705 Greenspring Valley Road

SIGN 2

February 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 5, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

January 17, 2019

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: 2019-0168-X

2705 Greenspring Valley Road

S/s Greenspring Valley Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Russell Carter, Tiffany Stearns

Lessee: Follow My Lead, LLC

Special Exception for a commercial kennel in the RC-2 zone.

Hearing: Tuesday, February 26, 2019 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 "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 6, 2019.**
- (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
2705 Greenspring Valley Road;
S/S Greenspring Valley Road * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts
Legal Owners: Russell Carter & Tiffany Stearns* HEARINGS FOR
Contract Purchaser(s): Follow My Lead, LLC
Petitioner(s) * BALTIMORE COUNTY
* 2019-168-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
DEC 18 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 18th day of December, 2018, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, Esquire, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



PETITION FOR ZONING HEARING(S)

Flood

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 2705 Greenspring Valley Road

which is presently zoned RC 2

Deed References: 40382/127

10 Digit Tax Account # 0302058177

Property Owner(s) Printed Name(s) Russell Carter, Tiffany Stearns

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

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

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

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

See attached

3. ☐ a Variance from Section(s)

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

SEE ATTACHED

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Adam Rosenblatt

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED

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:

Adam M. Rosenblatt, Esquire

Name - Type or Print

Adam Rosenblatt

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com

Zip Code Telephone # Email Address

CASE NUMBER

2019-0168-X

Filing Date

11/26/18

Do Not Schedule Dates:

Reviewer

AT

ATTACHMENT TO
ZONING PETITION

REQUESTED RELIEF

Special Exception pursuant to BCZR Section 1A01.2.C.2 for a commercial kennel in the RC 2 zone.

2019-0168-X

ATTACHMENT TO
ZONING PETITION

OWNERS



Russell Carter



Tiffany Stearns

2019-0168-X

ATTACHMENT TO
ZONING PETITION

LESSEE

Name: Follow My Lead, LLC

By: 

Printed Name: Tiffany Stearns
Authorized Representative

2019- 0168- X



Description
To Accompany Petition
For a Special Exception
Greenspring Valley Road
Baltimore County, Maryland

Beginning for the same at a point situate on the south side of Greenspring Valley Road at the end of the following two lines, commencing from a point formed by the intersection of the centerline of Chattolane Hill Road with the centerline of Greenspring Valley Road; thence leaving said point and running with and binding on the centerline of said Greenspring Valley Road Northeasterly 641.25 feet, more or less; thence leaving said centerline and running in a Southeasterly direction 12 feet, more or less, to the point of beginning; thence leaving said point of beginning and referring all courses of this description to the Maryland Coordinate System the following courses and distances: (1) South 01 degrees 47 minutes 23 seconds West 171.78 feet; thence (2) South 01 degrees 47 minutes 24 seconds West 39.91 feet; thence (3) North 84 degrees 16 minutes 37 seconds East 56.60 feet; thence (4) South 01 degrees 42 minutes 30 seconds East 353.22 feet; thence (5) South 02 degrees 23 minutes 55 seconds East 162.40 feet; thence (6) South 89 degrees 23 minutes 30 seconds West 80.33 feet; thence (7) South 01 degrees 31 minutes 29 seconds East 39.00 feet; thence (8) South 89 degrees 23 minutes 31 seconds West 120.26 feet; thence (9) North 00 degrees 01 minutes 16 seconds East 6.09 feet; thence (10) North 00 degrees 46 minutes 40 seconds West 6.32 feet; thence (11) North 00 degrees 46 minutes 35 seconds West 26.73 feet; thence (12) North 00 degrees 46 minutes 39 seconds West 203.04 feet; thence (13) North 00 degrees 46 minutes 40 seconds West of 27.33 feet; thence (14) North 00 degrees 46 minutes 39 seconds West 267.96 feet; thence (15) North 00 degrees 00 minutes 00

2019-0168-X

7-8010-Plas

seconds West 32.70 feet; thence (16) North 72 degrees 34 minutes 41 seconds East 39.05 feet; thence (17) North 16 degrees 17 minutes 45 seconds West 96.00 feet; thence (18) North 40 degrees 29 minutes 23 seconds East 14.36 feet; thence (19) North 30 degrees 34 minutes 31 seconds East 14.99 feet; thence (20) North 01 degrees 47 minutes 36 seconds West 26.33 feet; thence (21) North 71 degrees 45 minutes 11 seconds East 64.12 feet; thence (22) North 70 degrees 50 minutes 17 seconds East 55.45 feet to the point of beginning; having an area of 126,110 square feet or 2.895 acres, more or less.

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

November 30, 2018

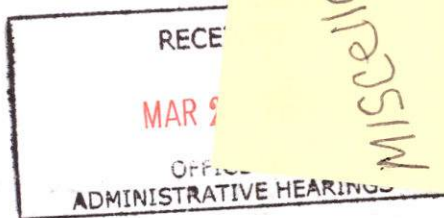
Project No.15042.A (L15042.A)





Office of Administrative Hearings
105 West Chesapeake Avenue, Room 103
Jefferson Building
Towson, Maryland

Smalkin, Frederic



Frederic Smalkin, Esq.
2728 Spring Hill Road
Garrison, Maryland 21117

Hasler

FIRST-CLASS MAIL

03/05/2019

AUTO

US POSTAGE

\$000.38³



ZIP 21204
011D12603654

Return Service Requested

Resent 3-25
D.W.

SMAL728* 212 NCC 1260918C0103/19/19
RETURN TO SENDER
SMALKIN JR
603 ALLEGHENY AVE
TOWSON MD 21204-4235

RETURN TO SENDER

AL4-650-4210



Additionally, as the Schultz Court noted, "The duties given the Board are to judge whether the neighboring properties in the general neighborhood would be adversely affected and whether the use in the particular case is in harmony with the general purpose and intent of the [comprehensive] plan." Schultz, 291 Md. at 11, 432 A.2d 1319. Five of the seven cases we cited above directly quote this portion of Schultz that establishes the Board's duties in its judicial review of the grant or denial of a special exception use. See Preston, 322 Md. at 498, 588 A.2d 772; **327 Holbrook, 314 Md. at 216, 550 A.2d 664; Evans, 112 Md.App. at 302, 685 A.2d 454; Sharp, 98 Md.App. at 76, 632 A.2d 248; Mangione, 85 Md.App. at 748, 584 A.2d 1318. Furthermore, none of the seven cases suggests that, in certain circumstances, an additional duty of the Board may involve the examination of on-site impacts under the Schultz test. We hold that absent a stricter standard clearly expressed in the County's zoning regulations, or until the relevant case law is modified by the Court of Appeals, the current expression of the Schultz test applies.

*648 We agree with Hayfields' contention that "although the adverse impacts considered by the Board vary according to the special exception use requested, the 'adverse effect analysis,' i.e., the Schultz review standard, used by the Board when evaluating adverse impacts, necessarily remains constant." The Board, therefore, correctly limited its adverse impacts analysis under BCZR § 502.1, as modified by the language in Schultz, to off-site effects.

Nothing in the BCZR contradicts our conclusion that off-site impact is the only type of impact for which the Board should scrutinize the proposed special exception use. In fact, BCZR § 1A01.2.C, which lists the uses permitted by special exception in an R.C. 2 zone, offers additional support for our holding. The regulation permits the grant of a special exception for specified uses in an R.C. 2 zone only if "the use would not be detrimental to the primary agricultural uses in its vicinity." 23 (Emphasis added.) We contrast this *649 condition 24 with the additional conditions placed on special exception uses listed in Item 24 of BCZR § 1A01.2.C. Uses under Item 24 include the following as principal commercial uses: farm-machinery sales, feed or grain mills, fertilizer sales or storage uses, and others. A special exception may be granted for a use under Item 24 if "the use would support the primary agricultural use in its vicinity and would not itself be situated on land more appropriately used for primary agricultural uses." BCZR § 1A01.2.C. Under BCZR § 1A01.2.C., on-site impact to agricultural use should be considered only for a very limited number of special exception uses, which are found under Item 24; a country club use is not included among the uses so specified.

3. Board's Application of Schultz v. Pritts to Off-Site Environmental Effects

VPC also argues that the Board's analysis of the country club's potential adverse impact on the Cockeysville Marble aquifer demonstrates the Board's "misunderstanding and misapplication" of the Schultz test with respect to off-site matters. As we have noted, **328 this aquifer is one of the best sources of groundwater in the locality. Under BCZR § 502.1(a) and Schultz, the special exception use cannot be granted if the proposed country club use is more detrimental to the health, safety, or general welfare of properties adjoining and surrounding the selected site than a country club would be if it were located elsewhere in the R.C. 2 zone.

VPC's expert, Stephen L. Mogilnicki, testified that the Cockeysville Marble weathers irregularly, resulting in "solution cavities" that "tend to carry or allow the passage of contaminants further and at faster velocity" compared with other formations. According to Hayfields' expert, Stephanie *650 N. Hau, however, there is a clay layer that overlays the Cockeysville Marble that acts as a filter to prevent or retard the flow of any contaminants into the aquifer below. Ms.

Board of Appeals

Case No: 19-168-X Case Name: Follow My Lead, LLC

Exhibit List

Party: Petitioner Date: 11/12/19

[illegible]

AGREED-UPON CONDITIONS OF APPROVAL

1. **TERMINATION:** FML shall terminate the use of the Property as a kennel no later than ten (10) years from the date of this Agreement. Additionally, the special exception shall be personal to Tiffany Stearns and Follow My Lead, LLC, such that when Ms. Stearns sells the Property or no longer retains an interest therein, or sells or no longer retains an interest in Follow My Lead, LLC, the special exception for the Kennel will automatically terminate. Additionally, if FML ceases operating the Kennel for one (1) year or longer the special exception for the Kennel will terminate.

2. **NUMBER OF DOGS:** The number of dogs that FML will have on the Property will be limited as follows:

No more than 10 dogs will be outside at any given time.

No more than 8 dogs will be kept overnight.

No more than 25 client dogs at a time on the Property, either inside or outside.

3. **HOURS OF OUTDOOR OPERATION:**

General operating hours are 8:00 a.m. through 7:00 p.m.

From the hours of 7:00 p.m. through 6:00 a.m. boarding dogs will only be brought outside individually, and only as necessary to relieve themselves, to do some individual training, or to ensure their comfort on the Property.

From the hours of 6:00 a.m. through 8:00 a.m. only boarding dogs will be outside in the yard on the Property but only individually and only as necessary to relieve themselves.

Outdoor group training sessions where owners attend with their dogs will be limited to two Saturdays per month between the hours of 9:00 a.m. and 12:00 p.m.

4. **ADDITIONAL STRUCTURES:**

The Kennel use will be limited to the existing school house and fenced-in area as shown on the Site Plan marked as Petitioner's Exhibit 1. No additional commercial structures of any kind, or expansion of existing structures, will be constructed on the Property.

Russell P. Carter and Tiffany C. Stearns intend in the future to construct an addition or to construct a new garage in the rear of the Property for their personal

Petitioner
CBA Exhibit

2

use. FML agrees that any future garage addition will not be related to Follow My Lead, LLC and will not be used to support or expand the Kennel in any way.

5. **MAXIMUM NUMBER OF AUTOMOBILES:** In an effort to reduce traffic, FML will shuttle dogs to and from the Property to ensure that traffic associated with the Kennel is minimized. In addition, FML will stagger client pick up and drop off times so that the automobiles on site are limited as follows:
With one exception outlined below, a maximum of three (3) client cars will be on the Property at any given time. The maximum number of employee cars on the Property will be four (4), so that the total number of cars on the Property will be a maximum of seven (7). Employee cars will be parked behind the primary structure and employees will make every effort to enter and exit the Property at different times from customer pickup and drop off to reduce the number of cars coming or going from the Property at any given time.

During group training sessions, a maximum number of eight (8) client cars will be on the Property. The maximum number of employee cars on the Property during group training sessions will be four (4), so that the total number of cars on the Property during group training sessions will be twelve (12). Employee cars will be parked behind the primary structure and employees will make every effort to enter and exit the Property at separate times from customer cars to reduce the number of cars coming or going from the Property during group training sessions.

6. **SIGNS:** FML shall not post commercial signs or other signs displaying the name of or advertising the business.

2/26/19

1:30 PM

Case No.: 2019-0168-X

Exhibit Sheet

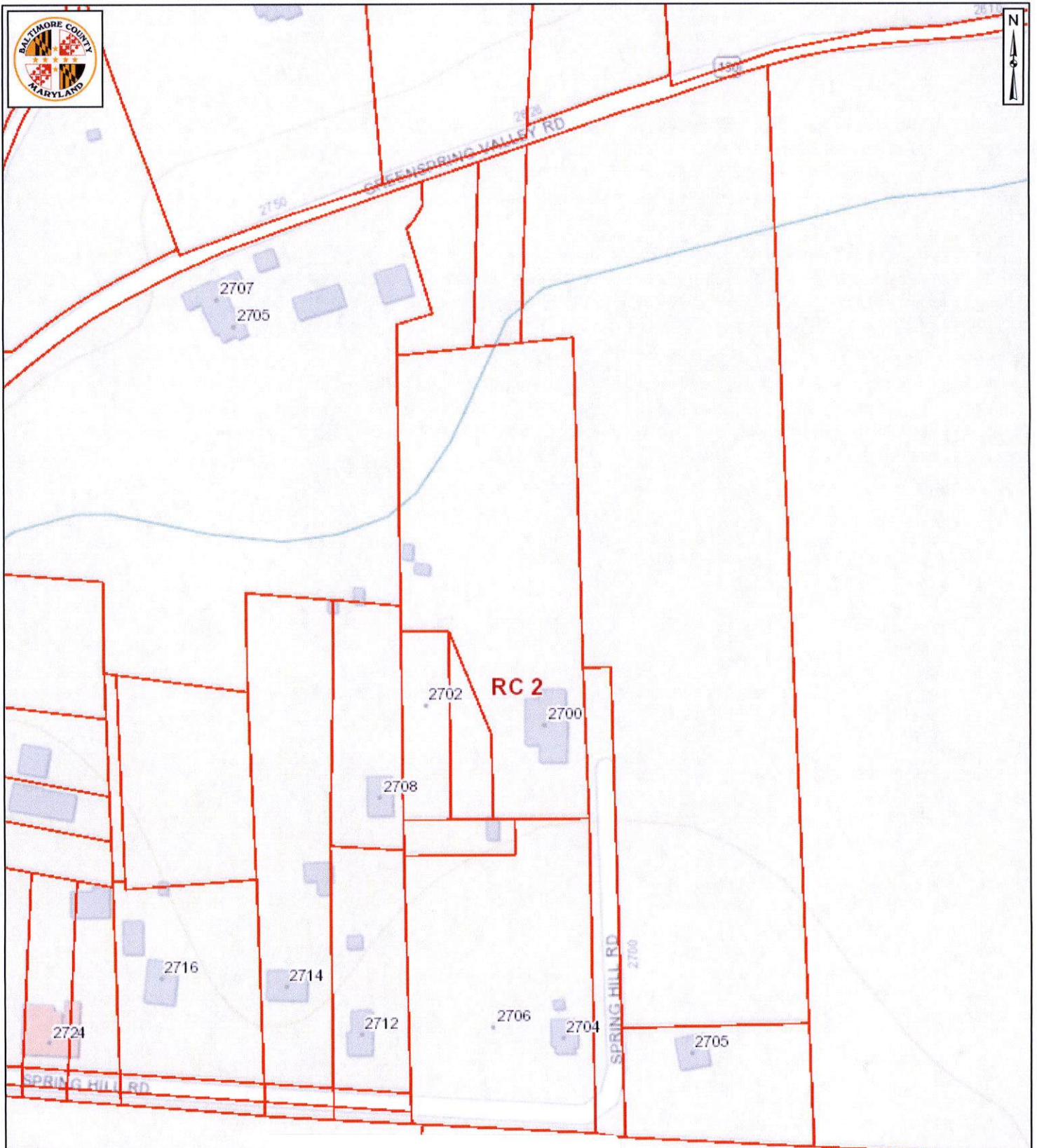
Petitioner/Developer

EW
3-4-19

Protestant

No. 1	Site plan IA IB > two shot	Garrison Community report.
No. 2	Aerial photo	Zoning Map - My Neighborhood
No. 3	Letters of Support	Order No. 2015-0092-X
No. 4	Business Plan	MDE Fact Sheet + Map
No. 5	Martin CV	MDE Fact Sheet.
No. 6	Plan w/ photos	Jones Falls Flood Plain plan
No. 7		Letters of Opposition.
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Baltimore County - My Neighborhood



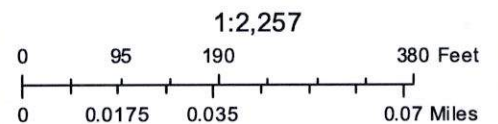
Legend

- House Numbers
- Zoning
- Property
- County Boundary

PROTESTANT' S

EXHIBIT NO.

2



Sources: Esri, HERE, USGS, FAO, NPS, NIE, Esri Japan, METI, Esri contributors, and the

February 26, 2019

Edward H. Worthington, IV
108 Garrison Forest Road
Owings Mills, MD 21117

September 3, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204



Subject: Case Number: 19-168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize the property values of the homes in the neighborhood and might also create precedence for commercial encroachment that the neighborhood community has successfully resisted for several decades.

Furthermore, the impact of the kennel within a flood zone given the existing parameters and impact on existing residential easements seriously compromise the integrity of these systems. The resultant noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application by every measure available to me. Please do not approve this application.

Sincerely,

A handwritten signature in blue ink, appearing to be "E. H. Worthington, IV", written in a cursive style.

Edward H. Worthington, IV

CBA opposition
letters

Sallie G. Worthington
106 Garrison Forest Road
Owings Mills, MD 21117

September 3, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204



Subject: Case Number: 19-168-X

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Sincerely,

Sallie G. Worthington

I was born, raised and have lived in The Green Spring Valley my entire life just five minutes from the commercial dog kennel. This is a lovely old residential area and has always been exactly that, a residential area. We most certainly do not need or want a commercial dog kennel in our midst. There should absolutely be no possible way for it to be located in its present area, and I urge you vehemently to oppose this application.
Thank you.

Sincerely,
Sallie H. Worthington

George F. Obrecht
8 Crestline Court
Owings Mills, MD 21117

August 27, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

To Whom It May Concern::

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades.

Furthermore, the impact of the kennel within a flood zone given the existing parameters and impact on existing residential easements seriously compromise the integrity of these systems. The noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as private citizens.

Please do not approve this application.

Sincerely,

George F. Obrecht



Theresa R. Regler
8 Crestline Court
Owings Mills, MD 21117

August 27, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

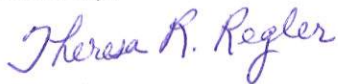
To Whom It May Concern::

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades.

Furthermore, the impact of the kennel within a flood zone given the existing parameters and impact on existing residential easements seriously compromise the integrity of these systems. The noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as private citizens.

Please do not approve this application.

Sincerely,



Theresa R. Regler



Jaye Knutson
2714 Spring Hill Road
Owings Mills, Maryland 21117

August 26, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

To Whom It May Concern::

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the impact of the kennel within a flood zone given the existing parameters and impact on existing residential easements seriously compromise the integrity of these systems. The resultant noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Jaye Knutson, Homeowner



Krysundra Cannington

From: Krysundra Cannington
Sent: Thursday, August 29, 2019 10:46 AM
To: Adam Rosenblatt Esquire; Michael McCann, Esquire
Subject: Follow My Lead 19-168-X
Attachments: Opposition Letters.pdf

Good morning,

Attached please find three opposition letters received in this morning's mail. I am forwarding these to you because Mr. Rosenblatt called yesterday and indicated you were attempting to settle this matter. One of the letters is from an appellant whom we understood to be represented by Mr. McCann.

Please let me know if you have any questions.

Thank you,

Sunny

Krysundra "Sunny" Cannington
Administrator
Board of Appeals of Baltimore County
410-887-3180

Confidentiality Statement

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John P. Ward
319 Chattolantee Hill Road
Owings Mills, MD 21117



October 15, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

To Whom It May Concern::

As a forty year resident of the Chattolantee Hill area, I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the impact of the kennel within a flood zone given the existing parameters and impact on existing residential easements seriously compromise the integrity of these systems. The resultant noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Under no circumstances should this application be approved.

Sincerely,

A handwritten signature in dark ink that reads "John P. Ward".

John P. Ward

John E. Beverungen

From: Teresa
Sent: Wedne
To: John E
Subject: correct

Dear Judge,

I realized in the hearing on the Greenspri
dated 2/22/19.

I stated that the home is "landmarked," v
Maryland Historical Trust Inventory and i

My apologies for the mistake.

Teresa Moore
Executive Director
Valleys Planning Council
410-337-6877

ALF
Letters & e-mails
in opposition

ide an error in my letter to you

the county, but is listed in the
ley National Historic District.

John E. Beverungen

From: John E. Beverungen
Sent: Friday, February 22, 2019 2:47 PM
To: 'Teresa Moore'
Cc: Sherry Nuffer (snuffer@baltimorecountymd.gov); 'arosenblatt@venable.com'
Subject: RE: Case 2019-0168-X Commercial Kennel - Letter of Opposition

Ms. Moore,

I am in receipt of your e-mail correspondence, which I will review prior to next week's hearing. A copy will be included in the case file, and I have also copied the Petitioner's attorney as well.

John Beverungen
ALJ

From: Teresa Moore [mailto:teresa@thevpc.org]
Sent: Friday, February 22, 2019 2:23 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: Case 2019-0168-X Commercial Kennel - Letter of Opposition

Dear ALJ Beverungen,
Attached please find a letter from the Valleys Planning Council concerning the case noted above.
Thank you for your consideration of our concerns.

Teresa Moore
Executive Director
Valleys Planning Council
410-337-6877

THE VALLEYS
PLANNING COUNCIL INC



February 22, 2019

John E. Beverungen
Administrative Law Judge
105 W. Chesapeake Avenue, Room 205
Towson, MD 21204

RE: Case Number: 2019-0168-X

Dear Judge Beverungen:

I am writing on behalf of the Valleys Planning Council to express opposition to the special exception request for a commercial kennel at 2705 Greenspring Valley Road. Our office has received many letters and calls from concerned residents, and after reviewing the regulations and site conditions, we believe the request does not warrant the granting of a special exception.

Our concerns include:

- **Traffic:** Greenspring Valley Road is a heavily travelled state road and it is often overwhelmed when there are issues on the beltway. Adding a commercial establishment using a narrow shared driveway has real traffic and safety concerns.
- **Historic Assets:** The house that will be used as a commercial kennel is a historic schoolhouse that has been restored and converted to a residence. The home is landmarked and is within the Greenspring Valley National Register Historic District. This is an odd location for a commercial establishment and does not fit in with the character of the neighborhood or district.
- **Property Configuration:** The property has a narrow rectangular shape. It is only about 200' wide, which means the business and activities will be very close to neighboring properties. A commercial dog kennel has inherent noise issues and will be in operation 24/7 with up to 8 dogs allowed to remain overnight. Traffic from customers, suppliers, and staff will greatly change the conditions of the neighborhood and adversely impact adjacent and nearby property owners. While RC2 properties are often quite large, this is a relatively small parcel in a compact area and allowing a commercial enterprise at this site without the benefits of setbacks would be a detriment to the area.

There are other concerns as well, which will be brought up in the hearing. We hope you will carefully consider our concerns as well as those voiced by members of the immediate community.

Sincerely,

Teresa Moore
Executive Director

118 W. Pennsylvania Avenue Towson, Maryland 21204
Mailing Address: P.O. Box 5402 Towson, Maryland 21285-5402
Phone: 410-337-6877 Fax: 410-296-5409

Justin R. Klein
2590 Greenspring Valley Rd
Stevenson, MD 21153

February 5, 2019

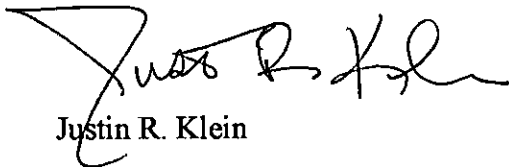
Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Justin R. Klein

19-039

Thomas F. Obrecht
2610 Greenspring Valley Road
Owings Mills, MD 21117

January 28, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Thomas F. Obrecht

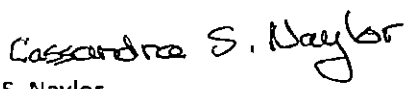
2706 Spring Hill Road
Owings Mills, MD 21117
January 24, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Subject: Case number 2019-0168-X

Dear Baltimore County Zoning Office:

I strongly oppose the Application for Special Exception to zoning filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of said application would jeopardize not only the property values of the homes in the neighborhood, but create precedence for commercial encroachment that the neighborhood community has historically resisted for decades. Furthermore, the noise and traffic resulting from such an operation would infringe upon the residential quality of life that distinguishes the current culture of this historic neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application for exception.

Sincerely, 
Cassandra S. Naylor

Mailing address:
4030 Stewart Rd
Stevenson, MD 21153

1-29-19

Jaye Knutson
2714 Spring Hill Road
Owings Mills, Maryland 21117

January 25, 2019

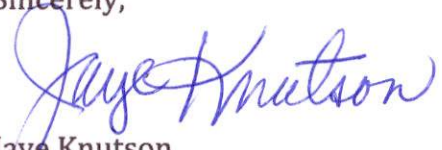
Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,


Jaye Knutson

File
1-28-19

Cassandra S. Naylor
2706 Spring Hill Road
Owings Mills, MD 21117
January 24, 2019

Michael Mohler
County Office Building
Suite 105
111 West Chesapeake Avenue
Towson, MD 21204

Subject: Case number 2019-0168-X

Dear Michael Mohler:

I strongly oppose the Application for Special Exception to zoning filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of said application would jeopardize not only the property values of the homes in the neighborhood, but create precedence for commercial encroachment that the neighborhood community has historically resisted for decades. Furthermore, the noise and traffic resulting from such an operation would infringe upon the residential quality of life that distinguishes the current culture of this historic neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application for exception.

Cassandra S. Naylor
Cassandra S. Naylor

Mailing address:
4030 Stewart Rd
Stevenson, MD 21153

J. Peter Ward
11 Moales Lane
Owings Mills, MD 21117

January 28, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

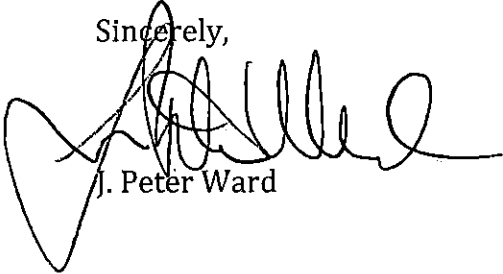
Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. There are Baltimore County Landmarks in this area as well as many large and valuable pieces of property. Commercial Zoning in an area that does not have Public Sewer or Water does not make sense in this case as this exception could have unintended consequences.

Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



J. Peter Ward

Ric Tyler
2705 Spring Hill Road
Owings Mills, Maryland 21117

January 21, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the Application for Special Exception to zoning that has been filed by Tiffany Stearns and Russel Carter to allow the operation of a commercial dog kennel on what is currently a 'residential only' use property. The intent to construct a dog kennel was never made known to the existing residents before the property was purchased. Tiffany Stearns and Russel Carter had to know the zoning status of the property before the sale. They did speak with the neighbors individually but not as a group which I found a bit suspicious and asked why we weren't contacted as a group. They responded by indicating that they intended to address the topic to the group. The all-inclusive group meeting never occurred, which seemed to indicate that they were intent on employing a divide and conquer strategy.

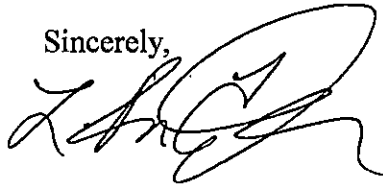
This small neighborhood on Spring Hill Road is a quiet and relatively peaceful little corner of Greenspring Valley and has a growing population of seniors who would like to enjoy their retirement in a quiet, low stress and low traffic environment. In the few months that Tiffany and Russ have been here, the traffic has increased by at least tenfold. This traffic in itself has increased the stress within the community as people are constantly traversing the neighborhood dropping off and picking up their dogs. In addition, commercial vehicle traffic has also increased further diminishing the tranquility and atmosphere of the community. Of utmost importance, the health risk to elderly adults is heightened due to the possibility of disease being spread between dogs and humans. This can occur not only through breathing contaminated air but also by flea bites and urine exposure. Because of the proximity of the supposed kennel to the resident's homes, the kennel workers constantly walk their dogs near or on our properties. I have actually witnessed the dogs urinated on my property where I walk as well as other neighbor's properties. None of us wants or needs the added risk of contracting transmittable

pathogens from these kennelled animals since these pathogens can be transmitted through the various means (touch, air, etc.).¹²³⁴⁵

In addition, it has been proven that the approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood/community has historically resisted for several decades. As previously mentioned, the noise and traffic resulting from such an operation is already infringing upon the residential quality of life and negatively impacting the current culture of the neighborhood. As a private citizen and long-term resident of this neighborhood, it is my intention to oppose this application for the primary reasons previously stated.

Foremost, I am asking you to honor my request in denying the approval of this Application for Special Exception.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ric Tyler', with a large, stylized flourish at the end.

Ric Tyler

¹ http://www.gopetsamerica.com/dog-health/zoonoses_dogs.aspx

² <https://www.therapydogs.com/wp-content/uploads/2017/12/2018-Zoonotics.pdf>

³ <https://www.cdc.gov/healthypets/pets/dogs.html>

⁴ <https://dogcare.dailypuppy.com/deadly-diseases-spread-dogs-humans-7825.html>

⁵ <https://www.cdc.gov/lyme/index.html>

Jaye Knutson
2714 Spring Hill Road
Owings Mills, Maryland 21117

January 15, 2019

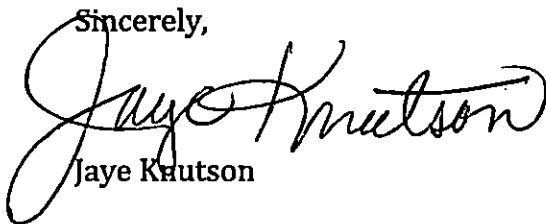
Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

A handwritten signature in black ink that reads "Jaye Knutson". The signature is written in a cursive style with a large, looping initial "J".

Jaye Knutson

Eliza W. Jarrett
7 Chattolane Hill Road
Owings Mills, MD 21117
410-215-2525

Liza Jarrett
7 Chattolane Hill Road
Owings Mills, MD 21117

January 28, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Liza Jarrett', written in a cursive style.

Liza Jarrett

Edwin B. Jarrett III

7 Chattolanee Hill Road
Owings Mills, MD 21117
410-299-7500

Bo Jarrett
7 Chattolanee Hill Road
Owings Mills, MD 21117

January 28, 2019

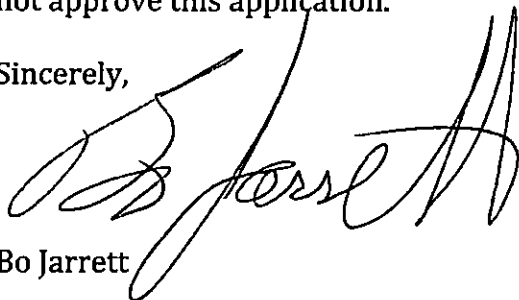
Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bo Jarrett', with a large, stylized flourish extending from the end of the signature.

Bo Jarrett

Laura
Laura Spadone
319 Golf Course Road
Owings Mills, Maryland 21117

January 31, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

Laura W Spadone

LAURA
Laura Spadone

RECEIVED

FEB 5 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Bonnie S. Farber
210 Golf Course Road
Owings Mills, Maryland 21117

February 3, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Bonnie S. Farber

RECEIVED

FEB 5 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Jonathan E. Farber
210 Golf Course Road
Owings Mills, Maryland 21117

February 3, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Jonathan E. Farber

Katharine Baetjer

10428 Falls Road

Brooklandville MD 21022

13 February 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204
Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. Jones's Falls will be fouled.

It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

A handwritten signature in cursive script that reads "Katharine Baetjer". The signature is written in dark ink and is positioned at the bottom of the letter.

Sallie G.H. Worthington
106 Garrison Forest Road
Owings Mills, Maryland 21117
FEB 15 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS
Dorothy C. Smith

I am writing to you to strongly oppose the Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on property which is now and always has been a residential use property. This approval would not only very seriously affect property values of the homes in this neighborhood, but also allow for other commercial properties in a neighborhood which has historically resisted this action for many decades. In addition

The noise and traffic from this operation would drastically change the residential quality of life which makes up the common culture of our lovely neighborhood. I have lived in this neighborhood my entire life and will oppose this application as much as I am able. Please, please do not approve this zoning application. Thank you for your time in reading this letter.

Sincerely,

Sallie G.H. Worthington

Case number
2019-0168-X



GREEN SPRING VALLEY HUNT CLUB

RECEIVED

FEB 15 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

February 13, 2019

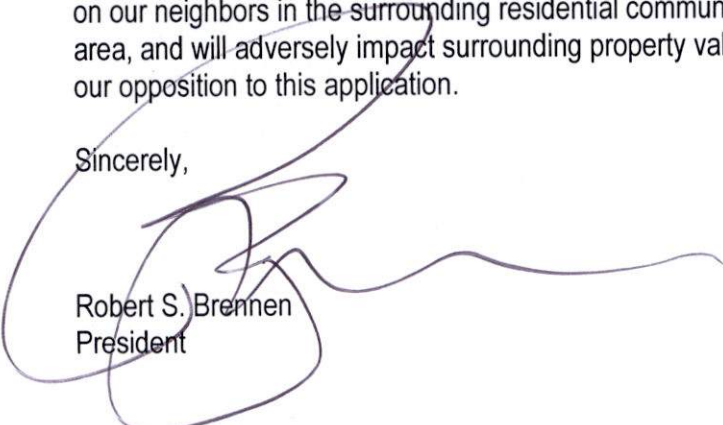
Mr. Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Re: Baltimore County Zoning Application Case Number: 2019-0168-X

Dear Director Mohler:

I am writing on behalf of the Green Spring Valley Hunt Club to express its opposition to the above-referenced Application for Special Exception to allow the operation of a commercial dog kennel on property zoned for residential use. Many of our over 1,000 members and approximately 60 employees are life-long dog lovers. However, the operation of a commercial kennel in a residential area, with its attendant noise, traffic and environmental impacts, will necessarily have a significant adverse impact on our operation and on our neighbors in the surrounding residential community. Such a use is simply not consistent with the area, and will adversely impact surrounding property values. We urge you to join us and our neighbors in our opposition to this application.

Sincerely,



Robert S. Brennen
President

Eliza W. Jarrett
7 Chattolantee Hill Road
Owings Mills, MD 21117
410-215-2525

RECEIVED

FEB 15 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

February 13, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Liza Jarrett

cc: Israel Patoka, Councilman
Jeff Mayhew, Acting Director

Edwin B. Jarrett III

7 Chattolanee Hill Road
Owings Mills, MD 21117
410-299-7500

RECEIVED

FEB 15 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

February 13, 2019

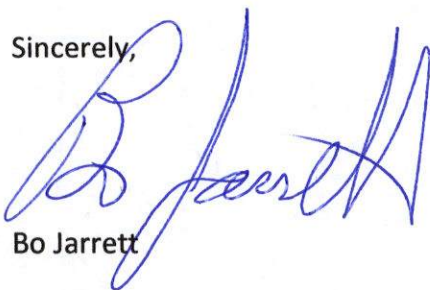
Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Bo Jarrett

cc: Israel Patoka, Councilman
Jeff Mayhew, Acting Director

Chattolane Hill Improvement Association

7 Chattolane Hill Road
Owings Mills, MD 21117
410-299-7500

RECEIVED

FEB 15 2019

February 14, 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Hon. Israel Patoka

Baltimore County Councilman, District 2
400 Washington Avenue
Towson, Maryland 21204

Mr. Jeffery Mayhew

Acting Director
Baltimore County Department of Planning
The Jefferson Building
105 West Chesapeake Avenue, Suite 101
Towson, Maryland 21204

k

Michael Mohler, Director

Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Re: Baltimore County Zoning Application Case Number: 2019-0168-X

Dear Councilman Patoka, Acting Director Mayhew, and Director Mohler:

I am writing on behalf of the Chattolane Hill Improvement Association to express our opposition to the above-referenced Application for Special Exception to allow the operation of a commercial dog kennel on property zoned for residential use. All of our 17-member resident community are life-long dog lovers. However, the operation of a commercial kennel directly across the street from our quiet community, the unwanted noise, traffic and environmental impacts, will negatively impact our quality of living. 2705 Greenspring Valley Road is situated at the bottom of our hill in an amphitheater like setting which will cause a magnification of noise pollution uphill where our quiet community is located. Such a use is simply not consistent with the area and will adversely impact our property values as well as the surrounding property values. We urge you to join us and our neighbors in our opposition to this application.

Sincerely,



Edwin B. Jarrett III
President

Frances Rockwell

Handwritten text, likely bleed-through from the reverse side of the page. The text is mirrored and appears to read:

Handwritten text, likely bleed-through from the reverse side of the page. The text is mirrored and appears to read:

THOMAS L. OWSLEY

10 Crestline Court
Owings Mills, Maryland 21117

Phone: (410) 363-1966
Email: towsley@verizon.net

February 16, 2019

**Mr. W. Carl Richards
Chief, Zoning Review Board
111 West Chesapeake Avenue
Mailstop 1105
Towson, Maryland 21204**

Re: Zoning Exception

Dear Mr. Richards:

I understand that an Application for a Zoning Exception has been filed seeking permission to operate a commercial dog boarding facility or kennel in the Old School House in Chattolane Village. To the best of my knowledge there are no commercial operations in the area and there is no current zoning that would permit commercial operations in this area.

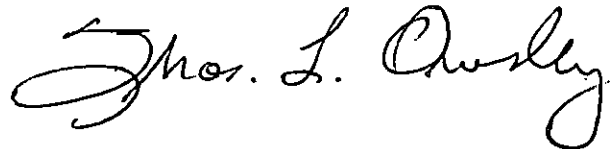
In recent years the traffic on Greenspring Valley Road, Maryland Route 130, has increased dramatically. This is most likely the result of the very significant and rapid growth and development in the area west of Reisterstown Road, Maryland Route 140, between McDonough Road and Owings Mills Boulevard and to the north. Apparently, residents in the newly developed areas west of Reisterstown Road and commuters from the north and west use Greenspring Valley Road as an alternative to the Baltimore Beltway, Interstate 695, particularly when the Beltway is congested which is quite often. The section of Greenspring Valley Road between Garrison Forest Road and Park Heights Avenue, Maryland Route 129, has a number of dangerous curves and one intersection that has been the site of numerous accidents. I believe that any commercial development in this area would inevitably result in increased traffic and would be highly detrimental to the area. It would

be dangerous and would adversely affect the residential neighborhoods in the area.

I am also very concerned about the possible adverse environmental impact on the area that would result from commercial development. The land occupied by the eighth fairway of the Green Spring Valley Hunt Club golf course is quite low and subject to frequent flooding and standing water. Most of the surrounding area along Greenspring Valley Road is also quite low. The residences in the area are served either by spring or well water and have septic systems for wastewater disposal. Commercial development can damage the fragile groundwater aquifer and result in pollution of the surface and groundwater in the area.

We believe the traffic problems and environmental issues related to the possible commercial development of the area around Chattolane Village provide sound support for denying the zoning exception that is currently pending and ask that you share this letter of opposition with the entire Zoning Review Board.

Respectfully submitted,

A handwritten signature in cursive script, reading "Mrs. L. Chesley". The signature is written in black ink and is positioned below the typed name "Mrs. L. Chesley".

112 Greenspring Vc
Quirns Mills, Md
2/11/17

January 31, 2019

W. Carl Richards, Jr.
Chief Baltimore Co. Zoning Review
111 West Chesapeake Avenue - Room 111
Towson, Maryland 21204

Subject: Case # 2019-0168-X

Dear Mr. Richards;

I do so hope you will be
able to assist with a very dis-
turbng, unprecedented development in
this location. I have been advised of
an application for a special exception
to our zoning to allow for a commu-
nial kennel in the small, historic
African-American community of Chaffol-
ane. Having been allocated for
hones for freed slaves, it has be-
tained its tight community spirit
among the homeowners so many years
later. The historic school house was
recently sold for "a rebirthance". The

peers have now, do this application. I am, along with my neighbors, very much opposed on a variety of levels:

① There are no commercial establishments on the entire Greenspring Valley Road corridor - entirely residential.

② The noise factor alone is an imposition beyond consideration.

③ The location borders on the Valley Stream, beginning with the Green Springs and ending in the Bep. Consider the amount of water such an operation carries - where will it go - in what condition? There is no county septic in that location. The location also borders on a small wetland supporting Neotoma wild life.

④ All in all, the result would be the destruction of this special place with increased traffic on an already too busy road; the access would create more residential and commuter traffic agencies

I respectfully urge you to reject this proposal. Thank you for your consideration.

Sincerely,

Katherine M. Wapburn

BALTIMORE MD 212

04 FEB 2019 PM 8 L



File
2/6/19
WCR

Mr. W. Carl Richards, Jr
Chief, Baltimore County Zoning Reviews
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

21204-460236



rdd/enclosure
#16-003

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FEB 5 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

January 31, 2019
112 Greenspring Valley Rd
Owings Mills, Maryland
21117

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue - #105
Towson, Maryland 21204.
Subject: Case No: 2019-068X

Dear Mr. Mohler:

It has come to my attention that a filing has been made for a special exception to our zoning for a commercial dog kennel in the small, historic community of Chattahoochee, with the historic old school house as the base.

I am strongly opposed to this proposition. In the first place there is NO commercial enterprise in this area which has been entirely

residential since it's beginning. A commercial enterprise would throw mud in the face of all home owners - i.e. the entire community.

In addition the site is located in very low land, close to a stream which runs into the falls and so onto the Bay. All the overflow that must go into the operation of a dog kennel would be necessarily environmentally destructive, to the near wet land, stream, septic and water use.

None of the above address the traffic increase in a narrow location or the noise that would destroy any hope of home enjoyment.

I respectfully urge you to reject this application.

Sincerely,

Katharine M. Washburne

Olivia W. Welbourn
317 Chattolane Hill Road
Owings Mills, Md. 21117

Feb 3, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

As a 43-year resident of the Green Sprig Valley, I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise, smell and traffic congestion resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Olivia W. Welbourn

Edward H. Welbourn, III
317 Chattolane Hill Road
Owings Mills, Md. 21117

Feb 3, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

As a 63-year resident of the Green Sprig Valley, I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise, smell and traffic congestion resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,


Edward H. Welbourn, III

Lisa M. Schapiro

2628 Greenspring Valley Road

Owings Mills, MD 21117

February 1, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204
Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

A handwritten signature in black ink, appearing to be 'LS' or 'LMS' with a stylized flourish.

Lisa M. Schapiro

Drew Pinkin
101 Chattolane Hill Road
Owings Mills, MD 21117

February 5, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

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Sincerely,



Drew Pinkin

Virginia Scott
2626 Greenspring Valley Road
Owings Mills, Maryland 21117

January 31, 2019

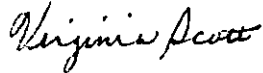
Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,

A handwritten signature in cursive script that reads "Virginia Scott".

Ms. Virginia Scott

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,
Bonnie C. Allan
211 Golf Course Rd
Owings Mills, MD 21117

RECEIVED

FEB 5 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Sidney Rubin
2700 Greenspring Valley Road
Owings Mills, MD 21117

February 1, 2019

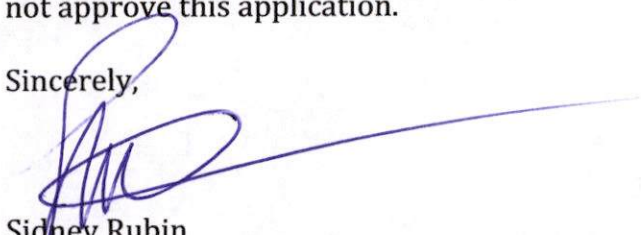
Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Sidney Rubin



R. Todd Ruppert
Founder and Chief Executive Officer

Mobile +1 443 527 6460
Office +1 410 654 1964
todd@truppert.com

RECEIVED

FEB 8 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

February 6, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

R. Todd Ruppert

3127 West Golf Course Road
Owings Mills, MD 21117

Mr and Mrs Jeffrey Flynn
333 Golf Course Rad
Owings Mills, MD 21117
2/6/19

RECEIVED

FEB 8 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

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Sincerely,

Jeff and Julia Flynn

RECEIVED

FEB 8 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Stephen J. Kelly
3131 Golf Course Road West
Owings Mills, MD 21117

February 6, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,

A handwritten signature in black ink, appearing to read 'S. Kelly', with a long, sweeping horizontal line extending to the right.

Stephen J. Kelly

RECEIVED

FEB 8 2019

Chris & Joanne Bartlett
3107 Golf Course Road West
Owings Mills, MD 21117

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

2/6/19

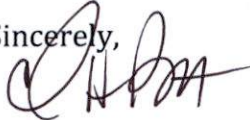
Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,



Joanne P. Bartlett
Chris H. Bartlett
Joanne P. Bartlett

John H. Timken
3111 W. Golf Course Rd
Owings Mills, MD 21117

RECEIVED
FEB 8 2019
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

2/7/2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



John H. Timken

RECEIVED

FEB 8 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,

Francis C. Grembine
Francis C. Grembine
305 Golf Course Rd
Dwight, N.Y. 12117

RECEIVED

FEB 8 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,
Bonnie C. Allan
211 Golf Course Rd
Owings Mills, MD 21117

WCR

RECEIVED

FEB 7 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Laura Spadone
319 Golf Course Road
Owings Mills, Maryland 21117

January 31, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

Laura W. Spadone
Laura Spadone

Clare H Stewart
8606 Park Heights Avenue
Stevenson, Md. 21153

February 6, 2019

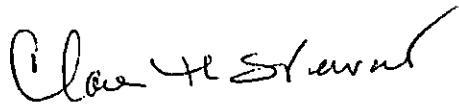
Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,

A handwritten signature in black ink that reads "Clare H. Stewart". The signature is written in a cursive, flowing style.

Clare H. Stewart

Laurence & David Weis
301 Greenspring Valley Road
Owings Mills, MD 21117

1/7/2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,

David Weis

Laurence Weis

Bailey Geldermann DeVries
311 Golf Course Road
Owings Mills, MD 21117

February 7th, 2019

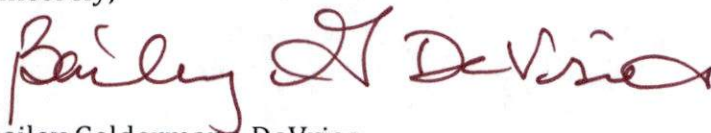
Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,



Bailey Geldermann DeVries

Golf Course Road Association
Jonathan E. Farber, President
210 Golf Course Road
Owings Mills, Maryland 21117

February 5, 2019

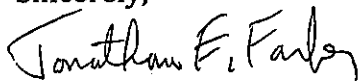
Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

Our association of homes on Golf Course Road, Golf Course Road West and Hopkins Lane in Owings Mills strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Jonathan E. Farber, President
The Golf Course Roads Association

Mrs. Melanie S. Donnelly
3117 Golf Course Road West
Owings Mills, Maryland 21117

February 5, 2019

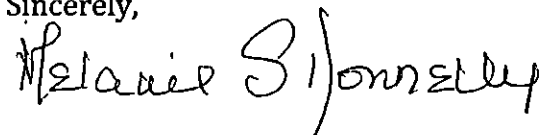
Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,


Mrs. Melanie S. Donnelly

C. Russell Ward
3 Moales Lane
Owings Mills, MD 21117

02/06/19

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,



C. Russell Ward

George F. Obrecht
8 Crestline Court
Owings Mills, MD 21117

February 7, 2019

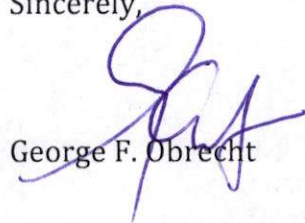
Michael Mohler, Director
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County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,



George F. Obrecht

Pamela P. Ward
3 Moales Lane
Owings Mills, MD 21117

02/06/19

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

A handwritten signature in black ink that reads "Pamela P. Ward". The signature is fluid and cursive, with the first name being the most prominent.

Pamela P. Ward

Mr. and Mrs. Robert S. Lawrence Jr.
230 Hopkins Lane
Owings Mills, MD 21117

February 6, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

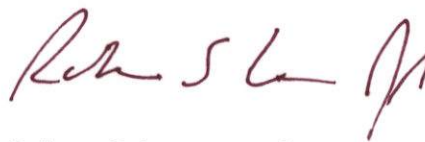
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Sincerely,



Margaret A. Lawrence



Robert S. Lawrence Jr.

Christopher Berrier
240 Hopkins Lane
Owings Mills, MD 21117

Feb 7, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Berrier', with a long horizontal flourish extending to the right.

Christopher Berrier

Helen Z. Ward
319 Chattolane Hill Road
Owings Mills, MD 21117

February 7, 2019

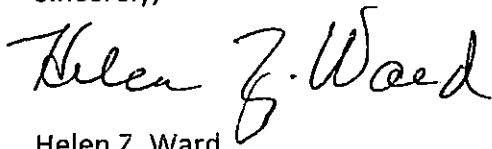
Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,

A handwritten signature in black ink that reads "Helen Z. Ward". The signature is written in a cursive, flowing style.

Helen Z. Ward

John P. Ward
319 Chattolane Hill Road
Owings Mills, MD 21117

February 7, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,



John P. Ward

WCR

Lisa M. Schapiro
2628 Greenspring Valley Road
Owings Mills, MD 21117

February 1, 2019

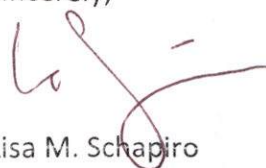
Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

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Sincerely,


Lisa M. Schapiro

BALTIMORE MD 21204
04 FEB 2019

 **Children's**
HOSPITAL AT SINAI
The Herman & Walter Samuelson
2401 West Belvedere Avenue
Baltimore, Maryland 21215-5271
L. Schapiro
Offices Suite 31



RECEIVED

FEB 15 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Bernard Melvin Cole Jr
2707 Greenspring Valley Rd
Owings Mills, MD 21117

02/11/19

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Bernard Melvin Cole Jr

Helen Z. Ward
319 Chattolane Hill Road
Owings Mills, MD 21117

February 7, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,


Helen Z. Ward

John P. Ward
319 Chattolane Hill Road
Owings Mills, MD 21117

February 7, 2019

Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,


[John P. Ward]

FEB 8 2019

RECEIVED

Julie McAllister
200 Hopkins lane
Owings mills md 21117

Feb 7, 2019

Michael Mohler, Diector
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

Julie McAllister

RECEIVED

FEB 8 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

February 6, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

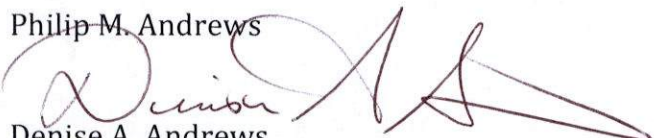
We strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades.

Further, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is our intention to oppose this application with every measure available to us as private citizens. Please do not approve this application.

Sincerely,



Philip M. Andrews



Denise A. Andrews

222 Greenspring Valley Road
Owings Mills, Maryland 21117

Eben Eck
3106 W. Golf Course Rd
Owings Mills MD 21117

RECEIVED

FEB 8 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

2/6/19

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood.

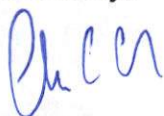
The following is taken from the Citizen's Guide to zoning on the County website:

502.1 Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- B. Tend to create congestion in roads, streets or alleys therein;
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of the Zoning Regulations, nor [Bill No. 45-1982];

It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Eben Eck

Patricia McCormick Klein
2590 Greenspring Valley Rd
Stevenson, MD 21153

February 5, 2019

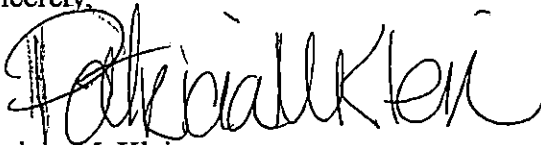
Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

To Whom It May Concern:

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Sincerely,

A handwritten signature in black ink that reads "Patricia M. Klein". The signature is written in a cursive, flowing style with a large initial "P".

Patricia M. Klein

RECEIVED

FEB 8 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

C. Ashton Newhall
3120 W Golf Course Road
Owings Mills, MD 21117

February 6, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

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Sincerely,



C. Ashton Newhall

Linda K. Kropp
4040 Stewart Road
Stevenson, Maryland 21153
410-785-2006

February 14, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, MD 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Linda K. Kropp

February 7, 2019

Jeanne and Kurt Aarsand
3114 Golf Course Road West
Owings Mills, MD 21117

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

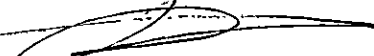
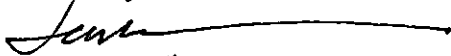
We strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property near our home.

The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades.

We are very concerned about the noise and traffic resulting from such an operation. It will certainly affect the residential quality of life that distinguishes the current culture of the neighborhood. It is our intention to oppose this application with every measure available to us as private citizens. Please do not approve this application.

We will be in attendance along with many of our neighbors at the meeting on February 26th.

Sincerely,



Jeanne Rose Aarsand
Kurt Aarsand

Katharine Baetjer
10428 Falls Road
Brooklandville MD 21022

13 February 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

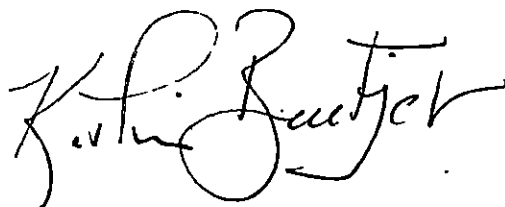
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I would add that I have lived in the Jones Falls watershed much of my life. The stream is important for the community and, historically, the city and has been protected and improved by residents of the neighborhood, including many members of my family, for decades. If this exemption is granted, the water will be fouled, the remaining meadows spoiled and the fish killed.

It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

A handwritten signature in black ink, reading "Katharine Baetjer". The signature is written in a cursive style with a large, prominent "K" and "B".

Peggy L. Biggerstaff-Ina
2708 Spring Hill Road
Owings Mills, MD 21117

February 14, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, MD 21204

Subject: Case Number: 2019-0168-X

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Sincerely,

A handwritten signature in black ink that reads "Peggy L. Biggerstaff-Ina". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Peggy L. Biggerstaff-Ina

RECEIVED

FEB 8 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Virginia Scott
2626 Greenspring Valley Road
Owings Mills, Maryland 21117

January 31, 2019

Michael Mohler, Director
Office of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 2019-0168-X

Dear Mr. Mohler:

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Sincerely,



Virginia Scott

RWL || **RIFKIN WEINER LIVINGSTON LLC**
ATTORNEYS AT LAW

Alan M. Rifkin
M. Celeste Bruce (MD, DC)
Patrick H. Roddy
Brad I. Rifkin
Edgar P. Silver (1923-2014)
FOI Counsel

Arnold M. Weiner
Charles S. Fax (MD, DC, NY)
Eric L. Bryant
Camille G. Fesche (MD, DC, NY, NJ)

Scott A. Livingston (MD, DC)
Jamie Eisenberg Katz (MD, DC, NY)
Michael D. Berman (MD, DC)
Christopher J. Olsen (MD, DC)

Michael V. Johansen
Barry L. Gogel
Michael S. Nagy
Michael A. Miller†

Joel D. Rozner (MD, DC)
Aron U. Raskas (MD, DC)
Liesel J. Schopler (MD, DC)
Laurence Levitan†
Lance W. Billingsley†
John C. Reith (Nonlawyer/Consultant)

February 21, 2019

Via Hand Delivery

The Honorable John E. Beverungen
Office of Administrative Hearings
Jefferson Building, first Floor
105 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. 2019-0168-X
2705 Greenspring Valley Road
Support for Petition

PETITIONER'S EXHIBIT 3

Dear Judge Beverungen:

I am writing to express my full support for the petition for special exception for a commercial kennel in the above-referenced case. I have known the proprietors of Follow My Lead for several years and they have trained and boarded my dog many times. I can confirm that they are extremely professional and successful in training and boarding dogs and will be an asset to the surrounding community.

Their approach to training is seamless while teaching our dog all necessary commands and appropriate behaviors whether he is at home, out in the community, or around other dogs. We are now successfully able to travel with him extensively. He has learned to be a high energy, responsive dog that is thriving over a multitude of platforms. He loves being held which seemed a natural behavior until I learned that physical contact can be over stimulating to dogs not appropriately socialized.

I strongly believe that if all dogs could have such an amazing start in life we would see less in shelters with behavioral problems which could ultimately precipitate euthanasia in the most extreme cases.

I am also familiar with the property in question, having been on the property many times. The property is well screened from the road and surrounding homes and the proposed kennel will not even be noticeable to nearby residents. The Follow My Lead team is skilled in acclimating dogs to new environments and controlling the behavior and barking of the dogs under their care.

The Honorable John E. Beverungen
February 21, 2019
Page 2

Please consider granting this petition as it will provide a much needed service for the community without having any negative impact on the surrounding area.

Thank you for your time and consideration.

Sincerely,

Alan M. Rifkin
Alan M. Rifkin

AMR/sar

TRACI AND MARK LERNER

3606 Anton Farms Road
Baltimore, MD 21208
(410) 486-6973
Fax (410) 484-6466

February 20, 2019

The Honorable John E. Beverungen
Administrative Law Judge
105 W. Chesapeake Avenue
Towson, MD 21204

Dear Judge Beverungen:

It is truly our pleasure to write this letter describing our relationship with Tiffany Stearns, Mary Frances Dael and their business, Follow My Lead. We were first introduced to Tiffany by a prominent local veterinarian. We were having behavioral issues with one of our dogs and were not making progress despite working with a number of trainers. Our vet told us that the approach that Tiffany and Mary Frances take in working with dogs is unique in its approach as well as its success rate. (He'd used her regularly for his medical practice and his own pet.)

What we came to find is that Tiffany and Mary Frances have built a business out of their passion to bring best in class professional skills with a genuine caring for the animals with whom they work, as well as the families of those pets. They are talented beyond anything we have ever seen in the decades we have worked with numerous trainers and our dogs. And the proof is in the pudding. Our dog is an immeasurably more reliable, better socialized, much more enjoyable member of our household. This didn't happen easily or without effort. Follow My Lead's approach includes taking dogs to malls, stores, parks and fields to expose their charges to the social factors they need to work with in order to acquire requisite skills. They have helped us in our home as well as their facility. Simply put, the team they have assembled is, to our knowledge, unparalleled in Baltimore.

Beyond the services they provide to our community through their daily operations, there is significant merit in considering this as an opportunity to support small business development in Baltimore County. Seeing the value that entrepreneurship creates, our local government devotes significant resources to supporting endeavors like this. In evaluating the total contribution of a business like Follow My Lead, we think it important to consider how much small firms contribute to our tax base and expanded employment.

Even more, in an era in which so much time and effort is, rightly, focused on the need to encourage female-owned and operated businesses, Follow My Lead is a special example of how we can easily identify such a business and offer our encouragement. For all of the above cited reasons, welcoming follow My Lead is the right thing to do.

We appreciate your consideration of our experience and belief in the many benefits of having a thriving Follow My Lead in the neighborhood. Should you have any questions or desire additional information, please don't hesitate to reach out to us.

Sincerely,

A handwritten signature in black ink, appearing to read "Traci Shanbrun Lerner", followed by a horizontal line.

Traci Shanbrun Lerner

A handwritten signature in black ink, appearing to read "Mark D. Lerner", enclosed within a circular flourish.

Mark D. Lerner

Baltimore County Department of Permits

Re: Follow My Lead; Tiffany Stearns & Mary Frances Dael

2705 Greenspring Valley Road, Garrison MD 21117

February 9, 2019

Dear Committee,

As you deliberate the permitting application for Follow My Lead, owned by Tiffany Stearns and Mary Frances Dael, my husband and I would like you to hear how beneficial they have been to our family. We were first introduced in early 2018 through a mutual acquaintance following the adoption of our Siberian husky, Callie. Like most puppies, Callie was very energetic and active, needing a strong, professional guiding hand during training. We were amazed at how quickly Tiffany Stearns was able to make a connection to Callie and have her respond to training. Tiffany was always on-time, courteous to us, and focused on training Callie. Callie's training went much better with quicker results than we ever anticipated.

After a few months of steady one-on-one personal training at our home, Callie was ready for group training and interaction with other dogs under the care of Follow My Lead. This is about the time we became personally introduced to Mary Frances Dael. Like Tiffany she is very professional on the business side of training and personally warm and engaging with dogs and their owners.

We have visited the property at 2705 Greenspring Valley Road several times and we are impressed with how they manage the group training and boarding of dogs under their care. The facility has always been clean, in good repair and a safe and engaging facility for our pet. Now that we have come to know them, we wouldn't think of placing Callie or any future pet in anyone's care but theirs. We believe that they are a great asset to the local community and a wonderful example of a well-run, locally owned small business. It is the type of business that you should encourage and be proud that Follow My Lead sits in Baltimore County. We are so impressed with Follow My Lead that my husband, Anthony Culotta, accepted their invitation to join their Board of Directors.

Thank you for your time and consideration.

Kate & Tony Culotta

108 Ridgewood Road

Baltimore, MD 21210

*Deb Shaw & Julie Lynn
5715 Rusk Avenue
Baltimore, MD 21215*

February 2019

We have been a client with Follow My Lead for the past three years. Tiffany began working with us when our dog, Nico was 7 months old. Nico has many endearing qualities, and she is a timid dog who reacts to many things with fear. We have worked with Tiffany and Mary Frances in several ways to learn more about dog behavior and how best to help Nico navigate more comfortably in the world. There's been a surprising amount to learn. Tiffany has an uncanny way of being able to read a dog's behavior and energy so that she is able to teach how to interpret your dog's behavior, and shows techniques of how to respond to get the behavior you're wanting. We've benefited greatly from attending obedience classes, having one-on-one trainings in our home and having Nico be in monitored settings around other dogs where she has learned to be more social while having good dog behavior reinforced. Tiffany has helped us work through a number of stages with Nico that have greatly improved daily life from working with her fear of passing trucks, not wanting to get in the car, to reacting to many things that make noise. We are beginning our retirement years and are very much looking forward to Nico joining us on all sorts of activities. It's also really important to us to have a peaceful, relaxed household. Tiffany and Mary Frances continue to advise and train us on how to achieve these goals with Nico.

When we started, we knew very little about dog behavior and how to communicate clearly with them. The guidance and resources we have gotten from Follow My Lead have made all the difference in working with an easily frightened dog. We've learned how important it is to continue to work with Nico so she doesn't develop negative behaviors. We continue to receive excellent help from the close attention that Tiffany and Mary Frances pay to Nico, and from helpful observations they've been able to give us along the way about how we can better interact with her.

Tiffany and Mary Frances operate a highly professional and effective business that is tailored to helping families have the best life possible with their dogs. Their respect for the complexity of dogs and the people who love them is front and center in all that they do. Their high professional standards, integrity, ingenuity, and follow-through keep customers like us coming back again and again. We couldn't be more pleased with their services!

Sincerely,

Deb Shaw & Julie Lynn

To whom it may concern,

I am writing this letter in support of the permit application of Follow My Lead dog trainers, led by Tiffany Stearns. We have been a client of Follow My Lead since our dog, Sam, was just a few months old, over a year now. Sam has greatly benefitted from his weekly training with Follow My Lead. He follows commands, is gentle and loving, he listens so well to all of us. We attribute much of that to the expertise Tiffany and her crew at Follow My Lead have provided to him and to us. We are so grateful for their services and since we live very close to their facility, would greatly appreciate the opportunity to continue Sam's training there.

Thank you,
Eliza Weih
Garrison Forest Rd.
Owings Mills

Kathy Gray
1103 Westwicke Lane
Lutherville, MD 21093

February 12, 2019

To Whom It May Concern,

It's my absolute pleasure to write this letter of recommendation on behalf of Tiffany Stearns and Mary Frances Dael, the owners of Follow My Lead.

I met both of them when we brought a new energetic Pomsy puppy into our home. Our Havanese was less than pleased with the antics of our new puppy and we knew we were going to need some help. Tiffany helped us with train our stubborn (that comes from the husky side) and lovable new puppy. Their approach is gentle yet firm. I call them the dog whisperers!

After completing one-on-one training we wanted our dogs to continue with them in a play group. This is not your typical playgroup. They have had modified playgroups in Mary Frances' backyard. They teach the dogs how to behave in a group and often pick a training topic to work on with the them (leash training, basic commands, duration & distance, manners, barking, jumping on people, and more). They make sure that the dogs in the group are a good fit and work well together. No dog can join the group without a one-on-one evaluation. All dogs must follow the same rules. Their attention to detail and professionalism is refreshing.

Additionally, anyone on meeting them can see that they just flat out love dogs. Just as no individual is like another nor are dogs. They really know the personalities of each dog and the traits of each breed. My dogs are thrilled when they get picked up for a day of play, yes they pick them up and drop them off. I love that I get a free day knowing they will be happy and tired when they get home.

A few times I took my dogs to another location, Barks and Blooms. When Tiffany and Mary Frances no longer lent their training skills to Barks and Blooms, it basically fell apart. The dogs were not well supervised or trained when they visited. It had a smell of urine which likely had seeped into the concrete.

I have visited the "schoolhouse" and it is like a Four Seasons for dogs, I do hope that their vision becomes a reality. If neighbors have concerns, don't! If you have a dog, you will want to use their service. If you don't have a dog, you won't even know that there is this wonderful dog "school" nearby. This is NOT a kennel, one where dogs are unhappy, barking, kept in crates and anxious to go home. With Mary Frances and Tiffany the dogs are loved, are free to play and are well supervised at all times. There will be dog owners and dogs rejoicing when they are able to open their doors.

Please feel free to contact me on my cell, 410-978-7545 should you like to discuss Tiffany and Mary Frances' qualifications and experience further. I'd be happy to expand on my recommendation.

Best wishes,

Kathy Gray

February 2019

I am writing this letter of support for Follow My Lead Dog Training.

In the spring of 2016, I moved to Baltimore from Portland Oregon with my partner and Dog, Lou Reed.

Lou was a rescue that came from the streets of LA. He was in need of much nurturing and confidence building. In Portland, Lou was able to work with me in my pet stores, Healthy Pets Nw. Although he was happy to be there, he was always trying to protect me and his stores from the other big dogs that would come to visit and buy pet stuff. This worked fine because I was always there to make sure the behavior never got out of hand and that Lou never crossed the line with other dogs.

I should mention that Lou is a 23-pound Bichon that thinks he is a 100-pound Rottweiler.

When we relocated to Baltimore, my career changed and Lou needed to go into Daycare several times a week. In order to do this, he needed some help getting his confidence back and his fear aggression under control. This is when I met Tiffany Stearns of Follow My Lead! I was not as confident getting Lou's behavior where it needed to be, so that he could enjoy the company of other dogs and humans with out aggression or barking, however, Tiffany was!

Tiffany went to Daycare with Lou for 2 solid weeks!!! She was his very own "personal coach". During that time, she redirected, played, trained, loved, and built confidence and calm behavior into Lou! He was a successful student with the help of Tiffany. After those 2 weeks of intense and personal training, I am happy to say Lou was able to run with the big dogs again without fear.

I owe Lou's success to Tiffany and the Follow My Lead philosophy 100%.

After being in the pet business for nearly 2 decades and working with many trainers, I have found that Follow My Lead is the best of the best at what they do! Providing a safe, natural and enriching environment for dogs to be the best they can be for their family!

Sincerely,

Jules Cantonwine

Tina Whitridge

1910 Greenspring Valley Road, Stevenson, MD

February 14th, 2019

To Whom It May Concern,

We are writing on behalf of Tiffany Stearns and the wonderful Staff of Follow My Lead Dog Training. We have been working with Tiffany, Mary Frances and Follow My Lead for the past few years as they have worked with us and our 3 dogs and each one's own unique set of issues. Tiffany's expertise in dog training and animal behavior was evident the moment she walked through the door to begin to train our dogs. The training techniques she has taught us for helping to curb the bad behaviors in our pups have been life changing and we could have never done this without her help and the team of Follow My Lead. We have benefitted from their private training, their group classes as well as their Doggie Daycare and Overnight Boarding services. My dogs are always happy and content upon returning home from daycare.

We continue to refer Tiffany and Follow My Lead to our friends with dogs. We believe in her methods so much that Tiffany is currently consulting for our Veterinary Hospital, Eastern Animal Hospital, as we are opening up our own Doggie Daycare shortly. Tiffany is helping to train our Staff in animal behavior and proper training methods to help us make our pet's better citizens.

Tiffany is not only dedicated and knowledgeable in her field, but a responsible and considerate professional. We love the new Greenspring Valley location and as residents of this area for over 20 years, we feel it is a wonderful addition. We hope that you will consider granting their permission for the permits they need to continue the wonderful work they do!

Sincerely,

Dr. Jonathan Kaufman, Owner & Veterinarian and
Lisa Kaufman

Meryl and Steven Rosen
1517 Near Thicket Lane
Stevenson, MD 21153

To Whom It May Concern:

We are writing to support the application of Follow My Lead/Tiffany Stearns to operate a dog kennel in the area.

As Valley residents, we are well aware of and appreciative of the natural beauty and peace throughout Green Spring Valley. It is a special place, a locale that warrants efforts to protect it from over-zealous development and to maintain the character of the neighborhood. We also believe however, that no place should be frozen in amber, and that good stewardship requires a balance between stasis and community enhancement, so long as that enrichment contributes to the community without excessive development, noise, traffic and waste.

Follow My Lead is such a place. We have visited the facility multiple times to observe the operation, and spoken to its owner about her future plans and training approach for the dogs in her care. We have also had Tiffany conduct training sessions at our home for our new puppy and have learned even more about her as a person, and her great desire to do everything possible to create an atmosphere at her kennel that is positive for the animals and the community. On the occasions we visited, we did not hear any barking outside, and certainly not a cacophony of sounds that would be unpleasant to be living near. We observed Tiffany and her handlers picking up dog waste immediately and disposing of it properly without remaining odors. There are no "commercial" runs, there are no dogs tethered outside; there was only a relaxed lovely atmosphere run by a woman in her home in a manner that seems to have virtually NO effect on the neighborhood. She has no desire to change this in any fashion. We can also say that we would have no problem with her facility in our own neighborhood - and believe us, that is not something we say lightly.

We've also noticed the signs planted by the Valleys Planning Council against the kennel. I believe theirs is almost a reflexive action, an opposition put up by a good organization that sometimes goes overboard in its work. But Follow My Lead is not a mega-church, it's not a retail monstrosity or a large housing development, and it's not an operation that will create excessive traffic, waste, noise, or any visual or physical offense to the community. They plan on using an existing home at the end of street as a gentle place where we and our neighbors can take our dogs (a limited number) to be properly trained and lovingly cared for without traveling great distances. That is something we appreciate and something this community and its dog owners can use to enhance our lives.

Thank you for your attention to this note.

10526 Longbranch Road
Cockeysville, MD 21030

February 19, 2019

Dear Judge Beverungen,

We are writing to tell you about the wonderful experience we have had with Follow My Lead. As dog owners for about 20 years, we have worked with a variety of organizations for both our training and lodging needs. These organizations vary greatly from a philosophical and simply a quality perspective. Follow My Lead is easily the best, most caring, and most effective organization we have worked with.

Our current dog is a boxer named Mickey. We got him as a 9-week-old puppy, and he's now about 8 months old. Prior to meeting Tiffany and the rest of the great Follow My Lead team, we had been taking Mickey to a trainer at a big box store and we'd been taking him to puppy daycare at a different local business. Simply put, the differences in training and care are night and day.

First and foremost, the Follow My Lead training program is based on clear communication with your pet. There is little physicality involved, with nearly all of the commands being verbal or visual, with treat rewards reinforcing the correct behaviors. Mickey has been so much more receptive to this training than other things we've tried with him or past dogs. He is also clearly enjoying this training more.

Additionally, prior to working with Follow My Lead, we had been taking Mickey to "puppy daycare" once or twice a week at the previously mentioned local business. Unfortunately, Mickey got sick multiple times after attending that daycare, and he was tired and lethargic for days after. We were referred to Follow My Lead by a friend, and we immediately gave their daycare group a shot. The difference was immediate. Mickey would come home tired, but happy and playful. By the next day, he would be back to his normal self...and also "smarter" based on the training Tiffany and her team do during daycare. Finally, he has been much healthier since we made the change to Follow My Lead.

We feel Follow My Lead is a wonderful team who will do nothing but strengthen the community around them. Thank you for your time.

Jed & Cammie Jecelin

Raffaella Molteni
912 Kingston rd.
Baltimore, MD 21212

February 14, 2019

Re: Follow My Lead

I have had the pleasure of working with Follow My Lead for the past 6 months when I adopted Tommy, a 6 month old Havanese. I was introduced to Tiffany Stearns by a dear friend of mine whose dog is being also trained by Tiffany.

My introduction to Follow My Lead came after I had a very bad experience with a dog trainer who had no sense of professionalism and integrity. Not only she showed up 30 minutes late for the initial session without notifying me but, she was also checking her phone during the entire hour she was with me. Shockingly, she charged me an enormous amount of money for half of the time I spent for the initial session with Follow My Lead.

Tiffany is not only an amazing and very successful dog trainer but she runs her business with the utmost integrity and transparency. She is very hardworking and always has an enthusiasm when she shows up at your door for a training session. Her focus is always how the family is doing with the dog and very much cares about the people around her. She is so trustworthy that I would have my children learn work ethic and commitment from her.

Her staff, Mary Frances Dael, is so attentive to details making sure that I have all the necessary reading material, supplies and that I remember dates and times of Tommy's training sessions. She is just so professional and delightful to work with.

Follow My Lead has been a wonderful experience for me and my family and I wish it is given the opportunity to impact many more people, families and dogs with the work it does in Baltimore City and Baltimore County.

On a personal level, I wish there were more people like Tiffany who cares about the community they live in and the wellbeing of people around them.

Sincerely,

Raffaella Molteni

Raffaella Molteni
(410) 375-4042

I am a client of Follow My Lead Services and wanted to send a special thank you to Tiffany Stearns and Mary Frances Dael for all that they have done for me and our pup.

I adopted a 6 month old dog from the streets of Istanbul, Turkey via a Rescue organization. After he was medically treated and his health optimized, we welcomed him to our home. Our pup (Marcel) was a handful, and it did not take me long to realize that I would need help in training him to be a good and kind dog. Although I had rescued dogs in the past, this dog was a puppy and was different in temperament. He had some bad habits from living on the street. He was not used to being in a home, or used to being leashed. I contacted Tiffany Stearns through Follow My Lead services from a recommendation of a friend who had used Tiffany's services for her own adopted dog. She raved about Tiffany. I was initially skeptical but I can honestly say that from the very first time I interviewed with Trainer Tiffany, I was immediately hopeful and impressed with her knowledge and professionalism. Because of Tiffany, I have learned how to effectively communicate with my dog. I learned that training is more about listening and watching the body language of my dog in order to better communicate and teach my dog. I now have a dog who follows my commands, not only simple commands like come, sit and stay, but he no longer darts out the door or approaches people or other dogs in a reactive way. He no longer counter surfs or eats things that he shouldn't. These types of rules and good behaviors are huge safety advantages for me, my pup and others in the community. He is calm and more assured and I believe this is directly due to the help of Tiffany and her team mate Mary Frances Dael from Follow my Lead. Our dog has been on field trips with Tiffany and Mary Frances to various parks to work on real life triggers. He has had playgroup with other dogs in Mary Frances back yard. He has learned to accept his leash with a combination of personal training and pack walking with other dogs. He has overcome his aversion to his crate. He is now a respectful dog in and out of our home. He understands play and exhibits impulse control, and gets along wonderfully with other dogs and humans. I can't say enough how much of a difference that Tiffany and Mary Frances have made in our life and with our puppy. They laid the foundation and practiced techniques with us so that we would eventually substitute new healthy behaviors for our pup and go on to secure a contented and respectful dog. Even when Marcel was having food related allergies, the educational material and assistance that they provided me was helpful. So very often, people touch our lives and I am not sure if Follow My Lead and company will ever really know the effect they have on their clients. I would recommend Follow My Lead to anyone who is who is considering dog training, because Follow My Lead is a responsible and respectful company that provides education and consistent practices to help achieve a happier and healthier pet. Their commitment to me and to their community through a comprehensive dog training program is an awesome service that benefits everyone. All of my interactions with Tiffany and her company have been nothing but exemplary. They are professional, competent, honest and caring in every way.

Sincerely,
Rose Rogic

KENNETH L. THOMPSON
208 KEMBLE ROAD
BALTIMORE, MARYLAND 21218

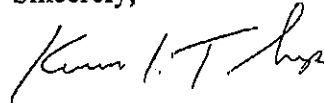
February 21, 2019

The Honorable John E. Beverungen
105 Chesapeake Ave
Towson, Md 21204

Dear Judge Beverungen:

Tiffany Stearns has requested that I write a letter of recommendation on her behalf in connection with her request to operate a kennel on property she has an interest in, located in Greenspring Valley. I am happy to do so. Ms Stearns (Tiffany) has been my next door neighbor for close to 6 years. During that time frame she has raised and trained a number of dogs, first as a hobby and later as a business. She obviously has a talent for this occupation, as I have witnessed over the years that all of the dogs she works with are well behaved and cared for. In addition, but for the times that I witness the dogs playing, I can honestly say that my wife and I hardly know that dogs are on her property. She and her husband maintain a pristine home, that has one of best landscaped properties in the neighborhood. Rarely do I hear any dog barking and overall she and her husband are absolute gems, as neighbors. I am certain that the same respect she has displayed to all of the neighbors in our neighborhood will be reflected in how she will run her business in your jurisdiction. Again, I think Tiffany will run a clean, respectful business and heartily recommend that you approve her permit request.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth L. Thompson", written in a cursive style.

Kenneth L. Thompson

February 2019

I am writing this letter of support for Follow My Lead Dog Training.

In the spring of 2016, I moved to Baltimore from Portland Oregon with my partner and Dog, Lou Reed.

Lou was a rescue that came from the streets of LA. He was in need of much nurturing and confidence building. In Portland, Lou was able to work with me in my pet stores, Healthy Pets Nw. Although he was happy to be there, he was always trying to protect me and his stores from the other big dogs that would come to visit and buy pet stuff. This worked fine because I was always there to make sure the behavior never got out of hand and that Lou never crossed the line with other dogs.

I should mention that Lou is a 23-pound Bichon that thinks he is a 100-pound Rottweiler.

When we relocated to Baltimore, my career changed and Lou needed to go into Daycare several times a week. In order to do this, he needed some help getting his confidence back and his fear aggression under control. This is when I met Tiffany Stearns of Follow My Lead! I was not as confident getting Lou's behavior where it needed to be, so that he could enjoy the company of other dogs and humans with out aggression or barking, however, Tiffany was!

Tiffany went to Daycare with Lou for 2 solid weeks!!! She was his very own" personal coach". During that time, she redirected, played, trained, loved, and built confidence and calm behavior into Lou! He was a successful student with the help of Tiffany. After those 2 weeks of intense and personal training, I am happy to say Lou was able to run with the big dogs again without fear.

I owe Lou's success to Tiffany and the Follow My Lead philosophy 100%.

After being in the pet business for nearly 2 decades and working with many trainers, I have found that Follow My Lead is the best of the best at what they do! Providing a safe, natural and enriching environment for dogs to be the best they can be for their family!

Sincerely,

Jules Cantonwine

Tina Whitridge

1910 Greenspring Valley Road, Stevenson, MD

10526 Longbranch Road
Cockeysville, MD 21030

February 19, 2019

Dear Judge Beverungen,

We are writing to tell you about the wonderful experience we have had with Follow My Lead. As dog owners for about 20 years, we have worked with a variety of organizations for both our training and lodging needs. These organizations vary greatly from a philosophical and simply a quality perspective. Follow My Lead is easily the best, most caring, and most effective organization we have worked with.

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First and foremost, the Follow My Lead training program is based on clear communication with your pet. There is little physicality involved, with nearly all of the commands being verbal or visual, with treat rewards reinforcing the correct behaviors. Mickey has been so much more receptive to this training than other things we've tried with him or past dogs. He is also clearly enjoying this training more.

Additionally, prior to working with Follow My Lead, we had been taking Mickey to "puppy daycare" once or twice a week at the previously mentioned local business. Unfortunately, Mickey got sick multiple times after attending that daycare, and he was tired and lethargic for days after. We were referred to Follow My Lead by a friend, and we immediately gave their daycare group a shot. The difference was immediate. Mickey would come home tired, but happy and playful. By the next day, he would be back to his normal self...and also "smarter" based on the training Tiffany and her team do during daycare. Finally, he has been much healthier since we made the change to Follow My Lead.

We feel Follow My Lead is a wonderful team who will do nothing but strengthen the community around them. Thank you for your time.

Jed & Cammie Jecelin

Alexandra Hewett
402 Overbrook Road
Baltimore, MD 21212

February 19, 2019

To Whom It May Concern:

For the past year, I have lived next door to Mary Frances Dael. She has two dogs of her own, Mabel and Myrtle, and on several occasions, other dogs have been over her house for play dates. I have not been bothered or disturbed by the dogs. I don't hear any barking. If anything, when I go outside or look out the window, I see dogs playing and it's quite calming.

Note we live in row houses that are attached and I don't hear any noise from next door.

Sincerely,

Alex

Alexandra Hewett
(610) 639-4289

Follow My Lead, LLC

"Where the city dog finds the country"

Executive Summary:

Under the creation of Follow My Lead, LLC, a totally new and transformational experience for dogs is underway. An environment will be constructed to offer members nothing near the traditional services of the "doggie daycare" model that currently operate. Canine trainer Tiffany Stearns and dog daycare owner Mary Frances Dael propose a quiet home setting meant to naturally enrich the lives of Baltimore canines. **Enrichment is to enhance and improve quality of all living beings.** The vision is to enhance the environment of dogs and their owners through education and experiences. Dogs interacting with other dogs in a nurturing setting will result in thriving dogs and contented owners. They will be spending the majority of their days outside in this natural environment. This philosophy has been proven to reduce the use of harsh chemicals that are normally used for indoor facilities. Dogs outside with free roam over this property just shy of 4 acres will reduce the need for frustration level barking and competition that is found in indoor facilities.

The property will be used to create a fully accessible enrichment environment with an emphasis on the natural habitat. The property will remain largely untouched with the exception of fencing around the perimeter. The trees, shrubbery, and grass will remain. The objective is to create a free-roaming environment with constant supervision, including staff onsite for boarding dogs at night. The 3.35 acreage allows for 18 dogs to move through the property, free to explore and learn. Routine dog hygiene will be performed as necessary each day after outdoor play. Natural outside surroundings include tall trees providing shade, a beautiful green grass natural fielded area.

Follow My Lead, LLC will reach out to a small group of supporters for investment opportunities. Tiffany and her husband plan to purchase the facility independent of Follow My Lead LLC under RTC Capital, LLC. It is the intention of the partners to raise \$100,00 from supporters to fund this facility.

Our keys to success:**Location:**

Follow My Lead, LLC, will lease the property at 2705 Greenspring Valley Rd from RTC Capital, LLC. This beautiful acreage is a true gem, nestled in the county limits. We will utilize the existing 3 bedroom, 2.5 bathroom house with approximately 2,920 square feet in a variety of capacities ranging from home etiquette training, skill building classes and overnight stays.

Vision:

To bridge the communication gap between dogs and their owners through education and experiences. We believe in dogs interacting and thriving with other dogs in their most natural state of mind and environment, thus creating a well balanced dog.

What to expect:

Daily sensory enriched activities that build and strengthen interaction and relationships between dogs and humans. This is our first and foremost important and vital aspect we will be offering our dogs. A learning-through-play style, skill-building enriching environment provided to exclusive members only defined by Follow My Lead, LLC. This is not intended in anyway for the public to drop off at anytime. They must be an active member, attending on a regular weekly basis. On a normal day we will have about 20% in the yard (10 dogs), another 20% working on

in home etiquette, vet & grooming skill building inside the home and the remaining 60% out on pack hikes and training field trips.

- Orientation for all new members will be initiated in an effort to fully understand our mission, goals and policies.
- Day services & boarding provided to members only: both crated and free roam (some dogs feel more comfortable crating at night and this will be an option for those dogs)
- Group obedience classes
- Human only canine communication classes
- Pack hikes
- Life skill building training
- Shuttle service to and from facility in an effort to reduce foot traffic in/out of the facility
- Trainer onsite and trained handlers
- Leadership always onsite

Skills to reinforce:

Appropriate/healthy dog interactions
On and off leash skill building
In home etiquette
Agility skill building
Lure chasing
Burrowing
Many more breed specific activities

Strategy and implementation summary:

Ultimately, Follow My Lead, LLC will be open 6 days a week, Monday through Saturday, and open Sundays for boarding dogs. The goal is to service no more than 18 dogs on a daily basis and 8 dogs boarding. The perfect member would be a dog that attends three full days a week (Monday, Wednesday, Friday or Tuesday, Thursday, Saturday) which alleviates over exercise and over stimulation of the dog.

Our priority is to create an all-encompassing, holistic approach to the overall wellbeing of the dog. We feel that with a natural outdoor environment, nutritional guidance, and appropriate skill building strategies applicable to today's busy family we will be able to help owners achieve a state of balance for both themselves and their canine companions. Our operating hours will be 7am-7pm Monday-Friday with weekend hours varying slightly.

Daily Procedural Operations & Land Use:

Follow My Lead, LLC is looking to fence in the property as much as possible to eliminate any incident of loose dogs throughout the acreage or infringement of other properties. We are requesting a full perimeter fence (what is allowed via code enforcement) with cross fencing within the perimeter to optimize security for the dogs and neighbors as well as to control areas from free roam of a 3.35 acre property. Each sub yard will focus on a different environment for the dogs, however, a natural environment is the first priority. The goal is for the dog to experience the environment with as little confinement as possible. It is proven that a stressed dog is more vocal and succumbs to illness more frequently. It is also proven that dogs allowed to flow

through their natural environment are calmer and happier reducing the need for excessive vocalization and territorial disagreements with other dogs.

Members: Potential members will be ones who have passed an assessment and have attended the mandatory orientation. They will agree to uphold the environment we are creating as their top priority via a written contract. The facility will not be open to the general population at any time thus decreasing overall traffic in the area and stress of dogs.

Boarding procedures will only be open to current members with continual emphasis on skill building with 24-hour, low handler-to-dog ratio making one-on-one care the priority. Handlers will sleep at the property in the same rooms as the dogs as this is proven to eliminate stress barking, illness, and frustration. Crates will be provided for dogs who are accustomed to crate at home for additional comfort.

To address any concern regarding odor control, we have been in communication with an elimination company who has agreed to come and remove all waste as many times a week as deemed appropriate which currently is proposed at 2 times a week.

Combined experience of the owners:

Tiffany Stearns:

Tiffany is a Baltimore-based, self taught canine trainer with a certificate in Animal Behavior Learning Theory. Her training philosophy focuses on energy, body language, and merging a mental language between canines and their owners. Throughout the years of volunteering for the New England Boxer Rescue and Second Chance Boxer, Tiffany was involved in cooperative training, education, and rehabilitation programs for surrendered, neglected, aggressive and abused dogs.

From February 2015 to October 2017, Tiffany collaborated with Barks and Blooms Doggie Daycare where she developed and implemented a handler training program and on site canine manners training classes. Tiffany created and administered the assessment process for new dog daycare clients to ensure their physical, social, and emotional wellbeing. Tiffany offers in-home training, semi-private obedience classes, and community training adventures through Follow My Lead, LLC.

Mary Frances Dael:

Mary Frances is a native of Baltimore, with a BS degree in Sociology from Wingate University in North Carolina. After college, she worked with children with emotional and behavioral disabilities. She would use her own Labrador Retriever when working with the clients and observed the positive benefit Cody provided for the children. A dog lover all her life, Mary Frances eventually pursued a dog centered career. This brought her to the pet sitting business, Barks and Blooms, where she functioned as a territory manager of the business. Within two years Mary Frances collaborated with the owner of Barks and Blooms to create the Barks and Blooms Dog Days Daycare. As co-owner, Mary Frances managed the day to day operations of the daycare business since September 2013. During the years that Mary Frances and Tiffany collaborated together starting in 2015, it became increasingly clear that an owner of a doggie daycare facility was not the right environment for her, she sold her shares in October of 2017. Mary Frances has since become a 50% partner in Follow My Lead, LLC and together she and Tiffany plan to use the enrichment model offered by Teena Patel at University of Doglando to build their own enrichment facility in Baltimore County, Maryland.

Traffic Flow:

Follow My Lead, LLC will purchase a multi passenger van in an effort to decrease vehicular traffic in and around the area of the property. This van will hold up to 15 dogs.

In an effort to continue the smooth travel for the few dogs not arriving by van, we will be requiring valet services. The member will pull into the driveway in a circular fashion where a runner will be on hand. Runners will safely transfer the dog from car to facility without the member ever leaving their vehicle, allowing the member to then pull onto Greenspring Valley Road with minimal delay and eliminating the occurrence of "loose dogs" slipping out of owner's hands. Drop off times are not set to a certain timeframe so this will alleviate congestion and make for a quiet and quick drop off procedure by not having all members in at once.

Collaborating with community:

Tiffany and Mary Frances have been building relationships within the canine industry for over 25 years of combined experience. We will be working and collaborating with local vets, rescue entities, small businesses and leading mentor and fellow trainer, Teena Patel, of University of Dogland, Orlando Florida. It is Follow My Lead, LLC's intention to host outreach events for local shelters and pet related businesses and groups as well as the possibility of summer child-oriented day camps. The campers will be learning how and why dogs need relationships with humans as well as the environment. Follow My Lead, LLC is currently partnering with Belvedere Vet Center and Eastern Animal Hospital and will continue to work closely together benefiting the well being of the dogs and their owners.

Staffing Positions:

Lead Handler (1 Position):

The lead handler will be trained personally by Tiffany Stearns in the skills needed to create a safe and structured day for the dogs. This handler will be managing staff and supervising all interactions between dogs and staff. All assistant handlers will be directly managed by the lead handler.

Assistant Handler (2 positions):

The assistant handlers will be trained by Tiffany Stearns and will continue to update the dog's skill level in training. Assistant handlers will oversee the dogs arrival and departure to and from the facility and help assist the runners to ensure a smooth transition. They will see that the dogs maintain a healthy bridge between activities throughout the day.

Runners and Transporters (3 positions):

The runner will facilitate the handover of the dog from the member to the facility. Their primary focus is to instill a calm, healthy, compliant state of mind prior to entering the group. Runners will "work" a dog that is in need of extra attention to help get them ready to enter the group. This will consist of short training exercises to mentally prepare the dog and get them into a healthy state of mind, resulting in appropriate interaction among the dogs in group play. Due to offering the transport option, runners will be responsible for transportation of dogs to and from the facility as well.

Aside from management, staff, and board members, we will have external support to help the business function successfully. Our bookkeeper, accountant, grounds keeper and cleaning staff are all vital roles which will ensure additional success.

Follow My Lead, LLC plans to create a network of volunteers that will assist at the facility and provide support with outreach efforts pertaining to dog rescue, fostering, and collecting food for dogs in need.

Management Summary:

Follow My Lead, LLC will be structured as an S Corporation with the goal of creating a 3-5 member board of directors in addition to Tiffany Stearns and Mary Frances Dael. The two owners will oversee operations of the company, and take the lead on quarterly board meetings with board member and investors.

The following are anticipated personnel needs and how each role, once filled will contribute to the success of the company.

Manager/Co-Owner: Tiffany Stearns

Manager/Co-Owner: Mary Frances Dael

Depending on the daily needs of the facility, there will be at least one manager/co-owner always onsite. The manager will oversee the daily operations of the facility from member relationships, employee relationships, and safety of the dogs and employees. Management will hire, train and orient all new staff members. The managers will create a positive and supportive environment for all staff and ownership.

Budget: Available upon request.

Thank you for your support and interest in Follow My Lead, LLC *where the city dog finds the country.*

Tiffany Stearns

Mary Frances Dael



DAVID L. MARTIN, RLA
VICE PRESIDENT

LICENSURE AND ACCREDITATION

Landscape Architect, Maryland, No. 776

Landscape Architect, Pennsylvania, No. 573-E

EDUCATION

The Pennsylvania State University, BS, Landscape Architecture, 1971

PROFESSIONAL SUMMARY

Professional practice includes 47 years of land planning, landscape architecture, comprehensive zoning, PUD master planning, site planning, and expert witness testimony regarding land use and zoning issues. Mr. Martin has been practicing in the Greater Baltimore Metropolitan region since 1987 and has been qualified as an expert in land planning, site planning, and zoning cases in Anne Arundel County, Baltimore County, Howard County, Harford County, Cecil County, Bel Air, Aberdeen, Havre de Grace, Perryville, Port Deposit and Federal District Court of Baltimore.

Prior to his relocation to Maryland, Mr. Martin practiced landscape architecture and land planning in Pennsylvania, Florida, Massachusetts, Alabama, The Commonwealth of the Bahamas and Jamaica. As Vice President of DMW and formerly President of Martin & Phillips Design Associates, Inc. Mr. Martin supervises community planning, site development, subdivision development plans, and master planning efforts. He also offers zoning testimony and interpretation on land planning issues before zoning commissioners, boards of appeals, planning commissions, and elected bodies. Mr. Martin facilitates community input meetings and presents Development Plans in Baltimore County and oversees the preparation of special exception and variance plan requests. He also directs the design of parks, amenity features, lighting plans and landscape plans associated with residential, commercial and institutional projects.

Significant projects include Developments of Regional Impact (DRI) in the State of Florida including; Palm Coast, Florida - 10,000 acre master plan, Beverly Hills, Florida - 6,500 acre master plan, and Doral Park, Florida - 2000 acre master plan. Representative local projects include: Hollywoods, Monmouth Meadows, Greenbriar, Bainbridge Development, Forge Landing, Owings Mills Commerce Center, The Avenue at Whitemarsh, Cedar Lane Farms P.U.D., Westwicke, Beaverbrook, Biddison Property, Bridle Ridge, Green Spring Station, Home Depot of Owings Mills, Bel Air and Timonium, Ashland Market Place, Powell Property, and Baker Property, Highlands Corporate Park, Preston Gateway North Industrial Park, Catholic Charities Senior Housing at the Village Crossroads (HUD). Baltimore County planned Unit developments include: Brandywine PUD, Chapel Springs PUD (HUD), The Residences at Soldier's Delight PUD and Loch Raven Commons PUD.

Mr. Martin has prepared numerous comprehensive-zoning petitions in Baltimore County during the quadrennial CZMP processes and has a thorough understanding of the principles of Euclidean zoning and their application throughout the Baltimore Metro region. He also served on an ad-hoc committee that authored the Service Employment (SE) Zone of Baltimore County and the Public Affairs Committee for NAIOP. He has extensive experience dealing with all the Baltimore Regional Area County's development regulations.

MEMBERSHIPS AND ASSOCIATIONS

American Society of Landscape Architects, Member

Chairman Baltimore County Design Review Panel – Executive Appointment

PROFESSIONAL EXPERIENCE

Daft-McCune-Walker, Inc., Towson, MD - Martin & Phillips Design Associates, Inc.

Bradshaw, Gill, & Fuster, PA – Greenhorne & O'Mara, Inc. – M. Robert Fenton & Assoc.

































BA-3049
Chattolanee African American Survey District
Garrison, Baltimore County
1865-1930

The small historic village of Chattolanee is situated north of Pikesville and northeast of Garrison in the Third District of Baltimore County. The Chattolanee African American Survey District is located along Greenspring Valley Road and immediately north of the railroad grade of what was the Greenspring Branch of the Western Maryland Railroad. The railroad grade has been converted to the Spring Hill Road. Today, the African American enclave consists of nine historic properties; one church and five dwellings along Spring Hill Road, and three historic dwellings on Greenspring Valley Road.

The small African-American enclave of Chattolanee developed around the establishment of the Green Spring Church. The church is sited at the northeast corner of Greenspring Valley Road and Spring Hill Road. The lots north of the church along Greenspring Valley Road are small and rectangular, whereas the lots east of the church are much deeper in size. The houses along Greenspring Valley Road are sited very close to the road. Along Spring Hill Road several of the residences are situated slightly back from the road. The community feature level grassy lots, which are surrounded by trees and shrubs, and several of the dwellings have foundation plantings. The building stock in the African-American enclave of Chattolanee dates from the late-19th century to the turn of the 21st century. The dwellings are primarily vernacular interpretations of the Gothic Revival-style. Common characteristics among the dwellings include wood-frame construction, solid random-rubble stone foundations, L-shaped footprints, center cross-gable roofs or side-gable roofs, and full-width one-story porches.

PROTESTANT' S

EXHIBIT NO. _____

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-3049

1. Name of Property (indicate preferred name)

historic Chattolance African American Survey District

other _____

2. Location

street and number Greenspring Valley Road, Spring Hills Road _____ not for publication

city, town Chattolance _____ vicinity

county Baltimore County

3. Owner of Property (give names and mailing addresses of all owners)

name multiple ownership

street and number _____ telephone Not Available

city, town _____ state _____ zip code _____

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse tax map and parcel: tax map 68

city, town Towson liber _____ folio _____

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report
☐ Other _____

6. Classification

Category	Ownership	Current Function	Resource Count
☒ district	☐ public	☐ agriculture	Contributing Noncontributing
☐ building(s)	☒ private	☐ commerce/trade	<u>9</u> <u>2</u>
☐ structure	☐ both	☐ defense	_____
☐ site		☒ domestic	_____
☐ object		☐ education	_____
		☐ funerary	<u>9</u> <u>2</u>
		☐ government	Total
		☐ health care	
		☐ industry	
		☐ landscape	
		☐ recreation/culture	
		☒ religion	
		☐ social	
		☐ transportation	
		☐ work in progress	
		☐ unknown	
		☐ vacant/not in use	
		☐ other: _____	
			Number of Contributing Resources previously listed in the Inventory
			<u>1</u>

7. Description

Inventory No. BA-3049

Condition

☐ excellent	☐ deteriorated
☒ good	☐ ruins
☐ fair	☐ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Chattolane is located near Garrison and Owings Mills in the Third District of Baltimore County. The Chattolane Survey District is sited on the east side of Greenspring Valley Road and north of Spring Hill Road. It is comprised of one historic church, eight historic dwellings, one non-historic dwelling, and one non-historic commercial building.

The small African-American enclave of Chattolane developed around the establishment of the Green Spring Church. The church is sited at the northeast corner of Greenspring Valley Road and Spring Hill Road. The lots north of the church along Greenspring Valley Road are small and rectangular, whereas the lots east of the church are much deeper in size. The houses along Greenspring Valley Road are sited very close to the road. Along Spring Hill Road several of the residences are situated slightly back from the road. The community feature level grassy lots, which are surrounded by trees and shrubs, and several of the dwellings have foundation plantings.

On the south side of Spring Hill Road is a small wooded area separating the survey district from recent development along Clifholme Road. To the west of the survey district is the Greenspring Valley Hung Club. The area is essentially a suburban residential neighborhood with commercial development restricted to Reisterstown Road.

The building stock in the African-American enclave of Chattolane dates from the late-19th century to the turn of the 21st century. The dwellings are primarily vernacular interpretations of the Gothic Revival-style. Common characteristics among the dwellings include wood-frame construction, solid random-rubble stone foundations, L-shaped footprints, center cross-gable roofs or side-gable roofs, and full-width one-story porches.

Constructed circa 1865, Green Spring United Methodist Church, at 2732 Spring Hill Road, is a small wood-frame Gothic Revival-style building resting on a solid random-rubble stone foundation. It stands one-story high, measures three bays deep, and is one bay wide featuring a center-entrance vestibule. The church is capped with a steep front-gable roof and features an interior brick chimney. The church is detailed with engaged square Tuscan columns at the corners of the façade. The original stained-glass windows are 9/6 wood-sash with tripartite lancet arches. The building has been reclad with vinyl German siding and the roof is covered with asphalt shingles.

Examples of Gothic Revival-style dwellings are sited at 2714 Spring Hill Road and 411 Greenspring Valley Road. Both dwellings appear to have been constructed circa 1870. The dwelling at 2714 Spring Hill Road stands on a solid random-rubble stone foundation, rises two-and-a-half stories high, and measures four bays wide. It is wood frame and features an L-shaped footprint. It has a center cross gable roof and a half-hipped roof porch across the façade. It has been reclad with vinyl siding and features overhanging eaves. There are only a few differences between this dwelling and 411 Greenspring Valley Road. The latter is five bays wide with a center entry with a two-light transom, and it is reclad with vinyl German siding and features cornice returns.

Other historic dwellings in the area are two stories in height, fewer bays across, and are capped with a cross-gable roof. The non-historic dwelling included in the Chattolane Survey District is located at 405 Greenspring Valley Road. It dates from 1963 and stands one-story high and is capped with a front-gable roof. The second non-historic building within the survey district is at 2724 Spring Hill Road dating circa 1960. This commercial building, sited next to the road, stands one-story high and is clad with a brick veneer. It is two bays wide with a single-leaf entry and an multi-light window. It has a flat roof and features a long rectangular footprint.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-3049

Name Chattolanee African American Survey District
Continuation Sheet

Number ____7__ Page 1

8. Significance

Inventory No. BA-3049

Period	Areas of Significance	Check and justify below			
☐ 1600-1699	☐ agriculture	☐ economics	☐ health/medicine	☐ performing arts	
☐ 1700-1799	☐ archeology	☐ education	☐ industry	☐ philosophy	
☒ 1800-1899	☐ architecture	☐ engineering	☐ invention	☐ politics/government	
☒ 1900-1999	☐ art	☐ entertainment/ recreation	☐ landscape architecture	☒ religion	
☐ 2000-	☐ commerce	☒ ethnic heritage	☐ law	☐ science	
	☐ communications	☐ exploration/ settlement	☐ literature	☐ social history	
	☒ community planning		☐ maritime industry	☐ transportation	
	☐ conservation		☐ military	☐ other:	

Specific dates	1865-1930	Architect/Builder	Unknown
Construction dates	1865-1960		

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

HISTORY

The small historic village of Chattolance is situated north of Pikesville and northeast of Garrison in the Third District of Baltimore County. The Chattolance African American Survey District is located along Greenspring Valley Road and immediately north of the railroad grade of what was the Greenspring Branch of the Western Maryland Railroad. The railroad grade has been converted to the Spring Hill Road. Today, the African American enclave consists of nine historic properties; one church and five dwellings along Spring Hill Road, and three historic dwellings on Greenspring Valley Road.

The name of Chattolance originates from a Native-American name meaning clear water. It was considered as a health retreat for the Susquehannock Indians.(1) In the early 20th century, W.L. Stock and other prominent men of Baltimore took advantage of the clear water springs and built a hotel in the Green Spring Valley.(2)

The Sidney Atlas of 1850 depicts the Western Maryland Railroad in place, however, Chattolance is not yet developed. Adjacent to the railroad in the Chattolance area is R.N. Moele and the Greenspring Hydropathic Institute. African-American settlement of the area occurred after the Civil War (1860-1865). Local white residents agreed to provide a church for the black residents as long as they stayed in the area to work for their families.(3)

Some development occurred in the area of Greenspring Valley Road and the Western Maryland Railroad between 1850 and 1877 suggested by the Hopkins Atlas. By 1877, Greenspring Junction as well as Cradock Road and Garrison Road (later known as Forest Road) were in place. North of Greenspring Valley Road were estates owned by Mrs. E.N. Elder and S.S. Clayton. East of Cradock Road and below Greenspring Valley Road the area is owned by T. Cradock, with the main estate, called Trentham, sited west of Cradock Road. An African American church has been constructed at the corner of Greenspring Valley Road and the intersection of the Greenspring Branch of the Western Maryland Road. North of the church along Greenspring Valley Road are two dwellings. Along the railroad tracks east of Greenspring Valley Road are two buildings; one is the Powell residence and the second is for the Bulding Association.(4)

Dedicated on August 28, 1881 the Green Spring United Methodist Church (BA-1620) was constructed for approximately one thousand dollars. The church trustees included Reverend Alfred Young, Henry Snowden, Nelson Figge, Daniel Wall, Isaiah Carrington, and Jarrett Davis.(5) The location was important to the African American community due to its proximity to Stevenson's Station a mile away. Originally, there were approximately forty members of the church.(6) Up to 1920 children in Chattolance attended school in the Green Spring Church. In 1920, Baltimore County leased the church and its grounds for use as a school.(7) A school building was constructed on the church grounds. Children from Stevenson Station and Listra Station attended school here until it was demolished in the 1930s.(8)

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No BA-3049

Name Chattolane African American Survey District

Continuation Sheet

Number 8 Page 1

Additions to Chattolane by 1915 include Garrison Forest Station at the corner of Garrison Forest Road and Greenspring Valley Road. South of the tracks and the African-American enclave is the Mrs. C.M. Stewart estate called Clifffenholme. The land north of the Green Spring United Methodist Church was divided into four lots each denoted with a dwelling on the 1915 map. The land east of the church along the railroad tracks had been divided into three larger lots two of which have dwellings residing on them. Just north of the Green Spring United Methodist Church on the west side of Greenspring Valley Road is the Chattolane Spring Hotel. Also, by 1915 the Western Maryland Railroad became the Northern Central Railroad.(8)

In 1930, a one-story stone school building was erected at 2700 Railroad Ave (BA-1673). This building was for the white resident children of the area. It was in use until 1977 at which time it was sold to Beverly C. Compton Jr. and converted to a dwelling.

The 1930 Census for Baltimore County shows twenty-two African-American households along Valley Road near Chattolane. Names included Lattie Brooks, James Bailey, George Owens, Joseph Foster, Jarrett Davis, John Carter, Alice Berry, and Richard Reynolds to name a few. Many of the residents owned their properties, which ranged in value from 1,500 to 5,000 dollars. The monthly rate for rental properties ranged from twelve to fifteen dollars. The residents were predominantly from Maryland with several from Virginia and one family from North Carolina. The number of people in a household ranged from two to thirteen. Male and female Chattolane residents were primarily listed as laborers for private families in the 1930 census. This work included cooks, laundresses, maids, gardeners, chauffeurs, and farm laborers. E.E. Williams was listed as the minister for the Greenspring Valley Methodist Episcopal Church. In 1930, Williams was thirty-eight, originated from Virginia, his wife came from Illinois, and rented his property for fifteen dollars a month. (9)

Recently, white families have been moving into the homes along Spring Hill Road and Greenspring Valley Road. This is displacing the racial cohesiveness that has been in place since the late 19th century. According to Diggs only six African American families remain in the area.(10)

ENDNOTES

1. Louis S. Diggs, In Our Voices: A Folk History in Legacy, (Uptown Press, 1998), p.8.
2. Diggs, p. 8.
3. Diggs, p. 8.
4. Atlas of Baltimore County, Maryland, (Philadelphia, G.M. Hopkins: 1877).
5. Thomas J. Scharf, History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men, (Philadelphia, Louis H. Everts: 1881, Reprinted by Higginson Book Company, Salem, MA.) p. 841.
6. Diggs, p. 13.
7. Diggs, p. 13, 16.
8. Diggs, p. 22.
9. U.S. Census, 1930, National Archives, Washington, DC.
10. Map of Baltimore County, (Philadelphia, G. W. Bromley: 1915).

OWNERSHIP AS OF NOVEMBER 12, 2002

405 Greenspring Valley Road
Map 68 Parcel 255

Thomas R. Moore, Jr. and Jean N. Moore -- tax id # 0313075376
405 Greenspring Valley Road
Liber 4252 Folio 255

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No BA-3049

Name Chattolance African American Survey District

Continuation Sheet

Number 8 Page 2

407 Greenspring Valley Road Map 68 Parcel 496	Thomas R. and Jean Marie Moore -- tax id # 0302085887 407 Greenspring Valley Road Liber 7420 Folio 287
409 Greenspring Valley Road Map 68 Parcel 347	Carrell R. and Carol A. Hastings -- tax id # 0319074325 409 Greenspring Valley Road Liber 10810 Folio 432
411 Greenspring Valley Road Map 68 Parcel 444	Joseph Albert and Ella Marie Diggs -- tax id # 0307091035 411 Greenspring Valley Road Liber 6268 Folio 694
2705 Greenspring Valley Road Map 68 Parcel 190	John C. and Evelyn B. Hilgenberg -- tax id # 0302058177 2705 Greenspring Valley Road Liber 13994 Folio 325
2704 Spring Hill Road Map 68 Parcel 509	Blanche H. and Herbert E. Brown -- tax id # 0310045500 2704 Spring Hill Road Liber 8819 Folio 498
2708 Spring Hill Road Map 68 Parcel 498	Zbigniew and Wieslawa Rembiszewski -- tax id # 0302085881 12352 Boncrest Drive Reisterstown, MD 21136 Liber 11613 Folio 470
2714 Spring Hill Road Map 68 Parcel 497	Daniel L. Fribush and Jaye A. Knutson -- tax id # 0302085875 2714 Spring Hill Road Liber 15852 Folio 315
2716 Spring Hill Road Map 68 Parcel 181	Leonard W. Ross, Jr. -- tax id # 0310045275 2716 Spring Hill Road Liber 13241 Folio 501
2724 Spring Hill Road Map 68 Parcel 270	Stebbins-Burnham Inc. -- tax id # 0302086575 Race and McComas Street Baltimore, MD 21230 Liber 3292 Folio 253
2728 Spring Hill Road Map 68 Parcel 445	Mark G. Neely -- tax id # 0316075253 2728 Spring Hill Road Liber 14734 Folio 329

9. Major Bibliographical References

Inventory No. BA-3048

See continuation sheet.

10. Geographical Data

Acreage of surveyed property 7 acres

Acreage of historical setting unknown

Quadrangle name Ellicott City, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

The sixteen properties listed are located along Church Lane in Randallstown in the Second District of Baltimore County. They have historically been associated with tax map 77 since their construction.

11. Form Prepared By

name/title Kristie Baynard, Architectural Historian

organization E.H.T. Traceries

date 11/1/2002

street and number 1121 Fifth Street, NW

telephone 202/393-1199

city or town Washington

state DC zip code 20001

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-3048

Name Church Lane African American Survey District

Continuation Sheet

Number 9 Page 1

Atlas of Baltimore County, Maryland. Philadelphia, PA: G. M. Hopkins, 1877.

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Bowler, Mike. Sowing the seeds of integration. The Sunday Sun. Baltimore: April 13, 1997.

Brooks, Neal A. and Eric G. Rockel. A History of Baltimore County. Towson, MD: Friends of the Towson Library, Inc., 1979.

Diggs, Louis S. Surviving in America: Histories of 7 Black Communities in Baltimore County Maryland. Uptown Press, 2002.

Erlandson, Robert A. Residents of tiny Cowdensville seek to preserve historic black community. The Sun. Baltimore: September 23, 1991.

James, Ellen L. Enclave Residents Facing Problems of Long Neglect, Housing and Survival. The Evening Sun: Baltimore, October 24, 1977.

Map of Baltimore County. Philadelphia, PA: G. W. Bromley, 1915.

Scharf, J. Thomas. History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men. Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA.

Sidney, J. C. Map of the City and County of Baltimore, Maryland, from Original Surveys. Baltimore, MD: James M. Stephens, 1850.

U.S. Bureau of the Census. The Census of 1930, Baltimore County, Maryland. National Archives.





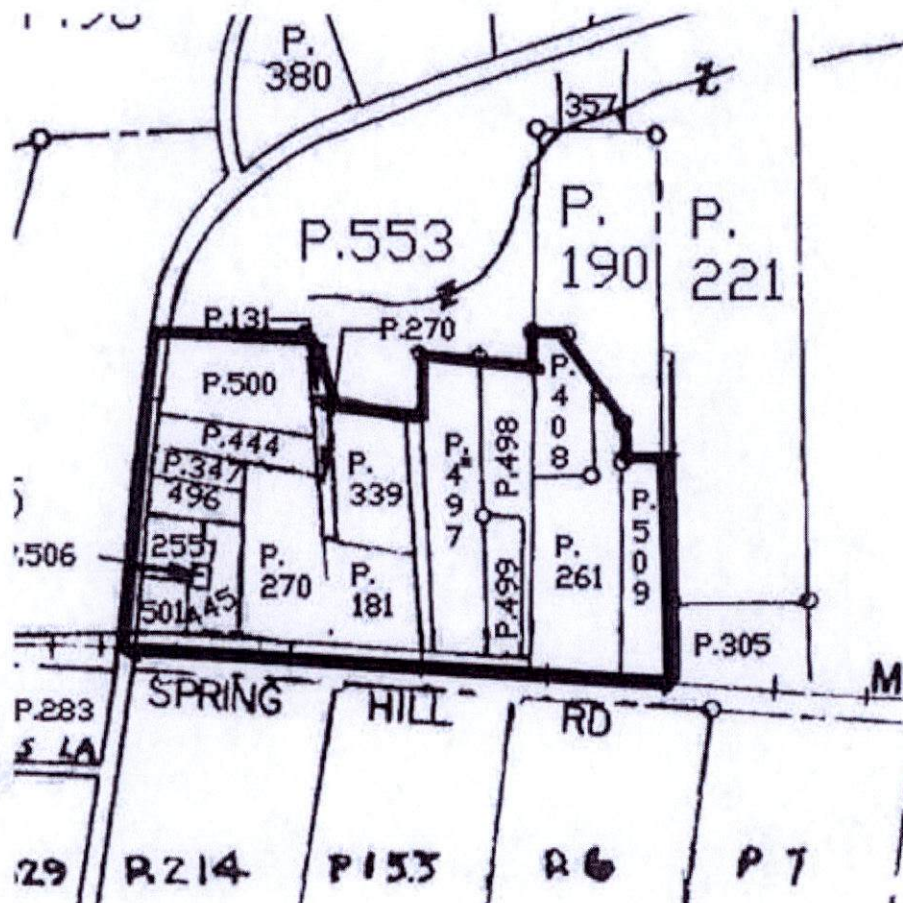








BA-3049
CHATTOLANEE AFRICAN
AMERICAN SURVEY DISTRICT
BALTIMORE COUNTY, MD



**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

The proposed kennel will be detrimental to the area's health, safety and general welfare. It will overcrowd the area's small, residential properties, and it will create congestion in roads and streets, as well as noise pollution. The kennel will jeopardize environmental and natural resources, including the the Jones Falls watershed, and the local soil and aquifer. - -

For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

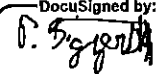
Peggy Biggerstaff

Name

2708 Spring Hill Road

Address

Signature

DocuSigned by:

03A9A11202A4490...

2/25/2019

Date

PROTESTANT' S
EXHIBIT NO. 2

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Doug Carroll

Name

2707 spring hill rd,

Address

DocuSigned by:

Doug Carroll

8DD3872527DD4E0...

Signature

2/19/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Rick Tyler

Name

2705 Spring Hill Road, Owings Mills, MD 21117

Address

DocuSigned by:

Rick Tyler

2833DD092399471...

Signature

2/25/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

The proposed kennel will be detrimental to the area's health, safety and general welfare. It will overcrowd the area's small, residential properties, and it will create congestion in roads and streets, as well as noise pollution. The kennel will jeopardize environmental and natural resources, including the the Jones Falls watershed, and the local soil and aquifer.

For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Cassandra Naylor

Name

4030 Stewart Rd, Stevenson, MD 21153

Address

DocuSigned by:

Cassandra Naylor

5E98AD95595D4F7...

Signature

2/22/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

The proposed kennel will be detrimental to the area's health, safety and general welfare. It will overcrowd the area's small, residential properties, and it will create congestion in roads and streets, as well as noise pollution. The kennel will jeopardize environmental and natural resources, including the the Jones Falls watershed, and the local soil and aquifer.

For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Mark Kahan

Name

2714 Spring Hill Rd, 21117

Address

DocuSigned by:

Mark Kahan

28204582D315415...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Jaye Knutson

Name

2714 Spring Hill Road, Owings Mills, Md 21117

Address

DocuSigned by:

Jaye Knutson

525840DB4AFC45A...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

The proposed kennel will be detrimental to the area's health, safety and general welfare. It will overcrowd the area's small, residential properties, and it will create congestion in roads and streets, as well as noise pollution. The kennel will jeopardize environmental and natural resources, including the the Jones Falls watershed, and the local soil and aquifer.

For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

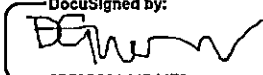
Daphne Grant

Name

2716 Spring Hill Rd

Address

Signature

DocuSigned by:

2B735C3A44B1472...

2/25/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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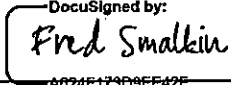
For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Fred Smalkin

Name

2728 Spring Hill Road, Garrison MD 21117

Address

DocuSigned by:

A024F173D9EE42F...

Signature

2/19/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Bo Jarrett

Name

Bo Jarrett

Address

DocuSigned by:

Bo Jarrett

2AB357DD00D0B491...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Linda Kropp

Name

4040 Stewart Rd. Stevenson MD 21153

Address

DocuSigned by:

Linda Kropp

E31BA3EF2C82407...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Tom Finnerty

Name

4030 Stewart Road Stevenson, MD 21153

Address

DocuSigned by:

Tom Finnerty

EDB7F15A8B29454...

Signature

2/22/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Katharine Baetjer

Name

10428 Falls Rd. Brooklandville MD 21022

Address

Signature

DocuSigned by:
Katharine Baetjer
5382FE7C7F824A9...

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Chris Bartlett

Name

3107 W Golf Course Road Owings Mills, MD 21117

Address

DocuSigned by:

Chris Bartlett

64F722387DBE491...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Karen Blair

Name

231 Greenspring Valley Rd Stevenson, MD 21153

Address

DocuSigned by:

Karen Blair

0B9E014E420C411...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Bailey DeVries

Name

311 Golf Course Road, Owings Mills, MD 21117

Address

Signature

DocuSigned by:
Bailey DeVries
5CB800B1A4DC4DF...

2/25/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Lawson DeVries

Name

311 Golf Course Road, Owings Mills, MD 21117

Address

DocuSigned by:
Lawson DeVries
F3402025D5E1408...

Signature

2/25/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Eben Eck

Name

3106 W. Golf Course Rd, Owings Mills, MD 21117

Address

DocuSigned by:

Eben Eck

2093D985EB234C4...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Joan Eck

Name

3106 W Golf Course Rd. Owings Mills, Md. 21117

Address

DocuSigned by:

Joan Eck

51ED10A211F7415...

Signature

2/21/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Bonnie Farber

Name

210 Golf Course Road Owings Mills, MD 21117

Address

DocuSigned by:

Bonnie Farber

2DB5F083B0A4409...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Jonathan Farber

Name

210 Golf Course Road Owings Mills MD 21117

Address

Signature

DocuSigned by:
Jonathan Farber
195480E1FCD0413...

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Becca Flynn

Name

333 Golf Course Road, Owings Mills, MD 21117

Address

DocuSigned by:

Becca Flynn

D007FE80227C4CD...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

BG Groff

Name

104 Greenspring Valley Rd

Address

Signature

DocuSigned by:

43BCA5A0852F417...

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Brian Harrison

Name

10 Golf Course Rd, Owings Mills, MD 21117

Address

DocuSigned by:

Brian Harrison

ASAPAS75EBEA421...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Meghan Harrison

Name

10 Golf Course Road

Address

DocuSigned by:

Meghan Harrison

80E339DF318B4AF...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

John Hilgenberg

Name

1055 W. Joppa Rd., Towson, MD 21204

Address

Signature

DocuSigned by:

c5cc8c0789204E2...

2/22/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

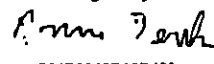
Anne Jenkins

Name

12427 Park heights avenue Owings Mills Md 21117

Address

Signature

DocuSigned by:

C01B3019B16D433...

2/23/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Justin Klein

Name

justin klein

Address

DocuSigned by:

Justin Klein

F70900A9FDB0417...

Signature

2/21/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in Case #2019-0168-X.

Steve Kelley

Name

3131 golf course Rd west

Address

DocuSigned by:

Steve Kelley

3E0B112E5B00404...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Greg Mix

Name

320 Golf Course Rd., Owings Mills, MD 21117

Address

DocuSigned by:

Greg Mix

74C8B717A2C54DD...

Signature

2/21/2019

Date

1. The first part of the document is a list of names and dates, which appears to be a record of some kind. The names are written in a cursive script, and the dates are in a more formal, printed style. The list is organized in a columnar fashion, with names and dates alternating.

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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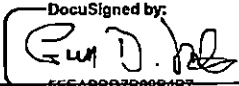
Guy Phelan

Name

2 Golf Course Road Owings Mills, MD 21117

Address

Signature

DocuSigned by:

5FEA8807B09B4B7...

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Sidney Rubin

Name

Sidney Rubin

Address

DocuSigned by:

Sidney Rubin

3C32F1B747264E1...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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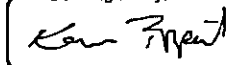
Karen Ruppert

Name

3127 Golf Course Road West

Address

DocuSigned by:



11AFC004E49248B...

Signature

2/25/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

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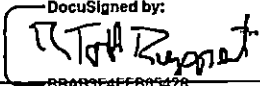
For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Todd Ruppert

Name

3127 West Golf Course Road, Owings Mills, MD 21117

Address

DocuSigned by:

BBAB3F4FFB05426...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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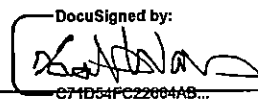
Walton Scott

Name

12 Cliffholme Rd garrison md 21117

Address

Signature

DocuSigned by:

C71D54FC22604A8...

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

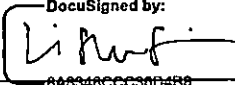
Lisa Shapiro

Name

2628 Greenspring Valley Road

Address

Signature

DocuSigned by:

8A8348CC30D4B0...

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Jay Stump

Name

4 Cliffholme Road Owings Mills, MD 21117

Address

DocuSigned by:

Jay Stump

03978598AF1044E...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

John Timken

Name

John Timken

Address

DocuSigned by:

John Timken

F000239AA4ED49C...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

I oppose the petition for special exception in Baltimore County Zoning Case #2019-0168-X, to permit a kennel on the site of the former schoolhouse at 2705 Greenspring Valley Road.

The proposed kennel will be detrimental to the area's health, safety and general welfare. It will overcrowd the area's small, residential properties, and it will create congestion in roads and streets, as well as noise pollution. The kennel will jeopardize environmental and natural resources, including the the Jones Falls watershed, and the local soil and aquifer.

For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

John ward

Name

John ward

Address

DocuSigned by:

John Ward

814533F8CE0842D...

Signature

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
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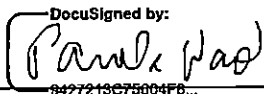
Pam ward

Name

3 Moales Lane Owings Mills MD 21117

Address

Signature

DocuSigned by:

9427213C75004F6...

2/20/2019

Date

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Zoning Case #2019-0168-X
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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Francie Washburne

Name

111 Greenspring Valley Rd

Address

DocuSigned by:

Francie Washburne

85B20F0F1B4842A...

Signature

2/25/2019

Date

FINISH



Zoning Case #2019-0168-X

Special Exception for Kennel in RC-2 Zone

START

I oppose the petition for special exception in Baltimore County Zoning 0168-X, to permit a kennel on the site of the former schoolhouse at 270 Greenspring Valley Road.

The proposed kennel will be detrimental to the area's health, safety and welfare. It will overcrowd the area's small, residential properties, and congestion in roads and streets, as well as noise pollution. The kennel jeopardize environmental and natural resources, including the the Jones watershed, and the local soil and aquifer.

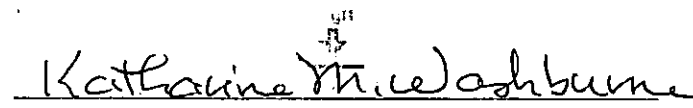
For these reasons, I urge Baltimore County to deny the petition for spe in Case #2019-0168-X.

(Kitty Washburne)

Name Katharine M. Washburne

112 Greenspring Valley Rd.

Address Owings Mills, Md. 21117-4103


Signature

2/21/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

Edward Welbourn

Name

317 chattolanee hill road Owings Mills, Md

Address

Signature

DocuSigned by:
Edward Welbourn
295F3FA90109478...

2/20/2019

Date

**Neighborhood Declaration of Opposition
Zoning Case #2019-0168-X
Special Exception for Kennel in RC-2 Zone**

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For these reasons, I urge Baltimore County to deny the petition for special exception in **Case #2019-0168-X**.

sallie graham worthington

Name

106 Garrison Forest Road, Owings Mills, MD 21117

Address

DocuSigned by:
Sallie Graham Worthington
DD0391E7A30A4E4...

Signature

2/22/2019

Date

IN RE: PETITION FOR SPECIAL EXCEPTION *	BEFORE THE
(2012 Far Out Lane)	
5 th Election District *	OFFICE OF
3 rd Councilman District *	
Catherine H. Robinson *	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>	
Petitioner *	FOR BALTIMORE COUNTY
	Case No. 2015-0092-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 2012 Far Out Lane. The Petition was filed on behalf of the legal owner of the subject property, Catherine H. Robinson. The Petition seeks approval for a private kennel (not commercial) in an R.C. 2 zone. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit No. 1.

Appearing at the hearing in support of the requests was Catherine H. Robinson. Michelle J. Dickinson, Esquire represented the Petitioner. Andrew and Noreen Krause (neighbors) attended the hearing and opposed the petition. The Petition was advertised and posted as required by the B.C.Z.R.

Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The only substantive comment was from the Department of Planning (DOP), dated November 12, 2014. That agency did not oppose the relief, and opined that the kennel use would not be detrimental to the surrounding community.

The subject property is approximately 5.4 acres and is zoned R.C.2. The property is improved with a large single family dwelling (approximately 2,700 square feet) constructed in

PROTESTANT' S

EXHIBIT NO. 3

1921, and is located in a rural setting in northern Baltimore County. The Petitioner is a horse trainer who also operates what under the B.C.Z.R. is a "private kennel," which essentially means that "more than three dogs" are kept on the premises. A private kennel is permitted in an R.C. 2 zone (B.C.Z.R. §1A01.2.C.2) by special exception, hence the petition filed in the above case.

Petitioner appears to concede she is operating a kennel, although a credible argument could be made she is not. The definition of "private kennel" includes a structure where more than three dogs are kept "for the purposes of show, hunting, practice tracking, field or obedience trials, or as pets." As noted below, Petitioner considers only three of the dogs to be her "pets"; the remainder are being fostered or kept for adoption, and it could be argued they are therefore not "pets."

Ms. Robinson testified that she owns 3-4 dogs that she considers her pets, 2-3 elderly dogs that are too old and/or infirm for adoption (she indicated these dogs would likely die in the near future while living with her, and in that sense she equated it to an animal hospice) as well as several other dogs that she keeps or fosters awaiting adoption. Though she initially stated that she would like to keep as many as 12 dogs on the property, she later testified that while she enjoys good health, she is getting older and "does not really want 12 dogs."

Ms. Robinson works at Pimlico race track, and is gone from home between the hours of 5:30 a.m.-10:00 a.m. Kawana Swank and her son also reside with the Petitioner, and Ms. Swank works in a hospital E.R. three days a week from 7 a.m.-7 p.m. Ms. Robinson testified she considers her operation to be a rescue-type organization, and she said her adoptions (for which no fee is charged) are done by word-of-mouth, and that she does not have any signs or advertisements in connection with the kennel. The Petitioner testified she has been operating the "kennel" at the subject property for several years, and counsel introduced a recent edition of Mid-Atlantic

Thoroughbred magazine, featuring Ms. Robinson on the cover in recognition of (among other things) her animal rescue service.

Ms. Robinson acknowledged she has received complaints from one neighbor regarding barking, and on those occasions she planted vegetative buffers and relocated the “invisible dog fence” to minimize the impact upon the Krauses. Mr. and Mrs. Krause both indicated they are extremely fond of the Petitioner, and stated she has always been responsive to their concerns. Even so, the Krauses identified four potential problems with the kennel: noise, sanitation, safety and negative impact upon property values.

Following the hearing, both parties submitted lengthy papers outlining various arguments and counter-arguments regarding the case. It is apparent that things have deteriorated since the date of the hearing, and there is a great deal of mistrust and animosity between the parties. I am of course required to decide this case based on the law and the evidence, although it is unfortunate to see neighbors at odds with each other.

The Krauses have raised in their post-hearing submission several issues that are not germane to the resolution of this case. There is some dispute concerning the location of a septic system, a portion of which is allegedly on the Krause’s property. This is a private civil matter, and the OAH has no authority to resolve issues of title or boundary disputes. The Krauses also seek to compel the production of certain documents, but the only mechanism for doing so would be a subpoena, which would have been required to be served at least five business days prior to the hearing. Zoning Commissioner’s Rules, Rule 4C. Likewise, issues pertaining to construction without permits, or violations of County environmental regulations, cannot be resolved in a zoning hearing. Instead, the Departments of Environmental Protection and Sustainability and Permits, Approvals and Inspections both have code enforcement officials who will, upon receiving a

complaint, conduct a site visit and inspection to determine if violations exist. Hearings concerning such alleged violations are conducted before a different ALJ, outside of the zoning context.

The neighbors also contend that B.C.Z.R. § 421.1 applies in this case, and I concur. That regulation concerns "...kennels in residential zones." Under the B.C.Z.R. (§101.1), a "residential zone" includes a "zone classified as R.C." While an applicant can seek variance relief with respect to the requirements set forth in B.C.Z.R. § 421, such a petition was not filed in this case. As such, that regulation is applicable, and imposes certain setback requirements that will be discussed in the Order which follows. Most significantly, a "private kennel" is defined to include a "dwelling," and it does not appear based on the scaled site plan (Petitioner's Ex. No. 1) that Petitioner's dwelling can satisfy the necessary setback. As such a garage or other structure would need to be constructed for housing the dogs, or at least any dogs in excess of three which can be kept in the home.

Special Exception Law in Maryland

A use permitted by special exception (here, a private kennel) is presumed under the law to be in the public interest, and to defeat such a petition an opponent must establish that the inherent adverse effects associated with the use would be greater at the proposed location than at other similar zones throughout the County. People's Counsel for Baltimore County v. Loyola College, 406 Md. 54 (2008). Stated more eloquently, the court in Schultz stated the applicable test in this fashion:

We now hold that the appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone.

Schultz v. Pritts, 291 Md. 1, 22-23 (1981).

The neighbors expressed concern with noise, sanitation, safety and property values. These are the types of inherent adverse effects that the legislature anticipated when it allowed kennels (even commercial kennels) in the R.C.2 zone by special exception. Indeed, most uses for which a special exception is required are regarded as “potentially troublesome because of noise, traffic, congestion....” Montgomery County v. Butler, 417 Md. 271, 297 (2010). Any kennel with ten or more dogs will raise concerns for noise, sanitation, safety and property values, regardless of where that kennel is located in the R.C.2 zone.

In the case of commercial kennels (and unlike the private kennel requested herein) many more dogs are kept on site and their owners will come and go dropping off and retrieving their pets. Such businesses, which are also permitted by special exception in the R.C.2 zone, would generate a large volume of traffic and much more noise than would the modest operation proposed by the Petitioner. In any event, I believe--and no evidence to the contrary was presented--that a private kennel with twelve or fewer dogs would generate the exact same noise, sanitation, safety and property value impacts at any R.C.2-zoned property as it would at the present site. As shown in the photographs admitted as Petitioner’s Ex. No. 4, the subject property is located in a rural, wooded, sparsely populated setting. This site provides at least as much seclusion as would other five acre parcels in the R.C.2 zone.

In my opinion, the concerns identified by the Protestants are inherent in the operation of a private kennel, and are of the sort which were contemplated by the County Council when it permitted the use by special exception. Dogs will bark, and there was no evidence presented which would indicate that Petitioner’s dogs bark more frequently or louder than typical dogs. There was no testimony presented that the dogs bark “continuously” or late at night. As explained

at the hearing, Baltimore County law defines as a “nuisance animal” any animal that “excessively make disturbing noises.” Baltimore County Code (B.C.C.) § 12-3-109(a)(3). This prohibition is enforced by the Baltimore County Department of Health and the Animal Hearing Board, not the Office of Administrative Hearings (OAH).

As such, a distinction must be drawn between dogs that bark (i.e., all dogs) and those that bark so much they become a “nuisance.” Courts that have considered similarly worded statutes recognize that it is impossible to define with precision what is “excessive barking,” as well as the impracticality of requiring animal control officers to carry decibel meters to “scientifically test the loudness of a yip, yowl or bark.” City of Belfield v. Kilkenny, 729 N.W.2d 120 (N.D. 2007).

Without in any way diminishing the concerns expressed by the neighbors, it is at the same time true that life in a rural, bucolic area like this brings with it certain inconveniences that must be borne by homeowners. In Baltimore County, R.C.2 is the only zone expressly declared to be “Agricultural.” B.C.Z.R. §1A01. Large and loud farm equipment, fertilizers, manure and chemicals being sprayed on fields, and noisy roosters and other farm animals are all facts of life in a rural, agricultural setting. Based on the testimony and evidence in this case, I do not believe that it could be reasonably argued Petitioner’s dogs “excessively make disturbing noises.” While the Krauses have complained about Petitioner’s dogs, there was no testimony or evidence presented at the hearing indicating that other neighbors have made similar complaints, and there is no evidence that excessive barking complaints have been made to the County Department of Health. Comparing the facts in this case with those from other cases in sister states is instructive on this point.

In Van Deusen v. Seavey, 53 P.3rd 596, 599 (Alaska 2002), the property owner conducted a tour business with 75 sled dogs that barked incessantly, which the court found to be in violation

of the applicable ordinance. In Broadcom West Co. v. Best, 889 N.Y.S.2d 881 (2009), the court held a tenant could be evicted based on “constant dog barking.” In Dobbs v. Wiggins, 929 N.E.2d 30 (Ill. 2010), the court found a kennel with “69 barking dogs” to be a private nuisance. In that case, neighbors testified that “the barking was constant, day and night” and “there was never any extended period of time in which they completely quit barking.” Id. In Patterson v. City of Richmond, 576 S.E.2d 759, 761 (Va. 2003), the court found that “excessive barking” was established by testimony that the owner’s five dogs were outside on many occasions barking constantly “for three or four hours.” While dog barking can no doubt be disruptive and impacts one’s ability to enjoy her home, the level of disturbance experienced by the neighbors here falls well short of that identified in the above cases.

With regard to sanitation, the Petitioner testified she installed on her property a “doggie septic” system, and she employs a groundskeeper who routinely removes the dog waste. Thus, there is no reason to believe that unsanitary conditions will prevail, much less that the potential for such an impact would be greater here than at other R.C.2 parcels. Mr. Krause indicated his dogs were attacked some time ago by another dog which may have belonged to the Petitioner, but no other evidence was presented to establish that the kennel would present a safety concern for the community. In addition, the Petitioner testified she will not keep as a pet or for adoption any dog that is aggressive. Similarly, though the Krauses stated they feared their property value would decline, no cognizable evidence was presented on this point.

After reviewing the evidence and testimony, I do not believe the Protestants have presented sufficient evidence to rebut the presumption under Maryland law, and the petition will be granted. I will impose conditions in the Order which follows, as permitted under B.C.Z.R. §502.2, for the “protection of surrounding and neighboring properties.”

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 18th day of December, 2014, that the Petition for Special Exception to use the herein described property for a private kennel (not commercial) in an R.C. 2 zone, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner may keep on the premises at any one time no more than ten (10) dogs. To the extent Petitioner now has more than 10 dogs, she shall be permitted to keep such dogs until such time as they are adopted or die, but must thereafter have no more than 10 dogs on the property.
3. The special exception granted herein will terminate automatically if and when Ms. Robinson and/or Kawana Swank no longer own or reside at the subject premises.
4. Petitioner shall on or before June 30, 2015 secure necessary permits and commence construction of any building to be used for housing the dogs in compliance with B.C.Z.R. § 421.1, which structure must be completed on or before August 30, 2015. The outside areas used for exercise and/or dog runs may not be located within 200 feet of the nearest property line, as required by B.C.Z.R. §421.1. This outside area must also be fully enclosed by a fence or underground electric fence to contain the dogs on Petitioner's property.

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

JEB/sln

Signed
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

Maryland Department of the Environment Land Restoration Program

Spring Hill Road Groundwater Investigation

MDE - LRP Map

Land Restoration Program - Home | MDE

[Details](#)
[Contents](#)
[Add Data](#)
[Reports](#)

The Land Restoration Program (LRP) of the Maryland Department of the Environment provides financial incentive for the redevelopment of brownfields, which are sites that either qualify for the Voluntary Cleanup Program or are contaminated by oil. Redevelopment of these sites will help revitalize industrial and commercial areas. LRP also administers the 'Superfund' program for the State of Maryland that assesses suspected hazardous water sites, including federal facilities, to control and remove environmental and public health threats through site cleanups and remedial actions. As a public service, LRP distributes their GIS data identifying these site locations in several different file formats. They include OGC Compliant Web Map Services, OGC Compliant Web Feature Services, ArcGIS Web Map Services, and Keyhole markup Language (KML) format.

For more information regarding this site, please contact the

[Land Restoration Program of MDE](#)
or -
call (410)537-3493

Data Currently Available
[GIS Shapefiles](#)
[KML Files](#)
[Using Services](#)

How to use the application:

Find an address:
Enter an address into the 'Find a place' box on this page to zoom to the closest match.
-or-
In or out icons or a scroll mouse may be used for zooming your view down to a street or neighborhood level.

(3 of 3)

LRP Sites: Spring Hill Road Groundwater Investigation

Address	multiple addresses - Spring Hill Road, Greenspring Valley Road, Moales Lane, Golf Course Road, Clifholme Road
City	Owings Mills
State	Maryland
County	Baltimore County
Acreage	0.00
Site Alias	Chattolonee Groundwater Investigation, Stebbins Burnham OCP Site
Zip Code	21117
TaxMapNumb	
ParcelNumb	
Zoom to	

Baltimore County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EP,

PROTESTANT' S

EXHIBIT NO. 4



Maryland Department
of the Environment

FACTS ABOUT: FORMER STEBBINS BURNHAM INC. PROPERTY

ENVIRONMENTAL INVESTIGATION FORMER STEBBINS BURNHAM, INC. PROPERTY 2724 SPRING HILL ROAD, OWINGS MILLS BALTIMORE COUNTY, MARYLAND MDE CASE NO. 2003-1335BA (OPEN)

SITE LOCATION

The Maryland Department of the Environment (MDE), Oil Control Program (OCP), in coordination with the Baltimore County Department of Environmental Protection and Sustainability (DEPS), is evaluating the impact of petroleum products at the former Stebbins Burnham, Inc. property located at 2724 Spring Hill Road. The MDE has assumed control of environmental assessment and cleanup activities because the former responsible party is no longer viable. The facility formerly operated as a commercial petroleum storage and distribution center from approximately 1914 to 1994. In January 1987, the Melvin Burnham Company was sold to Stebbins Anderson and the company name was changed to Stebbins Burnham, Inc. The Former Stebbins Burnham facility is currently used as a residential/commercial property. The area is served by private drinking water supply wells and septic systems.

SITE HISTORY

The MDE-OCP case was opened in March 2003 after receiving a complaint from the property owner at 2718 Spring Hill Road regarding the discovery of oil during a percolation test to develop the vacant property. In December 2007, ownership of the former Stebbins Burnham property was transferred to the property owner of 2716/2718 Spring Hill Road through a private legal settlement. Prior to the property transfer, Stebbins Burnham financed the excavation of a 4,000-gallon heating oil underground storage tank (UST); excavation of a 550 gallon kerosene UST; abandonment in-place of two 4,000 gallon gasoline USTs; excavation of 131 tons of petroleum contaminated soil; installation of five monitoring wells (MWs); subsurface investigation at 2724 and 2718 Spring Hill Road; removal of a pump house and loading rack; and dismantlement of four aboveground storage tanks (ASTs) (three 16,000-gallon heating oil and one 10,000-gallon kerosene. In December 2004, a representative from Stebbins Burnham, Inc. requested MDE-OCP assistance and indicated the company could no longer afford to continue with the investigation of the oil release or subsequent remedial efforts to clean up the subsurface spill. In April 2007, the MDE-OCP and its contractors met the new property owner on-site, located three monitoring wells, gauged the wells, and detected 1.5 feet of liquid phase hydrocarbons (LPH) in MW-5, which was located in close proximity to the former ASTs.

PROTESTANT' S

EXHIBIT NO. 5



Maryland Department of the Environment
1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.state.md.us
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

Oil Control Program/May 2013

ENVIRONMENTAL INVESTIGATIONS AND ACTIONS

Since March 2008, the Department has been conducting an environmental site assessment, which included: a direct push subsurface investigation; a laser induced fluorescence (LIF) survey; geophysical survey; professional land survey; site clearing; the installation of 23 monitoring wells; enhanced fluid recovery (EFR); proper abandonment of three additional USTs; and the recovery of over 1,000 gallons of diesel/heating oil mixture.

CURRENT STATUS

The Department continues to monitor and recover LPH in up to 12 of the monitoring wells. At this time, LPH recovery efforts are ongoing and are expected to continue as long as an unacceptable risk to the environment is determined to exist. Investigations performed by the Department have not identified any impact to the nearby stream. Sampling results from potable wells in the vicinity of the site have not identified any impacts related to petroleum but have indicated the presence of non-petroleum related constituents.

FUTURE UPDATES

- Postings on www.mde.state.md.us
- File available at the MDE Headquarters

CONTACTS

- Maryland Department of the Environment, Oil Control Program: 410-537-3442
- Baltimore County Health Department: 410-887-2243

DISCLAIMER

The intent of this fact sheet is to provide the reader a summary of site events as they are contained within documents available to MDE. To fully understand the site and surrounding environmental conditions, MDE recommends that the reader review the case file that is available at MDE through the Public Information Act. The inclusion of a person or company's name within this fact sheet is for informational purposes only and should not be considered a conclusion by MDE on liability, involvement in a wrongful act, or contribution to environmental damage.

T 410.494.6271
F 410.821.0147
amrosenblatt@venable.com

March 11, 2019

Via Hand Delivery

Hon. John E. Beverungen
Office of Administrative Hearings
Jefferson Building, first floor
105 W. Chesapeake Avenue
Towson, MD 21204



Re: Case No. 2019-0168-X
Submission of Red-Lined Plan

Judge Beverungen:

As directed by your March 4, 2019 Order, I am attaching a red-lined plan showing a fence line that is set back at least 50 feet from all property boundary lines.

Thank you for your time and consideration.

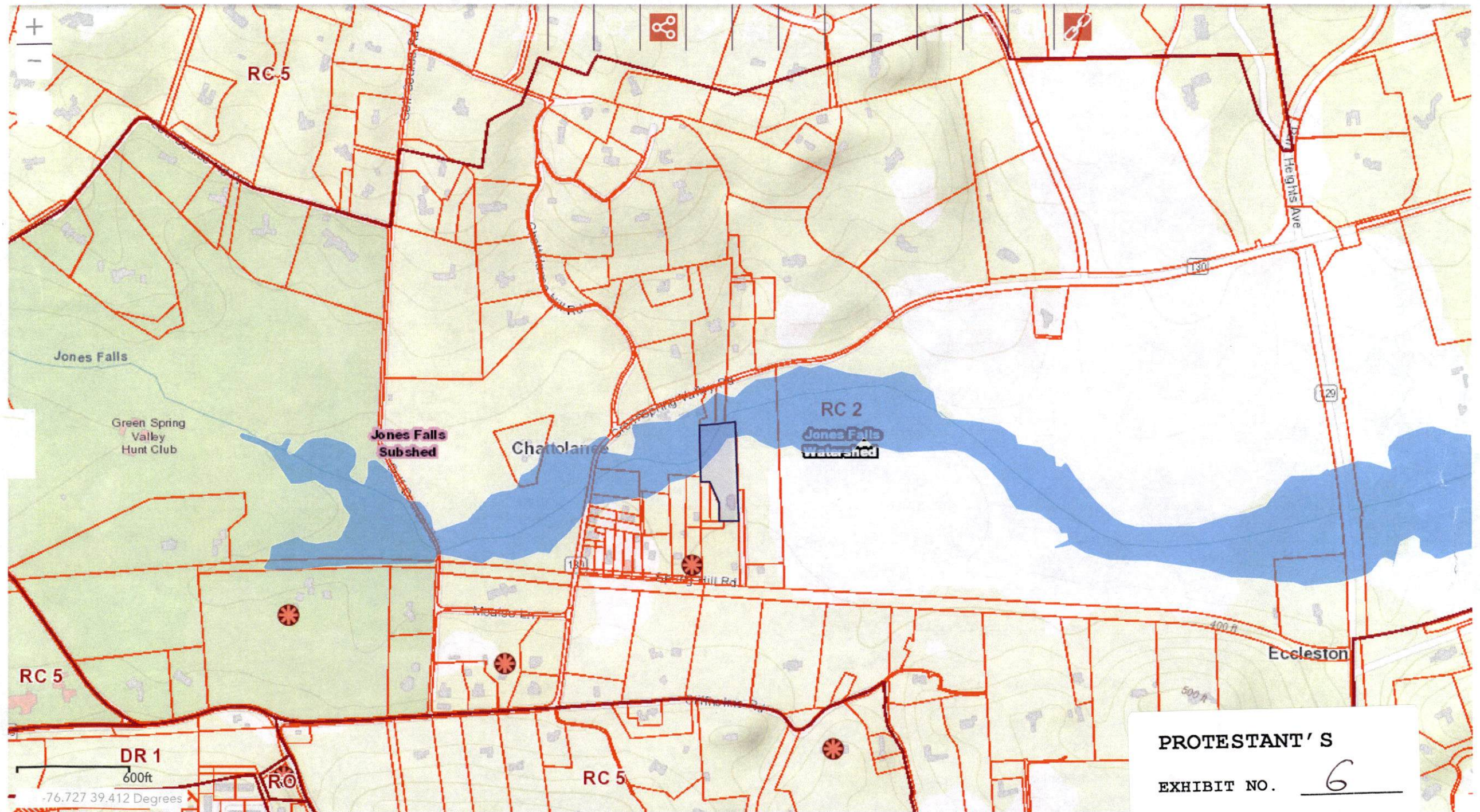
Sincerely,

Adam M. Rosenblatt

cc: Frederic Smalkin, w/enclosure



Baltimore County - My Neighborhood





JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

March 29, 2019

Adam Rosenblatt, Esq.
Venable, LLP
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

Frederic Smalkin, Esq.
603 Allegheny Avenue
Towson, Maryland 21204

RE: **APPEAL TO BOARD OF APPEALS**
Petition for Special Exception - Case No. 2019-0168-X
Property: 2705 Greenspring Valley Road



Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on March 28, 2019. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

c: Baltimore County Board of Appeals
People's Counsel
Michael R. McCann, Esq. 118 W. Pennsylvania Avenue, Towson, Maryland 21204

APPEAL

**Petition for Special Exception
(2705 Greenspring Valley Road)
3rd Election District -- 2nd Councilmanic District
Legal Owners: Russell Carter & Tiffany Stearns
Lessee: Follow My Lead, LLC
Case No. 2019-0168-X**

Petition for Special Exception (November 26, 2018)

Zoning Description of Property

Certificate of Postings –

1st Posting: February 5, 2019 (SSG Robert Black)

2nd Posting: February 22, 2019 (SSG Robert Black)

Newspaper Advertisement – February 6, 2019 (The Daily Record)

Notice of Zoning Hearing – January 17, 2019

People's Counsel Entry of Appearance – December 18, 2018

Zoning Advisory Committee Comments

Petitioner's Sign-in Sheets – 1 Sheet

Citizen's Sign-in Sheets- 1 Sheet

Petitioner(s) Exhibits –

1. Site Plan 1A-1B two-sheet
2. Aerial photo
3. Letters of Support
4. Business Plan
5. Martin CV
6. Plan w/photos

Protestant(s) Exhibits –

1. Garrison Community report
2. Zoning Map-My Neighborhood
3. Order No. 2015-0092-X
4. MDE Fact Sheet and Map
5. MDE Fact Sheet
6. Jones Falls flood plain plan
7. Letters of Opposition

Miscellaneous (Not Marked as Exhibits)- letters of opposition, etc...

Motion to Postpone- Opponent- Frederic Smalkin, Jr., Esq.

Petitioners Response to request for Postponement-Adam M. Rosenblatt, Esq.

Administrative Law Judge Order on Postponement- DENIED February 22, 2019

Administrative Law Judge Order and Letter (GRANTED with Conditions – March 4, 2019)

Red-Lined site plan showing a fence line as requested by ALJ Beverungen per his March 4, 2019 Order

Appeal Notice, Letter & Receipt received from Michael R. McCann, Esq. March 28, 2019



PETITION FOR ZONING HEARING(S)

Flood

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 2705 Greenspring Valley Road which is presently zoned RC 2

Deed References: 40382/127 10 Digit Tax Account # 0302058177

Property Owner(s) Printed Name(s) Russell Carter, Tiffany Stearns

(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

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

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

SEE ATTACHED

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Adam Rosenblatt

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED

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:

Adam M. Rosenblatt, Esquire

Name - Type or Print

Adam Rosenblatt

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com

Zip Code Telephone # Email Address

CASE NUMBER

2019-0168-X

Filing Date

11/26/18

Do Not Schedule Dates:

Reviewer

AT

ATTACHMENT TO
ZONING PETITION

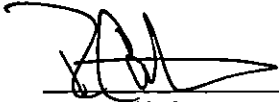
REQUESTED RELIEF

Special Exception pursuant to BCZR Section 1A01.2.C.2 for a commercial kennel in the RC 2 zone.

2019-0168-X

ATTACHMENT TO
ZONING PETITION

OWNERS



Russell Carter



Tiffany Stearns

2019-0168-X

ATTACHMENT TO
ZONING PETITION

LESSEE

Name: Follow My Lead, LLC

By: 

Printed Name: Tiffany Stearns
Authorized Representative

2019-0168-X

Description
To Accompany Petition
For a Special Exception
Greenspring Valley Road
Baltimore County, Maryland

Beginning for the same at a point situate on the south side of Greenspring Valley Road at the end of the following two lines, commencing from a point formed by the intersection of the centerline of Chattolanee Hill Road with the centerline of Greenspring Valley Road; thence leaving said point and running with and binding on the centerline of said Greenspring Valley Road Northeasterly 641.25 feet, more or less; thence leaving said centerline and running in a Southeasterly direction 12 feet, more or less, to the point of beginning; thence leaving said point of beginning and referring all courses of this description to the Maryland Coordinate System the following courses and distances: (1) South 01 degrees 47 minutes 23 seconds West 171.78 feet; thence (2) South 01 degrees 47 minutes 24 seconds West 39.91 feet; thence (3) North 84 degrees 16 minutes 37 seconds East 56.60 feet; thence (4) South 01 degrees 42 minutes 30 seconds East 353.22 feet; thence (5) South 02 degrees 23 minutes 55 seconds East 162.40 feet; thence (6) South 89 degrees 23 minutes 30 seconds West 80.33 feet; thence (7) South 01 degrees 31 minutes 29 seconds East 39.00 feet; thence (8) South 89 degrees 23 minutes 31 seconds West 120.26 feet; thence (9) North 00 degrees 01 minutes 16 seconds East 6.09 feet; thence (10) North 00 degrees 46 minutes 40 seconds West 6.32 feet; thence (11) North 00 degrees 46 minutes 35 seconds West 26.73 feet; thence (12) North 00 degrees 46 minutes 39 seconds West 203.04 feet; thence (13) North 00 degrees 46 minutes 40 seconds West of 27.33 feet; thence (14) North 00 degrees 46 minutes 39 seconds West 267.96 feet; thence (15) North 00 degrees 00 minutes 00

2019-0168-X

seconds West 32.70 feet; thence (16) North 72 degrees 34 minutes 41 seconds East 39.05 feet; thence (17) North 16 degrees 17 minutes 45 seconds West 96.00 feet; thence (18) North 40 degrees 29 minutes 23 seconds East 14.36 feet; thence (19) North 30 degrees 34 minutes 31 seconds East 14.99 feet; thence (20) North 01 degrees 47 minutes 36 seconds West 26.33 feet; thence (21) North 71 degrees 45 minutes 11 seconds East 64.12 feet; thence (22) North 70 degrees 50 minutes 17 seconds East 55.45 feet to the point of beginning; having an area of 126,110 square feet or 2.895 acres, more or less.

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

November 30, 2018

Project No.15042.A (L15042.A)



Michael David Martin
11-30-18

RECEIVED

AUG 30 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

August 27th 2019

August 26, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

To Whom It May Concern::

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the impact of the kennel within a flood zone given the existing parameters and impact on existing residential easements seriously compromise the integrity of these systems. The resultant noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

Cassandra S. Naylor

2706 Spring Hill Road
Chattolance
Owings Mills, MD. 21117

Katharine M. Washburne
112 Greenspring Valley Rd.
Owings Mills, Md. 21117-4103

RECEIVED

AUG 30 2019

August 27, 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

To Whom It May Concern::

Along with so many of my neighbors, I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted .

Further, the impact of a commercial dog kennel within a flood zone, especially given the existing parameters and impact on existing residential easements, would seriously compromise the integrity of these systems. Our location, walking distance of the Chattolane Village Community, within the past month experienced such a flooding from a single storm that I have not experienced since Hurricane Agnes. The water rose at least 5 ft, drowning one huge walnut and another fruit tree with another huge walnut currently questionable. That more frequent and heavier storms have been the order in recent years clearly indicates a trend which should, I hope, be given careful environmental consideration in any community planning by any responsible body.

Increased noise and traffic resulting from such an operation can only serve to exaggerate the current traffic safety problems, especially in that particular location, which are already of significant community concern, and, of course, will magnify hugely upon the residential quality of life of the Chattolane Village and the neighborhood in general. The village now is one of those rare remaining communities where neighbors support neighbors, sharing back and forth, walking together and being able to allow their children to grow up outside, all of which will be threatened.

Simply as an educated responsible citizen, I feel obligated to object as strongly as possible to the consideration of Case # 19-168-x, a special exception for a commercial dog kennel at Chattolane Village. I respectfully urge it's rejection.

Sincerely,

Katharine M. Washburne

{Signature}

[Print Name]

Helen Z. Ward
319 Chattolane Hill Road
Owings Mills, MD 21117

RECEIVED

AUG 30 2019

August 29, 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

To Whom It May Concern::

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Sincerely,



Helen Z. Ward

John P. Ward
319 Chattolantee Hill Road
Owings Mills, MD 21117

August 29, 2019

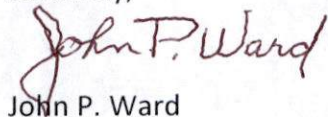
Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

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Sincerely,

A handwritten signature in dark ink, appearing to read "John P. Ward", written in a cursive style.

John P. Ward

RECEIVED

AUG 30 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

THOMAS L. OWSLEY
10 Crestline Court
Owings Mills, Maryland 21117
Phone: (410) 363-1966
Email: tlowesley@verizon.net

August 29, 2019

RECEIVED

AUG 30 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Suite 105
Towson, Maryland 21204
Re: Case Number: 19-168-X

Ladies and Gentlemen:

file
Greenspring Valley Road
are s
waste
ground
groundw
I believe
the possible
Village provided
currently pending
ask that my letter
Furthermore, I request
Appeals to deny the
19-168-X.

I understand that an Application for a Special Exception has been filed seeking permission to operate a commercial dog boarding facility or kennel in the Old School House in Chattolane Village. To the best of my knowledge there are no commercial operations in the area and is no current zoning that would permit commercial operations.

In recent years the traffic on Greenspring Valley Road, Route 130, has increased dramatically. This is most likely due to the very significant and rapid growth and development in the area of Reisterstown Road, Maryland Route 140, between Maryland Route 129 and Owings Mills Boulevard and to the north. Apparent from the newly developed areas west of Reisterstown Road to the Baltimore Beltway, Interstate 695, particularly the intersection of Garrison Forest Road and Park Road, Maryland Route 129, has a number of dangerous intersections that have been the site of numerous accidents. Any commercial development in this area would increase traffic and would be highly detrimental.

AUG 27 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

Dear Councilmen and Councilwomen,

We are neighbors, living on Chattolane Hill rd., adjacent to the property 2705 Greenspring Valley road under consideration for a commercial dog kennel. As you know this area is deemed a RC2 zone. For discussion purposes, any dog kennel must have a 200-foot setback for a residential area. Therefore, approving a commercial kennel and not a residential dog kennel in a RC2 zone goes against the spirit of the zoning. Further, finding a "loophole" in the law to deem the kennel commercial and not needing a 200-foot set back is contrary to both RC2 zoning (residential only) and the setback distance in the law.

The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment in ours or any neighborhood community in Baltimore County.

While I am an entrepreneur and in favor of small business, given the residential nature of the area, the disturbance this will create, along with the exploitation of a "loophole" we cannot support Tiffaney Stearns' effort.

In conclusion, we are residents of Baltimore County, registered voters, and hope that Local Government can recognize this situation for what it is and correct the RC2 zoning law. We strongly support Bill No. 7-19 introduced by Councilman Patoka which implements a 200-foot setback for *all* kennels in RC2 zones effective retroactively to January 1, 2019.

Regards, Roy and Leigh Smith



315 Chattolane Hill rd Owings Mills, MD 21117

Mr. & Mrs. Edward H. Welbourn, III
317 Chattolantee Hill Road
Owings Mills, Md. 21117

RECEIVED

August 23, 2019

AUG 26 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Subject: Case Number: 19-168-X

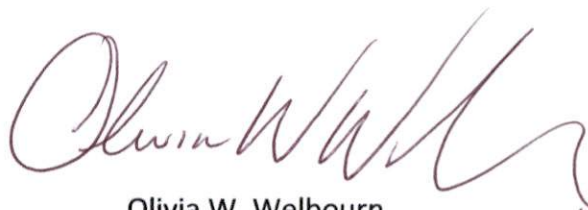
To Whom It May Concern::

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Sincerely,



Edward H. Welbourn, III



Olivia W. Welbourn

Frances Rockwell
300 Chattolane Hill Road
Owings Mills, Maryland 21117

RECEIVED

AUG 26 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

August 22, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

To Whom It May Concern::

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for numerous decades. This neighborhood is a quiet, residential area that would risk its historical value if a commercial enterprise were to come into the neighborhood. The conversion to commercial use for any lots in this area would have a lasting negative impact for all other residents. Furthermore, the impact of the kennel within a flood zone given the existing parameters and impact on existing residential easements seriously compromise the integrity of these systems. The resultant noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

Frances R. Rockwell

[Name] G. William C. Whiting
[Address] 311 Chattahoochee Hill Rd
[City, State, Zip] Owings Mills, MD 21117
[Date] 9-8-19

RECEIVED

SEP 11 19

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

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Sincerely,

{Signature} G. William C. Whiting
[Print Name] G. William C. Whiting 9-8-19

RECEIVED

SEP 11 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

[Name] Kathleen J. Whiting
[Address] 311 Chattahoochee Hill Rd
[City, State, Zip] Owings Mills, MD 21117

[Date] 9-8-19

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

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Sincerely,

{Signature]

[Print Name]

Kathleen J. Whiting
Kathleen J. Whiting

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment1/17DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment12/20DEPS
(if not received, date e-mail sent _____)Comment

FIRE DEPARTMENT

2/21/19PLANNING
(if not received, date e-mail sent _____)Comment12/20

STATE HIGHWAY ADMINISTRATION

Comment

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS many letters of
opposition

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/6/19SIGN POSTING (1st) Date: 2/5/19by SSG BlackSIGN POSTING (2nd) Date: 2/22/19by SSG BlackPEOPLE'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 - 03 Account Number - 0302058177							
Owner Information											
Owner Name:		CARTER RUSSELL P STEARNS TIFFANY C				Use:		RESIDENTIAL			
Mailing Address:		208 KEMBLE ROAD BALTIMORE MD 21218-				Principal Residence:		NO			
						Deed Reference:		/40382/ 00127			
Location & Structure Information											
Premises Address:		2705 GREENSPRING VALLEY RD OWINGS MILLS 21117-4306				Legal Description:		1.98 AC 2705 GRNSPRNG VALEY RD 680FT E GRNSPRNG VALEY			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0068	0001	0190		0000				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		
1931			2,920 SF				1.9800 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
1	NO	STANDARD UNIT	STONE	2 full/ 1 half							
Value Information											
			Base Value		Value		Phase-In Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2018		07/01/2019		
Land:			316,200		316,200						
Improvements			446,100		370,800						
Total:			762,300		687,000		687,000		687,000		
Preferential Land:			0						0		
Transfer Information											
Seller: HILGENBERG JOHN C				Date: 06/19/2018				Price: \$750,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /40382/ 00127				Deed2:			
Seller: FINNERTY THOMAS P				Date: 08/31/1999				Price: \$485,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /13994/ 00325				Deed2:			
Seller: DAVIS ROGER P				Date: 06/26/1995				Price: \$350,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /11100/ 00647				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:											

TO: THE DAILY RECORD
Wednesday, February 6, 2019 - Issue

Please forward billing to:

Barbara Lukasevich

410-494-6271

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2019-0168-X

2705 Greenspring Valley Road

S/s Greenspring Valley Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Russell Carter, Tiffany Stearns

Lessee: Follow My Lead, LLC

Special Exception for a commercial kennel in the RC-2 zone.

Hearing: Tuesday, February 26, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

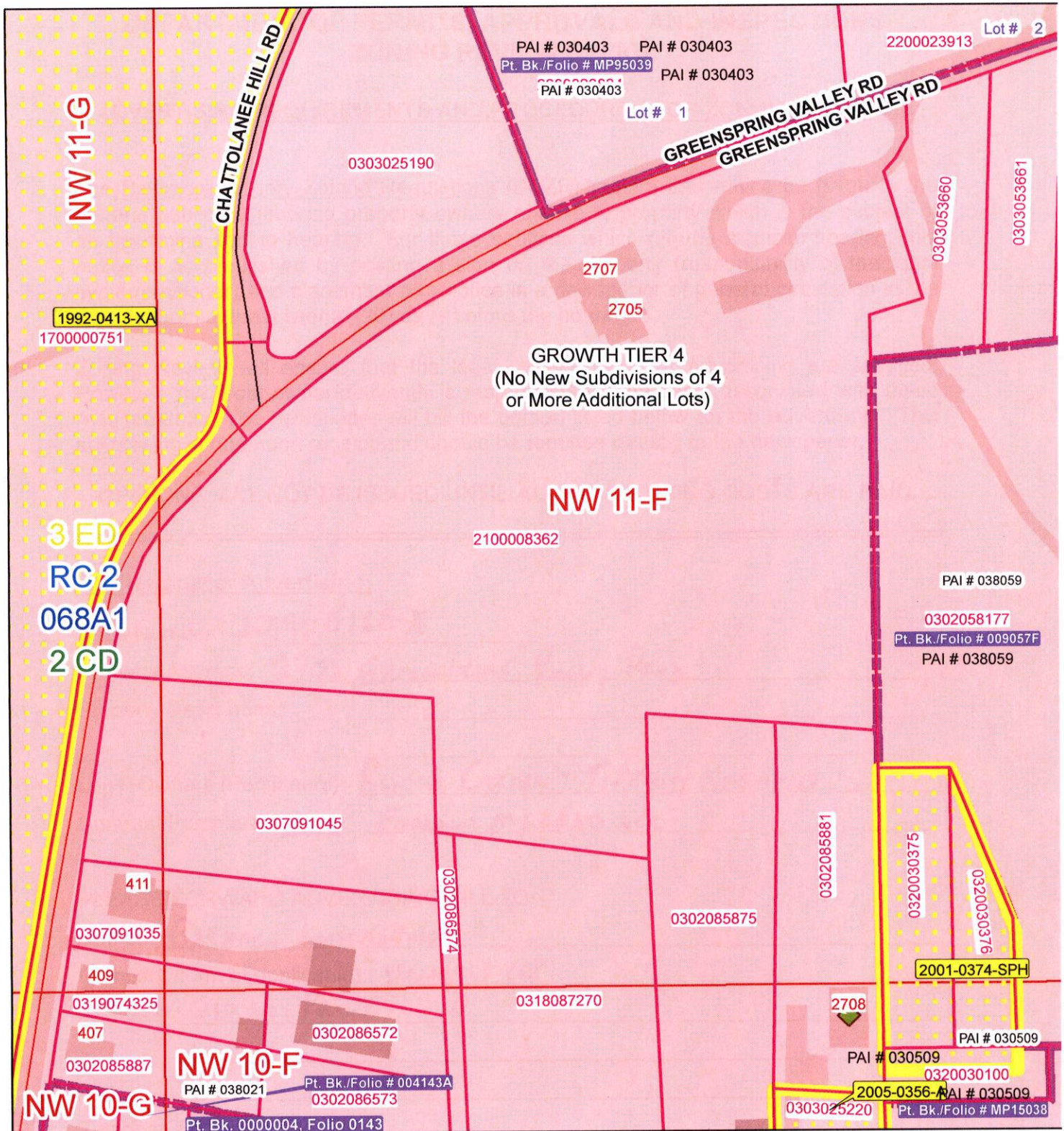


Mike Mohler

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.

Greenspring Valley Road



Publication Date: 11/26/2018



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

2019-0168-X

THE UNIVERSITY OF CHICAGO PRESS

CHICAGO, ILLINOIS 60607

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

No. **177708**

Date: **11/26/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
11/27/2018 11/26/2018 10:16:11 3

REC MSDT WALKIN CAN

>>RECEIPT# 798160 11/26/2018 OFLN

Dept 5 528 ZONING VERIFICATION

Amount 177708

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6130				\$500

Recpt Tot \$500.00
\$500.00 CK \$:00 CA
Baltimore County, Maryland

Total: **\$500**

Rec

From:

For:

2705 GREENSPRING VALLEY RD

2019-0168-X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

Mr and Mrs Jeffrey Flynn
333 Golf Course Road
Owings Mills 21117

September 10, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

To Whom It May Concern::

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the impact of the kennel within a flood zone given the existing parameters and impact on existing residential easements seriously compromise the integrity of these systems. The resultant noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Flynn", with a long horizontal flourish extending to the right.

Jeff and Rebecca Flynn

RECEIVED

SEP 16 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

RECEIVED

SEP 16 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Carol M. Obrecht
2610 Greenspring Valley Road
Owings Mills, MD 21117

September 11, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, MD 21204

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It is my intention to oppose this application with every measure available to me as a private citizen.

Please do not approve this application.

Sincerely,



Carol M. Obrecht

Thomas F. Obrecht
2610 Greenspring Valley Road
Owings Mills, MD 21117

RECEIVED
SEP 16 2019
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

September 11, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, MD 21204

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It is my intention to oppose this application with every measure available to me as a private citizen.

Please do not approve this application.

Sincerely,



Thomas F. Obrecht

Drew M. Pinkin
101 Chattolane Hill Road
Owings Mills, MD 21117

August 26, 2019

Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Subject: Case Number: 19-168-X

To Whom It May Concern:

I strongly oppose the subject Application for Special Exception to zoning that has been filed to allow the operation of a commercial dog kennel on what is currently a residential use property. The approval of such an application would seriously jeopardize not only the property values of the homes in the neighborhood but create precedence for commercial encroachment that the neighborhood community has historically resisted for several decades. Furthermore, the impact of the kennel within a flood zone given the existing parameters and impact on existing residential easements seriously compromise the integrity of these systems. The resultant noise and traffic resulting from such an operation infringes upon the residential quality of life that distinguishes the current culture of the neighborhood. It is my intention to oppose this application with every measure available to me as a private citizen. Please do not approve this application.

Sincerely,



Drew M. Pinkin

RECEIVED

SEP 5 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

RECEIVED

SEP 5 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS



VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES:

- OWNER: RUSSEL P. CARTER
TIFFANY C. STEARNS
206 KEMBLE ROAD
BALTIMORE, MD 21218
- PETITIONER: FOLLOW MY LEAD, LLC
206 KEMBLE ROAD
BALTIMORE, MD 21218
- TOTAL AREA FOR SITE:
GROSS - 2.61 AC +/- (113,654.03 S.F.)
NET - 2.61 AC +/- (113,654.03 S.F.)
- TAX ID NUMBER: 03-2100009362
- PROPOSED USE: RESIDENTIAL & COMMERCIAL KENNEL
- PRESENT USE: RESIDENTIAL DWELLING
- ELECTION DISTRICT: 03
- COUNCILMANIC DISTRICT: 02
- TAX MAP 0068/ GRID 0001 / PARCEL 0553
- DEED REFERENCE: LIBER 29107 / FOLIO 00087
- WATERSHED - JONES FALLS
- SUBSISTENCE: JONES FALLS
- UR PLANNING LEVEL: 4 - RURAL
- UR PLANNING LEVEL: 4 - RURAL
- THERE IS A 100 YEAR FLOOD PLAIN ON THE PROPERTY OR ADJACENT TO THE PROPERTY BASED ON FEMA MAP #2400100240F
- NO DESIGNATED HISTORIC BUILDINGS, CECA CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON THIS SITE.
- NO ADJACENT PROPERTY IS PRESENT ON THE SITE BUT HAVE NOT BEEN FIELD DELINEATED.

ZONING HISTORY:

PETITION FOR ADMINISTRATIVE SPECIAL HEARING
GRANTED - CASE 801-3745PH

PARKING DATA:

PARKING REQUIRED: TO BE DETERMINED
PROPOSED PARKING: 6 SPACES

RC 2

PLAN TO ACCOMPANY PETITION
FOR A SPECIAL EXCEPTION

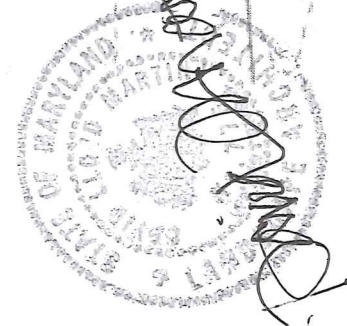
PETITIONER

FOLLOW MY LEAD LLC
206 KEMBLE ROAD
BALTIMORE, MD 21218

2705 GREENSPRING
VALLEY ROAD

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2



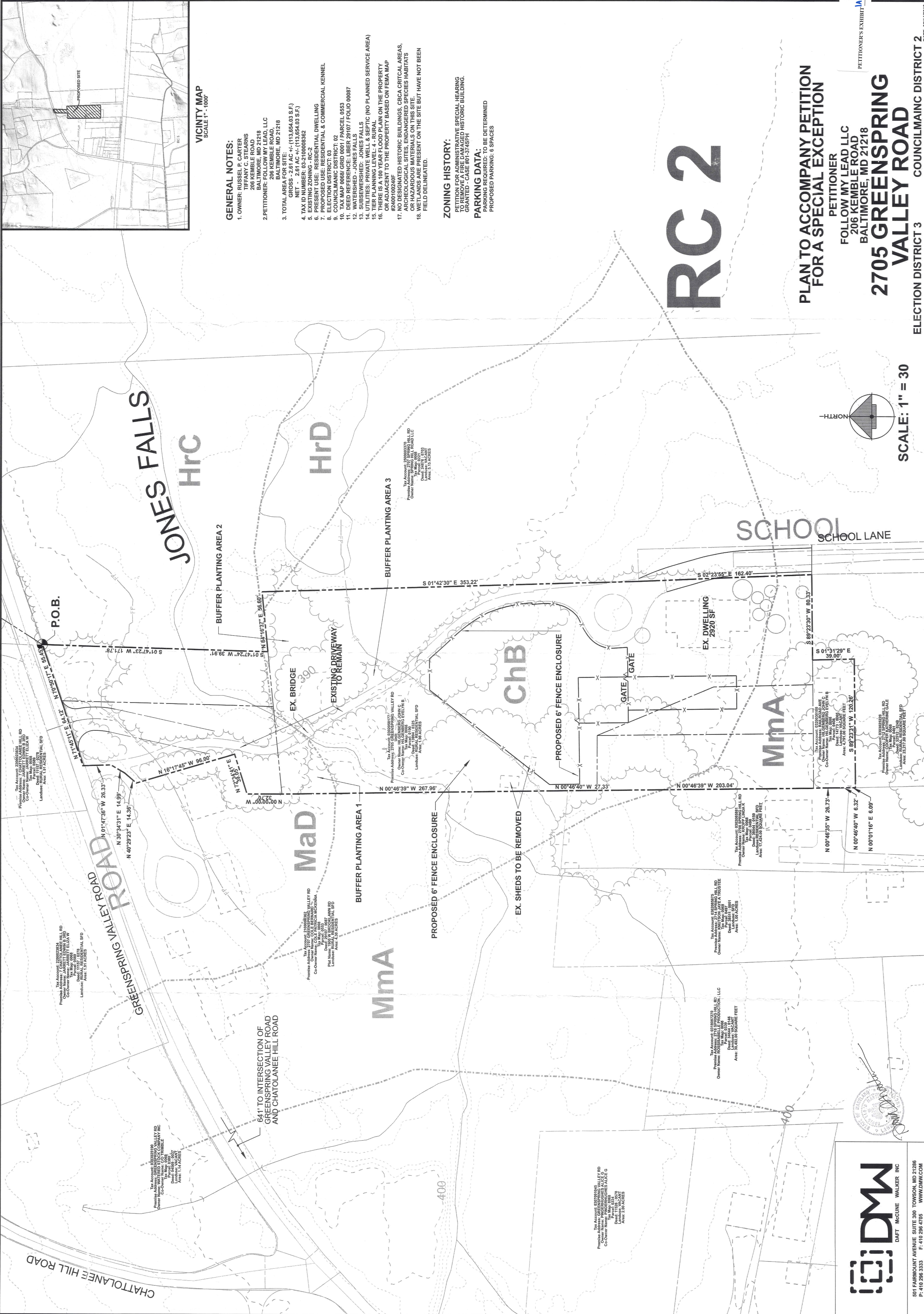
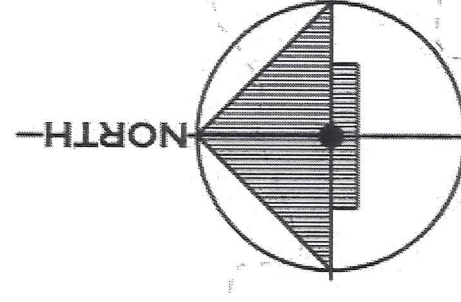
DMW

DAFT MCCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 286 3333 F: 410 286 3705 WWW.DMW.COM

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 286 3333 F: 410 286 3705 WWW.DMW.COM

SCALE: 1" = 30'



CHATTOLANEE HILL ROAD

GREENSPRING VALLEY ROAD

SCHOOL LANE

P.O.B.

P.O.B.

P.O.B.

P.O.B.

P.O.B.



VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES:

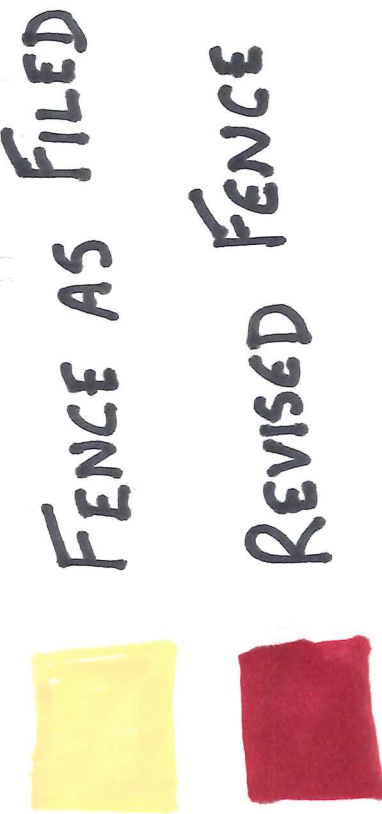
- OWNER: RUSSEL P. CARTER
TIFANY C. STEARNS
206 KEMBLE ROAD
BALTIMORE, MD 21218
- PETITIONER: FOLLOW MY LEAD, LLC
206 KEMBLE ROAD,
BALTIMORE, MD 21218
- TOTAL AREA FOR SITE: 4.11 ACRES
GROSS AREA: 4.11 ACRES
NET: 2.61 AC +/- (113,654.03 S.F.)
- TAX ID NUMBER: 03-2100008382
- EXISTING ZONING - RC-2
- PROPOSED USE: RESIDENTIAL DWELLING
- PRESIDENT USE: RESIDENTIAL & COMMERCIAL KENNEL
- ELECTION DISTRICT: 03
- COUNCILMANIC DISTRICT: 09
- WATERSHED: JONES FALLS
- DEED REFERENCE: LIBER 29107 / FOLIO 00087
- SUBWERSHED: JONES FALLS
- UTILITIES: PRIVATE WELL & SEPTIC (NO PLANNED SERVICE AREA)
- TIER PLANNING LEVEL: 4 - RURAL
- THERE IS A 100 YEAR FLOOD PLAIN ON THE PROPERTY OR ADJACENT TO THE PROPERTY BASED ON FEMA MAP
- NO DESIGNATED HISTORIC BUILDINGS, CBQA CRITICAL AREAS, OR HAZARDOUS MATERIALS ON THIS SITE.
- WETLANDS ARE PRESENT ON THE SITE BUT HAVE NOT BEEN FIELD DELINEATED.

ZONING HISTORY:

PETITION FOR ADMINISTRATIVE SPECIAL HEARING
TO REMOVE A FIRE DAMAGED HISTORIC BUILDING.
GRANTED - CASE #61374SPH

PARKING DATA:

PARKING REQUIRED: TO BE DETERMINED
PROPOSED PARKING: 6 SPACES



PLAN TO ACCOMPANY PETITION
FOR A SPECIAL EXCEPTION

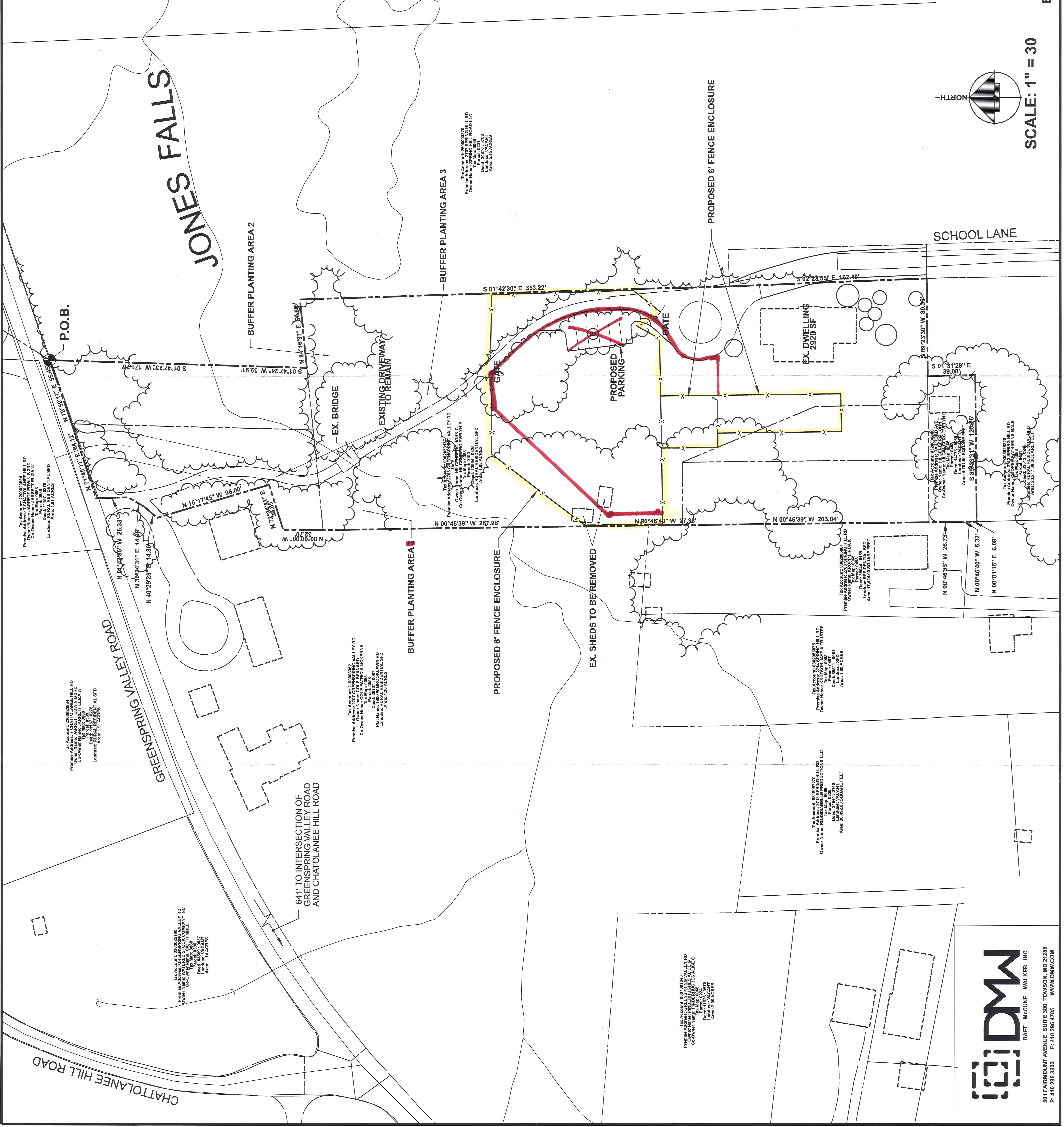
PETITIONER
FOLLOW MY LEAD LLC
206 KEMBLE ROAD
BALTIMORE, MD 21218

2705 GREENSPRING
VALLEY ROAD

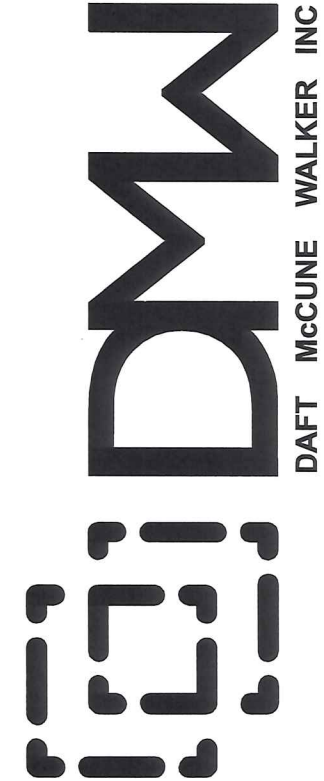
ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

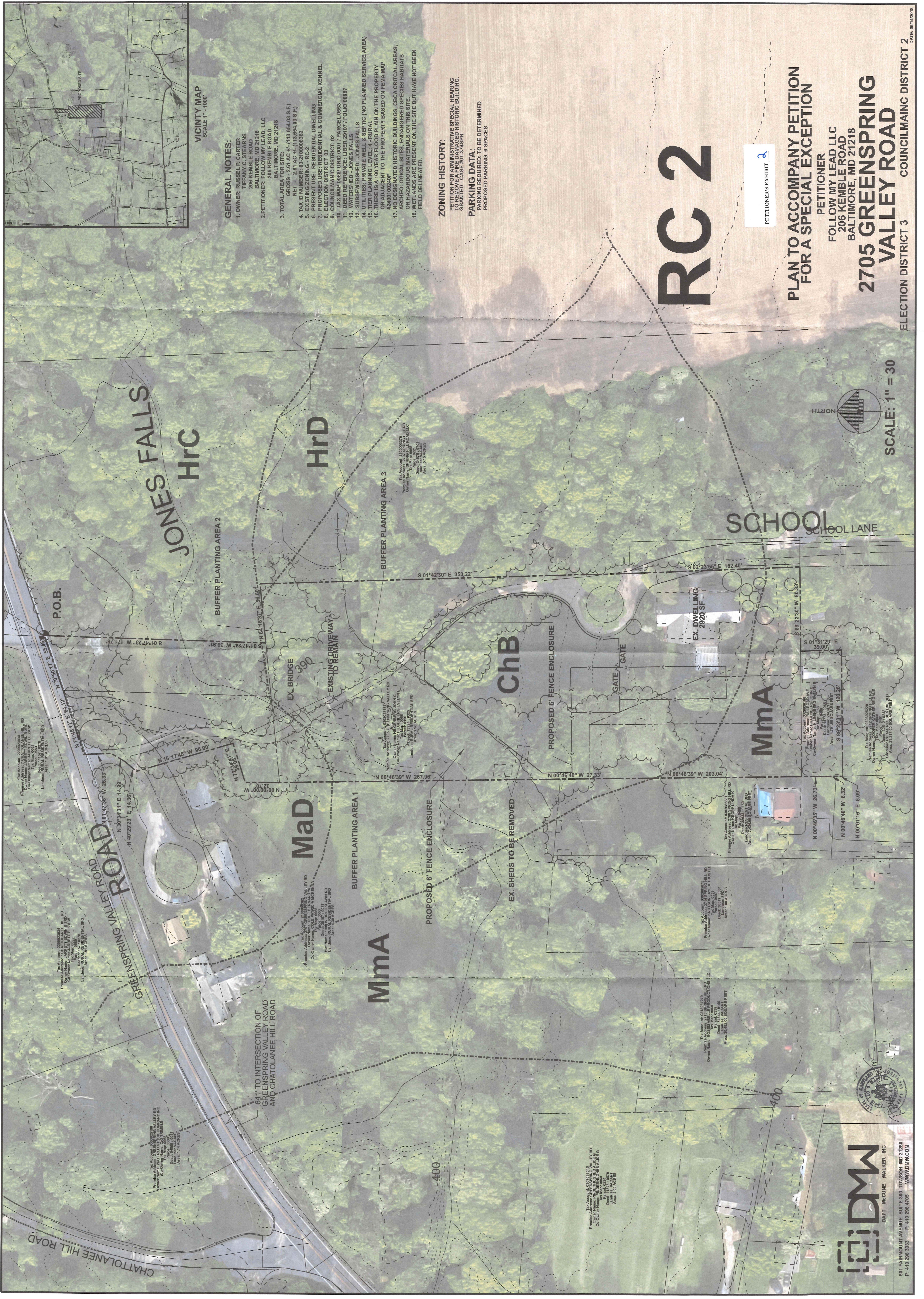
DATE: 05/14/2018



SCALE: 1" = 30'



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



GENERAL NOTES:

1. OWNER: RUSSEL P. CARTER
TIFFANY C. STEARNS
206 KEMBLE ROAD
BALTIMORE, MD 21218
2. PETITIONER: FOLLOW MY LEAD, LLC
206 KEMBLE ROAD
BALTIMORE, MD 21218
3. TOTAL AREA FOR SITE:
GROSS - 2.61 AC +/- (113,654.03 S.F.)
NET - 2.61 AC +/- (113,654.03 S.F.)
4. TAX ID NUMBER: 03-2100008362
5. EXISTING ZONING - RC-2
6. PRESENT USE: RESIDENTIAL DWELLING
7. PROPOSED USE: RESIDENTIAL & COMMERCIAL KENNEL
8. ELECTION DISTRICT: 02
9. COUNCILMAIN DISTRICT: 02
10. TAX MAP: 0068 / GRID 0001 / PARCEL 0553
11. DEED REFERENCE: LIBER 23107 / FOLIO 00087
12. WATERSHED - JONES FALLS
13. SUBSEWER: JONES FALLS
14. UTILITIES: PRIVATE WELL & SEPTIC (NO PLANNED SERVICE AREA)
15. TIER PLANNING LEVEL: 4 - RURAL ON THE PROPERTY
16. NO DESIGNATED HISTORIC BUILDINGS, CSBA CRITICAL AREAS, OR HAZARDOUS MATERIALS ON THIS SITE.
17. NO DESIGNATED HISTORIC BUILDINGS, CSBA CRITICAL AREAS, OR HAZARDOUS MATERIALS ON THIS SITE.
18. WETLANDS ARE PRESENT ON THE SITE BUT HAVE NOT BEEN FIELD DELINEATED.

ZONING HISTORY:

PETITION FOR ADMINISTRATIVE SPECIAL HEARING TO REMOVE A FREE-DAMAGED HISTORIC BUILDING. GRANTED - CASE #13-475TH

PARKING DATA:

PARKING REQUIRED: TO BE DETERMINED
PROPOSED PARKING: 6 SPACES

RC 2

PETITIONER'S EXHIBIT 2

PLAN TO ACCOMPANY PETITION FOR A SPECIAL EXCEPTION

PETITIONER

FOLLOW MY LEAD LLC
206 KEMBLE ROAD
BALTIMORE, MD 21218

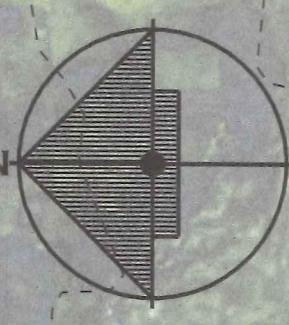
2705 GREENSPRING VALLEY ROAD

ELECTION DISTRICT 3

COUNCILMAIN DISTRICT 2

DATE: 05/14/2018

SCALE: 1" = 30



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



CHATTOLANEE HILL ROAD

The Account: 0000000000
Premises Address: 2705 GREENSPRING VALLEY RD
Owner Name: JAMES R. WALKER, JR.
Co-Owner Name: JAMES R. WALKER, JR.
Parcel: 0000
Land Use: RURAL RESIDENTIAL SPD
Area: 1.31 ACRES

641' TO INTERSECTION OF
GREENSPRING VALLEY ROAD
AND CHATOLANEE HILL ROAD

The Account: 0000000000
Premises Address: 2705 GREENSPRING VALLEY RD
Owner Name: JAMES R. WALKER, JR.
Co-Owner Name: JAMES R. WALKER, JR.
Parcel: 0000
Land Use: RURAL RESIDENTIAL SPD
Area: 1.31 ACRES

The Account: 0000000000
Premises Address: 2705 GREENSPRING VALLEY RD
Owner Name: JAMES R. WALKER, JR.
Co-Owner Name: JAMES R. WALKER, JR.
Parcel: 0000
Land Use: RURAL RESIDENTIAL SPD
Area: 1.31 ACRES

PROPOSED 6' FENCE ENCLOSURE

EX. BRIDGE

EXISTING DRIVEWAY
TO REMAIN

PROPOSED 6' FENCE ENCLOSURE

EX. SHEDS TO BE REMOVED

PROPOSED 6' FENCE ENCLOSURE

EX. BRIDGE

PROPOSED 6' FENCE ENCLOSURE

EX. BRIDGE

PROPOSED 6' FENCE ENCLOSURE

EX. BRIDGE

PROPOSED 6' FENCE ENCLOSURE

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

The Account: 0000000000
Premises Address: 2705 GREENSPRING VALLEY RD
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Land Use: RURAL RESIDENTIAL SPD
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Area: 1.31 ACRES

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Co-Owner Name: JAMES R. WALKER, JR.
Parcel: 0000
Land Use: RURAL RESIDENTIAL SPD
Area: 1.31 ACRES

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Owner Name: JAMES R. WALKER, JR.
Co-Owner Name: JAMES R. WALKER, JR.
Parcel: 0000
Land Use: RURAL RESIDENTIAL SPD
Area: 1.31 ACRES

The Account: 0000000000
Premises Address: 2705 GREENSPRING VALLEY RD
Owner Name: JAMES R. WALKER, JR.
Co-Owner Name: JAMES R. WALKER, JR.
Parcel: 0000
Land Use: RURAL RESIDENTIAL SPD
Area: 1.31 ACRES

The Account: 0000000000
Premises Address: 2705 GREENSPRING VALLEY RD
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Co-Owner Name: JAMES R. WALKER, JR.
Parcel: 0000
Land Use: RURAL RESIDENTIAL SPD
Area: 1.31 ACRES

The Account: 0000000000
Premises Address: 2705 GREENSPRING VALLEY RD
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Co-Owner Name: JAMES R. WALKER, JR.
Parcel: 0000
Land Use: RURAL RESIDENTIAL SPD
Area: 1.31 ACRES

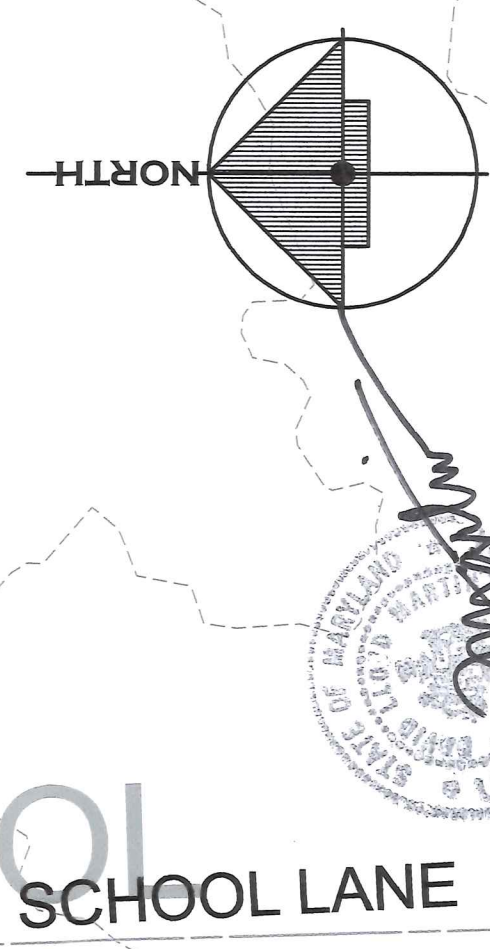
The Account: 0000000000
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Owner Name: JAMES R. WALKER, JR.
Co-Owner Name: JAMES R. WALKER, JR.
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Land Use: RURAL RESIDENTIAL SPD
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Co-Owner Name: JAMES R. WALKER, JR.
Parcel: 0000
Land Use: RURAL RESIDENTIAL SPD
Area: 1.31 ACRES



DAFT MCCUNE WALKER INC

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



SCALE: 1" = 30

ELECTION DISTRICT 3

COUNCILMAINC DISTRICT 2

DATE: 06/14/2019

REVISED FENCE LINE PER ALJ ORDER: 03/06/2019.
PLAN TO ACCOMPANY PETITION
FOR A SPECIAL EXCEPTION

PETITIONER

FOLLOW MY LEAD LLC
206 KEMBLE ROAD
BALTIMORE, MD 21218

2705 GREENSPRING
VALLEY ROAD

RC 2

VICINTY MAP
SCALE 1" = 100'

GENERAL NOTES:

1. OWNER: RUSSEL P. CARTER
206 KEMBLE ROAD
BALTIMORE, MD 21218
2. PETITIONER: FOLLOW MY LEAD, LLC
206 KEMBLE ROAD,
BALTIMORE, MD 21218
3. TOTAL AREA FOR SITE:
GROSS: 2.84 AC (113,654.03 S.F.)
NET: 2.84 AC (113,654.03 S.F.)
TAX ID NUMBER: 03-2100008362
4. EXISTING ZONING - RC-2
5. PROPOSED USE: RESIDENTIAL DWELLING
6. ELECTION DISTRICT 03
7. COUNCILMAINC DISTRICT 02
8. DEED REFERENCE: LIBER 29107 / FOLIO 00087
9. SUBSHERED - JONES FALLS
10. UTILITIES: PRIVATE WELL & SEPTIC (NO PLANNED SERVICE AREA)
11. TIER PLANNING LEVEL: 4 - RURAL
12. THERE IS A 100 YEAR FLOOD PLAIN ON THE PROPERTY
13. NO DESIGNATED HISTORIC BUILDINGS, CRCA CRITICAL AREAS, OR HAZARDOUS MATERIALS ON THIS SITE.
14. WETLANDS ARE PRESENT ON THE SITE BUT HAVE NOT BEEN FIELD DELINEATED.

ZONING HISTORY:

PETITION FOR ADMINISTRATIVE SPECIAL HEARING
TO REMOVE A FIRE DAMAGED HISTORIC BUILDING.
GRANTED - CASE #01-3745PH

PARKING DATA:

PARKING REQUIRED: TO BE DETERMINED
PROPOSED PARKING: 6 SPACES



VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES:

- OWNER: RUSSEL P. CARTER
TIFFANY C. STEARNS
206 KEMBLE ROAD
BALTIMORE, MD 21218
- PETITIONER: FOLLOW MY LEAD, LLC
206 KEMBLE ROAD,
BALTIMORE, MD 21218
- TOTAL AREA: 2.61 AC +/- (113,654.03 S.F.)
NET : 2.61 AC +/- (113,654.03 S.F.)
GROSS : 2.61 AC +/- (113,654.03 S.F.)
- TAX ID NUMBER: 03-2100008362
- EXISTING ZONING - RC-2
- PROPOSED USE: RESIDENTIAL DWELLING
- PROPOSED ZONING: RC-2
- ELECTION DISTRICT: 03
- CO-OWNER: JAMES L. STEARNS, JR.
206 KEMBLE ROAD, BALTIMORE, MD 21218
TAX MAP 0089 GRID 0001 / PARCEL 0553
- DEED REFERENCE: LIBER 29107 / FOLIO 00087
- WATERSHED - JONES FALLS
- SUBWERSHED: JONES FALLS
- UTILITIES: PRIVATE WELL & SEPTIC (NO PLANNED SERVICE AREA)
- TIER PLANNING LEVEL: 4 - RURAL
- THERE IS A 100 YEAR FLOOD PLAIN ON THE PROPERTY
- NO DESIGNATED HISTORIC BUILDINGS, CBCA CRITICAL AREAS, OR HAZARDOUS MATERIALS ON THIS SITE.
- WETLANDS ARE PRESENT ON THE SITE BUT HAVE NOT BEEN FIELD DELINEATED.

ZONING HISTORY:

PETITION FOR ADMINISTRATIVE SPECIAL HEARING
TO REMOVE A FIRE DAMAGED HISTORIC BUILDING.
GRANTED - CASE #01-3745H1

PARKING DATA:

PARKING REQUIRED: TO BE DETERMINED
PROPOSED PARKING: 6 SPACES

2019-0168-X

PLAN TO ACCOMPANY PETITION
FOR A SPECIAL EXCEPTION

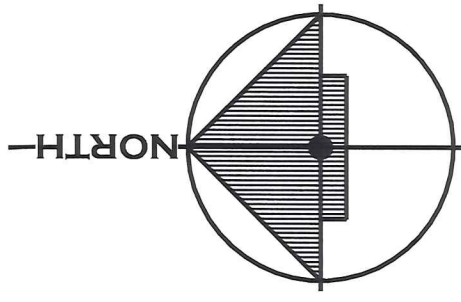
PETITIONER
FOLLOW MY LEAD LLC
206 KEMBLE ROAD
BALTIMORE, MD 21218

2705 GREENSPRING
VALLEY ROAD

ELECTION DISTRICT 3

COUNCILMAINC DISTRICT 2

DATE: 05/14/2018



SCALE: 1" = 30'



DAFT MCCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 286 5333 F: 410 286 4705 WWW.DMW.COM