



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

March 1, 2024

Amy Grossi, Esquire – agrossi@sgs-law.com
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petitions for Special Hearing and Special Exception
Case No. 2023-0266-SPHX
Property: 6801 Loch Raven Boulevard

Dear Counsel:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order 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 blue ink, appearing to be "DJB", is written over a circular blue line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure
c: *See next page -*

Karen Kerski – kkerski@catalpha.com

Dr. Mohana Ramappa – grmohandvm@gmail.com

Patrick Richardson – rick@richardsonengineering.net

Arthur Sutherland – asutherland@loyola.edu

Brody Tennant – brody@tennantcommercial.com

David – david@tennantcommercial.com

Don Keller – dkeller@catalpha.com

Jason Vettori – jvettori@sgs-law.com

John M. Haas – jhaas@troutdaniel.com

Steve Cornblatt – scornblatt@troutdaniel.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND SPECIAL EXCEPTION		
(6801 Loch Raven Boulevard)	*	OFFICE OF
9th Election District		
2 nd Council District	*	ADMINISTRATIVE HEARINGS
Donald Keller and Karen Kerski		
<i>Legal Owners</i>	*	FOR BALTIMORE COUNTY
Dr. Mohana Ramappa		
<i>Contract Purchaser/Lessee</i>	*	Case No. 2023-0266-SPHX

Petitioners

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing and Special Exception filed on behalf of Donald Keller and Karen Kerski, legal owners, and Dr. Mohana Ramappa, contract purchaser (“Petitioners”), for the property located at 6801 Loch Raven Boulevard, Baltimore County, Maryland (“the Property”). The Petition for Special Exception was filed pursuant to Baltimore County Zoning Regulations (“BCZR”) §§ 202.3B and 1B01.1.C.22, to permit a veterinarian’s office in a ROA/DR 5.5 zone. Special Hearing relief was filed under BCZR § 409.12 to approve a modified parking plan and for such other and further relief as may be required by the Administrative Law Judge (“ALJ”) for Baltimore County.

A public hearing was conducted on February 27, 2024, using the virtual platform WebEx in lieu of an in-person hearing. The Petitions were properly advertised and posted. Donald Keller, Karen Kerski, and Dr. Mohana Ramappa, Petitioners attended the hearing. Amy Grossi, Esq. of Smith, Gildea & Schmidt, LLC, represented the Petitioners. Patrick Richardson, a licensed engineer with Richardson Engineering, appeared on behalf of Petitioners and prepared the Site Plan which is marked as Petitioner’s Exhibit 2. Other individuals supporting the underlying real estate transaction also attended the hearing but did not testify and are not parties to the case.

Appearing from the community to provide testimony were Arthur Sutherland and Eleanor Davies, who reside in separate residences in close proximity to the Property. The following materials were received and admitted as exhibits in this matter: (1) CV of Patrick Richardson; (2) Site Plan; (3) Aerial GIS images from My Neighborhood (Zoning); (4) Aerial GIS images from My Neighborhood (general); (5) Zoning Advisory Committee (“ZAC”) comments; (6) Department of Public Works and Transportation (“DPWT”) comments. County agency reports do not indicate any agency objections to the requested relief.

Findings of Fact

The Property consists of four parcels totaling approximately 3.54 acres in land area and is split-zoned ROA/DR 5.5. It is improved with a 1.5-story stone building constructed in residential style with prior authorized use as an office. The existing structure enjoys a subgrade garage for motor vehicles or other storage, a paved one-way circular driveway with ingress/egress on Loch Raven Boulevard at the southern terminus and a common access easement on the northern terminus, and a small paved parking area with access from a common easement along the Property’s northern boundary with commercial uses to the north. The remainder of the Property is grassy with mature trees, with the majority of the DR zoned portion unimproved. Surrounding properties include commercial properties to the north, institutional and park uses to the west across Loch Raven Boulevard, and single-family residential properties to the south and east.

Dr. Ramappa testified as to his qualifications as a licensed veterinarian with a current veterinary practice in a tenancy at a nearby shopping center located at 6811 Loch Raven Boulevard. Dr. Ramappa stated that the decision to move his current practice was based on a desire to provide a safer and more convenient location for clients to bring their pets by avoiding a commercial shopping center parking lot where pets and their owners could be injured. Dr. Ramappa stated that

the veterinary office will only treat dogs and cats, visits are by appointment only, and his practice at this location will not offer boarding, grooming, emergency care, or other overnight care as can sometimes be offered by various levels of veterinary practice. Dr. Ramappa further stated that he expects between 20-25 appointments per day with 3-4 clients on-site at any given time, with standard business office hours on weekdays and morning office hours on Saturdays. The veterinary practice will employ 5 persons, with employee parking offered in the subgrade garage. No exterior modifications to the property are proposed. Interior renovations are planned to accommodate the new use including examination rooms and other customary veterinary services. No outdoor areas for veterinary care are indicated on the Site Plan or were raised by Petitioner as an element of his veterinary practice.

Mr. Richardson testified to his preparation of the Site Plan (Exhibit 2). He further testified that Baltimore County public service maps do not show this property or area to be deficient for sewer, water, or transportation. The Site Plan indicates that required parking for the proposed use is 10 off-street spaces and 16 parking spaces are provided. Mr. Richardson further clarified that Special Hearing relief was requested to permit the existing driveway to remain as improved, being 6 inches deficient in width to meet development requirements. Mr. Richardson further testified to the Petition's satisfaction of the special exception standards under BCZR §502.1.

Mr. Sutherland and Ms. Davies, both property owners and residents in close proximity to the Property, confirmed on cross-examination of Dr. Ramappa that boarding, grooming, emergency care, or other overnight care would not be offered at this veterinary practice. Ms. Davies further testified to the increased intensity of motor vehicles on site if the Petition were approved, and to the desire of the community to retain its residential character. Ms. Davies further inquired as to any future plans on expanding the veterinary practice.

Conclusions of Law

SPECIAL EXCEPTION

Pursuant to BCZR §§ 202.3B and 1B01.1.C.22, “Veterinarians’ offices” are permitted in this split-zoned ROA/DR 5.5 property by Special Exception. The zoning regulations define a veterinarian’s office as an office which is maintained by a veterinarian for the treatment of animals and in which no animal is kept overnight. BCZR § 101.1. Pursuant to BCZR § 421.3, if a veterinarian's office or a veterinarianium is allowed in a residential zone as a special exception, it shall be located only on a lot having an area of two acres or more, and any part of the use may not be located within 100 feet of the nearest property line. Importantly, BCRZ § 202.2 provides that:

ROA properties are intended to accommodate single-family, duplex and two-family detached houses converted to office buildings in predominantly residential areas on sites that, because of adjacent nonresidential activity, heavy commercial traffic or other similar factors, can no longer reasonably be limited solely to uses allowable in moderate-density residential zones. It is further the intent of the County Council that the residential appearance of the existing structure and the residential setting of any building converted to offices be maintained in the R-O-A Zones so that the converted dwelling will be highly compatible with neighboring residential property. To maintain residential character, the Council does not intend that lots be developed or redeveloped solely for the purpose of providing parking in the R-O-A Zone.

The R-O-A Zone shall only be applied to sites which are large enough or designed in such a way that parking and access can be accommodated without sacrificing the residential character of the site and where the conversion from residential to office use will not cause serious disruption in traffic flow.

Under BCZR § 502.1, before any special exception may be granted, it must appear that the use for which the special exception is requested will not have negative impacts on this property or surrounding properties as articulated under subsections (A) – (I). Further, 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, 11 (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.

Based on the evidence presented in this case, I find that the proposed use as described in the Petition and further explained at the hearing satisfies the definition of a veterinary office under BCZR §101.1. I further find that the proposed use of property generally meets the standards set forth under BCRZ § 202.2 as a single-family property converted to an office use in a predominantly residential area on a site that, because of adjacent nonresidential activity, heavy commercial traffic or other similar factors, can no longer reasonably be limited solely to uses allowable in moderate-density residential zones. The residential appearance of the existing structure will be maintained such that it will remain highly compatible with neighboring residential properties. Further, the property maintains the intent of its ROA zoning as a “large property designed in such a way that parking and access can be accommodated without sacrificing the residential character of the site and where the conversion from residential to office use will not cause serious disruption in traffic flow.” BCRZ § 202.2.

Furthermore, I find that the Petition meets the *Shultz* standard and is consistent with affirmative findings under BCZR § 502.1 (A)-(I) for granting this special exception. In satisfaction of the *Shultz* presumption, there are no facts or circumstances in the record to indicate that the adverse impacts of the use at this particular location would be above and beyond those inherently associated with the special exception use anywhere else in the zone. The record indicates that the proposed use will be an ordinary veterinary practice without exterior modifications or exterior elements.

I find that the requested use of a veterinary office at this location will not be detrimental to the health, safety or general welfare of the locality involved and will not tend to create congestion in roads, streets or alleys therein, as the existing driveway, circulation pattern, and parking facilities are satisfactory to accommodate the proposed intensity of use and will not cause traffic to queue on Loch Raven Boulevard or secondary roads. The use will not create a potential hazard from fire, panic or other danger as there are no facts in evidence to indicate any such hazards. The use will not tend to overcrowd land or cause undue concentration of population and will not interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements, as the evidence in the record indicates that this property is not located with any deficiency area for sewer, water, or transportation, the use itself will not trigger any such deficiencies, and the use will not interfere with adequate light and air as no exterior modifications or additions are proposed. The use as a veterinary office will be consistent with the purposes of the property's zoning classification and will not be inconsistent with the spirit and intent of the Zoning Regulations. As no physical site changes are proposed, the use will not be inconsistent with the impermeable surface and vegetative retention provisions of the Zoning Regulations and will not be detrimental to the environmental and natural resources of the site. *See generally* BCZR § 502.1.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any

premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016). Petitioners request Special Hearing relief to approve a modified parking plan, specifically: (1) seven spaces proposed along the drive aisle (19 ft. in width); six spaces in the garage underneath the primary structure; and three spaces including a handicapped accessible space in the existing parking area located adjacent to the northern façade of the primary structure.

After review of the Site Plan, evaluation of the parking areas on-site to serve the proposed use, as well as the type, nature and intensity of the proposed use as it pertains to vehicle access, parking, and circulation for staff and patrons, I find that the proposed modified parking plan will capably serve the proposed use without substantial negative impact. Moreover, I find the modified parking plan to be compatible with the community and generally consistent with the spirit and intent of the zoning regulations in satisfaction of BCZR, §500.7.

THEREFORE, IT IS ORDERED this **1st** day of **March, 2024**, by this Administrative Law Judge, that the Petition for Special Exception under BCZR §§ 202.3B and 1B01.1.C.22 to permit a Veterinarian's office is hereby **GRANTED**; and

IT IS FURTHER ORDERED that the Petition for Special Hearing pursuant to BCZR § 409.12 for a modified parking plan 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. Animal boarding, kenneling, grooming, emergency care, or other overnight services are not permitted at any time, in compliance with the definition of veterinarian's office under BCZR § 101.1; and
3. The existing driveway shall be designated for one-way travel only following all signage requirements under BCC and BCZR.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB :dlm

mk 23-1126



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 6801 Loch Raven Blvd Currently Zoned ROA and DR 5.5
Deed Reference 12817 / 434 10 Digit Tax Account # 0907460000
Owner(s) Printed Name(s) Donald R. Keller and Karen L. Kerski

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

Please see the attached.

2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
Please see the 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/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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:

Dr. Mohana Ramappa
Name - Type or Print

Signature
6839 Loch Raven Blvd Towson MD
Mailing Address City State
21286 / (410) 296-5411 / grmohandvm@gmail.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Amy L. Hicks Grossi, Esquire
Name - Type or Print

Signature
600 Washington Ave., Ste 200 Towson MD
Mailing Address City State
21204 / (410) 821-0070 / agrossi@sgs-law.com
Zip Code Telephone # Email Address

Case Number 23-0266-P Filing Date 12/28/2023 Do Not Schedule Dates msk Reviewer msk

Legal Owners (Petitioners):

Donald R. Keller / Karen L. Kerski
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2
6801 Loch Raven Blvd Towson MD
Mailing Address City State
21286 / /
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Amy L. Hicks Grossi, Esquire
Name - Type or Print

Signature
600 Washington Ave., Ste 200 Towson MD
Mailing Address City State
21204 / (410) 821-0070 / agrossi@sgs-law.com
Zip Code Telephone # Email Address

Filed on 12/28/2023 msk Zoning



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 6801 Loch Raven Blvd Currently Zoned ROA and DR 5.5

Deed Reference 12817 / 434 10 Digit Tax Account # 0907460000

Owner(s) Printed Name(s) Donald R. Keller and Karen L. Kerski

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/piat attached hereto and made a part hereof, hereby petition for an:

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

Please see the attached

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

Please see the 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/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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:

Dr. Mohana Ramappa

Name - Type or Print

[Signature]

Signature

6839 Loch Raven Blvd Towson MD

Mailing Address City State

21286 / (410) 296-5411 / grmohandvm@gmail.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Amy L. Hicks Grossi, Esquire

Name - Type or Print

[Signature]

Signature

600 Washington Ave., Ste 200 Towson MD

Mailing Address City State

21204 / (410) 821-0070 / agrossi@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Donald R. Keller / Karen L. Kerski

Name #1 - Type or Print

Name #2 - Type or Print

[Signatures]

Signature #1

Signature #2

6801 Loch Raven Blvd Towson MD

Mailing Address City State

21286 / /

Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Amy L. Hicks Grossi, Esquire

Name - Type or Print

[Signature]

Signature

600 Washington Ave., Ste 200 Towson MD

Mailing Address City State

21204 / (410) 821-0070 / agrossi@sgs-law.com

Zip Code Telephone # Email Address

Case Number 2023-0266-X Filing Date 12/28/2023 Do Not Schedule Dates Reviewer *[Signature]*

ATTACHMENT TO PETITION FOR ZONING RELIEF

6801 Loch Raven Blvd
6th Councilmanic District
9th Election District

Special Exception Relief:

1. Pursuant to BCZR §202.3.B and §1B01.1.C.22 , to permit a Veterinarian's offices.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

ATTACHMENT TO PETITION FOR ZONING HEARING

6801 Loch Raven Blvd
Sixth Councilmanic District
Ninth Election District

Special Hearing Relief to approve:

1. A modified parking plan as provided in BCZR § 409.12.B; and
2. For such other and further relief as may be required by the Administrative Law Judge (ALJ) for Baltimore County.



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING PROPERTY DESCRIPTION FOR
6801 LOCH RAVEN BOULEVARD
9th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located at a point on the East side of Loch Raven Boulevard approximately 656+/- feet North of the intersection of Loch Raven Boulevard and Sayward Avenue. Then running away from Loch Raven Boulevard South 1) 72 degrees 44 minutes 50 seconds East 364.59 feet. Then the following bearings and distances 2) North 25 degrees 57 minutes East 100.00 feet 3) North 15 degrees 16 minutes 10 seconds East 315.54 feet 4) North 57 degrees 30 minutes West 109.26 feet 5) South 32 degrees 30 minutes West 20.00 feet. 6) North 57 degrees 30 minutes West 184.00 feet. 7) North 77 degrees 41 minutes 21 seconds West 36.30 feet and then following a curve to the left with a radius of 2,496.48' for a length of 400.00' to the place of beginning.

Containing a net area of 153,989 square feet or 3.54 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2025

SPH
2023-0266-X

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0907460000

Owner Information

Owner Name: KELLER DONALD R Use: RESIDENTIAL
KERSKI KAREN L Principal Residence: YES
Mailing Address: 6801 LOCH RAVEN BLVD Deed Reference: /12817/ 00434
TOWSON MD 21286-8302

Location & Structure Information

Premises Address: 6801 LOCH RAVEN BLVD Legal Description: 2.4729 AC LTS 10-12
TOWSON 21286-8302 LOCH KNOLL MANOR

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0080 0004 0030 9120144.04 0000 10 2023 Plat Ref: 0014/ 0021

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1950 3,654 SF 2.4700 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 1/2 YES STANDARD UNITSTONE/5 3 full 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	155,900	155,900		
Improvements	289,600	280,600		
Total:	445,500	436,500	436,500	436,500
Preferential Land:	0	0		

Transfer Information

Seller: GNAU ARTHUR R	Date: 04/27/1998	Price: \$307,000
Type: ARMS LENGTH IMPROVED	Deed1: /12817/ 00434	Deed2:
Seller: GNAU ARTHUR F	Date: 01/04/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11376/ 00697	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

SAH
2023-0266-X

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

No. 229450

Date: 12/28/2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		C150				\$ 500

Total: \$ 500

Rec

From:

Smith, Gildea & Schmitt, LLC

For:

Special Exception Request
6801 Loch Raven Boulevard
Zoning Case # 2023-0266-X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

MSK
CASHIER'S
VALIDATION

2023-0266-JPHX

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

No. 229489

Date: 1/5/2024

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	866	0000		6150					\$ 505

Total: \$ 505

Rec

From:

Smith, Golden, + Schmidt, LLC

For:

Special Hearing Request
6861 Loch Raven Boulevard
Zoning Case # 2023-0266-SDHX

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

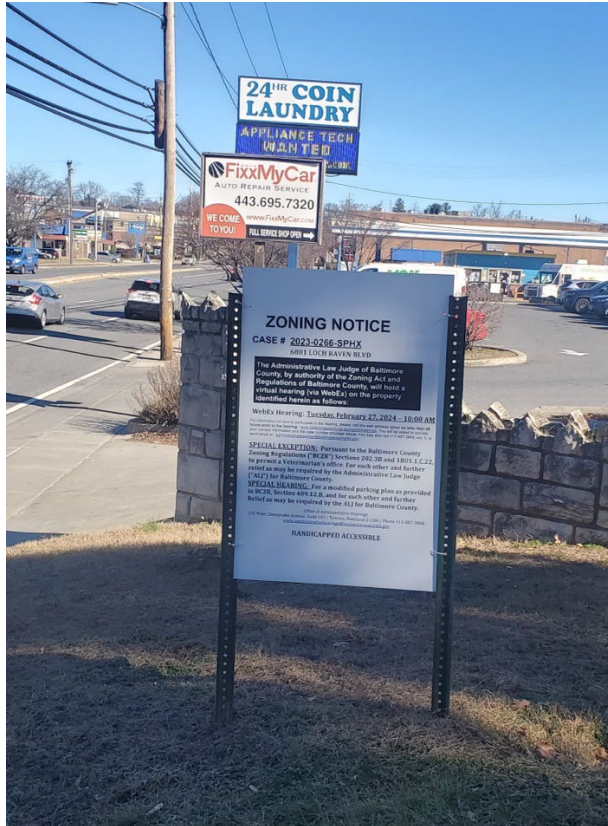
YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

MYA



Background Photo Sign #1

Back of Background Photo Sign #1

Posted @ 6801 Loch Raven Blvd. ~ 2/4/2024

CASE # 2023-0266-SPHX

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/4/2024

Case Number: 2023-0266-SPHX

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
DONALD KELLER, KAREN KERSKI ~ DR. MOHANNA RAMAPPA

Date of Hearing: FEBRUARY 27, 2024

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
6801 LOCH RAVEN BLVD

The sign(s) were posted on: FEBRUARY 4, 2024

ZONING NOTICE

CASE # 2023-0266-SPHX
6801 LOCH RAVEN BLVD

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing (via WebEx) on the property identified herein as follows:

WebEx Hearing: Tuesday, February 27, 2024 - 10:00 AM

For information on how to participate in the hearing, please visit the web address below no later than 48 hours prior to the hearing: www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0, or send email to: administrativehearings@baltimorecountymd.gov.

SPECIAL EXCEPTION: Pursuant to the Baltimore County Zoning Regulations ("BCZR") Sections 202.3B and 1B01.1.C.22, to permit a Veterinarian's office. For such other and further relief as may be required by the Administrative Law Judge ("ALJ") for Baltimore County.

SPECIAL HEARING: For a modified parking plan as provided in BCZR, Section 409.12.B, and for such other and further Relief as may be required by the ALJ for Baltimore County.

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868
www.administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

The Department of Public Works and Transportation (DPWT) Bureau of Engineering and Construction offers the following comments following the review of the ZAC Agenda for the distribution meeting of January 19, 2024 and comments due January 26, 2024:

Case #2023-0266-SPHX, 6801 Loch Raven Blvd.:

A.) DPWT requires the property to connect to the public sewer system. The property owner must hire a MD Professional Engineer to submit public drawings showing the sewer extension to upstream properties with the house location as required by the Maryland Plumbing Code to the Department of Permits, Approvals, and Inspections, PAI, for review. The owner must also post a utility agreement with PAI. The sewer extension and connection must be done before the approval of the special exception and/or special hearing.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 1/23/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0266-SPH

INFORMATION:

Property Address: 6801 Loch Raven Boulevard
Petitioner: Donald R. Keller, Karen L. Kerski
Zoning: ROA, DR 5.5
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for:

Special Exception:

1. Pursuant to Section 202.3.B and Section 1B01.1.C.22 of the Baltimore County Zoning Regulations (BCZR) to permit a Veterinarian's office;
2. For such other and further relief as may be required by the Administrative Law Judge;

Special Hearing:

3. To approve a modified parking plan as provided in Section 409.12.B of the BCZR; and
4. For such other and further relief as may be required by the Administrative Law Judge.

The subject site is located along Loch Raven Boulevard near the Goucher Boulevard/Loch Raven Boulevard intersection. It is comprised of four parcels totally approximately 3.5 acres and is split zoned ROA and DR 5.5. It is improved with a stone office building with a garage underneath; a paved, one-way half circle driveway; and a small parking lot. The remainder of the property is grassy with mature trees throughout. The half circle driveway is in front of the building, near Loch Raven Boulevard. The parking lot is adjacent to the north elevation of the office building. Both the driveway and the parking lot are accessed via the adjacent property; a use in common access easement is in place and is shown on the site plan submitted with the petition. Based on Google Streetview available to the Department of Planning from September 2022, the property appears to be well-maintained and kept in good condition.

Uses surrounding the subject site vary from commercial to residential. North of the subject site is predominately commercial uses – including a laundromat, a car repair shop, and a gas station – on BL CCC zoned land. Uses to the east, south, and west of the subject site are primarily residential, including single family detached dwellings to the east and single family attached (duplex) dwellings to the south. West of the subject site, across Loch Raven Boulevard, is vacant, forested land; beyond the vacant land, the surrounding use is primarily residential, with a mix of single family attached (duplex) dwellings and apartments. East, south, and west of the subject site are DR zones.

The subject site is within the boundary of the Greater Hillendale Community Plan, adopted May 3rd, 2010. The Plan provides information on the plan area boundary and provides recommendations on economic development, sanitation and cleanliness, crime and safety, and youth development, but does not provide any guidance specific to the petition at hand.

Per the petition and the site plan submitted with it, the property owner wishes to convert the existing office building into a veterinarian's office and spread the parking spaces out along three locations: seven parking spaces are proposed along the paved, half circle driveway; three spaces, including a handicap accessible space, are proposed in the parking lot adjacent to the northern façade of the office building; and six parking spaces are proposed in the garage underneath the office building. Based off the petition and the submitted site plan, no alterations are proposed to the office building or existing paved areas.

The Department of Planning has no objections to the requested Special Exception or Special Hearing. The office building and parking locations are all existing, and appear to have no adverse impact to the surrounding properties.

For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:

Division Chief:


Taylor Bensley

Jenifer G. Nugent

SL/JGN/KP

c: Amy Hicks Grossi, Esquire
David Birkenthal
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2023-0266-⁵⁸¹⁴X

Property Address: 6801 Loch Raven Blvd

Property Description: East Side of Loch Raven Boulevard
750 feet north of the centerline of Sayward Avenue

Legal Owners (Petitioners): Donald R. Keller and Karen L. Kerski

Contract Purchaser/Lessee: Dr. Mohana Ramappa

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dr. Mohana Ramappa

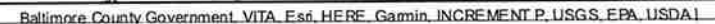
Company/Firm (if applicable): _____

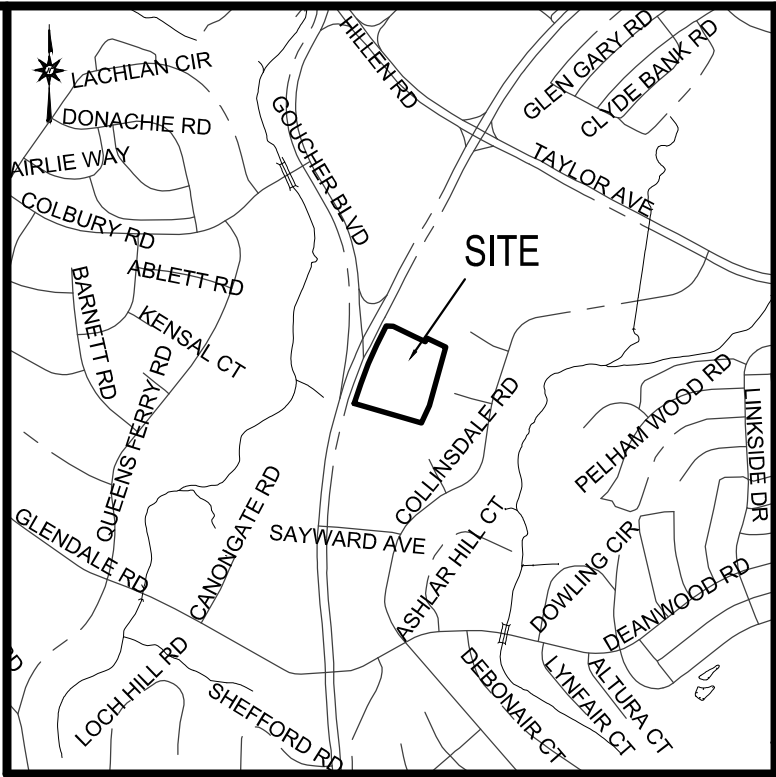
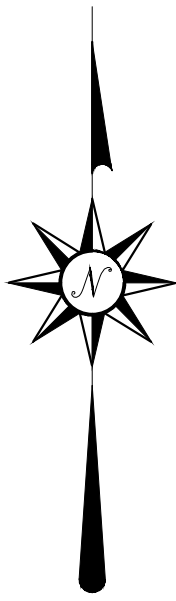
Address: 6839 Loch Raven Blvd.

Towson, MD 21286

Telephone Number: (410) 296-5411 or grmohandvm@gmail.com

Revised 5/20/2014





VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER:
DONALD R KELLER
KAREN L KERSKI
6801 LOCH RAVEN BLVD
TOWSON, MD 21286-8302
- DEVELOPER:
DR. MOHANA RAMAPPA
6839 LOCH RAVEN BOULEVARD
TOWSON, MD 21286
- SITE AREA
NET 153,989 SF or 3.54 Ac.±
GROSS 165,988 SF OR 3.81 AC.±
- USES:
EXISTING: 1 VACANT OFFICE BUILDING
PROPOSED: 1 VETERINARY OFFICE
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REFERENCE: 12817/434
- TAX ACCOUNT #0907480000
- COUNCILMANIC DISTRICT: 6TH
- ELECTION DISTRICT: 9TH
- CENSUS TRACT: 491401
- ZONING: ROA & DR 5.5 (PER 200 SCALE GIS TILE #07083 & 08081)
- TAX MAP #80, GRID #4, PARCEL #30
- WATERSHED: BACK RIVER
- PRIOR PERMITS ON FILE- NONE
- PRIOR ZONING CASES ON FILE- R-1954-3302 TO RECLASSIFY FROM "A" RESIDENTIAL TO "E" COMMERCIAL.
WITHDRAWN/DISMISSED DECEMBER 12, 1954.
R-1982-0068 RECLASSIFY FROM AN DR 5.5 ZONE TO A R-O ZONE AND REDISTRICTING. GRANTED AUGUST 17, 1982.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FEMA MAP #2400100265G NOVEMBER 2, 2023.
- THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA.
- BASIC SERVICE MAPS (2022)
TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
20. SETBACKS FOR ROA
TYPE REQUIRED PROVIDED
FRONT 50' 144'±
SIDE 10' 107'±
REAR 30' 171'±
- PARKING
REQUIRED: OFFICE AREA: 3,654 SQ.FT. @ 3.3 SPACES/1,000 SQ.FT. = 9.9 SPACES
TOTAL REQUIRED: 10 SPACES
PROVIDED: 16 SPACES (6 GARAGE, 10 EXTERIOR)



Richardson
ENGINEERING

7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

rick@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
HILLENDALE
ANIMAL HOSPITAL
6801 LOCH RAVEN BOULEVARD

BALTIMORE COUNTY MARYLAND
9TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
		LNR	PCR	1" = 40'
DATE:		JOB NO.:		SHEET NO.:
12-19-23		23202		1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2025

