

JA

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: June 9, 2014

Hearing Examiner 7/24/14

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA 14-018C Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Elisa Kamens _____

Petitioner's Address: _____

Address of Property: _____

Return Comments by June 30, 2014 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

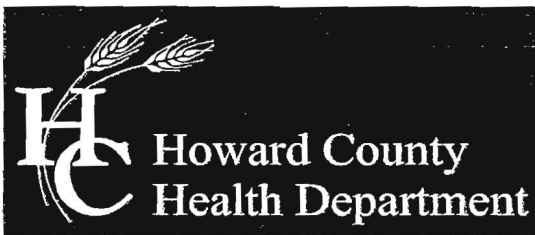
- To:
- _____ MD Department of Education – Office of Child Care
 - _____ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - ✓ _____ Bureau of Environmental Health
 - _____ Development Engineering Division
 - _____ Department of Inspections, Licenses and Permits
 - _____ Department of Recreation and Parks
 - _____ Department of Fire and Rescue Services
 - _____ State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ James Irvin, Department of Public Works
 - _____ Office on Aging, Terri Hansen (senior assisted living)
 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - _____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - _____ Housing and Community Development
 - _____ Economic Development
 - _____ Route 1 Cases – DCCP – Dace Blaumanis
 - _____ Telecommunication Towers – Josh Levy (Comm. Dept.)

COMMENTS:

Please see attached memo regarding comments
to this petition

Hank Oswald

SIGNATURE



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Cindy Hamilton
Division of Zoning Administration and Public Service

FROM: Hank Oswald
Well & Septic Program
Bureau of Environmental Health

RE: **BA-14-018C**

DATE: July 1, 2014

The Health Department has reviewed the above referenced conditional use petition and has the following comment:

- The Health Department would have to review any building permit to evaluate if the existing septic system can handle the proposed use including any fence built in the septic easement.
- The proposal does not mention dog grooming. This activity would potentially generate additional flow that would have to be approved by the Health Department.



For DPZ Office use only:
 BA CASE NO. BA 14-018c
 Date Submitted 5/9/14

**CONDITIONAL USE PETITION
 TO THE HOWARD COUNTY HEARING AUTHORITY**

(This application will only be accepted after a pre-submission meeting. See attached info.)

MAY 9 2014

1. Conditional Use Request

Conditional Use Category Pet Day Care Facilities

Sections 131.0.N. 39

Specific Use Requested Pet Day Care Facility

2. Name of Petitioner Elisa Kamens

Trading as (If applicable) _____

Mailing Address 4807 Manor Lane, Ellicott City, Maryland 21043

Phone Number(s) 410-730-2275

E-Mail Address ejkamens28@gmail.com

Name of Principal Contact (If different) _____

3. Counsel for Petitioner Sang W. Oh, Esquire, Talkin & Oh, LLP

Mailing Address 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042

Phone Number(s) 410-964-0300

E-Mail Address soh@talkin-oh.com

4. Conditional Use Site Description

Address/Street for Property 4807 Manor Lane, Ellicott City, Maryland 21043

Tax Map 29 Grid/Block 11 Parcels 327 Lot 6

Department of Assessments and Taxation Account No. 02-259478

Total Land Area of Property 2.902 (Acres) (Square Feet) Check one.

Election District 2nd Zoning of Property RC-DEO

Subdivision Name and Plat No. (If Applicable) Klein and Linn Property, Plat No. 3811

Total Land Area of Use (If different than above) _____ (Acres) (Square Feet)

5. Petitioner's Interest in Subject Property

- OWNER (Including joint ownership)
- OTHER (Described and give name and address of owner)

Name of Owner _____

Mailing Address _____

If the Petitioner is not the owner, written authorization for this petition from the owner must be submitted.

6. Conditional Use Plan Requirements

If the petition is approved, the conditional use plan will be made a part of the Hearing Examiner's Decision and Order, subject to modifications and conditions required by the Hearing Examiner. The conditional use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining properties
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Same as (e) and (f) above, of adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- (n) Name, mailing address, telephone number of property owner
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (q) Ownership of abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

8. Summary of Request

The following items should be answered by summary statements. If additional space is needed, please attach a Supplement to this petition.

a. The present use of the subject property Single-family detached dwelling

b. Details of the proposed use, including, **where applicable:** types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.

See the attached narrative supplement.

c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.0.N.

See the attached narrative supplement.

d. Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties?

See the attached narrative supplement.

e. Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas?

See the attached narrative supplement.

f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance?

See the attached narrative supplement.

g. Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas?

See the attached narrative supplement.

h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites?

See the attached narrative supplement.

9. **Prior Petitions**

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner within twenty four (24) months of the date of this petition?

() **Yes** (X) **No**

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the new and different grounds on which this re-submittal is based.

10. **Additional Materials, Fees, Posting and Advertising Requirements**

a. Supplemental pages may be attached to the petition. **You must submit one original petition with original signatures, and one original of any other signed documents.** The following number of sets including petitions, plans and supplemental pages must be submitted:

- *If the subject property adjoins a State road- original and 20 copies (application & plans)*
- *If the subject property adjoins a County road- original and 18 copies (application & plans)*

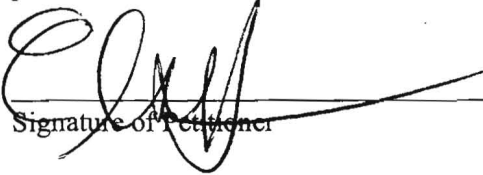
b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

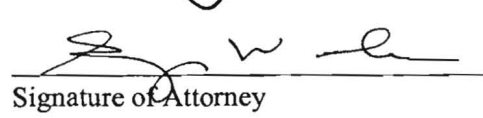
d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Examiner public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

11. Signatures

The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

 4/21/14
Signature of Petitioner Date

Elisa Kamens
Print Name of Petitioner

 5/8/14
Signature of Attorney Date

Sang W. Oh, Talkin & Oh, LLP
Print Name of Attorney

12. General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.0.B. of the Zoning Regulations for approval:

1. The proposed conditional use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.
2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.
3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the plan under this standard, the Hearing Authority shall consider whether or not:
 - a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.
 - b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.
 - c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.
 - d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.
 - e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.
 - f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

In addition to the specific requirements of the appropriate subsection within Section 131.0.N of the Zoning Regulations, conditional uses within residential developments in the R-ED, R-SC, R-SA-8, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.

PETITIONER Elisa Kamens

ADDRESS 4807 Manor Lane, Ellicott City, Maryland 21043

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended:

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, ~~knowledge~~, information and belief.

Witness *[Handwritten Signature]*

Signature *[Handwritten Signature]* Date 4-21-14

Witness _____

Signature _____ Date _____

Witness _____

Signature _____ Date _____

Application Fee: \$500.00 Poster Fee: \$25.00 per sign/poster
Make check payable to: Director of Finance.

For DPZ use only:	
Hearing fee:	\$ _____
Poster fee:	\$ _____
Total:	\$ _____
Receipt No. _____	

County Website: www.howardcountymd.gov

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION.

T:\shared\PubSer\Applications\CondUse

Revised 10/07

IN RE:	*	BEFORE THE
ELISA KAMENS	*	HOWARD COUNTY
REQUEST FOR	*	HEARING EXAMINER
CONDITIONAL USE	*	Case No: _____

***** ** ***** ** *****

**NARRATIVE SUPPLEMENT TO
CONDITIONAL USE PETITION**

8. Summary of Request

b. Details of the proposed use, including, where applicable: types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.

This petition seeks conditional use approval for a pet day care facility on the subject property (the "Property"). The Property currently contains an approximately 3,271 square foot single-family detached dwelling (the "Dwelling"). The Dwelling will continue to be used as a dwelling for one resident.

The pet day care is proposed to serve a maximum of 15 pets, all of which shall be dogs. The pet day care operation will primarily be conducted in the Dwelling's basement and garage, areas which will be specifically designed for the pet day care use. The dogs will also be able to access certain other areas of the Dwelling to mimic the home environment. Outside areas will be provided for walking and exercising the pets.

The proposed hours of operation are from 7 a.m. to 6 p.m., Monday through Friday. From 9 a.m. to 2 p.m. on Saturdays and Sundays, the Petitioner proposes to schedule appointments with prospective clients and their pets to view the Property and to allow questions about the day care operation.

In order to limit the number of vehicles accessing the Property, the Petitioner proposes to contract with her clients to ensure that no more than five clients drop off and pick up pets from the Property on any particular day. In the event that more than five clients are scheduled for day care on any given day, such additional clients would drop off and pick up their pets offsite at the Petitioner's other facility. The Petitioner would transport those pets to and from the Property. Regarding weekend operations, the Petitioner proposes to limit attendance such that no more than five prospective clients would access the Property on any one day.

A maximum of three employees, including the Petitioner, would be onsite at any one time on weekdays, and only one employee would be onsite for the weekend appointments. No materials storage is proposed, and there will be no deliveries of commercial equipment and supplies to the Property. The Petitioner will utilize a Ford Ranger truck for the business and will have any materials and supplies delivered offsite and brought to the Property by an employee.

Outdoor lighting shall consist of the lighting currently on the Dwelling and, potentially, ground level lighting in the parking area to ensure the safety of employees. Exterior lighting shall comply with all Howard County requirements and will be shielded and directed as necessary to ensure that adjoining properties will not be adversely impacted.

c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.0.N.

- A. The minimum lot size shall be one acre.

The Property, at approximately 2.902 acres, is almost triple this required minimum lot size.

- B. All day care business functions must be completely enclosed within a building. Noise must not be perceptible at lot lines.

The majority of the pet day care business will be conducted inside except as is permitted by subsection g. below. The Petitioner, a professional with over 23 years of experience in caring for pets, will focus on ensuring that the dogs remain quiet while indoors and outdoors. Noise from day care business functions will not be perceptible at lot lines.

- C. The Hearing Authority may set hours of operation and limitations on the number and type of pets cared for.

The Petitioner proposes to limit the hours of operation to between 7 a.m. and 6 p.m. Monday through Friday for day care and to between 9 a.m. and 2 p.m. on Saturdays and Sundays for visitations with prospective clients. The Petitioner also proposes to limit the number and type of pets cared for to 15 dogs. The Petitioner is willing to accept these limits as conditions the Hearing Authority may impose.

- D. The facility shall not be located on a shared driveway.

The Property is served by a private driveway that is not shared with any other property.

- E. Parking areas shall be located and landscaped to minimize visibility from roads and adjacent residential properties.

As shown on the accompanying Conditional Use Plan, the proposed parking area will be located on the southwestern portion of the Property. As shown on Google Street Level views attached hereto and incorporated herein by reference collectively as **Exhibit A**, the parking area is well screened from Manor Lane and adjacent residential properties by many existing, mature trees. In areas where existing trees do not adequately buffer the parking area, additional trees are proposed for further screening. The parking area will also be screened from Lot 8 and Lot 9 of the Klein and Linn Property by a 6 foot tall privacy fence.

- F. There shall be no overnight boarding of pets.

The Petitioner shall comply with this criterion. The resident of the Dwelling, however, may have personal pets that could reside full time on the Property.

- G. Outdoor areas for walking or exercising pets may be permitted provided that pets shall not be left unattended in such an area. The Hearing Authority may set a limit on the number of pets permitted simultaneously in the outdoor area. The perimeter of this outdoor area shall be fenced and landscaped to ensure that animals are confined to the property and to minimize the visibility of the enclosure. All fencing shall comply with all requirements for fences as noted elsewhere in Section 128.0. The petitioner must clearly delineate the outdoor area on the Conditional Use plan.

The Petitioner proposes to provide an outdoor area for exercising pets. The pets will never be left unattended and will always be supervised by the Petitioner's employees. Out of the proposed 11 hours of operation, total outdoor time for the pets shall be no more than three hours per day. Outdoor activities will consist of exercising the pets in the Day Care Outdoor Area described below. For pets that are older, disabled, or recovering from injury, outdoor exercise may also include therapeutic exercise in the pool on the Property with a member of the Petitioner's staff. The pool will not be filled from the Property's well; instead, water will be delivered from a pool company each year. The Petitioner may engage in limited outdoor e-collar exercises as well.

The outdoor area proposed for the pet day care facility (the "Day Care Outdoor Area") will be confined to a relatively small area of the rear yard and northern side yard. As shown on the Conditional Use Plan, this Day Care Outdoor Area will be enclosed by several sections of fencing with electrified tops and bottoms for containment. Beginning at the southwestern corner of the Dwelling, a 6 foot tall, board on board privacy fence (the "Privacy Fence") runs south to the southern lot line. From there, the Privacy Fence runs east along the lot line to a row of existing trees. A 5 foot tall, 4 board fence enclosed with wire mesh (the "5' Fence") then runs north to the Property's northern lot line, west along the lot line to a point adjacent to the Dwelling, then south

to the Dwelling's northwestern corner. A 5' Fence also bisects the Day Care Outdoor Area into a northern and southern section. The vast majority of outdoor time will be spent in the northern section, away from adjoining residential properties.

As shown on the Conditional Use Plan, the Property also contains a 5' Fence along its property lines to enclose the remainder of the rear yard. This fencing provides further screening, will keep animals that are not part of the pet day care off of the Property, and will allow additional confined outdoor space for the resident of the Dwelling and the resident's personal pets.

The fencing, along with existing trees on the Property, will buffer the outdoor operations from view of adjoining residential properties and will ensure that the pets are confined to the Property. The fencing will comply with the requirements of Section 128.0 of the Zoning Regulations.

The Petitioner also intends to install an electric fence along the 30 foot use restriction line within the enclosed rear and side yards to ensure that the pet day care operations do not encroach within the applicable 30 foot use setbacks imposed by the Zoning Regulations.

- H. Disposal of wastes must be such that odors or other emissions are not perceptible at lot lines.

Wastes will be picked up every day and will be taken to a landfill by the Petitioner's employees at least one to two times per week. Between trips to the landfill, the waste shall be stored within a typical residential, metal garbage container. The garbage container will be kept to the north of the Dwelling, as shown on the Conditional Use Plan, away from nearby residential properties. The Petitioner will ensure that odors are not perceptible at lot lines.

- I. On an ALPP purchased or dedicated easement property, the following additional criteria are required:
- (1) The use shall not interfere with farming operations or limit future farming production; and
 - (2) Any new building or building addition associated with the use, including any outdoor storage and parking area shall count towards to cumulative use cap of 2% of the easement.

The Property is not an ALPP purchased or dedicated easement property, and this criterion is inapplicable.

8.d: Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties?

The pet day care will not generate physical conditions such as fumes or vibrations. The Petitioner intends to pave the existing gravel driveway, and dust will not be generated by the use. Noise from business operations and odors from pet wastes shall not be perceptible at lot lines. Exterior lighting shall consist of the Dwelling's existing lighting and, potentially, ground level lighting for the parking area that will be shielded and directed as necessary to ensure that adjoining properties will not be adversely impacted. The proposed use will not generate physical conditions such as noise, dust, fumes, odors, lighting, or vibrations that would be discernible from abutting and vicinal properties and will not create any adverse impacts greater at the Property than elsewhere in the zone or applicable other zones.

8.e: Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas?

Zoning Regulations Section 133.0 does not provide a specific parking requirement for pet day cares. The Petitioner has proposed 8 parking spaces based on her proposal to ensure that no more than five clients and/or prospective clients access the Property on any one day. The 8 spaces to be provided will be more than adequate to serve the pet day care use and the needs of the resident of the Dwelling.

No loading areas or large commercial trash receptacle areas are proposed. The location of the current driveway will remain unchanged. The driveway and parking area will be well buffered from Manor Lane and residential areas by the Property's existing trees, as shown on **Exhibit A**, and the additional screening trees proposed on the Conditional Use Plan. Trash receptacles will be stored to the north of the Dwelling in the area shown on the Conditional Use Plan and will be screened from view of Manor Lane and adjacent properties by fencing and existing mature trees.

8.f: Will the ingress and egress driveway(s) provide safe access with adequate sight distance?

Yes, the existing ingress and egress driveways will continue to provide safe access with adequate sight distance.

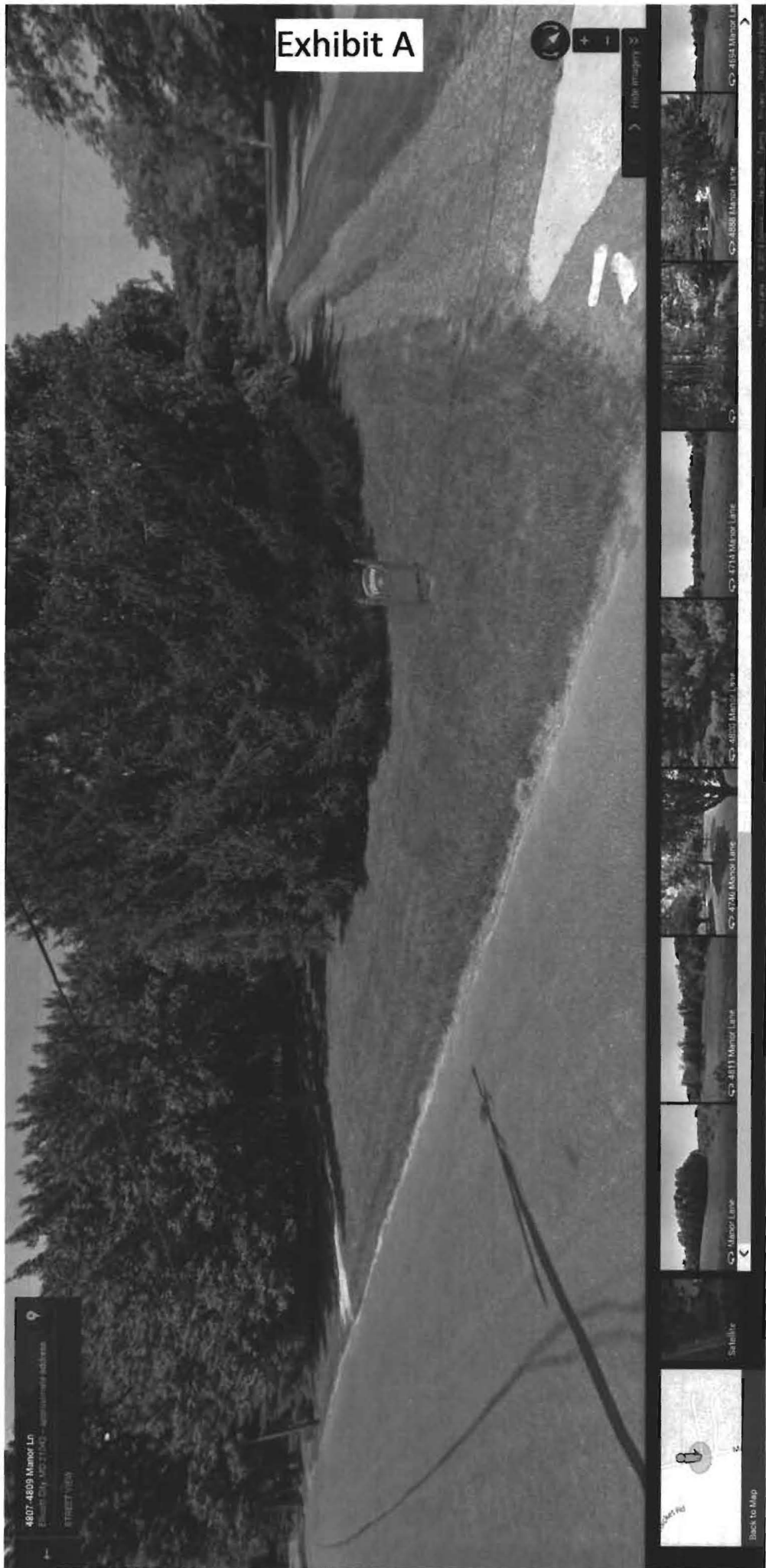
8.g: Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas?

To the best of the Petitioner's knowledge, there are no environmentally sensitive areas in the vicinity of the Property. Given that the pet day care facility is primarily an indoor use and that wastes will be disposed of off-site, the proposed conditional use will not produce any adverse environmental effects.

8.h.: Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites?

The closest historic site is HO-421, known as "Gray House," at 4754 Manor Lane. Given that the pet day care facility is primarily an indoor use that requires no significant renovations or alterations to the existing structure on the Property, and given the buffering and screening to be provided, there is no potential for diminishing the character and significance of the Gray House or other historic sites.

Exhibit A



4807 4809 Manor Ln
Essex City, MD 21040 - approximate address
STREET VIEW

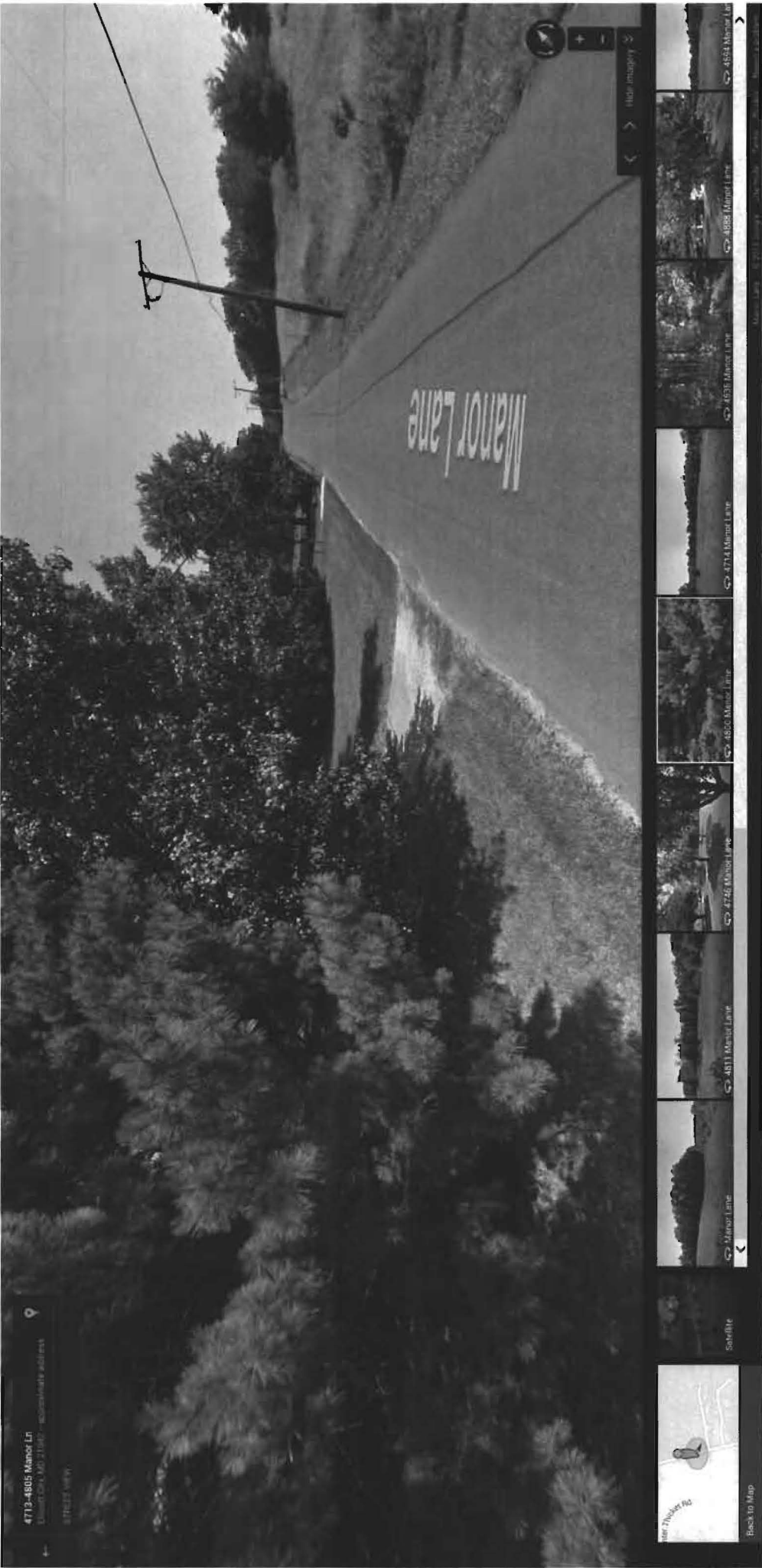


Hide imagery



Satellite

Back to Map



4773-4805 Manor Ln

Edward Lane, MD 21047 - approximate address

STREET VIEW

Full imagery

Satellite

Back to Map

Manor Lane

4811 Manor Lane

4756 Manor Lane

4652 Manor Lane

4714 Manor Lane

4636 Manor Ln

4638 Manor Lane

4654 Manor Ln

THE K9 CONNECTION
c/o 5100 Dorsey Hall Drive
Ellicott City, Maryland 21042

Notice of Pre-Submission Community Meeting

This is notice that The K9 Connection, Petitioner, intends to submit a Conditional Use Petition for a pet day care center. The property consists of approximately 2.902 acres, more or less, and is located at 4807 Manor Lane, Ellicott City, Maryland 21043 (Tax Map 29, Grid 11, Parcel 327).

You are invited to attend a pre-submission community meeting to meet with the Petitioner, who will provide information concerning the Petition, and to ask questions, make comments and discuss this project.

The meeting will be held at the Florence Bain Senior Center, 5470 Ruth Keeton Way, Columbia, Maryland 21044 on Tuesday, February 25, 2014, at 6:00 p.m.

List of Adjoining and Confronting Property Owners/Elisa Kamens

Subject Property: 4807 Manor Lane
Ellicott City, Maryland 21042
Tax Map 29, Parcel 327

Adjoiners:

Parcel 327/

Lot 9: Sara Via
4811 Manor Lane
Ellicott City, Maryland 21042

Parcel 327/

Lot 10: Marianne and Duane Alexander
4713 Manor Lane
Ellicott City, Maryland 21042

Parcel 21/

Parcel B: Donald R. Reuwer, Jr.
Dorsch Farm Road
Ellicott City, Maryland 21042

Mailing address: 5300 Dorsey Hall Drive
Suite 200
Ellicott City, Maryland 21042

Parcel 322/

Lot 3: Board of Education, Howard County
W. Manor Lane
Ellicott City, Maryland 21042

Mailing address: c/o Charles A. Klein
8045 Route 32
Columbia, Maryland 21044

CERTIFICATION OF NOTICE AND POSTING

Conditional Use Petition of The K9 Connection

STATE OF MARYLAND)

COUNTY OF HOWARD)

I, Elisa J Kamers, HEREBY CERTIFY that to the
(name, relationship to petitioner)

best of my information, knowledge and belief, a pre-submission community meeting was held in accordance with the following requirements set forth in Section 131.F. of the Howard County Zoning Regulations:

1. The Petitioner provided at least 3 weeks' written notice regarding the date, time and location of the pre-submission community meeting to:

- (1) All adjoining property owners as identified in the records of the Maryland State Department of Assessments and Taxation, by mail;
- (2) The Department of Planning and Zoning;
- (3) The Howard County Council; and
- (4) Any community association that represents the area of the subject property or any adjacent properties.

2. The Petitioner posted the property with posters provided by and at locations specified by the Department of Planning and Zoning, and made a reasonable effort to maintain the posters for at least the 2 weeks immediately prior to the meeting.

3. The purpose of the pre-submission community meeting was to allow the Petitioner to provide information to the community regarding the proposed conditional use petition and to allow community residents to ask questions and discuss any issues they have concerning the proposal.

4. The pre-submission community meeting was held on February 25, 2014 at 6:00 pm at the Florence Bain Senior Center, 5470 Ruth Keeton Way, Columbia, Maryland. Minutes of the meeting are attached to this certification.

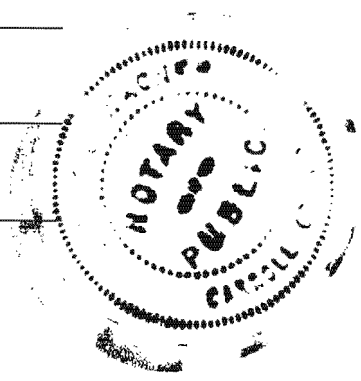
Subscribed and sworn to before me on this 21st day of April, 2014.

Petitioner's/Agent's Signature

[Handwritten Signature]

Notary Public: Kelley L. Wagner

My Commission expires: 5/29/15



ELISA KAMENS – CONDITIONAL USE

4807 Manor Lane, Ellicott City, MD 21043
Tax Map 29, Block 11, Parcel 327
2.902 AC±

REPORT OF PRE-SUBMISSION COMMUNITY MEETING
HELD AT 6 P.M. ON TUESDAY, FEBRUARY 25, 2014 AT
THE FLORENCE BAIN SENIOR CENTER,
5470 RUTH KEETON WAY, COLUMBIA, MD 21044

A Pre-Submission Community Meeting was held on Tuesday, February 25, 2014 at 6:00 p.m. at the Florence Bain Senior Center.

The following people were in attendance at that meeting:

Elisa Kamens (*Petitioner*), Michael Adcock (*Consultant*), and Sang W. Oh (*attorney*).

After a brief presentation by Petitioner of its request for a pet daycare at 4807 Manor Lane, Ellicott City, Maryland 21043 (“Property”), the following questions and answers were provided:

- 1) Could you trace where the fence is going to be? *Fenceline indicated as being on the southern, eastern and northern boundary of the Property. Another fence will be erected along the 30' use setback to the rear to prevent the use of the rear use setback area for the pet daycare.*
- 2) What color fencing will you have? *It will be black unless you prefer otherwise.*
- 3) How tall will the fencing be? *6' for privacy fencing; 5' for non-privacy.*
- 4) Will the area of the pool be fenced off? *Yes. It will have 5' fencing.*
- 5) We want visual blockage from the fencing. *Acknowledged.*
- 6) Can you show the area where the dogs will be? *Dogs will be primarily indoors. The outdoor areas for the dogs were shown.*
- 7) Will you have any other type of fencing? *We will have electric fencing alerts. It is the same type of equipment without the shock.*
- 8) So the area for the dogs is essentially in the septic area? *Yes.*
- 9) You will be required to have landscaping to screen the area where the dogs will be. *Acknowledged.*
- 10) Can you tell us about the noise that we will experience? *My dogs will not be barking. That is one of the areas where we will be concentrating on for training. Whether indoors or outside, you will not be bothered with dogs barking.*
- 11) Where in the house will the dogs be kept? *They will primarily be kept in the 50' x 50' basement. There will be other areas on the top floor where dogs will be allowed to access to mimic the home environment.*
- 12) So the dogs will be upstairs and downstairs? *Yes.*
- 13) Will the area outdoors be used for potty and exercise? *Yes.*

- 14) What are the other areas of the yard going to be used for? *Nothing with respect to the pet daycare, but the resident will be able to use these areas.*
- 15) Who will live there? *An employee. My partner.*
- 16) What will be done outdoors? *Potty, exercise, e-collar training.*
- 17) How many dogs? *8 to 15. 15 maximum.*
- 18) How many employees? *2*
- 19) How many dogs will be allowed outside at one time? *8. They will always be supervised.*
- 20) Have you done any space planning? *No.*
- 21) What are your hours of operation? *7 to 6 p.m.*
- 22) What are the hours of drop-off and pick-up? *7 to 9 a.m. in the morning; 5 to 6 p.m. in the evening.*
- 23) Can you be flexible in these hours so as to not have so many cars coming onto Manor Lane? *Yes.*
- 24) How will you be able to schedule your clients to drop off and pick up at these staggered times? *I believe we will be able to do this.*
- 25) This is a historic rural lane and is a narrow road. There are about 35 houses on Manor Lane. By having 15 dogs, you will be increasing traffic on this road by about 50%. How do you plan to address that? *We will look into how we can manage our traffic.*
- 26) What kind of outdoor lighting will you have? *We will use only the existing lighting that is already on the house.*
- 27) How many days per week? *7 days*
- 28) Have you done a traffic study? *No.*
- 29) Notwithstanding the concerns of the immediate neighbors, we are here because of our concern with the traffic. The traffic congestion is terrible and the homeowners on the corner of Manor Lane and Rt. 108, upon leaving, stated that they were tired of handing out towels for the bloody accident victims.
- 30) People will sometimes have parties on Manor Lane. It's rarely 15 additional cars and rarely every day.
- 31) We live on Manor Lane and we have a vested interest. We don't want a use that will cause a precedent. We have enough problems with the new brewery. We think your use will tip the scales and put the traffic problem over the edge.
- 32) The sight lines and distance are not good at this location. There are no acceleration or deceleration lanes. There really is a safety issue. I am often cued behind one or more cars and cars often try to go around cars waiting at the intersection. There are boulders set on the corner parcels because they got tired of these cars that try to go around. The width of Manor Lane is really substandard.
- 33) This will really change the character of the neighborhood.
- 34) We're concerned about the traffic, property values, which we guard zealously.
- 35) Will you have signage? *No.*
- 36) How many hours will the dogs be outside? *2 or 3 hours.*
- 37) What about the dog waste? *We will pick up waste every day and take it to the dump – not every day, but often.*
- 38) Will you have deliveries of equipment or supplies? *No.*
- 39) Do you use a whistle? *No. A clicker.*

- 40) Will you be using the swimming pool for the dogs? *Yes.*
- 41) Will the swimming pool be chlorinated? *No. It will be saltwater. 75 degrees.*
- 42) Will you fill the pool from a well? *No. We will have the water delivered from a pool company each year.*
- 43) Will you sign a covenant to personally live on the premises? *No. My associate will live there, but I cannot commit to living there.*
- 44) I had understood that you would be living here and although I don't like the proposal, I had a certain sense of comfort in knowing that you would be as invested in this property because you lived here. That not being the case, I have more concerns. *It is our property and we will maintain it in a first class condition. Don't you approve of the improvements that we've made to the property already?*
- 45) How many parking spaces are you proposing? *We currently show 10 spaces, but that is because we have marked it pursuant to daycare rules. That may change as we go forward.*
- 46) How about lights for the parking area? *We will have minimal lighting, perhaps ground level.*
- 47) The existing lights on the house are terrible.
- 48) How many people have been in accidents at Manor Lane? *5 people raised hands.*
- 49) How many people have had near-misses? *10 people raised hands.*
- 50) Perhaps you might consider a beauty berm? *We will think about that.*
- 51) How many people have lived here 20 years? 30 years? 40 years? *Many people raised hands.*
- 52) Our community is often a "stick to themselves" kind of community. Would the record reflect that tonight's showing is extraordinary for this community? *Yes.*

The meeting concluded at approximately 8:00 p.m.

Kelly Wagner

From: Kelly Wagner
Sent: Friday, March 14, 2014 3:21 PM
Cc: Sang Oh (soh@talkin-oh.com)
Subject: Presubmission Community Meeting, February 25th, Manor Lane Pet Daycare
Attachments: Comments to Minutes.pdf

The attached comments have been appended to the meeting minutes previously sent to you.

Kelly L. Wagner, Paralegal
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, Maryland 21042
(410) 964-0300
(410) 964-2008 (fax)

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*Residents of Manor Lane
Ellicott City, MD 21042*

March 4, 2014

Mr. Sang Oh
5100 Dorsey Hall Rd,
Ellicott City, MD

Dear Mr. Oh,

Thank you for sending a copy of the minutes that you took at the Pre-Submission meeting on the Conditional Use request for 4807 Manor Lane. We would like to suggest the following corrections and additions, based on differences between your notes and the notes that various neighbors took during the meeting. Twenty-six neighbors attended, so these notes reflect the views of the majority of the community of 32 residences on the Manor Lane.

Corrections to description of presentation: Ms. Kamens briefly presented her request for permission to operate a pet day care facility at 4807 Manor Lane, Ellicott City, Maryland 21042. She stated that that no dogs would stay overnight. Ms. Kamens said she wants to offer one-on-one training and conditioning at the proposed Manor Lane facility and that the outdoor area would be fenced off as a dog training area. Most of the dogs would be under a year old and she would create a home-like situation in order to train dogs individually according to their owners' requests.

Corrections to the numbered items in the minutes:

Item 1) There were no fence lines drawn on the survey that we were shown. Ms. Kamens indicated that there will be a fence on the lot line along the sides and rear of the property including a privacy fence around the pool area and extending along the lot line in front of the Hoffmanns' home at 4815 Manor Lane.. She also said that the area in back of the property would be subdivided into two parts. We briefly discussed how she will maintain the 30' use setback if dogs are able to go all the way to a fence on the lot line. Ms. Kamens said she would try to call dogs away from the fence, but a solution to this issue was not resolved.

Concerning the fence across the property to form the main exercise area close to the house, Ms. Kamens indicated that it would run parallel to Manor Lane and intersect the southern lot line in the middle of the group of 4 trees across from the Hoffmans. There was no mention made of a fence across the rear at the 30' setback, although a 50' BRL was noted there on the survey.

Ms. Kamens made it very clear that she would train dogs in the rear part of the lot if she feels the need. She did not say that any part of the property will be excluded from the day care operation.

Item 6) There was no indication of the size or location of the outdoor exercise area for the dogs on the survey presented at the meeting. Ms. Kamens pointed to several different places on the survey when she attempted to show where the outdoor exercise area would be, but exact specifications were left unresolved.

Item 11) Ms. Kamens actually stated that the dogs would be kept in the garage and taken to the basement for training.

Item 12) In addition, Ms. Kamens described that she has renovated the garage for use of the dogs.

Item 14) Ms. Kamens said several times that she would take dogs into the rear area of the lot when she feels it is necessary for training purposes.

Item 15) Ms. Kamens mentioned that she will be renting the house to a friend who is coming from out of state. She did not mention that this friend was a partner or an employee.

Item 16) Ms. Kamens repeatedly described her work with the dogs as training; and she described that she asks owners what they want their dogs to be able to do and she trains the dogs to do those things. Ms. Kamens made it clear that she will be actively working with and training the dogs while they are at the day care facility. Ms. Kamens specifically mentioned training dogs outdoors to recognize an electric "invisible" fence (she also mentioned electric fencing to keep animals out of the yard, and these two things appear to have gotten confounded in the minutes). Ms. Kamens also described how she will use the outdoor areas to teach recall, which requires that a dog be called from various distances in the presence of distractions.

Item 19) Our understanding was that 8-15 dogs may be outside at the same time, with one person providing supervision for each 10 dogs.

Item 23) Can you be flexible in these hours so as to not have so many cars coming onto Manor Lane at the same time? Ms. Kamens answered "Yes" to this question but did not explain how this might be achieved. One neighbor commented that it may be difficult to get her clients to adjust their work schedules for this purpose.

Item 29) The reference concerns traffic congestion at the intersection of Manor Lane and Rt. 108: A neighbor reported that the former owners of the historic house adjacent to the intersection said when they moved away that they were "tired of handing out towels to bloody accident victims" at the intersection.

Item 30) This comment was made by a neighbor in response to Ms. Kamens' comment that 15 cars is no more than would come onto Manor Lane for a party. Another neighbor commented: We live on Manor Lane and we have a vested interest in keeping it as it is. A number of other residents expressed concerns about increased traffic. Apart from concern about the danger of increased traffic at the already dangerous intersection of Manor lane and R.. 108, it was stated that the ability to walk and bike safely on Manor Lane is a major amenity for Manor Lane residents and residents from Beech Creek and that additional traffic generated by the proposed facility would significantly degrade this amenity.

Item 31) Several neighbors commented: We don't want a commercial use that will cause a precedent. We will have enough problems with the new brewery. We think your use will tip the scales and put the traffic problem over the edge. Another resident stated his concern that if the commercial dog day care use is approved, this could open the door for other commercial uses on the Lane. Mr. Oh acknowledged that such a "domino effect" has occurred in other locations.

.Item 32) As written, this item does not fully summarize the extent of the danger at the intersection of Manor Lane and Rt. 108 as outlined by residents of the lane, who made the following comments: a) There are no acceleration or deceleration lanes as there are on the opposite side of Rt. 108 at its intersection with Beech Creek, and it would not be possible to create them because of the proximity of the historic house to the intersection. b) Manor Lane is only 18' wide at the intersection, which is much less than standard. c) There really is a safety issue. I often have to wait behind one or more cars to get out onto Rt. 108 and cars on 108 often try to go around cars waiting to turn onto Beech Creek, putting

them very close to cars waiting on Manor to turn. d) There are boulders set on the corner of the historic house parcel because the owners got tired of cars turning off 108 onto Manor Lane driving over their property in their haste. e) The width of Manor Lane, which has no shoulders, is really substandard.

Item 33) A neighbor commented: We are passionate about our neighborhood. This will really change the character of the neighborhood and we are going to oppose anything that changes its character. Another neighbor commented: Manor Lane has historical significance, since it was originally the drive to Doughoregan Manor, the home of Charles Carroll, a signer of the Declaration of Independence, and an historic structure that remains at the intersection of Manor Lane and Rt. 108. and was used at various times as the tollhouse for Clarksville Pike and an inn before its most recent conversion to residential use.

Item 34) Neighbor comment: We're concerned about the traffic and property values, which we guard zealously. The owner of an adjacent property commented: If people were thinking of buying my house, they are likely to be put off by its driveway being so close to the proposed facility's operation and fencing. Another resident asked whether the permission to operate a pet day care facility there could be transferred to the new owner if Ms. Kamens were to sell the property. Mr. Oh answered that they could put conditions into the sale documents that would ensure that this use did not transfer to any future owner. The specifics as to how this might be done were not explained.

Item 40) Ms. Kamens described in some detail the therapeutic work she plans in the pool with older dogs that have hip trouble as well as with arthritic, obese or post-surgery dogs that need warm water therapy. She also mentioned that she plans to attend a course in Florida to become certified in this type of therapy.

Item 43) Ms. Kamens described the person to whom she is renting the house as a friend. She did not describe the occupant of the house as being connected with the daycare business.

Item 45) The survey showed the parking spaces as extending closer to the lot line than 30 feet.

Item 49) The question asked was how many people have had near misses at the intersection of Manor Lane and Rt. 108 **in addition** to the 5 that have actually had accidents. With 32 houses on Manor Lane, 15 accidents and near misses amounts to up to 50% of the community.

Thank you for including these corrections and additions in the record.

Sincerely,

Marianne & Duane Alexander, 4713 Manor Lane,
marianne.alexander@psualum.com 443-416-0804

Yovonda Brooks, 4819 Manor Lane, brooksyd@verizon.net

Suzanne and Harry Hoffman, 4815 Manor Lane,
hoffmansi@verizon.net 410-730-2543

Verity & Jim Truby, 4821 Manor Lane,
jtruby@synthesisusa.com 410-456-5103

Sara Via, 4811 Manor Lane, svia@umd.edu, 410-262-3130

ELISA KAMENS – CONDITIONAL USE

4807 Manor Lane, Ellicott City, MD 21043
Tax Map 29, Block 11, Parcel 327
2.902 AC±

PRE-SUBMISSION COMMUNITY MEETING
HELD AT 6 P.M. ON TUESDAY, FEBRUARY 25, 2014 AT
THE FLORENCE BAIN SENIOR CENTER,
5470 RUTH KEETON WAY, COLUMBIA, MD 21044

LIST OF ATTENDEES

Christian Domerchie	4851 Manor Lane, Ellicott City, Maryland	domerchie@verizon.net
Marianne & Duane Alexander	4713 Manor Lane, Ellicott City, Maryland	Marianne_alexander@yahoo.com
Harry & Suzanne Hoffman	4815 Manor Lane, Ellicott City, Maryland	Hoffmans@verizon.net
Sara Via	4811 Manor Lane, Ellicott City, Maryland	svia@umd.edu
Mary & Don Helfrich	4420 Manor Lane, Ellicott City, Maryland	mrshelfrich@gmail.com
Susan & Chuck Anderson	4754 Manor Lane, Ellicott City, Maryland	cskea@verizon.net
Richard & Susan Rain	4871 Manor Lane, Ellicott City, Maryland	rfrain@comcast.net
Yovanda Brooks	4819 Manor Lane, Ellicott City, Maryland	brooksyd@verizon.net
Vladimir Blyukher	4655 Manor Lane, Ellicott City, Maryland	arzamas16@hotmail.com
Joan Pontius	4879 Manor Lane, Ellicott City, Maryland	joanpontius@yahoo.com
Richard Valenzia	4946 Manor Lane, Ellicott City, Maryland	rickv99@aol.com
Andrew Robinson	10715 Charter Drive, #200, Columbia, MD	ahr@carneykelehan.com
		tmm@carneykelenhan.com
Jim Truby & Verity Weston-Truby	4821 Manor Lane, Ellicott City, MD	jtruby@synthesisuse.com
		veritywt@verizon.net

Megan Reuwer Schroder & Mike Schroeder 4515 Manor Lane, Ellicott City, MD meganreuwer@gmail.com
John Sindler 4671 Manor Lane, Ellicott City, MD Johnsindler@gmail.com

Department of Planning & Zoning

HOWARD COUNTY MARYLAND GOVERNMENT

3430 Court House Drive, Ellicott City, Maryland 21043 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX: 410-313-3467

TDD: 410-313-2323

NOTIFICATION OF PRE-SUBMISSION COMMUNITY MEETING (For Conditional Use or Zoning Map Amendments Only)

PROJECT INFORMATION (Yellow is required information)

Project Address →
 (Street Number) (Street Name) (City) (Zip)

Tax Map Location →
 (Tax Map) (Tax Block) (Parcel) (Lot)

Name of Petitioner →

Proposed Request →

Request Type → Conditional Use Zoning Board

[Click to view interactive map to help determine information above →](#)

COMMUNITY MEETING INFORMATION

Meeting Date →

Meeting Time →
 (Must be held between 6:00 pm and 8:00 pm on a weekday or 9:00 am and 5:00 pm on a Saturday)

Meeting Place →

Meeting Address →
 (Street Number) (Street Name) (City) (Zip)
 (Shall be held at a location within the community in a public or institutional building within 5 miles of project location.)

[Click to view interactive public & institutional locations map →](#)

SUBMITTER INFORMATION

Notification submitted by →
 (Contact Name)

Contact phone number →

Contact e-mail address →

DPZ INFORMATION (For DPZ Use Only)

Location ID →

Web Posting Date →

Sign Code →

Sign Year →
(Last 2 digits of fiscal year)

Date Complete →
(Make sure sign will be posted 3 weeks from this date)

Comments →

Instructions:

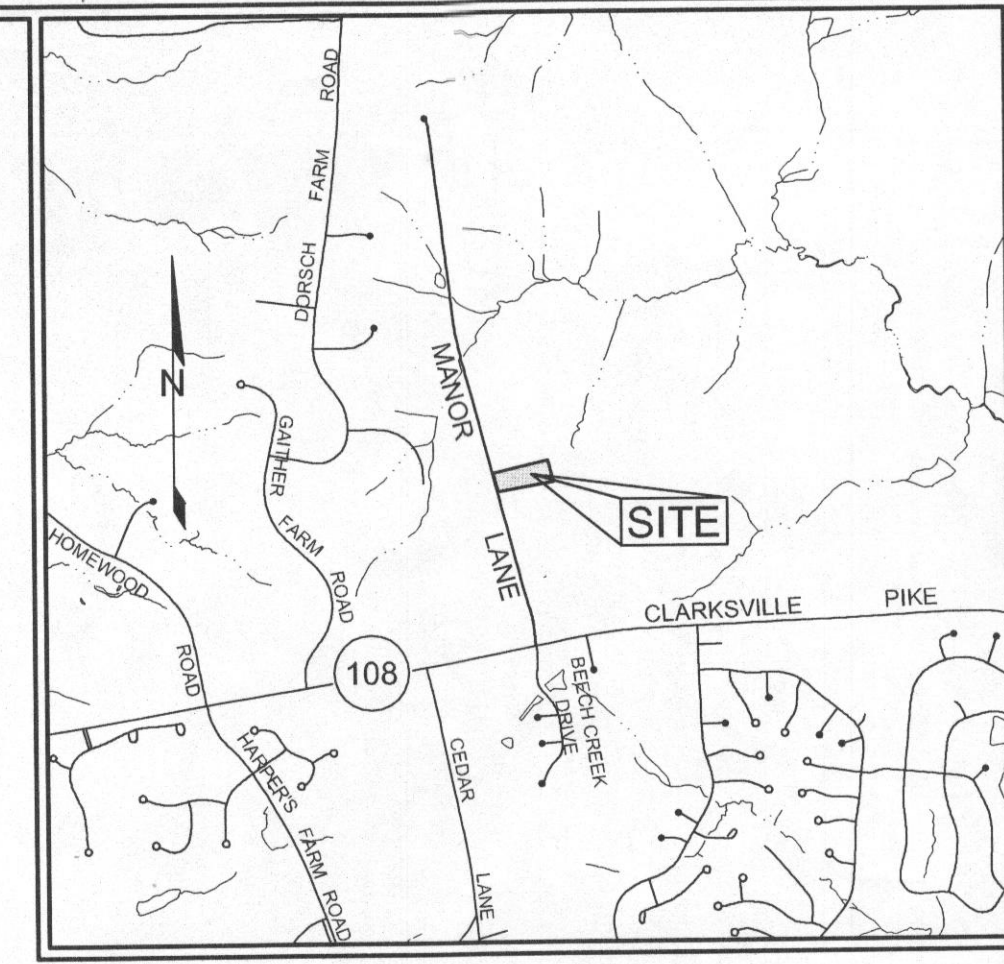
Please add sign code and contact applicant so they can pay for and pick up sign

The completed application will be e-mailed to you as a PDF attachment once processed by DPZ.

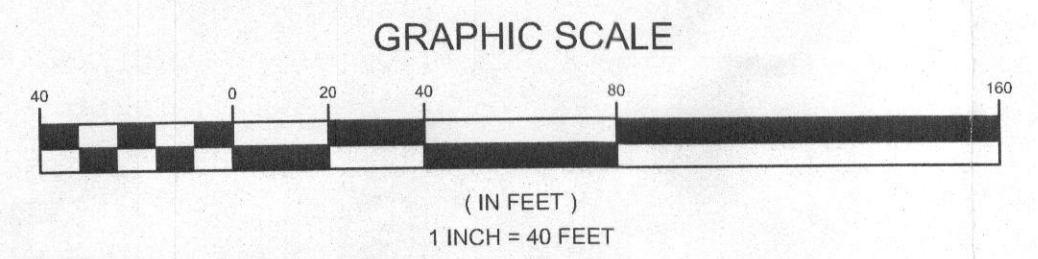


LEGEND

- EXISTING CONTOUR: - - - - - 382
- EXISTING TREELINE: [Symbol]
- EXISTING ADJACENT FENCE: [Symbol]
- EXISTING WOOD FENCE: [Symbol]
- EXISTING UNDERGROUND ELECTRIC FENCE: [Symbol]
- BOUNDARY: [Symbol]
- ADJOINING BOUNDARY: [Symbol]
- GRAVEL: [Symbol]
- LIMIT OF DISTURBANCE: [Symbol]
- UTILITY POLE: [Symbol]
- EXISTING WELL: [Symbol]
- EXISTING TREE: [Symbol]
- PROPOSED PARKING COUNT: [Symbol]
- PROPOSED SCREENING TREE: [Symbol]



- GENERAL NOTES**
- THIS PLAN OR PLAN IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY SHOWN HEREON.
 - THE SETBACK ACCURACY IS 1 FOOT.
 - PROPERTY ADDRESS: 4807 MANOR LANE, ELLICOTT CITY, MARYLAND 21043
 - LOCAL COMMUNITY: ELLICOTT CITY
 - THIS LOT DOES NOT APPEAR TO BE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD HAZARD MAP 24027C-0135-D AS REVISED NOVEMBER 6, 2013.
 - ADJACENT BUILDING AND LAND FEATURE LOCATIONS ARE SUPPLEMENTED BY HOWARD COUNTY AERIAL TOPOGRAPHIC MAPS.
 - TOPOGRAPHY SHOWN HEREON IS HOWARD COUNTY ANIEL TOPOGRAPHY.
 - SUBJECT PROPERTY IS ZONED RC-DEC SUBJECT TO THE 2013 ZONING REGULATIONS ADOPTED OCTOBER 6, 2013.
 - THE CURRENT PRINCIPAL USE OF THE SITE IS A SINGLE FAMILY DWELLING. THE PROPOSED USE FOR THE SITE IS A SINGLE FAMILY DWELLING AND DOG DAY CARE.
 - EIGHT (8) PARKING SPACES ARE PROPOSED FOR THE SITE INCLUDING A HANDICAP VAN ACCESSIBLE SPACE. THE PROPOSED LIMIT OF DISTURBANCE (LOD) IS 4,213 SQUARE FEET. SEE PLAN.
 - LOT NUMBER 10 OF THE SUBDIVISION KNOWN AS "SUBDIVISION PLAT LOTS 6, 7, 8, 9 AND 10, A RESUBDIVISION OF LOTS 1 AND 2, KLEIN AND LINN PROPERTY" (PLAT NO. 3811) APPEARS TO BE AGRICULTURALLY UTILIZED.
 - LOTS NUMBERED 7 THRU 9 OF THE SUBDIVISION KNOWN AS "SUBDIVISION PLAT LOTS 6, 7, 8, 9 AND 10, A RESUBDIVISION OF LOTS 1 AND 2, KLEIN AND LINN PROPERTY" (PLAT NO. 3811) APPEAR TO BE UTILIZED AS SINGLE FAMILY DWELLINGS.
 - THE SITE SHOWN HEREON IS APPROXIMATELY 1,700 FEET TO THE INTERSECTION OF MANOR LANE AND CLARKSVILLE PIKE-MARYLAND ROUTE 108.
 - THE UNDERGROUND ELECTRIC FENCES SHOWN WITHIN THE SITE ARE PROPOSED.



MAY 9 2014

OWNER/PETITIONER
 ELISA J. KAMENS
 4807 MANOR LANE
 ELLICOTT CITY, MARYLAND 21043

COUNSEL FOR PETITIONER
 SANG OH
 TALKIN & OH, LLP
 5100 DORSEY HALL DRIVE
 ELLICOTT CITY, MD 21042
 410.964.0300
 soh@talkin-oh.com

CONDITIONAL USE SITE PLAN
KLEIN AND LINN PROPERTY
 LOT 6

TAX MAP 29 GRID 11
 2ND ELECTION DISTRICT

PARCEL 327
 HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladcock.com

REF. NO. L 15414, F. 435
 DRAWN BY: AEM
 CHECKED BY: MDA
 SCALE: 1"=40'
 DATE: MAY 8, 2014
 PROJECT #: 14-021
 SHEET #: 1 of 1

CERTIFICATION
 I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

Michael D. Adcock
 MICHAEL D. ADCOCK, C
 PROFESSIONAL LAND SURVEYOR
 NO. 21257, EXPIRATION DATE: 06-16-2015

2/27/84 App'd F.S.

10/3/83
Approved
2/27/84

10/4/83
As soon as possible

PERMIT

P 32946
A 24958

SEWAGE DISPOSAL SYSTEM
MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY
BUREAU OF ENVIRONMENTAL HEALTH
992-2330

ELLICOTT CITY
DISTRICT 2nd
DATE 7/13/83

INDEX

02-259478

Carol A. Bartnick IS PERMITTED TO INSTALL ALTER

ADDRESS 5175 Endymion Lane, Columbia, Md. 21044 PHONE 997-0328

SUBDIVISION Kline & ~~Lin~~ Property ROAD 4607 Manor Lane LOT 6

PROPERTY OWNER Carol A. Bartnick
5176 Endymion Lane

ADDRESS Columbia, Maryland 21044

IF GARBAGE GRINDER IS USED INCREASE SEPTIC TANK CAPACITY BY 50% AND ABSORPTION AREA BY 22%.

GARBAGE GRINDER? YES NO

SEPTIC TANK CAPACITY 1250 GALLONS NUMBER OF BEDROOMS 4

TRENCHES - 187 sq. ft./bedroom Trench to be 2 ft. wide. Inlet 4 feet below original grade. Bottom maximum depth 8 1/2 feet below original grade. Effective area begins at 4 feet below original grade. 4 1/2 feet of stone below distribution pipe. LOCATION: Start system 90' from the left lot line and 285' from the front lot line as seen when facing lot from Manor Lane. Run trenches along level ground toward left lot line. NOTE: No trench to exceed 100 feet in length. If more than one trench used, a distribution box is required. Trenches to be installed on level ground. Call for inspection of trench before gravel is installed. Provide 6"-8" diameter cleanout and cap to grade or above on septic tank and drywell. If a Garbage disposal is used, increase septic tank capacity by 50% and increase absorbant sidewall area by 22%.

FOR DEPOSIT ONLY
HOWARD COUNTY HEALTH DEPARTMENT
10-103616-02

PLANS APPROVED BY Craig Williams DATE 6/3/83

COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

NOTE: IF TRENCH IS USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH.

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER. NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH.

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 40 PVC OR ABS.

PERMIT VOID AFTER THREE YEARS.

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 8 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRA COTTA, OR PVC OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET MANHOLE TO GRADE REQUIRED.

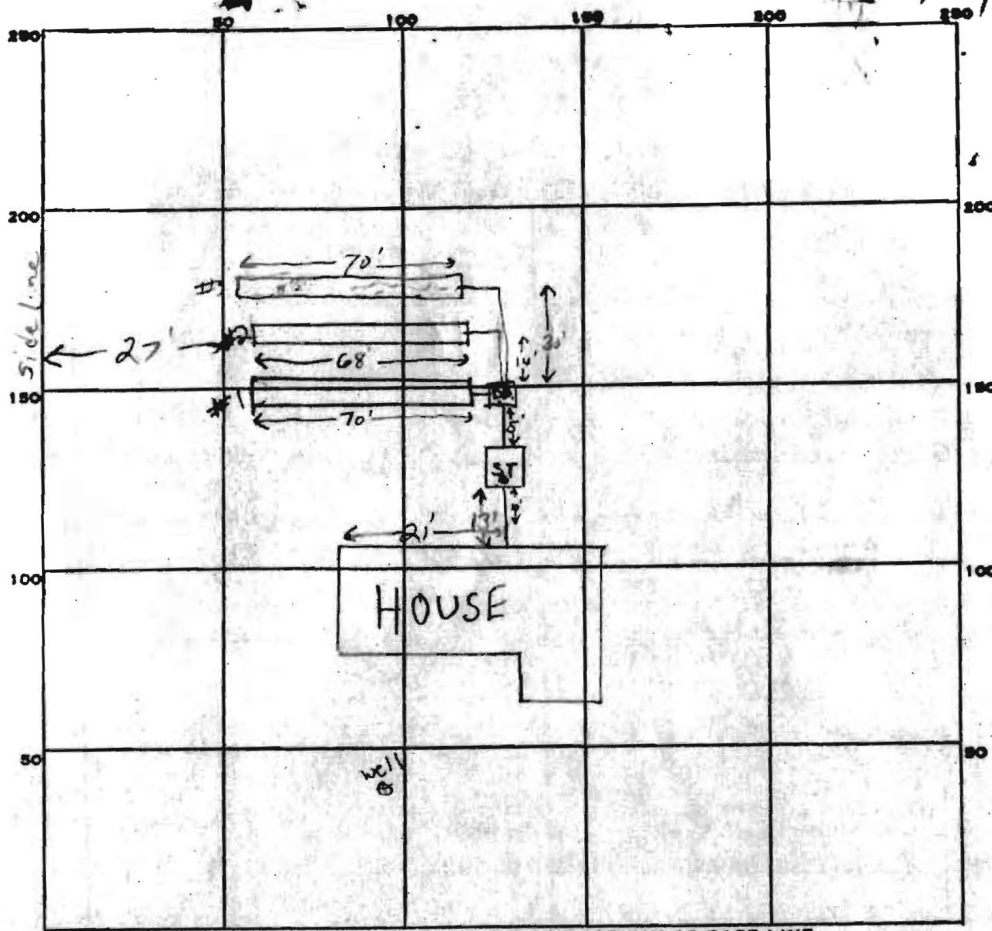
BLDG. PERMIT SIGNED
AND RETURNED 10/19/86
Serial # 105-porch
BLDG. PERMIT SIGNED
AND RETURNED 4/6/89

A 24958

*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT

*CALL 992-2330 FOR INSPECTION OF SEPTIC SYSTEMS

Serial # 24579-pool
EH - 2-1082



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

Manor Lane

PERMIT CARD posted in locked cabinet

SEPTIC TANK, LEVEL 2,000 gal

CLEANOUTS ST.
O.K.

DISTRIBUTION BOX, LEVEL

TILE FIELD, DEPTH 8 1/2 FT. TRENCH WIDTH 2 FT.

GRAVEL DEPTH 4 1/2 to 5 IN. TOTAL LENGTH 208 FT.

NUMBER OF TRENCHES 3 ONE SIDEWALL TOTAL BOTTOM AREA 936 sq ft

SEEPAGE PITS, INSIDE DIAMETER — FT. DEPTH BELOW INLET 4 1/2 FT.

ABSORBENT AREA ± 936 SQ. FT.

REMARKS 10/3/83 O.K. to put gravel in trench #1 & trench #2 F.S.

10/4/83 Call for final inspection when house is connected to septic tank F.S.

10
4
748
22
1496
1496
1645 2

208
4.5
1040
832
936

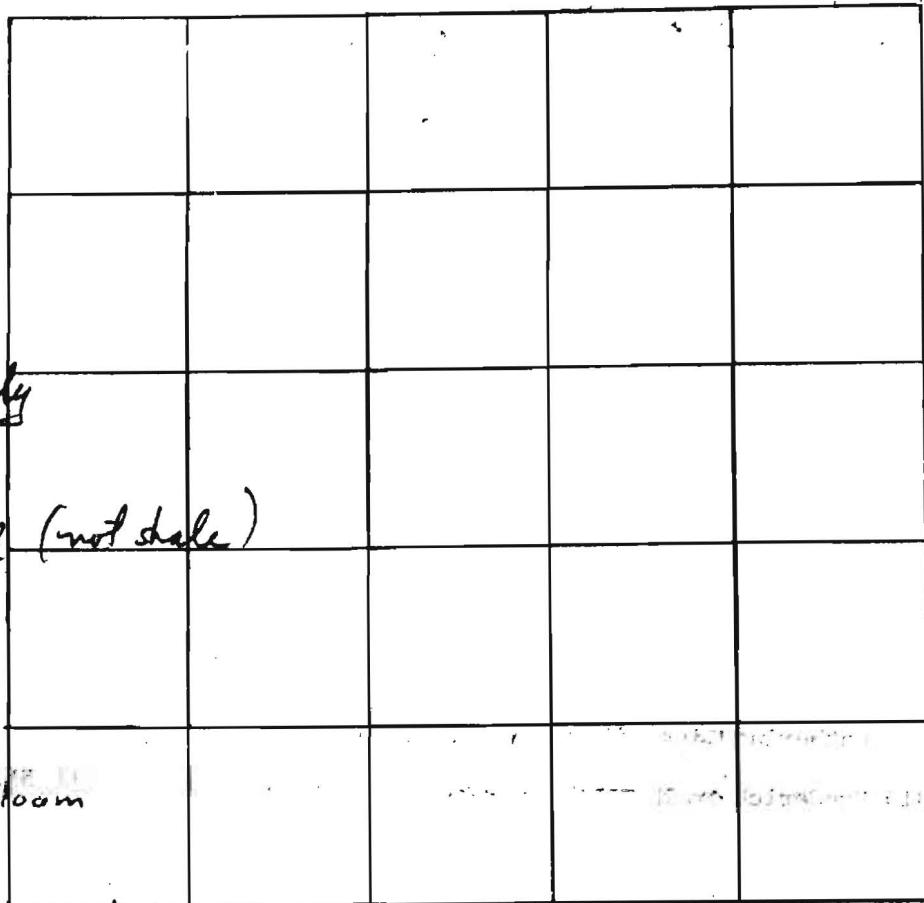
164
22
112

DATE SYSTEM APPROVED 2/27/84

INSPECTOR F. Skinner

(A) 0' clay
 4' crumbly
 11' water rock (not shale)
 12 1/2'

(B) 0' clay soil
 4 1/2' gravel loam
 11 1/2' ash type rock can be dug!



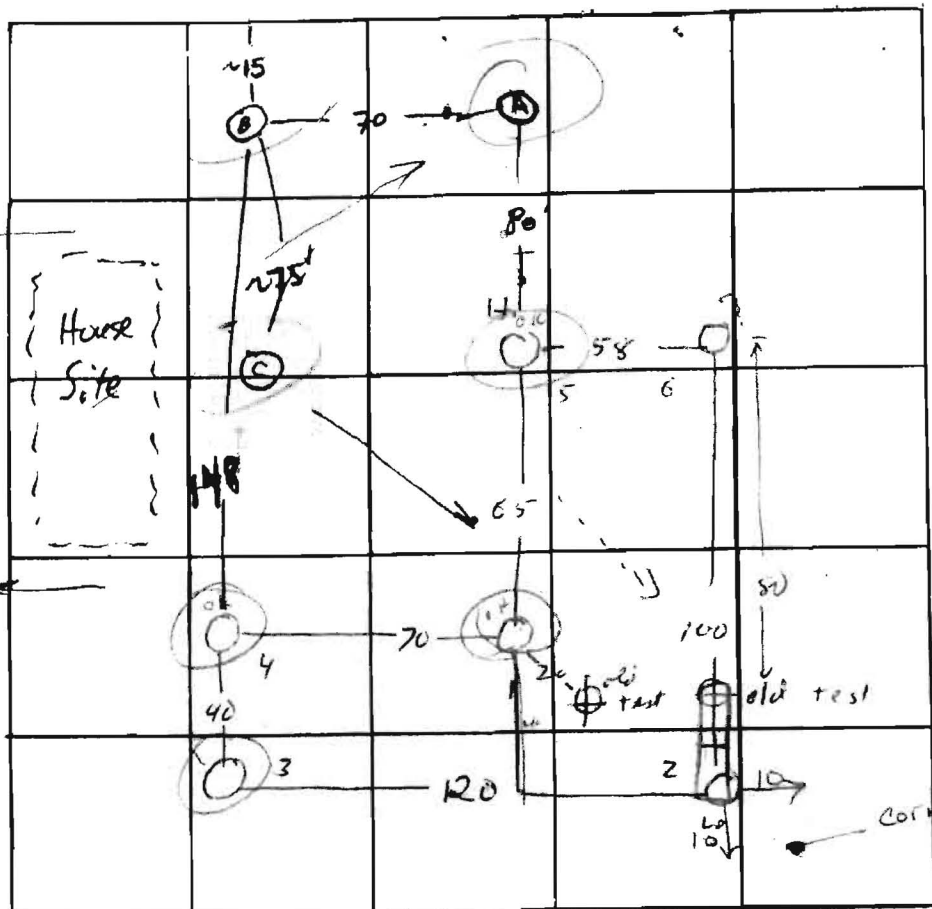
INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST 1" DROP		TIME	
			START	STOP	START	STOP		
4/4/77	A	4	2:12	2:14	2:14	2:20	6	
	A-1	12 1/2	2:15	2:18	2:18	2:30	12	
Highest	B	4 1/4	2:35	2:38	2:38	2:45	7	
	B-1	11 1/2	2:45	2:48	2:48	2:55	7	
Next Highest	C	12 1/2	Vertical; similar to hole A					

18
14
20

REMARKS System first in hole C → hole B
 TYPE OF SOIL Loam w gravel.
 TESTED BY KWZ ALSO PRESENT: Thompson

MAJOR CANAL



6
 4 - clay
 white clay
 12 - Red clay
 13

Let 12

INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

← RW →

DATE	TEST NO.	DEPTH	PRE-WET		TEST 1" DROP		TIME
			START	STOP	START	STOP	
11/6/77	1	6	9:55	10:25	10:25	10:55	30
		14 1/2		10:09	10:09	10:22	13
	2	6		10:18	10:18		
		14	10:21	10:10	10:10	10:35	25
	3	6		10:18	10:18	10:30	12
		12	10:10	10:18	10:18	10:52	30
	4	5	11:09	10:10	10:10	10:20	10
		14	11:09	10:11	10:11	10:20	9
	5	5 1/2	10:45	11:00		11:20	
		13	10:45	10:54	10:54	11:06	12
	6	VISUAL	see	profile -	Felt	wet	
	1 B	7	12:12	12:16	12:16	12:22	6
		15 1/2	vis	dry	same	25'	14'
	2 B	7	12:16	12:30	12:30	12:55	25
		17 1/2	vis	same	25'	14'	
	3 B	18	vis	Becomes more	loamy	below	12'

43

62
 32
 19 52
 146

32

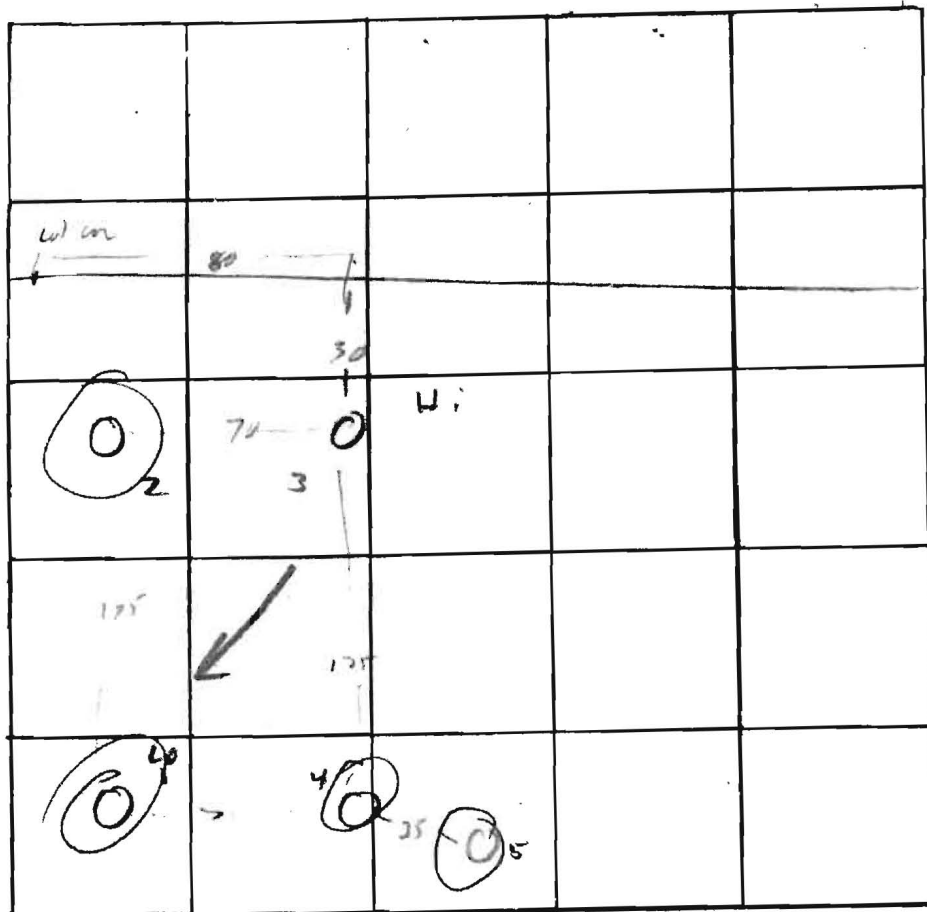
13
 12 146
 12
 26

REMARKS old tests are from orig 14 acre parcel

TYPE OF SOIL _____

TESTED BY RM / HB ALSO PRESENT: Thompson

N
 ← Manor Ln →

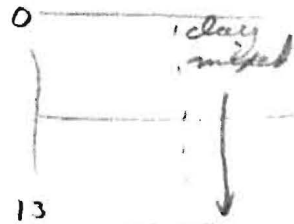


INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

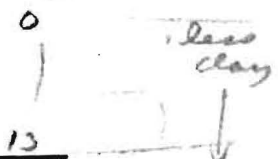
← RW →

Lot B

(2, 4)



(1, 3)

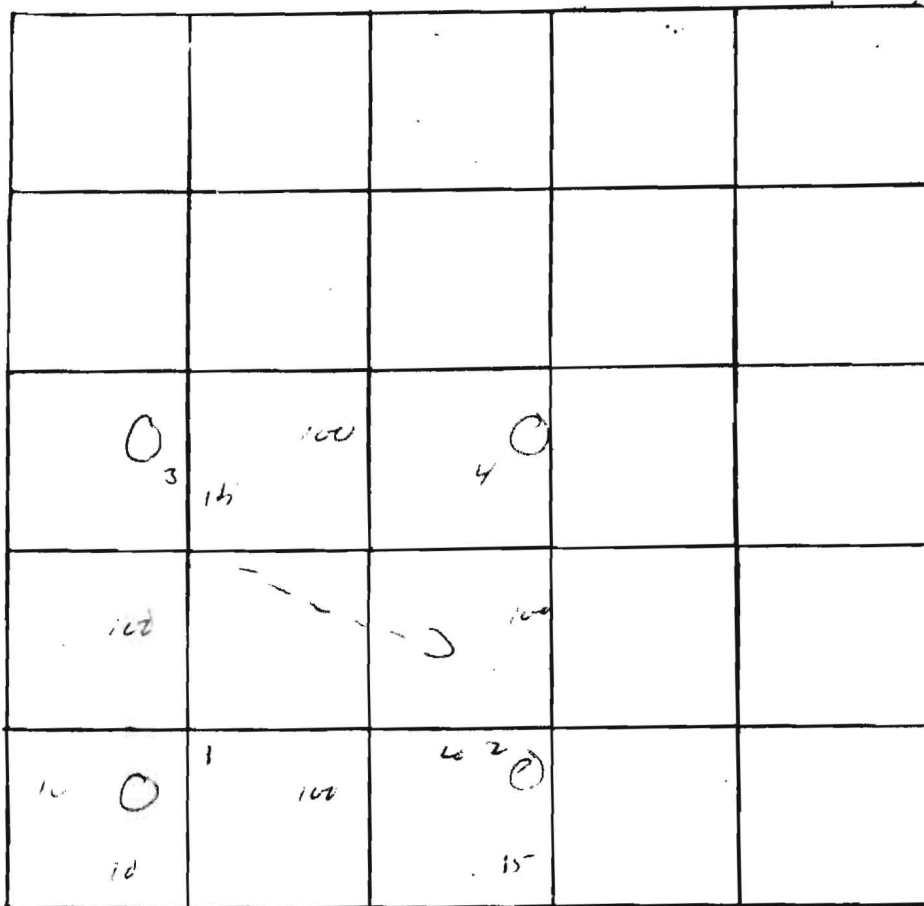


DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11/5/77	1	6	1 24	1 40	1 40	2 15	(35)
		13	2 05	2 11	2 11	2 20	3 30
	2	6	1 34	1 51	1 51	2 09	(33)
		13	1 57	2 04	2 04	2 14	3 14 - almost 1"
	3	6	1 54	1 58	1 59	2 09	10
		13	2 04	2 11	2 11	2 20	5
	4	13	9 in. # 2				
	5	6 14	2 51	2 55	2 55	3 08	13

REMARKS _____

TYPE OF SOIL _____

TESTED BY Rm ALSO PRESENT: Thompson



543
 light tan sh
 0
 1 clay
 5
 1 less clay
 14

4 dark brown
 0 clay
 4
 1 loam micaceous
 14

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

← EW →

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
1/6/24	1	6 14 1/2	11 21	11 29 11 35	11 29 11 35	11 37 12 00	8 23
	2	6 14	11 26	11 45 12 02	11 45 12 03	12 14	24 220
	3	5 13 1/2	11 45	11 53 11 50	11 53 11 50	12 03 12 00	10 10
	4	14	11 5	11 6			

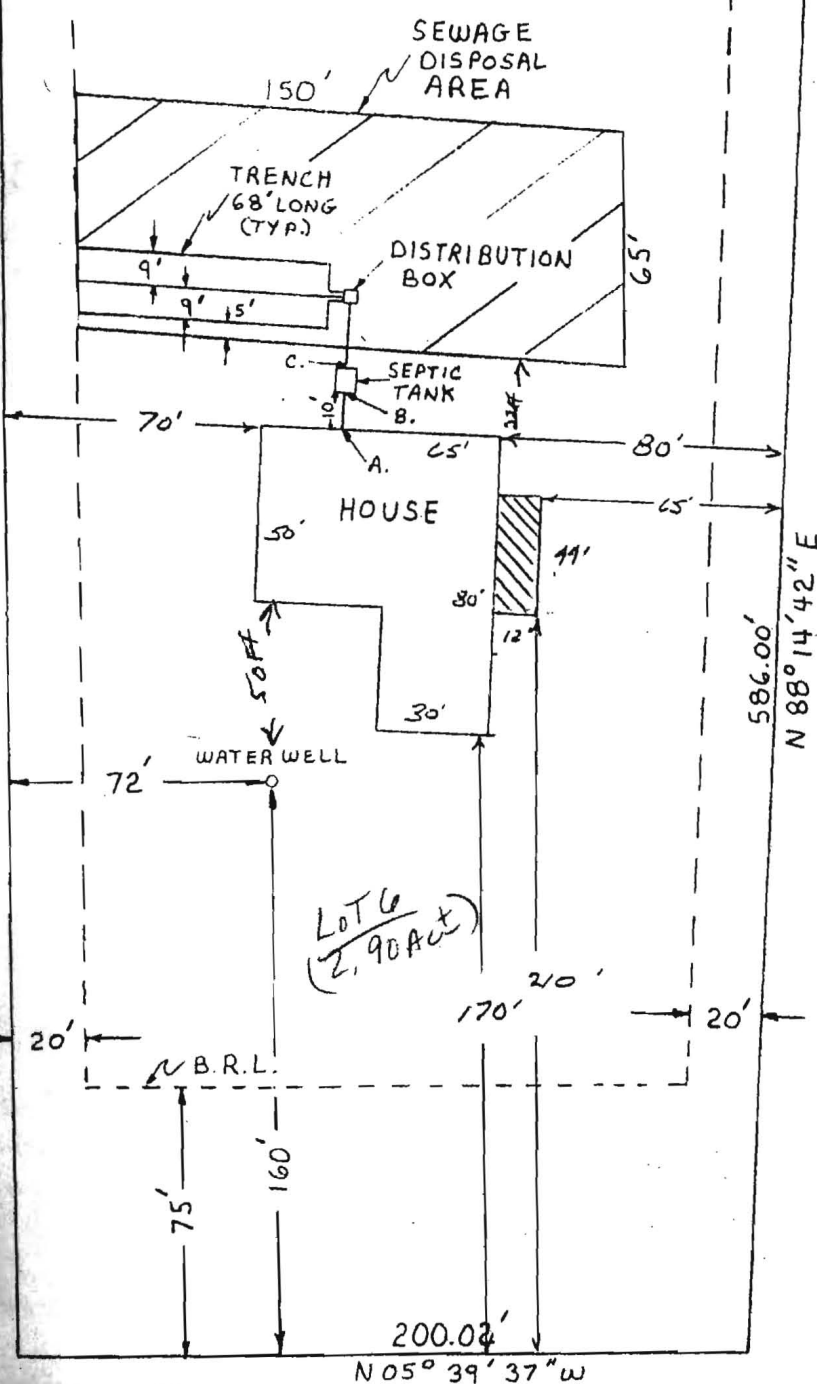
REMARKS _____

TYPE OF SOIL _____

TESTED BY RM ALSO PRESENT: Thompson

N 03° 07' 41" E
586.00'

B.R.L.



WELL

EXISTING GRADE	462.00
FINISH GRADE	462.00

SEPTIC TANK

EXISTING GRADE	467.50
FINISH GRADE	467.50
A. INVERT AT HOUSE	464.75
B. INVERT IN	464.55
C. INVERT OUT	464.30

DISTRIBUTION BOX AND TRENCHES

EXISTING GRADE	468.00
FINISH GRADE	468.00
INVERT	464.00

PATIO ENCLOSURE, INC.
 P. O. Box 550
 Glen Burnie, MD 21061
 (301) 760-1919
 MHI Lic #12744

NO IMPACT
 ON WELL OR SEPTIC.
 10/9/86
 CWeller

Scale 1/4" = 50'

C1 0749 SEQUENCE NO. (OEP USE ONLY)
 (THIS NUMBER IS TO BE PUNCHED IN COLUMNS 3-6 ON ALL CARDS)

STATE OF MARYLAND
 WELL COMPLETION REPORT
 FILL IN THIS FORM COMPLETELY
 PLEASE PRINT OR TYPE

THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.
 COUNTY NUMBER A24958

DATE Received: [] [] [] [] [] [] DATE WELL COMPLETED: 07/14/83 Depth of Well: 250 (TO NEAREST FOOT) PERMIT NO. FROM "PERMIT TO DRILL WELL": HO-81-0155

OWNER: Strüder (last name) Gordon (first name) TOWN: Columbia
 STREET OR RFD: Manor Lane SECTION: [] LOT: 6
 SUBDIVISION: Kline & Linn Property

WELL LOG
 Not required for driven wells

STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING

DESCRIPTION (Use additional sheets if needed)	FEET		Check if water bearing
	FROM	TO	
OVERBURDEN	0	10	
SHALE	10	85	
GRANITE	85	250	X

GROUTING RECORD
 WELL HAS BEEN GROUTED (Circle Appropriate Box) YES (Y) NO (N)
 TYPE OF GROUTING MATERIAL
 CEMENT (CM) BENTONITE CLAY (BC)
 NO. OF BAGS 21 NO. OF POUNDS 2100
 GALLONS OF WATER 126
 DEPTH OF GROUT SEAL (to nearest foot) from 0 ft. to 87 ft.

CASING RECORD
 casing types insert appropriate code below
 (S) (T) (C) (87)
 MAIN CASING TYPE Nominal diameter top (main) casing (nearest inch) Total depth of main casing (nearest foot)

OTHER CASING (if used)
 diameter inch depth (feet) from to

SCREEN RECORD
 screen type or open hole insert appropriate code below
 (S) (T) (BR) (HO) (PL) (OT)
 STEEL BRASS BRONZE OPEN HOLE PLASTIC OTHER

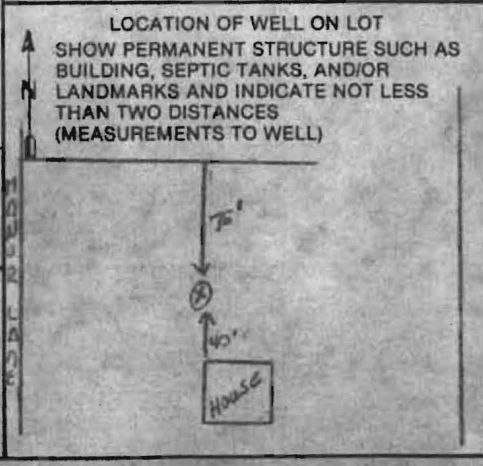
C2
 DEPTH (nearest ft.)
 1 40 87 250
 2 [] [] [] [] [] [] [] [] [] []
 3 [] [] [] [] [] [] [] [] [] []
 SLOT SIZE 1 2 3
 DIAMETER OF SCREEN [] [] [] (NEAREST INCH)

GRAVEL PACK IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 68

OEP USE ONLY (NOT TO BE FILLED IN BY DRILLER)
 T (E.R.O.S.) WQ
 70 [] 72 [] 74 [] 75 [] 76 []
 TELESCOPE CASING LOG INDICATOR OTHER DATA

C3
PUMPING TEST
 HOURS PUMPED (nearest hour) 3
 PUMPING RATE (gal. per min. to nearest gal.) 909
 METHOD USED TO MEASURE PUMPING RATE SUMMERS IACE
 WATER LEVEL (distance from land surface) BEFORE PUMPING 204 WHEN PUMPING 1655
 TYPE OF PUMP USED (for test) (A) air (P) piston (T) turbine (C) centrifugal (R) rotary (O) other (describe below) (J) jet (S) submersible

PUMP INSTALLED
 DRILLER WILL INSTALL PUMP YES (NO)
 (CIRCLE) (YES or NO)
 IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETE FOR ALL WELLS EXCEPT HOME USE
 TYPE OF PUMP INSTALLED PLACE (A,C,J,P,R,S,T,O) IN BOX-SEE ABOVE:
 CAPACITY: GALLONS PER MINUTE (to nearest gallon) PUMP HORSE POWER
 PUMP COLUMN LENGTH (nearest ft.)
 CASING HEIGHT (circle appropriate box and enter casing height) (+) above (-) below LAND SURFACE (nearest foot)



CIRCLE APPROPRIATE LETTER A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED
 E ELECTRIC LOG OBTAINED
 P TEST WELL CONVERTED TO PRODUCTION WELL

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 10.17.13 "WELL CONSTRUCTION" AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

DRILLERS IDENT. NO. 229
 DRILLERS SIGNATURE Sandy Blum
 SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee) Tracy Brown