

*Mark*

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94 AUG 30 PM 1:25

**TSA GROUP, INC.**

**planning • architecture • engineering • surveying**

8480 Baltimore National Pike • Suite 418 • Ellicott City, Maryland 21043 • (410) 465-6105

August 26, 1994

Ms. Jane E. Nadeau, R.S.  
Howard County Bureau of Environmental Health  
3525-H Ellicott Mills Drive  
Ellicott City, Maryland 21043-4544

Re: Willow Wood Country Club for Pets  
Marriottsville Road

Dear Ms. Nadeau:

In response to your letter dated August 8, 1994 regarding maximum sewage design flow for the above referenced project, all questions have been addressed below and the referenced numbers correspond to the numbered questions from your letter:

1. There are 2 bedrooms proposed at the Willow Wood Country Club for Pets.
2. The residence proposed at the Willow Wood site is to provide living accommodations for the manager (care-taker) of the facility. As stated in number 1 above, 2 bedrooms are proposed.
3. The number of employees employed at the proposed Willow Wood Country Club for Pets will be approximately 16. At no time will all 16 employees be working at the facility. During peak months, the number of employees working at one time may range from 10-13 employees.

If you should have any questions, please do not hesitate to call our office. Meanwhile, we will be awaiting your response.

Sincerely,

*Christopher A. Malagari*

Christopher A. Malagari

CAM/ecb

cc: Mr. Fred Wolpert - Owner  
Mr. Dave Carney - Council

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May 17, 1994

Mr. Craig Williams, Program Director  
Howard County Health Department  
Bureau of Environmental Health  
3525-H Ellicott Mills Drive  
Ellicott City, Maryland 21043

Re: Willow Wood County Club for Pets (A.K.A. Willowood Farm)  
Marriottsville Road

Dear Mr. Williams:

As discussed during our meeting of May 11, 1994, below is a breakdown of daily water consumption for a one year period at the Preston County Club for Pets, a comparable facility to the proposed Willow Wood County Club for Pets.

The Preston County Club for Pets is a complete kennel and grooming facility which handles approximately 200 animals per day and 35 animals for bathing and grooming. There are two (2) living accommodations on site for the caretaker and manager. The first accommodation is a 2 bed, full bath mobile home. The second is the upstairs of the kennel which has 4 bedrooms and 2 full baths. Also, within the kennel area are 2 full baths for the employees daily use. All these facilities are serviced off of one (1) public water connection and meter.

The average animals held and the breakdown of water consumption is as follows:

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The proposed Willow Wood County Club for Pets will hold approximately 160 dogs/day, 32 cats/day, a grooming facility and a manager's residence with 2 full baths.

Based upon the existing records from Preston's and 15 years of experience in the kennel business, the owners anticipate during peak months to use no more than 3,500 gallons/day which equates to approximately 22 gallons/animal based on 160 animals/day. Please note that there is no bathing of cats and the clean-up of the cats are self contained within the litter box. The solid waste disposal for the dogs will be handled by scooping and bagging the waste and placing in dumpsters which are serviced three times per week by a commercial trash service. When the dog runs are sprayed and washed down, a dry vacuum is used to catch any hair or remaining waste.

In conclusion, it has been our clients 15 years of experience and existing records that can support these figures. We are proposing that the proposed septic facility, at the Willow Wood County Club for Pets, be sized for a peak daily consumption between 3,500 - 4,000 gallons/day.

If you should have any questions, please do not hesitate to call our office. Meanwhile, we will be awaiting your response.

Sincerely,



Christopher A. Malagari

CAM:ljc

Enclosure

CC: Mr. Fred Wolpert - Owner  
Ms. Jane Neadeau  
Mr. Mark Rifkin  
Mr. Dave Carney - Council

PRESTON COUNTY CLUB FOR PETS WATER CONSUMPTION

FROM	TO	DAYS	TOTAL GALLONS	AVERAGE DAILY CONSUMPTION	MONTHS	AVERAGE DOGS/DAY	AVERAGE GALLONS/ANIMAL/DAY
04/30/92	08/03/92	95	220,675	2,323	MAY JUNE * JULY *  AVERAGE	108 124 166 --- 133	18
08/03/92	10/30/92	88	169,807	1,930	AUGUST * SEPTEMBER * OCTOBER  AVERAGE	189 116 106 --- 137	14
10/30/92	02/04/93	97	190,753	1,967	NOVEMBER DECEMBER JANUARY  AVERAGE	85 103 76 --- 88	22
02/04/93	05/04/93	89	183,272	2,059	FEBRUARY MARCH APRIL  AVERAGE	78 78 121 --- 92	22
05/04/93	08/05/93	93	225,163	2,421	MAY JUNE * JULY *  AVERAGE	108 131 195 --- 145	17
							AVERAGE 19 GALLONS/ANIMAL/DAY
* PEAK MONTHS WATER CONSUMPTION BASED UPON KENNEL/GROOMING/LIVE-IN MANAGER.							



SPECIAL EXCEPTION PETITION  
TO THE HOWARD COUNTY BOARD OF APPEALS

For DPZ office use only:  
CASE NO. BH 94-1921  
DATE FILED 4/25/94  
DATE ACCEPTED \_\_\_\_\_  
FOR SCHEDULING \_\_\_\_\_

Willow Wood Farm, LLC, by  
1. PETITIONER'S NAME Frederick Wolpert, its Managing Member  
TRADING AS (IF APPLICABLE) Willow Wood Country Club for Pets  
ADDRESS 7363 Old Columbia Road Columbia, Maryland 21046  
PHONE NO. (W) (301) 596-7387 (H) (410) 442-2867

2. COUNSEL FOR PETITIONER Reese & Carney C/O Dave Carney  
COUNSEL'S ADDRESS 10715 Charter Drive Suite 200 Columbia, MD 21044  
COUNSEL'S PHONE NO. (410) 740-4600

3. PROPERTY IDENTIFICATION:

ADDRESS OF SUBJECT PROPERTY 1654 Marriottsville Road  
Marriottsville, Maryland 21104

TOTAL ACREAGE OF PROPERTY 24.58 +/- Acres

PROPERTY LOCATION: Approximately 1200' feet north of intersection of Route 99 and Marriottsville Road on Marriottsville Road.

ELECTION DISTRICT: 3rd ZONING DISTRICT: RC-DEO

TAX MAP # 10 BLOCK # 110425 PARCEL/LOT # 30

SUBDIVISION NAME (if applicable): \_\_\_\_\_

4. PETITIONER'S INTEREST IN SUBJECT PROPERTY:

OWNER (including joint ownership)  OTHER (describe and give name and address of owner) Frederick & Marcia Wolpert are the owners of the property; Willow Wood Farm, LLC is the lessee of the property.

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

Go to page 2.

6. SPECIAL EXCEPTION REQUEST.

The undersigned hereby petition the Board of Appeals for approval of a special exception under section(s) 131.N.32 of the Zoning Regulations for the following use: Kennels and Pet Grooming establishment.

7. DESCRIPTION OF PROPOSED USE:

The following items are intended to be answered by summary statements; the answers may be given below or attached to this petition form if additional space is needed:

A) The present use of the subject property: Vacant horse boarding barn and corrals.

B) The specific proposed use of the subject property: Pet kennel and grooming shop.

C) A detailed description of the proposed use, including, where applicable: types of activities; hours of operation; number of employees, occupants, and customers; quantity and types of vehicles: proposed use will consist of providing a kennel for pets along with a grooming service which will be in a separate building. The kennel and grooming shop will be open to the public: 9:00 AM - 6:00 PM Monday-Friday, 9:00 AM - 5:00 PM Saturday, No office hours Sunday.

D) Additional information which will be needed to determine whether the special exception complies with the specific requirements of the applicable subsection within section 131.N. of the Zoning Regulations: None, other than as shown and described in Exhibits and Supplement.

Go to page 4.

Wolpert Willow Wood Farm, Inc Boarding Kennel  
 Owner claims Only  
 10-15 g/d/dog AVERAGE (No Grooming)

MDE Guidelines

$$25 \text{ g/d/run} \times 160 \text{ runs} = 4000 \text{ g/d}$$

$$15 \text{ g/d} \times 11 \text{ employees} = 165 \text{ g/d}$$


---


$$4165 \text{ g/d}$$

Preston Country Club For Pets

20 g/animal

$$200 \text{ animals/day} \quad 160 \text{ runs} \times 25 \text{ g/d} \quad 4000 \text{ g/d}$$

$$35 \text{ animals groomed/day} \quad \times ?$$

(Assume 14 g/d / dog bath) (500 g/d incl)

manager = caretaker (same person)

$$3 \text{ bedrooms} \times 150 \text{ g/d} \times \text{bdrm (separate bldg + system)} = 450 \text{ g/d}$$

$$11 \text{ employees} \times 15 \text{ g/d} = 165$$

employees figured into g/d/run figure  $\leftarrow 5165$

Willowood Farm, Inc.

Residence for Caretaker (2000 sq ft area proposed)  
 How many bedrooms?

Who will live on-site, Care taker / Manager ?

Claims peak use = 22 g/d/run

KENNEL SYSTEM: 800 L.F. TRENCH, STONE 3'-8", 2-2000 GAL

TANKS; DUAL PUMPS IN 1000-GAL PUMP PIT

MGR SYSTEM: 108 L.F. TRENCH, 1 1000 GALS. T.

SINGLE PUMP W/500 GAL PUMP PIT (1500 GAL, SPLIT ST.)

14  
 35 | 500  
 35  
 ---  
 150  
 140

160  
 320  
 ---  
 320  
 3520

manager = caretaker (same person)  
 200  
 20  
 ---  
 4000

CAM's

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*HCTH D60T  
TREAT AS 1 3 BR HOME*

*DROP ALL COMPUTATION FOR EMPLOYEES! ASSUME THEY ARE ACCOUNTED FOR IN THE PER-RUN CALCULATIONS  
11/1/94 MA/CW*

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CAM:ljk

Enclosure

CC: Mr. Fred Wolpert - Owner  
Ms. Jane Neadeau  
Mr. Mark Rifkin  
Mr. Dave Carney - Council

WATER AND SEWER BILL

HOWARD COUNTY DEPARTMENT OF FINANCE P.O. BOX 3367 ELLICOTT CITY, MARYLAND 21041-3367  
 ACCOUNT NUMBER: 41251000 PROPERTY LOCATION: 7363 OLD COLUMBIA RD

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS


PREVIOUS READING DATE	PRESENT READING DATE	NUMBER OF DAYS	TOTAL GALLONS	AVG. DAILY CONS. (GALLONS)	KEEP THIS PORTION FOR YOUR RECORDS	
04/30/92	08/03/92	75	220,675	2,323		
TYPE OF CHARGE		PREVIOUS READING	PRESENT READING	CONSUMPTION	CODE	AMOUNT CHARGED
BALANCE FORWARD						
WATER USAGE				275	EST	218.30 .00 .00 .00
CK10424 9-30-92 218.30				AMOUNT DUE NOW		218.30
		GROSS AMOUNT DUE AFTER		10/15/92	240.13	

THIS BILL REFLECTS WATER AND SEWER RATE INCREASES

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

DATE  
↓ ↓

AND WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK TO INSURE PROPER CREDIT.

  
 HOWARD COUNTY  
 MONEY ORDER OF COUNTY

41251000 101592 0000021830 9

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

WATER AND SEWER BILL

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↑ DETACH HERE





