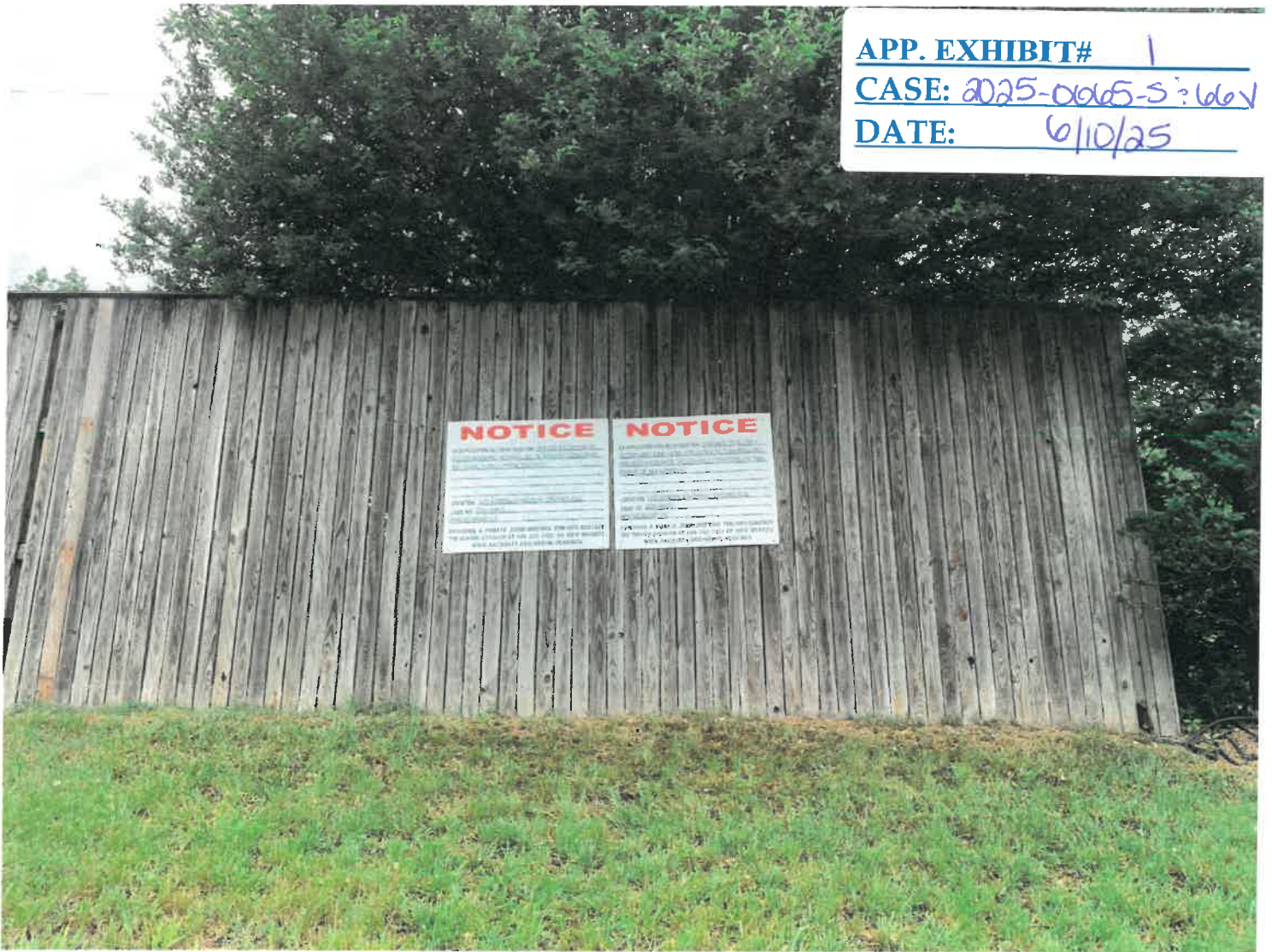


APP. EXHIBIT# 1
CASE: 2025-0005-S:66v
DATE: 6/10/25



NOTICE

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION TO
ALLOW AN ANIMAL HOSPITAL OR VETERINARY CLINIC IN AN
RA- RURAL AGRICULTURAL DISTRICT

LOCATION: 1320 GENERAL'S HIGHWAY, CROWNSVILLE
CASE NO: 2025-0065-S
BRM MD MGMT LLC

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW A
VETERINARY CLINIC WITH LESS THAN 1000 SQ. FT. OF SPACE
AND WITH A VARIANCE TO REINSTATE TO EXTEND THE TIME
PERIOD OF ANY APPROVAL

LOCATION: 1320 GENERAL'S HIGHWAY, CROWNSVILLE
CASE NO: 2025-0065-V
BRM MD MGMT LLC

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW A VETERINARY CLINIC WITH LESS SETBACKS THAN REQUIRED AND WITH A VARIANCE TO 18-16-405(a) TO EXTEND THE TIME PERIOD OF ANY APPROVAL

LOCATION: 1320 GENERAL S HIGHWAY, CROWNSVILLE

CASE NO: 2025-0066-V

BRM MD MGMT LLC

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE WWW.AACOUNTY.ORG/ADMIN-HEARINGS

NOTICE

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION TO ALLOW AN ANIMAL HOSPITAL OR VETERINARY CLINIC IN AN RA - RURAL AGRICULTURAL DISTRICT

LOCATION: 1320 GENERAL S HIGHWAY, CROWNSVILLE

CASE NO: 2025-0065-S

BRM MD MGMT LLC

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE WWW.AACOUNTY.ORG/ADMIN-HEARINGS



NOTICE

AN APPLICATION HAS BEEN RECEIVED FOR A
CONSTRUCTION PROJECT. THE PROJECT IS
LOCATED AT THE ADDRESS LISTED BELOW. THE
PROJECT IS SCHEDULED TO BEGIN ON THE
DATE LISTED BELOW.

LOCATION: [REDACTED]

DATE: [REDACTED]

PROJECT: [REDACTED]

FOR MORE INFORMATION, PLEASE CONTACT
THE PROJECT MANAGER AT 410-222-7421 OR VISIT
WWW.ARTISTBYTHEADRIANHEARD.COM

NOTICE

AN APPLICATION HAS BEEN RECEIVED FOR A
CONSTRUCTION PROJECT. THE PROJECT IS
LOCATED AT THE ADDRESS LISTED BELOW. THE
PROJECT IS SCHEDULED TO BEGIN ON THE
DATE LISTED BELOW.

LOCATION: [REDACTED]

DATE: [REDACTED]

PROJECT: [REDACTED]

FOR MORE INFORMATION, PLEASE CONTACT
THE PROJECT MANAGER AT 410-222-7421 OR VISIT
WWW.ARTISTBYTHEADRIANHEARD.COM

APP. EXHIBIT# 2
CASE: 2025-0005-S-166V
DATE: 6/10/25

ROBERT E. BAXTER, JR.

735 South Hammonds Ferry Road, Linthicum, MD. 21090

Cell: (410) 227-0373

Email: robertbaxter27@aol.com

May 2025

Introduction

Birth date: January 27th, 1969

Married 32 years with 2 adult children. Reside at the above address for 23 years and have been a resident of Linthicum and Hanover, MD. (Anne Arundel County) for 40 years.

Career includes 36 year's experience in Civil Engineering, assisting land owners and developers/builders/architects in all aspects of residential and commercial land development.

Education

Graduated from Meade Senior High School in June, 1987.

Attended Anne Arundel Community College from September, 1987 to May, 1990 majoring in Architectural Technology; acquiring 60 + Credit hours.

Completion through Anne Arundel Soil Conservation District of the Maryland Department of the Environment's Responsible Personnel Training for Erosion and Sediment Control (Certificate #43404) dated May 20, 2008.

Job History

March 1989 to May 2000: Employed at *Anarex, Inc.* a Civil Engineering and Survey firm located in Millersville, MD. as a senior draftsman/project manager. Responsibilities included coordinating survey, meeting clients in the field to assist in designing the placement/location of a new single-family home, grading and sediment control plans, storm water management design, road, storm drain and utility design. Processing of Grading and Building Permits and submission/completion of residential Sketch Plan and Minor subdivisions. Design of private septic systems/private well location including coordination of design with the Anne Arundel County Health Department. Processing and Attendance to variance hearings as an expert witness to testify on the owner's behalf, attendance to Pre-Construction Meetings for both residential and commercial development.

May 2000 to December 2001: Invested in ownership and Vice President of ***Chesapeake Land Consulting, Inc.*** located in Glen Burnie, MD. Responsibilities included (*same as previously noted*). Coordination/consultation with outside subcontractors, architects and for environmental evaluation such as Forest Stand Delineation, Forest Conservation, Maryland Department of the Environment Notice of Intent procedures, Tidal/Non-Tidal Wetland delineation and Critical Area Reports. Specialized in waterfront residential land development/re-development. Attendance to meetings with all departments related to civil design in the County including the Health Department, Department of Inspection and Permits, Department of Planning and Zoning, Permit Application Center and the City of Annapolis jurisdiction.

January 2002 to March 2023: Invested in ownership, creation and President of ***Diversified Permits, Inc./LLC.*** located in Linthicum, MD. Responsibilities include (*same as noted with previous firms*) Processing and attendance to Variance hearings, Board of Appeals cases as an expert witness to testify on the owner's behalf, attendance to Pre-Construction Meetings for both residential and commercial development. Completion of required documentation for As Built Certifications for both residential and commercial development.

Additional responsibilities include human resources related activities such as advertising, client relations, accounting, payroll, accounts payable, accounts receivable, billing, banking and collections.

April 2023 to present: Hired by **Drum Loyka and Associates, LLC.** in Annapolis, MD. as a project manager to oversee projects for residential and commercial development. Tasks include all previously documented responsibilities from 1989 to present.

Projects of note:

Catron Carwash Facility located in Gambrills, MD. Including a 3,800 sq. ft. Car Wash structure, 12,000 sq. ft. parking lot and private Septic System design. The project required Peak Storm water management in addition to the required Environmental Site Design volume due to a lack of adequate outfall which involved a Rain Harvesting Tank, Infiltration Drywell and (2) Micro Bio-retention Areas, design of a 12,500 Gallon Reclamation Tank for collection of waste water from each wash. Coordination of Landscaping and consultation with the State Highway Administration.

Grace Pointe Community Church in Severn, MD. including a 60,000 sq. ft. building, design of layout, parking, storm drains, storm water management and septic system placement/design. Implementation of Non-Structural Practices where appropriate.

Joyce Estates, a 7-lot subdivision located in Severn, MD. including lot configuration, conservation of existing forest, road frontage improvements, utilities connections and processing of all permits for construction.

Baxter's Enclave, a 4-lot subdivision located in Severna Park, MD. including lot configuration, road design, utility extensions, storm water management, coordination with adjacent Genesis Healthcare facility (shared access off Truck House Road), forest conservation and applicable document preparation.

Koons Ford Annapolis, located in Annapolis, MD. a commercial storage parking lot adjacent to Route 50 eastbound including layout of parking, forest conservation, Non-structural storm water management and downstream analysis.

Nantucket on the Severn, a 13-lot subdivision located in Severna Park. Responsibilities included civil design and location of single-family homes on individual recorded lots, obtaining Grading and Building Permits, storm water management design and processing of an Amended Plat for easement relocation.

Queenstown Forest, a 4-lot subdivision located in Severn, MD. including design of lot configuration, road frontage improvements, septic system design, forest Conservation and public water extension/connection.

Michael's Eighth Avenue, an outdoor wedding facility located in Glen Burnie, MD. including coordination/consultation of layout and design, storm water management and landscaping. Included processing and completion of Site Development and grading sediment control permits.

Numerous Single Family residential improvements and within critical area waterfront land development and re-development, projects have been located in subdivisions across the County that include Arundel on the Bay, Altoona Beach, Arcadia, Belvedere Beach/Harmony Point, Bodkin Plains, Brooklyn Park, Carvel Beach, Cape St. Claire, Carrollton Manor, Colchester on the Severn, Eastport (City of Annapolis), Gibson Island, Greenland Beach, Green Haven, Herald Harbor, Highbank on the Severn, Highland Beach, Indian Woods, Lennox Park, Lakeland, Linstead on the Severn, Long Point on the Magothy, Magothy Beach, Mt. Pleasant Beach, North Shore, Nantucket on the Severn, River Club Estates, Riviera Beach, Sabrina Park, Swann Pointe, Swann Point Estates, South Shore, Sunrise Beach, Sunset Beach, Sylvan Shores, Thomas Pointe, Thompson Farms, West Severna Park and Ventnor subdivisions.

References

Mr. Melvin L. Mitchell, Professional Land Surveyor
Office: (410)987-6901 Ext. 25 Email: melvin@anarex.com

Charles Converse, President Converse Builders and Developers, Inc.
Office: (410)647-0038 Email: chuck.converse@conversebuilders.com

Patrick Mona, President, Mona Design-Build, Inc.
Cell: (301)440-2529 Email: pmona@comcast.net

Andrew Buxton, Buxton Architecture Severna Park, MD.
Cell: (410)279-5011 Email: abuxton@buxtonarchitecture.com

Michael Drum, President of Drum Loyka and Associates, LLC.
Office: (410)280-3122 Email: mdrum@drumloyka.com



RICK RENSCHEN

MD Architects Founder | President | AIA, AAHA, ICC, LEED AP, NCARB

Rick Renschen is a respected Veterinary Architect with over three decades of design experience. As the Founder and President of MD Architects, he's successfully led the firm to national recognition, numerous design awards, and in navigating international markets. Most recently, MD Architects was honored with the Hospital Design of the Year and Merit awards in the 2024 dvm360 Animal Hospital Design Competition.

In addition to his leadership roles within the firm, Rick focuses on business and project management, feasibility, and schematics. He remains closely tied to overseeing each project's development and design process. Known for his people-centric approach and technical expertise, Rick's proven track record of delivering forward-thinking, functional design solutions can be found around the world for corporate and individually owned businesses on both large and small scales in varying styles. As a member of the American Institute of Architects (AIA), American Animal Hospital Association (AAHA), International Code Council (ICC), U.S. Green Building Council (LEED AP), and National Council of Architectural Registration Boards (NCARB), he's an active participant in shaping the architecture and animal care industry.

EDUCATION

Ball State University
Bachelor of Architecture,
Bachelor of Science in
Environmental Design

YEARS OF PROFESSIONAL EXPERIENCE

33

LICENSED IN

40 U.S. States

CONTACT

+1 317-558-2822
rickr@mdarchitects.com

AFFILIATIONS

American Institute of Architects (AIA)
American Animal Hospital Association (AAHA)
Leadership in Energy and Environmental Design Accredited Professional (LEED AP)
International Code Council (ICC)
National Council of Architectural Registration Boards (NCARB)

FEATURED ANIMAL CARE DESIGN EXPERIENCE

Metropolitan Veterinary Specialty Hospital
Highland Heights, Ohio

Midwest Veterinary Referral & Emergency Center
Omaha, Nebraska

Specialty & Emergency Center of Kalamazoo
Kalamazoo, Michigan

Thrive Pet Healthcare Specialists
Dallas, Texas

Thrive Pet Healthcare Specialists
San Antonio, Texas

Arden Hills Referral & Emergency Pet Hospital
Arden Hills, Minnesota

Pure Paws Veterinary Clinic
Manhattan, New York City

Woodford Animal Hospital
Versailles, Kentucky

Oaklandon Family Vet
Indianapolis, Indiana

Mansfield Animal Hospital
Mansfield, Texas

Mill Run Animal Hospital
Hilliard, Ohio

Greenfield Animal Management
Greenfield, Indiana

Wellington Animal Hospital & Family Pet Resort
Newton Square, Pennsylvania

The Range Animal Hospital & Pet Lodge
Carmel, Indiana

Jackie Chandler Plott

Lead Transportation Planner

Lead Transportation Planner

Summary of Professional Skills:

Over the past 40 years, I have served as a dedicated Project Manager and Transportation Planner, primarily based in Maryland. My role has encompassed providing comprehensive traffic engineering consulting services to both public and private sectors. Throughout my career, I have conducted numerous traffic impact studies across various counties and towns in the state.

My responsibilities have included developing detailed traffic impact studies, utilizing critical lane analyses, highway capacity analyses, and traffic signal warrant analyses. I have conducted extensive Anne Arundel County Road Rating analyses and managed traffic signal operation analyses using the "SYNCHRO" traffic simulation model.

I have been instrumental in the creation and management of over 2000 traffic impact studies throughout Maryland. Utilizing software such as AutoCAD and MicroStation, I have crafted road improvement concepts and pavement marking plans. I have actively participated in the planning and development process, collaborating on road improvements, roadway design, signage, pavement marking, and internal site circulation patterns.

My role has also involved a thorough review and analysis of feedback from state, county, and local review agencies regarding proposed development projects. Effective coordination with county and state personnel, elected officials, community representatives, and fellow engineering consultants has been integral to my work. I have been deeply involved in various work groups and committees aimed at enhancing the traffic impact study review process with governmental agencies.

Furthermore, I have played a pivotal role in shaping resolutions for traffic engineering studies and proposing mitigation measures to enhance traffic operations. I have demonstrated expertise by delivering expert testimony before multiple Commissions and Boards in various jurisdictions, including the following:

- City of Aberdeen Planning Commission
- City of Cambridge Planning & Zoning Commission
- City of Bowie Advisory Planning Board
- Queen Anne's County Planning Commission
- St. Mary's County Planning Commission
- St. Mary's County Board of Appeals
- Charles County Planning Commission
- Charles County Board of Appeals
- Prince George's County Planning Board
- Anne Arundel County Hearing Officer
- Anne Arundel County Board of Appeals
- Baltimore County Administrative Law Judge
- Carroll County Planning & Zoning Commission
- Carroll County Board of Zoning Appeals

In summary, my four-decade-long journey as a Project Manager and Transportation Planner reflects an extensive and multifaceted engagement in traffic engineering, project management, collaboration with stakeholders, and expert testimony in support of improving transportation systems and infrastructure.



Professional Registrations

Member of the Institute of Transportation Engineers

Member of the Transportation CORE of the Baltimore Metropolitan Council

Member of the Maryland Building Industry Association

Member of NAIOP Commercial Real Estate Development Association

Member of the Anne Arundel County Adequate Public Facilities Transportation Workgroup

Member of the Maryland-National Capital Park and Planning Commission Industry Stakeholders Workgroup for the Upgrade to the Transportation Review Guidelines for Prince George's County

YEARS EMPLOYED AT TRAFFIC CONCEPTS INC.

32

TRAFFIC CONCEPTS, Inc.

7525 Connelley Drive • Suite B • Hanover, MD 21076 • Phone (410) 760-2911

Jackie Chandler Plott

Lead Transportation Planner

Lead Transportation Planner

Professional Experience:

Traffic Concepts, Inc.

7525 Connelley Drive, Suite B Hanover, Maryland 21076

Contact Number: 410-450-3189

Project Manager/Transportation Planner, August 1993 - Present

- Offering consulting services in traffic engineering to both public and private sectors, involving the creation of traffic impact studies across diverse counties and towns within Maryland.
- Designing comprehensive traffic impact studies encompassing critical lane analyses, highway capacity assessments, and traffic signal warrant evaluations.
- Conducting Anne Arundel County Road Rating analyses and overseeing traffic signal operation analyses using the "SYNCHRO" traffic simulation model.
- Directly managing and contributing to the development of over 2000 traffic impact studies throughout Maryland.
- Creating road improvement concepts and pavement marking plans using computer-aided design and drafting tools like AutoCAD and MicroStation.
- Active participation in the development and planning process, contributing insights to road enhancements, roadway design, signage, pavement marking, and internal site circulation patterns.
- Thoroughly reviewing and analyzing feedback from State, County, and Local review agencies concerning proposed developments.
- Extensive coordination with county and state personnel, elected officials, community representatives, and fellow engineering consultants to collaboratively develop, present, explain, and implement various development and traffic engineering projects.
- Expertly evaluating and recommending solutions for traffic engineering studies, including proposing measures to enhance traffic operations.
- Engaging in multiple work groups and committees to enhance the traffic impact study review process in collaboration with governmental agencies.
- Crafting technical and price proposals for a range of transportation engineering studies.
- Defining the scope of traffic impact studies through discussions and meetings with various counties and towns across Maryland.
- Providing expert testimony before various Planning Commissions throughout the State of Maryland.
- Acknowledged as a traffic expert, delivering expert testimony before various Boards throughout the State of Maryland.

Ronald W. Johnson Associates, Inc.

2661 Riva Road, Suite 420, Annapolis, Maryland 21401

Contact Number: 410-841-5221

Supervisor of Drafting Division, October 1982 to August 1993

- Oversee the day-to-day activities of the drafting division, managing a team of five draftspersons and two secretaries. Responsibilities include proficient utilization of AutoCAD, Microsoft Excel, and Microsoft Word software.
- Create comprehensive construction blueprints for planned roadways, encompassing maintenance of traffic strategies. Generate official record plats and corresponding plans for prospective subdivisions spanning Anne Arundel County.
- Formulate Public Works Agreements tailored for upcoming developments within Anne Arundel County.

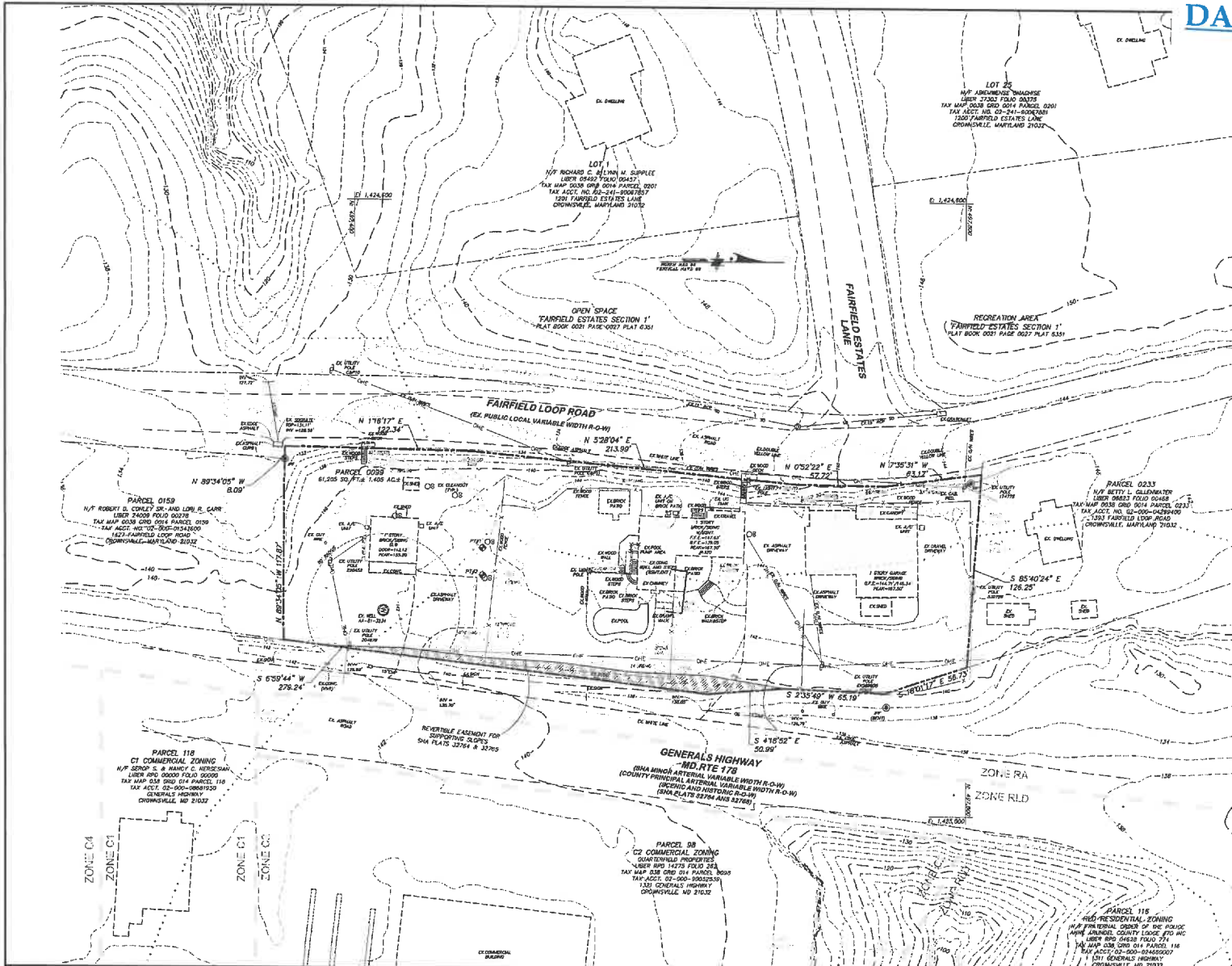
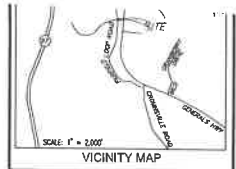
TRAFFIC CONCEPTS, Inc.

7525 Connelley Drive • Suite B • Hanover, MD 21076 • Phone (410) 760-2911

APP. EXHIBIT# 3
CASE: 2025-0005-S-0661
DATE: 6/10/25



APP. EXHIBIT# 4
CASE: 2025-00655-66v
DATE: 6/10/25



SPECIAL EXCEPTION REQUEST
-Special Exception to Article 18-4-106, Permitted, conditioned and special exception laws. The Proposed Veterinary Clinic Use and associated development must address Special Exception Criteria defined in Article 18-11-103 and Article 18-15-304 of the County Code.

VARIANCE REQUEST
-A Variance in Article 18-4-361 Bulk regulations of 7-feet to the required distance from the Fairfield Loop Road in an RA Rural Agricultural Zoning District.

PERC TEST RESULTS (T02045230)					Water Table
Pers No.	Results	Time	Depth		
1	PASS	3 Min	2'	0-7' Orange Loam, 7-20' Gravel / Red Sand	H2O @ 2'

SITE TABULATIONS	
Total Site Area (Per Draw):	81,205 S.F. (1.87 Acres)
Site Zoning: RA	
Bulk Regulations (18-4-301)	46,900 S.F.
Minimum Lot Size:	
- Sublots:	
- Front: 10'	
- Side: 15', Combined 47'	
- Rear: 35'	
Proposed Use:	Veterinary Clinic
Existing Use:	Mixed Use
Maximum Structural Coverage Permitted (25%):	±15,361 S.F. (0.35 Ac.)
Existing Structural Coverage:	±8,340 S.F. (0.19 Ac.)
Proposed Structural Coverage:	±7,425 S.F. (0.17 Ac.)

LEGEND	
	EXISTING CONTOUR
	EXISTING CANOPY LINE
	EXISTING STORM DRAIN LINE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD ELECTRIC LINE
	SETBACK/BUILDING RESTRICTION LINE
	SOIL DELINEATION
	EXISTING WELL
	ZONING DELINEATION
	EXISTING LOT COVERAGE TO BE REMOVED
	EXISTING SH-A REVERSIBLE EASEMENT

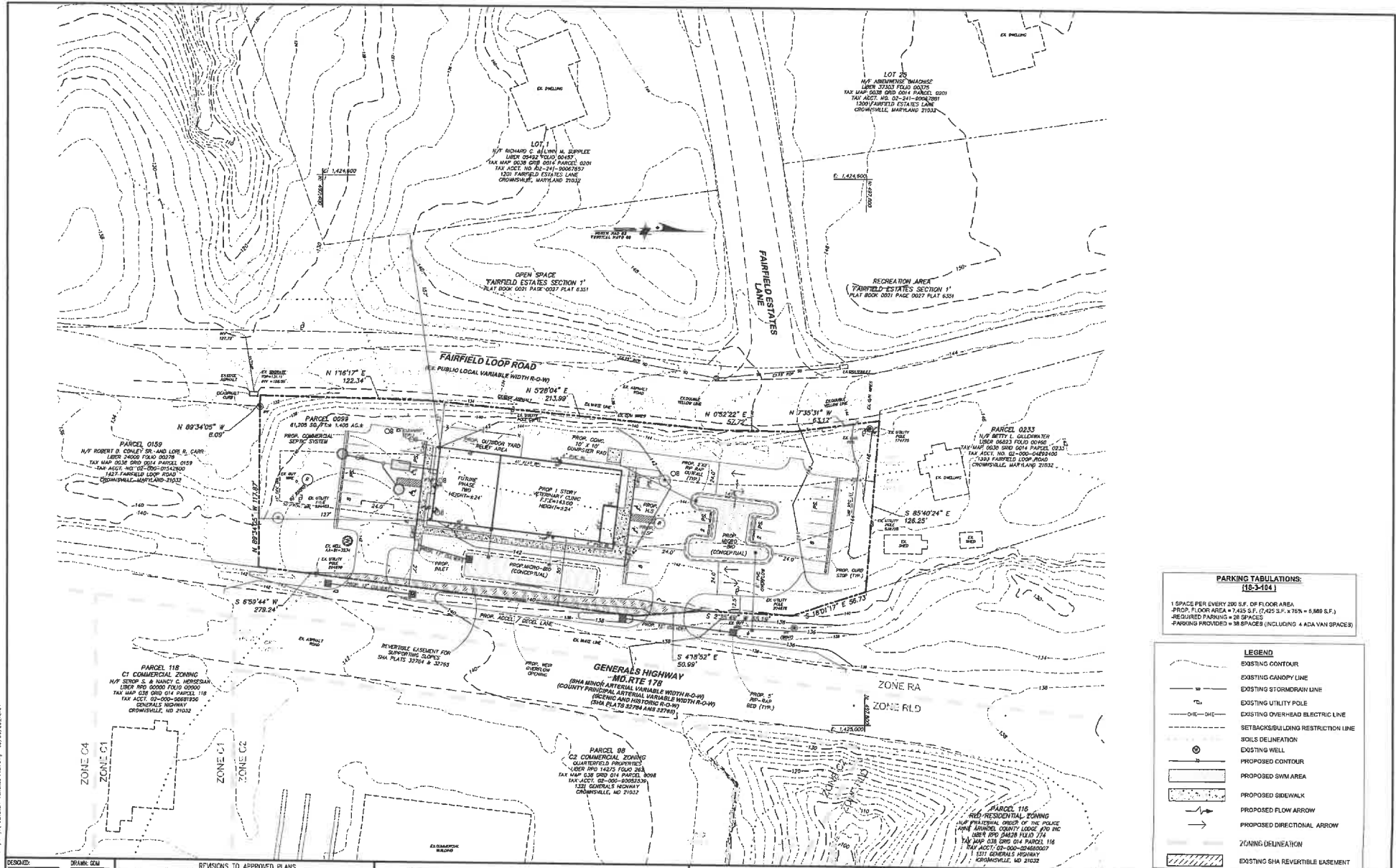
REVISIONS TO APPROVED PLANS	
No.	DATE BY DESCRIPTION

Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-285-3122
www.drummya.com | info@drummya.com

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.
Name: _____
Expiration Date: _____

CLIENT
BLUE RIVER PETCARE
1 S. WACKER, SUITE 2200
CHICAGO, ILLINOIS 60606
312-435-1176

SPECIAL EXCEPTION / VARIANCE PLAN - EXISTING CONDITIONS
GENERALS HIGHWAY ~ PARCEL 99
1323 GENERALS HIGHWAY, CROWNSVILLE, MARYLAND 21032
TAX MAP 38 GRID 14 PARCEL 99 DISTRICT 2ND
TAX ACCT. NO. 02-000-11987000
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: 5/30/2025 PROJ. NO: GRI2124 SHEET 1 OF 2



PARKING TABULATIONS:
(18-3-184)
 1 SPACE PER EVERY 200 S.F. OF FLOOR AREA
 PROPOSED FLOOR AREA = 7,453 S.F. (7,453 S.F. X 0.005 = 37.265 SPACES)
 REQUIRED PARKING = 28 SPACES
 PARKING PROVIDED = 38 SPACES (INCLUDING 4 ADA VAN SPACES)

- LEGEND**
- EXISTING CONTOUR
 - EXISTING CANOPY LINE
 - EXISTING STORMDRAIN LINE
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD ELECTRIC LINE
 - SETBACKS/BUILDING RESTRICTION LINE
 - SOILS DELINEATION
 - EXISTING WELL
 - PROPOSED CONTOUR
 - PROPOSED SWM AREA
 - PROPOSED SIDEWALK
 - PROPOSED FLOW ARROW
 - PROPOSED DIRECTIONAL ARROW
 - ZONING DELINEATION
 - EXISTING SHA REVERSIBLE EASEMENT

DESIGNED: DRUM, LOYKA
 DATE: 5/8/2024
 MODIFIED BY/DATE:
 CAD: DWG #:
 DLA PROJECT #:

REVISIONS TO APPROVED PLANS			
No.	DATE	BY	DESCRIPTION

Drum, Loyka & Associates, LLC
 CIVIL ENGINEERS - LAND SURVEYORS
 1410 Forest Drive, Suite 35
 Annapolis, Maryland 21403
 Phone: 410-280-3122
 www.drummya.com | info@drummya.com

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 No.:
 Expiration Date:

CLIENT
 BLUE RIVER PETCARE
 1 S. WACKER, SUITE 2200
 CHICAGO, ILLINOIS 60606
 312-436-1176

SPECIAL EXCEPTION / VARIANCE PLAN - DEVELOPED CONDITIONS
GENERALS HIGHWAY - PARCEL 99
 1320 GENERALS HIGHWAY, CROWNSVILLE, MARYLAND 21032
 TAX MAP 36 GRID 14 PARCEL 99
 ANNE ARUNDEL COUNTY, MARYLAND
 DISTRICT 2ND

SCALE: 1" = 30' DATE: 5/10/2025 PROJ. NO: GB-2124 SHEET 2 OF 2