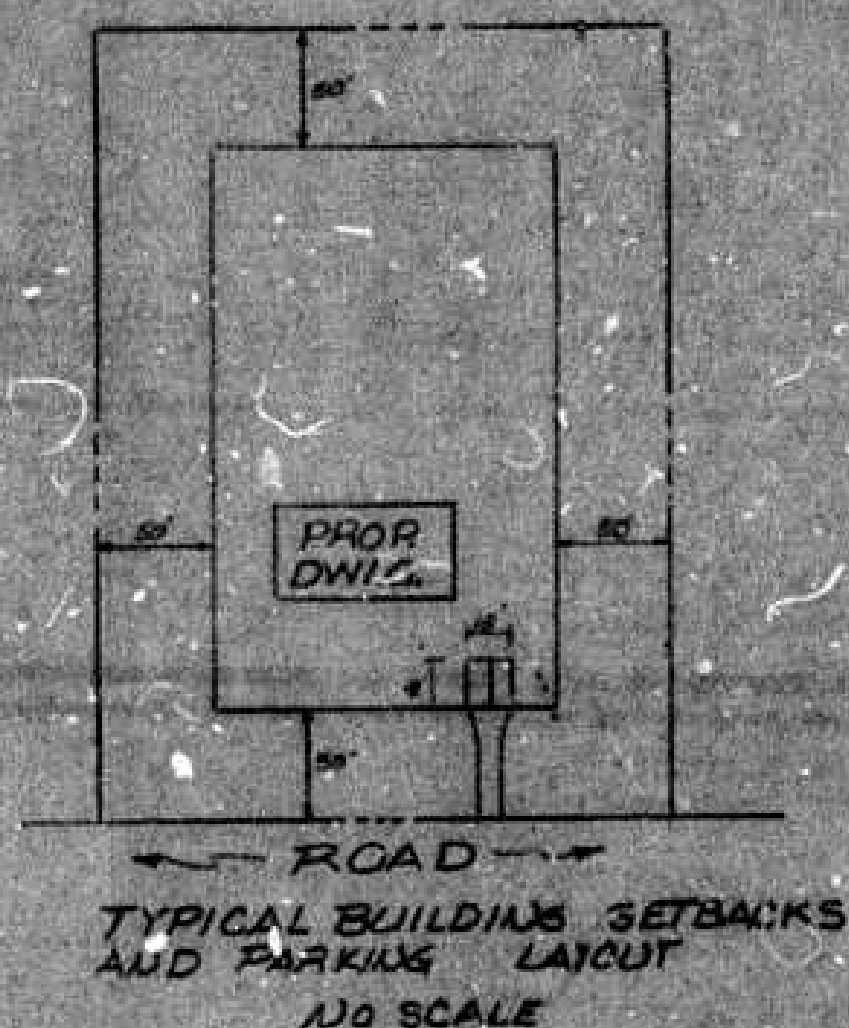
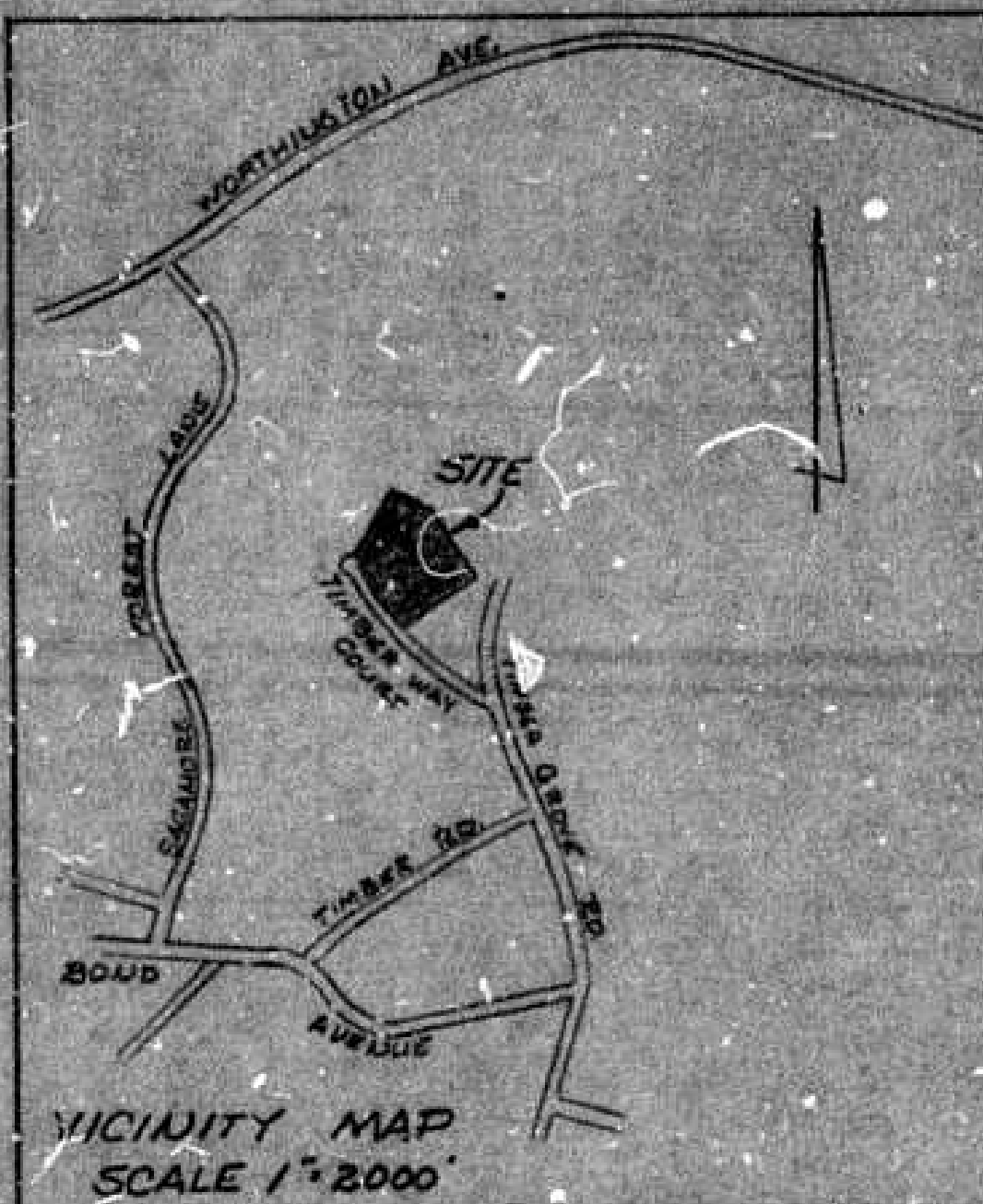




- ### GENERAL NOTES
1. ALL LOTS SHOWN HEREON ARE TO BE SOLD.
 2. PRIVATE PARKING AREAS (DRIVEWAYS) ARE TO BE PAVED WITH DUSTLESS AND DURABLE SURFACE (ASPHALT OR CONCRETE).
 3. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR PAHAMULE LOTS ARE PROVIDED TO THE JUNCTION OF THE PAHAMULE LOT DRIVEWAY AND THE STREET RIGHT OF WAY LINE ONLY & NOT OUT TO THE PAHAMULE LOT DRIVEWAY.
 4. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BLDGS ONLY.
 5. ACCESSORY STRUCTURES, FENCES, & PROTECTIONS INTO YARDS MAY BE CONSTRUCTED, BUT MUST COMPLY WITH SECTION 4004.301 OF THE BALTO. CO. ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
 6. EACH LOT SHALL BE PROVIDED WITH 2 PARKING SPACES (415'), GARAGED OR UNGARAGED, NOT SUBJECT TO BLOCKAGE.
 7. ENTIRE PROPERTY IS COVERED WITH MIXED HARDWOODS IN BOTH MATURE AND SECONDARY GROWTH.
 8. BOUNDARIES FOR THE LOTS IS TO BE CONFINED TO THE IMMEDIATE AREA SURROUNDING THE DWELLING, AND THE DWELLING WILL BE SO LOCATED AS TO MAKE MAXIMUM USE OF EXISTING TREES.
 9. LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LAND OWNERS.
 10. REFUSE PICKUP BY BALTIMORE COUNTY.
 11. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PAHAMULE LOT AND THE STREET RIGHT OF WAY AND LOT ON THE PAHAMULE LOTS DRIVEWAY.

DENSITY CALCULATIONS

EXISTING ZONE	RC 5
AREA OF LOTS	6.229
LOTS PERMITTED	6.18 LOTS
LOTS PROPOSED	6 LOTS
DENSITY	0.442 LOTS/AC

- ### PROVISORY SECTION GENERAL NOTES
- 1) THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED, NOR SHOULD IT BE UTILIZED, AS A FINAL DEVELOPMENT PLAN FROM WHICH BLDG. APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 500' THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 500' OF THEIR HOME.
 - 2) THE DIMENSIONED BOUNDARIES OF THE PROVISORY SECTION, AS INDICATED HEREON, ARE NOT INTENDED TO SEPERATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THIS PARTIAL DEVELOPMENT PLAN, INCLUDING THE PROVISORY SECTION, MUST BE APPROVED IN ACCORDANCE WITH SECTION 1601.3A.7.
 - 3) APPROVAL OF THE PROVISORY SECTION IS NOT BASED ON FINAL ENGINEERING PLANS, HOWEVER IT IS INTENDED TO ESTABLISH THE FINAL LOCATION, HEIGHT, USE AND ALL DIMENSIONS OF BUILDINGS, OTHER ENVELOPES, TO WITHIN 25' OF THEIR FINAL ENGINEERED LOCATION. THE LOCATION AND TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE RETAINED, CORRECTIONS, REMOVAL AREAS AND DRIVES TO THE EXTENT POSSIBLE, SO AS TO COINCIDE WITH THEIR FINAL PERMANENT IMPROVEMENT AND OTHER PERTINENT AMELITIES.
 - 4) AT THE TIME OF BUILDING PERMIT APPLICATIONS, THE PROVISORY SECTION OF THIS DEVELOPMENT PLAN MUST BE REPORTED TO COMPLY WITH ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1601.3A.5 OF THE ZONING REGULATIONS.

REASON FOR 2ND AMENDED DEVELOPMENT PLAN:
TO BE SUBDIVIDE LOTS 19, 20, 21 INTO LOTS 19A, 19B, 20A, 21

2ND AMENDED
PARTIAL DEVELOPMENT PLAN
RESUBDIVISION LOTS 19, 20, 21
SECTION TWO
SAGAMORE FOREST II
4TH ELECT. DIST. BALTO. CO. MD.
SCALE 1"=100' FEBRUARY 17/1983

PETITIONER'S
EXHIBIT

Plan #203

OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

R. F. RAFFEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204



OWNER & DEVELOPER
NORTHAMPTON HILLSIDE LTD. PARTNERSHIP
70 GAYLORD GROVES INVESTMENT COMPANY
RD. BOX 400 PAPER MILL RD.
RUDENNA MD. 21121



PETITION FOR SPECIAL HEARING

4th Election District
 ZONING: Petition for Special Hearing
 LOCATION: East side of Timber Way Court, 852 ft. North of Timber Grove Road
 DATE & TIME: Thursday, June 9, 1983 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

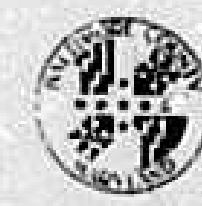
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the Second Amendment of the Partial Development Plan for Section Two - Sagamore Forest II, seeking to re-subdivide present Lots 19, 20 and 21 into Lots 19, 19A, 20 and 21

All that parcel of land in the Fourth District of Baltimore County

Being the property of Worthington Hillside Ltd. Partnership, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 9, 1983 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

May 31, 1983

Robert E. Carney, Jr., Esquire
 406 Jefferson Building
 Towson, Maryland 21204

Re: Petition for Special Hearing
 E/S of Timber Way Court, 852' N of
 Timber Grove Road
 Worthington Hillside Ltd. Partnership, Petitioner
 Case No. 83-273-SPH

Dear Mr. Carney:

This is to advise you that \$76.75 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 117839
 DATE 6/9/83 ACCOUNT R-01-615-000
 AMOUNT \$76.75
 RECEIVED FROM Worthington Hillside Limited Partnership
 FOR Advertising & Posting Case #83-273-SPH
 110*****767510 8108A
 VALIDATION OR SIGNATURE OF CASHIER

May 11, 1983

Robert E. Carney, Jr., Esquire
 406 Jefferson Building
 Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing
 E/S of Timber Way Court, 852' N of
 Timber Grove Road
 Worthington Hillside Ltd. Partnership - Petitioner
 Case #83-273-SPH

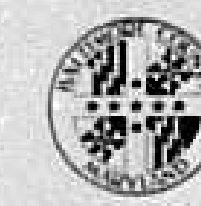
TIME: 9:30 A.M.

DATE: Thursday, June 9, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 115067
 DATE 5-29-83 ACCOUNT R-01-615-000
 AMOUNT 108.00
 RECEIVED FROM Mr. Hammon
 FOR Filing fee for Case 203 with J. Hammon
 105*****100800 8258A
 VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

June 20, 1983

Robert E. Carney, Jr., Esquire
 406 Jefferson Building
 Towson, Maryland 21204

RE: Petition for Special Hearing
 E/S of Timber Way Ct., 852' N
 of Timber Grove Rd. - 4th Election
 District
 Worthington Hillside Ltd. Partnership -
 Petitioner
 NO. 83-273-SPH (Item No. 203)

Dear Mr. Carney:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M.H. JUNG
 Deputy Zoning Commissioner

JMPJ/mc

Attachments

cc: John W. Hession, III, Esquire
 People's Counsel



BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

June 23, 1983

Mr. William Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 198, 200, 201, 202, 203, and 205
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 198, 200, 201, 202, 203, and 205.

Michael S. Flanagan
 Traffic Engineer Assoc. II

MSF/ccm



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 494-4500

PAUL H. FENCKE
 CHIEF

Mr. William Hammond
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Worthington Hillside Ltd. Partnership
 Location: E/S Timber Way Court 852.64' N. from centerline of Timber Grove Road
 Item No.: 203 Zoning Agenda: Meeting of April 5, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Pan-Handle Road shall be a minimum width of 16 feet.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Approved: [Signature]
 Planning Group Fire Prevention Bureau
 Special Inspection Division

1mb

83-273-SPH

Robert E. Carney, Jr., Esquire
 406 Jefferson Bldg.
 Towson, Md. 21204

E. F. Raphael & Assoc.
 741 Cortland Ave
 Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this April 1983 day

WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner: Worthington Hillside, Ltd. Partnership

Petitioner's Attorney: Robert E. Carney, Jr., Esquire
 Nicholas S. Commodari
 Chairman, Zoning Plans
 Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 441 Date of Posting: May 12, 1983
 Posted for: Special Hearing
 Petitioner: Worthington Hillside, Ltd.
 Location of property: E/S of Timber Way Court, 852' N. of Timber Grove Road
 Location of Signs: Outside of Timber Way Court, approx. 950' North of Timber Grove Road, at intersection with N/S of Timber Way Court
 Remarks: [Signature]
 Signed by: [Signature] Date of return: May 22, 1983
 Number of Signs: 2

PETITION FOR SPECIAL HEARING

4th Election District

LOCATION: East side of Timber Way Court, 852 ft. North of Timber Grove Road

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

DATE & TIME: Thursday, June 9, 1983 at 9:30 A.M.

PETITIONER: Worthington Hillside Ltd. Partnership

Case No. 83-273-SPH

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the Second Amendment of the Partial Development Plan for Section Two - Sagamore Forest II, seeking to re-subdivide present Lots 19, 20 and 21 into Lots 19, 19A, 20 and 21

All that parcel of land in the Fourth District of Baltimore County

Containing 4.88 Acres of land more or less

Being the property of Worthington Hillside Ltd. Partnership, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, June 9, 1983 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 12, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 12th day of June, 1983, the first publication appearing on the 12th day of May, 1983.

THE JEFFERSONIAN
 S. Frank Smith
 Manager

Cost of Advertisement, \$ 21.25

NEWSPAPERS OF MARYLAND, INC.

Trinistat, Md., May 19, 1983
 Req. # L47029 P 044813
 that the annexed Pet. for Sp. Hearing
 1) 1383
 2) 1383
 Times, a daily newspaper published in Westminster, Carroll County, Maryland.
 Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.
 mes, a weekly newspaper published in sisterstown, Baltimore County, Maryland.

NEWSPAPERS OF MARYLAND, INC.

Per: [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to amend the First Amendment of the Partial Development Plan of Sagamore Forest II - Section Two to resubdivide Lots 19, 20, and 21 into Lots 19, 19A, 20, and 21, as approved by the Baltimore County Planning Board on April 21, 1983, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June, 1983, that the 2nd Amended Partial Development Plan of Sagamore Forest II - Section Two, dated February 17, 1983, marked Petitioner's Exhibit 1, to resubdivide Lots 19, 20, and 21 into Lots 19, 19A, 20, and 21, in accordance with Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County

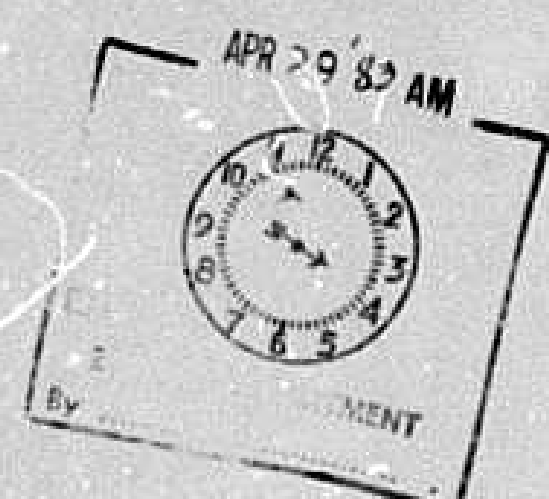
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
FROM: Norman E. Gerber, Secretary, Baltimore County Planning Board
SUBJECT: 2nd Amended Partial Development Plan - Sagamore Forest II Section Two

Pursuant to Section 1801.3.A.7 of the Baltimore County Zoning Regulations, the Planning Board approved the 2nd Amended Partial Development Plan of Sagamore Forest II Section Two on April 21, 1983.

Norman E. Gerber
Norman E. Gerber
Secretary, Baltimore County Planning Board



NEG:rh
cy: Eugene A. Bober

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 203, Zoning Advisory Committee Meeting of April 5, 1983
Property Owner: Worthington Hillside Ltd. Partnership
Location: El's Timber Way Court District 4
Water Supply Public Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any char-broiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 203
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- (X) Soil percolation tests have been conducted.
(X) The results are valid until revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Other: Revised Percolation test plot plans must be submitted prior to approval of the final revised plat.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert F. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 5, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 5, 1983

RE: Item No: 198, 199, 200, 201, 202, (203), 204, 205
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,
Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

NNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William F. Hammond, Zoning Commissioner
FROM: Norman E. Gerber, Director
SUBJECT: Office of Planning and Zoning
Zoning Petition No. 83-273-SPH
Worthington Hillside Ltd. Partnership

Date: May 17, 1983

This amendment was approved by the Planning Board at its regular meeting on April 21, 1983.

Norman E. Gerber
Norman E. Gerber,
Director of Planning and Zoning

NEG:JGHslc

cc: Arlene January
Shirley Hess

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3400

Description of the Amended Area

REG-000000 771-0000

of the Development Plan

Mar. 12, 1983

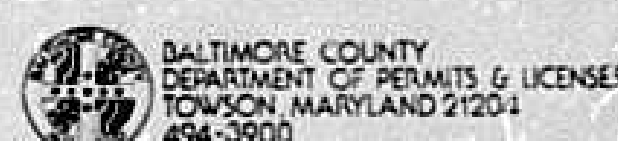
Section Two -
Sagamore Forest II

Beginning for the same at a point on the east side of Timber Way Court at the division line between Lots 21 and 22 as shown on the plat of Section Two of Sagamore Forest II said point being 352.64 ft. northerly of the intersection of the west side of Timber Grove Road and the north side Timber Way Court, running thence on the east side of Timber Way Court by a curve to the right for a distance 325.00 ft., thence N 70° 51' 23" W 68.13 ft., thence by a curve to the right for a distance of 35-14 ft., thence by a curve to the left for a distance of 85-60 ft., thence leaving Timber Way Court and running N 14° 18' 52" E 365.97 ft., S 62° 11' 40" E 285 ft., S 29° 51' 14" E 488.00 ft. and S 56° 41' 22" W 478.76 ft. to the place of beginning.

Containing 6.229 Acres of land more or less.



E. F. Raphael
E. F. Raphael
Registered Professional Land Surveyor



TED ZALESKI, JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond
Comments on Item # 203 Zoning Advisory Committee Meeting April 5, 1983 are as follows:

Property Owner: Worthington Hillside Ltd. Partnership
Location: E/S Timber Way Ct. 852.64' N. from centerline of Timber Grove Road
Existing Zoning: R.C. 5
Proposed: Single Special Hearing to approve the 2nd Amendment of the Partial Development Plan for Sec. 2, Sagamore Forest II seeking to resubdivide present Lots 19, 20 & 21 into Lots 19, 19A, 20 and 21.
Acreage: 6.229
District: 4th

The items checked below are applicable:

- ✓ A. All structure shall conform to the Baltimore County Building Code 1981/Ordinance 111-82 and other applicable Codes.
- ✓ B. A building and other miscellaneous permits shall be required before beginning construction.
- ✓ C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 1'0" of lot lines. A fireproof is required if construction is on the lot line. See Table 1401, Item 2, Section 1401 and Table 1402.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, in the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is requested can comply with the height/area requirements of Table 375 and the required construction classification of Table 1401.
- I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room 2122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

83-273-SPH 83-273-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 306.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the Second Amendment of the Partial Development Plan for Section Two - Sagamore Forest II seeking to re-subdivide present Lots 19, 20 and 21 into lots 19A, 19B, 20 and 21.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State

Legal Owner(s): (Type or Print Name) Signature Address City and State

By: (Type or Print Name) Signature Address City and State

Attorney for Petitioner: (Type or Print Name) Signature Address City and State

By: (Type or Print Name) Signature Address City and State

By: (Type or Print Name) Signature Address City and State

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of April, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of June, 1983, at 9:30 o'clock A.M.

Z.C.O.-No. 1 (over)

11. These restrictions shall be binding until the first day of September, 2000. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, restrictions or conditions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

12. Invalidation of any of these covenants, agreements, restrictions or conditions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

13. These restrictions shall apply only to the lots as shown on the aforesaid plat entitled "Sagamore Forest II, Section Two" and shall not be binding on any other property of the Declarant, its successors and assigns.

14. No lot shall be split, divided, or sub-divided for sale, resale, gift, transfer or otherwise after acquisition from the Declarant. With respect to any of said lots while owned by the Declarant, the Declarant expressly reserves the right to further subdivide, to alter property lines, to alter setback lines and to otherwise revise the aforesaid subdivision plat of "Sagamore Forest II, Section Two" in any respect, subject to applicable Baltimore County regulations and requirements.

15. No more than seven thousand (7,000) square feet of wooded area on any lot may be cleared without express written authorization of the Architectural Committee.

16. No sign or other advertising device of any nature shall be placed on any lot advertising the said lot or the improvements thereon as being for sale unless approved in writing by the Declarant. This restriction shall terminate on December 31, 1983.

AS WITNESS the hand and seal of said Worthington Hillside Limited Partnership, the Declarant, by Thomas L. Pittman, Jr.; Vice President of Gaylord Brooks Investment Company, General Partner.

WITNESS

By: GAYLORD BROOKS INVESTMENT COMPANY (SEAL) General Partner

By: Thomas L. Pittman, Jr.; Vice President Gaylord Brooks Investment Company

STATE OF MARYLAND, COUNTY OF BALTIMORE, to Wit:

I HEREBY CERTIFY, that on this 2nd day of May, 1980, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared THOMAS L. PITTMAN, Jr., Vice President of Gaylord Brooks Investment Company, General Partner of WORTHINGTON HILLSIDE LIMITED PARTNERSHIP, and he acknowledged the foregoing Declaration of Restrictions to be the act and deed of said partnership.

AS WITNESS my hand and Notarial Seal.

Notary Public

Rec'd for record MAY 15 1980 at Per Elmer E. Kahlman, Jr., Clerk Mail to Receipt No.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
E/S of Timber Way Ct., 852' N of
Timber Grove Rd., 4th District : OF BALTIMORE COUNTY

WORTHINGTON HILLSIDE LTD. : Case No. 83-273-SPH
PARTNERSHIP, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pur. sent to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 17th day of May, 1983, a copy of the foregoing Order was mailed to Robert E. Carney, Jr., Esquire, 406 Jefferson Building, Towson, MD 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

THIS DECLARATION OF RESTRICTIONS, made this 15th day of May, 1980, by WORTHINGTON HILLSIDE LIMITED PARTNERSHIP, a Maryland General Partnership (hereinafter called "Declarant").

RECIPIENTS

(A) The Declarant is the owner, in fee simple of those lots shown and designated on the subdivision plat entitled "Sagamore Forest II, Section Two" recorded among the Land Records of Baltimore County, in Plat Book ENK Jr. 46, folio 3, as the same may be amended from time to time.

(B) The Declarant, for the purposes of creating and maintaining a general scheme of development, desires that the aforesaid lots be subject to the covenants, conditions and restrictions hereinafter set forth.

NOW, THEREFORE, the Declarant for itself, its successors and assigns, hereby declares that all the aforesaid lots shall be subject to the covenants, restrictions, conditions and reservations hereinafter set forth.

1. Lots as shown on the aforesaid plat of Sagamore Forest II, Section Two shall be used for private residential purposes only and no dwelling shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling, said dwelling designed for single-family occupancy. Single-family occupancy shall not be construed to prevent the erection of a dwelling with an attached apartment or living area for use by member or members of the owner's family. Nothing herein contained shall prevent the use of part of a lot as a right of way for use by other lots within the subdivision. Residential use shall not bar a home office use of the property provided the owner of said lot complies with the applicable zoning regulations of Baltimore County.

2. No building, fence, wall, hedge, or other structure shall be commenced, erected, placed or altered in structure or color, on any lot until the plans and specifications and including color scheme and a grading plan showing the location of the structure have been approved in writing by the Architectural Approval Committee, hereinafter referred to as Committee. This Committee shall consist of three (3) members, one of which shall be an architect. The members shall be chosen by the Declarant. In the event of death or resignation of a member of said Committee, the Declarant shall select a new member. In the event that the Declarant fails to name a new member within thirty (30) days of said vacancy, the remaining members shall select a new member.

Before commencement of construction, the owners of lots shall present their plans and specifications to the Committee together with a non-refundable fee of Fifty Dollars (\$50.00) covering the cost of reviewing the plans and specifications. Plans and specifications must be acted on by the Committee within fifteen (15) days after submission. If the Committee fails to act on said plans and specifications within said fifteen (15) day period, the plans and specifications shall automatically be approved. The fee charged for reviewing the plans and specifications shall not be charged more than once except if the plans and specifications submitted are for a different house after prior plans and specifications have been approved by the Committee for the same property. The Committee shall have the right to refuse to approve any such plans and specifications, or grading and location plans which are not suitable or desirable, in its opinion, for esthetic or other reasons, and in so passing upon such plans, specifications, or grading, and locations plans, it shall have the right to take

PETITIONER'S EXHIBIT 2

TRANSFER TAX NOT REQUIRED

5-15-80

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 27, 1983

Robert E. Carney, Jr., Esquire
406 Jefferson Building
Towson, Maryland 21204

RE: Item No. 203 - Case No. 83-273-SPH
Worthington Hillside Ltd., Partnership
Special Hearing Petition

Dear Mr. Carney:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to amend the partial development plan of Sagamore Forest II, Section II by creating an additional lot and coupled with the fact that lots have been sold within 300' of the proposed change, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Md. 21204

into consideration the suitability of the proposed building or other structure, and of the materials, of which it is built, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure or the roadway as planned on the outlook from the adjacent or neighboring properties. In the event of the failure of the purchaser or purchasers of lots in "Sagamore Forest II, Section II" to obtain the required prior written approval of plans, specifications and grading studies as established in this paragraph, said purchasers hereby agree to reimburse the Declarant or its assigns for all costs and expenses to which it may be put as a result of said failure, including, but not limited to, court costs and attorney's fees. Any dwelling constructed on said lot shall be completed in every exterior detail within twelve (12) months from date of beginning such construction.

3. Easements for installation, maintenance of utilities and drainage facilities are reserved as shown on the aforesaid recorded plat. In addition thereto, the Baltimore Gas & Electric Company shall have the right to place upon the lots at such locations as may be deemed necessary by the Gas & Electric Company, electric transformers, transformer pads and telephone pedestals.

4. No structure of a temporary character, such as, but not limited to, a trailer, shack or tent, shall be placed or used on any of the lots aforesaid as a residence or for storage or as an auxiliary building, either temporarily or permanently, except that a temporary structure may be placed or used thereon if used and operated solely in connection with the construction of permissible permanent improvements; provided, however, that such temporary structure shall be removed from the premises within thirty (30) days after completion of the construction of the permissible permanent improvements, and provided, further, that such structure be removed within a period of twelve (12) months from the date of its original construction.

5. No recreational vehicles, such as, but not limited to, campers, motor homes, and tent vehicles may be parked or kept on any lot, except those that are stored in a garage. No motorcycles may be operated on any lot.

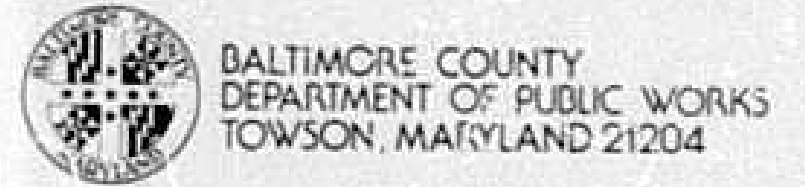
6. No live poultry, hogs, cattle, horses, ponies or similar livestock shall be kept on any lot. A maximum of two (2) dogs and two (2) cats are permitted, provided that they are properly housed and caged for and are restricted to the lot owner's property.

7. Owners of lots shall be responsible for providing driveway access to their lots from the paved portion of the County road abutting the owner's lot. All driveways shall be paved with a hard durable surface, such as macadam, tar and chip, concrete or other similar material. Paving shall be completed one (1) year from the date of commencement of construction of the dwelling on said lot.

8. No facilities, including poles and wires for the transmission of electricity, telephone and the like shall be placed or maintained above the surface of the ground on any lot; and, no external or outside antennas of any kind shall be maintained without the prior written approval of the Architectural Approval Committee.

9. The Declarant, its successors and assigns, reserves the right to waive such portion of the protective covenants placed on this property as the Declarant deems necessary or in the best interest of the development as determined by the Declarant. All waivers shall be in writing and a copy thereof shall be filed with the Architectural Approval Committee and a copy thereof shall be available to all lot owners upon request. The Declarant also reserves the right to change building setback lines and to alter lot lines between lots owned by the Declarant.

10. The provisions herein contained shall run with and bind the land and shall inure to the benefit of and be enforceable by the Declarant or the owner of any part of said land included in said plat, their respective legal representatives, heirs, successors and assigns. Failure by the Declarant or any such owner or owners to enforce any restriction, condition, covenant or agreement herein contained, shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto.



MARY J. PISTEL, P.E.
DIRECTOR

May 6, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #203 (1982-1983)
Property Owner: Worthington Hillside
Ltd. Partnership
E/S Timber Way Ct. 852.64' N. from centerline
of Timber Grove Rd.
Area: 6.229 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 47907, executed in conjunction with the development of Sagamore Forest II (formerly Worthington Hillside), Section 2, of which this property is a part.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 203 (1982-1983).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:RAM:RWR:iss

W-SW Key Sheet
65 NW 34 Pos. Sheet
NW 17 To go Sheet
49 Tax Map