

85-355-SPH PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

a subdivision of John E. Sauter property, formerly Carroll W. Sauter property for non-density transfer

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/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) John E. Sauter
 Signature (Type or Print Name) John E. Sauter
 Address (Type or Print Name) Janet L. Sauter
 City and State (Type or Print Name) Janet L. Sauter

Attorney for Petitioner: Ralph Deitz, Esquire
 (Type or Print Name) Address 2206 Ridge Road, Towson, Maryland 21204
 Signature (Type or Print Name) Ralph Deitz
 City and State (Type or Print Name) Towson, Maryland 21204
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John E. Sauter, 2206 Ridge Road, Towson, Maryland 21204
 Attorney's Telephone No.: 922-2121

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of May, 1985, 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 had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 11th day of June, 1985, at 1:30 o'clock P.M.

(over)

85-355-SPH

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 7th day of May, 1985.

Petitioner: John E. Sauter, et ux
 Attorney: Ralph Deitz, Esquire
 Received by: Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1985

County Office Bldg.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Chairman
 Nicholas B. Commodari

Members:
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Planning Department
 Building Department
 Board of Education
 Social Administration
 Industrial Development

Ralph Deitz, Esquire
 9025 Liberty Road
 Randallstown, Maryland 21133

Item No. 275 - Case No. 85-355-SPH
 Petitioner: John E. Sauter, et ux
 Special Hearing Petition

Dear Mr. Deitz:

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 transfer a portion of lot #2 to the adjacent property and said area is less than one acre, 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
 Nicholas B. Commodari, Chairman
 Zoning Plans Advisory Committee

Enclosure
 cc: William E. Doyle
 5312 Drywood Drive
 Sykesville, Md. 21784

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

May 17, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #275 (1984-1985)
 Property Owner: John E. Sauter, et ux
 W/S Ridge Rd., 1600' N. from Dogwood Rd.
 Acres: 2.2
 District: 2nd

Dear Mr. Jablon:

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 Comments:

Since no public facilities are involved, this office has no comment.

Very truly yours,

James A. M...
 James A. M..., P.E., Chief
 Bureau of Public Services

JAM:EAM:PMO:iss

cc: File

ORDER RECEIVED FOR FILING

DATE June 21, 1985

BY [Signature]

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3553

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4/6/85
 Item #275
 Property Owner: John E. Sauter, et ux
 Location: W/S Ridge Rd., N. of Dogwood Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-38 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on []
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by §111.175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is []
- () The property is located in a traffic area controlled by a "T" level intersection as defined by §111.175-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
 The entire site must be shown in the record plat. The entire site must be shown in the record plat. The entire site must be shown in the record plat.

cc: James Hoswell

Eugene A. Boser
 Chief, Current Planning and Development

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3553

STEPHEN E. COLLINS
 DIRECTOR

April 8, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 274, 275, 276, 277, and 279 ZAC Meeting of April 2, 1985
 Property Owner: []
 Location: []
 Existing Zoning: []
 Proposed Zoning: []

Acres: []
 District: []

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 274, 275, 276, 277, and 279.

Michael S. Flanigan
 Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 275, Zoning Advisory Committee Meeting of April 2, 1985

Property Owner: John E. Sauter, et ux

Location: W/S Ridge Road District 2

Water Supply: drilled well Sewage Disposal: septic system

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 and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for 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 charbroiler 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 Protection 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)

April 2, 1985
 Date

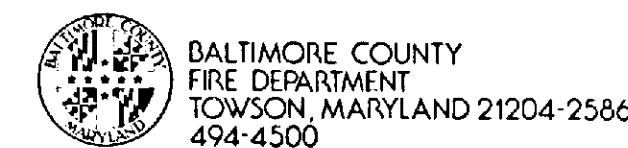
Zoning Item # 275 Zoning Advisory Committee Meeting of April 2, 1985
 Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 () The results are valid until []
 () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () 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 and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: A revised site plan is needed showing a minimum of 10 feet wide strip of sewage disposal reserve area at least 100' down slope of the existing well. The owner and the surveyor have been notified of this situation.

Jan P. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

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:



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

PAUL H. REINCKE
CHIEF

April 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property of John E. Sauter, et ux

Location: W/S Ridge Rd. 1600' N. from Dogwood Road

Item No.: 275 Zoning Agenda: Meeting of 4/2/85

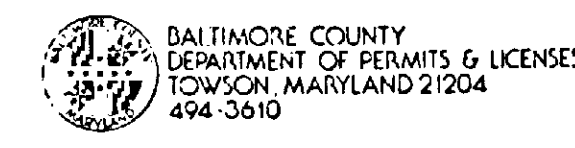
Gentlemen:

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or 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.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

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

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

April 15, 1985

ED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 275 Zoning Advisory Committee Meeting are as follows:

Property Owner: John E. Sauter, et ux
Location: W/S Ridge Road 1600' N. from Dogwood Road
Existing Zoning: R.C. 3
Proposed Zoning: Special hearing to approve a resubdivision for John E. Sauter property formerly Carroll W. Sauter property for non-density transfer.

Address: R.C. 3
District: 2nd.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill L-82 State of Maryland Code for the Handicapped and Aged; and other applicable codes.

(B) A building/ & other [] permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(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" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.

(F) Requested variance appears to conflict 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, turn the services of a Registered or Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

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 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Burdham, Chief
Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 3, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 85-348-A, 85-355-SpH and 85-359-SpH

Assuming compliance with the comments of the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Ms. Jean Marie Jung
TO: Deputy Zoning Commissioner Date: June 19, 1985
FROM: Brooks H. Stafford
SUBJECT: Carroll W. Sauter, et ux Property, Zoning Item #275

JOHN SAUTER, et ux

This office is in receipt of the revised plan dated May 15, 1985, regarding the above referenced property. Based on said plan, approval is recommended for the non-density transfer of Parcel A, from Lot 1 to Lot 2.

Should you have any questions regarding this matter, contact me at 494-2762.

[Signature]
Brooks H. Stafford, M.H.S.
Director
ENVIRONMENTAL SUPPORT SERVICES

BHS:pb

cc: Mr. Dennis A. Warren

WILLIAM E. DOYLE
REGISTERED LAND SURVEYOR B440
5212 EMERALD DRIVE
SYKEVILLE, MARYLAND 21704
Phone: 795-2210

Date: May 5, 1985

Mr. Nicholas B. Commodari
Zoning Office
Baltimore County Office Building
Towson, Maryland 21204

Re: John E. Sauter Property

Sir,
Inclosed please find 7 prints of revised plats of the above mentioned property, situated on the southeast side of Rolling Road, approximately 250 feet southwest of Liberty Road, Election District 2, Baltimore County, Maryland, for your review. The revisions made are in conjunction with the May 2 meeting held with Ms. Sue Carroll of the Current Planning Office.

Respectfully,
[Signature]
William E. Doyle



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

ARNOLD JABLON
ZONING COMMISSIONER

June 21, 1985

Mr. & Mrs. John E. Sauter
2306 Ridge Road
Woodlawn, Maryland 21207

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR SPECIAL HEARING
W/S Ridge Rd., 1600' N of
Dogwood Rd. (2306 Ridge Rd.)
2nd Election District
John E. Sauter, et ux, Petitioners
Case No. 85-355-SpH

Dear Mr. & Mrs. Sauter:

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

Very truly yours,
[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Ridge Rd., 1600' N of * DEPUTY ZONING COMMISSIONER
Dogwood Rd. (2306 Ridge Rd.) *
2nd Election District * OF BALTIMORE COUNTY
John E. Sauter, et ux, * Case No. 85-355-SpH
Petitioners *

The Petitioners herein request a special hearing to approve a resubdivision of John E. Sauter Property, formerly Carroll W. Sauter property, for non-density transfer.

Testimony by the Petitioners indicates that the father of the Petitioner owns the 95 plus acres from which lots 1 and 2 were legally subdivided and recorded. The Petitioners owned and lived in the existing house on lot 2 from the time it was built in 1964 until September 1984 when they acquired and moved into a 1912 house on lot 1. The proposed purchaser of the present lot 2 does not want Parcel A, the rear portion of the present lot 2, whereas the Petitioner needs that parcel for his continued use of the existing one story garage.

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 approve a resubdivision of John E. Sauter Property, formerly Carroll W. Sauter property, for non-density transfer would not be detrimental to the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of June, 1985, that the Petition for Special Hearing, in accordance with the site plan prepared by William E. Doyle, Registered Land Surveyor, dated May 15, 1985 and marked Petitioner's Exhibit 2, is GRANTED, from and after the date of this Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR SPECIAL HEARING

2nd Election District

LOCATION: West side Ridge Road, 1,600 ft. North of Dogwood Road (2306 Ridge Road)

DATE AND TIME: Tuesday, June 11, 1985 at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 a resubdivision of John E. Sauter property (formerly Carroll W. Sauter property) for non-density transfer

Being the property of John E. Sauter, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

William E. Doyle

LAND SURVEYOR 8440
5315 EMERALD DRIVE SYKESVILLE, MARYLAND 21784 PHONE (301) 796-2310
March 11, 1985

Description of John E. Sauter and Janet L. Sauter his wife, property for non-density transfer situated on the southwest side of Ridge Road in the 2nd Election of Baltimore County Maryland.
Beginning for the same at a point in the centerline of Ridge Road 1600 ft. north of Dogwood Road, running thence leaving said road, (1) S53°39'10"W 374.43 ft. (2) N36°42'59"W 705.68 ft. (3) N67°59'08"E 405.89 ft. to a point in the centerline of said Ridge Road, running thence binding on the centerline of said road for the following three courses and distances (4) W36°34'50"E 544.78 ft. (5) S24°43'50"E 32.00 ft. (6) S11°36'47"E 32.00 ft. to the place of beginning. Containing 5.80158 acres of land more or less.



William E. Doyle
William E. Doyle
Registered Land Surveyor 8440

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S Ridge Rd., 1,600' N of : OF BALTIMORE COUNTY
Dogwood Rd. (2306 Ridge Rd.) :
2nd District :
JOHN E. SAUTER, et ux, : Case No. 85-355-SPH
Petitioners :

ENTRY OF APPEARANCE

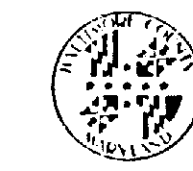
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of May, 1985, a copy of the foregoing Entry of Appearance was mailed to Ralph Deitz, Esquire, 9026 Liberty Rd., Randallstown, MD 21133, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

June 5, 1985

Ralph Deitz, Esquire
9026 Liberty Road
Randallstown, Maryland 21133

RE: Petition for Special Hearing
W/S Ridge Rd., 1,600' N of Dogwood
Road (2306 Ridge Road)
John E. Sauter, et ux - Petitioners
Case No. 85-355-SPH

Dear Mr. Deitz:

This is to advise you that \$52.30 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007333

ARNOLD JABLON
Commissioner

DATE: 6/11/85 ACCOUNT: 7-07-412-000

AMOUNT: \$ 52.30

RECEIVED: John E. Sauter

FOR: Advertising and Posting Case 85-355-SPH

5 612*****1204 1204

VALIDATION OR SIGNATURE OF CASHIER

Office of
PATUXENT
Publishing Corp.

10750 Little Patuxent Pkwy.
Columbia, MD 21044

May 23 19 85

85-355-SPH

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:

☐ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 25 day of May 19 85, that is to say, the same was inserted in the issues of

May 23, 1985

PATUXENT PUBLISHING CORP.
By: [Signature]

Ralph Deitz, Esquire
9026 Liberty Road
Randallstown, Maryland 21133

May 14, 1985

NOTICE OF HEARING

RE: Petition for Special Hearing
W/S Ridge Rd., 1,600' N of Dogwood Road
(2306 Ridge Road)
John E. Sauter, et ux - Petitioners
Case No. 85-355-SPH

TIME: 1:30 p.m.

DATE: Tuesday, June 11, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005326

DATE: 5-22-85 ACCOUNT: 7-07-412-000

AMOUNT: \$ 35

RECEIVED: [Signature]

FOR: [Signature]

5 612*****1204 1204

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ralph Deitz, Esquire
9026 Liberty Road
Randallstown, Maryland 21133

RE: Item No. 275
Petitioner - John E. Sauter, et ux
Special Hearing Petition

Dear Mr. Deitz:

Recently a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans and/or further information about this proposal would be required from the following departments:

Ms. Sue Carrell - Current Planning - 494-3335

Mr. Nicholas Commodari - Zoning Office - 494-3391

In order to avoid any future delays in processing this petition, you should contact the representative from the above department(s) and discuss the required revisions and/or requested information. When discussing this petition, it should be referred to by the above referenced item number. After discussing this matter with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be. Until this matter is resolved, the petition will not be scheduled for a hearing.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc

cc: William E. Doyle
5312 Emerald Drive
Sykesville, Md. 21784

[Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-355-SPH

District: 2nd Date of Posting: May 27-85

Posted for: Special Hearing

Petitioner: John E. Sauter, et ux

Location of property: W/S Ridge Rd., 1,600' N of Dogwood Rd. (2306 Ridge Rd.)

Location of Sign: West side of Ridge Rd. in front of subject property between lot 1 and 2

Remarks:

Posted by: [Signature] Date of return: May 31-85

Number of Signs: 1

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

PETITION FOR SPECIAL HEARING
2nd Election District
LOCATION: West side Ridge Road, 1,600 ft. North of Dogwood Road (2306 Ridge Road)
DATE AND TIME: Tuesday, June 11, 1985 at 1:30 P.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 a resubdivision of John E. Sauter property (formerly Carroll W. Sauter property) for non-density transfer.
Being the property of John E. Sauter, et ux as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 23,

85-355 SPH
"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 23, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 23, 1985

THE JEFFERSONIAN,

W. Venetaki
Publisher

Cost of Advertising
27.50

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PETITION FOR SPECIAL HEARING
2nd Election District
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May 23,

