

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 the Second Amended Partial Development Plan, Section Two, Sagamore Forest II, showing revised lots in the provisory section.

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) Northington Hillside Limited Partnership
 Signature: (Type or Print Name) Richard A. Moore, President,
 Gaylord Brooks Investment Company, Gen. Mgr.
 Address: (Type or Print Name)
 City and State: Signature
 Attorney for Petitioner: Post Office Box 193 667-0800
 (Type or Print Name) Address Phone No.
 Signature: Phoenix, Maryland 21131
 City and State
 204 West Pennsylvania Avenue
 Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Towson, Maryland 21204 Stephen J. Nolan
 City and State Name
 204 West Pennsylvania Avenue
 Address Towson, Maryland 21204 667-7800
 Attorney's Telephone No.: 667-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 28th 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 106, County Office Building in Towson, Baltimore County, on the 1st day of July, 1985, at 1:30 o'clock.

(over)

IN RE: PETITION SPECIAL HEARING
 W/S and E/S of Timber Grove Road, 350' N of the centerline of Bond Avenue - 4th Election District
 Worthington Hillside Limited Partnership, Petitioner
 BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-4-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks approval of its Second Amended Partial Development Plan, Section Two, "Sagamore Forest II", which reflects revised lot lines in the provisory section from that shown on the original development plan, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by its President, Richard A. Moore, appeared and was represented by Counsel. Eugene F. Raphael, a registered land surveyor, also appeared on behalf of the Petitioner. There were no Protestants.

The Petitioner received approval of its original development plan, which showed certain lots in the provisory section to the north of the development, on March 19, 1980. Due to the realignment of the roads in the development, poor topography, and changes in the zoning laws, it has become necessary for those lots in the provisory section to be realigned. There will be no additional lots created; only the boundary lines will change. All of the zoning regulations shall be satisfied.

The Baltimore County Planning Board approved the development plan presented hereto for approval by the Zoning Commissioner on May 16, 1985.

The Petitioner seeks relief pursuant to Section 1801.3.A.7.b, Baltimore County Zoning Regulations (BCZR).

The amendments proposed by the Petitioner would be consistent with the spirit and intent of the original development plan and with the BCZR. The

proposed lot line changes would not in any way alter the total concept of the original subdivision plan of Sagamore Forest II and would satisfy and conform to the concept of the development.

After due consideration of the testimony and evidence presented, it is found that the relief requested would not adversely affect the health, safety, and general welfare of the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of July, 1985, that the Second Amended Partial Development Plan, Section Two, "Sagamore Forest II", be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

By Order of
 Arnold Jablon
 Zoning Commissioner of
 Baltimore County

cc: Stephen J. Nolan, Esquire
 People's Counsel

PETITION FOR SPECIAL HEARING 4th Election District

LOCATION: West and east side of Timber Grove Road, 350 feet north of the centerline of Bond Avenue.

DATE AND TIME: Monday, July 1, 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 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 the Second Amended Partial Development Plan, Section Two, Sagamore Forest II, showing revised lots in the provisory section.

Being the property of Worthington Hillside Limited Partnership 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

E. F. RAPHEL & ASSOCIATES

Registered Professional Land Surveyors
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

DESCRIPTION TO ACCOMPANY

SECOND AMENDED PARTIAL DEVELOPMENT PLAN

SECTION TWO

SAGAMORE FOREST II

March 30, 1985

Beginning for the same at a point on the west side of Timber Grove Road, said point being located Northerly, along the west side of Timber Grove Road, 350' ± from the intersection formed by the intersection of the west side of Timber Grove Road, and the centerline of Bond Avenue, running thence and binding on the west side of Timber Grove Road, by a curve to the left with a radius of 670.00', for a distance of 62.35', N 33° 24' 32" W 80.08', thence crossing Timber Grove Road, and binding on the outline of Section Two, "Sagamore Forest II" the following 24 courses and distances, 1) N 56° 35' 28" E 329.28', 2) N 35° 53' 27" W 357.45', to the southeasterly side of Timber Run Court, thence crossing Timber Run Court 3) N 35° 53' 27" W 50.08', thence binding on the northwesterly side of Timber Run Court, 4) N 57° 10' 04" E 170.75', thence leaving Timber Run Court, 5) N 27° 45' 00" W 130.36', 6) N 7° 06' 20" E 176.56', 7) N 51° 55' 50" E 306.38', 8) N 42° 16' 30" W 490.53', to the southeasterly side of Timber Grove Road, thence crossing said road, 9) N 22° 34' 26" W 63.40', thence leaving said road, 10) N 40° 35' 50" W 255.68', 11) S 88° 47' 06" W 329.62', 12) N 29° 51' 14" W 229.21', 13) N 62° 11' 40" W 715.00', 14) S 14° 38' 30" W 722.26', 15) S 6° 33' 20" W 307.61',

16) S 48° 05' 40" E 1239.72', 17) S 15° 44' 40" E 310.00' to the northwesterly side of Timber Run Road, thence binding on the northwesterly side of Timber Run Road, 18) by a curve to the right with a radius of 1625', for a distance of 12.01', 19) N 74° 40' 44" E 70.00', thence crossing Timber Run Road 20) S 15° 19' 16" E 50.00', thence leaving Timber Run Road 21) S 15° 19' 16" E 367.69', 22) S 35° 13' 32" W 80.75', 23) S 50° 03' 01" E 230.21', 24) N 61° 55' 24" E 306.97' to the beginning.
 Being Section Two "Sagamore Forest".

E. F. Raphael
 Reg. Prof. Land Sur.
 # 2246



86-4-SFH

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 28th day of May, 1985.

Petitioner: Worthington Hillside Limited Partnership
 Petitioner's Attorney: Stephen J. Nolan, Esquire
 Received by: Arnold Jablon, Zoning Commissioner
 Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
 W & E/S of Timber Grove Rd., : OF BALTIMORE COUNTY
 350' N of the Centerline of :
 Bond Ave., 4th District :
 WORTHINGTON HILLSIDE LIMITED : Case No. 86-4-SFH
 PARTNERSHIP, Petitioner :
 :::::

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
 Room 221, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 7th day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

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:

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing
W and E/side of Timber Grove Road,
350' N/centerline of Bond Avenue
Worthington Hillside Limited Partnership
Case No. 86-4-SPH

TIME: 1:30 P.M.

DATE: Monday, July 1, 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. 007442

DATE: 7/1/85 ACCOUNT: P-01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

June 25, 1985

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
W and E/side of Timber Grove Road,
350' N/centerline of Bond Avenue
Worthington Hillside Limited Partnership
Case No. 86-4-SPH

Dear Mr. Nolan:

This is to advise you that \$67.39 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,

[Signature]

JABLON
Commissioner

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

No. 007355

DATE: 7/1/85 ACCOUNT: P-01-615-000

AMOUNT: \$ 67.39

RECEIVED FROM: Stephen J. Nolan, Esquire

FOR: Advertising and Posting Case 86-4-SPH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 14, 1985

Norman E. Gerber
FROM: Director of Planning and Zoning

SUBJECT: PROPOSED SECOND AMENDED PARTIAL DEVELOPMENT PLAN,
SECTION TWO, "SAGAMORE FOREST II", (ZAC ITEM # 308)

At its regular meeting on Thursday, May 16, 1985, the Baltimore County Planning Board unanimously adopted the following Resolution:

RESOLVED, that the Baltimore County Planning Board approves the proposal of the Second Amended Partial Development Plan for Section Two, "Sagamore Forest II" subdivision as being in accord with PROVISIONS ADOPTED UNDER THE AUTHORITY OF Section 504 of the Baltimore County Zoning Regulations.

A copy of the amended plat will be forwarded separately.

[Signature]
Norman E. Gerber
Secretary to the Planning Board

NEG:pat

cc: Nick Commodari
James Hoswell
Sue Carrell
Ed Johnson
Frank Shearer
File

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823 7800

*ALSO ADMITTED IN D.C.

April 22, 1985

Mr. Nicholas Commodari
Office of Planning and
Zoning for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Hearing on Behalf of Worthington
Hillside Limited Partnership - Item No. 308

Dear Mr. Commodari:

First, I would like to thank you for your kind courtesy in working with me on the late afternoon of Wednesday, April 17, 1985, at which time I filed a Petition for Special Hearing on behalf of Worthington Hillside Limited Partnership and two other zoning petitions involving Gaylord Brooks Investment Company, Mr. Richard A. Moore, its President.

The Petition for Special Hearing for Worthington Hillside involves a requested amendment to the development plan for Sagamore Forest II in order to show a corrected provisory section.

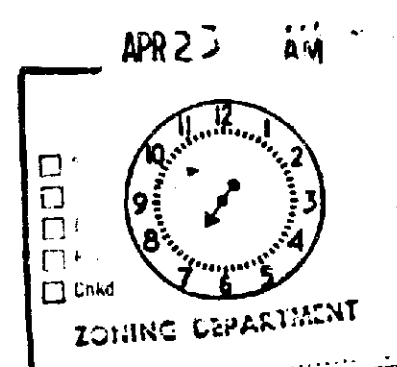
The purpose of this letter is to request your assistance in expediting this matter for an early hearing date. If there is anything I can do as counsel to expedite the same, please do not hesitate to contact me.

Thank you for your assistance and cooperation.

Very truly yours,
[Signature]
Stephen J. Nolan

SJN:med

c.c.s. Mr. Richard A. Moore
Eugene P. Raphael, P.L.S.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 13, 1985

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

cc: 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

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 308 - Case No. 86-4-SPH
Worthington Hillside Limited Partnership
Special Hearing Petition

Dear Mr. Nolan:

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.

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: E. P. Raphael and Associates
201 Courtland Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

July 3, 1985

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

Re: Item #308 (1984-1985)
Property Owners Worthington Hillside
Limited Partnership
W/S Timber Grove Road, 350' N
of Centerline of Bond Avenue
District 4th

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:

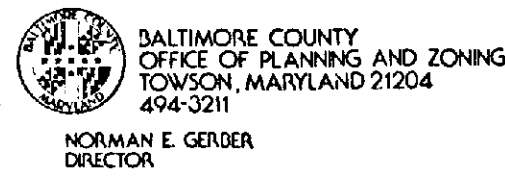
Since no public facilities are involved, this office has no comment.

Very truly yours,

[Signature]
JAMES A. MARLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: File



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

JUNE 11, 1985

Re: Zoning Advisory Meeting of April 30, 1985
Item # 308
Property Owner: WORTHINGTON HILLSIDE LIMITED
Location: W/S TIMBER GROVE RD. 350' N.
OF E OF BOND AVE.

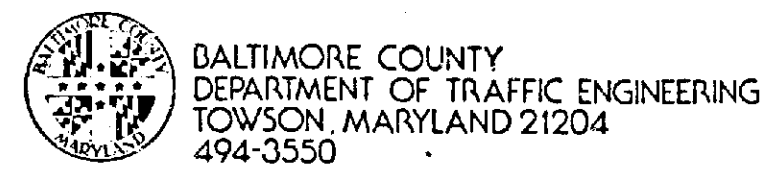
Dear Mr. Jablon:

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.
- () 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.
- () 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 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on THURSDAY MAY 16, 1985.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by B111 178-79. No building permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by B111 178-79, 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:
RECORD APPROVED 5/16/85 - PROPOSED SECOND AMENDED PARTIAL DEVELOPMENT PLAN - SEC. TWO - SAGAMORE FOREST II

Eugene A. Bober
Chief, Current Planning and Development

cc: James Howsell



STEPHEN E. COLLINS
DIRECTOR

May 16, 1985

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

Item No. 296, 299, 300, 301, 302, 303, 304, 305, 307, (308) 309, 310, 311, 312
Property Owner: 313, 314 Meeting of April 30, 1985
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

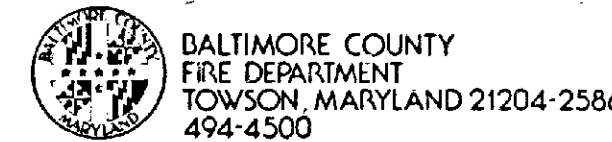
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 296, 299, 300, 301, 302, 303, 304, 305, 307, 308, 309, 310, 311, 312, 313, and 314.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSP/ccm

Worthington Hillside
7/1/86-4-SPH



PAUL H. REINCKE
CHIEF

May 15, 1985

Mr. Arnold Jablon
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 Limited Partnership

Location: W/S Timber Grove Road, 350' N of centerline of Bond Avenue

Item No.: 308 Zoning Agenda: Meeting of 4-30-85

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.

(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: Carl G. Kelly, 5/15/85 Noted and Approved: Errol M. Markowitz
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: May 11, 1985

FROM: R. E. Burnham, Chief, Building Plans Review C-2 B

SUBJECT: Zoning Advisory Committee Meeting
Scheduled April 30, 1985

Item #296	See Comment
Item #297	See April 23rd. Agenda
Item #298	See April 23rd. Agenda
Item #299	See Comment
Item #300	See Comment
Item #301	Standard Comment
Item #302	See Comment
Item #303	Standard Comment
Item #304	Standard Comment
Item #305	Standard Comment
Item #306	See Comments
Item #307	No Comment
Item #308	No Comment
Item #309	See Comment
Item #310	Standard Comments
Item #311	See Comments
Item #312	See Comments
Item #313	Standard Comments
Item #314	See Comments

Cycle I - Item #7 - No Further Comment

Item #212 (Revised) No Further Comment

CEB/vv

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., June 13, 1985

THIS IS TO CERTIFY that the annexed...Req. #171800-P.O. #65867 was published for one (1) week, 7 days, previous to the 13th day of June, 1985, in the

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- ☐ South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.
- ☒ Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

James Keegan

PETITION FOR SPECIAL HEARING

4th Election District

LOCATION: West and east side of Timber Grove Road, 350 feet north of the centerline of Bond Avenue. Monday, July 1, 1985 at 1:30 P.M.
DATE AND TIME: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
PUBLIC HEARING: The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. 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 the Second Amended Partial Development Plan, Section Two Sagamore Forest II, showing revised lots in the provision section. Showing the property of Worthington Hillside Limited Partnership as shown on the plat filed with the Zoning Office.

IN the event that this Petition is denied, 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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4th

Date of Posting: 6-14-85

Posted for: Special Hearing

Petitioner: Worthington Hillside Limited Partnership

Location of property: W and E of side of Timber Grove Road, 350' N of centerline of Bond Ave.

Location of Sign: Signs at W corner of Timber Grove Rd. & Timber Grove Rd. at E side of Timber Grove Rd. at E side of Timber Grove Rd.

Remarks:

Posted by: A. J. Krata

Date of return: 6-21-85

Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 13, 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 June 13, 1985.

THE JEFFERSONIAN,

VB Kenstark

Publisher

Cost of Advertising

27.50

GENERAL NOTES

1. LOTS SHOWN HEREON WILL BE SOLD
2. PRIVATE PARKING AREAS AND DRIVEWAYS ARE TO BE PAVED WITH A DURABLE, DUSTLESS SURFACE (MACADAM OR CONCRETE)
3. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR PARKWAY LOTS ARE PROVIDED TO THE JOINTURE OF THE PARKWAY AND STREET PARK LOTS ONLY AND NOT OUT TO THE PARKWAY LOT DRIVEWAY
4. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY
5. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED BUT MUST COMPLY WITH SECTION 400.1.01 OF THE 1981 ZONING REGULATIONS (SUBJECT TO CONVEYANCE AND APPLICABLE BUILDING PERMITS)
6. EACH LOT SHALL BE PROVIDED WITH (2) 1/2" RAINFALL SPACES, SPACED ON UNPAVED LOT
7. EUTYPE PROPERTY IS COVERED WITH MIXED HARDWOODS IN BOTH MATURITY AND SECONDARY GROWTH
8. OFFROADS INDICATE THE PROPOSED FRONT EASELINE AND ANY DEVIATION FROM THIS LINE MUST BE APPROVED BY THE OFFICE OF PLANNING AND ZONING
9. GRADING 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 AND OTHER PHYSICAL FEATURES
10. LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LAND OWNERS
11. TRASH PICKUP BY BALTIMORE COUNTY
12. A. DETERMINE LOCATION OF LIGHT STANDARDS 12' HIGH

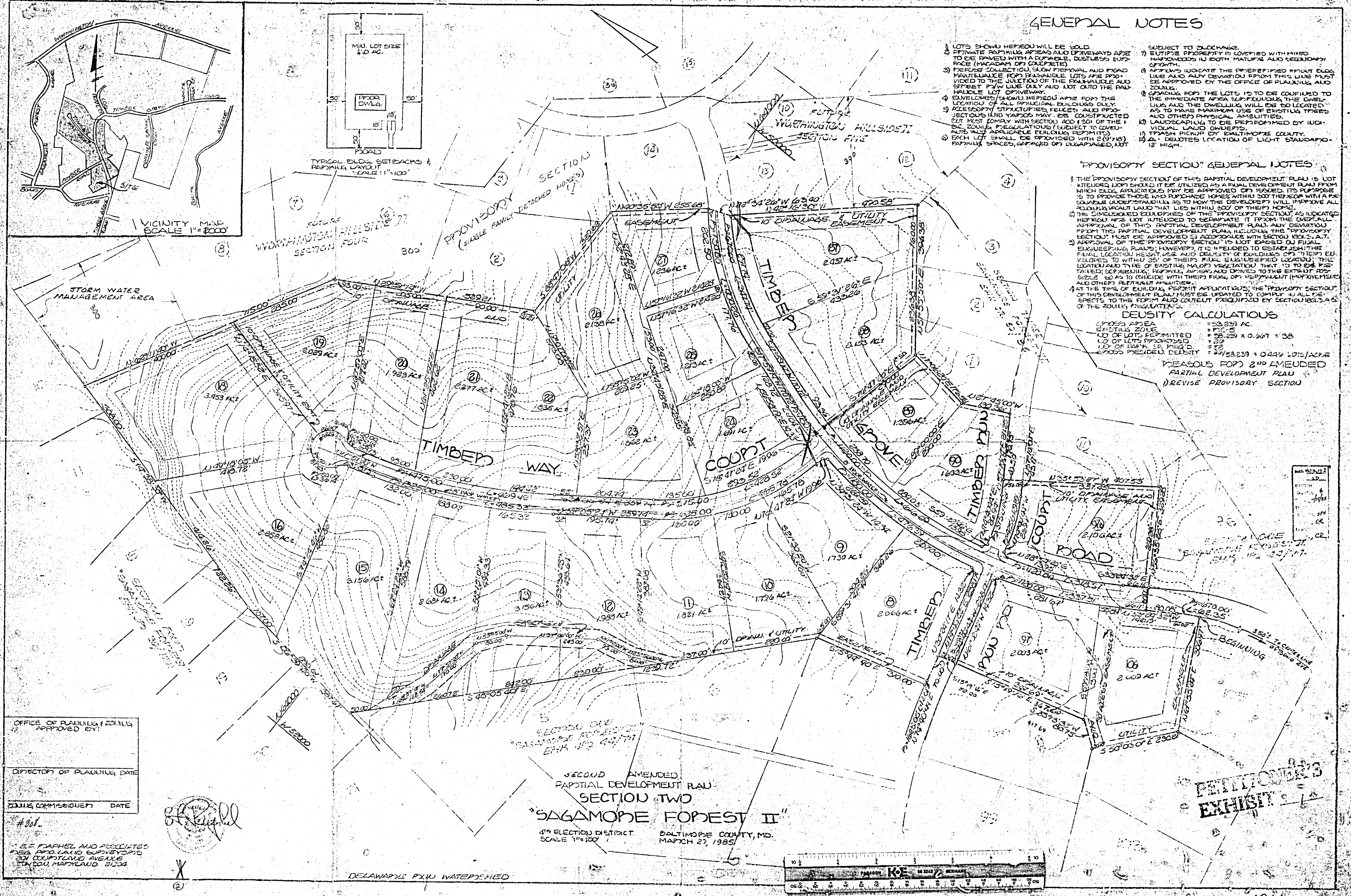
"PROVISORY SECTION" GENERAL NOTES

1. THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED TO BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH EDC APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO RANCH HOME WITHIN 300' THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 200' OF THEIR HOME.
2. THE SIMULATED BUILDINGS OF THE PROVISORY SECTION AS INDICATED HEREON ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THE PARTIAL DEVELOPMENT PLAN INCLUDING THE PROVISORY SECTION MUST BE APPROVED IN ADDITION WITH SECTION 400.1.01, A.7.
3. APPROVAL OF THE PROVISORY SECTION IS NOT BASED ON FINAL ENGINEERING PLANS. HOWEVER, IT IS INTENDED TO ESTABLISH THE PROPOSED LOCATION AND DENSITY OF BUILDINGS ON THEIR ENVELOPES TO WITHIN 25' OF THEIR FINAL ENGINEERED LOCATION. THE LOCATION AND TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE MAINTAINED, SCREENED, REMOVED, AND DRIVEN TO THE EXTENT POSSIBLE, SO AS TO COINCIDE WITH THEIR FINAL OR PERMANENT IMPROVEMENT AND OTHER RELEVANT PLANNING INFORMATION.
4. AT THE TIME OF BUILDING PERMIT APPLICATION, THE PROVISORY SECTION OF THIS DEVELOPMENT PLAN MUST BE UPDATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT PRESCRIBED BY SECTION 184.3.4.6 OF THE ZONING REGULATIONS.

DEENSITY CALCULATIONS

GROSS AREA	= 53,239 AC.
EXISTING ZONE	= P.C. 5
NO. OF LOTS PERMITTED	= 53,239 X 0.007 = 38
NO. OF LOTS PROPOSED	= 39
NO. OF PARK SP. REQ'D	= 72
GROSS PROPOSED DENSITY	= 39/53,239 = 0.00073 LOTS/ACRE

MEASURES FOR 2ND AMENDED
PARTIAL DEVELOPMENT PLAN
(REVISE PROVISORY SECTION)



OFFICE OF PLANNING & ZONING
APPROVED BY: _____
DATE: _____

DIRECTOR OF PLANNING DATE: _____

ZONING COMMISSIONER DATE: _____

#008

E.F. DAPHEL AND ASSOCIATES
P.L.L.C. LAND SURVEYORS
231 COUNTRYMAN AVENUE
FARMERS MARKET 3032

SECTION ONE
"SAGAMORE FOREST II"
ENR. J.P. 4/2/77

SECOND AMENDED
PARTIAL DEVELOPMENT PLAN
SECTION TWO
"SAGAMORE FOREST II"

4TH ELECTION DISTRICT
SCALE 1"=100'

BALTIMORE COUNTY, MD.
MAY 27, 1985

PEITZNER'S
EXHIBIT 1

