

PETITION FOR SPECIAL HEARING
3rd Election District
Case No. 87-143-SPH

LOCATION: South Side of Sugarcone Road, 1051.5 feet West of Pheasant Cross Drive (2301 Sugarcone Road)
DATE AND TIME: Monday, September 29, 1986, at 11:15 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 to approve a second kitchen in an addition to an existent dwelling for mother

Being the property of David M. Saunders, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 23, 1986

Mr. David M. Saunders
Mrs. Maxine S. Saunders
2301 Sugarcone Road
Baltimore, Maryland 21209

RE: PETITION FOR SPECIAL HEARING
S/S of Sugarcone Rd., 1051.5' W of Pheasant Cross Dr.
(2301 Sugarcone Rd.)
3rd Election District
David M. Saunders, et ux - Petitioners
Case No. 87-143-SPH

Dear Mr. and Mrs. Saunders:

This is to advise you that \$60.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

DATE 9/29/86 ACCOUNT R-01-615-000

SIGN & POST RETURNED AMOUNT \$ 60.55
Mrs. Maxine S. Saunders, 2301 Sugarcone Rd., Balto., Md. 21209

RECEIVED FROM ADVERTISING & POSTING COSTS RE CASE #87-143-SPH

FOR B 8001*****6055:1 0294F

VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit ding, Towson, Maryland

Mr. David M. Saunders
Mrs. Maxine S. Saunders
2301 Sugarcone Road
Baltimore, Maryland 21209

August 22, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
S/S of Sugarcone Rd., 1051.5' W of Pheasant Cross Dr. (2301 Sugarcone Rd.)
3rd Election District
David M. Saunders, et ux - Petitioners
Case No. 87-143-SPH

TIME: 11:15 a.m.

DATE: Monday, September 29, 1986

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

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

DATE 7/24/86 ACCOUNT 01-615-000

AMOUNT \$ 70.00

RECEIVED FROM Marie S. Schwartz

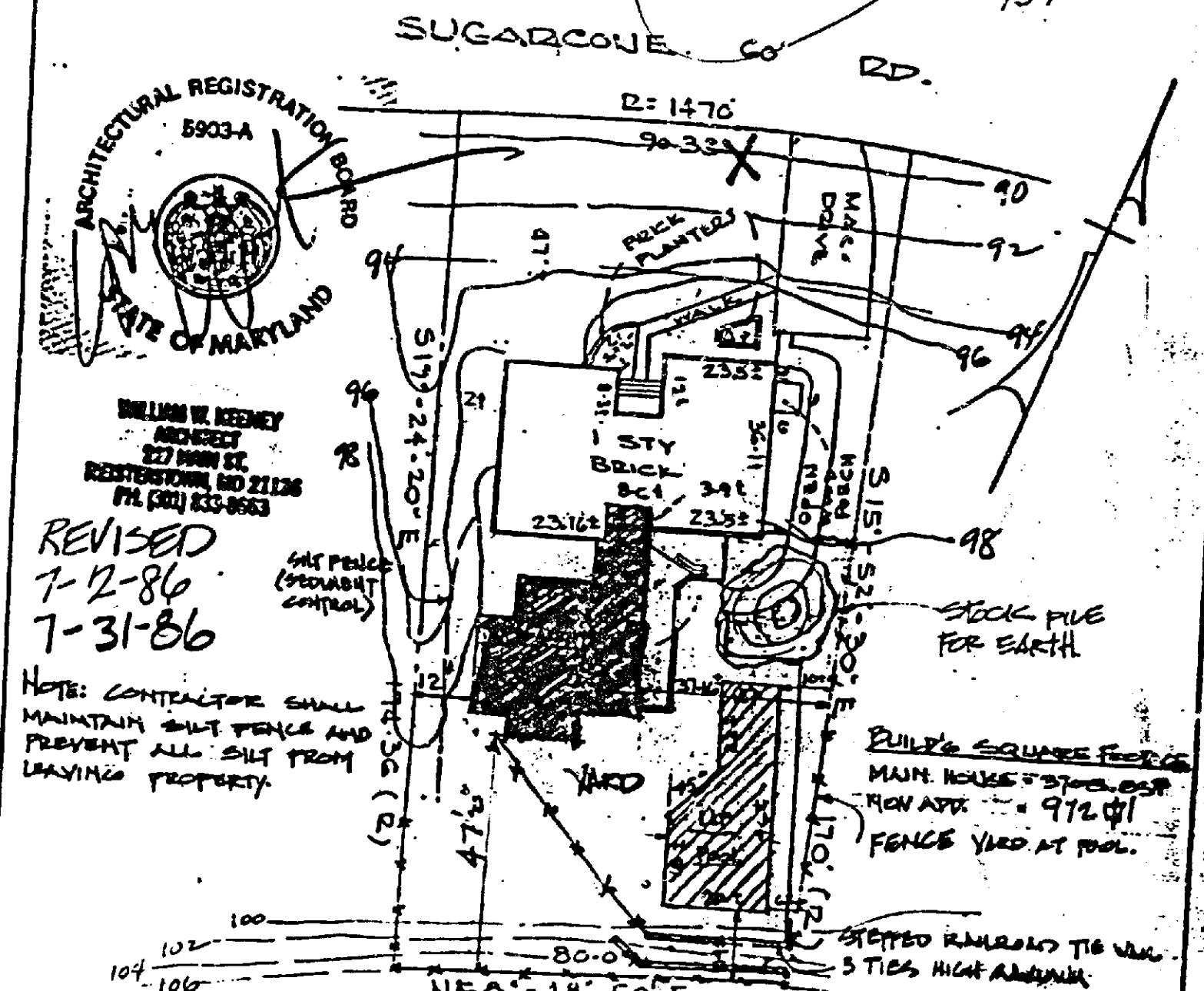
FOR Split Van # 48

B 8100*****7000:1 0222F

VALIDATION OR SIGNATURE OF CASHIER

County

THIS PLAT NOT EXTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES.



ALTERATIONS and ADDITIONS TO

LOT 21 BLOCK "C" PLAT 2 SECTION 1
GREEN GATE

PLAT BOOK 33-48
3RD DISTRICT BALTIMORE CO., MARYLAND
SCALE 1" = 30'

DATE 4-22-86



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21227

LEGAL NOTICE

PETITION FOR SPECIAL HEARING
3rd Election District
Case No. 87-143-SPH

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION
80289

Pikesville, Md., Sept. 10, 1986

CERTIFY, that the annexed advertisement in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore land before the 29th day of Sept. 1986 publication appearing on the day of Sept. 1986 publication appearing on the day of Sept. 1986 the third publication appearing on the day of Sept. 1986

THE NORTHWEST STAR

Phyllis Cole Friedman
manager

Cost of Advertisement \$20.80

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S of Sugarcone Rd., 1051.5' W of Pheasant Cross Dr. (2301 Sugarcone Rd.), 3rd District : OF BALTIMORE COUNTY
DAVID M. SAUNDERS, et ux, : Case No. 87-143-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.

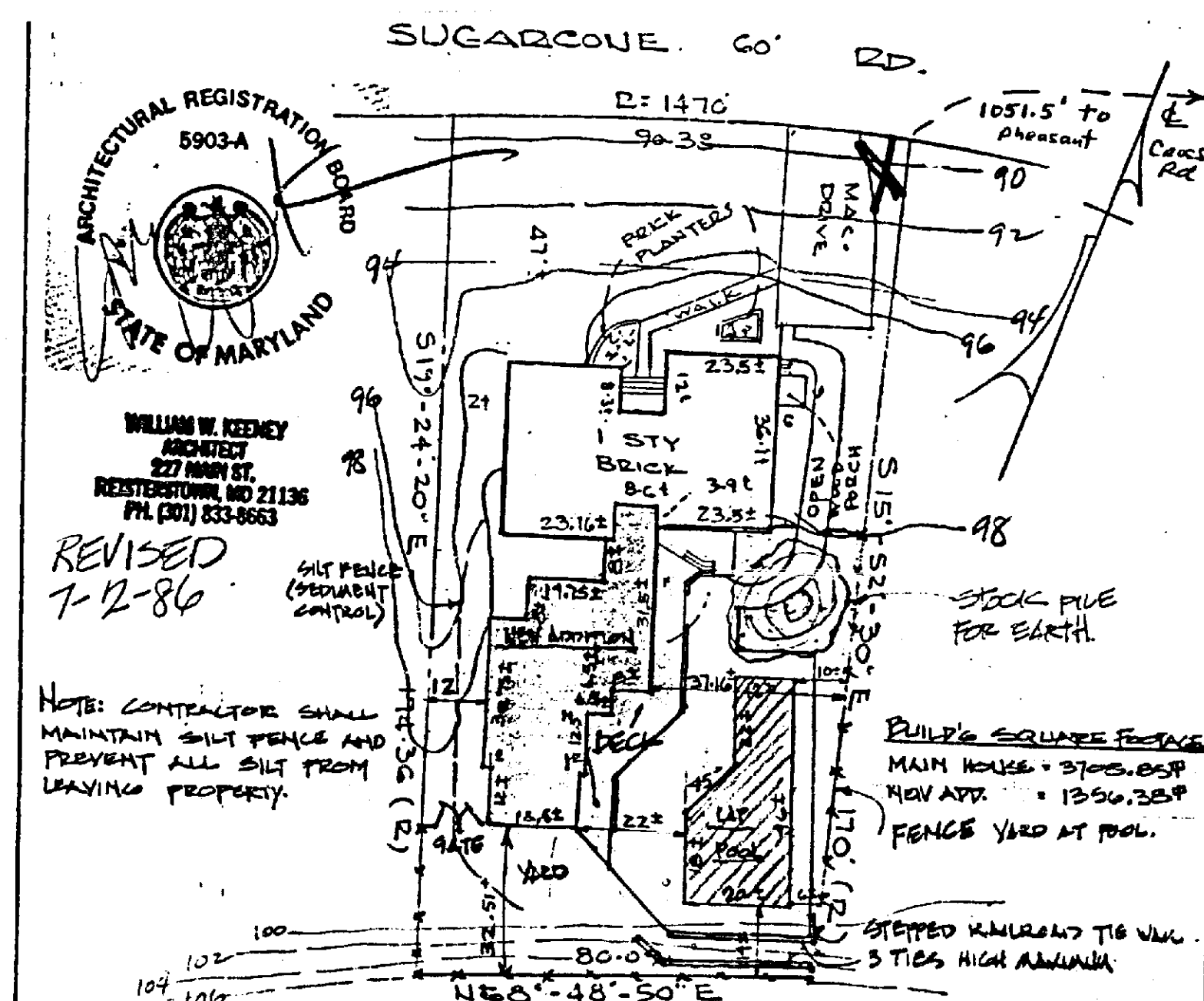
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. David M. Saunders, 2301 Sugarcone Rd., Baltimore, MD 21209, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

PLAT FOR ZONING SPH + VAR



ALTERATIONS and ADDITIONS TO

LOT 21 BLOCK "C" PLAT 2 SECTION 1
GREEN GATE

PLAT BOOK 33-48
3RD DISTRICT BALTIMORE CO., MARYLAND
SCALE 1" = 30'

DATE 4-22-86
Zoning, DR-2
Utilities Existing in Rel.



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21227

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner

Date: September 3, 1986

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

SUBJECT: Zoning Petition No. 87-143-SPH

In view of the subject of this petition, this office offers no comment.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 2, 1986

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

c/o

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
DevelopmentMr. David M. Saunders
2301 Sugarcone Road
Baltimore, Maryland 21209RE: Item No. 48 - Case No. 87-143-SPHA
Petitioner: David M. Saunders, et ux
Petition for Special Hearing and
Variance

Dear Mr. Saunders:

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,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

August 15, 1986

TED ZALESKI, JR.
DIRECTORMr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 48 Zoning Advisory Committee Meeting are as follows:

Property Owner: David M. Saunders, et ux
Location: S/S Sugarcone Road, 1051.5 ft. W Pheasant Cross Drive
Districts:

APPLICABLE ITEMS ARE CIRCLED:

A All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. The Maryland Code for the Handicapped and Aged (A.S.B.I. #17-1 - 1985) and other applicable Codes and Standards.

B A building and other miscellaneous permits shall be required before the start of any construction.

C Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.

D Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduction seals are not acceptable.

E All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1601, Section 1607, Section 1606.1 and Table 1602. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1601 and 505 and have your Architect/Engineer contact this department.

G The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

H When filing for a required Change of Use/Temporary Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to _____ or to Mixed Use.

I The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

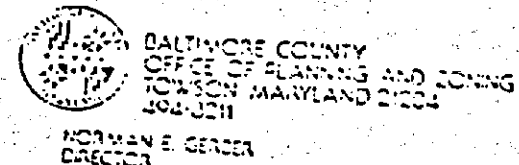
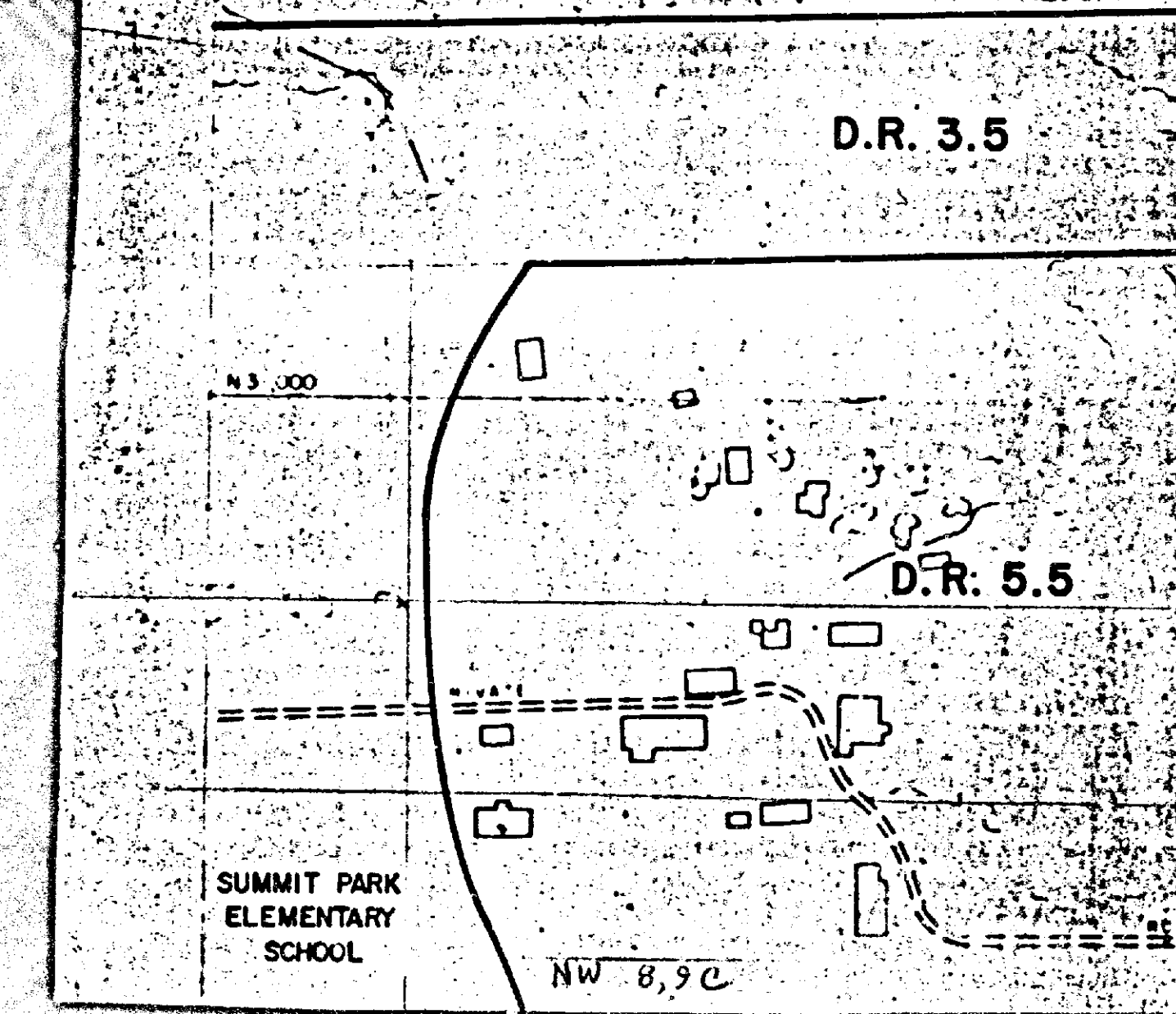
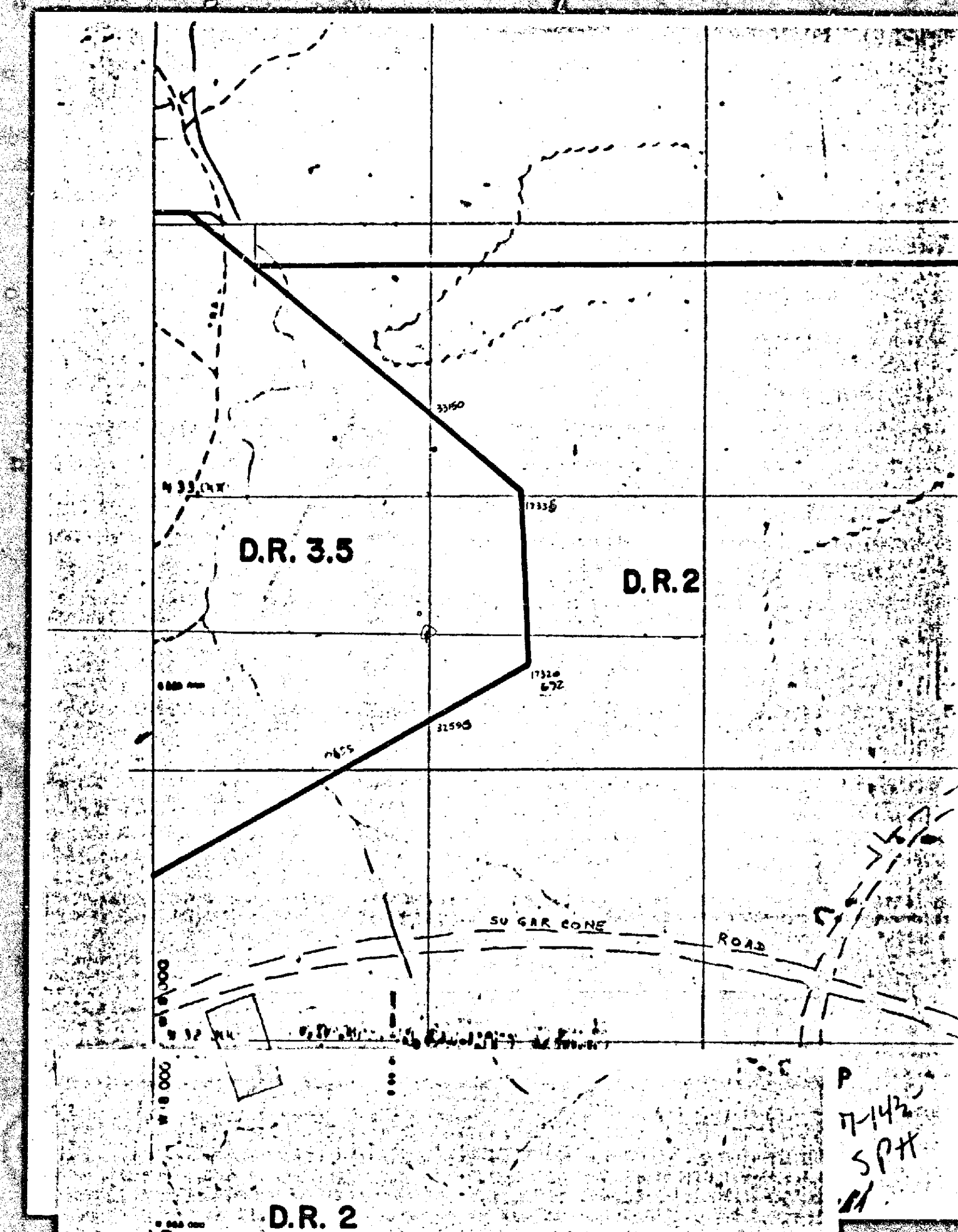
K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 125 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Johnson
BY: C. E. Johnson, Chief
Building Plans Review

1/22/86

87-143-SPHA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204Your petition has been received and accepted for filing this
17th day of August, 1986*Arnold Jablon*
ARNOLD JABLON
Zoning CommissionerPetitioner: David M. Saunders, et ux
Petitioner's Attorney: _____Received by: James E. Dyer
Chairman, Zoning Plans
Advisory CommitteeMr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

AUGUST 26, 1986

Re: Zoning Advisory Meeting of August 19, 1986
Item # 48
Petitioner: DAVID M. SAUNDERS, et ux

S/S SUGAR CONE RD., 1051.5' W. PHEASANT CROSS DR.

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.
- ☒ 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 22-59 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.
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79. The conditions change are re-evaluated annually by the County Council.
- Additional comments:

cc: James Howell

Eugene A. Robb
Chief, Current Planning and DevelopmentBALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

August 15, 1986

PAUL H. REINCKE
CHIEFMr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: David M. Saunders, et ux

Location: S/S Sugarcone Road, 1051.5' W. Pheasant Cross Drive

Item No.: 48 Zoning Agenda Meeting of 8/19/86

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 of _____ 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: *John F. O'Neill*
Noted and Approved: _____
Fire Prevention Bureau
Special Inspection Division

/mb

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-143-SPH

District: *2nd* Date of Posting: *8-22-86*Posted for: *Special Hearing*Petitioner: *David M. Saunders, et ux*Location of property: *S/S of Sugarcone Road, 1051.5' W. of Pheasant Cross Dr. (2301 Sugarcone Road)*Location of Sign: *On front of 2301 Sugarcone Road*

Remarks: _____

Posted by: *M. J. [Signature]* Date of return: *Sept. 5-86*Number of Signs: *1*