

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Sagewood Court, 550' E
centerline York Road
8th Election District
3rd Councilmanic District
(9 Sagewood Court)

Deborah A. & Patrick J. Bennett
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-256-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Deborah and Patrick Bennett, property owners, for that property known as 9 Sagewood Court in the Sparks area of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 49 ft. side yard setback in lieu of the required 50 ft. and to amend the last approved Final Development Plan (#VIII-679). The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

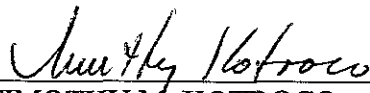
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

COPIES FILED FOR FILING
Date 2/8/2000
By R. J. J. J.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of February, 2000, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 49 ft. side yard setback in lieu of the required 50 ft. and to amend the last approved Final Development Plan (#VIII-679), be and is hereby GRANTED.

IT IS FURTHER ORDERED that any party has the right to file an appeal within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
DATE 2/10/2000
BY R. J. JAMESON



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 8, 2000

Mr. & Mrs. Patrick J. Bennett, Sr.
9 Sagewood Court
Sparks, Maryland 21152

Re: Petition for Administrative Variance
Case No. 00-256-A
Property: 9 Sagewood Court

Dear Mr. & Mrs. Bennett:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #9 SAGEWOOD CT.
which is presently zoned RL5

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s)

SECTION 1A04.3.B.2 TO PERMIT A 49' SIDE YARD SETBACK
IN LIEU OF THE REQUIRED 50' AND TO AMEND THE LAST
APPROVED FOP (# VIII-679)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Deborah A. Bennett
Name - Type or Print _____
x Deborah A. Bennett
Signature _____
Patrick J. Bennett Jr.
Name - Type or Print _____
x Patrick Bennett Sr.
Signature _____
#9 SAGEWOOD CT. 410-771-4884
Address _____ Telephone No. _____
SPARKS MD 21152
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAFT - McCUNE - WALKER, INC.
Name _____
200 E. PENNSYLVANIA AVE. 410-296-3333
Address _____ Telephone No. _____
TOWSON MD 21286
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-256-A

Reviewed By MTH Date 12/16/99

Estimated Posting Date 12/26/99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at # 9 SAGEWOOD CT.
Address
SPARKS MD 21152
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED HARDSHIP LETTER

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X

Signature

X

Signature

X

Name - Type or Print

X

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of September, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Deborah A. Bennett and Patrick J. Bennett, Sr.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

9-30-99

Date



Catherine A. Miller

My Commission Expires

5-1-03

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at #9 WAGWOOD CT.
Address
SPARKS MD 21152
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED HARDSHIP LETTER

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x
Signature

x
Signature

<
Name - Type or Print

<
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

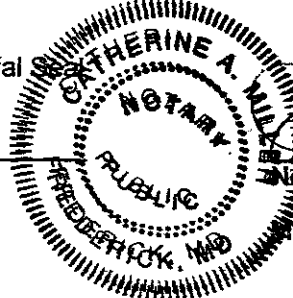
I HEREBY CERTIFY, this 30th day of September, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Deborah A. Bennett and Patrick J. Bennett, Sr.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial

Date 9-30-99



[Signature]
Notary Public Catherine A. Miller

My Commission Expires 5-1-03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #9 SAGEWOOD CT.
which is presently zoned R.C. 5

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s)

SECTION 1A04.3.B.2 TO PERMIT A 49' SIDE YARD SETBACK
IN LIEU OF THE REQUIRED 50' AND TO AMEND THE
LAST APPROVED FDP (# VIII-679)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

* Legal Owner(s):

* Deborah A. Bennett

Name - Type or Print

Signature

* Patrick Bennett Sr.

Name - Type or Print

Signature

#9 SAGEWOOD CT. 410-771-4884

Address

Telephone No.

SPARKS MD 21152

City

State

Zip Code

Representative to be Contacted:

DAFT - MCLUNE - WALKER, INC.

Name

200 E. PENNSYLVANIA AVE. 410-296-3333

Address

Telephone No.

TOWSON MD 21286

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-256-A

Reviewed By MMH Date 12/16/99

Estimated Posting Date 12/26/99

December 14, 1999

Arnold Jablon
Department of Permits and Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Sax Property, Lot 4
DMW Project No. 91046.FS

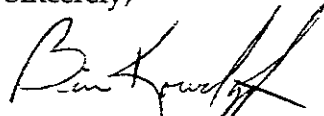
Dear Mr. Jablon:

On behalf of our client, we are writing this letter to accompany the petition for an administrative variance by the Department of Permits and Development Management for a side yard setback of 49 feet in lieu of the required 50 feet at 9 Sagewood Court in Sparks; Lot 4, Plat B "Sax Property" plat reference 70/124. The home is complete and currently owner occupied.

We are seeking a variance because the dwelling has been staked in error and has an existing side yard setback of 49.19 feet instead of the required 50 feet. This area of development has very restrictive building envelopes. Lot 3, to the southwest of the subject property, is under contract, and the entire building envelope, left to right, will be built upon. Therefore, leaving no room for adjustment on the subject property creating a hardship.

If we can provide you with any additional information, please feel free to contact us at 410-296-3333. Thank you for your consideration of this request.

Sincerely,



Brian Kowalczyk, E.I.T.

BK/lcz

252



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
<http://www.dmw.com>
410 296 3333
Fax 410 296 4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

256

Description

1.281 Acre Parcel

To Accompany Petition for Zoning Variance

Lot 4, Plat B "Sax Property"

Plat Reference S.M. 70, Folio 124

Southeast Side of Sagewood Court, Northeast of York Road

Eighth Election District, Baltimore County, Maryland



Dafr-McCune-Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

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Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same on the southeast side of Sagewood Court, 40 feet wide, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of York Road with the centerline of Sagewood Court (1) Northeasterly and Southeasterly along said line of Sagewood Court 626 feet, more or less, and thence (2) Southeasterly 20 feet to the point of beginning, thence leaving said beginning point, and binding on said southeast side of Sagewood Court, (1) North 65 degrees 59 minutes 07 seconds East 178.20 feet, thence leaving said court and running the three following courses and distances, viz: (2) South 29 degrees 23 minutes 23 seconds East 306.15 feet, thence (3) South 60 degrees 36 minutes 37 seconds West 177.41 feet, and thence (4) North 29 degrees 23 minutes 23 seconds West 322.85 feet to the point of beginning; containing 1.281 acres of land, more or less, also known as 9 Sagewood Court.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 9, 1999

Project No. 91046.B (L91046.B)





ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 00-246 SA

2000-4 BLENDED CONCRETE

TO PERMIT A 49' SIDEYARD SETBACK
IN LIEU OF FC AND TO AMEND THE
LAST APPROVED FDP

PUBLIC HEARING ?

PURSUANT TO SECTION 26-1271W(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
6:30 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING PERMITS & DEVELOPMENT MANAGEMENT
1-31
TEL. 867-2301

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076698

DATE 12/16/99 ACCOUNT XC1-6150
Inv. 256
By: [signature] AMOUNT \$ 100.00

RECEIVED FROM: BMW - 9 Saginaw Ct
C10 - Res. [unclear] - \$55.00
FOR: 630 - Res. Special Inv. - \$55.00

DISTRIBUTION
TE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
12/17/1999	12/17/1999	10:17:44
REG 0803	CASHIER PUES NEW DRIVER	3
Dept 5	526 ZONE VERIFICATION	
Receipt #	102171	APN
CF NO.	076698	
Receipt Tot		100.00
100.00 OK		.00 GA
Baltimore County, Maryland		

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-256-A

Petitioner/Developer: BENNETT, PATRICK SR.

Date of Hearing/Closing: 1 31 00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 9 SPARROWWOOD COURT

The sign(s) were posted on 1 12 00
(Month, Day, Year)

Sincerely,

Michael Pierantoni 1/13/00
(Signature of Sign Poster and Date)

MICHAEL PIERANTONI
(Printed Name)

D.M.W. 200 E PENN. AVE
(Address)

Towson MD 21206
(City, State, Zip Code)

410 296 3333
(Telephone Number)



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: MITCH KENNAN
BALT. CO.

Date: 1.31.00

Job No.: 91046FS

Attention: _____

We are sending you

☐ Shop drawings

☐ Specifications

☐ attached

☐ Samples

☐ _____

☐ under separate cover

☐ Plans

Reference: SAY PROP.

☒ via DEL

Copies	Date	Number	Description
1			PICTURES OF ADMIN. VARIANCE SIGN POSTED ON LOT #9 SAGEWOOD CT.

These are transmitted as checked below:

☐ For approval

☐ For your use

☐ As requested

☐ For review and comment

☐ Approved as submitted

☐ Approved as noted

☐ Returned for corrections

☐ _____

☐ Resubmit

☐ Submit

☐ Return

_____ copies for approval

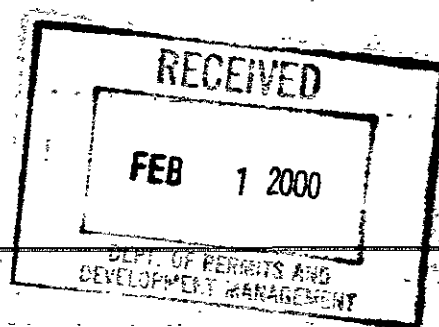
_____ copies for distribution

_____ corrected for prints

Remarks: _____

cc: Toby Vitri: DMW

Signed: Michael J. Reuning





Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: MITCH KERNMAN Date: 1.13.00
EDT. CO. Job No.: 91046PS
Attention: .
Reference: SAV PROP.

We are sending you ☐ attached ☐ under separate cover ☐ via _____
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications ☐ _____

Copies	Date	Number	Description
1			CERTIFICATE OF POSTING FOR
			9 SAGEWOOD CT.

These are transmitted as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected for prints
☐ For review and comment ☐ _____

Remarks: MITCH, I WILL SEND THE PICTURE UNDER
SEPARATE COVER.

cc: Tony Vitti Signed: Michael J. Perin

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 256 -A Address 9 Sagewood Ct.

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/16/99 Posting Date: 12/26/99 Closing Date: 1/10/2000

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 256 -A Address 9 Sagewood Ct.

Petitioner's Name Patrick J Bennett Sr. Telephone 410-771-4884

Posting Date: 12/26/99 Closing Date: _____

Wording for Sign: To Permit a 49-ft. side yard setback in lieu
of 50 ft. and to amend the last approved FDP
of Sax Property

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 11/17/99

2ND;
original not timely posted
ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 256 -A Address 9 Sagemood Ct

Contact Person: Mitchell J. Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/16/99/1/16/00 Posting Date: 1/14/00 Closing Date: 1/31/00

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Case Number 00- 256 -A Address 9 Sagemood Ct

Petitioner's Name Bennett, Patrick Sr. Telephone _____

Posting Date: 1/14/00 Closing Date: 1/31/00

Wording for Sign: To Permit a 49-ft side yard setback
in lieu of 50 ft and to amend the last
approved FDP

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

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105 Competitive Goals Drive
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Telephone: 410-879-3122

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Telephone: 410-242-4263
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Work: 410-288-3284

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 11/17/99

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-256-A

Petitioner: Deborah and Patrick S. Bennett

Address or Location: 9 Sagewood Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ^{c/o} Tony Vitti, DMW Inc.

Address: 200 East Pennsylvania Ave
Towson, MD 21236

Telephone Number: (410) 296-3333



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 256

Petitioner: PATRIK & DEBORAH BENNETT, SR.

Location: 9 SAGEWOOD COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DAFT-MCCUNE-WALKER, INC.

ADDRESS: 200 E. PENNSYLVANIA AVE.

TOWSON, MD 21286

PHONE NUMBER: 410-296-3333

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: January 6, 2000

FROM: *Rub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for January 3, 2000
Item Nos. 245, 246, 247, 248, 249,
250, 251, 252, 253, 254, 255, (256),
257, 259, and 261

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC0103A.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: January 3, 2000

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 249, 250, and 256

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL

AV
1/10
1/3/00



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.5.00

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 256 MJK

RECEIVED JAN 06 2000

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

K.A. Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

December 16, 1999

Mr. Arnold Jablon
Department of Permits and Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, MD 21204



Re: Sax Property, Lot 4
Project No. 91046.FS

Daft•McCune•Walker, Inc.

Dear Mr. Jablon:

200 East Pennsylvania Avenue
Towson, Maryland 21286
<http://www.dmw.com>
410 296 3333
Fax 410 296 4705

On behalf of our client, we are writing this letter to clarify the circumstances regarding the above referenced petition for an Administrative Variance. The previous submitted petition was not accepted due to the omission of the owner's signature for witness by the Notary Public.

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

The owners of the subject property, 9 Sagewood Court, is currently out of town and not available to sign the petition until they return on December 23, 1999. Because of this, our client wishes to submit the petition package in order to get the review process started, so that the proposed buyers of lot 3 can move forward with their settlement. The proper signatures will be added to the petition within a week after the holidays and prior to final approval.

If there are any questions concerning this issue, please feel free to contact us at 410-296-3333. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Kowalczyk", is written over a horizontal line.

Brian Kowalczyk, E.I.T.

256

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-256-A

Date Completed/Initials

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

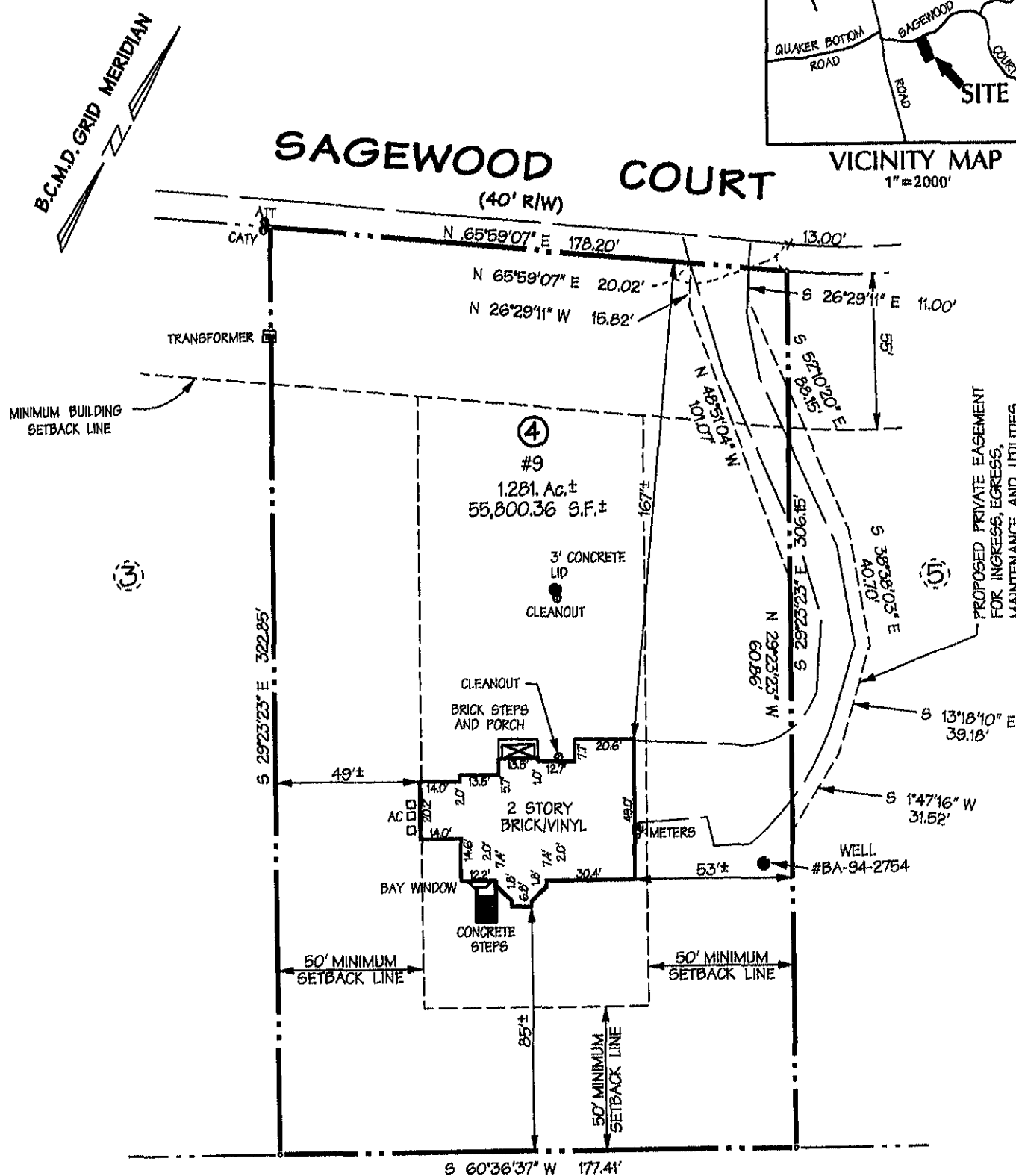
RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

N/A Rec 1-19
ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



00-256-A

The subject property lies within Flood Zone "C", (Areas of Minimal Flooding) as shown on Flood Insurance Rate Map No. 240010 0125 B, dated March 2, 1981.

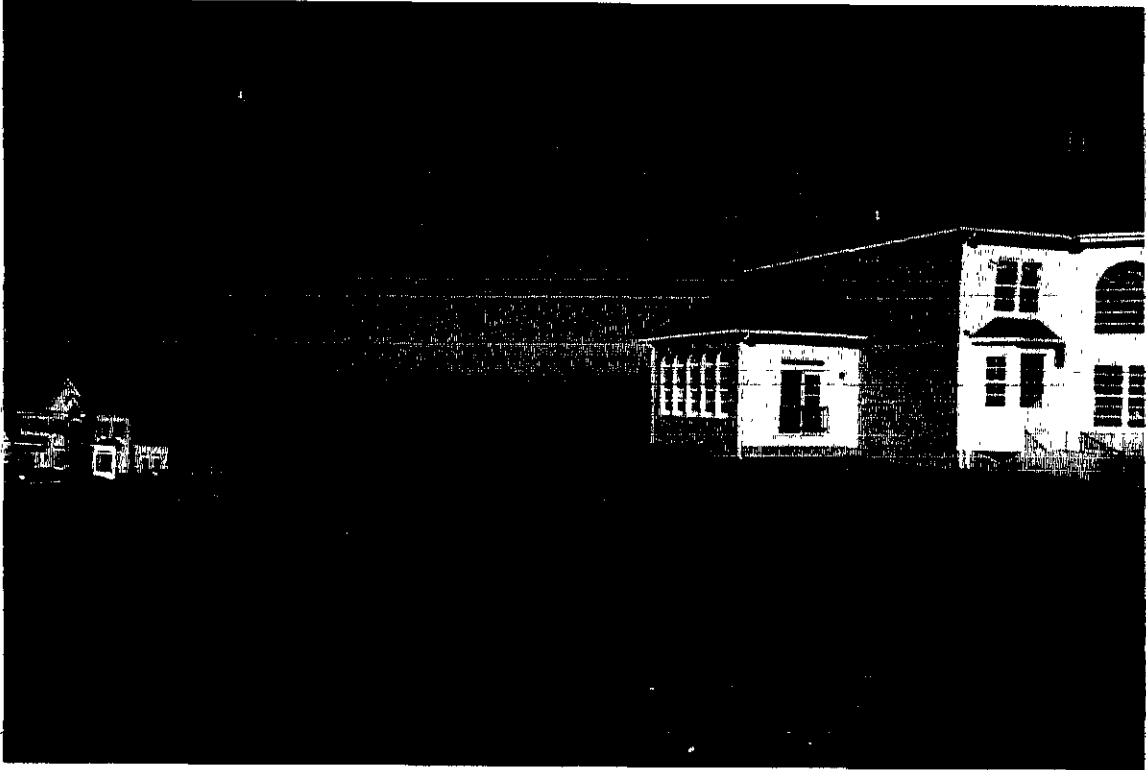


Reviewed by:	Item #:	Case #:
22TH	256	60-256-A

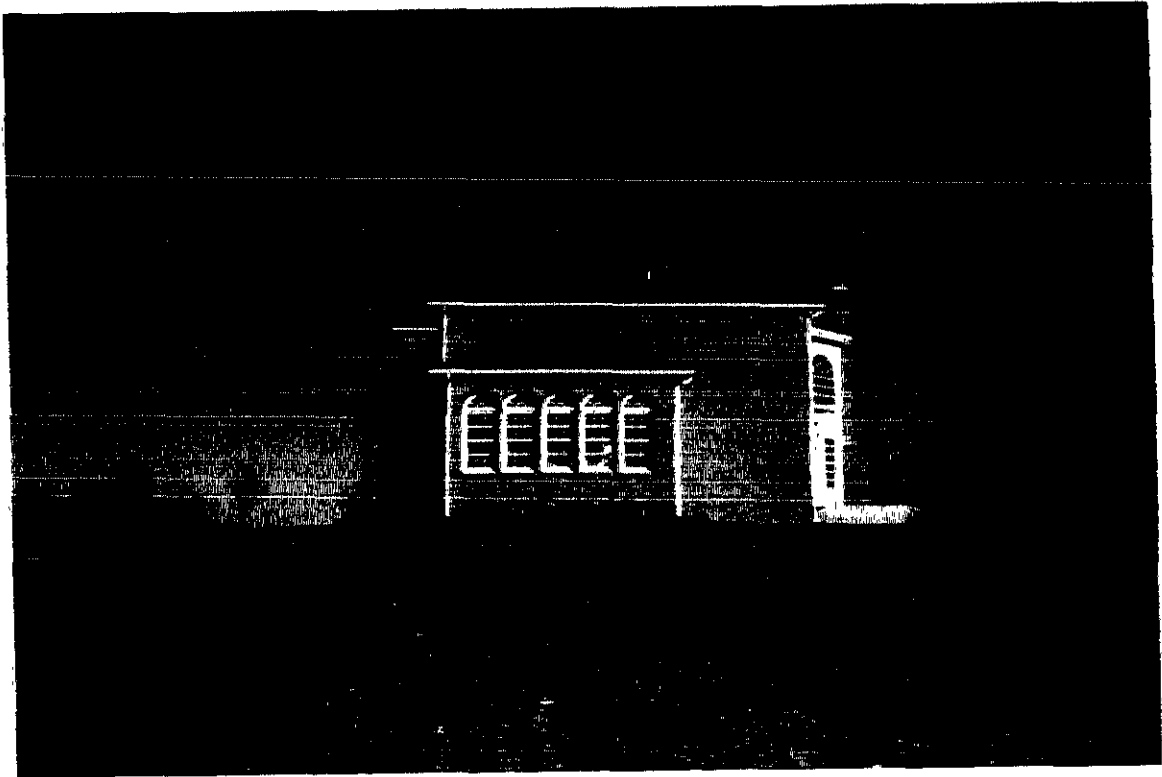
Drawn by: dsw Checked by: **ATV** File: LOT4VAR <CERT> Job No.: 81046.F8

PET. EX. #1

00-256-A



00-256-A

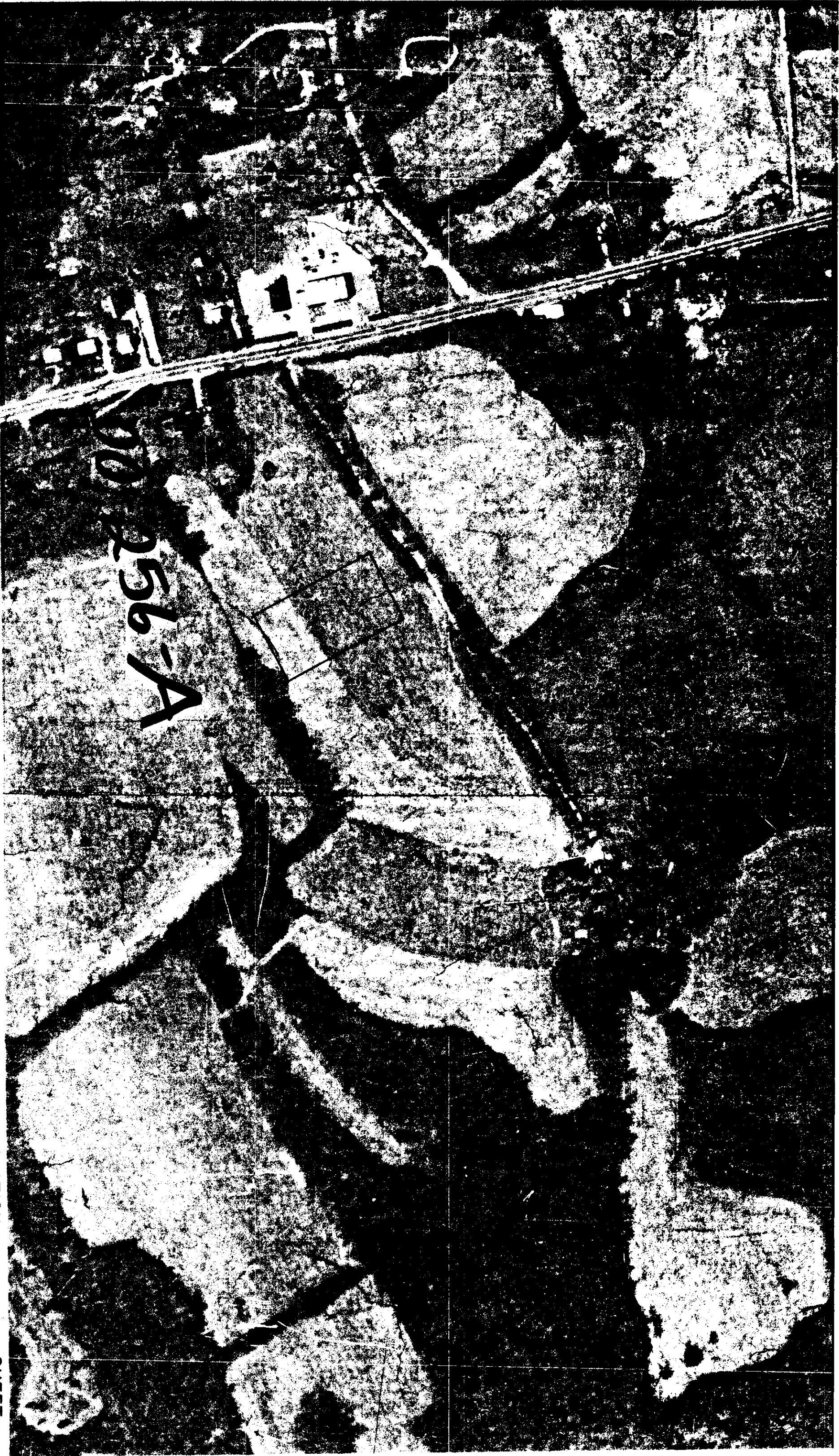




Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us





ORE COUNTY
ANNING AND ZONING

256

SCALE

1" = 200' ±

LOCATION

SHEET

DATE
OF

SPARKS

N.W.
256

