

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
N/s Sagewood Court, 129' W of
Centerline of Miltonbrook Court
8th Election District
3rd Councilmanic District
(24 Sagewood Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-318-SPH

Sax Property, LLC, Legal Owner
and
David Sutphen – Southfen, Inc.
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by Sax Property, LLC, legal owner and David Sutphen on behalf of Southfen, Inc., contract purchaser/lessee, for that property known as 24 Sagewood Court in the Sparks area of Baltimore County. The Petitioners herein seek a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to approve the proposed alterations of the existing home identified as the Sax House (MHT No. BA 630), as being consistent with Condition 1 in the Hearing Officer's Opinion and Development Plan Order in Case No. VIII-679, issued February 13, 1997. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the *Petition for Administrative Special Hearing*.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope purpose,

ORDER RECEIVED FOR FILING
Date 3/23/2000
By R. J. [Signature]

and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the Deputy Zoning Commissioner (Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on February 12, 2000. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. Thus, the matter is eligible for review and resolution by this Hearing Officer.

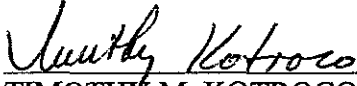
The Petitioner has filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 1.55 acres, zoned RC 4. The information submitted is persuasive to a finding that the proposed alterations are consistent with the character and historic features of the existing building and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioner's proposal and recommended a finding that the project is consistent with Section 26-278 of the Baltimore County Code on March 9, 2000. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

ORDER RECEIVED FOR FILING
Date 3/23/00
By R. J. M. [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of March, 2000 that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to approve the proposed alterations of the existing home identified as the Sax House (MHT No. BA 630), as being consistent with Condition 1 in the Hearing Officer's Opinion and Development Plan Order in Case No. VIII-679, issued February 13, 1997 to a structure on the Maryland Historic Trust List of Potential Historic Structures, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

COPY RECEIVED FOR FILING

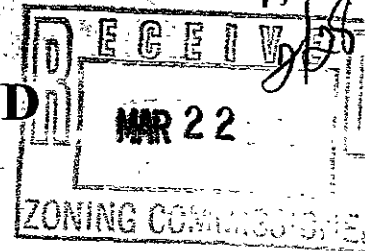
Date

3/23/2000

By



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: March 20, 2000

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

SUBJECT: No. 24 Sagewood Court (or 14803 York Road)

INFORMATION

Item Number: 00-318-SPH
Petitioner: David Sutphen (Contract purchaser)
Zoning: RC 4
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

In 1972, the "Sax House," No. 24 Sagewood Court (or 14803 York Road), was listed on the Maryland Historic Trust (MHT) Inventory as # BA 630. Additionally, the historic house is subject to Condition No. 1 in the *Hearing Officer's Opinion and Development Plan Order* in Case NO. VIII-679, issued February 1997.

On February 10, 2000 the LPC unanimously agreed to defer a recommendation on this proposal until a technical committee site visit to the property on February 22, 2000. Mr. Sutphen revised his plans according to the technical committee recommendations and submitted the revised plans to the LPC for their review at their March 9, 2000 meeting.

On March 9, 2000, the LPC unanimously agreed to recommend to the hearing officer a finding that Mr. Sutphen's revised plans (as referenced in the attached letter) are consistent with Section 26-278, "must be preserved."

Section Chief:

Jeffrey W Long

AFK:KA:kra

ORDER RECEIVED FOR FILING

Date 3/23/2000

By *R. Cameron*

SOUTHFEN, INC.

Design/Build

David C. Sutphen

March 3, 2000

Mr. Timothy Rodgers
255 Village Square II
Village of Cross Keys
Baltimore, Maryland 21210

Dear Mr. Rodgers:

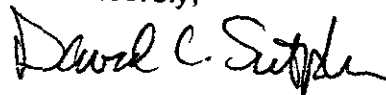
Enclosed you will find a revised plan for the Sax House which is to be reviewed on the evening of March 9th.

As per the commission's recommendations, the following changes can be seen on the plans and are noted below:

- South elevation (front) shown as unchanged from existing – except for the two (2) small dormers over east wind. Porch, windows, siding to be restored. Standing seam roof is shown.
- East porch to remain and be restored as access to Breakfast Room/Laundry.
- West porch and siding of existing structure to be restored. A small double hung window is shown at bottom of existing stairway for light (noted as option).
- The north side stone wing containing two (2) large rooms will be restored. The addition of a second floor is shown on elevations and plan. Plans show bevel siding, but board and batten or cedar shingle would be appropriate options. The large shed roof pitch could be steeper allowing for the four (4) second floor windows to become wall dormers which breaks up that roof line nicely.
- Also shown is a 20-24' sunken great room off the north east side of stone wing (approx. 42" below kitchen floor, six (6) risers). This could be post and beam. A fireplace is shown on the north which could be viewed from kitchen landing. A wall of glass windows and doors could replace the fireplace.
- All other cabinets, closets, shelves and storage are noted.

I hope you will find this meets the advisory board's requirements and look forward to seeing you Thursday night.

Sincerely,



David C. Sutphen
President
SOUTHFEN, INC.

ORDER RECEIVED FOR FILING

Date 3/23/2000

By J.R. Jameson



Baltimore County
Zoning Commissioner

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

March 23, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Administrative Special Hearing
Case No. 00-318-SPH
Property: 24 Sagewood Court

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. David Sutphen – Southfen, Inc.
3025 Ayres Chapel Road
White Hall, Maryland 21161

Sax Property, LLC
P. O. Box 400
Phoenix, Maryland 21131

Census 2000 For You, For Baltimore County Census 2000



Printed with Soybean Ink
on Recycled Paper

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

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 24 Sageswood Court
which is presently zoned RC 4

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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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:

DAVID SUTHER - SOUTHFEN INC
Name - Type or Print
David Suther
Signature
3025 AYRES CHAPEL RD 410 557 7311
Address Telephone No.
WHITE HALL MD 21161
City State Zip Code

Legal Owner(s):

Sax Property LLC
Name - Type or Print
 Stephen K. Smith General Manager
Signature
Name - Type or Print
Signature
 P.O. Box 400 410-667-0800
Address Telephone No.
 Phoenix Md 21131
City State Zip Code

Attorney For Petitioner:

Howard L. Alderman Jr.
Name / Type or Print
Howard L. Alderman Jr.
Signature
Law Offices of LEVIN & GANN, P.A.
Company
113 Chesapeake Building 410-321-0600
Address Telephone No.
305 W. Chesapeake Avenue
Address
Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

ATTORNEY
Name
410 321 0600
Address Telephone No.
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. 00-318-SPH

Reviewed By CTM Date 2/3/00

Estimated Posting Date 2/11/00

ORDER RECEIVED FOR FILING
Date 3/23/2000
By [Signature]

Affidavit in Support of Administrative Special Hearing

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 2900 BUTLER RD
Address
CLYNDON MD 21071
City State Zip Code

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.

David Sutphen
Signature

Signature

DAVID SUTPHEN
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 27TH day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
DAVID SUTPHEN

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.

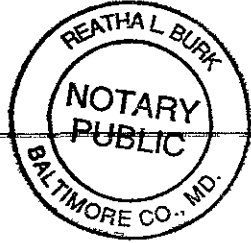
AS WITNESS my hand and Notarial Seal

January 27, 2000
Date

Reatha L. Burk
Notary Public

My Commission Expires January 1, 2004

REN 9118198



Affidavit

 in Support of Administrative Special Hearing

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.

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Address
GLYNDON MD 21071
City State Zip Code

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.

David Sutphen
Signature

Signature

DAVID SUTPHEN
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID SUTPHEN

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.

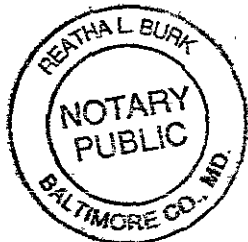
AS WITNESS my hand and Notarial Seal

January 27, 2000
Date

Rutha L. Burk
Notary Public

My Commission Expires January 1, 2004

220 918198



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 24 Sugewood Court
which is presently zoned RC 4

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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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:

DAVID SUTPHEN-SOUTHFEN INC
Name - Type or Print
David Sutphen, PRES.
Signature
3025 AYRES CHAPEL RD #410
Address Telephone No. 557 7311
WHITE HALL MD 21161
City State Zip Code

Legal Owner(s):

Sax Property LLC
Name - Type or Print
Steph R Smith
Signature Robert Manager
Name - Type or Print
Signature
P.O. Box 400 410-667-0800
Address Telephone No.
Phoenix, Md 21131
City State Zip Code

Attorney For Petitioner:

Howard L. Alderman Jr
Name - Type or Print
Howard Alderman Jr
Signature Law Offices of
LEVIN & GANN, P.A.
Comp 118 Chesapeake Building
305 W. Chesapeake Avenue
Address Telephone No. 410-321-0600
Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

ATTORNEY
Name
410 321 0600
Address Telephone No.
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. 00-318-SPH

Reviewed By LTM Date 2/3/00

REV 9/18/98

Estimated Posting Date 2/11/00

Attachment 1

PETITION FOR ADMINISTRATIVE SPECIAL HEARING

CASE NO: 00-318-SPH

Address: 24 Sagewood Court a/k/a Lot 33 - Sax Property

Legal Owners: Sax Property LLC

Contract Purchaser: David Sutphen - Southfen Inc.

Present Zoning: RC-4

REQUESTED RELIEF:

Special Hearing to approve the proposed alterations of the existing home identified as the SAX HOUSE (MHT No. BA 630), as being consistent with Condition No. 1 in the *Hearing Officer's Opinion and Development Plan Order* in Case No. VIII-679, issued February 13, 1997.

FOR ADDITIONAL INFORMATION CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderma@bcpl.net

318

January 28, 2000

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 24 SAGEWOOD COURT.

Beginning at a point on the **north** side of **Sagewood Court** which is **40 feet** wide at the distance of **129 feet west** of the centerline of the nearest improved intersecting street, **Miltonbrook Court**, which is **40 feet** wide. Being Lot **#33**, Block --, Section **#B** in the subdivision of "**The Preserve**" as recorded in Baltimore County Plat Book **#70** Folio **#124** containing **1.55 acres**. Also known as **24 Sagewood Court** and located in the **8th** Election District, **3rd** Councilmanic District.

00-318-SPH
318

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 078663

DATE 2/2/00 ACCOUNT 15001 C 150

AMOUNT \$ 50.00

RECEIVED FROM: DAVID INTHEIN

FOR: CSC SPECIAL FEES

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT CHECK TIME
2/04/2000 12/03/2000 15:45:41
REG 48302 CASHIER BOUL DWD ORNALS
Dept 5 ZONING VERIFICATION
Receipt # 123157 0011
CR NO. 078663

Receipt Tot 50.00
00.00 00
10.00 00

Baltimore County, Maryland

00-318-SPH

CASHIER'S VALIDATION

00-318-26H

CERTIFICATE OF POSTING

ADMINISTRATIVE

RE: Case No: 00-318-SPH
Petitioner/Developer: SUTPHEN, ETAL

Date of Hearing/Closing: 2/28/00

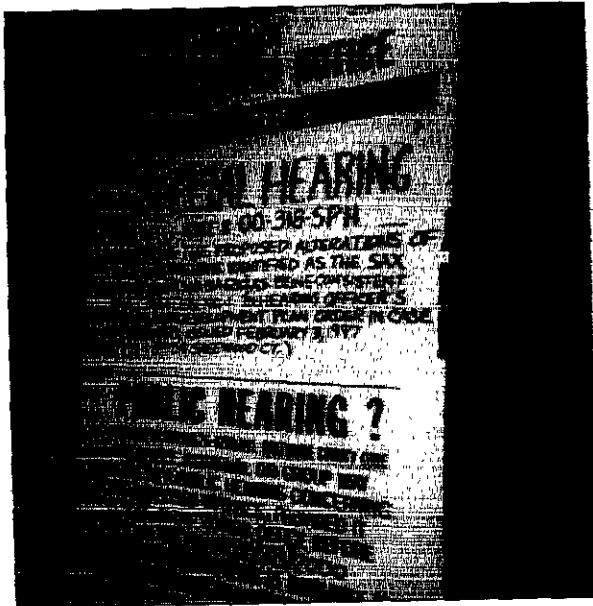
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 # 24 SAGEWOOD CT.
ONSITE

The sign(s) were posted on 2/12/00
(Month, Day, Year)



00-318-SPH
#24 SAGEWOOD CT.
SUTPHEN, ETAL CL-2/28/00

Sincerely,

Patrick M. O'Keefe 2/14/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

To	it* Fax Note	7671	Date	# of pages
To			From	
Co./Dept.			Co.	
Phone #			Phone #	
Fax #			Fax #	

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

I HAVE RECEIVED SIGN POSTING INFO D. SUTPHEN

Case Number 00- 318 -SPH Address 24 SAGEWOOD CT

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/3/00 Posting Date: 2/11/00 Closing Date: 2/28/00

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

- 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.
- 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.
- 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.
- 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 SPECIAL HEARING SIGN FORMAT

Case Number 00- 318 -SPH Address 24 SAGEWOOD CT.

Petitioner's Name DAVID SUTPHEN Telephone _____

Posting Date: 2/11/00 Closing Date: 2/28/00

Wording for Sign: Administrative Special Hearing to approve THE PROPOSED ALTERATIONS OF THE EXISTING HOME IDENTIFIED AS THE SAX HOUSE (MHTL# BAG30) AS BEING CONSISTENT WITH CONDITION No 1 IN THE HEARING OFFICERS OPINION AND DEVELOPMENT PLAN ORDER IN CASE No VIII-679, ISSUED FEBRUARY 3, 1997

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/neighbor 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: 00-318-SPH

Petitioner: DAVID SUTPHEN - SOUTHPEN INC.

Address or Location: LOT 33 SAY PROPERTY -
PLAT B SM 70 FOLIO 124 6/30/98

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID SUTPHEN 1/0 SOUTHPEN INC.

Address: 3025 AYRES CHARLES RD
WHITE HALL MD 21161

Telephone Number: 410 557 7311

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning Variance Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: _____

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

North 
 date: _____
 prepared by: _____

Scale of Drawing: 1" = _____

 Vicinity Map
 North
 scale: 1"=1000'

LOCATION INFORMATION

Election District: _____
 Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: PUBLIC PRIVATE
 WATER: YES NO
 Chesapeake Bay Critical Area: YES NO

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



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

February 25, 2000

Attorney Howard L. Alderman
Levin & Gann
305 W. Chesapeake Avenue
Towson MD 21204

Dear Attorney Alderman:

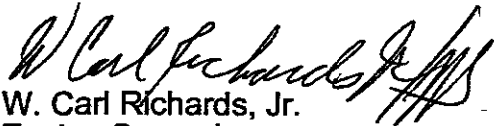
RE: Case Number 00-318-SPH , 24 Sagewood Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 3, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 17, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED FEB 25 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 14, 2000

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315, 316, 317, 318, 319,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RS*
DATE: February 16, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 14, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
314	55 Music Fair Road
315	16 Trojan Horse Drive
316	201 N. Tyrone Road
317	12 Barthel Court
318	24 Sagewood Court
319	9644 Dixon Avenue
320	14 - 28 Melrose Avenue
287	5780 Baltimore National Pike

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 22, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for *February 22, 2000*
Item Nos. 314, 315, 316, 317, (318) 320

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

RWB:HJO:jrb

cc: File

AY
2/28

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: February 29, 2000

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

SUBJECT: No. 24 Sagewood Court (or 14803 York Road)

RECEIVED
FEB 29


INFORMATION

Item Number: 00-318-SPH
Petitioner: David Sutphen (Contract purchaser)
Zoning: RC 4
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

In 1972 , the "Sax House," No. 24 Sagewood Court (or 14803 York Road), was listed on the Maryland Historic Trust (MHT) Inventory as # BA 630. Additionally, the historic house is subject to Condition No. 1 in the *Hearing Officer's Opinion and Development Plan Order* in Case NO. VIII-679, issued February 1997.

On February 10, 2000 the LPC unanimously agreed to defer a recommendation on this proposal until a technical committee site visit to the property. LPC comments will be forthcoming soon after the March 9, 2000 meeting.

Section Chief: 
AFK:KA:kra

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

MAR 22

AN
JES

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: March 20, 2000

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

SUBJECT: No. 24 Sagewood Court (or 14803 York Road)

INFORMATION

Item Number: 00-318-SPH

Petitioner: David Sutphen (Contract purchaser)

Zoning: RC 4

Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

In 1972 , the "Sax House," No. 24 Sagewood Court (or 14803 York Road), was listed on the Maryland Historic Trust (MHT) Inventory as # BA 630. Additionally, the historic house is subject to Condition No. 1 in the *Hearing Officer's Opinion and Development Plan Order* in Case NO. VIII-679, issued February 1997.

On February 10, 2000 the LPC unanimously agreed to defer a recommendation on this proposal until a technical committee site visit to the property on February 22, 2000. Mr. Sutphen revised his plans according to the technical committee recommendations and submitted the revised plans to the LPC for their review at their March 9, 2000 meeting.

On March 9, 2000, the LPC unanimously agreed to recommend to the hearing officer a finding that Mr. Sutphen's revised plans (as referenced in the attached letter) are consistent with Section 26-278, "must be preserved."

Section Chief:



AFK:KA:kra

SOUTHFEN, INC.

Design/Build

David C. Sutphen

March 3, 2000

Mr. Timothy Rodgers
255 Village Square II
Village of Cross Keys
Baltimore, Maryland 21210

Dear Mr. Rodgers:

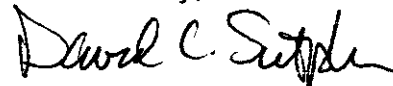
Enclosed you will find a revised plan for the Sax House which is to be reviewed on the evening of March 9th.

As per the commission's recommendations, the following changes can be seen on the plans and are noted below:

- South elevation (front) shown as unchanged from existing – except for the two (2) small dormers over east wind. Porch, windows, siding to be restored. Standing seam roof is shown.
- East porch to remain and be restored as access to Breakfast Room/Laundry.
- West porch and siding of existing structure to be restored. A small double hung window is shown at bottom of existing stairway for light (noted as option).
- The north side stone wing containing two (2) large rooms will be restored. The addition of a second floor is shown on elevations and plan. Plans show bevel siding, but board and batten or cedar shingle would be appropriate options. The large shed roof pitch could be steeper allowing for the four (4) second floor windows to become wall dormers which breaks up that roof line nicely.
- Also shown is a 20-24' sunken great room off the north east side of stone wing (approx. 42" below kitchen floor, six (6) risers). This could be post and beam. A fireplace is shown on the north which could be viewed from kitchen landing. A wall of glass windows and doors could replace the fireplace.
- All other cabinets, closets, shelves and storage are noted.

I hope you will find this meets the advisory board's requirements and look forward to seeing you Thursday night.

Sincerely,



David C. Sutphen
President
SOUTHFEN, INC.



Maryland Department of Transportation
State Highway Administration

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

Date: 2-14-00

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

RE: Baltimore County
Item No. 318 LTM

Dear Ms. Jackson:

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,

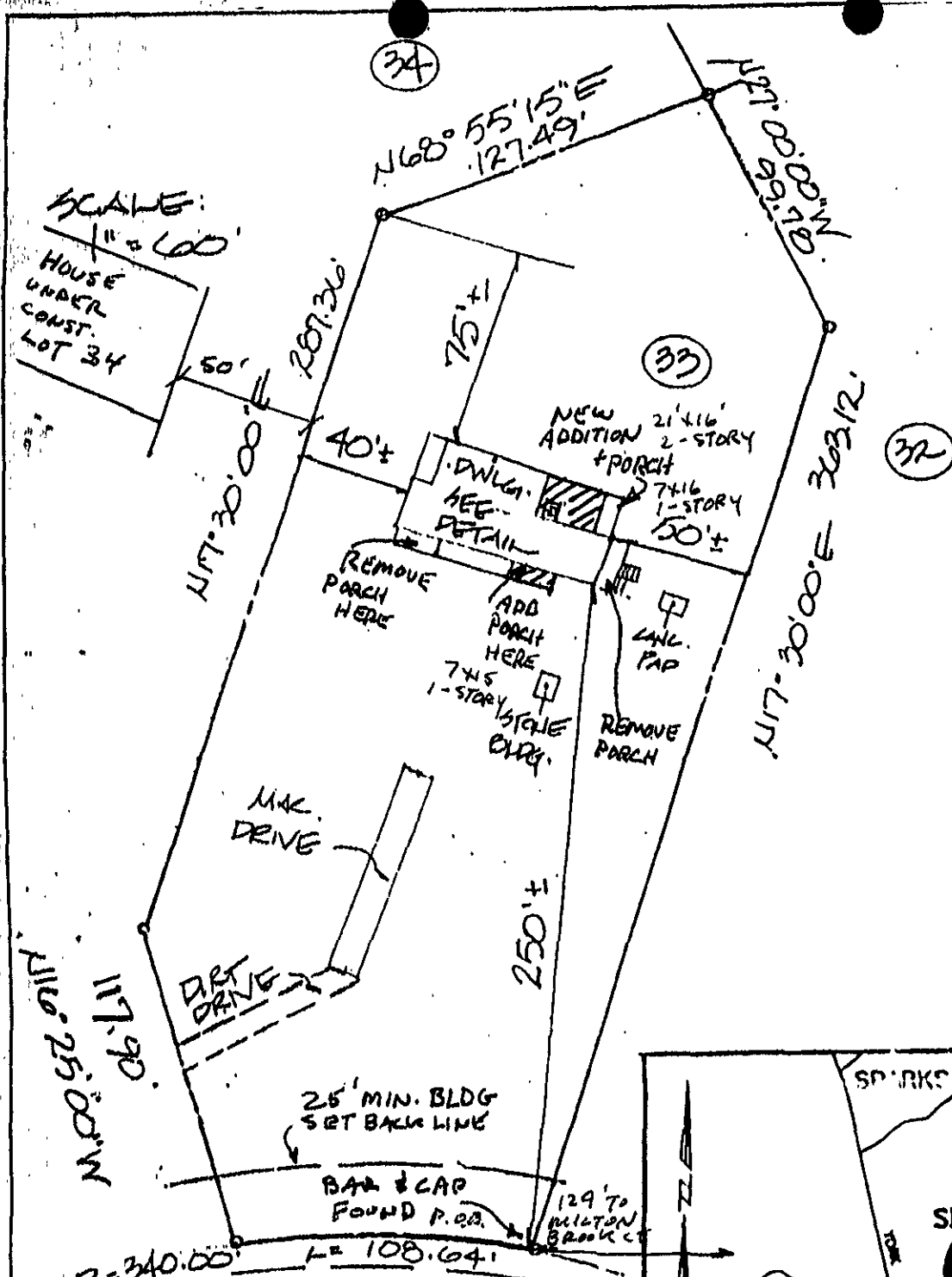
A handwritten signature in cursive script that reads "for Kenneth A. McDonald Jr.".

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

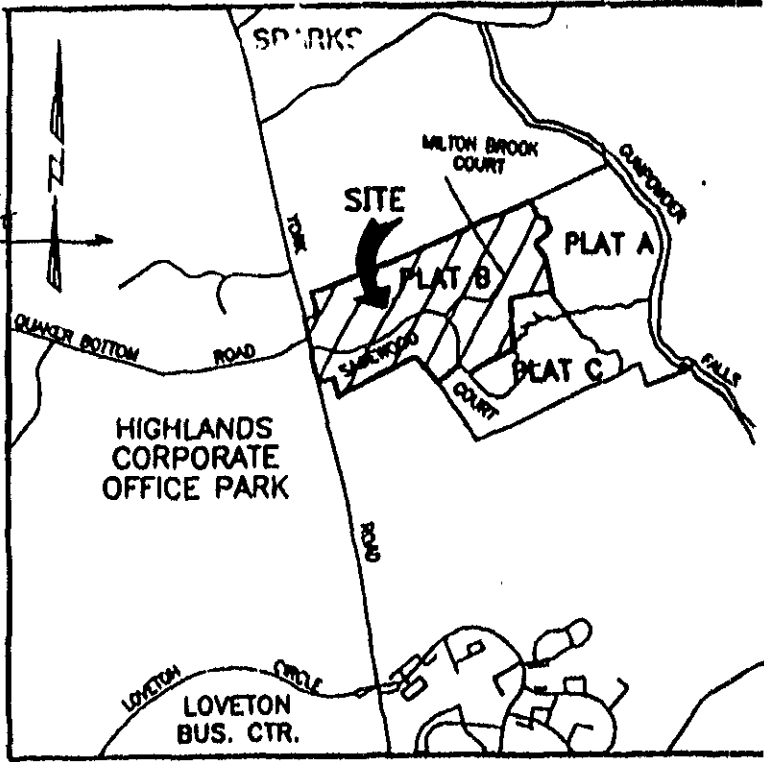
My telephone number is _____

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

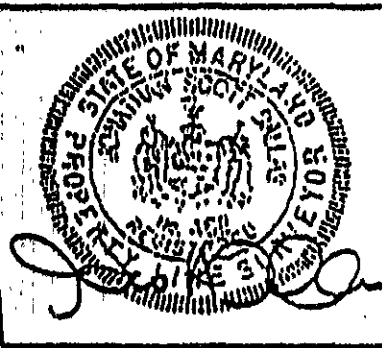


LOCATION INFORMATION	
Councilman's District:	3
Election District:	8TH
SCALE:	1" = 60'
MAP #:	N.W. 22-B
Zoning:	RC-4
Lot area:	1.544 acres
	67,518 square feet
SEWER:	<input checked="" type="checkbox"/> <input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/> <input type="checkbox"/>
Chesapeake Bay Critical Area:	<input type="checkbox"/> <input checked="" type="checkbox"/>
Prior Zoning Hearings:	NONE
Zoning Office USE ONLY!	
Reviewed by:	ITEM #:
	CASE #:



VICINITY MAP
1" = 2000'

EDGE OF PAVING
SAGEWOOD ("AOR/W") COURT PLAT
 PROPERTY ADDRESS:
 24 SAGEWOOD CT. SPARKS MD.
 SUBDIVISION - THE PRESERVE
 PLAT BOOK 70 FOLD 124 LOT #33 SECTION B
 OWNER - SAT PROPERTY LLC
 C/O RUTH LEVY



#24 SAGEWOOD COURT
J.S. DALLAS, INC.
 Surveying & Engineering
 13523 Long Green Pike
 Baldwin, MD. 21013
 (410) 817-4600

Date: 11.24.99
 Scale: AS SHOWN
 Job Number: HP. 3153
 Drawn By: [Signature]
 Checked By: JSD

PET. EX. #1

Business and Survey for PARSONS Brinckerhoff & Pontreux

318



SOUTH/WEST

00-318-SPH

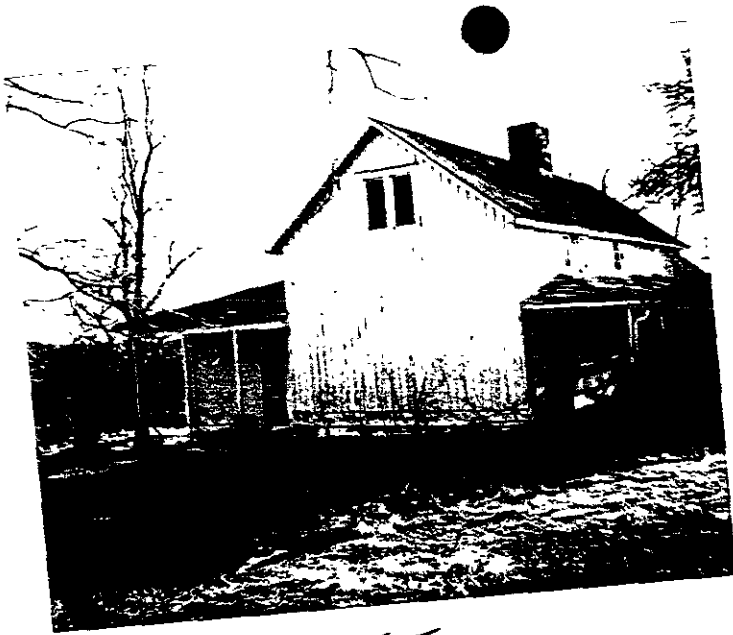
#318

SOUTH (FRONT)



FRONT (SOUTH)

00-318-SPH



WEST



~~WEST~~ EAST



NORTH



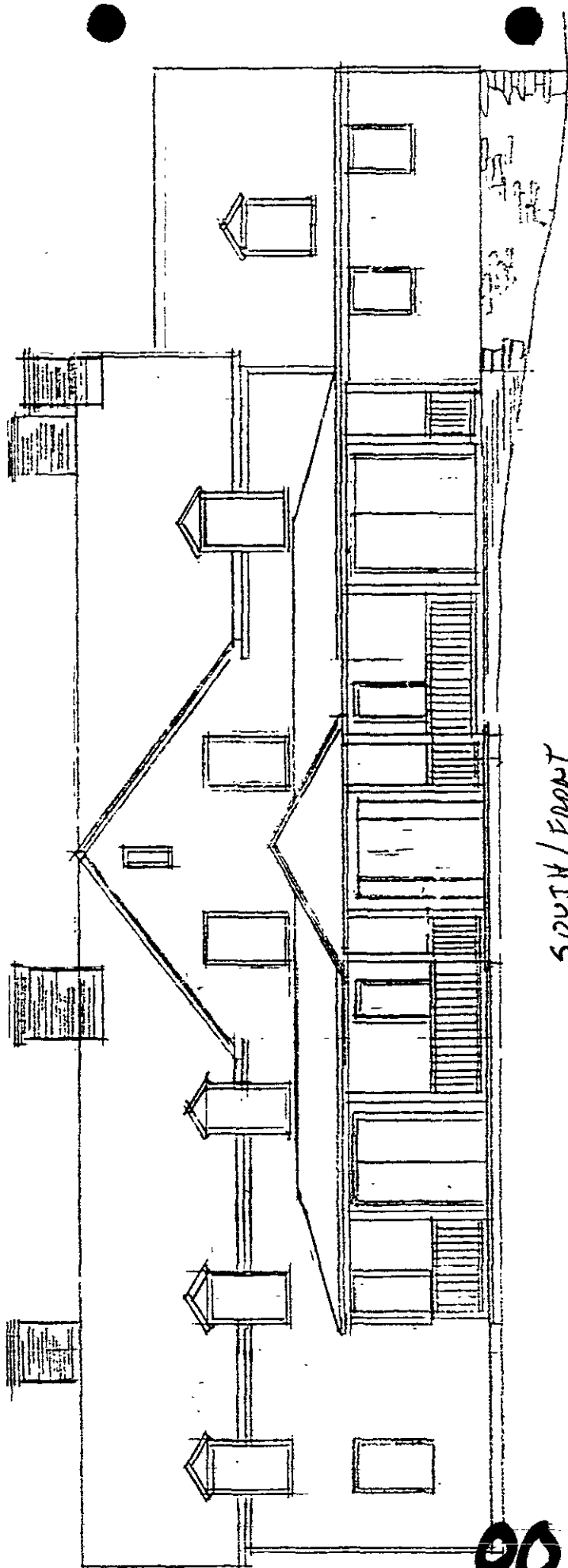
SOUTH

#318

00-318-SPH

#318

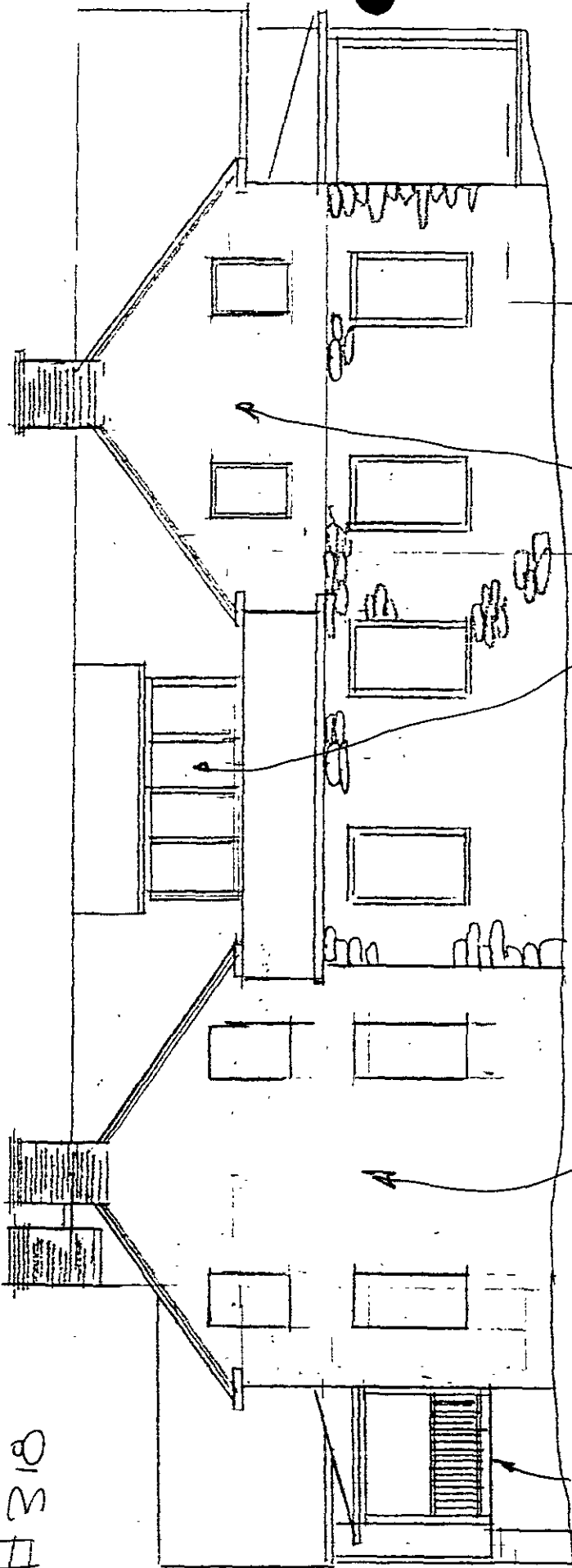
PROPOSED ALTERATION



SOUTH FRONT

00-318-SPH

318

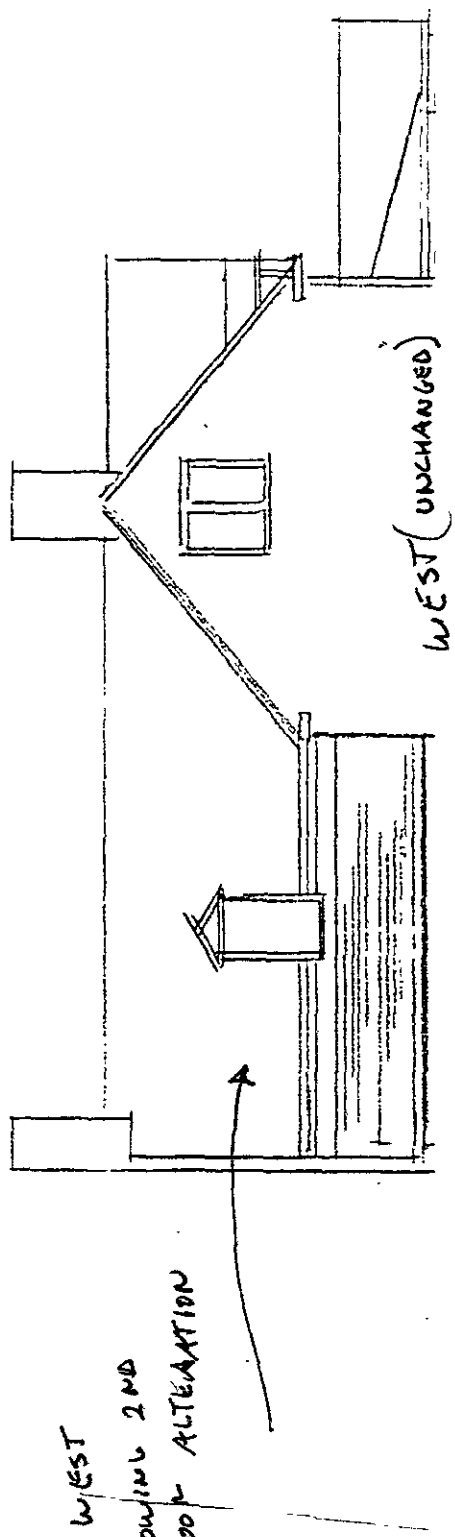


PROPOSED ALTERATIONS

NORTH

PROPOSED 2-STORY ADDITION

PROPOSED PORCH

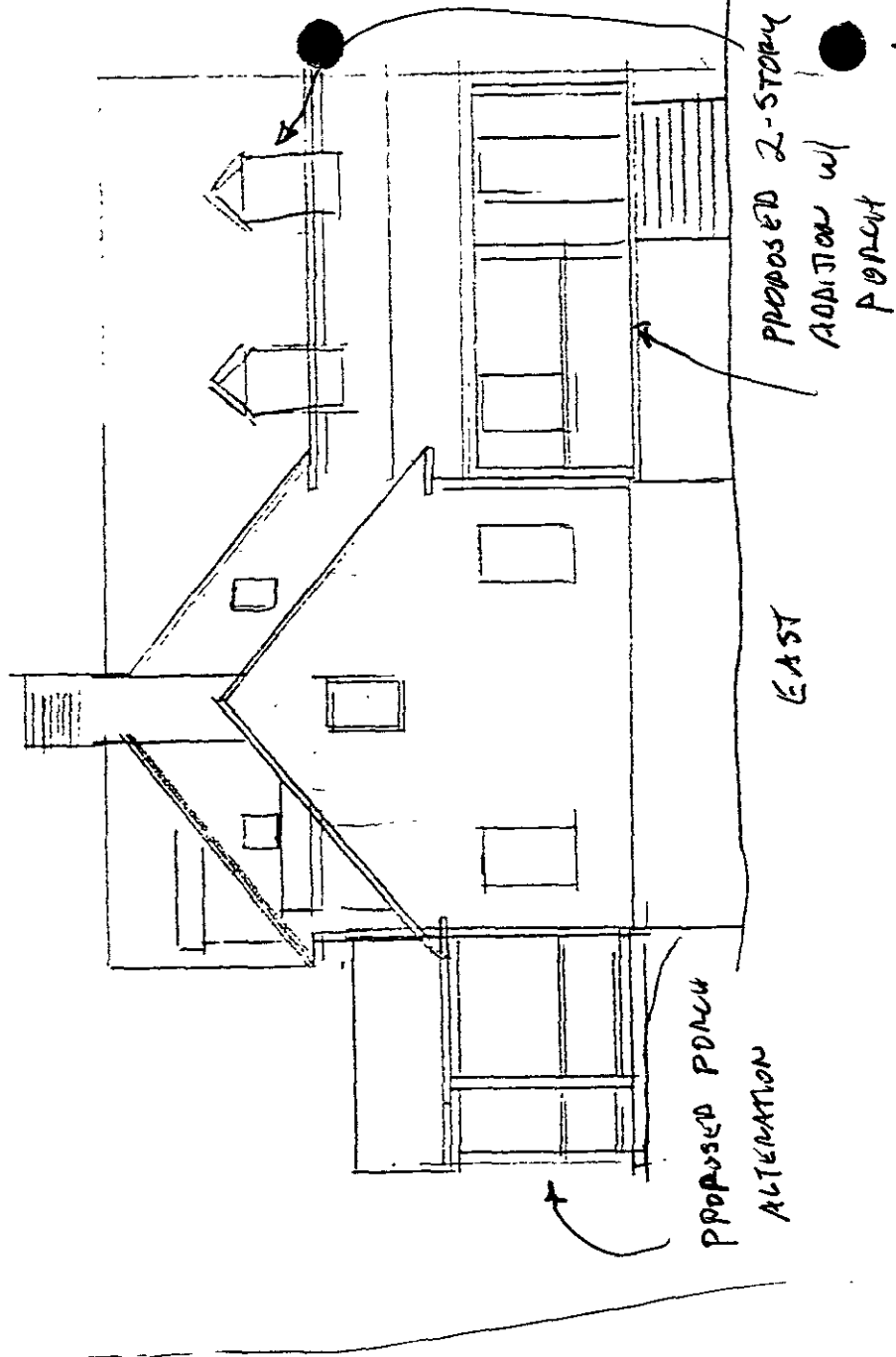


WEST (UNCHANGED)

WEST SHOWING 2ND FLOOR ALTERATION

00-318-SPH

#218



00-318-SPH



MICROFILMED
318

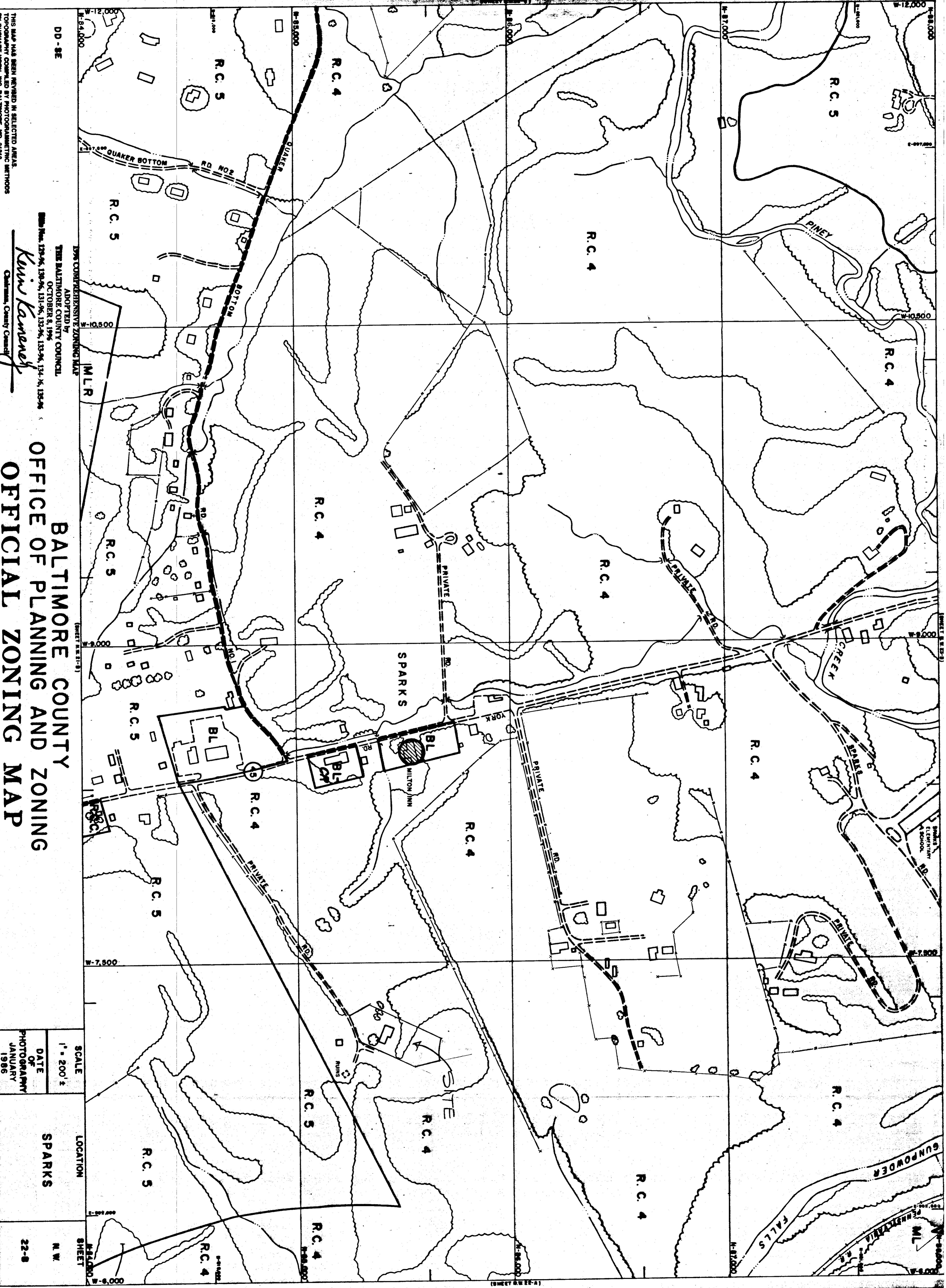
SHEET
N.W.
22-B

LOCATION
00-318-5PH
SPARKS

SCALE
1" = 200'±

DATE OF PHOTOGRAPHY
.....

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP



DD - SE
 THIS MAP HAS BEEN REVISED IN SELECTED AREAS
 BY CHANGING THE ZONING DISTRICTS
 BY EXERCISING THE ZONING POWERS
 OF THE BALTIMORE COUNTY COUNCIL
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1986
 Ord. Nos. 129-86, 130-86, 131-86, 132-86, 133-86, 134-86, 135-86
 Kevin Kennedy
 Chairman, County Council

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

SCALE	1" = 200' ±
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	SPARKS
SHEET	N. W. 22-B

00.518.SPH

DRAWING NUMBER NW 22-B	DRAWING NUMBER	DRAWING NUMBER	DRAWING NUMBER
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518