ORDER RECEIVED FOR FILING Date

IN RE: PETITION FOR VARIANCE

NW/Corner Sandalwood Road and

Marlyn Avenue

(Harbor Point Estates)
15th Election District

5th Council District

Sawyer Realty Holdings, LLC Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 03-318-A

* * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Sawyer Realty Holdings, LLC, by Doug Mueller, Managing Director, through their attorney, Jennifer R. Busse, Esquire. The Petitioner seeks relief from Sections 102.2 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a gatehouse as a non-residential, principal building, to be located in a front yard. In addition, relief is requested from Section 1B01.2.C.1a of the B.C.Z.R. to permit a non-residential, principal building to have the following setbacks: Front yard – 5 feet in lieu of the required 30 feet; street side yard – 10 feet in lieu of the required 25 feet; interior side yard – 10 feet in lieu of the required 25 feet; and, rear yard – 15 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Jerome R. Gentile, on behalf of Sawyer Realty Holdings, LLC, property owners; Richard L. Smith, on behalf of KCI Technologies, Inc., the consultants who prepared the site plan for this property; and G. Scott Barhight, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

The subject property is shown on the site plan as a small parcel located on the west side of Sandalwood Road adjacent to its intersection with Marlyn Avenue in Essex. The property

THUER RECEIVED FOR FILING

contains a gross area of 896 sq.ft., more or less, zoned D.R.16 and is part of a larger tract that has been developed as a rental townhouse community known as Harbor Point Estates. The Petitioners apparently recently acquired the property from the prior owner and are in the process of upgrading the site. In order to improve and "dress up" the entrance to the community, the Petitioners propose constructing a 12' x 8' gatehouse building on the west side of Sandalwood Road not far from the intersection. The gatehouse will not be manned and there will be no gate or blockage, but will primarily be for decorative purposes to provide some visual aesthetic amenity at the entrance to this community. As shown on Drawing No. 2 of Petitioner's Exhibit 2, a wall will be constructed on the both sides of Sandalwood Road to identify the entrance to the community. That wall will contain a sign identifying the residential complex of Harbor Point Estates. The gatehouse building and sign are more particularly shown in elevation drawings that were submitted as Drawings Nos. 4 and 5 of Petitioner's Exhibit 2.

Variance relief is requested as set forth above to approve the location of the building. The need for relief from Sections 102.2 and 504 of the B.C.Z.R. is questionable. First, the building is indeed non-residential in character; however, whether it is a "principal" building as envisioned under Sections 102.2 and 504 of the B.C.Z.R. is less than clear. The building might well be considered to be an accessory structure. In that event, it would be accessory to all of the various residential units and buildings within the community in that it serves the entire complex. Secondly, it is unclear as to whether the structure will be located in the "front yard" of the site. Within the subject small parcel delineated on the site plan, there are no other buildings therein; thus, no "front" yard exists. When compared to the nearest building, the proposed gatehouse appears to be located in the side/front yard, and is separated from that building by a parking lot.

Whatever the characterization, identification and orientation of the building, it is clear that variance relief should be granted as is necessary to approve the location of the structure. To achieve the desired aesthetics, the building must be situated adjacent to the intersection and near the road. However, it is clear that the structure will not impact sight distance, nor cause any disruption or negative influence on traffic.

The second series of variances from area setback requirements may also not be required. The parcel that has been created for the purpose of filing the Petition is somewhat arbitrarily drawn in that the entire apartment complex is one single tract. As more particularly shown on the site plan, the owners' consultants have created a parcel from which side, front and rear yard setbacks are measured; however, these distances are somewhat of a legal fiction in that the subject parcel is not a separately identified tract. Since the building will be located within 5 feet of the right-of-way for Sandalwood Road, a front ("street centerline") setback of 5 feet is necessary. Additionally, the requested rear yard setback is necessary, due to the existence of an interior driveway to the rear of the parcel. However, whether the side yard variances are necessary is less than clear in that again the "lot lines" for this created parcel are arbitrarily drawn.

Upon due consideration of the testimony and evidence offered, and given the fact that the plan is drawn in the manner set forth above, I will grant variance relief as requested. It is clear that the relief will not result in any detriment to the health, safety or general welfare of the surrounding locale and that strict compliance with the regulations would cause undue hardship. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one appeared in opposition to the request. Thus, I am persuaded to grant the requested relief.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ______ day of March 2003 that the Petition for Variance seeking relief from Sections 102.2 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a gatehouse as a non-residential, principal building, to be located in a front yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

3/1/2

IT IS FURTHER ORDERED that a variance from Section 1B01.2.C.1a of the B.C.Z.R. to permit a non-residential, principal building to have the following setbacks: Front yard – 5 feet in lieu of the required 30 feet; street side yard – 10 feet in lieu of the required 25 feet; interior side

yard – 10 feet in lieu of the required 25 feet; and, rear yard – 15 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building/sign permits 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed gatehouse and signage shall be constructed in accordance with elevation Drawings 2, 3, 4 and 5 of Petitioner's Exhibit 2.

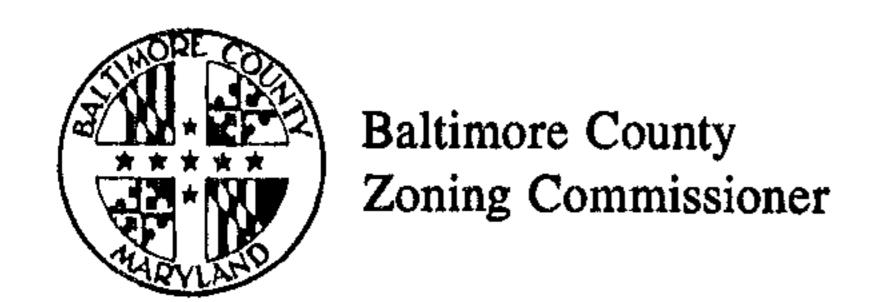
3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

AWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING Date—2012 By



March 6, 2003

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

Fax: 410-887-3468

Jennifer R. Busse, Esquire G. Scott Barhight, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue, 4th Floor Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NW/Corner Sandalwood Road & Marlyn Avenue
(Harbor Point Estates)
15th Election District – 5th Council District
Sawyer Realty Holdings, LLC - Petitioners
Case No. 03-318-A

Dear Ms. Busse & Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

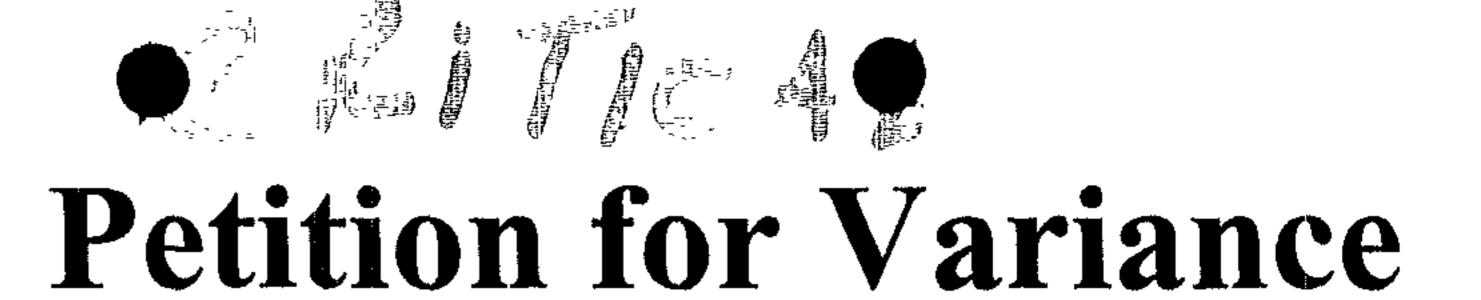
LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Mr. Jerome R. Gentile, Sawyer Realty Holdings, LLC
 9658 Baltimore Avenue, Suite 300, College Park, Md. 20740
 Mr. Richard L. Smith, KCI Technologies, Inc.
 10 North Park Drive, Hunt Valley, Md. 21030
 People's Counsel; Case File





to the Zoning Commissioner of Baltimore County anda

for the property located at Marlyn Ave & Sandiawedd Road

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)

Please see attached

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be provided at hearing

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:

Date.

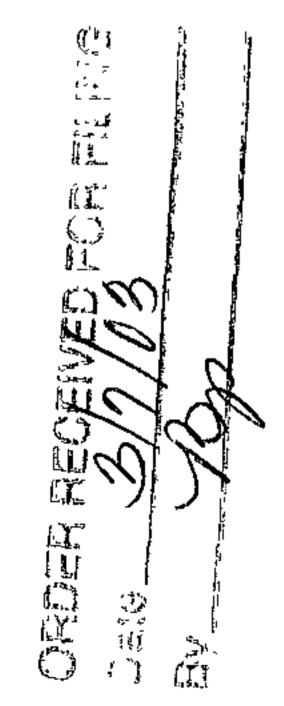
Legal Owner(s):

	N/A Name - Type or Print	Name ·	Sawyer Realty Holdings, LLC - Type or Print
	Signature	- <u> </u>	Signature Doug Much
	Address	Telephone No.	Name-XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	City	Zip Code	Signature
	Attorney For Petitioner:		9658 Baltimore Ave, Suite 300 Address Telephone No.
	Jennifer R. Busse		College Park, MD 20740 410-832-2077
	Name - Type or Print	Cíty	State Zip Code
	10 1150 12		
	Signature		Representative to be Contacted:
	Whiteford, Taylor & Preston		Jennifer R. Busse
Õ	Company		Name
FILING	210 W. Pennsylvania Ave, 4th F1		210 W. Pennsylvania Ave 410-832-2077
Ī	Address	Telephone No.	Address Telephone No.
EGHORING TO THE	Towson, MD 21204 City State	Zip Code	Towson, MD 21204 City State Zip Code
μ ^α			OFFICE USE ONLY
	100 No. 03-318-A		ESTIMATED LENGTH OF HEARING
RECEIV	REV 9/15/98	Reviewed By	UNAVAILABLE FOR HEARING
ORDER P			

Harbor Point Estates Marlyn Avenue and Sandlewood Road

Petitioner requests the following Variances:

- 1. Variance from BCZR Section 102.2 and Section 504 to allow a Gatehouse as a non-residential principal building to be located in a front yard.
- 2. Variance from BCZR Section 1B01.2.C.1.a to allow a non-residential principal building to have the following setbacks :
 - a. Front Yard 5' in lieu of the required 30'
 - b. Street Side Yard 10' in lieu of the required 25'
 - c. Interior Side Yard 10' in lieu of the required 25'
 - d. Rear Yard 15' in lieu of the required 30'



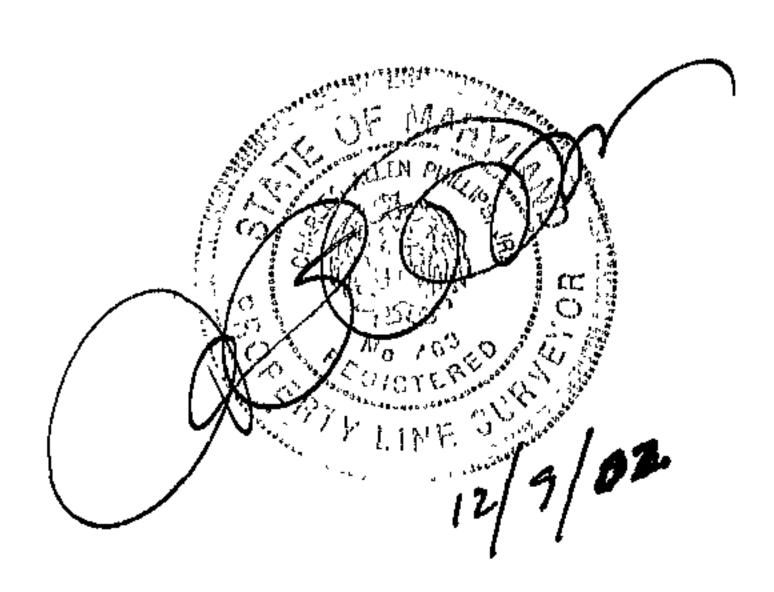
DESCRIPTION

0.02 ACRE, MORE OR LESS PARCEL NORTHWEST SIDE SANDALWOOD ROAD NORTHEAST OF MARLYN AVENUE, 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME AT A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF SANDALWOOD ROAD, SAID POINT BEING LOCATED AS FOLLOWS: FROM THE CENTERLINE INTERSECTION OF SANDALWOOD ROAD WITH THE CENTERLINE OF MARLYN AVENUE, NORTHEASTERLY BINDING ON THE CENTER LINE OF SANDALWOOD ROAD N21° 43' 53" E 74.6' MORE OR LESS TO A POINT ON SAID CENTERLINE; THENCE CROSSING A PORTION OF SANDALWOOD ROAD N68° 16' 07" W 35.00' MORE OR LESS TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE THE 3 FOLLOWING COURSES AND DISTANCES; (1) N 68° 16' 07" W 28.00' MORE OR LESS TO A POINT, THENCE BY A LINE DRAWN PARALLEL TO SANDALWOOD ROAD (2) N21° 43' 53" E 32.00' MORE OR LESS TO A POINT; THENCE (3) S 68° 16' 07" E 28.00' MORE OR LESS TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF SANDALWOOD ROAD; THENCE BINDING ON SAID LINE (4) S 21° 43' 53" 32.00' MORE OR LESS W TO THE POINT OF BEGINNING.

CONTAINING 896 SQUARE FEET, MORE OR LESS (0.02 ACRES, OF LAND MORE OR LESS) AND BEING PART OF "HARBOR POINT ESTATES" FORMERLY KNOWN AS "SECTION ONE EAST ROC" AND RECORDED OTG 32-25.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY





BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

No. 16389

DATE /-/3-03

ACCOUNT 001-006-6150

AMOUNT \$ 325.00

Bluere , rate to the land of the transaction to have

RECEIVED White Ford Taylor & Preston

Me ly 1 Ace & Sadlewood Pd. ITEM # 318

Taken by: JRF

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YELLOW - CUSTOMER

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MITTER PROPERTIES REPORTED

CR W. Olday

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325.00 CK .00 CM

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CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson Maryland on the property identified herein as follows:

Case: #03-318-A.

Marylan Avenue and Sandalwood Road
Nwest corner of Martyn Avenue and Sandalwood Road
15th Electron District - 5th Councilmant District
Legal Owner(s): Sawyer Realty Holdings, LLC
Legal Owner(s): Sawyer Realty Holdings, LLC
Variance: to allow a Gatehouse as a non-residential principal building to be located in a front yard. To approve on non-residential principal building to have a front yard sethon-residential principal building to have a front yard. To approve a street side yard sethack 10 feet in lieu of the required 25 feet.

LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File ana/or riearing, Contact the Zoning Review Office at (410) 887-3391.

2003

THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing ly newspaper published in Baltimore County, Md., 20C in the following week once in each of ou

☑ The Jeffersonian

Arbutus Times

Catonsville Times

Owings Mills Times Towson Times

NE Booster/Reporter

County News North

RMB/

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No.: 03-318-A
	Petitioner/Developer: SAWER
	REALITY HOLDINGS, LLC
	Date of Hearing/Closing: 2/28/93
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	ęt.
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
	es of perjury that the necessary sign(s) required by law ity located at MARLYNE AVE AND
	SANDALNOOD ROAD
, de 	
The sign(s) were posted on	2/13/13
s iso astrol and boards on white	(Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
A Command of Market State And State And	(Signature or Sign Loster and Date)
	SSG ROBERT BLACK
	(Printed Name)
	1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code) (410) 282-7940
	(Telephone Number)

RE: PETITION FOR VARIANCE

Marlyn Avenue & Sandalwood; NW corner

Marlyn Avenue & Sandalwood Road

15th Election District

5th Councilmanic District

Legal Owner(s): Doug Mueller, Managing

Partner, Sawyer Realty Holdings, LLC

Petitioner(s)

* BEFORE THE

ZONING COMMISSIONER

* FOR

BALTIMORE COUNTY

* BALTIMORE COUNTY

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21 day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to, Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, February 6, 2003 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-318-A

Marlyn Avenue and Sandalwood Road N/west corner of Marlyn Avenue and Sandalwood Road 15th Election District – 5th Councilmanic District Legal Owner: Sawyer Realty Holdings, LLC

<u>Variance</u> to allow a Gatehouse as a non-residential principal building to be located in a front yard. To approve non-residential principal building to have a front yard setback 5 feet in lieu of the required 30 feet. To approve a street side yard setback 10 feet in lieu of the required 25 feet and to approve interior side yard setback 15 feet in lieu of the required 25 feet.

Hearings:

Friday, February 21, 2003 at 9:00 a.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Thursday, February 13, 2003 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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Hearings: Friday, February 28, 2003 at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

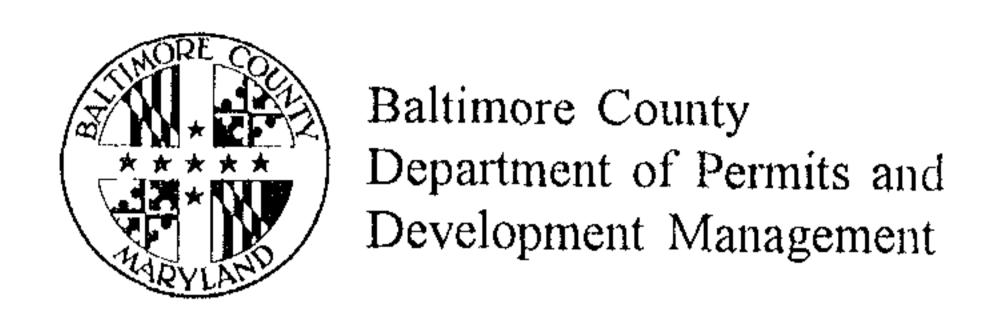
LAWRENCE E. SCHMIDT

Auronce P. Galactica

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

January 21, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-318-A

Marlyn Avenue and Sandalwood Road N/west corner of Marlyn Avenue and Sandalwood Road 15th Election District – 5th Councilmanic District Legal Owner: Sawyer Realty Holdings, LLC

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Hearings:

Friday, February 21, 2003 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon

Director

AJ:rlh

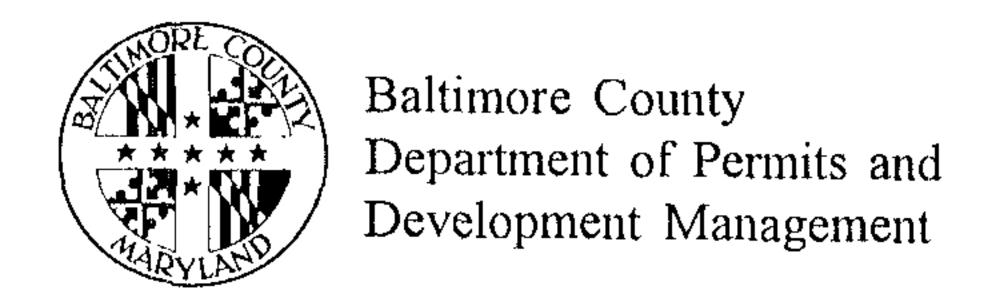
C: Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Ave., 4th Floor, Towson 21204

Sawyer Realty Holdings, LLC, Doug Mueller, Managing Director, 9658 Baltimore Avenue, Suite 300, College Park 20740

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 6, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353

Fax: 410-887-5708

January 27, 2003

NOTICE OF ZONING HEARING

(HEARING DATE CHANGE)

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-318-A

The state of the s

Marlyn Avenue and Sandalwood Road N/west corner of Marlyn Avenue and Sandalwood Road 15th Election District – 5th Councilmanic District Legal Owner: Sawyer Realty Holdings, LLC

<u>Variance</u> to allow a Gatehouse as a non-residential principal building to be located in a front yard. To approve non-residential principal building to have a front yard setback 5 feet in lieu of the required 30 feet. To approve a street side yard setback 10 feet in lieu of the required 25 feet and to approve interior side yard setback 15 feet in lieu of the required 25 feet.

Hearings:

Friday, February 28, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Ave , 4th Floor, Towson 21204
Sawyer Realty Holdings, LLC, Doug Mueller, Managing Director, 9658 Baltimore Avenue, Suite 300, College Park 20740

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 13, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

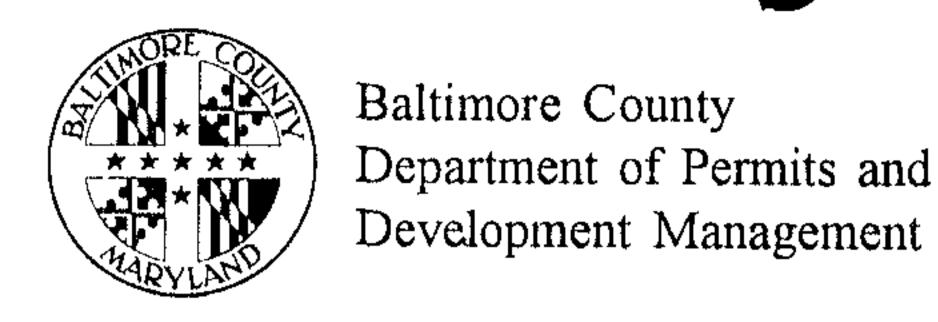
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 03-3/8-4
Petitioner: Sawyl Clasty
Address or Location: Warken Are & Saludle and Date
Sandalwood Re
PLEASE FORWARD ADVERTISING BILL TO:
Name: Jun Busse Clo Whiteford, Taylor
Address: 210 W. Pennsylvania AVP, ste 400
TOUSON MOD 21204
Telephone Number: 410 832 7077

Revised 2/20/98 - SCJ



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

February 21, 2003

Jennifer R. Busse Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue 4th Floor Towson, MD 21204

Dear Ms. Busse:

RE: Case Number: 03-318-A, Marlyn Avenue& Sandalwood

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 13, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

u. Call

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Sawyer Realty Holdings, LLC Doug Mueller Mgr. Director 9658 Baltimore Avenue Suite 300 College Park, MD 20740 People's Counsel



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: January 21, $\frac{2003}{3}$

Item No.: 305, 307-311, 316-322, 324 &325

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

Department of Permits & Development Management

FROM: Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT: Zoning Advisory Committee Meeting

For January 27, 2003

Item No. 318

The Bureau of Development Plans Review has reviewed the subject-zoning item.

DATE: January 28, 2003

Public Roads cannot be blocked by "gates".

RWB:HJO:jrb

cc: File

•

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley PBS 1765

DATE:

February 20, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 21, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

305-308, 310, 311, 313, 315-319, 321-325

1128

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: March 13, 2003

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-333 & 03-346 COMMISSIONEI

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-318, 03-333 & 03-346

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL:MAC



Maryland Department of Transportation State Highway Administration

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

Administrator

Date: 1.17.203

Mr. George Zahner Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE: Baltimore County

Item No. 318 JRF

Dear. Mr. Zahner:

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,

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

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Robert L. Ehrlich Jr.
Governor
Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary

January 21, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 01/27/03 re: case numbers 03-305-SPH, 03-306-X, 03-307-SPH, 03-308-A, 03-309-A, 03-310-A, 03-311-A, 03-312-X, 03-313-SPH, 03-314-XA, 03-315-SPH, 03-316-SPHX, 03-317-A, 03-318-A, 03-319-A, 03-320-A, 03-321-A, 03-322-A, 03-323-SPHA, 03-324-A, 03-325-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/16/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

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Local Planning Assistance Unit

cc: Mike Nortrup

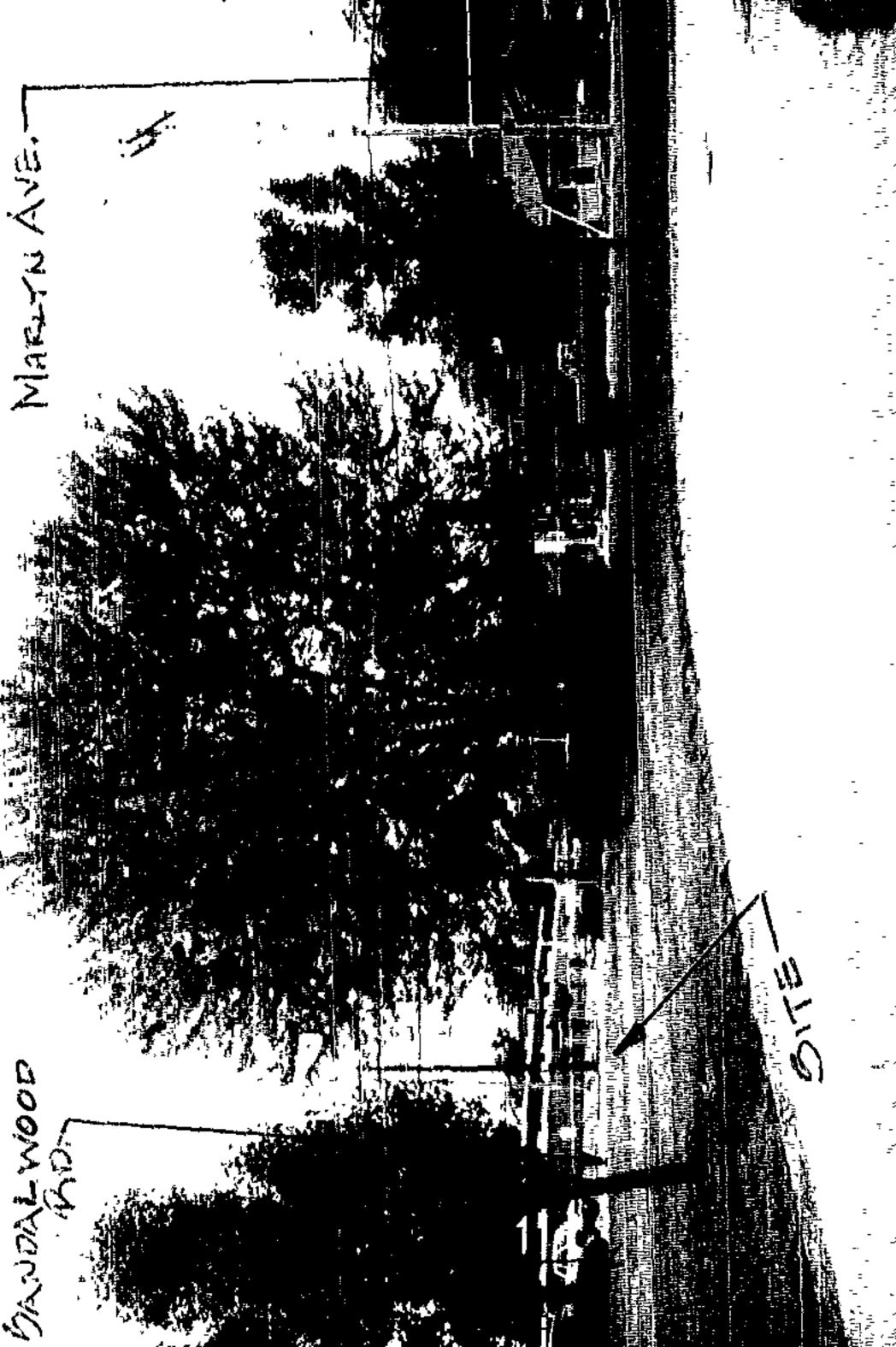
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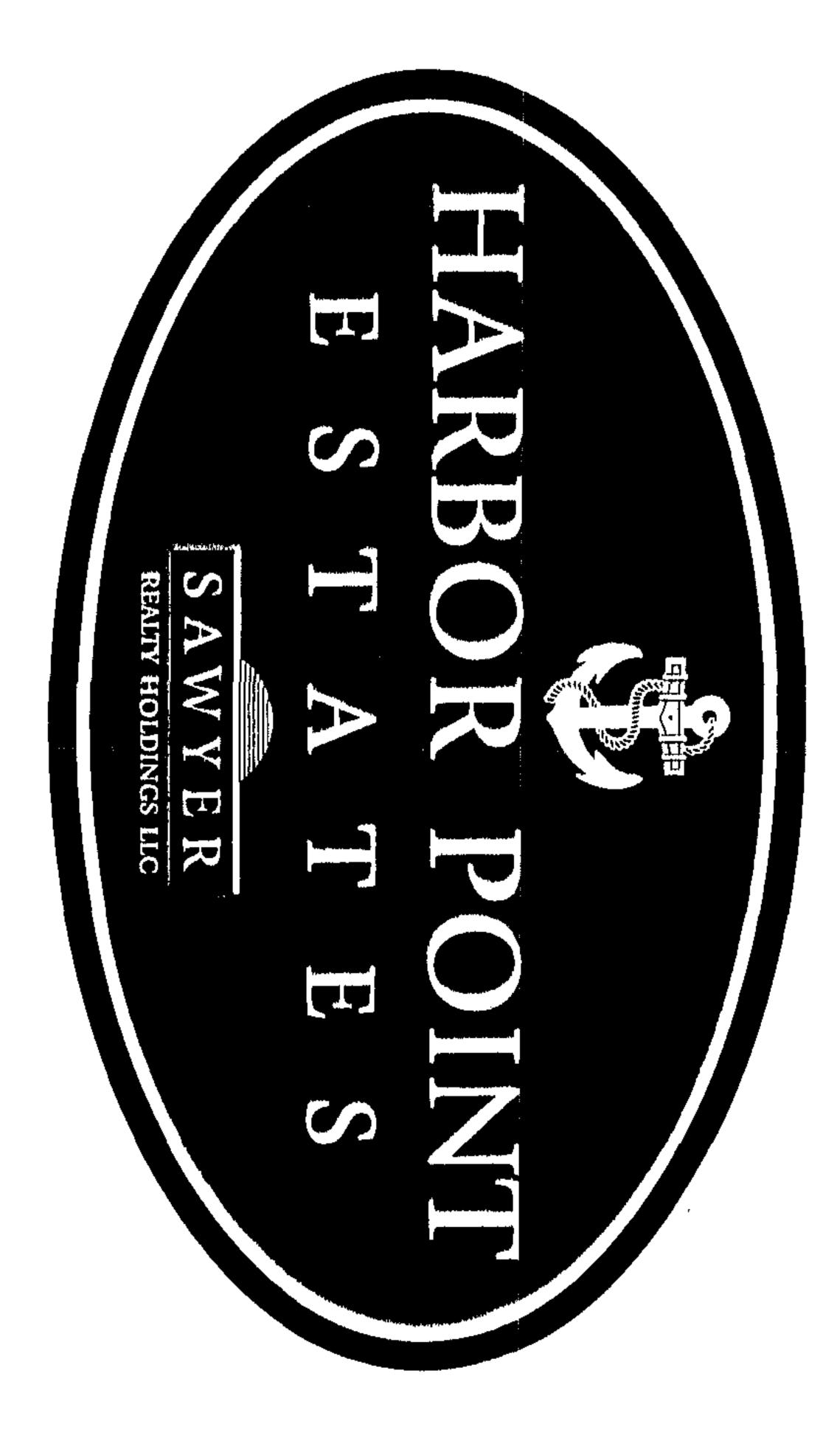
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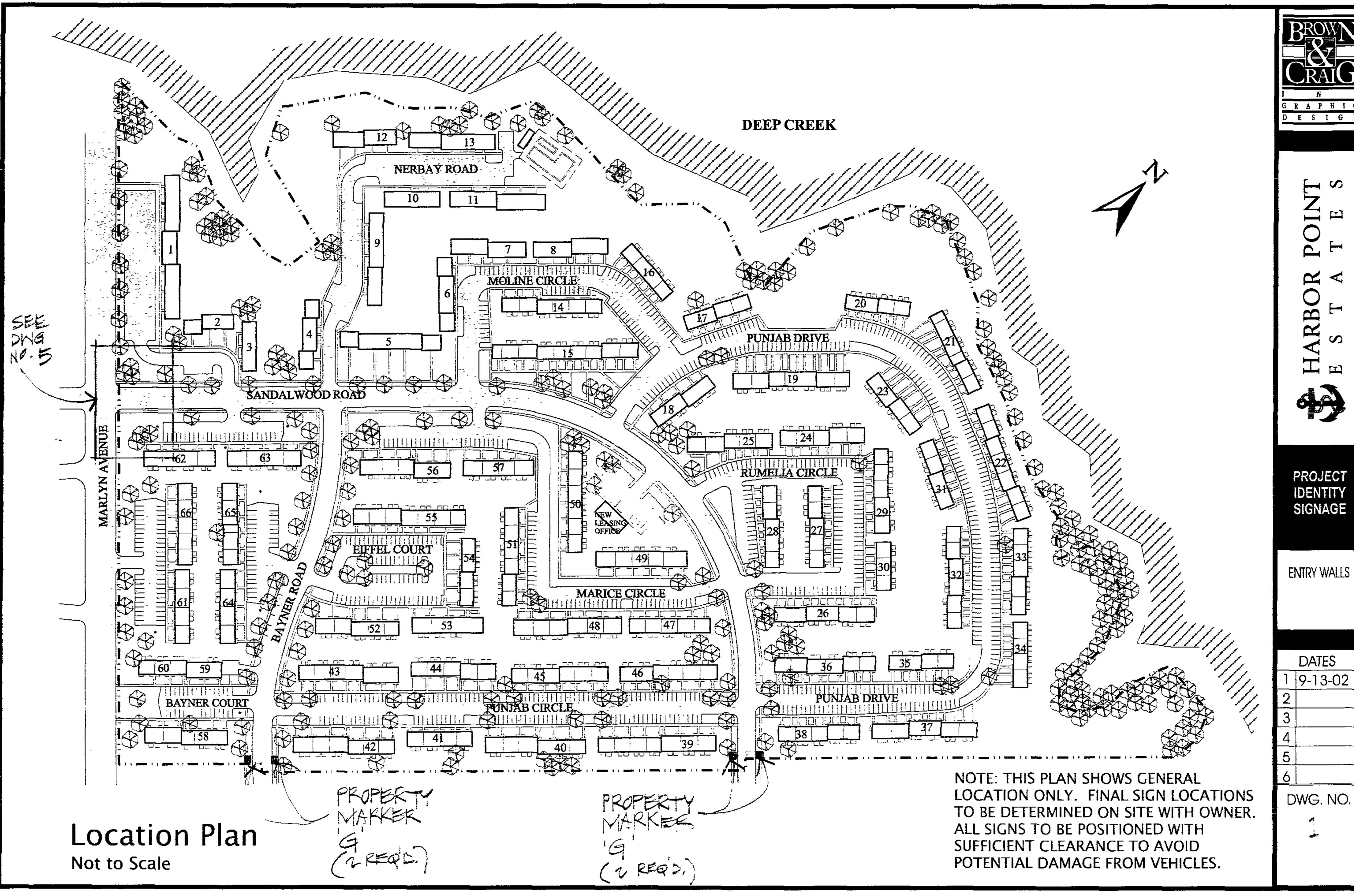
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SEPTEMBER 16, 2002

Sawyer Realty Holdings LLC 9658 Baltimore Avenue College Park, MD 20740 tel 301.479.1600 fax 301.479.1700

Brown & Craig Architects

407 N. Charles Street Baltimore, MD 21201 tel 410.837.2727 fax 410.837.7447

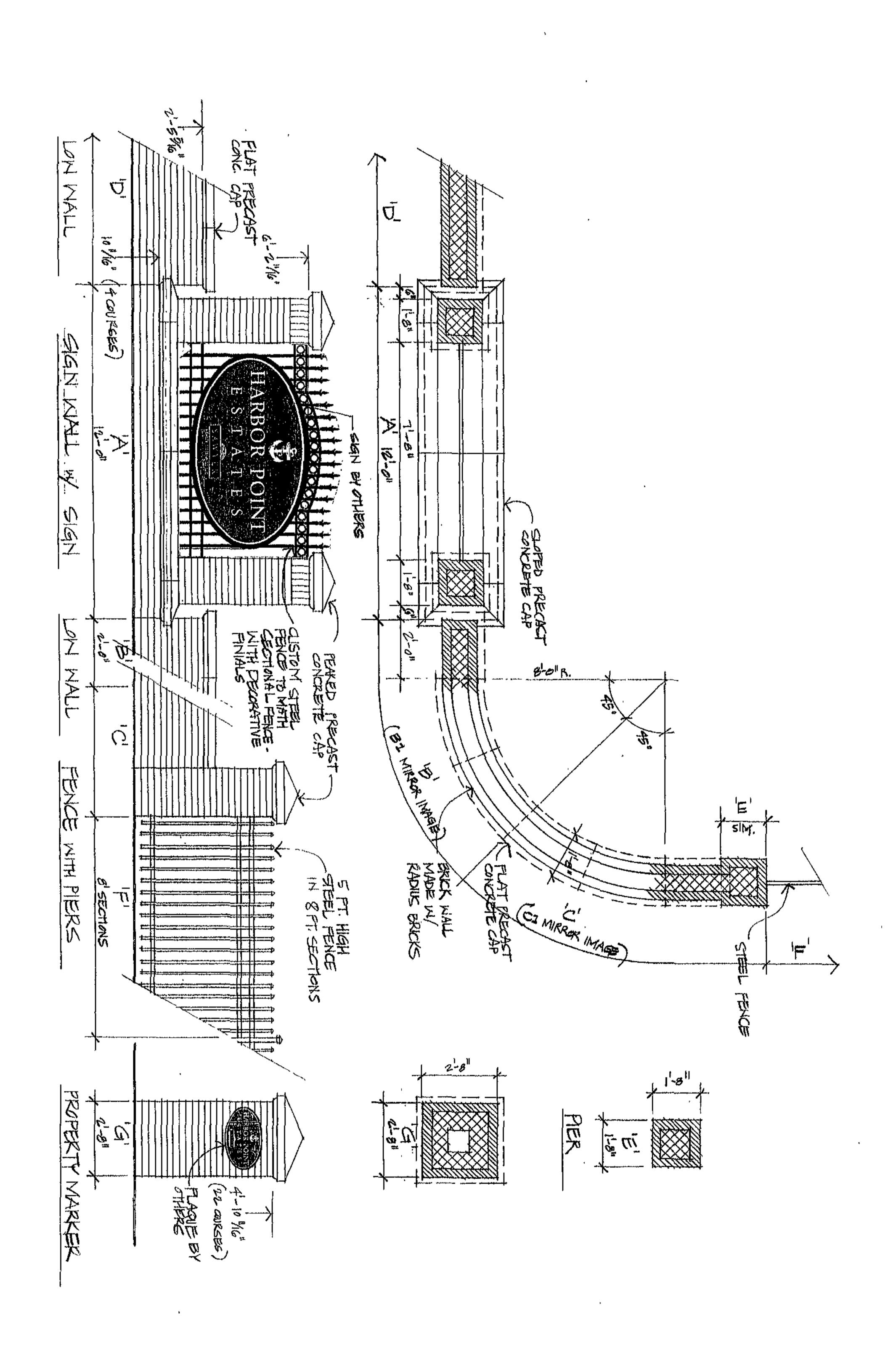




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DATES

DWG. NO.



ENTRY WALLS

PROJECT IDENTITY SIGNAGE



