AMENDED HEARING OFFICER'S ORDER
CASE Nos. VIII-650 & 04-283-SPH

THEREFORE, IT IS ORDERED, by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, this 19 day of March, 2004, that the Motion for Reconsideration clarifying the Development Plan known as "Sattler's Woods", submitted into evidence as "Redline Developer's Exhibit No. 1", be and is hereby APPROVED and AMENDED as follows:

1. The future owner/s of Lot 12 shall submit a landscape plan to Avery Harden, Landscape Architect for Baltimore County, for review and approval prior to the issuance of a building permit. The agreed upon landscaping shall be installed in the first planting season following building permit issuance;

2. The Applicant's representatives shall meet with Robert W. Bowling, Bureau of Development Plans Review Supervisor, in order to review the issue of grading for future widening of Corbett Road;

3. The following language shall be included in the deeds to be recorded for Lots 10, 11 and 12 of Sattler's Woods and in a note on the site plan: "Lots 10, 11 and 12 of Sattler's Woods may not be further subdivided unless rezoned to a classification that would allow for additional density. Any future subdivision shall be subject to the full development process, including a Hearing Officer's Hearing; and

4. Development Plan approval is subject to DEPRM's acceptance of the Applicant's request to pay a storm water management fee-in-lieu of construction of management facilities.

IT IS FURTHER ORDERED, that all other terms and conditions of this office's March 3, 2004 decision shall remain in full force and effect.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

IN RE: DEVELOPMENT PLAN HEARING E/S of Hereford Road @ Piney Hill Road 8th Election District 3rd Councilmanic District **Sattler's Woods** (Hunter's Point)	*	BEFORE THE HEARING OFFICER OF BALTIMORE COUNTY	
Sattler's Woods, LLC *Developer/Petitioner*	*	Case Nos. VIII-650 & 04-283-SPH	

* * * * * * * * * * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, as a requested approval of a Development Plan known as "Sattler's Woods", (formerly "Hunters Point") prepared by Gerhold, Cross & Etzel, Ltd. This is the second portion of the Sattler's Woods development and is located north of Corbett Road (824 Corbett Road) in northern Baltimore County. The first section of the Sattler's woods subdivision is located on the east side of Hereford Road at Piney Hill Road. The particulars of the manner in which the second portion of the property is proposed to be developed are more specifically shown on Developer's Exhibit No. 1, the 2nd Amended Development Plan.

In addition to seeking approval of the Development Plan, the Petitioner also requested special hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve the Second Amendment of the final Development Plan of "Sattler's Woods".

The property was posted with Notice of the hearing for the Special Hearing and Development Plan on December 19, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on December 18, 2003 to notify any interested persons of the scheduled hearing date.

Appearing at the hearing on behalf of the Development Plan approval request were Scott Lindgren and Bruce Doak, appearing on behalf of Gerhold, Cross & Etzel, the engineering firm who prepared the Development Plan and Eugene and Dolores Sattler, the Petitioners. David

Karceski, Esquire represented the Petitioners at the hearing.

Appearing as interested citizens in the matter were Ed DeCorse and George McCeney. Also in attendance were representatives of the various Baltimore County reviewing agencies; namely, Jeff Perlow (Zoning Review), Robert Bowling (Development Plans Review) and Don Rascoe (Development Management), all from the Office of Permits & Development Management; R. Bruce Seeley from the Department of Environmental Protection and Resource Management ("DEPRM"); Mark Cunningham from the Office of Planning; and Jan Cook from the Department of Recreation & Parks.

As to the history of the project, the original Concept Plan Conference was held on March 6, 1995 and a Community Input Meeting followed on April 6, 1995 at the Hereford Volunteer Fire Company. A Development Plan Conference was held on May 24, 1995 and a Hearing Officer's Hearing was held on June 14, 1995. The original Development Plan was approved by Deputy Zoning Commissioner Timothy M. Kotroco on June 20, 1995.

This project was put on hold for several years and reintroduced to the development process with a 2nd Amended Site Plan and Final Development Plan. Following submittal of this amended plan a Development Plan Conference was held on December 17, 2003. Thereafter, a Hearing Officer's Hearing for this development was held on January 9, 2004 in Room 106 of the County Office Building.

Developer Issues

Although aware of a Department of Public Works ("DPW") issue on road improvement, the Developer raised no issues itself for resolution and urged approval of the plan without modification.

County Issues

All County agency representatives indicated on the record that the Redline Development Plan was acceptable to their agency meeting all County regulations, except for the Department of Public Works, DEPRM and Zoning. The Department of Public Works wanted Corbett Road to be improved by grading approximately 5 ft. of the right-of-way, which recommendation the

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Developer opposed as unnecessary. DEPRM's representative indicated that the Storm Water Management data presented by the Developer would require the Developer to obtain a variance from the Department so as to pay a fee in lieu of providing certain storm water management features. The request for variance was received by his department only on the day of the hearing. If denied this would affect the design of the Redline Development Plan significantly. The second issue was the landscaping of the dwelling on Lot 12. Finally, the Zoning Office, supported by DEPRM, wanted a note added to the drawing that there would be no further subdivision of the property under the present zoning. The Developer agreed with this request and added the note as requested.

The DPW and DEPRM issues remained open at the close of the informal portion of the case. However, the parties agreed that the record would remain open on these issues and that if resolved the agency representative would construct a memorandum to that effect to be added to the record of the case. Moreover, neither the Developer nor the County waived their right to further hearing and decision by this Hearing Officer, if issues remained after good faith efforts to resolve same had failed.

Community Issues

Mr. DeCorse indicated his concern regarding the extent of development of this portion of the property. Mr. Hoffman explained that the Developer is seeking three new lots, designated as Lot Nos. 10, 11 and 12. Lot No. 10 is proposed to be a 9+/- acre lot containing the existing three-story stone home (the main house) whose address is 824 Corbett Road. Lot No. 11 would be 35+/- acres in size and contain the existing two-story house whose address is 910 Corbett Road (the tenant house). Lot No. 12 would be 37.6+/- acres and could have a new home built upon it. If a new home is constructed on this lot, the new home's address would be 930 Corbett Road. Thus, only one new home is proposed. With this information, Mr. DeCorse indicated he did not oppose the plan.

Mr. Ceney, who represents the Greater Sparks/Glencoe Community Council, indicated that given only one new home was being proposed for this nearly 82 acres of rural countryside, his

organization supported the plan. He did expressed concern regarding future subdivision, but seemed reassured that the note regarding no further subdivision would prevent same. However, it should be noted that the restriction on further subdivision is applicable under present zoning. Should the County Council sometime in the future up-zone the density available on the property, the owners would be free to request further subdivision in accordance therewith.

Applicable Law

Section 26-206 of the B.C.Z.R. *Development Plan Approval.*

(a) (1) A public quasi-judicial hearing before the hearing officer is required prior to final action on a plan. The hearing may be informal in nature. The hearing officer shall regulate the course of the hearing as he may deem proper, including the scope and nature of the testimony and evidence presented.

(2) The hearing officer shall take testimony and receive evidence regarding any unresolved comment or condition that is relevant to the proposed plan, including testimony or evidence regarding any potential impact of any approved development upon the proposed plan.

(3) The hearing officer shall make findings for the record and shall render a decision pursuant to the requirements of this section.

(b) The hearing officer shall grant approval of a Development Plan that complies with these development regulations and applicable policies, rules and regulations promulgated pursuant to section 2-416 et seq. of the Code, provided that the final approval of a plan shall be subject to all appropriate standards, rules, regulations, conditions, and safeguards set forth therein.

(o) In approving a plan, the hearing officer may impose such conditions, as may be deemed necessary or advisable based upon such factual findings as may be supported by evidence for the protection of surrounding and neighboring properties. Such conditions may only be imposed if:

(1) The condition is based upon a comment which was raised or a condition which was proposed or requested by a part;

(2) Without the condition there will be an adverse impact on the health, safety or welfare of the community;

(3) The condition will alleviate the adverse impact; and

(4) The condition does not reduce by more than twenty (20) percent the

number of dwelling units proposed by a residential Development Plan in a D.R.5.5, DR 10.5, or DR 16 zone, and no more than twenty (20) percent of the square footage proposed by a non-residential Development Plan. This subsection is not applicable to a PUD Development Plan.

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Testimony and Evidence

The property on which the development is proposed consists of 83.3 acres and is zoned R.C.2 and RC 7. As indicated above, one lot would surround the existing main house, one lot the existing tenant house, and one new home could be built. See Developer's Exhibit No. 1A. This three-lot subdivision was the residue of the Sattler Woods subdivision shown on Developer's Exhibit No. 1B approved as a 9-lot subdivision in 1995. The subject subdivision is shown in the "Overall Boundary Detail" of Exhibit No. 1B and indicated as "Residue 80 +/- acres". The original 9-lot Sattler's Woods subdivision and the subject subdivision are separated almost entirely by the Hereford Middle School property. There is a small common boundary between Lot No. 3 of the 9-lot subdivision and proposed Lot No. 11 of this subdivision.

Mr. Lindgren, the engineer who drafted the Development Plan explained that the Sattler family intended to occupy the main and tenant houses and sell Lot No. 12. This, he opined, would allow continued farming on the property retaining 80% to 90% of the agricultural acreage. He further opined that the Redline Development Plan met all County regulations and could be approve as presented in Developer's Exhibit No. 1A.

He disputed the need for or the value of the Department of Public Works' recommendation that the edge of Corbett Road be graded. He testified that grading the roadway to its full right-of-way width of 30 ft. for all 2,300 linear feet of Corbett Road is all out of proportion to the

proposal that one new home was being added to the area. In addition, he testified that the cost would be high and result in much unnecessary disturbance to the shoulder area. This he opined is contrary to the intent of Corbett Road designation as a "scenic highway". Finally, he argued that the DPW had not required two recent subdivisions on the south side of Corbett Road to make such improvements.

All agreed that the County was not requesting the roadway be paved to its full right-of-way width. Mr. Bowling from the Department of Public Works testified that he was not requiring paving any wider than the present roadway width, but for safety reasons wanted at least 5 ft. of grading along Corbett Road. He was concerned that because of poor drainage, there were areas that could flood in heavy rainstorms and become dangerous to unwary drivers travelling along this country road. He emphatically denied requesting grading of 20 ft. to 30 ft. as presented by the Developer's engineer. He wanted only 5 ft. of grading. However, he wanted all 2,300 linear feet of frontage along Corbett Road to be improved, as he looked at this as a 12 lot, not 3 lot subdivision. Thus, in his view, there were 10 new homes adding traffic to Corbett Road which should have been (but apparently was not) improved when the 1995 plan was approved.

Eventually, the Developer proposed a compromise that, instead of a blanket 5 ft. grading over the whole 2,300 linear feet of roadway, his engineer and Mr. Bowling would review the drainage on the roadway and fix only those areas that posed dangers due to poor drainage. It was agreed that the record of this case would be held open to determine by further study and consultation those areas of Corbett Road that needed improvement. The output of this further consultation was to be a memorandum from the DPW outlining the areas of agreement. However, neither the County nor the Developer waived its right to have areas of disagreement resolved by further hearing before the undersigned. The memorandum from Mr. Bowling was received on February 13, 2004 which indicated that the grading along Corbett Road was satisfactory and the plan now met this department's regulations.

Similarly, it was agreed by the parties that the issues raised by DEPRM were to be subject to further resolution by again keeping the record of the case open. The two issues open were the

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variance for fee in lieu of providing storm water management facilities and the landscaping of the new dwelling on Lot No. 12. Again, neither the County nor the Developer waived its right to have areas of disagreement resolved by further hearing before the undersigned.

On March 2, 2004, DEPRM issued its memorandum that the Redline Plan met all its regulations.

Finds of Fact and Conclusions of Law

After considering the evidence and testimony in this case and the resolution of both the DPW and DEPRM issues raised at the hearing, as shown by the memos dated February 12, 2004 and March 2, 2004 (copies of which are attached hereto and made a part hereof), I find that the Development Plan complies with the development regulations and applicable policies, rules and regulations promulgated pursuant to Section 2-416 et seq. of the Baltimore County Code. I further find that the Development Plan is subject to all appropriate standards, rules, regulations, conditions, and safeguards. Therefore, I shall approve the Development Plan subject to the conditions set forth below.

Special Hearing

The Developer filed a request for a special hearing to the Final Development Plan (as opposed to the development plan discussed above). However, John Lewis, of the Zoning Office, indicated that no formal amendment to the Final Development Plan was required because there were no homes proposed within 300 ft. of the 9-lot subdivision. Rather than a formal approval, the revisions to the Final Development Plan could be handled administratively when the Final Development Plan as amended is approved. Consequently, the Developer withdrew the request for special hearing without prejudice, which was agreed to by all parties and approved by this Deputy Zoning Commissioner.

THEREFORE, IT IS ORDERED, by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, this 3 day of March, 2004, that the Development Plan known as "Sattler's Woods", submitted into evidence as "Redline Developer's Exhibit No. 1", be and is hereby APPROVED.

IT IS FURTHER ORDERED, that the request for Special Hearing, be and is hereby DISMISSED without prejudice as moot.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

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John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

March 3, 2004

Robert Hoffman, Esquire
David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Hearing Officer's Hearing Case Nos. VIII-650 & 04-283-SPH
Property: E/S of Hereford Road @ Piney Hill Road
8th Election District, 3rd Councilmanic District
Sattler's Woods (Hunter's Point)

Dear Messrs. Hoffman & Karceski:

Enclosed please find the decision rendered in the above-captioned case. The Development Plan for the Sattler's Wood Property has been approved 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 & 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,

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Copies to:

Scott Lindgren
Bruce Doak
Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Suite 100
Towson, Maryland 21286

Eugene & Dolores Sattler
824 Corbett Road
Monkton, MD 21111

Ed DeCorse
901 Maplecrest Lane
Monkton, MD 21111

George McCeney.
1407 Glencoe Road
Glencoe, MD 21152

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 824 CORBETT ROAD

which is presently zoned RC2 & RC7 (Formerly RC5)

B.E.D.

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 under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE ~~FIRST~~ SECOND AMENDMENT OF THE FINAL DEVELOPMENT PLAN OF SATTLERS WOODS

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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

EUGENE A. SATTLER
Name - Type or Print

Eugene A. Sattler
Signature

DELORES N. SATTLER
Name - Type or Print

Delores N. Sattler
Signature

824 CORBETT ROAD 410-472-2679
Address Telephone No.

MONKTON MD. 21111
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

BRUCE E. DOAK
GERHOLD CROSS & ETZEL, LTD.
Name

320 E. TOWSONTOWN BLVD. 410-823-4470
Address Telephone No.

TOWSON MD 21286
City State Zip Code

ORDER RECEIVED FOR FILING
Date 3/3/04
By RCE

Case No. 04-283-SPH

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 12/9/03

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

December 8, 2003

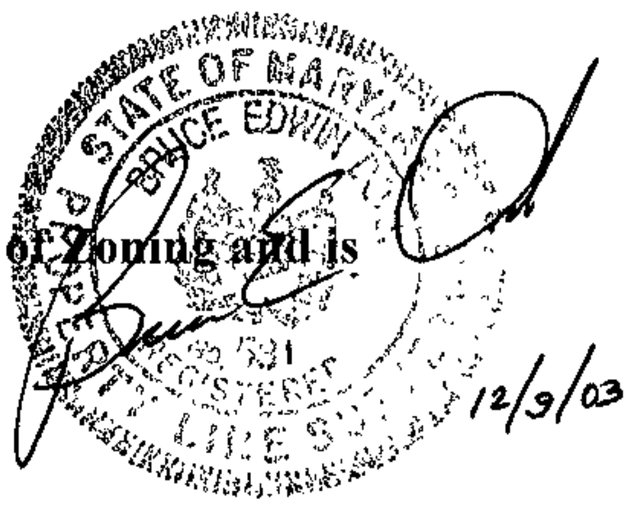
ZONING DESCRIPTION
824 CORBETT ROAD
RESIDUE PARCEL
"SATTLERSWOODS"
BALTIMORE COUNTY, MARYLAND

B. E. D.

(PROPOSED LOTS 10, 11, & 12 SATTLER WOODS)

Beginning for the same in the center of Corbett Road, 2,250 feet more or less, easterly along the center of Corbett Road from the center of York Road, thence leaving said Corbett Road and binding along the outlines of Hereford Middle School, the following five courses and distances, viz: (1) North 29 degrees 45 minutes 41 seconds East 917.58 feet, (2) North 38 degrees 45 minutes 25 seconds West 891.10 feet, (3) South 80 degrees 50 minutes 23 seconds West 213.33 feet, (4) South 79 degrees 06 minutes 23 seconds West 110.00 feet, and (5) South 54 degrees 29 minutes 24 seconds West 191.07 feet, thence leaving Hereford Middle School and continuing to run on the lands of the petitioners, the following eight courses and distances, viz: (6) North 09 degrees 09 minutes 26 seconds West 139.65 feet, (7) North 79 degrees 06 minutes 23 seconds East 280.38 feet, (8) North 80 degrees 50 minutes 23 seconds East 719.23 feet, (9) South 50 degrees 26 minutes 08 seconds East 910.14 feet, (10) South 87 degrees 02 minutes 03 seconds East 395.91 feet, (11) North 78 degrees 47 minutes 38 seconds East 560.94 feet, (12) North 33 degrees 34 minutes 34 seconds East 276.06 feet, (13) South 22 degrees 45 minutes 58 seconds East 1,295.50 feet, and (14) South 40 degrees 10 minutes 06 seconds West 891.18 feet to the center of Corbett Road, thence running along the center Corbett Road, the following fourteen courses and distances, viz: (15) North 77 degrees 18 minutes 02 seconds West 295.00 feet, (16) North 77 degrees 26 minutes 00 seconds West 470.00 feet, (17) North 77 degrees 56 minutes 00 seconds West 202.00 feet, (18) North 82 degrees 33 minutes 00 seconds West 99.00 feet, (19) North 88 degrees 17 minutes 00 seconds West 80.00 feet, (20) South 88 degrees 41 minutes 00 seconds West 73.00 feet, (21) South 81 degrees 46 minutes 00 seconds West 141.00 feet, (22) South 88 degrees 55 minutes 00 seconds West 136.00 feet, (23) North 84 degrees 39 minutes 00 seconds West 57.00 feet, (24) North 78 degrees 06 minutes 00 seconds West 56.00, (25) North 72 degrees 04 minutes 00 seconds West 56.00 feet, (26) North 66 degrees 00 minutes 00 seconds West 61.00 feet, (27) North 61 degrees 43 minutes 00 seconds West 56.79 feet, and (28) North 59 degrees 25 minutes 00 seconds West 431.86 feet to the place of beginning.

Containing 83.3 Acres of land, more or less.



12/9/03

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

X:\sattler\residueparceldescrip.doc

04-283-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 31033

DATE 12/9/03 ACCOUNT R-001-006-6150

AMOUNT $ 195.00

RECEIVED FROM: Gerhold, Cross & Etzel, LTD

FOR: 824 Corbett Road (Proposed Lots 10, 11, 12 of Sattler Woods Subdivision)

04-283-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
12/10/2003	12/09/2003	15:28:10	1

REG WSOL WALKIN JRIC JMR
RECEIPT # 149022 12/09/2003 OFLH
Dept 5 526 ZONING VERIFICATION
CR NO. 031033
Recpt Tot $195.00
$195.00 CK $.00 CA
Baltimore County, Maryland

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: #04-283-SPH
824 Corbett Road
North side of Corbett Road, 2250' East of York Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Eugene A. Sattler and Dolores N. Sattler
Special Hearing: to approve the second amendment of the Final Development Plan of Sattlers Woods
Hearing: Friday, January 9, 2004 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 accommodations 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.
12/179 Dec. 18 C641656

CERTIFICATE OF PUBLICATION

12/18/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/18/, 2003.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE NO. 04-283-SPH
PETITIONER/DEVELOPER:
Eugene A. Sattler & Delores N. Sattler
DATE OF HEARING: January 9, 2004

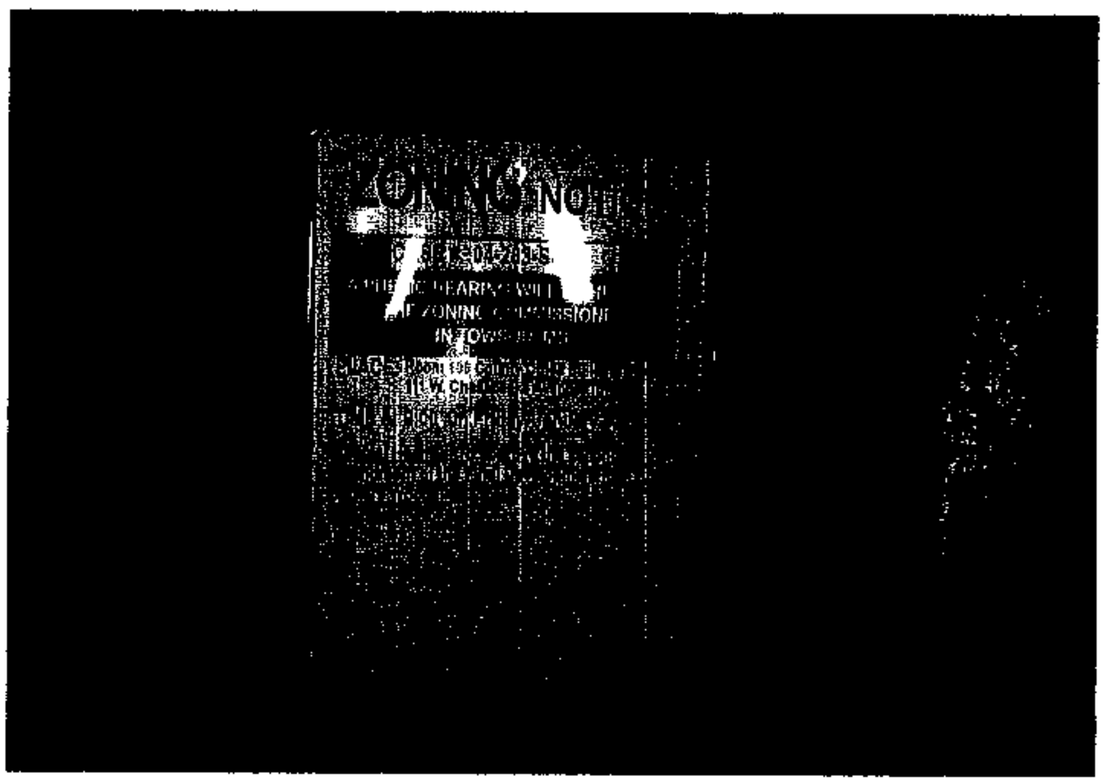
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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

LOCATION:
824 Corbett Road



POSTED ON: December 19, 2003

DATE:
December 22, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

RE:	PETITION FOR SPECIAL HEARING 824 Corbett Road; N/side Corbett Road, 2,250' E of York Road 8th Election & 3rd Councilmanic Districts Legal Owner(s): Eugene & Delores Sattler Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-283-SPH

* * * * * * * * * * * * *

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 and documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

RECEIVED
DEC 17 2003
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of December, 2003, a copy of the foregoing Entry of Appearance was mailed to Bruce E Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Issue - Jeffersonian
THURSDAY DECEMBER 18, 2003 ISSUE
Please forward billing to:
EUGENE A. SATTLER - 824 CORBETT ROAD
MONKTON, MD 21111

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 NO. 04-283-SPH
824 CORBETT ROAD
NORTH SIDE OF CORBETT ROAD, 2250' EAST OF YORK ROAD
8TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
LEGAL OWNER: EUGENE A. SATTLER & DELORES N. SATTLER

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

Lawrence E. Schmidt

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.

SPECIAL HEARING TO APPROVE THE 4 SECOND AMENDMENT OF THE FINAL DEVELOPMENT PLAN OF SATTLERS WOODS

HEARING: JANUARY 9, 2004 AT 9:00 AM IN ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

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: 04-283-SPH

Petitioner: EUGENE A. & DELORES N. SATTLER

Address or Location: 824 CORBETT ROAD (Proposed Lots 10,11,12 of Sattlers Woods)

PLEASE FORWARD ADVERTISING BILL TO:

Name: EUGENE A. SATTLER

Address: 824 CORBETT ROAD MONKTON MD 21111

Telephone Number: 410-472-2679

Revised 2/20/98 - SCJ

Department of Permits and Development Management

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

Baltimore County

James T Smith, Jr, County Executive
Timothy M Kotroco, Director

January 2, 2004

Eugene Sattler
Delores Sattler
824 Corbett Road
Monkton, MD 21111

Dear Mr. and Mrs. Sattler:

RE: Case Number: 04-283-SPH, 824 Corbett Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 9, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

Baltimore County
Fire Department

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

December 18, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: December 18, 2003

Item No.: 267-271, 273-283

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.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Baltimore County
Fire Department

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

January 5, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: December 29, 2003
Item No.: ~~283~~ 280-285, 287-299

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

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: December 29, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 22, 2003
Item Nos. 267, 269, 270, 271, 272,
273, 274, 275, 279, and 283

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

RWB:CEN:jrb

cc: File

ZAC-12-22-2003-ITEM NOS 267-279 AND 283-12292003

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FEB 13 2004

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: John Murphy, Deputy Zoning Commissioner
Zoning Commissioner's Office

DATE: February 12, 2004

FROM: Robert W. Bowling, P.E., Supervisor
Bureau of Development Plans Review

SUBJECT: ***Sattlers Woods PDM No. VIII-650***
Corbett Road

I have reviewed photographs submitted by Bruce Doak, and concluded that the grading along the edge of Corbett Road to be satisfactory. I am recommending approval of the plan as was submitted on the day of the hearing.

RWB:RJF:cab

cc: File

RJF-MURPHY-SATTLERS WOODS-02112004.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: John V. Murphy
Deputy Zoning Commissioner

DATE: March 2, 2004

FROM: R. Bruce Seeley, Project Manager
Environmental Protection and Resource Management

SUBJECT: Sattler's Woods
Development Plan
PDM # VII-650

The referenced Development Plan is APPROVED by the Department of Environmental Protection and Resource Management. Thank you for holding your opinion/order for resolution of outstanding issues.

If there are any questions, please call me at 410-887-4488 ext. 274.

'04

RECEIVED

FEB 13 2004

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: John Murphy, Deputy Zoning Commissioner
Zoning Commissioner's Office

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cc: File

RJF-MURPHY-SATTLERS WOODS-02112004.doc

NW 26 B

NW 25 B

07-283-SPH