



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2219 Tufton Ridge Road

which is presently zoned RC 5

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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

(This box to be completed by planner)

an amendment to the Final Development Plan entitled "Tufton Farms, Section Two", to permit the resubdivision of Lot 27, Plat 2, Section 2, into three (3) lots, pursuant to section 1Aa00.4 and section 1B01.3A7, BCZR

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Arnold Jablon

Name - Type or Print

Signature

Venable, LLP

Company

210 Allegheny Ave. 410 494 6298

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Legal Owner(s):

John S Ramming

Name - Type or Print

Signature

Christine L. Ramming

Name - Type or Print

Signature

2219 Tufton Ridge Road

Address

Telephone No.

Reisterstown, Maryland 21136

City

State

Zip Code

Representative to be Contacted:

Arnold Jablon

Name

210 Allegheny Ave., 410 494 6298

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 2009-0036-SPH

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By

D.T.

Date

8/4/08

DROP-OFF

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION FOR 2219 TUFTON RIDGE ROAD

BEGINNING FOR THE SAME at a point on the southeast side of Tufton Ridge Road, 50 feet wide, said point being 45 feet northeast from the centerline of Jay Trump Road, 50 feet wide.

Thence along the southeast side of Tufton Ridge Road the following courses and distances:

- 1) Along a curve to the left with a radius of 650.00 feet and length of 98.38 feet and a chord of North 47 degrees 27 minutes 00 seconds East, 98.26 feet;
- 2) North 43 degrees 06 minutes 55 seconds East, 262.52 feet;
- 3) Along a curve to the right with a radius of 650.00 feet and a length of 333.22 feet and a chord of North 57 degrees 50 minutes 45 seconds East, 330.55 feet;
- 4) North 72 degrees 34 minutes 34 seconds East, 102.68 feet;
- 5) Along a curve to the left with a radius of 550.00 feet and a length of 264.85 feet and a chord of North 58 degrees 46 minutes 50 seconds East, 262.30 feet;
- 6) North 44 degrees 59 minutes 07 seconds East, 48.00 feet.

2009-0036-SPH

Thence leaving the southeast side of Tufton Ridge Road and along the following courses and distances:

- 7) South 35 degrees 41 minutes 31 seconds East, 221.67 feet;
- 8) South 54 degrees 18 minutes 29 seconds West, 468.95 feet;
- 9) South 53 degrees 50 minutes 40 seconds West, 648.21 feet to the northeast side of Jay Trump Road.

Thence along the northeast side of Jay Trump Road the following courses and distances:

- 10) North 34 degrees 14 minutes 53 seconds West, 208.99 feet;
- 11) North 09 degrees 12 minutes 34 seconds East, 29.04 feet

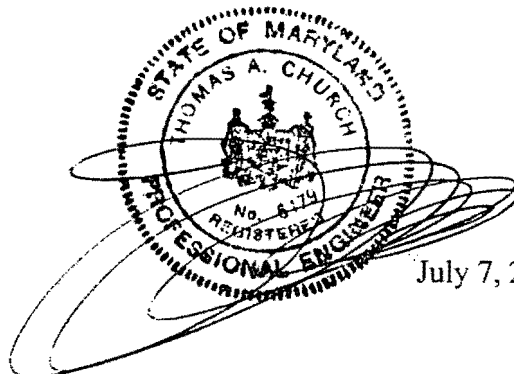
to the point of beginning

Containing 282,879 square feet or 6.494 acres of land, more or less.

Being Lot 27 as shown on a plat entitled "Plat 3, Section 2, Tufton Farms" recorded in the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 41, Folio 92.

Also being the same lot as described in a deed dated March 24, 1981, and recorded in the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6270, Folio 551.

Also known as #2219 Tufton Ridge Road in the 8th Election District, 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: #2009-0036-SPH
2219 Tufton Ridge Road,
S/east of Tufton Ridge Road,
45 feet n/east of centerline of
Jay Trump Road
8th Election District
2nd Councilmanic District
Legal Owner(s): John & Christine Ramming

Special Hearing: for an amendment to the final development plan entitled "Tufton Farms, Section Two" to permit the resubdivision of Lot 27, plat 2, section 2, into three lots, pursuant to Section 1A00.4 and section 1B01.3A7.
Hearing: Tuesday, September 23, 2008 at 10:00 a.m. In Room 104, Jefferson Building, 105 West Chasapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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.

JT/9/633 Sept. 9 182962

CERTIFICATE OF PUBLICATION

9/11/, 2008

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 9/9/, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

**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: #2009-0036-SPH
2219 Tufton Ridge Road
S/east of Tufton Ridge Rd., 45
ft. n/east of centerline of Jay
Trump Road
8th Election District
2nd Councilmanic District
Legal Owner(s): John &
Christine Ramming

Special Hearing: for an
amendment to the final devel-
opment plan entitled "Tufton
Farms, Section Two" to permit
the resubdivision of Lot 27,
plat 2, section 2, into three
lots, pursuant to Section
1A00.4 and section 1B01.3A7.

**Hearing: Tuesday, October
21, 2008 at 9:00 a.m. in
Room 104, Jefferson Build-
ing, 105 West Chesapeake
Avenue, Towson 21204.**

WILLIAM J. WISEMAN, III
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 concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.
JT/10/607 Oct. 7 185380

CERTIFICATE OF PUBLICATION

10/9/2008

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 10/7/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18564**

Date **8/4/08**

PAID RECEIPT

DATE: 8/7/2009 TIME: 11:11:30
 RECEIVED BY: HAYI
 RECEIPT # 596292

Fund	Agcy	Orgn	Sub	Rev	Sub	Rept	BS	Amount
			Orgn	Source	Rev	Catg	Acct	
001	006			0150				325.00

Total **325.00**

Rec From: **VENABLE LLP**

For: **2009-0036-SPH 2219 TUNTON RIDGE RD**
D THOMPSON

RECEIVED BY: HAYI
 RECEIPT # 596292
 526 ZONING VIOLATION
 018564
 Recd. Amt: 325.00
 Baltimore County, Maryland

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 2009-0036-SPH

Petitioner/Developer: J. CARROLL
HOLZER / JOHN & CHRISTINE RAMMING

Date Of Hearing/Closing: 10/21/08

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

Attention:

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
at 2219 TUFTON RIDGE ROAD

This sign(s) were posted on October 5, 2008

(Month, Day, Year)

Sincerely,

Martin Ogle 10/5/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



PA050006.JPG
10/05/2008

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 9, 2008 Issue - Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc.
6603 York Road
Baltimore, MD 21212

410-377-2600

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: 2009-0036-SPH

2219 Tufton Ridge Road

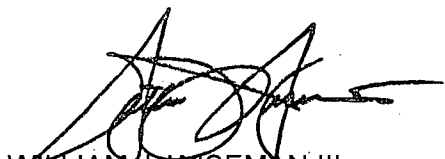
S/east of Tufton Ridge Road, 45 feet n/east of centerline of Jay Trump Road

8th Election District – 2nd Councilmanic District

Legal Owners: John & Christine Ramming

Special Hearing for an amendment to the final development plan entitled "Tufton Farms, Section Two" to permit the resubdivision of Lot 27, plat 2, section 2, into three lots, pursuant to Section 1A00.4 and section 1B01.3A7.

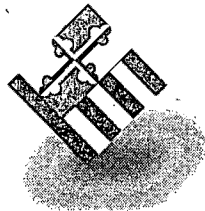
Hearing: Tuesday, September 23, 2008 at 10:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III

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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO
August 21, 2008
Department of Permits and
Development Management

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: 2009-0036-SPH

2219 Tufton Ridge Road

S/east of Tufton Ridge Road, 45 feet n/east of centerline of Jay Trump Road

8th Election District – 2nd Councilmanic District

Legal Owners: John & Christine Ramming

Special Hearing for an amendment to the final development plan entitled "Tufton Farms, Section Two" to permit the resubdivision of Lot 27, plat 2, section 2, into three lots, pursuant to Section 1A00.4 and section 1B01.3A7.

Hearing: Tuesday, September 23, 2008 at 10:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.
Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, 210 Allegheny Avenue, Towson 21204
Mr. & Mrs. Ramming, 2219 Tufton Ridge Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 8, 2008.**
- (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.

Kristen Matthews - case nos. 09-035 and 09-036

From: "Jablon, Arnold E." <AEJablon@Venable.com>
To: "Kristen Matthews" <kmatthews@baltimorecountymd.gov>
Date: 9/19/2008 11:21 AM
Subject: case nos. 09-035 and 09-036
CC: <jcholzer@cavtel.net>

I have no objection to Mr. Holzer's requests to postpone both of these cases; however, I would like to reschedule each as quickly as possible. In addition, it should be Mr. Holzer's responsibility to repost or readvertise, at his clients' expense. Please provide me with alternative dates.

Thanks.

Arnold Jablon
Venable, LLP
210 Allegheny Ave
Towson, Maryland 21204
410 494 6298 (o)
410 821-0147 (f)

ajablon@venable.com

U.S. Treasury Circular 230 Notice: Any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding penalties that may be imposed under the Internal Revenue Code or by any other applicable tax authority; or (b) promoting, marketing or recommending to another party any tax-related matter addressed herein. We provide this disclosure on all outbound e-mails to assure compliance with new standards of professional practice, pursuant to which certain tax advice must satisfy requirements as to form and substance.

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 7, 2008 Issue - Jeffersonian

Please forward billing to:
J. Carroll Holzer
Holzer & Lee
508 Fairmount Avenue
Towson, MD 21286

410-825-6961

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: 2009-0036-SPH

2219 Tufton Ridge Road
S/east of Tufton Ridge Road, 45 feet n/east of centerline of Jay Trump Road
8th Election District – 2nd Councilmanic District
Legal Owners: John & Christine Ramming

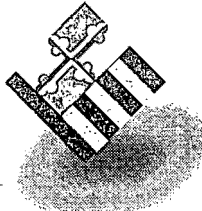
Special Hearing for an amendment to the final development plan entitled "Tufton Farms, Section Two" to permit the resubdivision of Lot 27, plat 2, section 2, into three lots, pursuant to Section 1A00.4 and section 1B01.3A7.

Hearing: Tuesday, October 21, 2008 at 9:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
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.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

September 22, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NEW 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: 2009-0036-SPH

2219 Tufton Ridge Road

S/east of Tufton Ridge Road, 45 feet n/east of centerline of Jay Trump Road

8th Election District – 2nd Councilmanic District

Legal Owners: John & Christine Ramming

Special Hearing for an amendment to the final development plan entitled "Tufton Farms, Section Two" to permit the resubdivision of Lot 27, plat 2, section 2, into three lots, pursuant to Section 1A00.4 and section 1B01.3A7.

Hearing: Tuesday, October 21, 2008 at 9:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, 210 Allegheny Avenue, Towson 21204
Mr. & Mrs. Ramming, 2219 Tufton Ridge Road, Reisterstown 21136
J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286

- NOTES: (1) **MR. HOLZER'S OFFICE WILL HAVE A ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 6, 2008.**
- (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 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: 2009-0036-SPH

Petitioner: JOHN RAMMINT & CHRISTINE L RAMMINT

Address or Location: 2219 TURTON RIDGE ROAD

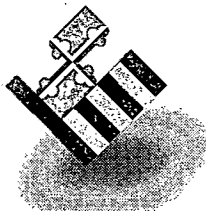
PLEASE FORWARD ADVERTISING BILL TO:

Name: DEVELOPMENT ENGINEERING CONSULTANTS, INC

Address: 6603 YORK RD

BALTO, MD 21212

Telephone Number: 410 377-2600



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
October 15, 2008

Arnold Jablon
Venable, LLP
210 Allegheny Ave.
Towson, MD 2104

Dear: Arnold Jablon

RE: Case Number 2009-0036-SPH, 2219 Tufton Ridge Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 4, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
John & Christine L. Ramming, 2219 Tufton Ridge Rd., Reisterstown, MD 21136

BW 9/23
PP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 1, 2008

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

SUBJECT: 2219 Tufton Ridge Road

INFORMATION:

Item Number: 9-036

Petitioner: John S. Ramming

Zoning: RC 6

Requested Action: Special Hearing

RECEIVED
OCT 02 2008

BY:

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The subject property was recently included in the 2008 CZMP process (issue # 2-035). As a result the property was rezoned from RC 5 to RC 6. The petitioner should resubmit a site plan and petition that reflects such. This office will then find on any request for zoning relief.

For further information concerning the matters stated here in, please contact Jeff Mayhew at 410-887-3480.

Reviewed by:

Curtis R. Givens

Division Chief:
AFK/LL: CM

John S. Ramming

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 14, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2008
Item Nos. 2009-0026, 0027, 0028, 0029,
0030, 0031, 0035, and 0036

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

DAK:CEN:lrk

cc: File

ZAC-ITEM NO. 2009-0028-08142008



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: August 12, 2008

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

RE: Baltimore County
Item No 2009-0036 SPH
2219 TUFTON RIDGE RD
HAMMING PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0036-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street - Baltimore, Maryland 21202 - Phone: 410.545.0300 - www.marylandroads.com



BW
10-21-08
9 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
SEP 30 2008

BY:

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 29, 2008
SUBJECT: Zoning Item # 09-036-A
Address 2219 Tufton Ridge Road
(Ramming Property)

Zoning Advisory Committee Meeting of August 11, 2008

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Michael S. Kulis

Date: September 16, 2008

Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: File

DATE: October 21, 2008

FROM: William J. Wiseman, III
Zoning Commissioner

SUBJECT: **PETITIONS FOR SPECIAL HEARING**
8th Election District – 2nd Council District

Legal Owner: Thomas Hutson
Case No. 2009-0035-SPH - (2205 Tufton Ridge Road)

Legal Owner: John & Christine Ramming
Case No. 2009-0036-SPH - (2219 Tufton Ridge Road)

The above-captioned cases were scheduled before me on October 21, 2008 at 9:00 AM. Arnold Jablon, Esquire appeared on behalf of Thomas and Cynthia Hutson and John and Christine Ramming who desire to resubdivide their lots in the Tufton Farms subdivision. J. Carroll Holzer, Esquire appeared on behalf of the Valleys Planning Council, Larry and Janice Portner, etc., et al. At the outset, Mr. Jablon moved to have both cases continued in order to allow time to resubmit new site plan(s) in both cases to reflect those portions of the property that were rezoned during the 2008 CZMP process (Issue No. 2-035). On behalf of the Protestants, Mr. Holzer presented no objection but made clear for the record that his expert witness, Jack Dillon, is scheduled to have extensive knee surgery in the next week or two and after rehabilitation will spend an extended vacation in Florida from January 2009 until March 2009. Both counsel agreed that the cases would be rescheduled with this in mind either in December 2008 or after March 2009.

By copy of this memorandum, I am informing Kristen Matthews of this agreement and asking her to enforce the timing of rescheduling these matters accordingly. It is also to be noted that all properties are to be reposted and readvertised once the amended petition and site plan are received for filing. I am also returning said file with accompanied memorandum.

WJW:dlw

c: Kristen Matthews, DPDM

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
2219 Tufton Ridge Road; SE/S Tufton Ridge *
Road, 45' NE of c/line Jay Trump Road * ZONING COMMISSIONER
8th Election & 2nd Councilmanic Districts *
Legal Owner(s): John & Christine Ramming * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 09-036-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 sent and all documentation filed in the case.

RECEIVED

AUG 20 2008

.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of August, 2008, a copy of the foregoing Entry of Appearance was mailed to Arnold Jablon, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

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



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@CMTL.NET

jcholzer@cavtel.net

September 12, 2008
#7702

Kristen:
OK to postpone
for K

09-0035
09-030

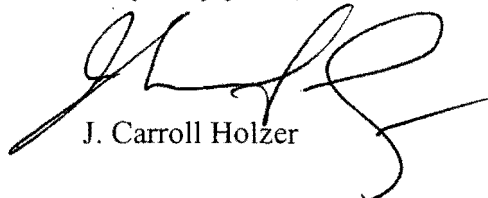
Mr. Timothy Kotroco, Director
Permits & Development Management
111 Chesapeake Avenue
Towson, Maryland 21204

RE: Zoning Commissioner Hearing
2205 Tufton Ridge Road (Thomas H. Hutson)
2219 Tufton Ridge Road (John & Christine Ramming)
Scheduled for Tuesday, September 23, 2008 at 10:00 a.m. and 11:00

Dear Mr. Kotroco:

Please be advised that I am representing the Valleys Planning Council and Larry Bortner, *et al.* against the proposed Special Hearing for an amendment to the Final Development Plan on Tufton Farms in the above-captioned case. I am presently scheduled before the Baltimore County Board of Appeals in Case No.: 08-042-SPHXA in the matter of Sarkar Kabiruddin currently scheduled for Tuesday, September 23, 2008 at 10:00 a.m. I would respectfully request that these two (2) cases be postponed and reassigned to a mutually convenient date.

Very truly yours,



J. Carroll Holzer

JCH:mlg

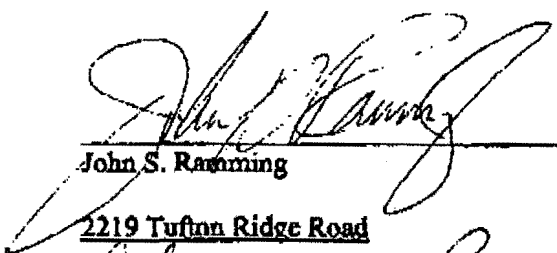
cc: Ms. Teresa Moore
Mr. Larry Bortner
Arnold Jablon, Esquire

Zoning Office
Department of Permits and Development Management
111 West Chesapeake Ave
Towson, Maryland 21204

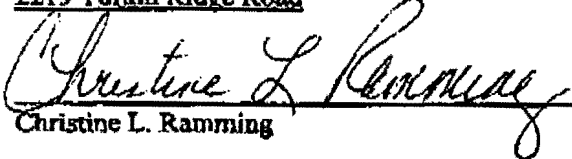
Zoning Office:

Please be advised that we, the undersigned, have authorized Arnold Jablon, Esq., Venable, LLP, 210 Allegheny Ave., Towson, Maryland 21204, to be our attorney-in-fact and attorney-at-law and on our behalf file the attached petitions for zoning relief. We hereby understand that the relief requested is for property we own and we hereby and herewith acknowledge our express permission for said petitions to be filed on our behalf. The petition(s) filed are for property located at 2219 Tufton Ridge Road property we own.

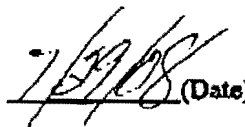
Further, the undersigned are the owners of said property, and hereby and herewith authorize Mr. Jablon to be our attorney-in-fact and attorney-at-law and represent us in this matter.


John S. Ramming

2219 Tufton Ridge Road


Christine L. Ramming

2219 Tufton Ridge Road
address

 (Date)

July 31, 2008

HAND DELIVERED

Mr. W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Petitioner: John & Christine Ramming
Location: 2219 Tufton Ridge Road

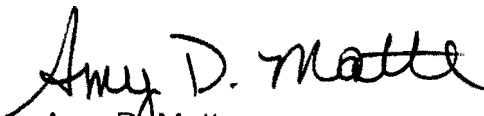
Dear Mr. Richards:

I am drop filing the enclosed Petition for Special Hearing for the above-referenced property. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Special Hearing (3)
2. Zoning Descriptions (3)
3. Site Plans (12)
4. Newspaper advertising form (1)
5. Signature Authorization form (1)
6. Check in the amount of \$325.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,


Amy D. Matte
Paralegal

cc: Arnold Jablon, Esquire
Enclosures

TO1DOCS1/#261782v1

2009-0036-SPH

From: Patricia Zook
To: Duvall, David
Date: 04/26/11 1:49 PM
Subject: Case 2009-0036-SPH

Dave -

A hearing was held October 21, 2008. Petitioner to submit new site plan and have a new hearing date. Order never issued.

CASE NUMBER: 2009-0036-SPH

2219 Tufton Ridge Rd

Location: SE of Tufton Ridge Road, 45 feet NE of c/l Jay Trump Road

8th Election District, 2nd Councilmanic District

Legal Owner: John S. & Christine L. Ramming

SPECIAL HEARING An amendment to the final development plan entitled "Tufton Farms, Section Two" to permit the resubdivision of Lot 27, plat 2, section 2, into three lots, pursuant to section 1Aa00.4 and section 1B01.3A7

Hearing: Tuesday, 10/21/2008 at 10:00:00 AM Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.

1800011003

Pt. Bk. 44 Folio 94

1700013705

2206

2212

Pt. Bk. 41 Folio 92
1700013704

RC 2

1700013707

2205

1700013703

2220

2 CD

8 ED

NW 18-F 041A3

Flood Zone X

2226

1700013700

1700013708

2219

Pt. Bk. 68 Folio 126

2200024072

2200024073

8'

2200024074
10

QUAIL COVEY CT

2200024075
3'

RC 5

TUFTON RIDGE RD

2200024067

2116

2114

2200024068

2200024071

4'

2200024066

2118

2200024070

2'

1700013378

2200024063

13117

2112

2200024069

2200024065

2120

2200024060

13111

2200024064

13107

2200024059

FOX TRAIL CT

FOX TRAIL CT

2107

2200024084

2105

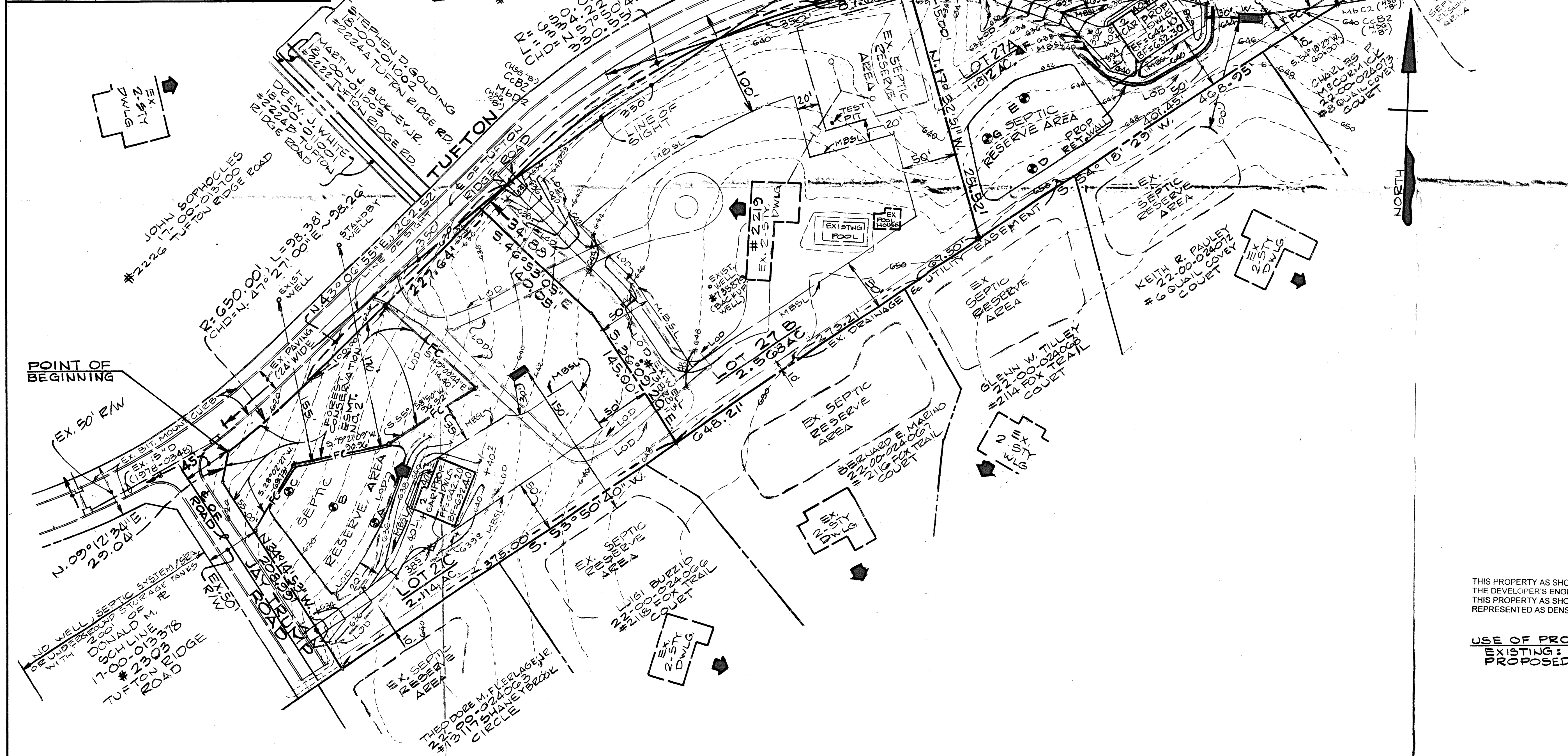
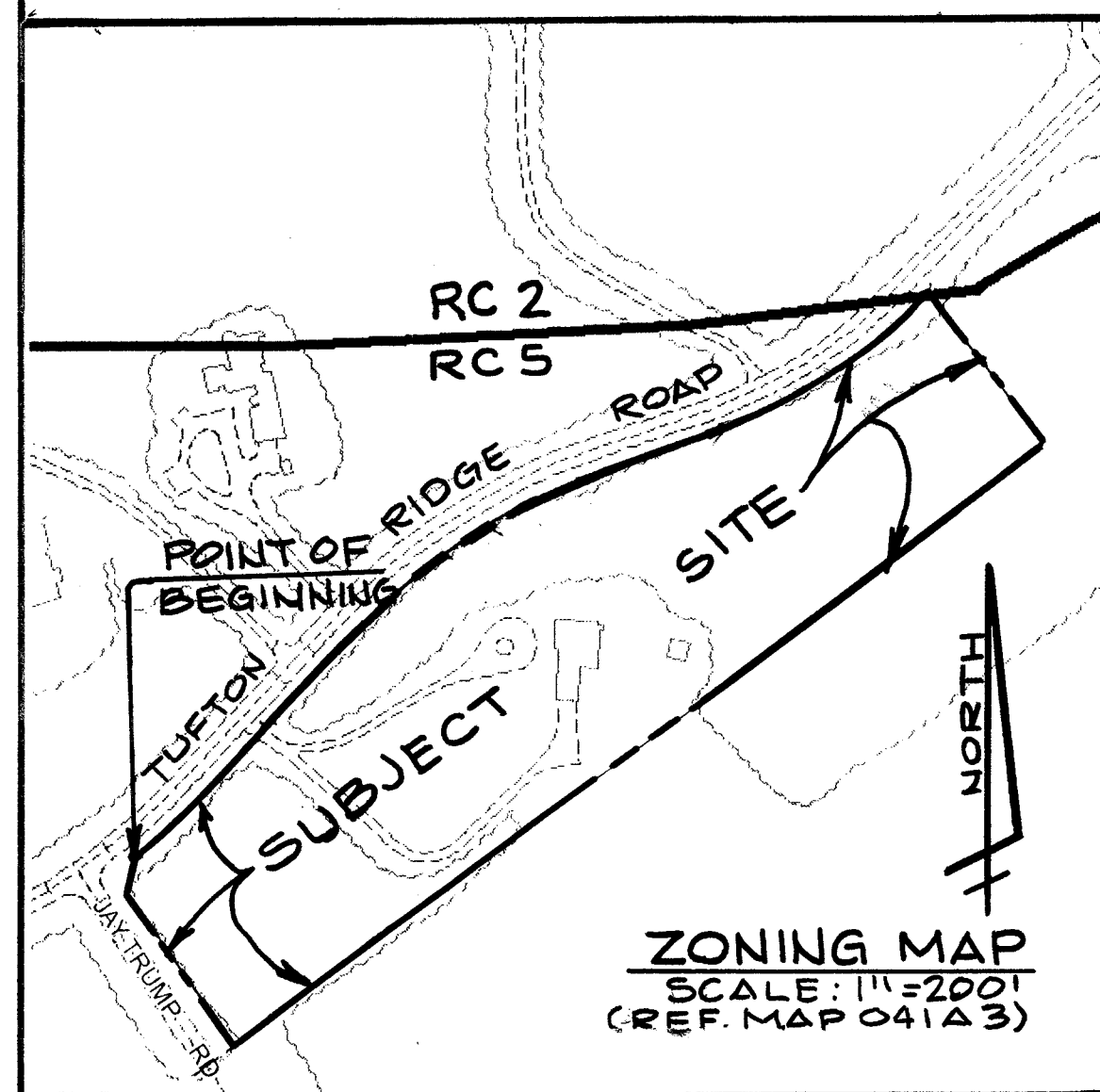
2200024083

2200024082

2109

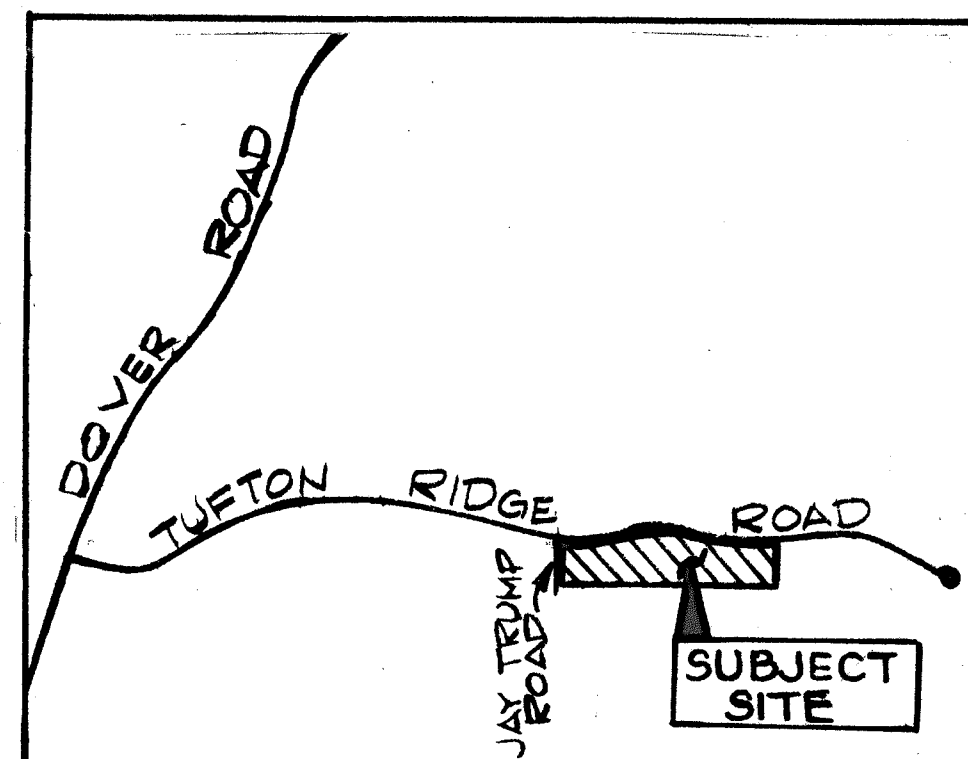
2009-0036-SPH

PLAT TO ACCOMPANY PETITION FOR ZONING: ☐ VARIANCE, ☒ SPECIAL HEARING



DENSITY TABULATION

RC-2	LESS THAN 2.00 AC = 0
RC-5	+0.5 x 7.262 = 3.63 = 3
TOTAL ALLOWED	= 3



LOCATION INFORMATION

ELECTION DISTRICT NO.: 8
COUNCILMANIC DISTRICT NO.: 2
ZONING: RC-5
(REFERENCE MAP(S): 041A3)

AREA OF SITE:
NET= 282,879 S.F. = 6.494 AC
GROSS= 316,534 S.F. = 7.268 AC

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒
	YES	NO
CHESAPEAKE AREA CRITICAL AREA	☐	☒
AREA DESIGNATION: N/A		
100 YEAR FLOODPLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒
PRIOR ZONING HEARINGS: N/A		

ZONING OFFICE USE ONLY

REVIEWED BY D.T. DROP-OFF	ITEM # 0036	CASE # 2009- 0036-SPH
---------------------------------	----------------	-----------------------------

PROPERTY DATA

OWNER(S): JOHN S. & CHRISTINE L. RAMMING

ADDRESS: 2219 TUFTON RIDGE ROAD
REISTERSTOWN, MD, 21136

PHONE NUMBER: 410-584-7273

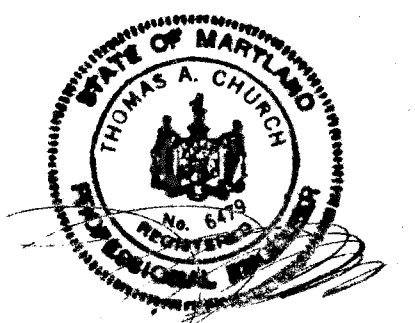
TAX ACCOUNT NUMBER(S): 17-00-013708

DEED REFERENCE: G270 / 551

PLAT REFERENCE: 41 / 92

THIS PROPERTY AS SHOWN ON THIS PLAN HAS BEEN HELD INTACT SINCE JUL 14 1977.
THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF
THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR
REPRESENTED AS DENSITY OR AREA TO SUPPORT OFF-SITE DWELLINGS.

USE OF PROPERTY
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL



Drafting	TLB
Check	TAC
Design	
Check	
DATE	REVISIONS

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

PETITIONER(S)
JOHN S. & CHRISTINE L. RAMMING
2219 TUFTON RIDGE ROAD
REISTERSTOWN, MD, 21136
410-584-7273

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
RAMMING PROPERTY-2219 TUFTON RIDGE ROAD
ELECTION DISTRICT 8 COUNCILMANIC DISTRICT 2
BALTIMORE COUNTY, MARYLAND

SHEET	DATE	CONTRACT
1	07-09-08	NUMBER
OF	SCALE	
1	1"=50'	08-102