



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

July 9, 2013

John Sauer
2 Ian Court
Baltimore, Maryland 21206

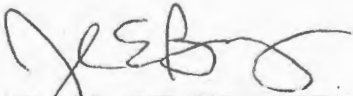
RE: Petitions for Variance
Case No.: 2013-0270-A
Property: 2 Ian Court

Dear Mr. Sauer:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR VARIANCE

(2 Ian Court)

14th Election District

6th Councilman District

John Sauer, II & Michael Sauer

Legal Owners

Petitioners

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2013-0270-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by John Sauer and Michael Sauer, the legal owners of the subject property. The Petitioners are requesting Variance relief from Sections 400.1 and 427.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (1) to permit an existing accessory building (shed) to be located in the side yard (street side) in lieu of the required third of the rear yard farthest removed from any street; (2) to permit the erection of a 6 ft. high residential occupancy fence in lieu of the maximum 42 in. high fence, wherein the rear yard of a lot adjoins the front yard of another; and (3) to amend the Final Development Plan (FDP) for Trumps Mill Estates, Lot 19 only.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was John Sauer. The file reveals that the Petition was properly advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition.

The only substantive Zoning Advisory Committee (ZAC) comment was submitted by the

ORDER RECEIVED FOR FILING

Date

7/9/13

By

Sen

Department of Planning (DOP), which is supportive of the requests.

Testimony and evidence revealed that the subject property is approximately 0.131 acres and is zoned DR 3.5. The Petitioner would like to construct a new shed and fence on the property. To do so requires zoning relief.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. As shown on the site plan, the Petitioners' lot is of irregular dimensions and has frontage along two public streets. As such, it is unique for zoning purposes.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, given they would be unable to construct the proposed improvements. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of county and/or community opposition.

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

THEREFORE, IT IS ORDERED, this 9th day of July, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") (1) to permit an existing accessory building (shed) to be located in the side yard (street side) in lieu of the required third of the rear yard farthest removed from any street; (2) to permit the erection of a 6 ft. high residential occupancy fence in lieu of the

ORDER RECEIVED FOR FILING

2 Date 7/9/13
By ben

maximum 42 in. high fence, wherein the rear yard of a lot adjoins the front yard of another; and
(3) to amend the Final Development Plan (FDP) for Trumps Mill Estates, Lot 19 only to reflect
the zoning relief granted herein, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate 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 such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 7/9/13

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2 Ian Court which is presently zoned DR 3.5
Deed References: 16191/00253 10 Digit Tax Account # 2300009424
Property Owner(s) Printed Name(s) John Charles Saver, 2nd & Michael Saver

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) 400.1 & 427.1.B, BC2R, to permit an existing accessory building (shed under construction) to be located in the side yard (street side) in lieu of required third of the rear yard furthest removed from any street, and to permit the erection of a 6 feet residential occupancy fence in lieu of the maximum 42 inch high fence, wherein the rear yard of a lot adjoins the front yard of another, and to amend the Final Development Plan for Trumps Mills Estates, Lot 19 only.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

"TO BE PRESENTED AT HEARING"

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature Date

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

John Charles Saver, 2nd, Michael Saver

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2 Ian Court Baltimore MD
Mailing Address City State

21206 1 410-456-3031
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2013-0270-A Filing Date 5/15/13 Do Not Schedule Dates: _____ Reviewer JCM

Zoning Description for 2 Ian Ct. Baltimore MD 21204

Beginning at a point on the North side of Ian Ct. which is 50' R/W wide at the distance of 35' East of the Center line of the nearest improved intersecting street Morgan Ellis Way which is 50' R/W wide.

Being Lot #19 in the Subdivision of Trumps Mills Estates a recorded in Baltimore County Plat Book #72 Folio #104 containing 5706 Sq. Ft. Located in the 14th Election District and 6th Council District.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2013-0270-A

Petitioner: John Charles Saver, 2nd & Michael Saver

Address or Location: 2 Ian Court Baltimore MD 21206

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

✓ Telephone Number: 410-456-3031

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **098438**

Date: **5/15/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DEN
 5/15/2013 5/15/2013 08:39:40 2
 SEG 0602 WALTON JOHN ICE
 RECEIPT # 098438 5/15/2013 OFRM
 5 SEC 2013 VERIFICATION
 Recpt Int 175.00
 175.00 CR 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.-

Total: **75.-**

Rec From: **John Sauer, II**

For: **2013-0270-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2013-0270-A

Petitioner: John Sauer & Michael Sauer

Hearing / Closing Date: 2/4/13

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

RECEIVED

JUL 05 2013

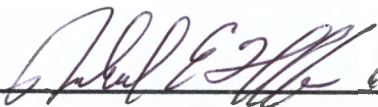
OFFICE OF ADMINISTRATIVE HEARINGS

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

2 Lan Court

_____ on 6/18/13

Sincerely,

 6/18/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

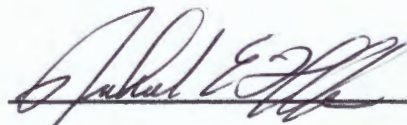
Certificate of Posting

Case No. 2013-0270-A



2 Lan Court

(Posted 6/18/13)

 6/18/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

June 20, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on June 18, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2013-0270-A

2 Ian Court

N/s Ian Court, 35 ft. E/of centerline of Morgan Ellis Way

14th Election District - 6th Councilmanic District

Legal Owner(s): John Sauer, 2nd & Michael Sauer

Variance: to permit an existing accessory building (shed under construction) to be located in the side yard (street side) in lieu of the required third of the rear yard farthest removed from any street, and to permit the erection of a 6 ft. high residential occupancy fence in lieu of the maximum 42 inch high fence, wherein the rear yard of a lot adjoins the front yard of another and to amend the Final Development for Trumps Mill Estates, Lot 19 only

Hearing: Monday, July 8, 2013 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT 06/770 June 18

928851



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 10, 2013

NOTICE OF ZONING HEARING

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CASE NUMBER: 2013-0270-A

2 Ian Court

N/s Ian Court, 35 ft. E/of centerline of Morgan Ellis Way

14th Election District – 6th Councilmanic District

Legal Owners: John Sauer, 2nd & Michael Sauer

Variance to permit an existing accessory building (shed under construction) to be located in the side yard (street side) in lieu of the required third of the rear yard farthest removed from any street, and to permit the erection of a 6 ft. high residential occupancy fence in lieu of the maximum 42 inch high fence, wherein the rear yard of a lot adjoins the front yard of another and to amend the Final Development Plan for Trumps Mill Estates, Lot 19 only.

Hearing: Monday, July 8, 2013 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: John Sauer, Michael Sauer, 2 Ian Ct., Baltimore 21206

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 18, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 18, 2013 Issue - Jeffersonian

Please forward billing to:
John Sauer, 2nd
2 Ian Court
Baltimore, MD 21206

410-456-3031

NOTICE OF ZONING HEARING

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CASE NUMBER: 2013-0270-A

2 Ian Court

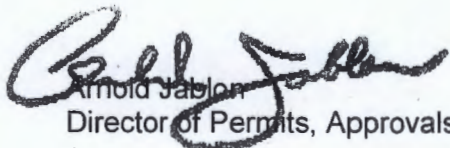
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Variance to permit an existing accessory building (shed under construction) to be located in the side yard (street side) in lieu of the required third of the rear yard farthest removed from any street, and to permit the erection of a 6 ft. high residential occupancy fence in lieu of the maximum 42 inch high fence, wherein the rear yard of a lot adjoins the front yard of another and to amend the Final Development Plan for Trumps Mill Estates, Lot 19 only.

Hearing: Monday, July 8, 2013 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: August 9, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0270-A Appeal Period Expired

The appeal period for the above-referenced case expired on August 8, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR VARIANCE
2 Ian Court; N/S Ian Court, 35' E
c/line of Morgan Ellis Way
14th Election & 6th Councilmanic Districts
Legal Owner(s): John Charles & Michael Sauer*
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
HEARINGS FOR
* BALTIMORE COUNTY
* 2013-270-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

MAY 22 2013

.....

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 22nd day of May, 2013, a copy of the foregoing Entry of Appearance was mailed to John Charles & Michael Sauer, 2 Ian Court, Baltimore, Maryland 21206, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013-0270-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
5/24/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
6/6/13	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
5/29/13	PLANNING (if not received, date e-mail sent _____)	NOT OPPOSED w/ comment
5/22/13	STATE HIGHWAY ADMINISTRATION	No Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 6/18/13	
SIGN POSTING	Date: 6/18/13	by Hoffman
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 29, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2 Ian Court

INFORMATION:

Item Number: 13-270

Petitioner: John Charles Sauer, II and Michael Sauer

Zoning: DR 3.5

Requested Action: Variance

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JUN 03 2013

OFFICE OF ADMINISTRATION

NGS

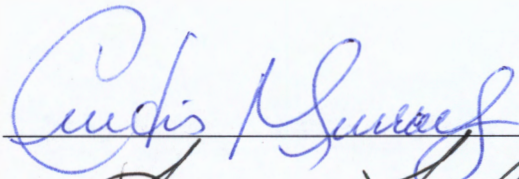
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request, accompanying site plan and visited the subject property. It was determined that the existing shed mentioned in the petition is fully constructed. The shed complements the principle structure and has additional architectural features on the road frontage side that makes the structure more aesthetically pleasing.

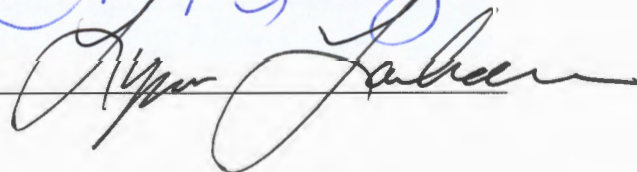
The petitioner's request for a 6-foot high privacy fence is also not opposed. However, the Department of Planning suggests that high quality materials, such as wood or PVC are used in lieu of slatted chain link or similar type.

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

Prepared By:



Division Chief:
AVA/LL:cjm



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 24, 2013

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 27, 2013
Item Nos. 2013- 0262, 0267, 0268, 0270 and 0271.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 6, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0270-A
Address 2 Ian Court
(Sauer Property)

Zoning Advisory Committee Meeting of May 20, 2013.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

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JUN 06 2013

OFFICE OF ADMINISTRATIVE HEARINGS



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

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5-22-13

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

RE: Baltimore County
Item No 2013-0270-A
Variance
John Charles Sauer, II
- Michael Sauer
- Ian Court

Dear Ms. Lewis:

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. 2013-0270-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 2, 2013

John Charles, 2nd & Michael Sauer
2 Ian Court
Baltimore MD 21206

RE: Case Number: 2013-0270 A, Address: 2 Ian Court

Dear Mssrs. John & Michael Sauer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 15, 2013. 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 14 Account Number - 2300009424

Owner Information

Owner Name:	SAUER JOHN C 2ND SAUER MICHAEL W	Use:	RESIDENTIAL
Mailing Address:	2 IAN CT BALTIMORE MD 21206-1442	Principal Residence:	YES
		Deed Reference:	1) /16191/ 00253 2)

Location & Structure Information

Premises Address	Legal Description
2 IAN CT	.131 AC
0-0000	2 IAN CT
	TRUMPS MILL ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0081	0023	0046		0000			19	3	
									Plat Ref: 0072/0104

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2001	1,456 SF	5,706 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	78,200	78,200		
Improvements:	146,400	115,100		
Total:	224,600	193,300	193,300	193,300
Preferential Land:	0			0

Transfer Information

Seller:	GAMMA CONSTRUCTION COMPANY INC	Date:	03/12/2002	Price:	\$154,990
Type:	ARMS LENGTH IMPROVED	Deed1:	/16191/ 00253	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

7-8-13

Case No.: 2013 - 270-A

Exhibit Sheet

DW
8-9-13

ser
7-9-13

Petitioner/Developer

Protestant

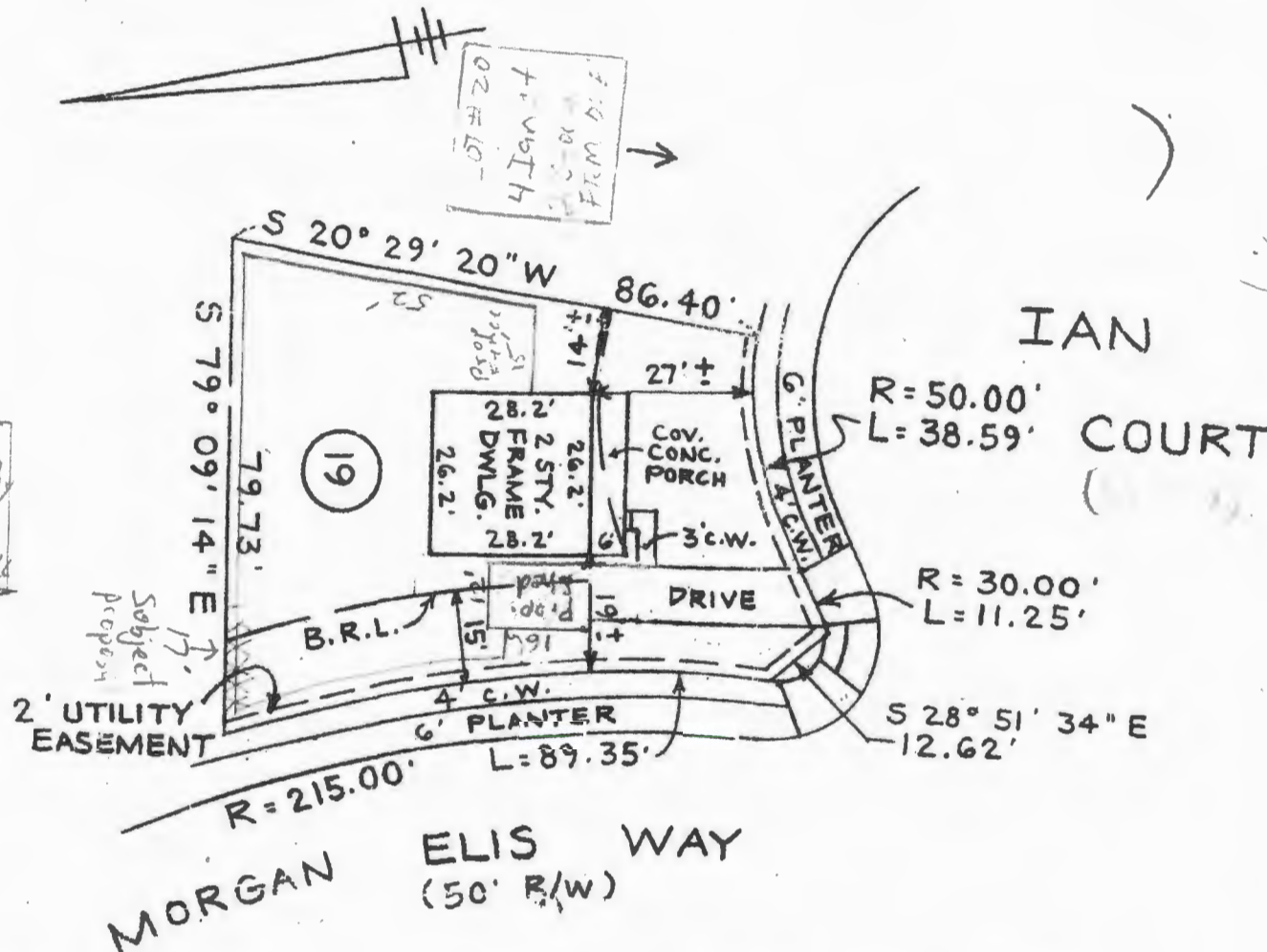
No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2 Ian Ct. Balt. MD 21206 OWNER(S) NAME(S) John Sauer

SUBDIVISION NAME Trumps Mills Estates LOT # 19 BLOCK # _____ SECTION # _____

PLAT BOOK # 72 FOLIO # 104 10 DIGIT TAX # 2300049424 DEED REF. # 16191100253



PLAN DRAWN BY John Sauer DATE 5-14-13 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 81

SITE ZONED DR 3.5

ELECTION DISTRICT 14th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE 131 AC

OR SQUARE FEET 5706 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

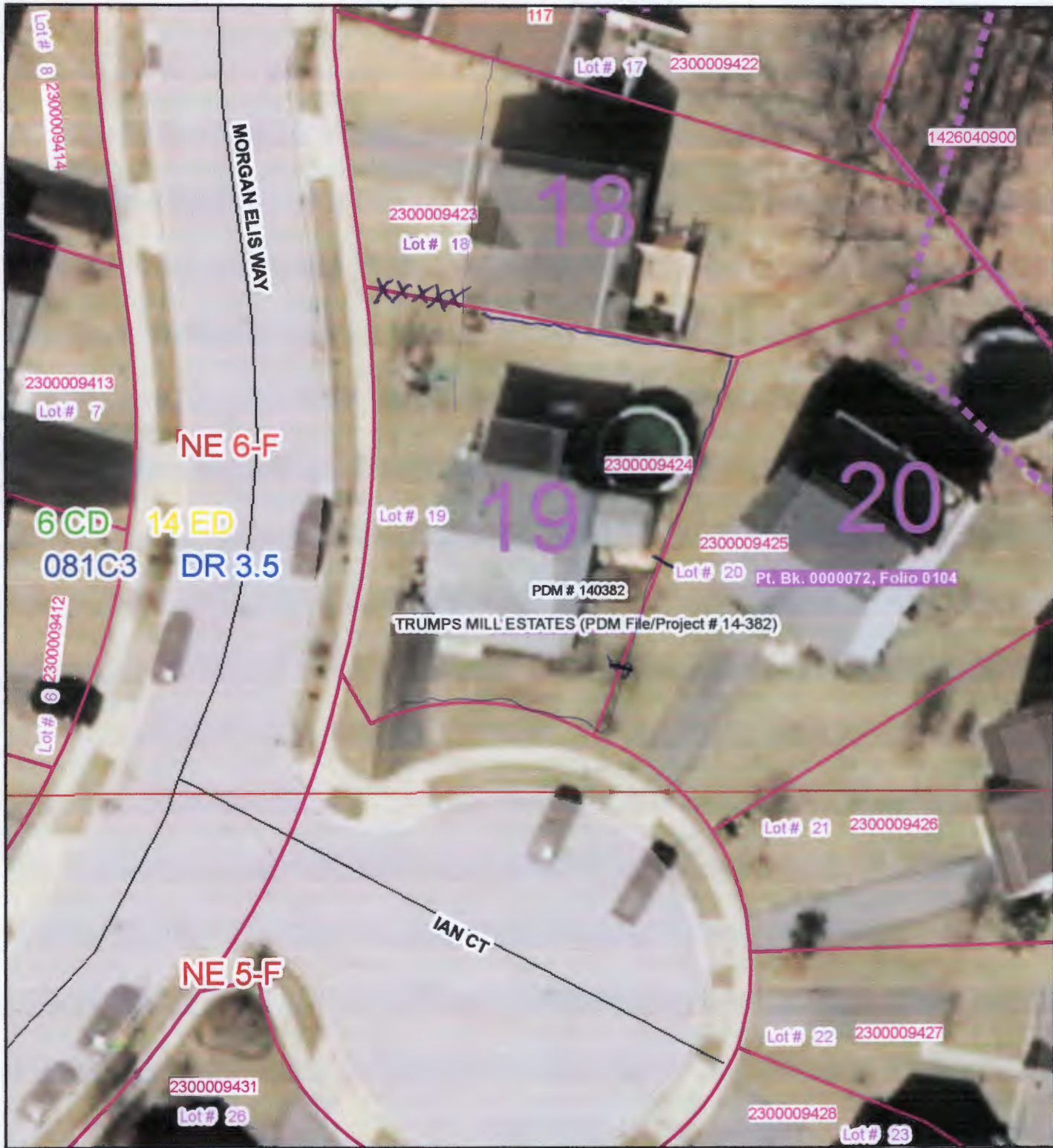
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CO-0128502
Inspector Fisher

Petitioners' No. 1

2 Ian Court



Publication Date: 5/14/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

GIS

