

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the

The Fourth Amendment to the development plan of Stevenson Crossing to allow envelopes to be shown in lieu of the exact building locations and other changes to be addressed at the scheduled hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, 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: Legal Owner(s): STEVENSON LIMITED PARTNERSHIP
BY: KEM HOMES, INC., GENERAL PARTNER
(Type or Print Name) BY: Elliot Weinstein, President
Signature: [Signature]
Address: [Address]
City and State: [City and State]
Attorney for Petitioner: Benjamin Bronstein
(Type or Print Name)
Signature: [Signature]
Address: 102 M. Pennsylvania Avenue
City and State: Towson, MD 21204
Attorney's Telephone No.: 828-4442

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of October, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of December, 1980, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

Z.C.O.-No.1 (over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 24, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Benjamin Bronstein, Esquire
102 M. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 54
Stevenson Limited Partnership
Special Hearing Petition

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject of this petition is part of the recently constructed development of Stevenson Crossing, which is located on the north side of Old Court Road east of Lightfoot Drive in the 3rd Election District.

The request to amend the site plan of this development is pre-empted by your client's proposal to substitute building envelopes in lieu of indicating the exact location of the proposed townhouses. This will allow your client to have some flexibility in positioning these townhouses. In addition there are other proposed amendments that will be discussed at the scheduled hearing. This revised plan was approved by the Planning Board on October 16, 1980.

It should be noted that at the time of field inspection, the foundations for some of the proposed townhouses had been partially finished.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENCLOSURES
cc: D. S. Thaler and Associates, 3809 Clark Lane, Balto., Md. 21215



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 17, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #54 (1980-1981)
Property Owner: Stevenson Limited Partnership
Beginning in the centerline of Old Court Rd.
1200 N/E of Lightfoot Drive in the 3rd
Acres: 27.465 Acres District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property in conjunction with the Zoning Advisory Committee review for Item 27, Zoning Cycle III (April-October 1972), 73-57R.

Old Court Road (Md. 133) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved. Stevenson Crossing is a Homeowners Association Townhouse Subdivision (Project 7042). Public Works Agreement #37704 was subsequently executed in conjunction with the development of Stevenson Crossing.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 54 (1980-1981).

Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

O-W Key Sheet
33-35 NW 17 & 18 Pos. Sheets
NW 9 E Topo
68 Tax Map

cc: R. Morton, J. Wimbley, P. Koch

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

November 3, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #54, Zoning Advisory Committee Meeting, September 23, 1980, are as follows:

Property Owner: Stevenson Limited Partnership
Location: Beginning in the centerline of Old Court Road 1200' NE of Lightfoot Drive
Acres: 27.465 acres
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
13011494 3550

STEPHEN E. COLLINS
DIRECTOR

November 13, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 54 - September 23, 1980
Property Owner: Stevenson Limited Partnership
Location: Beginning in the centerline of Old Court Rd. 1200' N/E. of Lightfoot Drive.
Existing Zoning: D.R.2
Proposed Zoning: Special hearing for the fourth amendment to the development plan of Stevenson Crossing to allow envelopes to be shown in lieu of the exact building locations and other changes to be addressed at the scheduled hearing.

Acres: 27.465 acres
District: 3rd.

Dear Mr. Hammond:

The requested changes to the development plan of Stevenson Crossing is not expected to cause any traffic problems.

Very truly yours,
Michael S. Flanigan
Engineering Associate II

MSF/tza



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Stevenson Limited Partnership

Location: Beginning in the centerline of Old Court Rd. 1200' N/E of Lightfoot Drive.

Item No. 54 Zoning Agenda: Meeting of September 23, 1980

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: October 21, 1980
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Committee Meeting September 23, 1980

ITEM #54 Standard comments only
ITEM #55 Standard comments only
ITEM #56 See comments
ITEM #57 See comments - (no plan)
ITEM #58 See comments

CEB:rrj

[Signature]
Charles E. Burnham
Plans Review Supervisor

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve the Fourth Amended Final Development Plan of Stevenson Crossing, to allow envelopes to be shown within 300 feet of lots sold previously hereto in lieu of the exact building locations, as approved by the Baltimore County Planning Board on October 28, 1980, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of December, 1980, that the Fourth Amended Final Development Plan of Stevenson Crossing, to allow envelopes to be shown within 300 feet of lots sold previously hereto in lieu of the exact building locations, should be approved and, as such, the same is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said development plan by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE *Jan 13 1981*
BY *William E. Hammond*

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. C. J. Superintendent

Towson, Maryland - 21204

Date: September 26, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 23, 1980

RE: Item No: 54, 55, 56, 57, 58
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR SPECIAL HEARING 3rd District

ZONING: Petition for Special Hearing
LOCATION: Beginning from the centerline of Old Court Road, 1200 feet Northeast of Lightfoot Drive
DATE & TIME: Tuesday, December 2, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

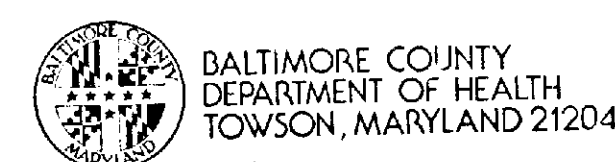
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the Fourth Amendment to the development plan of Stevenson Crossing to allow envelopes to be shown in lieu of the exact building locations and other changes to be addressed at the scheduled hearing

All that parcel of land in the Third District of Baltimore County

Being the property of Stevenson Limited Partnership, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, December 2, 1980 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

November 18, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Courts Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #54, Zoning Advisory Committee Meeting of September 23, 1980, are as follows:

Property Owner: Stevenson Limited Partnership
Location: Beginning in the centerline of Old Court Rd. 1200' E/S of Lightfoot Drive
Existing Zoning: D.R. 2
Proposed Zoning: Special Hearing for the fourth amendment to the development plan of Stevenson Crossing to allow envelopes to be shown in lieu of the exact building locations and other changes to be addressed at the scheduled hearing.

Acres: 27.465 Acres
District: 3rd

Metropolitan water and sewer exists, therefore, no health hazards are anticipated.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning from the centerline of :
Old Court Rd., 1200' NE of :
Lightfoot Drive, 3rd District : OF BALTIMORE COUNTY
STEVENSON LIMITED PARTNERSHIP, :
Petitioner : Case No. 81-107-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of November, 1980, a copy of the foregoing Order was filed to Benjamin Bronstein, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 461-1100

September 5, 1980

DESCRIPTION TO ACCOMPANY FOURTH AMENDED FINAL DEVELOPMENT PLAN STEVENSON CROSSING

Beginning for the same at a point in the center of Old Court Road located approximately 1,200 feet northeasterly from its intersection with Lightfoot Drive and said point also being designated as point number 1 as shown on "Amendment to Re-Subdivision of Stevenson Crossing Plat I," and being recorded in the Plat Records of Baltimore County in Plat Book E.H.K. Jr. 43 at folio 112 and running thence from said point and leaving Old Court Road,

1. North 16°39'35" West 2240.55 feet,
2. North 70°27'30" East 41.77 feet,
3. North 56°57'00" East 404.42 feet,
4. North 62°28'13" East 140.34 feet,
5. South 15°15'10" East 2124.88 feet to the center of Old Court Road and thence binding thereon,
6. South 40°53'55" West 46.76 feet,
7. South 42°23'55" West 100.00 feet,
8. South 49°16'55" West 100.00 feet,
9. South 50°12'55" West 150.00 feet,
10. South 48°12'55" West 100.00 feet, and
11. South 43°28'55" West 81.08 feet to the place of beginning.

Containing 27.465 acres of land more or less.

Being all that parcel of land recorded in the Plat Records of Baltimore County, Maryland in Plat Book E.H.K. Jr. 43, folio 112 and Plat Book E.H.K. Jr. 44, folio 86.

CIVIL ENGINEERS • SITE PLANNERS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 81-107-SPH Item 54
SUBJECT: November 13, 1980

Petition for Special Hearing
Beginning from the centerline of Old Court Road, 1200 feet Northeast of Lightfoot Drive
Petitioner- Stevenson Limited Partnership

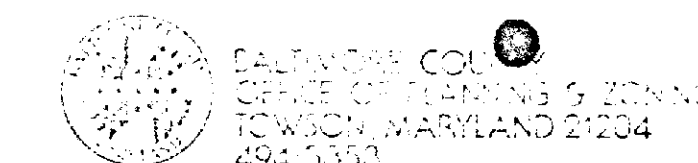
Third District

HEARING: Tuesday, December 2, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG: JGH:ob

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning



WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 19, 1980

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Beg. Old Court Rd., 1200' NE of
Lightfoot Drive - Stevenson
Limited Partnership
Case No. 81-107-SPH

Dear Mr. Bronstein:

This is to advise you that \$69.21 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

12/2
81-107-SPH

November 5, 1980

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing - Beg. from the centerline of Old Court Rd., 1200' NE of Lightfoot Drive - Stevenson Limited Partnership - Case No. 81-107-SPH

TIME: 10:00 A.M.

DATE: Tuesday, December 2, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

FROM: Petition No. 81-107-SPH Item 54

SUBJECT: ECT.

Date: November 13, 1980

Petition for Special Hearing
Beginning from the centerline of Old Court Road, 1200 feet Northeast of Lightfoot Drive
Petitioner- Stevenson Limited Partnership

Third District

HEARING: Tuesday, December 2, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG: JGH:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James E. Dyer Date: October 28, 1980

FROM: Eugene A. Boser

SUBJECT: Stevenson Crossing 4th Amended Final Development Plan 9/2/80.

The above plan was approved by the Baltimore County Planning Board on October 16, 1980.

Eugene A. Boser

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

December 12, 1980

RE: Petition for Special Hearing
Beginning from the centerline of
Old Court Road, 1200' NE of Lightfoot Drive - 3rd Election District
Stevenson Limited Partnership -
Petitioner
NO. 81-107-SPH (Item No. 54)

Dear Mr. Bronstein:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:erl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Towson, Md. 21204

cc: D.S. Thaler and Associates
3009 Clarks Lane
Baltimore, Md. 21215

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 28th day of October, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Stevenson Limited Partnership
Petitioner's Attorney: Benjamin Bronstein

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 10 day of Sept, 1980.

Filing Fee \$ 25 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner: *Stevenson Limited Partnership* Submitted by: *Bosch*

Petitioner's Attorney: *Benjamin Bronstein* Reviewed by: *erl*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>erl</i>			Revised Plans: Change in outline or description Yes ☐ No ☐							
Previous case:			Map #							

PETITION FOR SPECIAL HEARING
3RD DISTRICT

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL HEARING 3RD DISTRICT
OLD COURT ROAD
was inserted in the following:
☒ Catonsville Times
☐ Arbutus Times
weekly newspapers published in Baltimore County, Maryland,
once a week for ONE successive weeks before
the 14th day of NOVEMBER 1980, that is to say,
the same was inserted in the issues of
11/13/80
COLUMBIA PUBLISHING CORP.
By *Nancy Kuxler*

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 13, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 13th day of November, 1980, the 13th day of November, 1980, the 13th day of November, 1980.

THE JEFFERSONIAN,
3345
Manager.

Cost of Advertisement, \$ 33.45

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 093564

DATE: December 1, 1980 ACCOUNT: 01-662

AMOUNT: \$69.21

RECEIVED FROM: Benjamin Bronstein, Esquire
FOR: Adv. & Posting for Case No. 81-107-SPH

No. 093526

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: November 5, 1980 ACCOUNT: 01-662

AMOUNT: \$15.00

RECEIVED FROM: Benjamin Bronstein, Esquire
FOR: Filing Fee for Case No. 81-107-SPH

81-107-SP4

2-SIGNS

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: Nov. 14, 1980

Posted for: PETITION FOR SPECIAL HEARING

Petitioner: STEVENSON LTD. PARTNERSHIP

Location of property: BEG. CENTERLINE OF OLD COURT RD. 1200' NE OF LIGHTFOOT DRIVE

Location of Signs: NW CORNER OLD COURT RD. & OLD CROSSING DRIVE #100.1-1.1 N.W. OF END OF PAVED SECTION OF OLD CROSSING DR.

Remarks: *William E. Hammond*

Posted by: *William E. Hammond* Date of return: Nov. 21, 1980

already begun

4' High Dense Compact Screen Planting To Be Evergreen, Arbor Vitae Or Approved Equiv.

4' High Dense Compact Screen Planting To Be Evergreen, Arbor Vitae Or Approved Equiv.

Local Open Space 0.9 Acres

4' High Dense Compact Screen Planting To Be Evergreen, Arbor Vitae Or Approved Equiv.

Minimum Building Setback Line

HCA Open Space

BALTIMORE

(EBL) BELTWAY I-695

N 34° 45' E
W 26° 00'

N 70° 27' 30" E
41.77

S 15° 15' 10" E

OLD POST DRIVE

STONEHENGE

STEVENSON VILLAGE
35/25
Ex. Zoning DP-60

TYPICAL P
No. 2

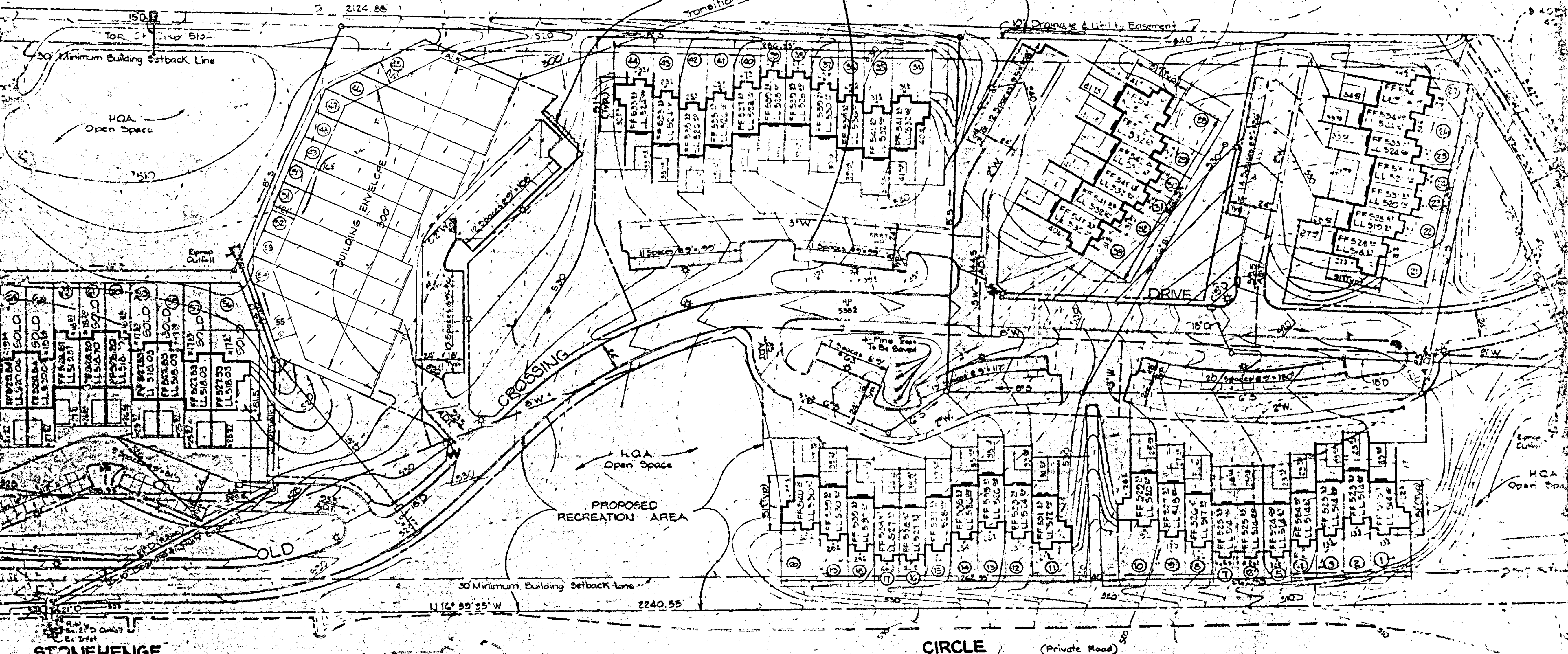


ENGINEERS
D. S. THALER AND ASSOCIATES
3509 CLARKS LA
BALTIMORE, MD. 21215

JACOB FRANCE
970/136
Ex. Zoning DR-1
Ex. Use Farm.

4' High Dense Compact Screen
Planting To Be Evergreen,
Arbor-Vitae Or Approved Equal.

4' High Dense Compact Screen
Planting To Be Evergreen,
Arbor-Vitae Or Approved Equal.



STONEHENGE

STEVENSON VILLAGE APTS.
33/13
Ex. Zoning DR-16

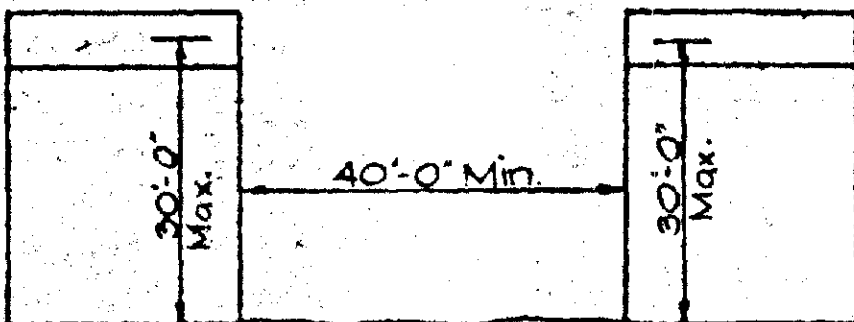
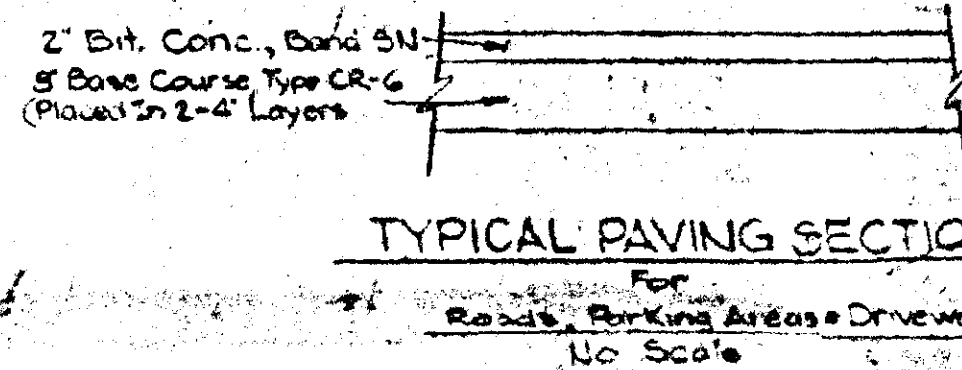
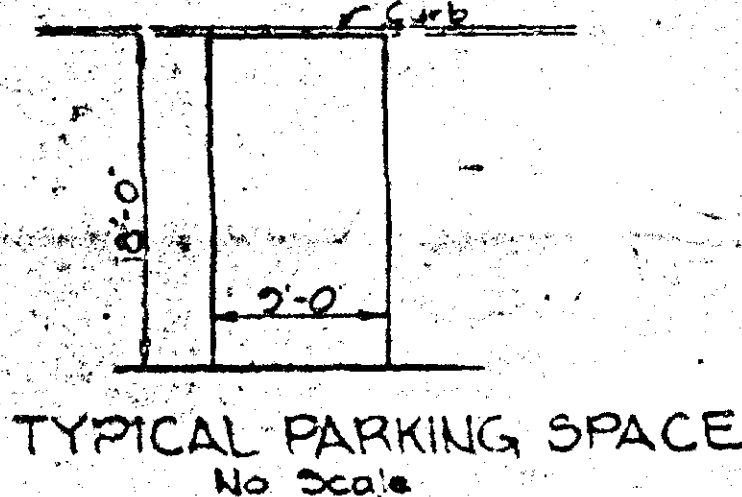
CIRCLE (Private Road)

NOTE:
Minimum Window to
Property Line is 15'

- REASONS FOR FOURTH AMENDMENT
1. Indicate units sold
 2. Remove buildings on lots 45-55, 78-85, 86-96 and replace with bldg. envelopes.
 3. Removed typical driveway & walk location detail.
 4. Remove Alt. 2 car garage detail

GENERAL NOTES

1. All Units Shown Hereon Are For Sale.
2. All Drives Are To Be Private Drives, Owned And Maintained By The Local Home Owners Association.
3. All Utilities Shown Hereon Are To Be Private, Owned And Maintained By Local Home Owners Association (Except As Noted)
4. All Local Open Space To Be Retained And Maintained By Local Home Owners Association.
5. All Parking Spaces To Be A Minimum Of 9'x18' Typical Throughout
6. Street Lights Denoted Thusly
7. Each Lot Contains At Least 500 SF Of Contiguous Open Space
8. Minimum Front Yard Setback Is 15 Feet
9. A.D.T. Count Shown Thusly
10. All Driveways And Parking Areas To Be Paved With Bituminous Concrete (See Detail This Sheet)
11. All Lighting Standards To Be 10' High, Directed Away From The Dwelling Units, And To Have Mercury Vapor Bulbs
12. Trash To Be Collected At Each Unit (Twice Weekly By Balto. Co.)
13. Landscaping - Developer To Provide Topsoil, Seed, And Mulch, Any Further Landscaping Will Be The Responsibility Of The Individual Homeowner
14. All Major Vegetation Is Undisturbed Areas To Remain
15. Lots 1 Thru 66 Addressed; On Old Crossing Drive & Lots 67 Thru 96 Addressed On Old Post Drive

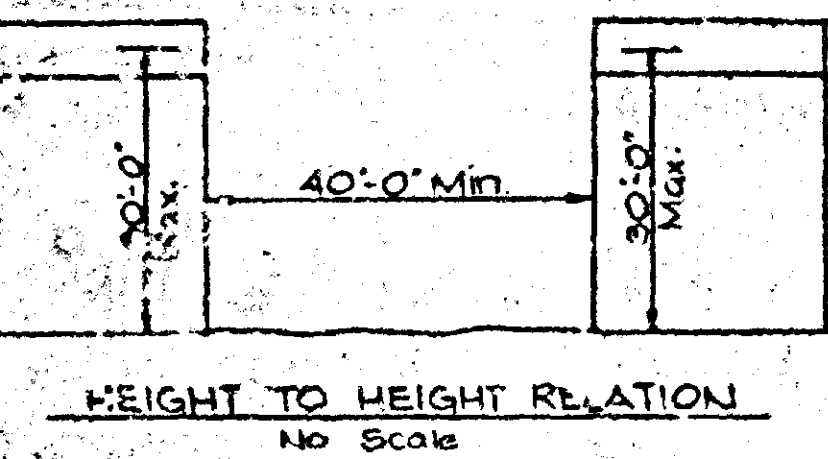
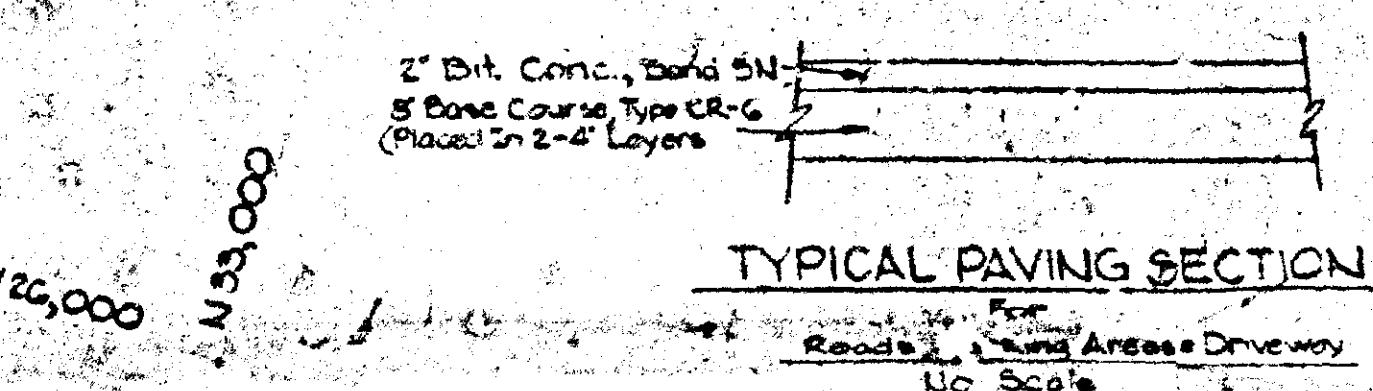
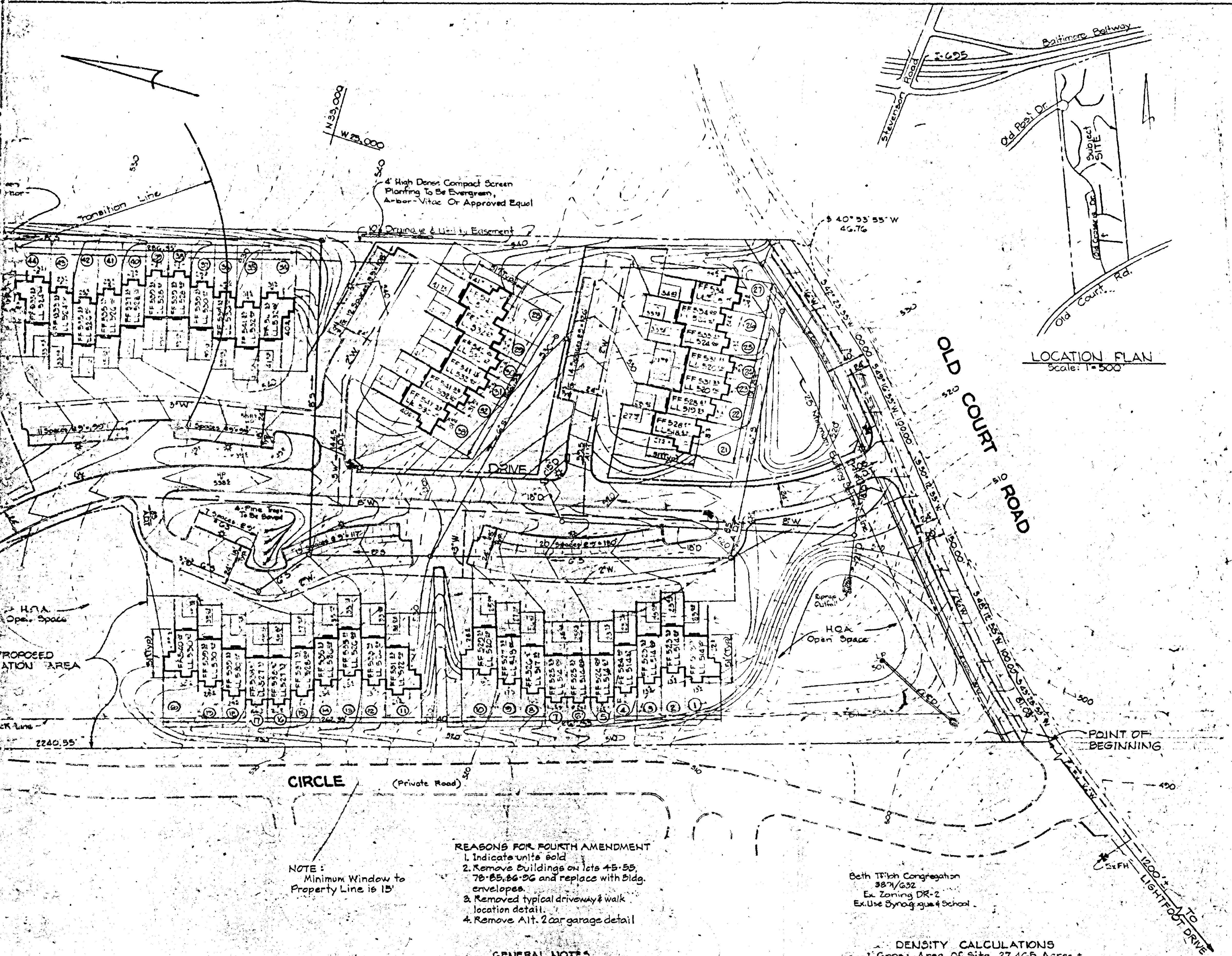


FOURTH AMENDED
FINAL DEVELOPMENT
STEVENSON CI

BALTIMORE COUNTY, MD
SCALE: 1"=50'

Office of Planning And Zoning Approved By:	
Director Of Planning	Date
Zoning Commissioner	Date

OW: IER AND DEVELO
Stevenson Limited Part
31 Glen Ridge Rd.
Glen Burnie, Md. 21061



FOURTH AMENDED FINAL DEVELOPMENT PLAN **STEVENSON CROSSING**

BALTIMORE COUNTY, MD
SCALE: 1"=50'

ELECTION DISTRICT 3
JUNE 12, 1977
2nd AMEND. AUG. 16, 1978 4th Amend. Sept. 2, 1980
3rd Amend. April 23, 1979

LOTS #45-96
OWNER AND DEVELOPER
Stevenson Limited Partnership
21 Glen Ridge Rd.
Glen Burnie, Md. 21061

LOTS #1-44
OWNER AND DEVELOPER
Stevenson Crossing, Ltd. % Michael H. Yerman
Box 213, Hooks Lane & Reisterstown Road
Baltimore, Maryland 21205

Office Of Planning And Zoning Approved By:	
Director Of Planning	Date
Zoning Commissioner	Date

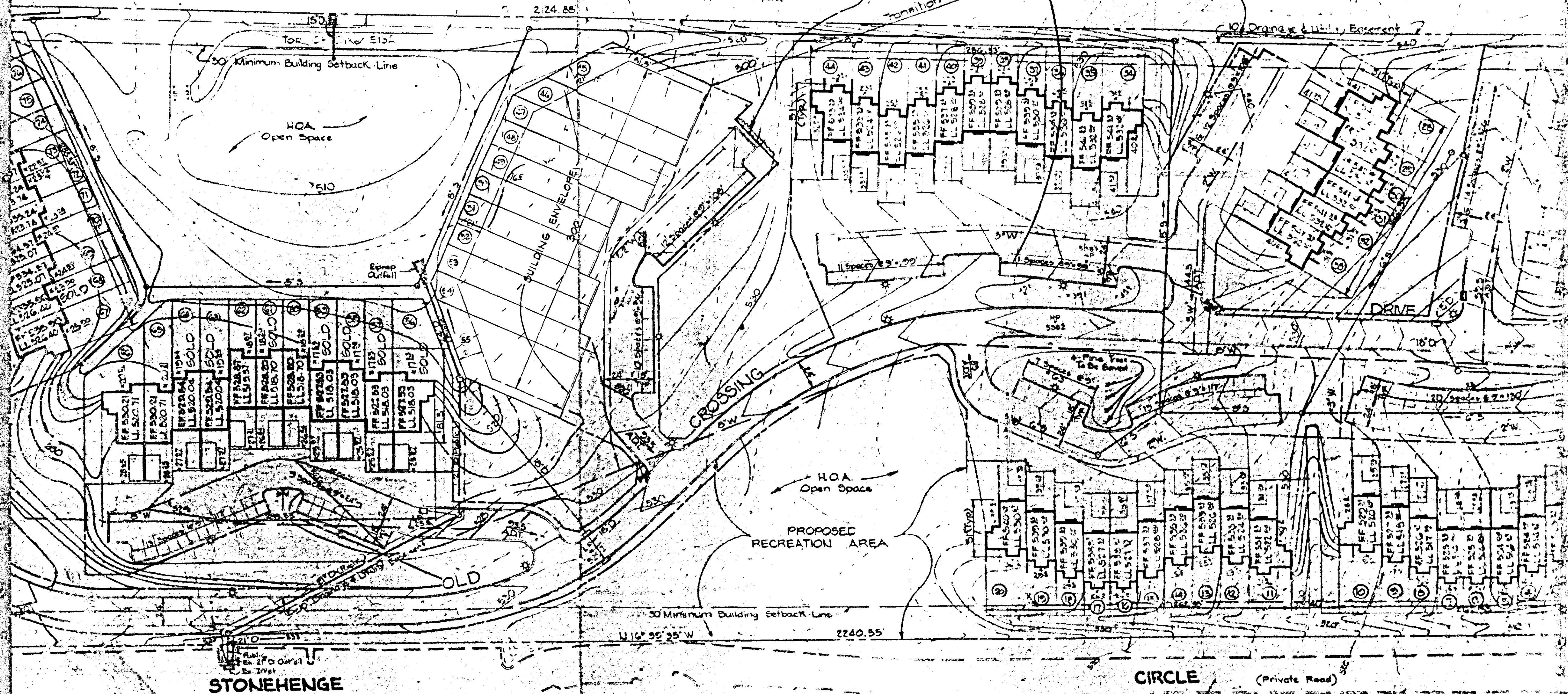
OFFICE COPY

ITEM #51

JACOB FRANCE
370/136
Ex Zoning DR-1
Ex Use Farm.

4' High Dense Compact Screen
Planting To Be Evergreen, Arbor-
Vitae Or Approved Equal.

4' High Dense Compact Screen
Planting To Be Evergreen,
Arbor-Vitae Or Approved Equal



STONEHENGE

STEVENSON VILLAGE APTS.
35/25
Ex. Zoning DR-16

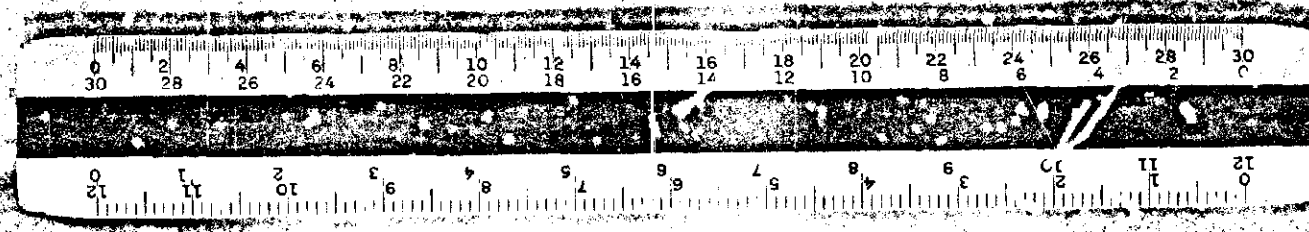
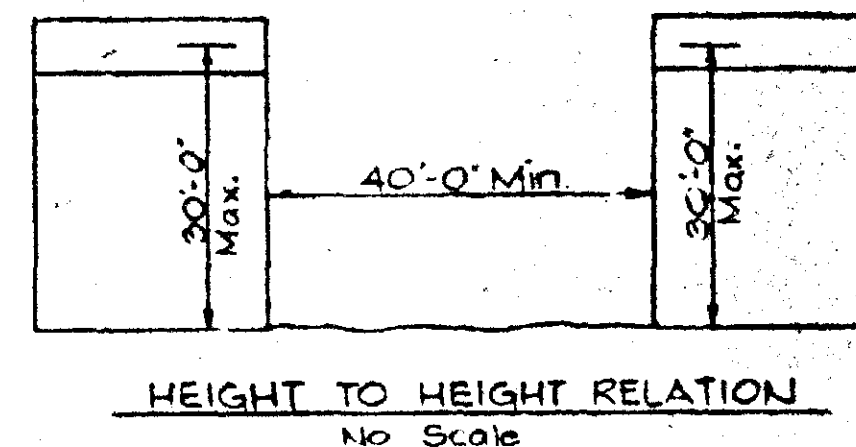
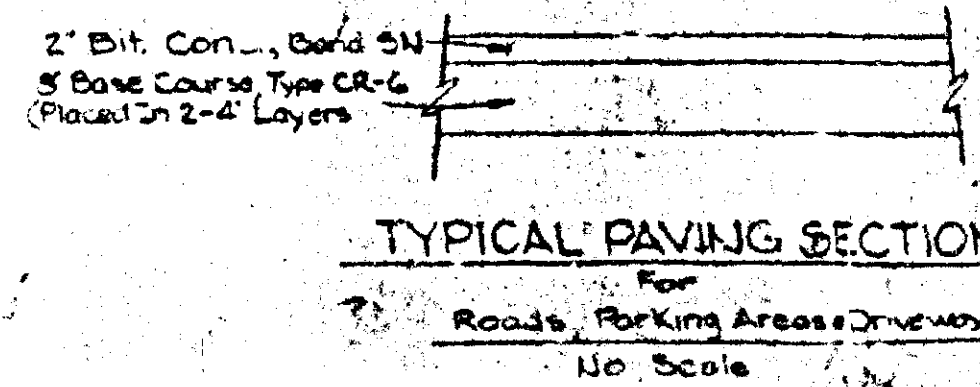
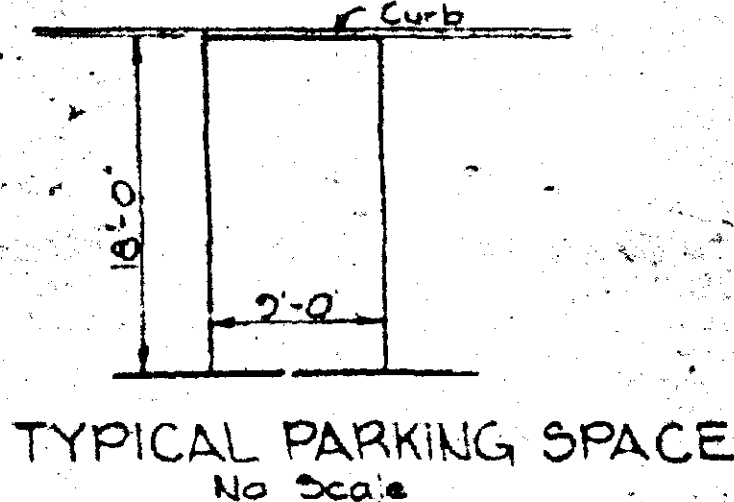
CIRCLE (Private Road)

NOTE:
Minimum Window to
Property Line is 15'

REASONS FOR FOURTH AMENDMENT
1. Indicate units sold
2. Remove buildings on lots 45-53,
70-95, 96-99 and replace with 2100
envelopes.
3. Removed typical driveway & walk
location detail.
4. Remove Alt. 2 car garage detail

GENERAL NOTES

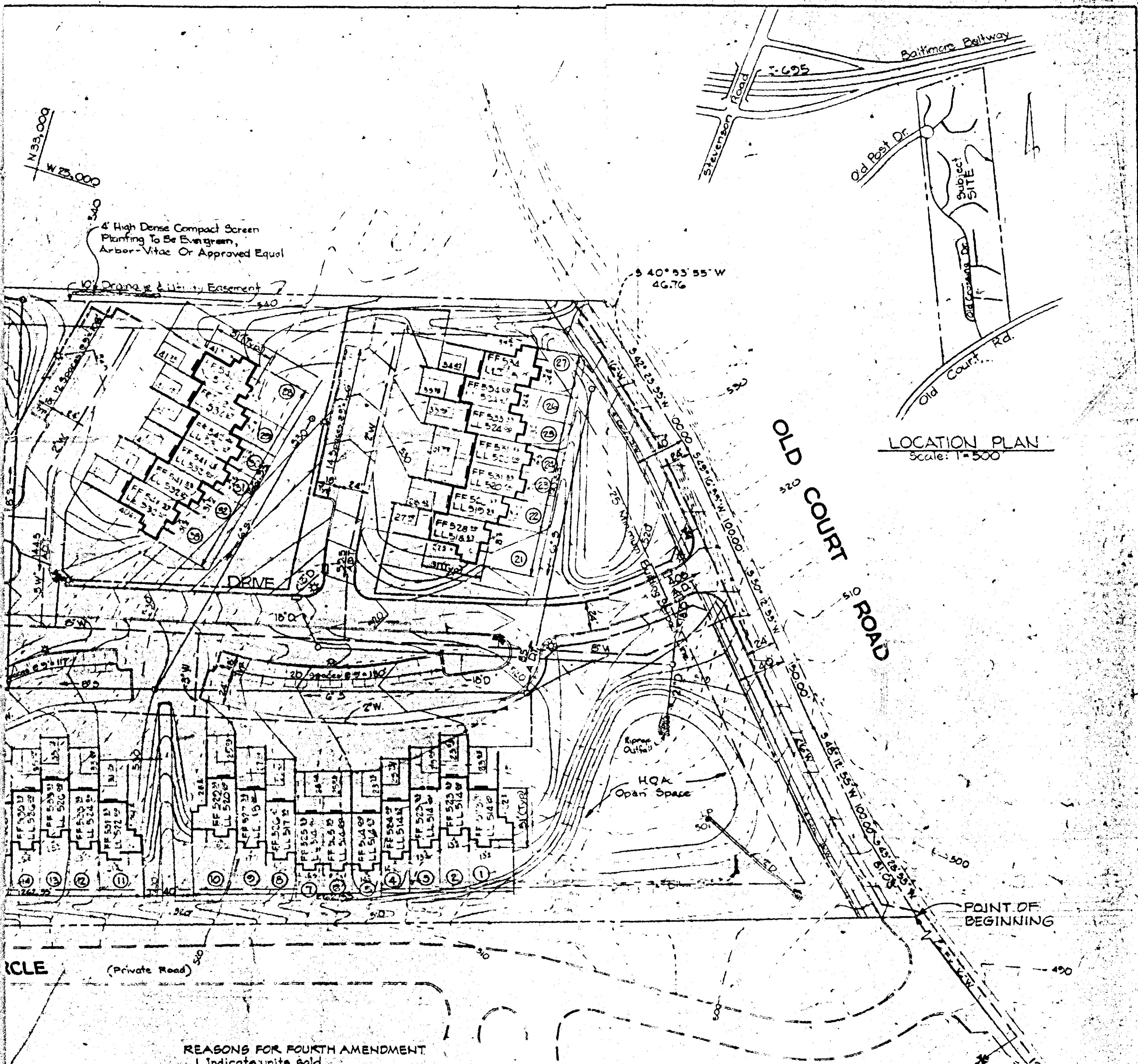
1. All Units Shown Hereon Are For Sale.
2. All Drives Are To Be Private Drives, Owned
Maintained By The Local Home Owners Assoc.
3. All Utilities Shown Hereon Are To Be Private
And Maintained By Local Home Owners Assoc.
4. All Local Open Spaces To Be Retained And
By Local Home Owners Association
5. All Parking Spaces To Be A Minimum Of 6' x
Through
6. Street Lights Denoted Thusly
7. Each Lot Contains At Least 500 SF Of
Open Space
8. Minimum Front Yard Setback Is 15 Ft
9. A.D.T. Count Shown Thusly
10. All Driveways And Parking Areas To Be 10' x
Bituminous Concrete (See Detail This Plan)
11. All Lighting Standards To Be 10' High, Or
From The Dwelling Units, And To Have Max
12. Trash To Be Collected At Each Unit (To Be
13. Landscaping - Developer To Provide Topsoil
Mulch, Any Further Landscaping Will Be
Of The Individual Homeowner
14. All Major Vegetation In Undisturbed Areas
15. Lots 1 Thru 96 Addressed On Old Crossing
96 Addressed On Old's Post Drive



Office Of Planning And Zoning
Approved By:

Director Of Planning _____ Date _____

Zoning Commissioner _____ Date _____



LOCATION PLAN
Scale: 1"=500'

- REASONS FOR FOURTH AMENDMENT**
1. Indicate units sold
 2. Remove Buildings on lots 45-55, 76-85, 86-96 and replace with Bldg. envelopes.
 3. Removed typical driveway & walk location detail.
 4. Remove Alt. 2 car garage detail

- GENERAL NOTES**
1. All Units Shown Hereon Are For Sale.
 2. All Drives Are To Be Private Drives, Owned And Maintained By The Local Home Owners Association.
 3. All Utilities Shown Hereon Are To Be Private, Owned And Maintained By Local Home Owners Association (Except As Noted).
 4. All Local Open Space To Be Retained And Maintained By Local Home Owners Association.
 5. All Parking Spaces To Be A Minimum Of 9'x18' Typical Throughout.
 6. Street Lights Denoted Thusly:
 7. Each Lot Contains At Least 500 SF Of Contiguous Open Space.
 8. Minimum Front Yard Setback Is 15 Ft.
 9. A.D.T. Count Shown Thusly:
 10. All Driveways And Parking Areas To Be Paved With Bituminous Concrete (See Detail This Sheet).
 11. All Lighting Standards To Be 10' High, Directed Away From The Dwelling Units, And To Have Mercury Vapor Bulbs.
 12. Trash To Be Collected At Each Unit (Twice Weekly By Balto. Co.).
 13. Landscaping - Developer To Provide Topsoil, Sand, And Mulch. Any Further Landscaping Will Be The Responsibility Of The Individual Homeowner.
 14. All Major Vegetation In Undisturbed Areas To Remain.
 15. Lots 1 Thru 96 Addressed On Old Crossing Drive & Lots 67 Thru 96 Addressed On Old Post Drive.

Beth Tish Congregation
3801/602
Ex. Zoning DR-2
Ex. Use Synagogue & School

- DENSITY CALCULATIONS**
1. Gross Area Of Site 27.465 Acres ±
 2. Dwelling Units Allowed = 96 (27.465 Ac x 35)
 3. Dwelling Units Proposed = 96
 4. Parking Spaces Required = 192 (96 Units x 2)
 5. Parking Spaces Provided = 288 (Includes 1 car Garage)
 6. Open Space Required = 0.82 Acres ± (3% OF 27.465)
 7. Open Space Provided = 0.90 Acres ±
 8. Exist. Zoning DR-3.5

REASONS FOR FIRST AMENDMENT
Front Lot Line Revised, Thereby Increasing Ownership Of Local Homeowner Association & Decreasing Individual Lot Area. (6/14/76)
Buildings On Lots 28-35 Decreased In Length To 166'35" (6/14/76)

REASONS FOR SECOND AMENDMENT
Shifted Units on Lots 45 Thru 96. (8/16/76)

- REASONS FOR THIRD AMENDMENT (4/23/79)**
1. New Owner & Developer
 2. Revised Lot Widths From 23' To 24' (Lots 60, 61, 71, 72, 90 & 91)
 3. Revised Exterior Of Buildings & Grading (Lots 56-96)
 4. Removed Interior Floor Plan

NOTE
No Units Sold Within 500 Ft Of Third Amendment (Lots 56-96)

FOURTH AMENDED FINAL DEVELOPMENT PLAN STEVENSON CROSSING

BALTIMORE COUNTY, MD
SCALE: 1"=50'

ELECTION DISTRICT 3
JUNE 6, 1977
2nd AMEND. AUG. 16, 1978 4th Amend. Sept. 2, 1980
3rd Amend. April 23, 1979

PETITIONER'S
EXHIBIT 2

Office Of Planning And Zoning
Approved By: _____
Director Of Planning _____ Date _____
Planning Commissioner _____ Date _____

Lots #45-96
OWNER AND DEVELOPER
Stevenson Limited Partnership
51 Glen Ridge Rd.
Glen Burnie, Md. 21061

Lots #1-44
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Box 213, Hooks Lane & Reisterstown Road
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