

IN THE MATTER OF THE
W. BELL PLAZA
WAIVER NO. W-90-56
SECURITY BOULEVARD

RE: DENIAL – WAIVER OF

PUBLIC WORKS STANDARDS

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. CBA-90-118

* * * * *

ORDER OF DISMISSAL

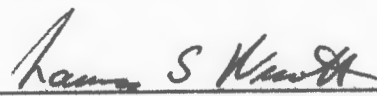
This matter comes before this Board on appeal dated March 22, 1990 from a decision of the Director of Planning dated February 23, 1990 in which the requested waiver of Public Works Standards at the subject location was denied.

WHEREAS, by letter dated November 14, 2003, the Board of Appeals notified the parties of record in the above-entitled matter that the appeal would be dismissed for lack of prosecution after a period of 30 days; and

WHEREAS, the Board has not received a reply from its letter of November 14, 2003, within 30 days as requested;

IT IS THEREFORE ORDERED this 20th day of October, 2004 by the County Board of Appeals of Baltimore County that the above-referenced appeal in Case No. CBA-90-118 be and the same is hereby **DISMISSED FOR LACK OF PROSECUTION**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Lawrence S. Wescott, Chairman



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

October 20, 2004

Benjamin Bronstein, Esquire
EVANS, GEORGE AND BRONSTEIN
Susquehanna Building, Suite 205
29 W. Susquehanna Avenue
Towson, MD 21204

RE: *In the Matter of: W. Bell Plaza*
Case No. CBA-90-118 /Order of Dismissal

Dear Mr. Bronstein:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board
of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco
Kathleen C. Bianco
Administrator

Enclosure

c: Meadows Park Ltd. Partnership
Kidde Consultants, Inc. /Gary L. Watts
Pat Keller, Planning Director
Donald T. Rascoe, Project Manager /PDM
Timothy M. Kotroco, Director /PDM





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

November 14, 2003

Benjamin Bronstein, Esquire
EVANS, GEORGE AND BRONSTEIN
Susquehanna Building, Suite 205
29 W. Susquehanna Avenue
Towson, MD 21204

RE: *In the Matter of: W. Bell Plaza*
Case No. CBA-90-118

Dear Mr. Bronstein:

The Board of Appeals has been reviewing its docket, particularly with reference to inactive cases. By this review, the Board intends to dismiss and close as many of these cases as possible.

Pursuant to the above intent, the purpose of this letter is to advise you that an Order of Dismissal for lack of prosecution will be entered in the above-captioned matter after the expiration of 30 days from the date of this Notice. Upon receipt of a request filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,

A handwritten signature in black ink, reading "Kathleen C. Bianco".

Kathleen C. Bianco
Administrator

c: Edward J. Gilliss, County Attorney



NOTICE TO PARTIES PRIOR TO DISMISSAL

11/14/03 – Letter to B. Bronstein; copy to E. Gilliss - Order of Dismissal to be issued after expiration of 30 days and file closed – failure to prosecute.

5/7/90 - Following parties notified of hearing set for October 5, 1990 at 1:00 p.m.:

Benjamin Bronstein, Esq.
Meadows Park Ltd. Part.
Gary L. Watts
P. David Fields
Pat Keller
Robert E. Covahey
Current Planning
Nancy C. West
Arnold Jablon

- 10/4/90 - T/C with Ben Bronstein, Esquire, Counsel for Appellant who advised that a postponement request would be forthcoming and also that the matter may be settled. Gene Neff will inspect the property 10/4/90 and Mr. Bronstein will then advise if a hearing will be needed.
- 10/4/90 - Letter requesting postponment received from Benjamin Bronstein, Esquire.
- 10/5/90 - Above parties notified of POSTPONEMENT - no reset date. To be set in at request of Counsel for Appellant.



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

HEARING ROOM -
Room 301, County Office Building

(301) ~~494-3180~~ 887-3180
October 5, 1990

NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-90-118 W. BELL PLAZA
Security Blvd.
Waiver No. W-90-56
RE: Denial of Waiver

2/23/90 - Letter to Meadows Park Ltd. Part. from
P. David Fields advising that application
for waiver had been DENIED.

which was scheduled for hearing on October 5, 1990 has been POSTPONED at the request of Counsel for Appellant; NOT TO BE RESET UNLESS REQUESTED BY COUNSEL.

cc: Benjamin Bronstein, Esquire Counsel for Appellant
Meadows Park Ltd. Part. "
Gary L. Watts
Kidde Consultants, Inc.
P. David Fields
Pat Keller
Current Planning
Robert E. Covahey
Gene Neff
Nancy C. West, Asst. County Attorney
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul
Legal Secretary

LAW OFFICES

EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205

29 WEST SUSQUEHANNA AVENUE

TOWSON, MARYLAND 21204

(301) 296-0200

FAX: (301) 296-3719

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

October 4, 1990

HAND DELIVERED

The Honorable William T. Hackett, Chairman
Baltimore County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
M.S. 1304

Re: W. Bell Plaza
Security Boulevard
Waiver No.: W-90-56

Dear Mr. Hackett:

This letter is to request that the appeal scheduled for October 5, 1990 be continued in the above entitled matter.

Very truly yours,

EVANS, GEORGE AND BRONSTEIN

Benjamin Bronstein

BB/mlh

90 OCT -4 PM 4:28
RECEIVED
COUNTY BOARD OF APPEALS



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

HEARING ROOM -
Room 301, County Office Bldg.

(301) ~~887-3180~~ 887-3180

May 7, 1990

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-90-118 W. BELL PLAZA
Security Blvd.
Waiver No. W-90-56

RE: Denial of Waiver

2/23/90 - Letter to Meadows Park Ltd. Part. from
P. David Fields advising that application
for waiver had been DENIED.

ASSIGNED FOR: FRIDAY, OCTOBER 5, 1990 at 1:00 p.m.

cc: Benjamin Bronstein, Esquire Counsel for Appellant
Meadows Park Ltd. Part. "
Gary L. Watts
Kidde Consultants, Inc.
P. David Fields
Pat Keller
Current Planning
Robert E. Covey
Nancy C. West, Asst. County Attorney
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul
Legal Secretary

*10/4/90 - pph at Counsel
request of Appellant - no
for Appellant - no
reset date*

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director

April 6, 1990



Dennis F. Rasmussen
County Executive

Mr. Benjamin Bronstein
Evans, George & Bronstein
Suite 205, Susquehanna Building
29 W. Susquehanna Avenue
Towson, Maryland 21204

Re: W. Bell Plaza
Security Boulevard
Waiver No. W-90-56

Dear Mr. Bronstein:

This letter to to acknowledge receipt of your appeal in behalf of the owner, Meadows Park Limited Partnership to the denial of the above-referenced waiver application and to advise you that it has been forwarded to the Board of Appeals for scheduling. I have enclosed your receipt for the \$75 filing fee.

You will be hearing directly from the Board of Appeals on the hearing date.

Sincerely yours,

A handwritten signature in dark ink that reads "Dave Fields".

P. David Fields
Director

PDF:pat

Enclosure

cc: Meadows Park Limited Partnership
Gary Watts, Kidde Consultants, Inc.
Board of Appeals ✓
Frank Fisher, Current Planning

WBELL.APL/TXTPAT

LAW OFFICES

EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX: (301) 296-3719

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

March 22, 1990

HAND DELIVERED

Robert E. Covahey, Chief
Bureau of Public Services
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Suite 321
Towson, Maryland 21204

MAR 23 1990

BUREAU OF PUBLIC SERVICES

Re: W. Bell Plaza
Security Boulevard
W-90-56

Dear Mr. Covahey:

On behalf of the developer please note an appeal to the Board of Appeals from the decision dated February 23, 1990 denying a waiver of Public Work Standards (sidewalks along Security Boulevard and Woodlawn Drive frontage). I have enclosed my check in the amount of Seventy-Five Dollars (\$75.00) to cover costs.

Very truly yours,

EVANS, GEORGE & BRONSTEIN

Benjamin Bronstein

BB/mlh
Enclosure
cc: Mr. P. David Fields,
Director of Planning & Zoning

RECEIVED

MAR 26 1990

OFFICE OF
PLANNING & ZONING

*Pat -
please note*

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

No. 74688

DATE 4/2/90 ACCOUNT R-001-7120

AMOUNT \$75.00

RECEIVED
FROM: Benjamin Bronstein

FOR: Fee for appeal filing re. W-90-56 W.Bell Plaza
Security Blvd.

370*****75pu:a 002ef

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director

February 23, 1990

Meadows Park Limited Partnership
P.O. Box 7674
6660 Security Blvd.
Baltimore, MD 21207

Re: **W-90-56**
W. Bell Plaza
Security Blvd

Dear Sir :

We have reviewed your waiver application for the above property and have determined that a waiver for Public Works Standards [sidewalks along Security Blvd and Woodlawn Drive frontage] would NOT be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore DENIED. Should you have any questions, please contact David Thomas, Bureau of Public Services at 887-3321.

Sincerely yours,

P. David Fields
Director of Planning and Zoning

PDF:cb

cc: Robert E. Covahey, Chief, Bureau of Public Services
Robert Bowling, Developers Engineering Division
Gary L. Watts, Kidde Consultants, Inc., 1026 Cromwell Bridge
Road, Baltimore, MD 21204
File



Dennis F. Rasmussen
County Executive

WAIVER FEE \$60.00

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
ROOM 107 COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

WAIVER #

90-56

pd

CD 2

SECTION 22-43 WAIVER REQUEST FORM

I. General Information and Requirements for Submittal: 3 COPIES OF ALL INFORMATION

1. Name of Development and location W. BELL PLAZA SECURITY BOULEVARD
AT WOODLAWN DRIVE
2. Owner(s) name Meadows Park Limited Partnership
P.O. Box 7674 (301) 493-5800
3. Owner(s) address and phone number 6660 Security Blvd., Baltimore, MD 21207
4. Applicant's name (if other than owner) Gary L. Watts / Kidde Consultants, Inc.
(301) 583-1762
5. Applicant's address and phone number 1026 Cromwell Bridge Rd., Baltimore, MD 21204
6. Liber/folio 7634/789
7. Tax Account number 1600013396, 0107000772 & 2100001058
8. Site plan at appropriate scale and vicinity sketch 3 COPIES EACH FOLDED NEAR TO 8 1/2 x 11
9. 1986 200' scale aerial photograph with subject site outlined and road network identified 3 COPIES EACH FOLDED NEAR TO 8 1/2 x 11
10. Signature of Applicant or Owner, Date Gary L. Watts February 1, 1990

II. Reason for Waiver Request: Check Appropriate Reason: MUST ATTACH STATEMENT FOR JUSTIFICATION OF REQUEST

- ☐ (1) Lot line adjustment, including the combination of lots or parcels.
- ☐ (2) The subdivision of property pursuant to court order, a will, or the laws of intestate succession.
- ☒ (3) Amendments to an approved plan or plat which do not materially alter the proposed development.
- ☐ (4) The subdivision of land in an approved agricultural land preservation district for the purpose of the conveyance of lot(s) to the owner or his children pursuant to Title 2, Subtitle 5 of the Agriculture Article of the Annotated Code of Maryland.
- ☐ (5) The subdivision of a farm tract into two lots.
- ☐ (6) The subdivision of land in an R.C. zone if no new roads are required.
- ☐ (7) The subdivision of land into three or fewer lots for residential single-family dwellings.
- ☐ (8) A commercial development of land involving only one building for a single use.
- ☐ (9) An industrial development of land involving only one building for a single use.
- ☐ (10) A minor development.
- ☐ (11) The construction of public buildings.
- ☐ (12) The construction of accessory structures.
- ☐ (13) Any proposed development, if the Director finds that compliance with these regulations would cause unnecessary hardship MUST ATTACH STATEMENT SPECIFYING NATURE OF HARDSHIP.

III. NATURE OF WAIVER:

- ☐ Waiver of CRG Plan.
- ☐ *Waiver of CRG Meeting
- ☐ Waiver of Record Plat
- ☒ Waiver of Public Works Standard(s). Specify which standard(s) and give reasons for waiver request.
Waiver of the requirement for a 5' sidewalk along Security Blvd. & Woodlawn
Drive along road frontage ownership as requested by CRG comments. The reason
for the request is that there are no sidewalks existing in the immediate area
at this time and they would serve no useful purpose. The shopping center provides
internal circulation for pedestrian movement.

IV. STATUS:

- ☐ Approved
- ☒ Denied
- ☐ Approved
- ☐ Amended
- ☐ Denied

P.D. Fields 2/22/90
Director of Planning and Zoning Date

Baltimore County Planning Board Date

*A waiver of CRG meeting does NOT waive the need for an Approved Plan.

KIDDE CONSULTANTS, INC.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

February 14, 1990

Direct Dial Number
583-1762

Baltimore County
Office of Planning & Zoning
Room 107
County Office Building
Towson, Maryland 21204

W-90-56

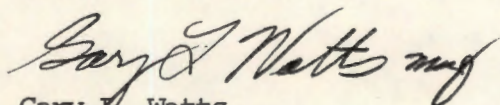
Subject: W. Bell Plaza
KCI Job No: 01-881224

Gentlemen:

On behalf of our client "Meadows Park Limited Partnership", we are requesting a waiver of the requirement for a 5' sidewalk along Security Boulevard and Woodlawn Drive, for the frontage of our property as requested by the CRG comments.

The reasons for the request is that there are no existing sidewalks in the immediate area at this time and constructing sidewalks for our frontage would serve no useful purpose. The shopping center provides internal circulation for pedestrian movement on site.

Very truly yours,



Gary L. Watts
Senior Associate

CL

cc: Howard Flax
Gus Drizos
M. Llevellyn



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	WOODLAWN	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		2-F

