

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SEC Park Heights Ave and Radio * ZONING COMMISSIONER
Tower Drive *
Fields at Stevenson * OF BALTIMORE COUNTY
3rd Election District *
3rd Councilmanic District *
Fields Ltd. Partnership, et al * Case No. 96-32-A
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for certain lots located at the southeast corner of Park Heights Avenue and Radio Tower Drive within the subdivision known as Fields at Stevenson in Baltimore County. A blanket variance relief is requested for lots 1, 2, 4, 5, 17 through 20, 22 through 37, 39 through 42, 50 and 52 through 65 from Section 1B01.2.C of the Baltimore County Zoning Regulations (BCZR) (CMDP 1971-92 VB.6b, VB.6.c and VB3) to permit window to window distance of 30 ft., in lieu of the required 40 ft., a height to height distance of 30 ft., in lieu of the required 40 ft., a window to lot line distance of 10 ft., in lieu of the required 15 ft., and to amend the Third Amended Final Development Plan of the Fields of Stevenson. The subject lot and requested relief are more particularly shown on Petitioner's Exhibit No. 2, the revised site plan.

Appearing at the requisite public hearing held for this case was Jim Kline, a Land Use Consultant from G.W. Stephens and Associates, and Mark Bennett on behalf of Fields Limited Partnership, property owner/developer. The Petitioner was represented by Benjamin Bronstein, Esquire. There were no interested persons or Protestants present.

Testimony and evidence presented established that the Fields at Stevenson subdivision contains 65 single family homes and occupies approximately 31 acres. The tract is triangularly shaped and contains approximately 2-1/2 acres of open space, including wetlands. The parcel is located adja-

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

cent to Park Heights Avenue. The development plan was approved through the CRG process on September 23, 1987. A final development plan was subsequently filed and amendments thereto were approved on September 12, 1988 and November 8, 1993. The present Petition seeks variance relief for 43 of the 65 lots. Relief is not necessary for 20 of the lots which have previously been built upon and now contain existing single family dwellings. Moreover, two of the lots are sufficiently sized so as not to require variances.

Testimony was offered that new builders have been retained by the developer to build on the property, and that several of the models proposed by these builders are of such dimension that the requested variances are necessary. Proffered testimony was that the grant of the variances would be consistent with the spirit and intent of the regulations and not be detrimental to the surrounding property. The Petitioner's counsel indicated that written notice was afforded to each of the existing homeowners in the subdivision and that none expressed any objection to the variance relief. Moreover, the Petitioner cited the unusual shape of the property and the existence of wetlands as unique characters of the property which justify the variances under Section 307.1 of the BCZR and the case law.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORDER RECORDED
9/28/93
By: M. Novak

NOTED

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of September, 1995 that a variance from Section 1B01.2.C of the BCZR (CMDP 1971-92 VB.6b, VB.6.c and VB3) to permit window to window distance of 30 ft., in lieu of the required 40 ft., a height to height distance of 30 ft., in lieu of the required 40 ft., a window to lot line distance of 10 ft., in lieu of the required 15 ft., for lots 1, 2, 4, 5, 17 through 20, 22 through 37, 39 through 42, 50 and 52 through 65, and to amend the Third Amended Final Development Plan of the Fields of Stevenson, be and is hereby GRANTED; subject, however, to the following restriction.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECORDED FOR FILING
Date 9/18/95
By M. Grant

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 7, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Suite 205
Towson, Maryland 21204

RE: Case No. 96-32-A
Petition for Zoning Variance
Fields Limited Partnership, et al, Petitioner

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. Mark Bennett, 1829 Reisterstown Rd., Suite 410, Baltimore,
Md. 21208

MICROFILMED



42



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Lots 1, 2, 4, 5, 17 through 20 and 22 through 65 Fields of Stevenson

which is presently zoned DR2

This Petition shall be filed with the Office of Zoning Administration & 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 Variance from Section(s) 1B01.2 C of BCZR 1971-92

(C.M.D.P. 1971-92 VB.6b, VB.6.c. and VB3) to permit window to window distance of 30 ft in lieu of the required 40 ft, a height to height distance of 30 ft in lieu of the required 40 ft, and a window to lot line distance of 10 ft in lieu of the required 15 ft and to amend the Third Amended Final Development Plan.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Configuration of Property
2. Topography of Property
3. And such other and further reasons as may be demonstrated at the time of hearing.

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

I, or we, agree to pay expenses of above Variance 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner: Benjamin Bronstein

Evans, George and Bronstein

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

Address

Phone No. 296-0200

Towson

Maryland

21204

City

State

Zipcode

DROP OFF
NO REVIEW
7/27/95
UCR

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.

Legal Owner(s): Fields Limited Partnership

Fields of Stevenson, Inc., General Partner

(Type or Print Name)

BY: Stewart J. Greenebaum
Signature Stewart J. Greenebaum, President

(Type or Print Name)

Signature

1829 Reisterstown Road

484-8400

Address

Phone No.

Baltimore

Maryland

21208

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Rick Chadsey, P.E.

G. W. Stephens & Associates, Inc.

Name

658 Kenilworth Drive, Towson, MD 21204

Address

825-8120

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MICROFILMED

42

96-32-A

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

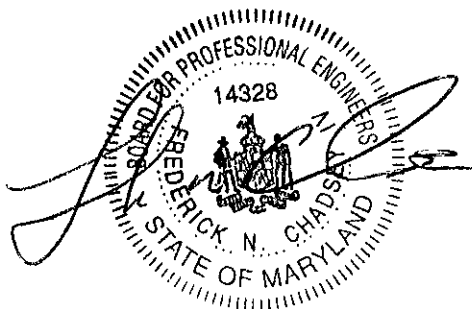
Description to Accompany Variance Petition
Fields of Stevenson

July 24, 1995
Page -1-

Beginning at a point on the east side of Park Heights Avenue which has an 80 foot right-of-way, North 27 degrees 16 minutes 34 seconds West a distance of 298.00 feet and North 62 degrees 43 minutes 26 seconds East a distance of 40 feet from the centerline of the intersection formed by Park Heights Avenue and Autumn Drive is has a 60 foot right-of-way. Being lots 1,2,4,5,17 through 20, 22 through 65 of the Fields of Stevenson as shown on the 1st Amendment of the Subdivision Plat, Plat 1 of 2 and 2 of 2, Fields of Stevenson, recorded among the Baltimore County Land Records in S.M. 66 Folios 13 and 14.

Containing 17.6121 Acres of land more or less.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-59-A
Towson, Maryland

District: 3rd Vanover Date of Posting: 8/18/95

Posted for: Allen Yorkmister's Postcard to the Baltimore

Petitioner: Stefan Postage + Radio Tower Drive

Location of property: Stefan Postage + Radio Tower Drive

Location of Sign: Facing Postage + Radio Tower Drive

Remarks: _____

Posted by: [Signature] Date of return: 8/25/95

Number of Signs: 1

900985-183

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

No. 343015

ITEM #42

DATE 7/28/95 ACCOUNT 001-6150

AMOUNT \$ 35.00 (WCR)

RECEIVED FROM: Evans, George & Bronstein

#080 - SIGN POSTING
Fields of Stevenson

FOR:

MICROFILMED

02A03#01562MICHRC

\$35.00

BA 6002412107 20 95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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

No. 34301

ITEM #42

DATE 7/27/95 ACCOUNT 001-6150

AMOUNT \$ 650.00 (WCR)

RECEIVED FROM: Evans, George & Bronstein

#070 - MULTIPLE VARIANCES - \$650.00

FOR:

MICROFILMED

Fields of Stevenson

03A03#0241MICHRC

\$650.00

BA 6009222A037-20-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 11, 1929

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published

in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 10, 1995.

THE JEFFERSONIAN.

A. Henderson
LEGAL AD. - TOWSON

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

(2) For information concerning the File and/or Hearing, Please Call 887-3391.
8/130 Aug. 10.

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 9, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-32-A (Item 42)

Fields at Steveonson

SEC Park Heights Avenue and Radio Tower Drive

3rd Election District - 3rd Councilmanic

Legal Owners: Blum/Yorkridge Joint Venbture and Fields Ltd. Partnership & Fields of Stevenson, Inc.

HEARING: WEDNESDAY, SEPTEMBER 6, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit window to window distance of 30 feet in lieu of the required 40 feet; a height to height distance of 30 feet in lieu of the required 40 feet; and a window to lot line distance of 10 feet in lieu of the required 15 feet; and to ammend the Third Amended Final Development Plan.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon

Director

Department of Permits and Development Management

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

September 1, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Item No.: 42
Case No.: 96-32-A
Petitioner: Fields Ltd Partnership
Fields of Stevenson

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: August 17, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: Fields of Stevenson

INFORMATION:

Item Number: 42

Petitioner: Fields LP Fields of Stevenson, Inc., GP

Property Size: _____

Zoning: DR-2

Requested Action: Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by: _____

Division Chief: _____

PK/JL

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

TO: Mr. Arnold Jablon, Director August 10, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #42 - Fields of Stevenson
Zoning Advisory Committee Meeting of August 7, 1995

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 Water Quality Management Policy.

JLP:VK:sp

FIELDS/DEPRM/TXTSBP

Handwritten signature



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-7-95

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

RE: Baltimore County
Item No. 042 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 07, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 28, 30, 31, 32, 33, 34, 35, 36,
37, 38, 39, 41 AND 42.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED

AUG 11 1995

ZADM

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 14, 1995
Zoning Administration and Development Management

FROM: *PWS* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 14, 1995
Items 030, 031, 032, 033, 034, 035, 036, 037, 9
041 and 042

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3610

August 9, 1995

Benjamin Bronstein, Esquire
Evans, George, and Bronstein
29 West Susquehanna Avenue
Suite 205
Towson, MD 21204

96-32-A

RE: Preliminary Petition Review (Item #42)
Fields of Stevenson
3rd Election District

Dear Mr. Bronstein:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The petition states the legal owner is "Fields Limited Partnership - Fields of Stevenson, Inc., General Partner". The plat states the legal owner is "Blum/Yorkridge Joint Venture". The name of the legal owner needs to agree on both documents.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John R. Alexander".

John R. Alexander
Planner II
Zoning Review, PDM

JRA:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED



RE: PETITION FOR VARIANCE	*	BEFORE THE
Fields at Stevenson, SEC Park Heights Ave.		
and Radio Tower Drive, 3rd Election	*	ZONING COMMISSIONER
District, 3rd Councilmanic		
	*	OF BALTIMORE COUNTY
Blum/Yorkridge Joint Venture, Fields Ltd.		
Partnership, and Fields of Stevenson, Inc.		
Petitioners	*	CASE NO. 96-32-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN



AUG 14 1995

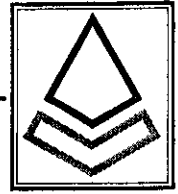
DEPT. OF PERMITS & LICENSES
 OF BALTIMORE COUNTY

MICROFILMED

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

42



July 12, 1995

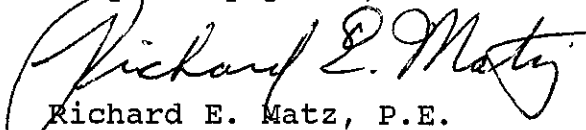
Mr. Robert Barkell
G. W. Stephens & Associates
658 Kenilworth Drive
Suite 100
Towson, MD 21204

SUBJECT: Fields of Stevenson
CMR #93070

Dear Mr. Barkell:

Pursuant to your request, I hereby grant permission to G. W. Stephens & Associates to use the Second Amended Final Development Plan for the development known as Fields of Stevenson which has my seal affixed.

Very truly yours,


Richard E. Matz, P.E.
Colbert Matz Rosenfelt, Inc.

cc: Mark Bennett

j:\colbert\letters\93070.wpf

RECEIVED

JUL 14 1995

GEORGE WILLIAM STEPHENS JR
& ASSOC., INC.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Benjamin Jensen

Mark Bennett

JIM KLINE

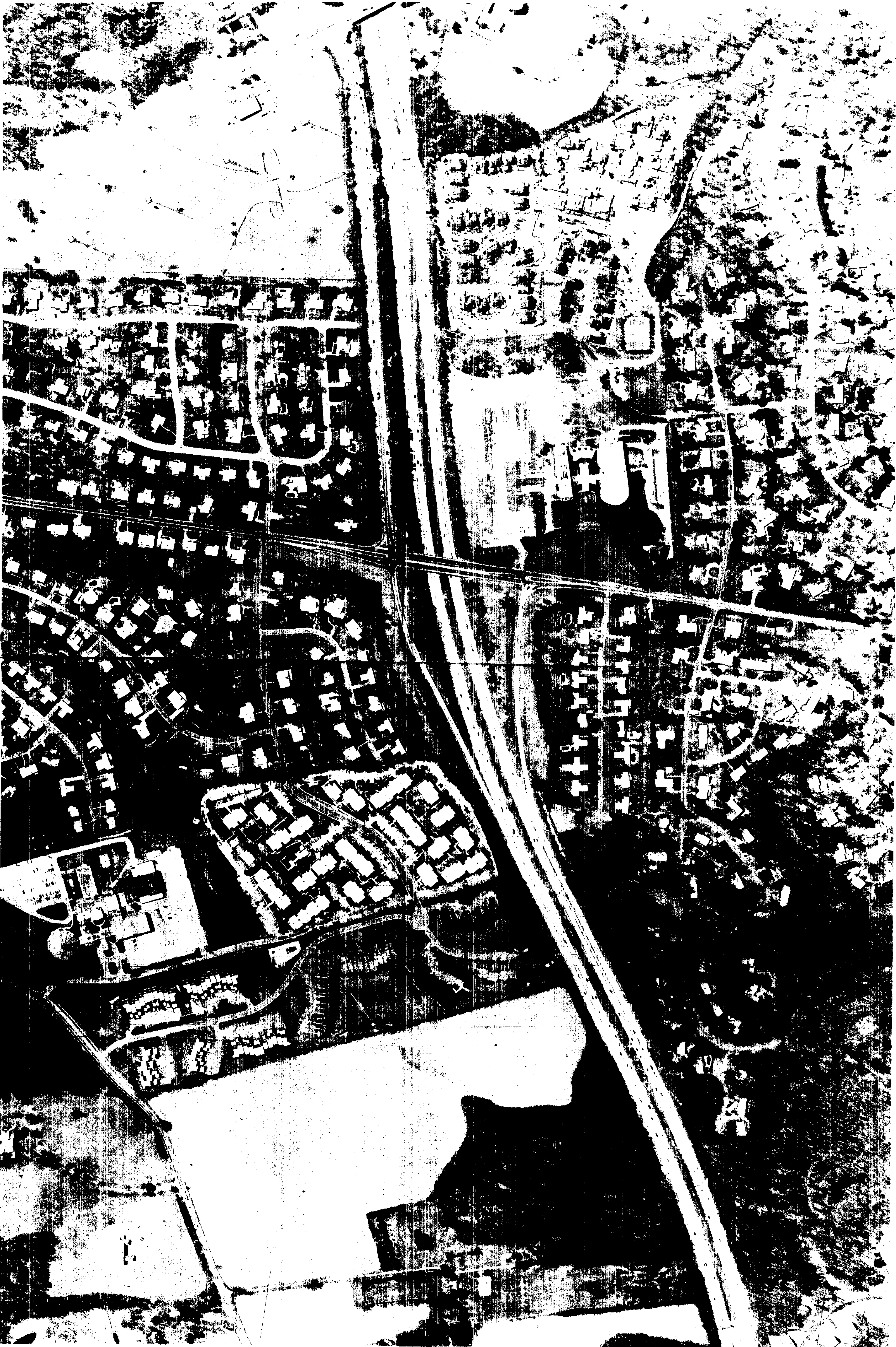
29 W. Susquehanna Ave 21204

1829 Reisterstown Rd. Suite 410

G.W. STEPHENS & ASSOC 658 KEN-
21208
11401TH



Printed with Soybean Ink
on Recycled Paper

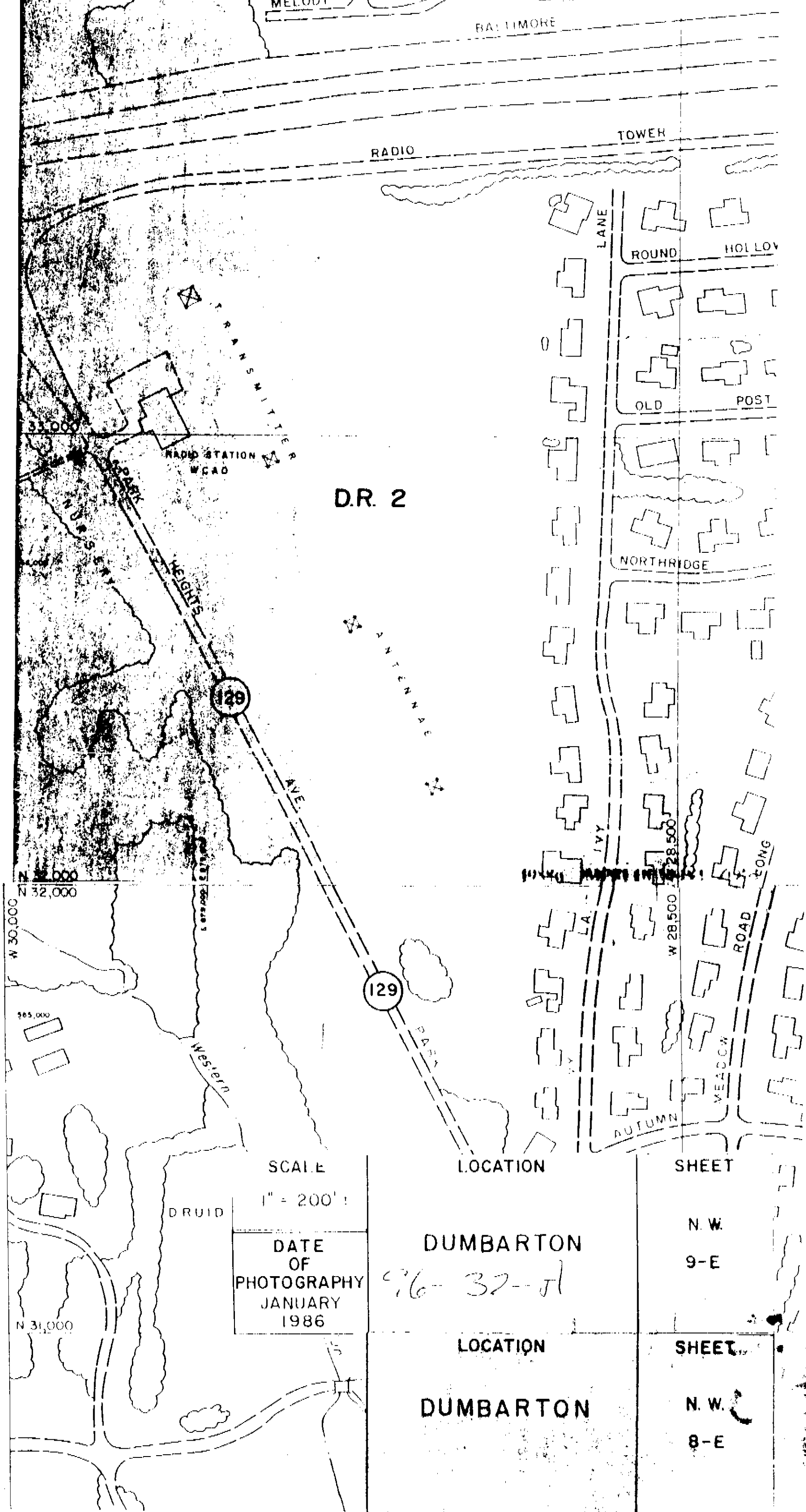


PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	DUMBARTON	NW 9-E
DATE OF PHOTOGRAPHY JANUARY 1986		

96-32-A



D.R. 2

SCALE

1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

DUMBARTON

SHEET

N. W.

9-E

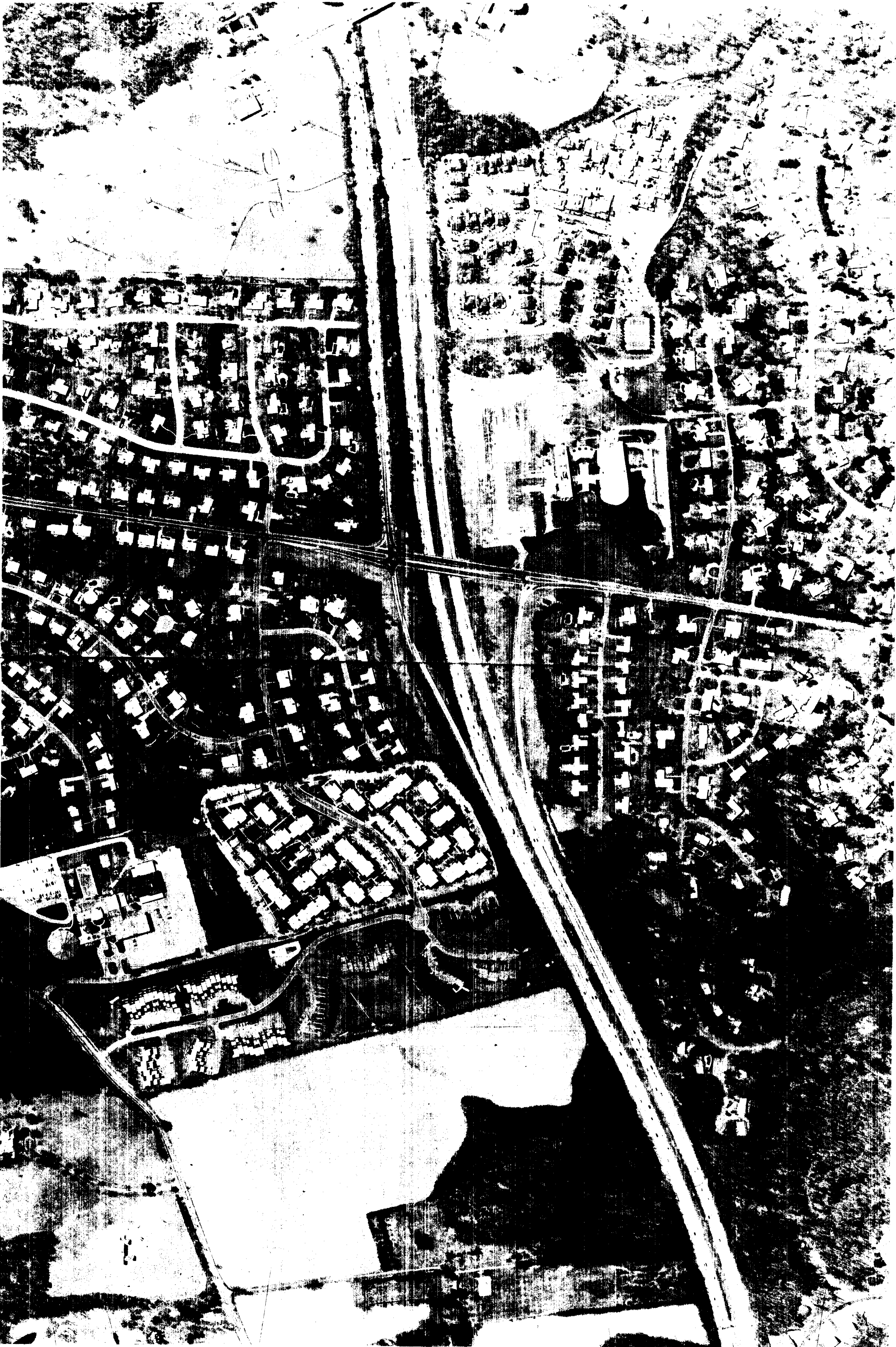
LOCATION

DUMBARTON

SHEET

N. W.

8-E

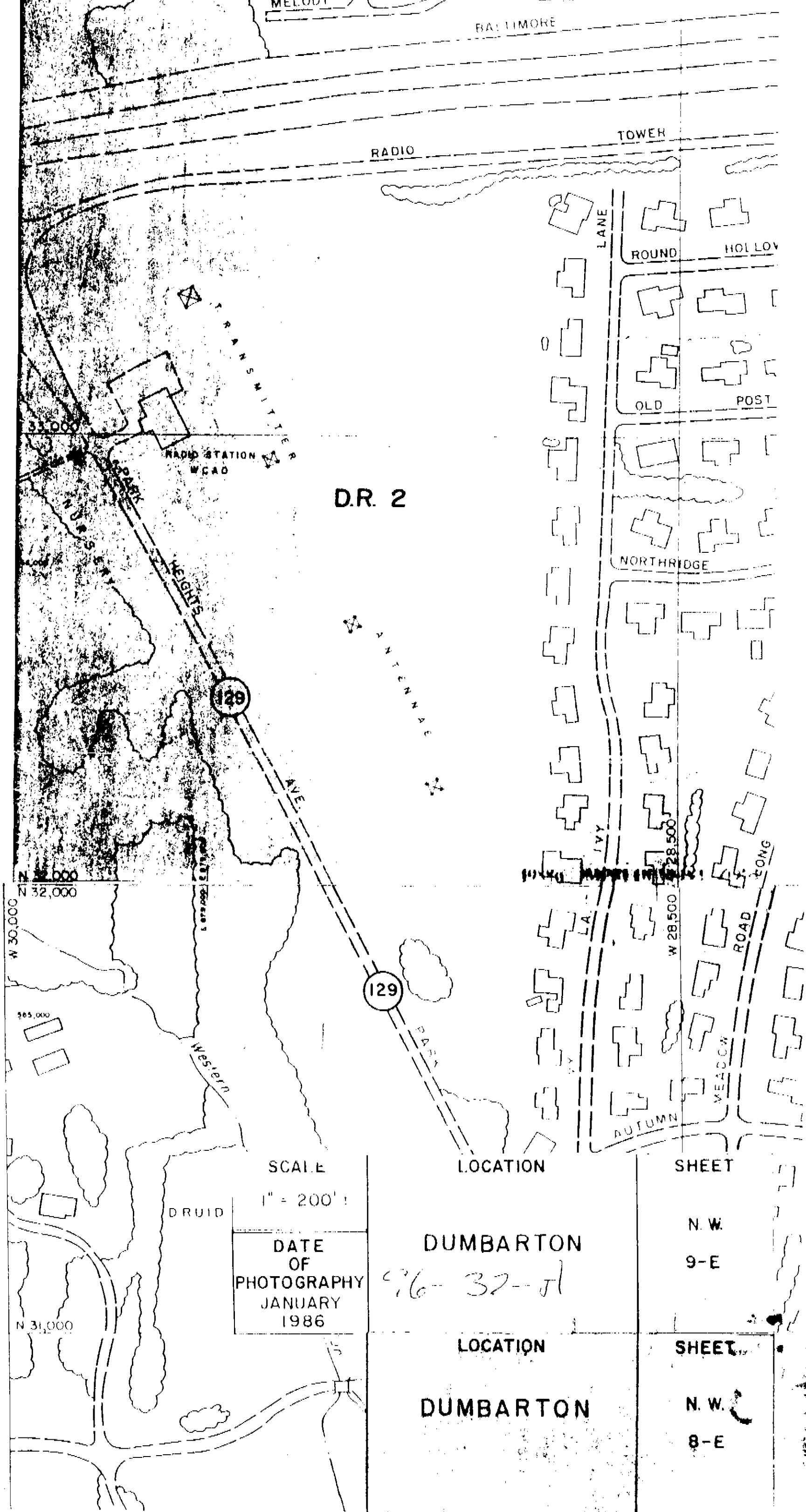


PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
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DATE OF PHOTOGRAPHY JANUARY 1986		

96-32-A



D.R. 2

SCALE

1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

DUMBARTON

LOCATION

DUMBARTON

SHEET

N. W.

9-E

SHEET

N. W.

8-E

IN RE: PETITION FOR ZONING VARIANCE
SEC Park Heights Ave and Radio
Tower Drive
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3rd Councilmanic District
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* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-32-A

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Testimony was offered that new builders have been retained by the developer to build on the property, and that several of the models proposed by these builders are of such dimension that the requested variances are necessary. Proffered testimony was that the grant of the variances would be consistent with the spirit and intent of the regulations and not be detrimental to the surrounding property. The Petitioner's counsel indicated that written notice was afforded to each of the existing homeowners in the subdivision and that none expressed any objection to the variance relief. Moreover, the Petitioner cited the unusual shape of the property and the existence of wetlands as unique characters of the property which justify the variances under Section 307.1 of the BCZR and the case law.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of September, 1995 that a variance from Section 1B01.2.C of the BCZR (CMZP 1971-92 VB.6b, VB.6.c and VB3) to permit window to window distance of 30 ft., in lieu of the required 40 ft., a height to height distance of 30 ft., in lieu of the required 40 ft., a window to lot line distance of 10 ft., in lieu of the required 15 ft., for lots 1, 2, 4, 5, 17 through 20, 22 through 37, 39 through 42, 50 and 52 through 65, and to amend the Third Amended Final Development Plan of the Fields of Stevenson, be and is hereby GRANTED; subject, however, to the following restriction.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 7, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Suite 205
Towson, Maryland 21204

RE: Case No. 96-32-A
Petition for Zoning Variance
Fields Limited Partnership, et al, Petitioner

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.
cc: Mr. Mark Bennett, 1829 Reisterstown Rd., Suite 410, Baltimore, Md. 21208

Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at Lots 1, 2, 4, 5, 17 through 20 and 22 through 65 Fields of Stevenson
which is presently zoned DR2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C of BCZR 1971-92 (C.M.D.P. 1971-92 VB.6b, VB.6.c, and VB3) to permit window to window distance of 30 ft in lieu of the required 40 ft., a height to height distance of 30 ft in lieu of the required 40 ft., a height to lot line distance of 10 ft in lieu of the required 15 ft and to amend the Third Amended Final Development Plan.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Configuration of Property
2. Topography of Property
3. And such other and further reasons as may be demonstrated at the time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance 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.

Contract Purchaser/Lessor

(Type or Print Name)

Signature

Address

City State Zip

Attorney for Petitioner

Benjamin Bronstein

29 W. Susquehanna Avenue

Towson, Maryland 21204

Phone No. 296-0200

Signature

29 W. Susquehanna Ave., Suite 205

Towson, Maryland 21204

Phone No. 296-0200

Signature

29 W. Susquehanna Ave., Suite 205

Towson, Maryland 21204

Phone No. 296-0200

Signature

29 W. Susquehanna Ave., Suite 205

Towson, Maryland 21204

Phone No. 296-0200

1. If the undersigned desires to affirm, under the condition of penalty, that they are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Fields Limited Partnership

Fields of Stevenson, Inc., General Partner

(Type or Print Name)

BY: *Stewart J. Greenbaum*

Signature: Stewart J. Greenbaum, President

(Type or Print Name)

Signature

1829 Reisterstown Road

Baltimore, Maryland 21208

City State Zip

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Rick Chadee, P.E.

G. W. Stephens & Associates, Inc.

658 Kenilworth Drive, Towson, MD 21204

Phone No. 825-8120

ESTIMATED LENGTH OF HEARING

minutes for Hearing

Next Two Months

ALL OTHER

REVIEWED BY: DATE

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS

658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

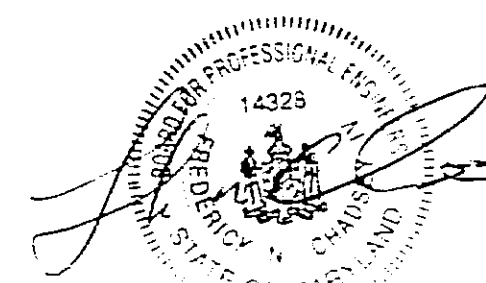
Description to Accompany Variance Petition
Fields of Stevenson

July 24, 1995
Page -1-

Beginning at a point on the east side of Park Heights Avenue which has an 80 foot right-of-way, North 27 degrees 16 minutes 34 seconds West a distance of 298.00 feet and North 62 degrees 43 minutes 25 seconds East a distance of 40 feet from the centerline of the intersection formed by Park Heights Avenue and Autumn Drive is has a 60 foot right-of-way. Being lots 1, 2, 4, 5, 17 through 20, 22 through 65 of the Fields of Stevenson as shown on the 1st Amendment of the Subdivision Plat, Plat 1 of 2 and 2 of 2, Fields of Stevenson, recorded among the Baltimore County Land Records in S.M. 66 Folios 13 and 14.

Containing 17.6121 Acres of land more or less.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
Posted for: Variance
Petitioner: Fields Limited Partnership, et al, Petitioner
Location of property: Fields of Stevenson, Inc.
Location of Sign: Fields of Stevenson, Inc.
Remarks: None
Posted by: Stewart J. Greenbaum
Number of Signs: 1
Date of return: 7/27/95

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 11, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 10, 1995.

THE JEFFERSONIAN,

A. Hemmick
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property, identified herein, in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, on September 11, 1995, at 9:00 a.m. in the 106 County Office Building.

Case 96-32-A
Sum 62
Fields of Stevenson
SEC Park Heights Avenue
and Radio Tower Drive
3rd Election District
3rd Councilmanic District
Legal Owner(s):
Benjamin Bronstein, Esquire
Fields Limited Partnership
Fields of Stevenson, Inc.
Hearing: Wednesday,
September 11, 1995 at
9:00 a.m. in the 106 County Office Building.

NOTES: (1) Hearing is held on the date and time specified above. (2) If the hearing is held on a date other than that specified above, the date and time of the hearing will be posted in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, and in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, and in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

DATE: 7/27/95 ACCOUNT: 001-6150
ITEM #42
Drop-Off - No Review

AMOUNT: \$ 650.00 (WCR)

RECEIVED FROM: Evans, George & Bronstein

FOR: Fields of Stevenson

VALIDATION OR SIGNATURE OF CASHIER

WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

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

DATE: 7/28/95 ACCOUNT: 001-6150
ITEM #42

AMOUNT: \$ 35.00 (WCR)

RECEIVED FROM: Evans, George & Bronstein

FOR: Fields of Stevenson

VALIDATION OR SIGNATURE OF CASHIER

WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 9, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-32-A (Item 42)
Fields at Stevenson
SEC Park Heights Avenue and Radio Tower Drive
3rd Election District - 3rd Councilmanic
Legal Owners: Blum/Yorkridge Joint Venture and Fields Ltd. Partnership & Fields of Stevenson, Inc.
HEARING: WEDNESDAY, SEPTEMBER 6, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit window to window distance of 30 feet in lieu of the required 40 feet; a height to height distance of 30 feet in lieu of the required 40 feet; and a window to lot line distance of 10 feet in lieu of the required 15 feet; and to amend the Third Amended Final Development Plan.

Arnold Jablon
Arnold Jablon
Director
Department of Permits and Development Management

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County
Department of Permits and
Development Management

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

September 1, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Item No.: 42
Case No.: 96-32-A
Petitioner: Fields Ltd Partnership
Fields of Stevenson

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM
FROM: Pat Keller, Director, OPZ
SUBJECT: Fields of Stevenson

DATE: August 17, 1995

INFORMATION:

Item Number: 42
Petitioner: Fields LP Fields of Stevenson, Inc., GP
Property Size:
Zoning: DR-2
Requested Action: Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1801.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDF.

Prepared by: *Jeffrey W. Lutz*

Division Chief: *Caryl L. Kline*

PK/JL

ITEM42/PZONE/ZAC1

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
August 10, 1995
FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM
SUBJECT: Zoning Item #42 - Fields of Stevenson
Zoning Advisory Committee Meeting of August 7, 1995

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 Water Quality Management Policy.

JLP:VK:sp

FIELDS/DEPRM/TXTS8P

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

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

RE: Baltimore County
Item No. 042 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 07, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41 AND 42.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4891, MS-1102F

cc: File

Printed on Recycled Paper

RECEIVED

AUG 11 1995

ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: August 14, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 14, 1995
Items 030, 031, 032, 033, 034, 035, 036, 037, 041 and 042

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3610

August 9, 1995

Benjamin Bronstein, Esquire
Evans, George, and Bronstein
29 West Susquehanna Avenue
Suite 205
Towson, MD 21204

RE: Preliminary Petition Review (Item #42)
Fields of Stevenson
3rd Election District

Dear Mr. Bronstein:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The petition states the legal owner is "Fields Limited Partnership - Fields of Stevenson, Inc. General Partner". The plat states the legal owner is "Blum/Yorkridge Joint Venture". The name of the legal owner needs to agree on both documents.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

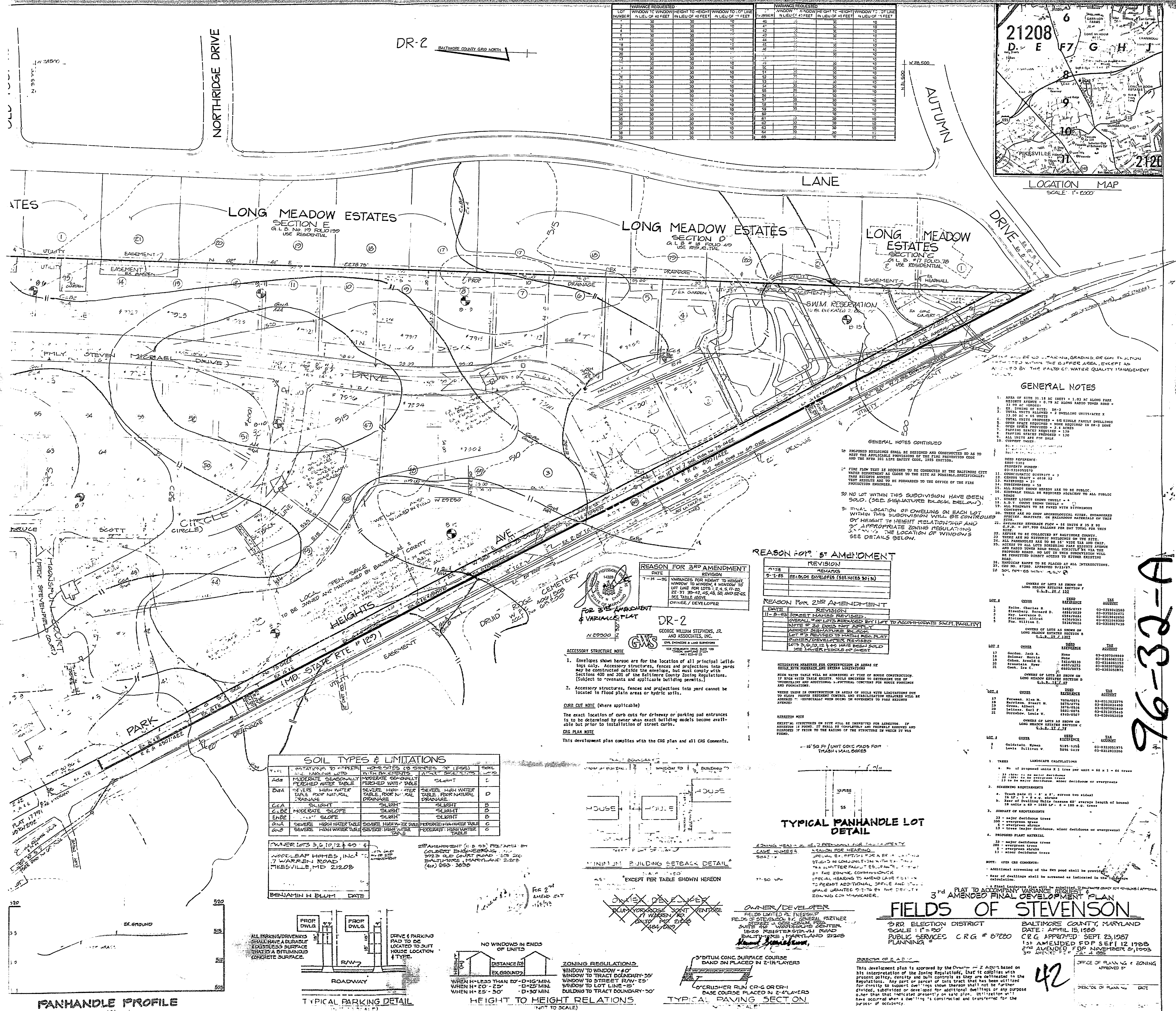
John R. Alexander
John R. Alexander
Planner II
Zoning Review, PDM

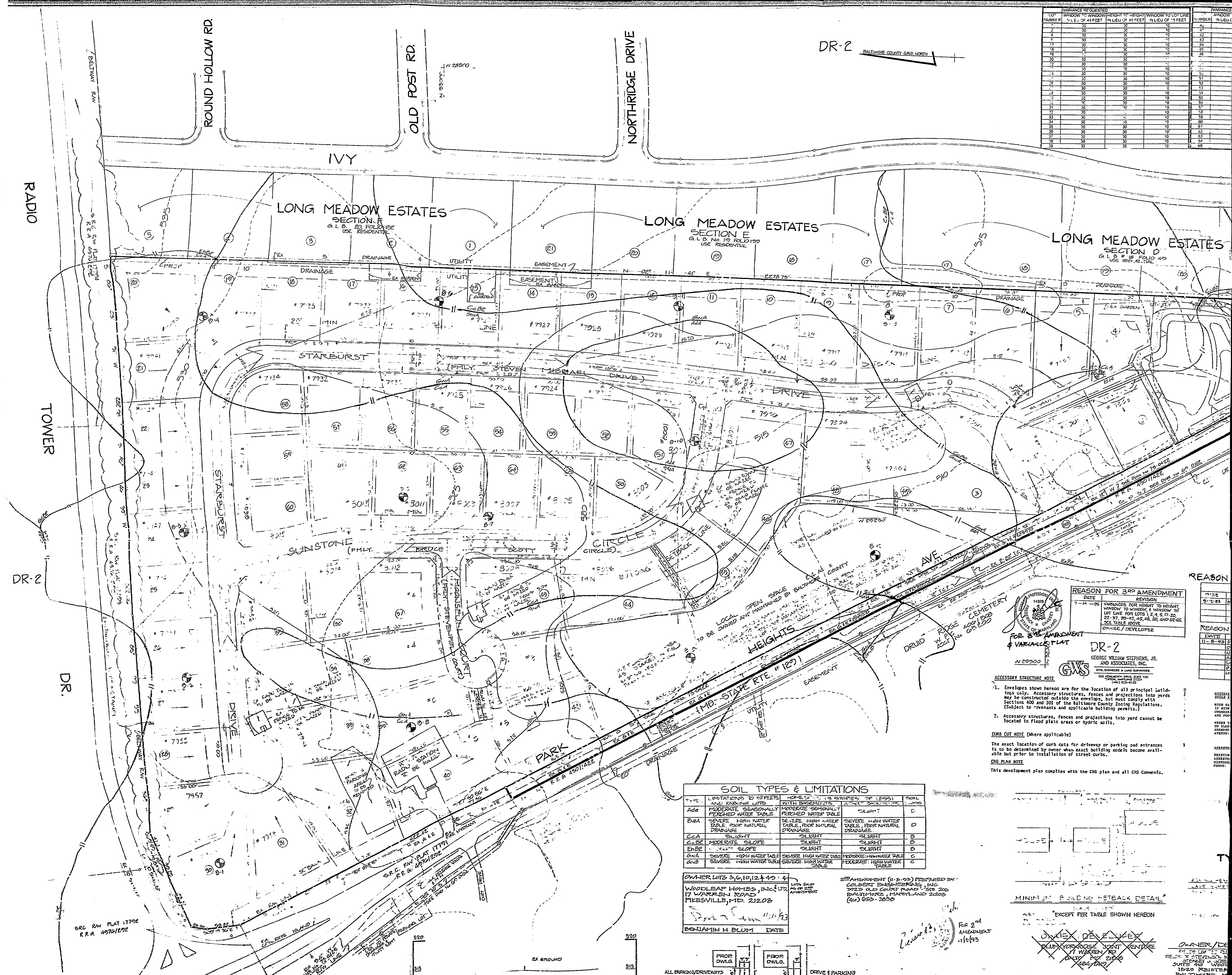
JRA:scj

Enclosure (receipt)

c: Zoning Commissioner

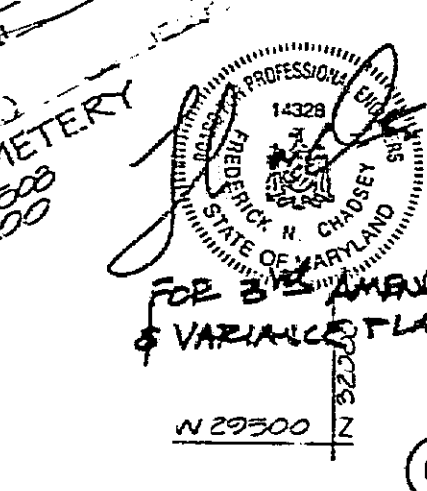
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VARIANCE REQUESTED	HEIGHT TO HEIGHT	WINDOW TO LOT LINE	VARIANCE
NUMBER	IN FEET	IN FEET	NUMBER
1	30	10	30
2	30	10	31
3	30	10	32
4	30	10	33
5	30	10	34
6	30	10	35
7	30	10	36
8	30	10	37
9	30	10	38
10	30	10	39
11	30	10	40
12	30	10	41
13	30	10	42
14	30	10	43
15	30	10	44
16	30	10	45
17	30	10	46
18	30	10	47
19	30	10	48
20	30	10	49
21	30	10	50
22	30	10	51
23	30	10	52
24	30	10	53
25	30	10	54
26	30	10	55
27	30	10	56
28	30	10	57
29	30	10	58
30	30	10	59
31	30	10	60
32	30	10	61
33	30	10	62
34	30	10	63
35	30	10	64
36	30	10	65

REASON FOR 3RD AMENDMENT
DATE 7-1-93
REVISION
VARIANCES FOR HEIGHT TO HEIGHT, WINDOW TO WINDOW, & WINDOW TO LOT LINE FOR LOTS 1, 2, 3, 4, 5, 11, 20, 22, 31, 39, 42, 45, 48, 50, AND 52-55. SEE TABLE ABOVE.
OWNER/DEVELOPER

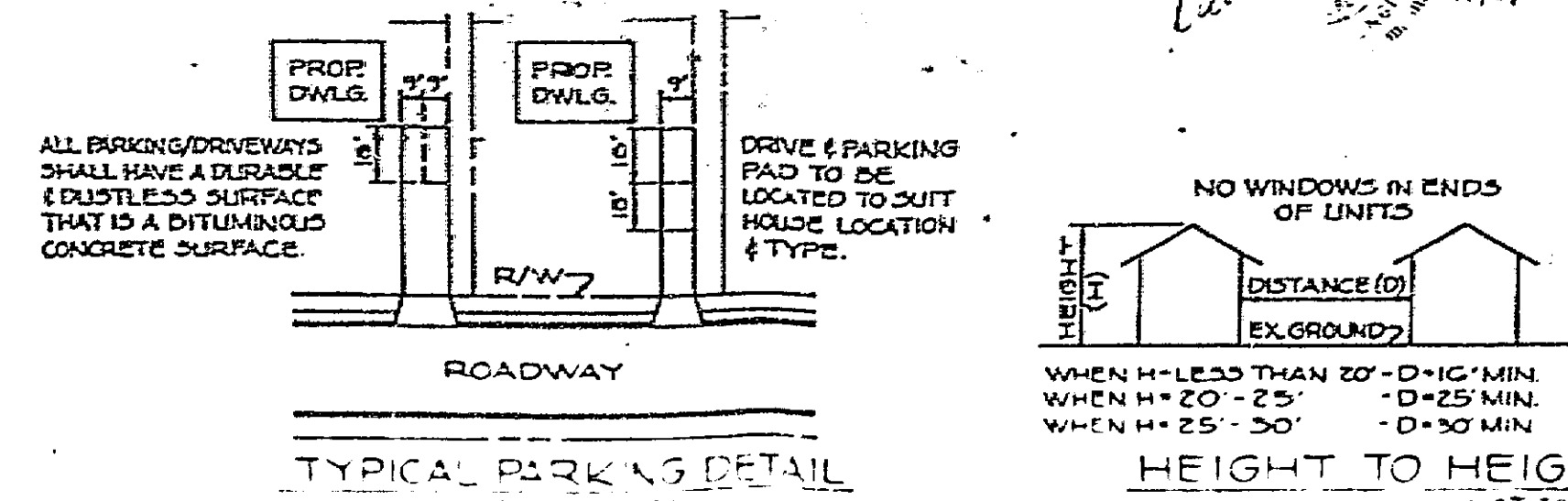


- ACCESSORY STRUCTURE NOTE**
- Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelopes, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to relevant and applicable building permits.)
 - Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.
- CURB CUT NOTE (Where applicable)**
- The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.
- CRS PLAN NOTE**
- This development plan complies with the CRS plan and all CRS Comments.

SOIL TYPES & LIMITATIONS			
TYPE	LIMITATIONS TO STREETS AND PARKING LOTS	HOMES (3 STORIES OR LESS) WITH ROSEMENTS	SOIL CLASS
AaB	MODERATE, SEASONALLY PERCHED WATER TABLE	MODERATE, SEASONALLY PERCHED WATER TABLE	D
BaB	SEVERE, HIGH WATER TABLE, POOR NATURAL DRAINAGE	SEVERE, HIGH WATER TABLE, POOR NATURAL DRAINAGE	D
CcA	SLIGHT	SLIGHT	B
CcB	MODERATE SLOPE	SLIGHT	B
EhB2	MODERATE SLOPE	SLIGHT	B
GhA	SEVERE, HIGH WATER TABLE	SEVERE, HIGH WATER TABLE	C
GhB	SEVERE, HIGH WATER TABLE	SEVERE, HIGH WATER TABLE	C

OWNER LOTS 3, 6, 10, 12 & 49: +
WOODLEAF HOMES, INC., 17702 R.R. 4, P.O. BOX 1202, MIKEVILLE, MD. 21208
BENJAMIN H. BLUM DATE 11/1/93

2ND AMENDMENT (11-8-93) PREPARED BY:
COLBERT ENGINEERING, INC., 2725 OLD COURT ROAD, SUITE 200, BALTIMORE, MARYLAND 21208 (410) 653-3850



MINIMUM BUILDING SETBACK DETAIL
EXCEPT PER TABLE SHOWN HEREON

OWNER/DEVELOPER
WOODLEAF HOMES, INC.
17702 R.R. 4, P.O. BOX 1202
MIKEVILLE, MD. 21208
DATE 11/1/93

ZONING REGULATIONS
WINDOW TO WINDOW - 40'
WINDOW TO TRACT BOUNDARY - 25'
WINDOW TO STREET R/W - 25'
WINDOW TO LOT LINE - 15'
BUILDING TO TRACT BOUNDARY - 50'

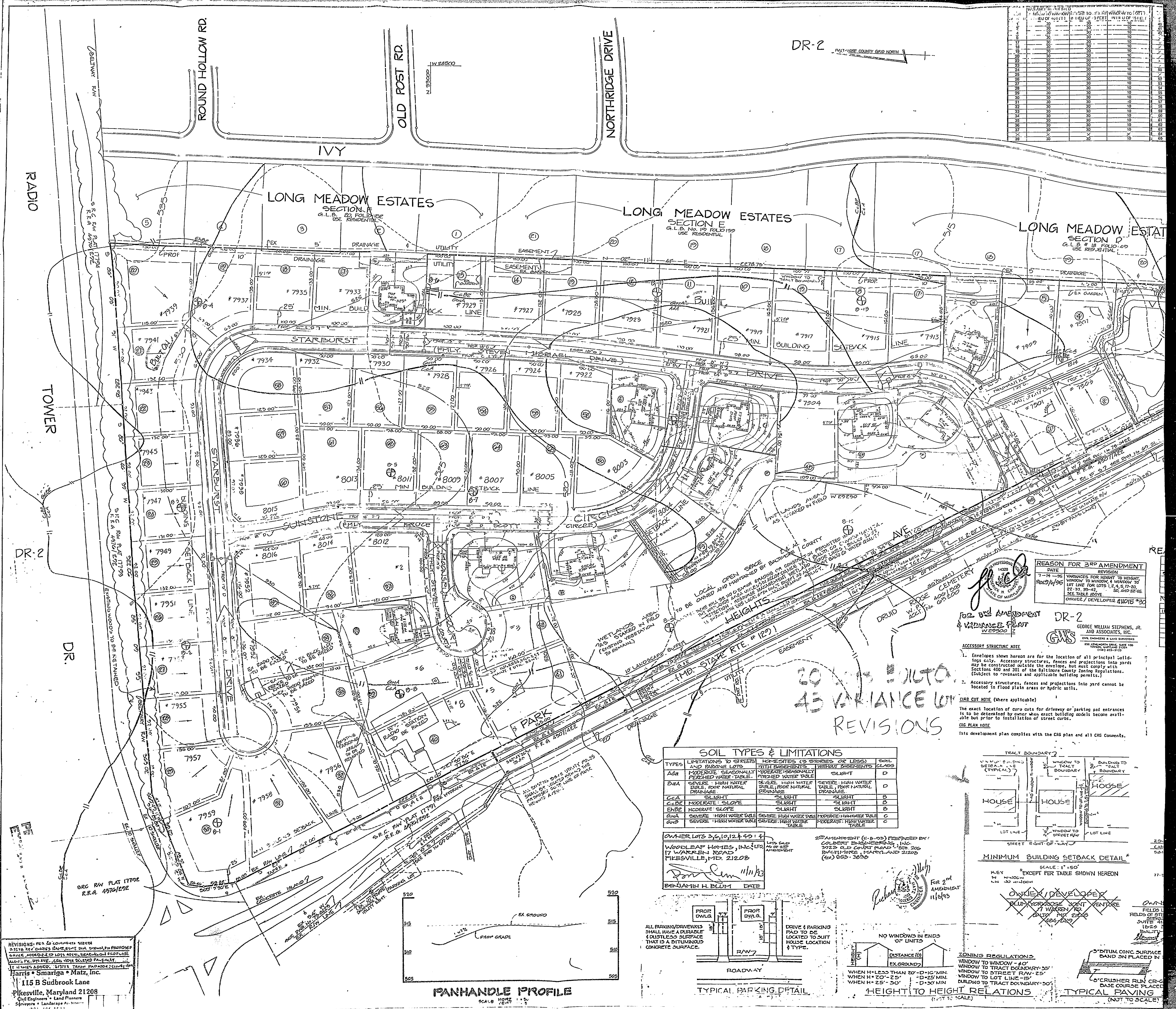
TYPICAL PAVING SECT
(NOT TO SCALE)

REVISIONS

1	11/1/93	11/1/93
2	11/1/93	11/1/93
3	11/1/93	11/1/93
4	11/1/93	11/1/93
5	11/1/93	11/1/93
6	11/1/93	11/1/93
7	11/1/93	11/1/93
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59	11/1/93	11/1/93
60	11/1/93	11/1/93
61	11/1/93	11/1/93
62	11/1/93	11/1/93
63	11/1/93	11/1/93
64	11/1/93	11/1/93
65	11/1/93	11/1/93

Harris • Smariga • Matz, Inc.
115 B Sudbrook Lane
Pikesville, Maryland 21208
Civil Engineers • Land Planners
11/1/93

SECTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DATE	REVISION
7-14-90	1. VARIANCES FOR HEIGHT TO HEIGHT, WINDOW TO WINDOW, WINDOW TO LOT LINE FOR LOTS 1, 2, 5, 17, 20, 22, 27, 29, 42, 50, AND 52-55. SEE TABLE ABOVE.
8-29-90	2. OWNER/DEVELOPER NOTE #20

REASON FOR 3RD AMENDMENT
DATE
7-14-90
8-29-90
OWNER/DEVELOPER NOTE #20

FOR 2ND AMENDMENT
VARIANCE PLAT
DR-2
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
155 HENRY STREET, SUITE 100
BALTIMORE, MD 21202
(410) 223-3123

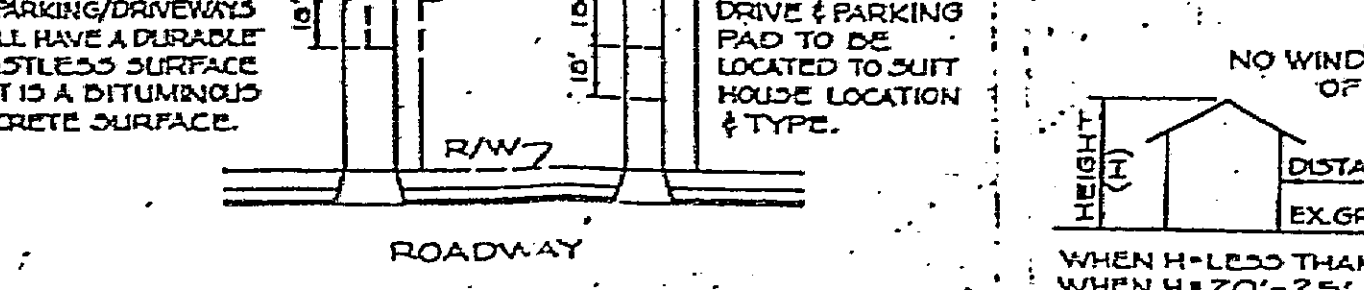
- ACCESSORY STRUCTURE NOTE**
- Envelopes shown hereon are for the location of all principal buildings. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with (Subject to relevant and applicable building permits).
 - Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.
- CURB CUT NOTE** (Where applicable)
- The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.
- C&G PLAN NOTE**
- This development plan complies with the C&G plan and all C&G Comments.

20 LOTS BUILT
45 VARIANCE LOTS
REVISIONS

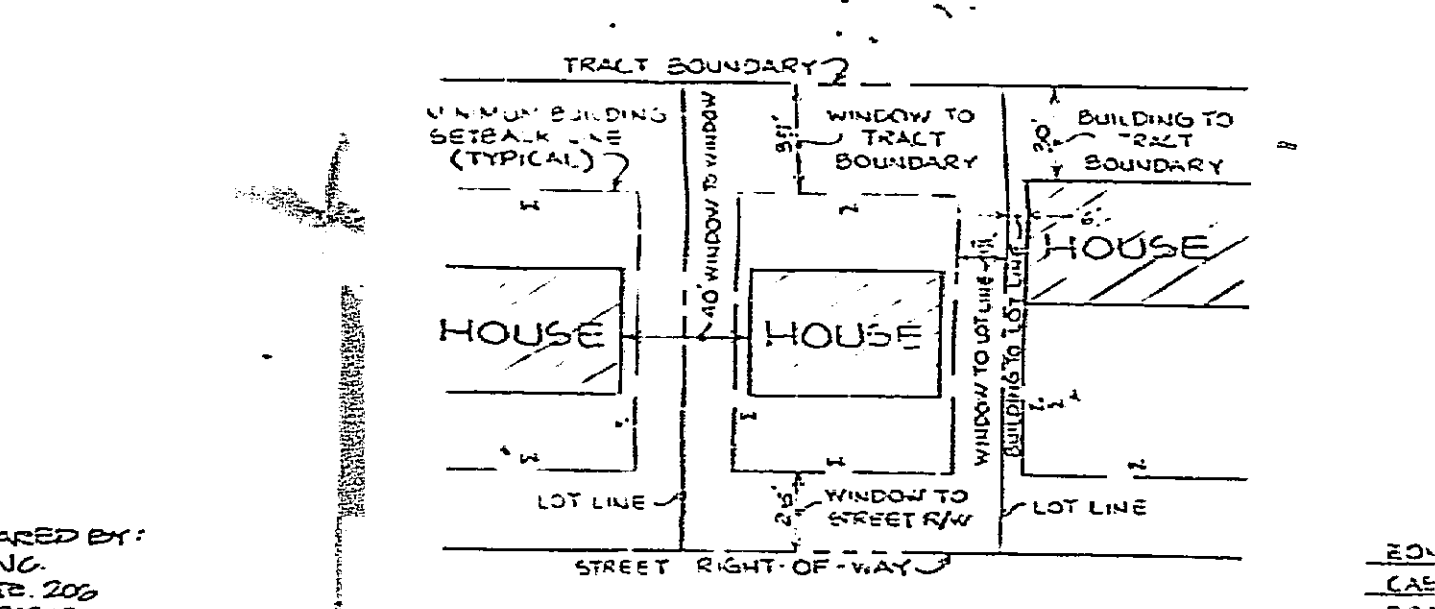
TYPES	LIMITATIONS TO STREETS AND PARKING LOTS	NON-RESIDENTIAL (2 STORIES OR LESS)	SOIL
ADA	MODERATE, SEASONALLY FLOODED WATER TABLE	MODERATE, SEASONALLY FLOODED WATER TABLE	SLIGHT D
BAA	SEVERE, HIGH WATER TABLE, POOR NATURAL DRAINAGE	SEVERE, HIGH WATER TABLE, POOR NATURAL DRAINAGE	SEVERE D
CCA	SLIGHT	SLIGHT	B
CEDE	MODERATE, SLOPE	SLIGHT	D
EHBE	MODERATE, SLOPE	SLIGHT	D
GNA	SEVERE, HIGH WATER TABLE	SEVERE, HIGH WATER TABLE	C
GND	SEVERE, HIGH WATER TABLE	SEVERE, HIGH WATER TABLE	C

OWNER LOTS 3, 6, 10, 12 & 49: 17 WARREN ROAD PIKEVILLE, MD 21208
BENJAMIN H. BLOM DATE 11/1/93

2ND AMENDMENT (11-8-93) PREPARED BY: WOODLEAF HOMES, INC. 17 WARREN ROAD PIKEVILLE, MD 21208 (410) 655-3838



HEIGHT TO HEIGHT RELATIONS (NOT TO SCALE)



MINIMUM BUILDING SETBACK DETAIL
SCALE: 1"=50'
EXCEPT FOR TABLE SHOWN HEREON

OWNER/DEVELOPER
BENJAMIN H. BLOM
DATE 11/1/93

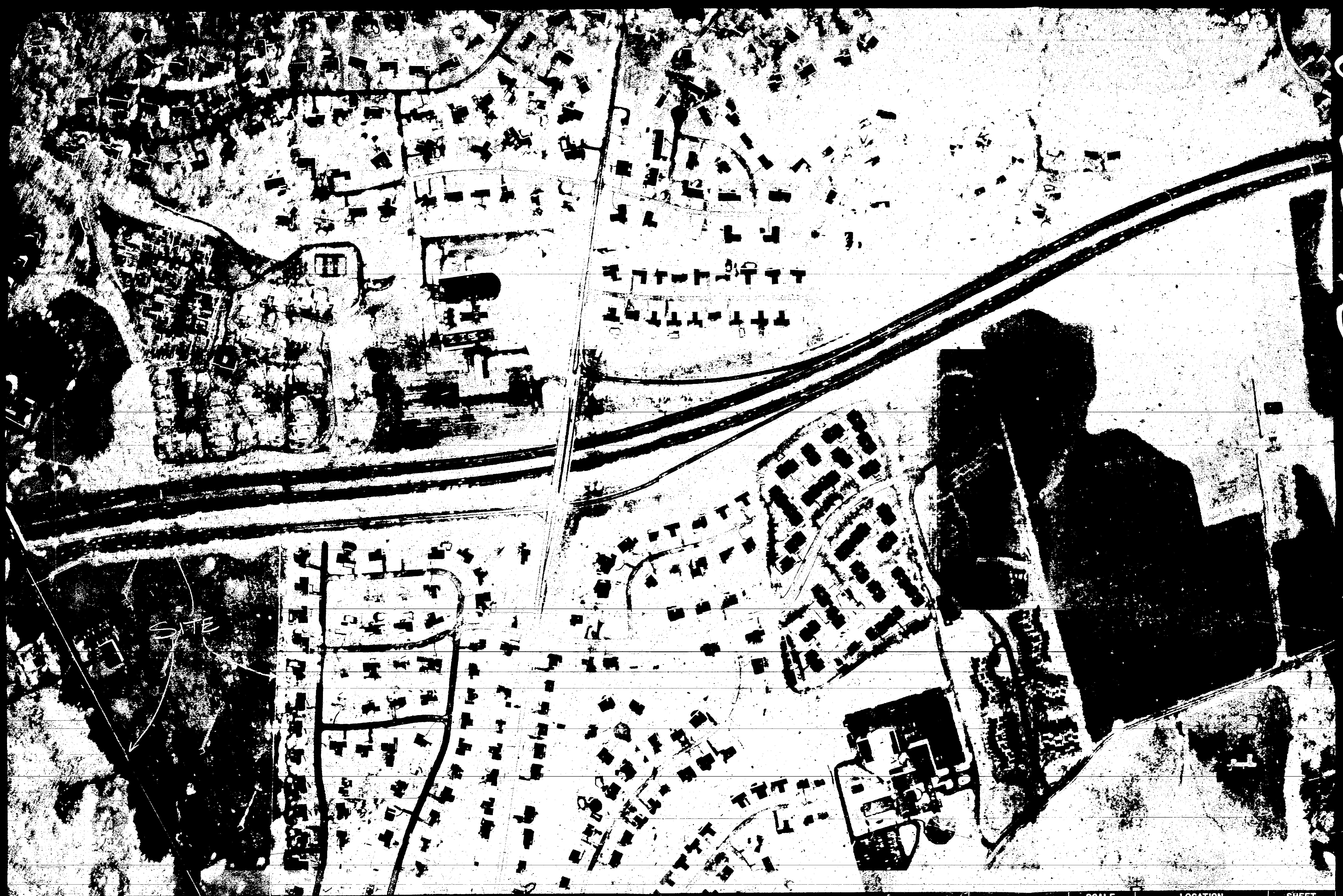
ZONING REGULATIONS
WINDOW TO WINDOW 40'
WINDOW TO TRACT BOUNDARY 35'
WINDOW TO STREET R/W 25'
WINDOW TO LOT LINE 15'
BUILDING TO TRACT BOUNDARY 50'

TYPICAL PAVING (NOT TO SCALE)

REVISIONS: PER COMMENTS
11/1/93
Harris • Smariga • Matz, Inc.
115 B Sudbrook Lane
Pikesville, Maryland 21208
Civil Engineers • Land Planners
Surveyors • Landscape Architects
Tel: 410-417-1111

PANHANDLE PROFILE
SCALE: 1"=10'

96-32-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	DUMBARTON	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		9-E

MICROFILMED