

IN RE: PETITION FOR SPECIAL HEARING

NE/S Park Heights Avenue, corner  
S/S I-695 (Fields of Stevenson)  
3rd Election District  
3rd Councilmanic District  
(Park Heights Avenue, North  
of Autumn Drive)

Fields Limited Partnership  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 01-200-SPH

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, The Fields Limited Partnership, by and through Benjamin Bronstein, attorney at law. The special hearing request is for a waiver of public works standards eliminating sidewalks along the eastern side of Park Heights Avenue.

Appearing at the hearing on behalf of the special hearing request were Mark Bennett, a resident of the subject residential community, Stuart Sagal, appearing on behalf of the developer, Rick Chadsey, professional engineer who prepared the site plan of the property and Benjamin Bronstein, attorney at law. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this waiver request, involves a residential subdivision known as the "Fields of Stevenson". The residential subdivision is located on the east side of Park Heights Avenue south of its intersection with Radio Tower Drive. All of the homes within the subdivision have been sold and the developer is proceeding to close out his public works agreements with Baltimore County. In order to do so, a waiver is necessary in that sidewalks have not been installed on the east side of Park Heights Avenue. Sidewalks were never proposed to be installed on the east side of Park Heights Avenue during any phase of the development process. In fact, the developer has spent considerable sums of money installing landscaping along Park Heights Avenue to help shield the homes located within

11/20/01  
R. Johnson

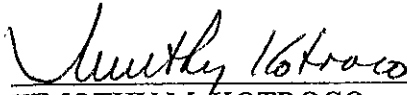
this subdivision, from the traffic along Park Heights Avenue. If sidewalks were required to be installed in this area, many of the cherry trees that have been planted along the edge of Park Heights Avenue would have to be removed. In addition, there are a number of telephone poles that would also have to be relocated, as well as a fire hydrant.

Therefore, after considering the testimony and evidence, the position of the community association, and the support of the Department of Public Works for this waiver, I find that the Petitioners have satisfied the requirements of Section 26-172.A.2 of the Baltimore County Code and that strict compliance with the County regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. In addition, the requested waiver is appropriate in this instance and will not be detrimental to the public health, safety and general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the waiver should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8<sup>th</sup> day of January, 2001, that the Petitioners' Request for Special Hearing for a waiver of Department of Public Works standards eliminating sidewalks along the eastern side of Park Heights Avenue in the subdivision known as the "Fields of Stevenson", be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

January 8, 2001

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

Re: Petition for Special Hearing  
Case No 01-200-SPH  
Property: NE/S Park Heights Ave., corner  
S/S I-695 (Fields of Stevenson)

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted in accordance with the enclosed Order.

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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink  
on Recycled Paper

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

Copies to:

Stewart J. Greenebaum, President  
Fields Limited Partnership  
1829 Reisterstown Road  
Baltimore, MD 21208

Mr. Mark Bennett  
1829 Reisterstown Road  
Baltimore, MD 21208

Mr. Stuart Sagal  
7902 Starburst Drive  
Baltimore, MD 21208

Mr. Rick Chadsey  
1020 Cromwell Bridge Road  
Baltimore, MD 21286



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at Park Heights Avenue North of Autumn Drive  
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a waiver of public work standards eliminating sidewalk along a portion of the eastern side of Park Heights Avenue.

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Benjamin Bronstein  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
George & Bronstein, LLP  
Company \_\_\_\_\_  
29 West Susquehanna Avenue, Suite 205 410-296-0200  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson Maryland 21204  
City State Zip Code

### Legal Owner(s):

Fields Limited Partnership  
Fields of Stevenson, Inc., General Partner  
Name - Type or Print \_\_\_\_\_  
Stewart J. Greenebaum  
Signature \_\_\_\_\_  
Stewart J. Greenebaum, President  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
1829 Reisterstown Road 410-484-8400  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore Maryland 21208  
City State Zip Code

### Representative to be Contacted:

G.W. Stephens & Associates, Inc.  
Name \_\_\_\_\_  
1020 Cromwell Bridge Road 410-825-8120  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson MD 21286  
City State Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By JRF Date 11-14-00

Case No. 01-200-SPH

REU 9/15/98

From the Offices of  
**GEORGE WILLIAM STEPHENS, Jr. and ASSOCIATES, INC.**  
1020 Cromwell Bridge Road  
Baltimore, Maryland 21286  
Phone (410) 825-8120 Fax (410) 583-0288

Description to Accompany  
Request for Special Hearing

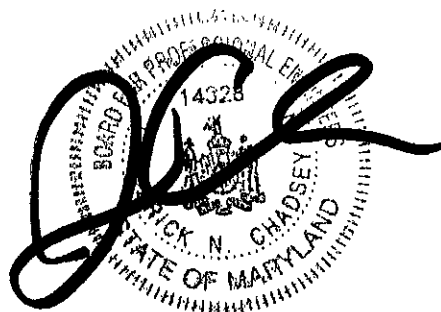
DATE: October 26, 2000  
Page -1-

Beginning at a point on the easterly right-of-way of Park Heights Avenue (MD. State Route 129), said point being North 49 degrees 30 minutes 56 seconds East 128.0 feet more or less, from a point formed by the intersection of the centerlines of Radio Tower Road and Park Heights Avenue running thence leaving said point of beginning, along the following 13 courses.

1. Continuing along the easterly right-of-way of Park Heights Avenue, North 05 degrees 19 minutes 36 seconds West 53.82 feet,
2. North 10 degrees 41 minutes 12 seconds East 24.46 feet, to a point on the right-of-way of Radio Tower Road,
3. Continuing along the right-of-way of Radio Tower Road, North 62 degrees 55 minutes 04 seconds East 83.37 feet,
4. North 67 degrees 29 minutes 58 seconds East 39.29 feet,
5. North 65 degrees 49 minutes 11 seconds East 47.17 feet,
6. North 85 degrees 09 minutes 55 seconds East 365.02 feet,
7. North 86 degrees 46 minutes 39 seconds East 322.06 feet,
8. North 86 degrees 03 minutes 51 seconds East 282.98 feet, to a point on the westerly boundary of Long Meadow Estates subdivision plat recorded in the Baltimore County Land Records, GLB Book 20, Folio 152, and GLB Book 19 Folio 199,
9. Thence leaving said right-of-way of Radio Tower Road, continuing along the westerly boundary of Long Meadow Estates subdivision plat, South 02 degrees 11 minutes 41 seconds West 2278.73 feet, to a point on the easterly right-of-way of Park Heights Avenue
10. Leaving said westerly boundary of Long Meadows and continuing along the easterly right-of-way of Park Heights Avenue, , North 27 degrees 16 minutes 34 seconds West 1804.41 feet,
11. North 62 degrees 43 minutes 26 seconds East 25.80 feet,
12. North 27 degrees 30 minutes 56 seconds West 77.36 feet,
13. North 27 degrees 20 minutes 22 seconds West 422.42 feet, to the point of beginning.

Containing 32.21 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.**



#200

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

36758

DATE 11-14-00

ACCOUNT R-001-6150

AMOUNT \$ 250.-0

RECEIVED  
FROM:

BRONSTEIN  
Field of Stevenson

FOR:

Special Hearing

ITEM # 200

TAKEN BY JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 11/14/2000 TIME 10:40:37  
BY 5 120 120 120 120  
RECEIVED BY 151416  
CHECK # 086785

RECEIVED BY 151416  
DATE 11/14/2000  
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

# **NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-200-SPH

Park Heights Avenue

NE/S Park Heights Avenue, corner S/S 1-695

(Fields of Stevenson)

3rd Election District - 3rd Councilmanic District

Legal Owner(s): Fields Limited Partnership & Fields of Stevenson, Inc.

**Special Hearing:** to approve a waiver of public work standards, eliminating sidewalk along a portion of the eastern side of Park Heights Avenue.

**Hearing:** Friday, January 5, 2001 at 10:00 a.m. in Room 106 Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT/12/654 Dec. 19

C440506

## **CERTIFICATE OF PUBLICATION**

TOWSON, MD, 12/21, 2000

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 12/19, 2000.

*J. Wilkinson*  
**THE JEFFERSONIAN,**

LEGAL ADVERTISING



**CERTIFICATE OF POSTING**

**RE: CASE # 01-200-SPH  
PETITIONER/DEVELOPER  
(Fields of Stevenson, Inc.)  
DATE OF Hearing  
( 1-5-01)**

**BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204**

**ATTENTION : MS. GWENDOLYN STEPHENS**

**LADIES AND GENTLEMEN:**

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY  
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

**NE/S Parks Helghts Ave. (Fields of Stevenson) Baltimore , Maryland 21208\_\_\_\_\_**

**THE SIGN(S) WERE POSTED ON\_\_\_\_\_ 12-19-00\_\_\_\_\_**  
**(MONTH, DAY, YEAR)**

**SINCERELY,**

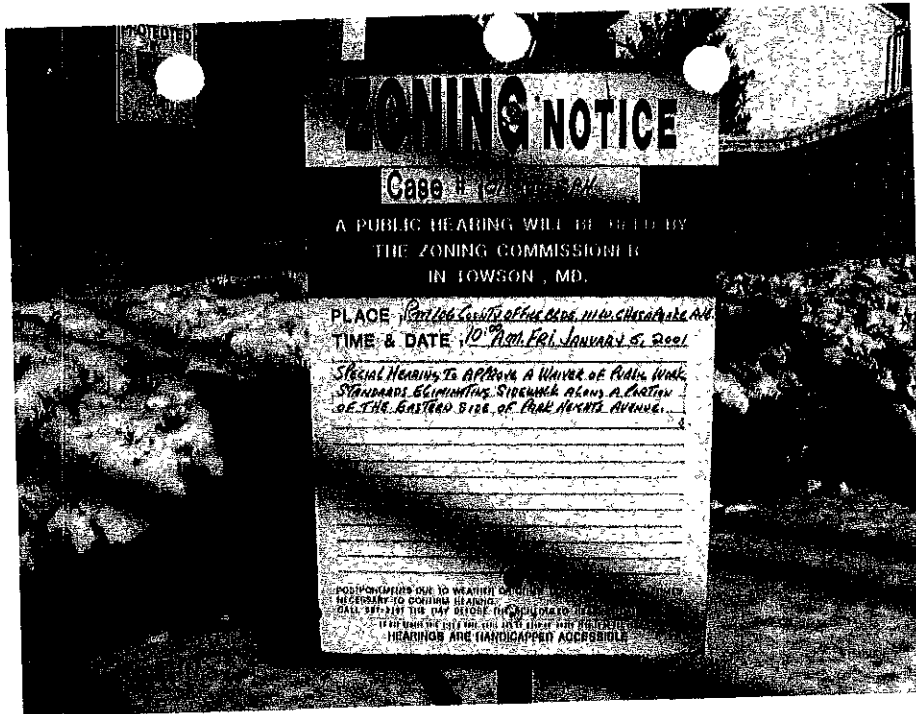
  
**(SIGNATURE OF SIGN POSTER & DATE)**

**\_\_\_\_\_THOMAS P. OGLE SR.\_\_\_\_\_**

**\_\_\_\_\_325 NICHOLSON ROAD\_\_\_\_\_**

**\_\_\_\_\_BALTIMORE, MARYLAND 21221\_\_\_\_\_**

**\_\_\_\_\_410-687-8405\_\_\_\_\_**  
**(TELEPHONE NUMBER)**



Park Heights Ave.(Fields of Stevenson)

RE: PETITION FOR SPECIAL HEARING  
Park Heights Avenue (Fields of Stevenson),  
NE/S Park Hgts Ave, cor S/S I-695  
3rd Election District, 3rd Councilmanic  
  
Legal Owner: Fields L.P. and Fields of Stevenson, Inc.  
Petitioner(s)

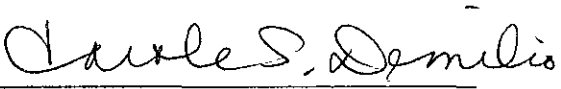
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 01-200-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

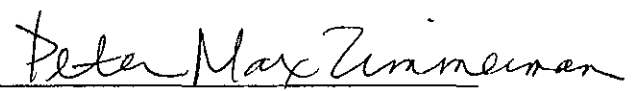
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 28th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

November 28, 2000

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-200-SPH

Park Heights Avenue

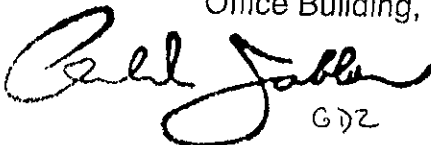
NE/S Park Heights Avenue, corner S/S I-695 (Fields of Stevenson)

3rd Election District – 3rd Councilmanic District

Legal Owner: Fields Limited Partnership & Fields of Stevenson, Inc.

Special Hearing to approve a waiver of public work standards eliminating sidewalk along a portion of the eastern side of Park Heights Avenue.

HEARING: Friday, January 5, 2001 at 10:00 a.m. in Room 106 Baltimore County Office Building, 111 W. Chesapeake Avenue

  
GJZ

Arnold Jablon  
Director

C: Benjamin Bronstein, George & Bronstein, LLP, 29 W. Susquehanna Avenue,  
Suite 205, Towson 21204  
Fields Limited Partnership, Fields of Stevenson, Inc., General Partner,  
Stewart J. Greenebaum, President, 1829 Reisterstown Road Baltimore 21208  
G. W. Stephens & Associates, Inc., 1020 Cromwell Bridge Road,  
Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, DECEMBER 20, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, December 19, 2000 Issue – Jeffersonian

Please forward billing to:

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

410 296-0200

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-200-SPH

Park Heights Avenue

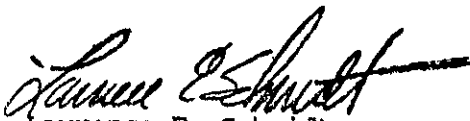
NE/S Park Heights Avenue, corner S/S I-695 (Fields of Stevenson)

3rd Election District – 3rd Councilmanic District

Legal Owner: Fields Limited Partnership & Fields of Stevenson, Inc.

Special Hearing to approve a waiver of public work standards eliminating sidewalk along a portion of the eastern side of Park Heights Avenue.

HEARING: Friday, January 5, 2001 at 10:00 a.m. in Room 106 Baltimore County Office Building, 111 W. Chesapeake Avenue



Lawrence E. Schmidt  
GDZ

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 01-200 - SPH  
Petitioner: STEWART J. GREENEBALM  
Address or Location: PARK HEIGHTS AVE. NORTH OF AUTUMN DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: BENJAMIN BRONSTEIN  
Address: 29 West Susquehanna Ave, Suite 205  
Towson, Md. 21204  
Telephone Number: 410 - 296 - 0200

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt.

**DATE:** November 29, 2000

**FROM:** Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 27, 2000  
Item No. 200

The Bureau of Development Plans Review has reviewed the subject zoning item.

Park Heights Avenue, Maryland Route 129, is a state road. All improvements, intersections, entrances, drainage requirements and construction affecting a state road right-of-way are subject to the standards, specifications and approval of the *Maryland State Highway Administration* in addition to those of Baltimore County.

RWB:HJO:jrb

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

November 27, 2000

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 20, 2000

Item No.: See Below

Dear Ms. Stephens:

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:

179, 180, 182, 183, 184, 185, 186, 187, 188, 189, 190, 192, 193,  
194, 195, 196, 197, 198, 200, 201, 202, and 203

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: December 1, 2000

SUBJECT: Zoning Petitions  
Zoning Advisory Committee Meeting of November 20, 2000

DEPRM has no comments for the following zoning petitions (page 2 of 2):

|     |                                            |
|-----|--------------------------------------------|
| 197 | 1812 Cottage Lane                          |
| 198 | 2923 Illinois Avenue                       |
| 199 | 6422 Baltimore National Pike               |
| 200 | Fields of Stevenson                        |
| 202 | 10037, 10039, 10101, 10105<br>Harford Road |
| 203 | 1005 Handy Avenue                          |

sem  
1/5

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** December 6, 2000

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

**SUBJECT:** Fields of Steveson

**INFORMATION:**

**Item Number:** 01-200

**Petitioner:** Fields Limited Partnership

**Zoning:** DR 2

**Requested Action:** special Hearing

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning has determined that due to the heavy volume of vehicular traffic along Park Heights Avenue, sidewalks are needed to accommodate pedestrian traffic.

This office recommends that the requested waiver of public works standards to eliminate sidewalks along the eastern side of Park Heights Avenue be denied.

**Prepared by:** Mae A. Rumph

**Section Chief:** Jeffrey W. Long

AFK:MAC:



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 11.27.00

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

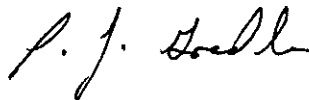
RE: Baltimore County  
Item No. 200 (JRF)

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 129 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
for Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

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  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

August 22, 2000

Mr. Rick Chadsey, P.E.  
Vice President  
G. W. Stephens, Jr. & Associates, Inc.  
1020 Cromwell Bridge Road  
Towson, MD 21286-3396

Subject: *Fields of Stevenson*

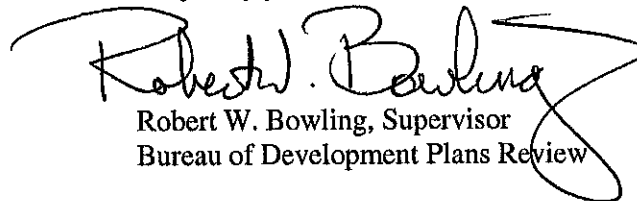
Dear Mr. Chadsey:

Tom Hamer and I reviewed your request to waive the sidewalks along Park Heights Avenue due to the many obstructions. The community in this area has been asking for sidewalks to be placed along Park Heights Avenue from Old Court Road to the Beltway. A field check of this area shows many obstructions along this route.

We are recommending a waiver to the requirement for constructing sidewalks along Park Heights Avenue. You must have a special hearing in front of the Zoning Commissioner for approval of this waiver.

If you have any questions, please contact me at 410-887-3751.

Very truly yours,

  
Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

RWB:jrb

cc: File

RWB-CHADSEY-FIELDS OF STEVENSON..doc



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink  
on Recycled Paper

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

LAW OFFICES

**GEORGE AND BRONSTEIN, LLP**

SUSQUEHANNA BUILDING, SUITE 205  
29 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-0200  
FAX: (410) 296-3719  
[georgbron@aol.com](mailto:georgbron@aol.com)

HARRIS JAMES GEORGE  
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL  
OF COUNSEL

November 8, 2000

Arnold Jablon, Director  
Department of Permits and  
Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**RE: Park Heights Avenue North of Autumn Drive  
Fields of Stevenson**

Dear Mr. Jablon:

In reference to the above-entitled subdivision, I am enclosing the following:

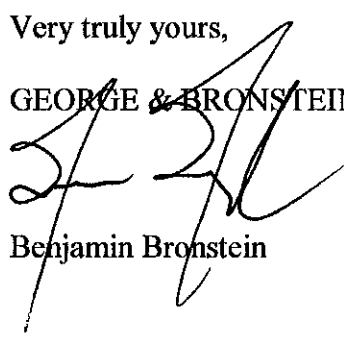
1. Petition for Special Hearing in triplicate;
2. Twelve (12) copies of the Plat to Accompany Petition for Special Hearing;
3. Three copies of the description under seal;
4. Copy of the 200 Scale Zoning Map; and
5. My check to cover costs.

Please note there are no violations.

Please docket this case and kindly set this matter in for hearing.

Very truly yours,

GEORGE & BRONSTEIN, LLP

  
Benjamin Bronstein

BB/mlh  
Enclosures

JRF

Intake Planner

11/13

Date Assigned

# **DROP-OFF PETITIONS PROCESSING CHECK-OFF**



- ☒ **Two Questions Answered on Cover Sheet:**  
 Any previous reviews in the zoning office? *Don't know.*  
 Any current building or zoning violations on site? *None*

- ☒ **Petition Form Matches Plat in these areas:**

- Address
- Zoning
- Legal Owner(s) - *DOESN'T MATCH!*
- ~~X~~ Contract Purchaser(s)
- Request (if listed on plat)

- ☒ **Petition Form (must be current PDM form) is Complete:**

Request:

- ~~X~~ Section Numbers
  - Correct Wording (must relate to the code, especially floodplain and historical standard
- ~~X~~ wording. Variances must include the request in lieu of the required code quantities.
- ~~X~~ Hardship/Practical Difficulty Reasons
- Legal Owner/Contract Purchaser:
  - Signatures (originals)
  - Printed/Typed Name and Title (if company)
- Attorney (if incorporated)
- Signature/Address/Telephone Number of Attorney

- ☒ **Correct Number of Petition Forms, Descriptions and Plats**

- ☒ **200 Scale Zoning Map**

- ☒ **Check: Amount Correct? Signed?**

- ☐ **ZAC Plat Information:**

Location (by Carl)

*NE/S*  
**! PARK HEIGHTS AVE** *corner s/s I-645* ~~NORTH of Autumn Drive~~

Zoning: DR-2Acreage: 31.18 Ac.

Previous Hearing Listed With Decision

Election District 3rdCouncilmanic District 3Case # 1) 5842-X

Check to See if the Subject Site or Request is:

2) 77-50-JPH3) 96-32-A

- ~~X~~ CBCA  
~~X~~ Floodplain  
~~X~~ Elderly  
~~X~~ Historical  
~~X~~ Pawn Shop  
~~X~~ Helicopter

\*If Yes, Print Special Handling Category Here

\*If No, Print No

**NO**

200

Item Number Assigned

11-14-00

Date Accepted for Filing

\* General Note #10  
 Eliminated per Ben

\* RECEIPT, Sign Posters List and  
 a copy of advertising form (mailed  
 SEND TO BEN.

*Ref Ex #2*

**FIELDS OF STEVENSON ASSOCIATION, INC.  
C/O RCM MANAGEMENT COMPANY, INC.  
P.O. BOX 413  
TIMONIUM, MARYLAND 21094**

December 29, 2000

Zoning Commissioner of Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No.: 01-200-SPH  
Park Heights Avenue  
NE/S Park Heights Avenue, S/S1-695  
(Fields of Stevenson) 3<sup>rd</sup> Election District –  
Third Councilmatic District  
Legal Owner: Fields Limited Partnership and  
Fields of Stevenson, Inc.

Dear Zoning Commissioner:

On behalf of the Fields of Stevenson Association, Inc. I am writing this letter in support of the request submitted by the Fields Limited Partnership and Fields of Stevenson, Inc. requesting a waiver of the public work standard which would eliminate the sidewalk along a portion of the eastern side of Park Heights Avenue adjacent to our community. The area where the sidewalk would be installed is on property owned and maintained by our Association.

Our Association is unified in our objection to the installation of a sidewalk on the eastern side of Park Heights Avenue. Our decision to oppose the sidewalk is based on the following:

1. It will result in the removal/destruction of some of our landscaping including the berm which was installed on Park Heights Avenue and many trees which, at great expense, were planted in that area. The berm and trees provide our community with a measure of beauty, privacy and security.

2. We do not want to be responsible for the maintenance or repair of the sidewalk, or for the removal of snow/ice from any sidewalk installed along our perimeter along Park Heights Avenue.

3. We believe that the installation of the sidewalk will increase the likelihood of security concerns for our community.

4. We do not believe that the proposed sidewalk is necessary. The existing level grassy area is sufficient for our residents and those living in adjoining areas who might use Park Heights Avenue for pedestrian purposes.

5. The sidewalk will not lead anywhere. Our neighboring community (Longview) does not have a sidewalk along their Park Heights Avenue perimeter.

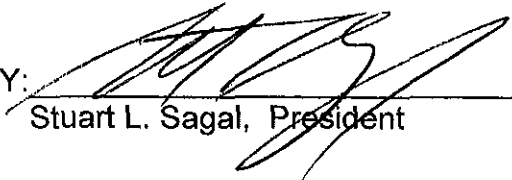
6. A sidewalk will cause our Association additional expenses for edging around the sidewalk when our lawn area is cut.

We appreciate your consideration of our feelings and we hope that you will approve the Waiver of the Public Work Standards, thereby eliminating the necessity of a sidewalk being installed on the eastern side of Park Heights Avenue adjacent to our community.

Very truly yours,

The Fields of Stevenson Association, Inc.

BY:

  
Stuart L. Sagal, President

SLS:mp

N:\sys\balt\mpeterson\12-00\letters\fields

CC: RCM Management Company, Inc.  
Fields Limited Partnership  
Fields of Stevenson, Inc.

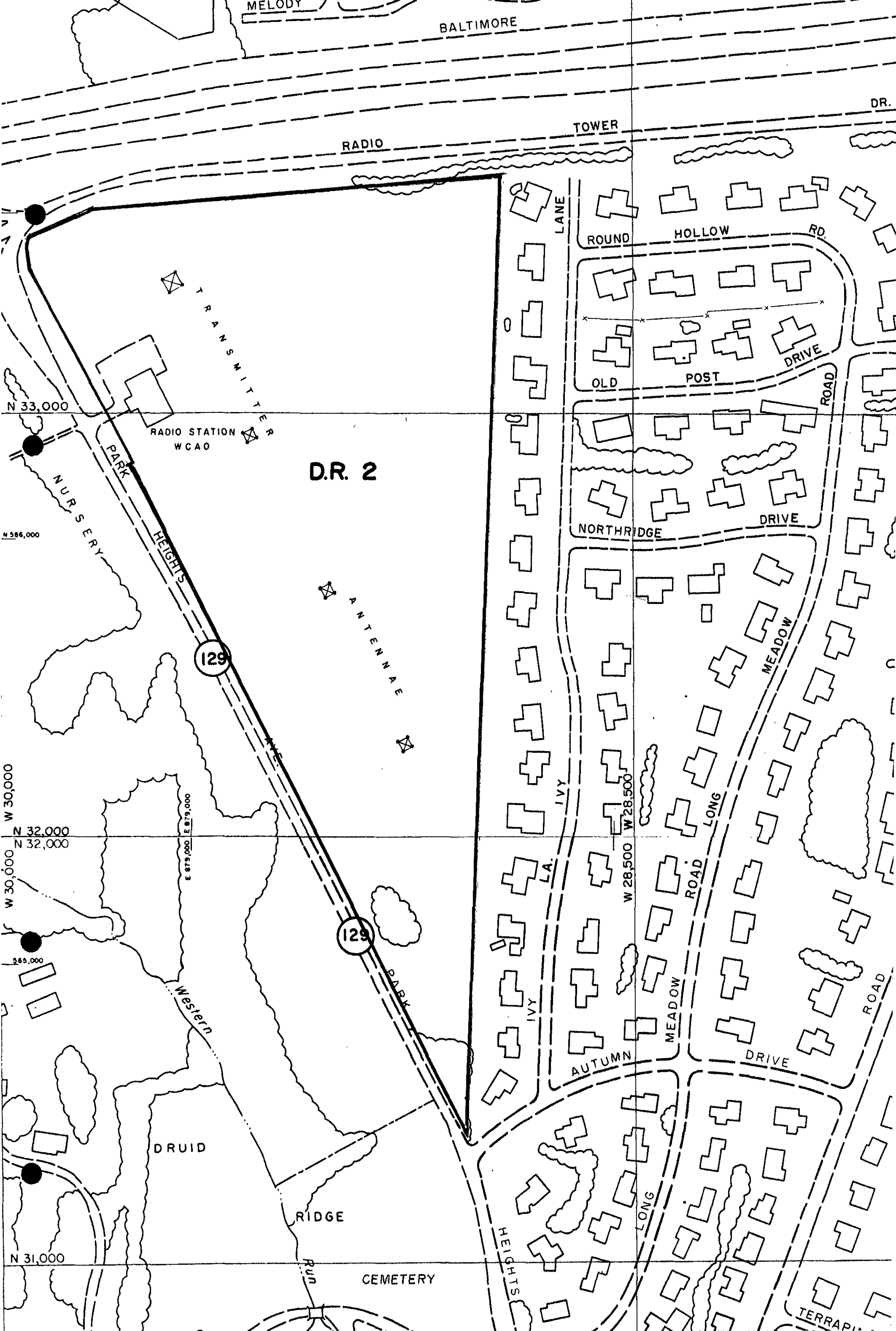


**Case Number** 01-200-SPH

**PLEASE PRINT LEGIBLY**

## PETITIONER'S SIGN-IN SHEET

[illegible]



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

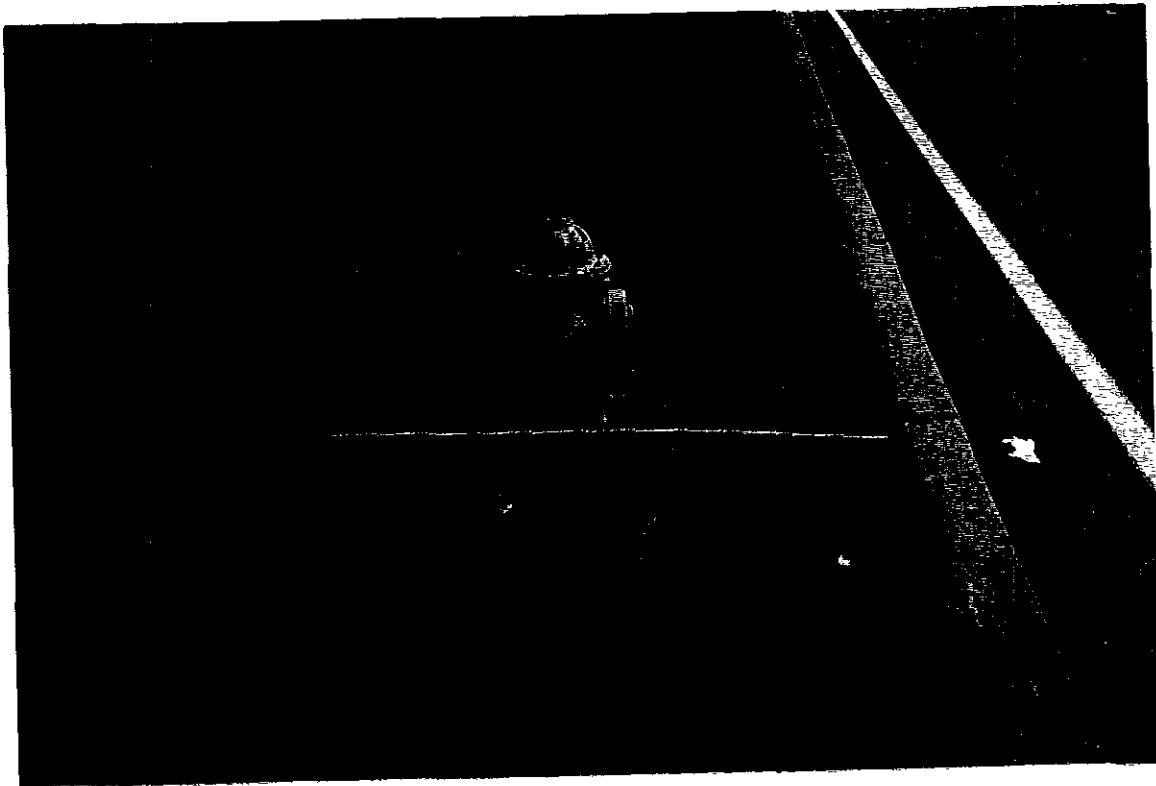
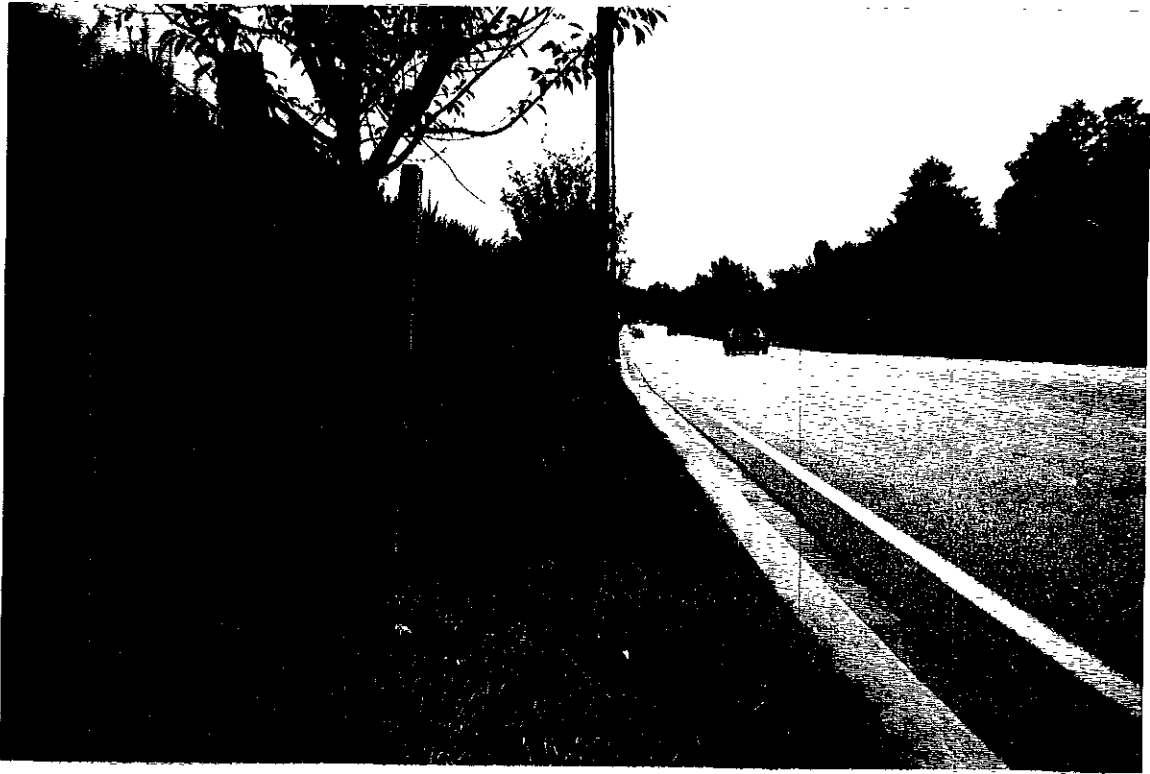
1996 COMPREHENSIVE ZONING MAP  
ADOPTED by  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96  
*Kevin Kameneck*

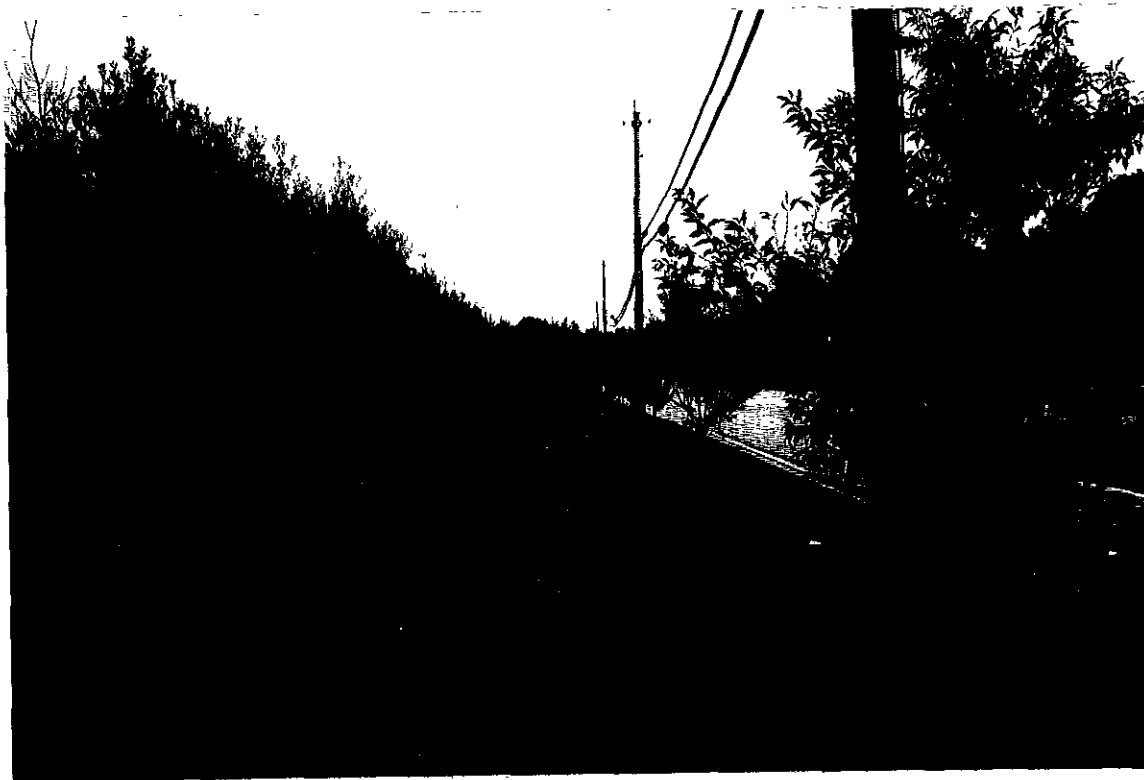
| SCALE                          | LOCATION  | SHEET |
|--------------------------------|-----------|-------|
| 1" = 200' ±                    | DUMBARTON | N. W. |
| DATE OF PHOTOGRAPHY<br>JANUARY | #200      | 8-E   |
|                                |           | 9-E   |

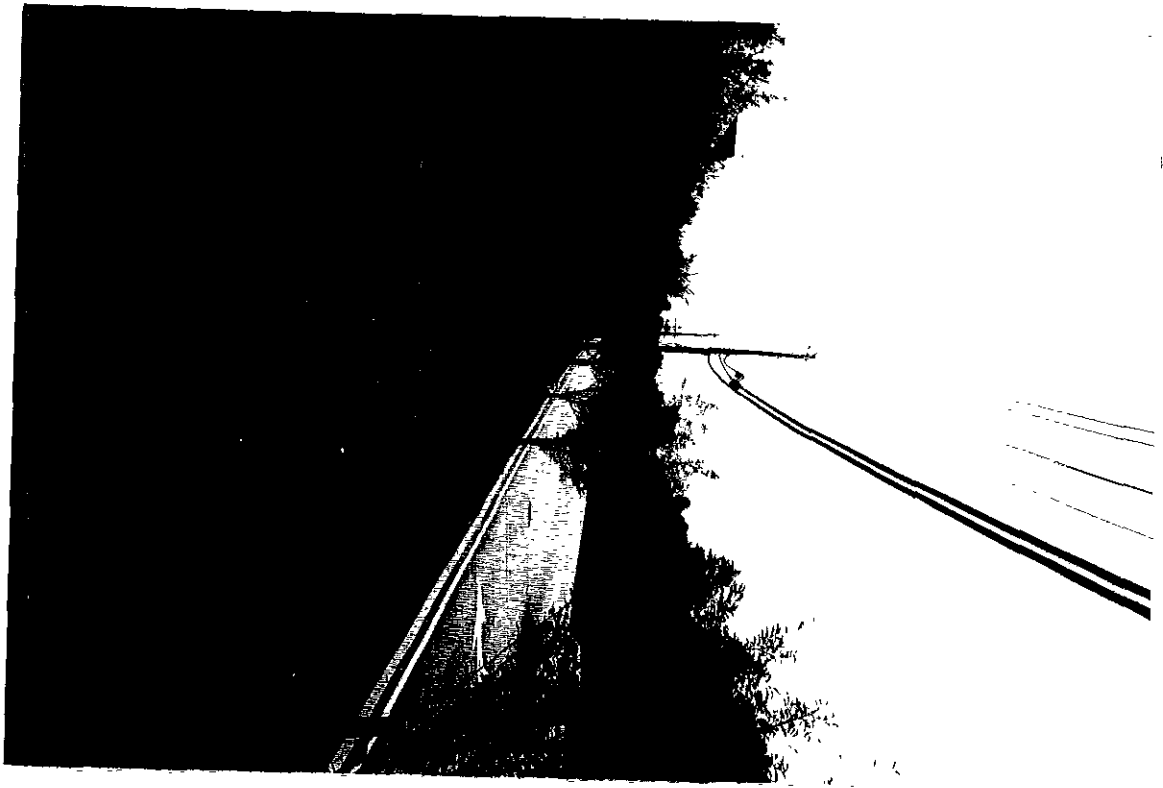


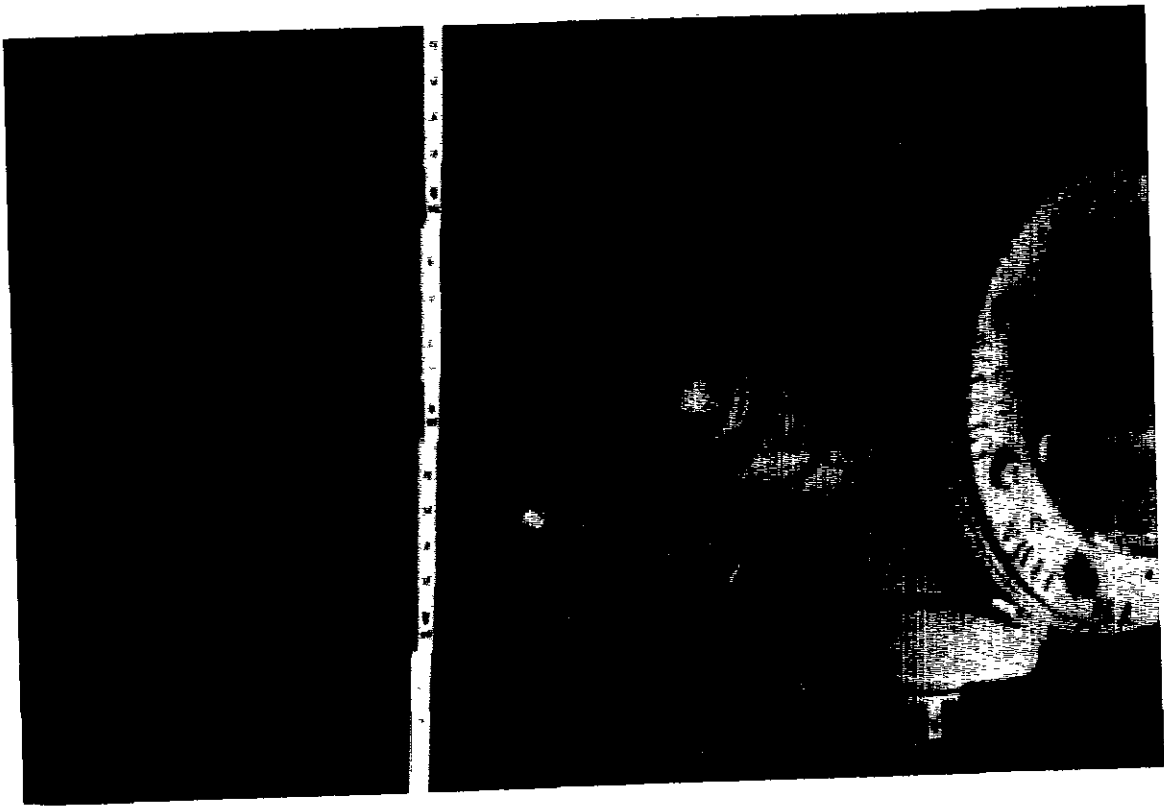
Baltimore County Zoning Commissioner  
Office of Planning  
Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204

*Photographs*  
*# 01-200-SPH*



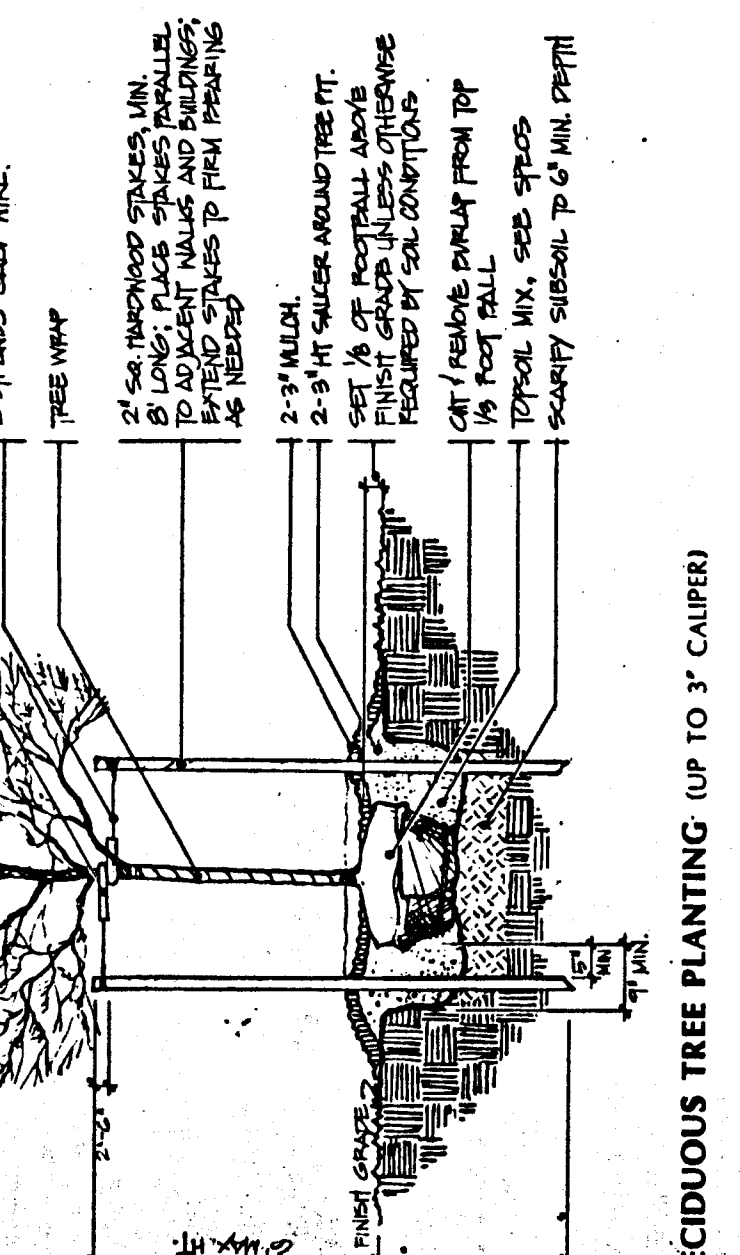












**DECIDUOUS TREE PLANTING (UP TO 3" CALIPER)**

**FIELDS OF STEVENSON**  
**APPROVED PLAN**

[illegible]

FINAL GRADING LOTS 42 & 46  
AFTER REMOVAL OF TRAPS 2 & 3

SCALE: 1"=50'

LOT: 42

FINAL GRADING LOTS 42 & 46  
AFTER REMOVAL OF TRAPS 2 & 3

SCALE: 1"=50'

PROPOSED STREET TREE

*Charles Bailey*

\_\_\_\_\_ Water No. \_\_\_\_\_  
\_\_\_\_\_ Baltimore County Landgrave Manual  
\_\_\_\_\_ Special Landgrave Application No. \_\_\_\_\_  
\_\_\_\_\_ Rezoning, Documented Site Plan No. \_\_\_\_\_

**CHARLES BAILEY**  
L.A.'s Name \_\_\_\_\_

\_\_\_\_\_ (Charles) M.O. \_\_\_\_\_  
\_\_\_\_\_ 0173 Colford Road \_\_\_\_\_  
\_\_\_\_\_ 0173 \_\_\_\_\_  
\_\_\_\_\_ City State Zip \_\_\_\_\_  
\_\_\_\_\_ Phone \_\_\_\_\_

CONSTRUCTION OF ALL PROPOSED UTILITIES IN "FIELDS OF STEVENSON"  
AND PARK HEIGHTS AVENUE IS TO BE DONE PER APPROVED UTILITY PLANS.  
THIS PLAN TO BE USED FOR GRADING, AND SEDIMENT CONTROL ONLY.

IF UTILITIES ARE ALTERED FROM THIS APPROVED SEDIMENT  
CONTROL PLAN, A REVISION WILL BE REQUIRED TO THE

NOTE: WHEN CURB OPENINGS w/OUTLET PROTECTION ARE INSTALLED IN PARK HEIGHTS AVE., THE SILT FENCE SHALL BE REMOVED AT THE OUTLET.

**GENERAL UTILITY NOTE:**

CONTRACTOR SHALL OPEN BACKFILLED AND STABILIZED THE UPSLOPE SIDE OF THE

1-13-99. R

12-23-98

FINAL GRADING LOTS 42 & 46  
WATER REMOVAL OF TRAPS 2 & 3

---

SCALE: 1"=50'

LOT: 42

1

PROPOSED STREET TREE

*Charles Bailey*

\_\_\_\_\_ Water No. \_\_\_\_\_  
\_\_\_\_\_ Baltimore County Landgrave Manual  
\_\_\_\_\_ Special Landgrave Application No. \_\_\_\_\_  
\_\_\_\_\_ Rezoning, Documented Site Plan No. \_\_\_\_\_

**CHARLES BAILEY**  
L.A.'s Name \_\_\_\_\_

\_\_\_\_\_ (Charles) M.O. \_\_\_\_\_  
\_\_\_\_\_ 0173 Colford Road \_\_\_\_\_  
\_\_\_\_\_ 0173 \_\_\_\_\_  
\_\_\_\_\_ City State Zip \_\_\_\_\_  
\_\_\_\_\_ Phone \_\_\_\_\_

[illegible]

100

[illegible]

I hereby certify that the above information is true and correct to the best of my knowledge and belief, and I agree to indemnify and hold the undersigned harmless from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, which may be asserted against or incurred by the undersigned in connection with this agreement.

Owner's Name (Print name) \_\_\_\_\_  
 Title \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone no. \_\_\_\_\_

I hereby certify that the above information is true and correct to the best of my knowledge and belief, and I agree to indemnify and hold the undersigned harmless from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, which may be asserted against or incurred by the undersigned in connection with this agreement.

Owner's Name (Print name) \_\_\_\_\_  
 Title \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone no. \_\_\_\_\_

# 3-00458 TYPICAL STREETSCAPE ALONG INTERIOR ROADS

REVIEWED BY \_\_\_\_\_







