

REV 9/15/98

Petition for Special Hearing

to the Zoning Commissioner of 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

for the property located at	1100	STEVENSON	LANE
which is	prese	ently zoned	DR-3.5.

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

TWO UNDERSIZE LOTS ON A DR.3.5 ZONE UNDER SECTION 304.1 OF THE ZONING REGULATIONS.

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.

is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: MICHAEL G. ALLWELL KENNETH P. HEAPS Name - Type or Frint Name - Type or Print nichael & alliell Signature Signature 701 STEVENSON LANE 410-339-7166 Name - Type or Print Address Telephone No. 21286 MDTOWSON, Zip Code Signature State City 410/828-5744 1100 STEVENSON LANE Attorney For Petitioner: Telephone No. Address 21286 MDTOWSON, State Zip Code City Name - Type or Print Representative to be Contacted: Signature THOMAS A. CHURCH, P.E. DEVELOPMENT ENGINEERING CONSULTANTS, INC. Name Company 410/377-2600 6603 YORK ROAD Telephone No. Telephone No. Address Address 21212 BALTIMORE, MDZip Code State City City Zip Code State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING _____ UNAVAILABLE FOR HEARING _ Reviewed By CM Date 1.23.03



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1100 STEVENSON LANE
which is presently zoned DR-3.5

,	/ This Petition shall be filed with the Department of Permits and Development Management. The undersigned, lega
/	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) 1802.3.C (TO ALLOW A MINIMUM
•	The state of the s

Lot Mas of 9,100 s.f., lot area in a dr-3.5 zone in lieu of the required 10,000 s.f.).

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

EXISTING DWELLING ENCUMBERS ALL THREE LOTS AND CONTRACT PURCHASER DESIRES TO ADJUST LOT LINE SO EXISTING LOT IS ON ONE LOT (LOT 18). TWO REMAINING LOTS (LOTS 1 & 2) WILL THEN BE UNENCUMBERED, BUT LESS THAN MINIMUM 10,000 S.F.

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

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

Contract Purchaser/Lessee:

KENNETH P. HEAPS		
Name - Type or Print		<u> </u>
100	The State of the S	
Signature		
701 STEVENSON LANE		410-339-7166
Address		Telephone No.
TOWSON,	MD	21286
City	State	Zip Code
Attorney For Petitioner: Name - Type or Print		
Signature		
Company		
Address		Telephone No.
City	State	Zip Code

Case No. <u>03</u>	- 33	<u> </u>	}_
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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):

MICHAEL G. ALLWELL	-	······
Name - Type or Print	0000	M
Name - Type or Frint Michael 2	Cell	rell
Signature		
Name - Type or Print		
Signature		
1100 STEVENSON LANE		410/828-5744
Address		Telephone No.
TOWSON,	MD	21286
City	State	Zip Code
Representative to be Cont	acted:	
THOMAS A. CHURCH, P.E.		
DEVELOPMENT ENGINEERING	CONSU	LTANTS, INC.
Name		
6603 YORK ROAD		410-377-2600
Address		Telephone No.
BALTIMORE,	MD	21212
City	State	Zip Code
OFFICE USE	ONLY	

ESTIMATED LENGTH OF HEARING _

UNAVAILABLE FOR HEARING Reviewed By

REV 9115198

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road Baltimore, Maryland 21212 (410) 377-2600 (410) 377-2625 Fax

ZONING DESCRIPTION FOR

1100 STEVENSON LANE

BEGINNING at the intersection of the northwest side of Stevenson Lane, which is a 45.00 foot wide right-of-way, with the northeast side of Fairway Drive, which is a 30.00 foot wide right-of-way, thence the following courses and distances: North 78 degrees 10 minutes 00 seconds West 224.00 feet; North 11 degrees 50 minutes 00 seconds East 148.46 feet; South 79 degrees 10 minutes 30 seconds East 226.55 feet; South 12 degrees 49 minutes 00 seconds West 148.51 feet to the point of beginning, as recorded in Deed Liber 8523, Folio 537.

Being Lots 1, 2 and 18 in the Subdivision of Rodgers Forge Summit as recorded in Baltimore County Plat Book 13, Folio 111.

Containing 33,448 square feet or 0.768 acres of land, more or less.

Also known as 1100 Stevenson Lane and located in the 9th Election District.

02-159

January 7, 2003



NOTICE OF ZONING

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: #03-337-SPHA

1100 Stevenson Lane
NWest corner of Stevenson
Lane and Fairway Drive
9th Election District
5th Councilmanic District
Legalowner(s): MichaelG. Alwelt
Contract Purchaser: Kenneth P. Heaps
Special Hearing: to permit
two (2) undersize lots on a
D.R. 3.5 zone. Variance: to
permit minimum lot areas
of 9,100 square feet in a D.R.
zone in lieu of the required
10,000 square feet.
Hearing: Tuesday, March
18, 2003 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Averie.
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 3/602 Mar 4 - C590571

that the annexed advertisement was published THIS IS TO CERTIFY

successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., once in each of

X The Jeffersonian

20 02

ou

Arbutus Times

Times Catonsville

Towson Times

NE Booster/Reporter ls Times Owings Mil

North County News

Williagn

LEGAL ADVERTISING

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	BALTIMORE COUNTY, MARYLAND 337 OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT I 12203 ACCOUNT OCT - CCE - 6/30 DATE 1.2203 ACCOUNT \$ /30.50 RECEIVED M. HCAPS AMOUNT \$ /30.50 III TORN SOLA - 130
CASHIER'S VALIDATION	HOLD COUNTY - Maryland Galls of the county - Maryland Galls of

CERTIFICATE F POSTING

	RE: Case No.: 03.337-5PHA
•	Petitioner/Developer: KENNETH
	HEAPS
	Date of Hearing/Closing: 8/6/03
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	Bein withdrawn.
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	•
were posted conspicuously on the property	of perjury that the necessary sign(s) required by law y located at
The sign(s) were posted on	7/19/03
	(Month, Day, Year)
	Sincerely,
ZONING NOTICE	7/19/03
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER	(Signature of Sign Poster and Date)
IN TOWSON, MD	SSG ROBERT BLACK
PLACE HIM TIME: ADMINIST GAD AT 2004	(Printed Name) 1508 Leslie Rd
REQUEST: SHOWN THAT TO HEAD WAR AND COLUMN TO THE MANUEL OF THE MANUEL TO THE MANUEL TO THE MANUEL TO THE MANUEL TO THE MANUEL THE T	(Address)
	Dundalk, Maryland 21222
Mentande in the pass of the ball by the pass of the pa	(City, State, Zip Code)
	(410) 282-7940
:	(Telephone Number)

CERTIFICATE OF POSTING

	RE: Case No.: 03-337-5PHA
	Petitioner/Developer: KENNETH
	P. HEAPS:
	Date of Hearing/Closing: 6/30/03
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Fowson, Maryland 21204	
ATTN: Becky Hart {(410) 887-3394}	
Ladies and Gentlemen:	, , , , , , , , , , , , , , , , , , ,
This letter is to certify under the penalties of perjury posted conspicuously on the property located at:	that the necessary sign(s) required by law were
1100 STEVEN	SON LANE

The sign(s) were posted on(Mo	onth, Day, Year)
Sinc	cerely,
	10/11/03
	(Signature of Sign Poster) (Date)
	SSG Robert Black
A PUBLIC HEARING WILL BE HELD TO BE STORY OF THE STORY OF	(Print Name)
	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

CERTIFICATEDE POSTING

RE: Case No.: 03-337-5PHA

Petitioner/Developer: MICHAEL 6.

AllWELL, PURCHASER: KENNETH P. HEAPS

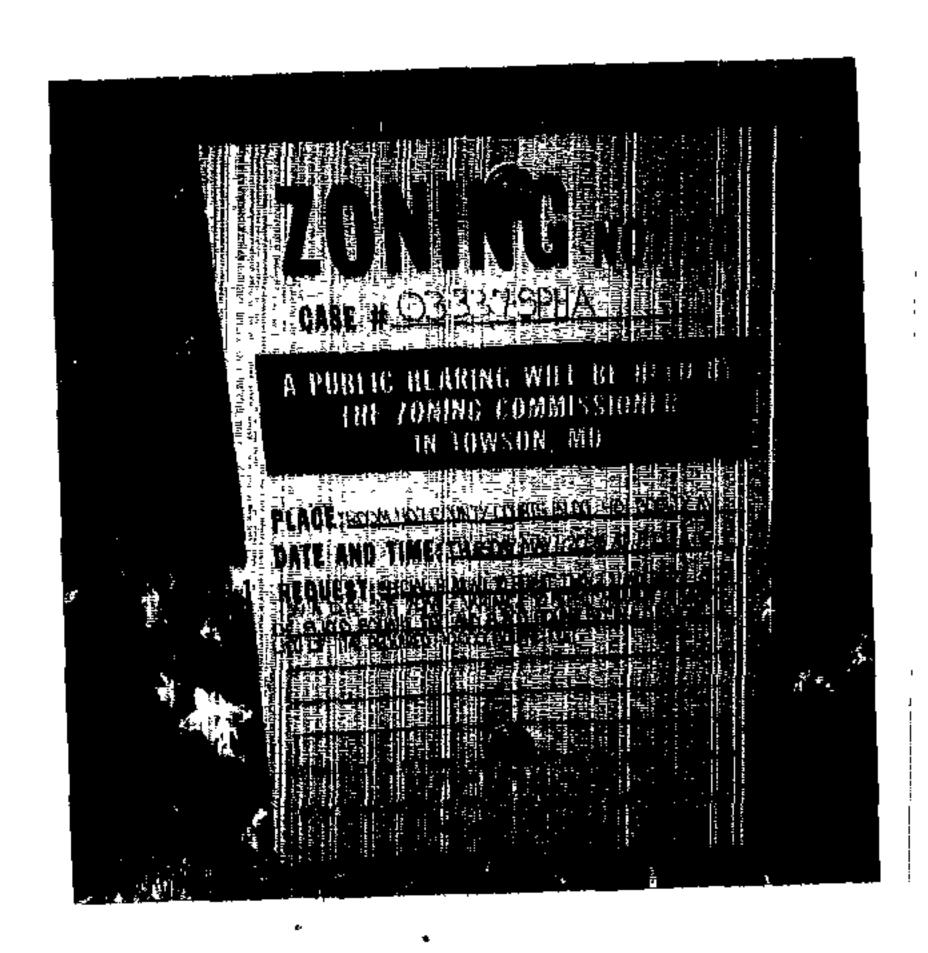
Date of Hearing/Closing: 5/1/03

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties were posted conspicuously on the property	of perjury that the necessary	at the necessary sign(s) required by law	
were posted conspicuously on the propert	y located at		
	(Month, Day, Year)		
The sign(s) were posted on	(Month, Day, Year)		



Sincerely,

(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

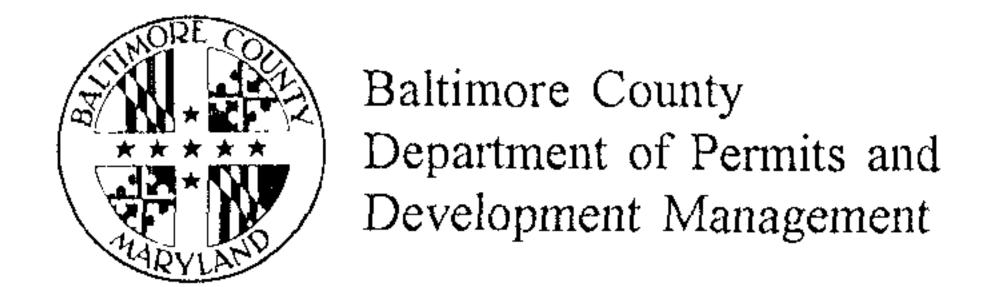
(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Committee of the contraction of the contraction

•	RE: Case No.: 03-337-SPHA
	Petitioner/Developer: KENNETH
•	P. HEAPS
	Date of Hearing/Closing: 3/18/03
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	*
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
This letter is to certify under the penalties of pasted conspicuously on the property lo	perjury that the necessary sign(s) required by law cated at 1100 STEVENSON
	LANG
and the second of the second o	
The sign(s) were posted on	3///03
	(Month, Day, Year)
	Sincerely, .
	3/1/03
	(Signature of Sign Poster and Date)
	SSG ROBERT BLACK
	(Printed Name)
	1508 Leslie Rd (Address)
	Dumdalk, Haryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)



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

Fax: 410-887-5708

May 7, 2003

CORRECTED 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: 03-337-SPHA

1100 Stevenson Lane

N/west corner of Stevenson Lane and Fairway Drive

9th Election District – 5th Councilmanic District

Legal Owner: Michael G. Allwell

Contract Purchaser: Kenneth P. Heaps

<u>Special Hearing</u> to permit (2) undersize lots on a D.R. 3.5 zone. <u>Variance</u> to permit minimum lot areas of 9,100 square feet and 9,300 square feet in a D.R. zone in lieu of the required 10,000 square feet.

Hearings: Monday, June 30, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

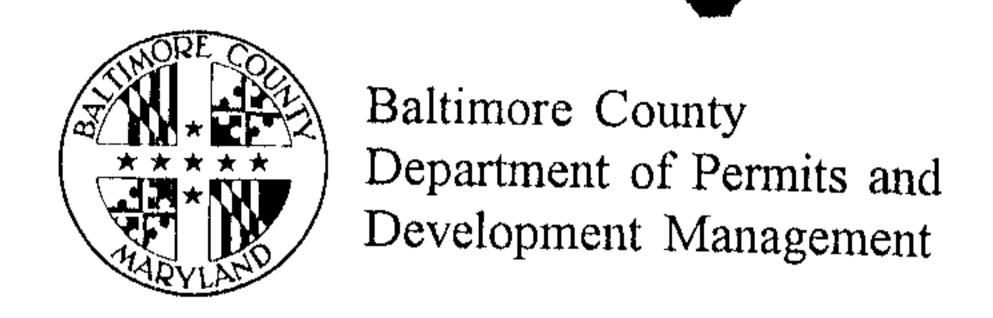
Arnold Jablon
Director

AJ:klm

C: Michael G. Allwell, 1100 Stevenson Lane, Towson 21286
Kenneth P. Heaps, 701 Stevenson Lane, Towson 21286
Thomas Church, Development Engineering Consultants, Inc., 6603 York Rd., Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 14, 2003.

- (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.



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

April 29, 2003

CORRECTED 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: 03-337-SPHA

1100 Stevenson Lane

N/west corner of Stevenson Lane and Fairway Drive

9th Election District – 5th Councilmanic District

Legal Owner: Michael G. Allwell

Contract Purchaser: Kenneth P. Heaps

Special Hearing to permit two (2) undersize lots on a D.R. 3.5 zone. <u>Variance</u> to permit minimum lot areas of 9,100 square feet and 9,300 square feet in a D.R. zone in lieu of the required 10,000 square feet.

Hearings:

Thursday, June 19, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon Director

AJ:klm

C: Michael G. Allwell, 1100 Stevenson Lane, Towson 21286 Kenneth P. Heaps, 701 Stevenson Lane, Towson 21286 Thomas Church, Development Engineering Consultants, Inc., 6603 York Rd., Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 3, 2003.

(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

Thursday, June 12, 2003 Issue - Jeffersonian

Please forward billing to:

CORRECTED 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: 03-337-SPHA

1100 Stevenson Lane

N/west corner of Stevenson Lane and Fairway Drive

9th Election District -- 5th Councilmanic District

Legal Owner: Michael G. Allwell

Contract Purchaser: Kenneth P. Heaps

<u>Special Hearing</u> to permit (2) undersize lots on a D.R. 3.5 zone. Variance to permit minimum lot areas of 9,100 square feet and 9,300 square feet in a D.R. zone in lieu of the required 10,000 square feet.

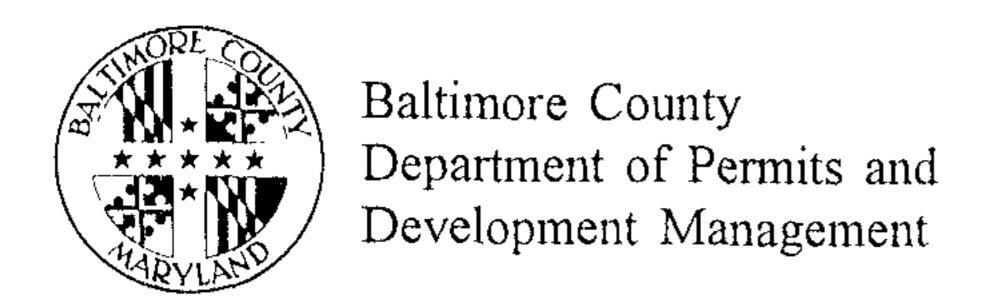
Hearings:

Monday, June 30, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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.



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

Fax: 410-887-5708

March 14, 2003

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: 03-337-SPHA

1100 Stevenson Lane

N/west corner of Stevenson Lane and Fairway Drive

9th Election District -- 5th Councilmanic District

Legal Owner: Michael G. Allwell

Contract Purchaser: Kenneth P. Heaps

<u>Special Hearing</u> to permit two (2) undersize lots on a D.R. 3.5 zone. <u>Variance</u> to permit minimum lot areas of 9,100 square feet and 9,300 square feet in a D.R. zone in lieu of the required 10,000 square feet.

Hearings:

Thursday, May 1, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon Director

AJ:rlh

C: Michael G. Allwell, 1100 Stevenson Lane, Towson 21286 Kenneth P. Heaps, 701 Stevenson Lane, Towson 21286 Thomas Church, Development Engineering Consultants, Inc., 6603 York Road, Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 16, 2003.

- (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

Issue - Jeffersonian

Please forward billing to:

Tom Church

410-377-2600

Development Engineering Consultants, Inc.

6603 York Road

Baltimore, MD 21212

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: 03-337-SPHA

1100 Stevenson Lane

N/west corner of Stevenson Lane and Fairway Drive

9th Election District – 5th Councilmanic District

Legal Owner: Michael G. Allwell

Contract Purchaser: Kenneth P. Heaps

<u>Special Hearing</u> to permit two (2) undersize lots on a D.R. 3.5 zone. <u>Variance</u> to permit minimum lot areas of 9,100 square feet and 9,300 square feet in a D.R. zone in lieu of the required 10,000 square feet.

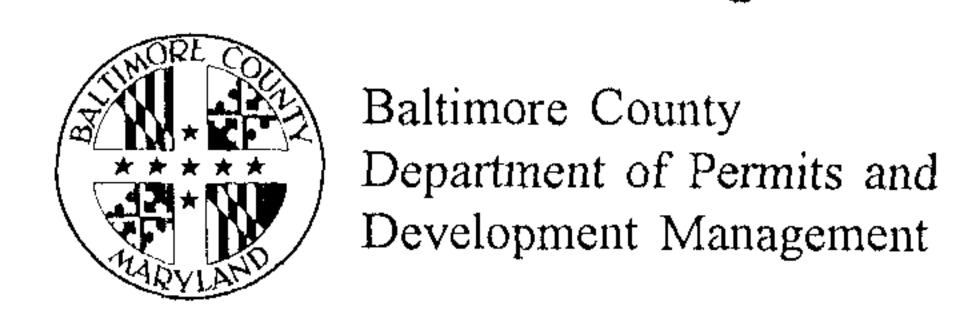
Hearings: Thursday, May 1, 2003 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

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.



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

Fax: 410-887-5708

January 30, 2003

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: 03-337-SPHA

1100 Stevenson Lane

N/west corner of Stevenson Lane and Fairway Drive

9th Election District – 5th Councilmanic District

Legal Owner: Michael G. Allwell

Contract Purchaser: Kenneth P. Heaps

<u>Special Hearing</u> to permit two (2) undersize lots on a D.R. 3.5 zone. <u>Variance</u> to permit minimum lot areas of 9,100 square feet and 9,300 square feet in a D.R. zone in lieu of the required 10,000 square feet.

Hearings:

Tuesday, March 18, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Michael G. Allwell, 1100 Stevenson Lane, Towson 21286 Kenneth P. Heaps, 701 Stevenson Lane, Towson 21286 Thomas Church, Development Engineering Consultants, Inc., 6603 York Road, Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 3, 2003.

- (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, March 4, 2003 Issue - Jeffersonian

Please forward billing to:

Tom Church

410-377-2600

Development Engineering Consultants, Inc.

6603 York Road

Baltimore, MD 21212

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: 03-337-SPHA

1100 Stevenson Lane

N/west corner of Stevenson Lane and Fairway Drive

9th Election District – 5th Councilmanic District

Legal Owner: Michael G. Allwell

Contract Purchaser: Kenneth P. Heaps

<u>Special Hearing</u> to permit two (2) undersize lots on a D.R. 3.5 zone. <u>Variance</u> to permit minimum lot areas of 9,100 square feet and 9,300 square feet in a D.R. zone in lieu of the required 10,000 square feet.

Hearings: Tuesday, March 18, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

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.



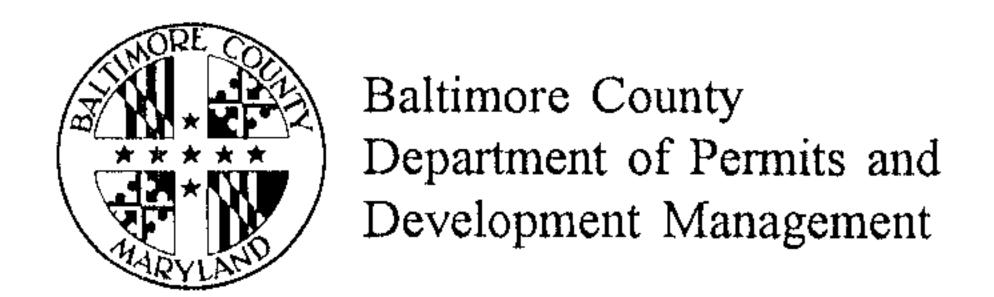
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number:
Petitioner: KENNETH P. HEAPS
Address or Location: 1100 STEVENSON LANE
PLEASE FORWARD ADVERTISING BILL TO:
Name: DEVELOPMENT ENGINEERING CONSULTANTS, INC.
Address: 6603 YORK ROAD
BALTIMORE, MD 21212
Telephone Number: 410-377-2600



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

Fax: 410-887-5708

April 28, 2003

C. William Clark Nolan Plumhoff & Williams Suite 700, Nottingham Centre 502 Washington Avenue Towson, MD 21204-4528

Dear Mr. Clark:

RE: Case Number: 03-337-SPHA

The above matter, previously scheduled for May 1, 2003, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

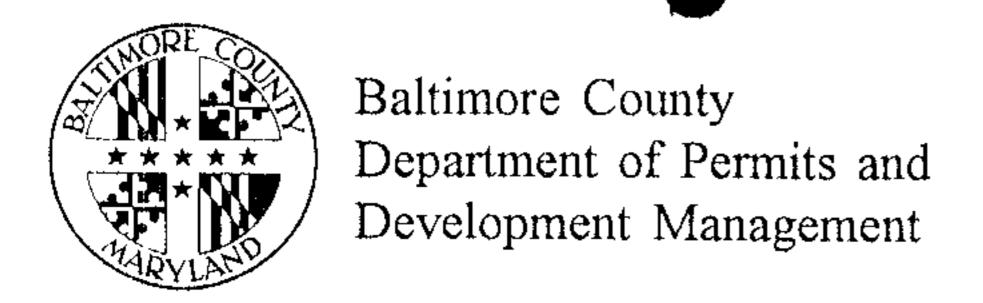
Very truly yours,

Arnold Jablon

Director

AJ:klm

C: Ben Bronstein, Esquire, 29 W. Susquehanna Ave., Ste. 205, Towson 21204 Michael G. Allwell, 1100 Stevenson Lane, Towson 21286 Kenneth Heaps, 701 Stevenson Lane, Towson 21286 Thomas A. Church, Development Engineering Consultants, Inc., 6603 York Rd., Baltimore 21212



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

Fax: 410-887-5708

March 14, 2003

Ms. Judith A. Gregory President, of Knollwood-Donnybrook Improvement Association 1116 Stevenson Lane Baltimore, MD 21286

Dear Ms. Gregory:

RE: Case Number: 03-337-SPHA

The above matter, previously scheduled for March 18, 2003, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Versitruly yours,

Arnold Jablon Director

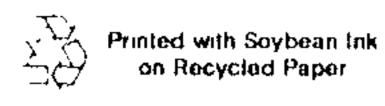
AJ:rlh

C: Benjamin Bronstein, 29 W. Susquehanna Avenue, Susquehanna Ave., Suite 205, Towson 21204
Michael Allwell, 1100 Stevenson Lane, Towson 21204

Thomas Church, Development Engineering Consultants, 6603 York Road,

Baltimore 21212

Kenneth P. Heaps, 701 Stevenson Lane, Towson 21286





700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

January 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: January 28, 2003

Item No.: 326-329, 331-338

Dear Ms. Hart:

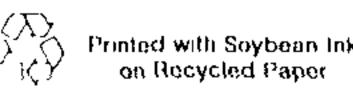
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File





SOUTH BROWN AS TO DESIGN WITH OVER A CONTRACTOR

Robert L. Ehrlich, Jr., Governor · Michael S. Steele, Lt. Governor · Trent M. Kittleman, Acting Secretary

Date: 1.28.03

Baltimore County

JCM

Item No. **337**

RE:

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Fowson, Maryland 21204

Dear. Mr. Zahner:

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.

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,

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RBS | TZT

DATE:

February 27, 2003

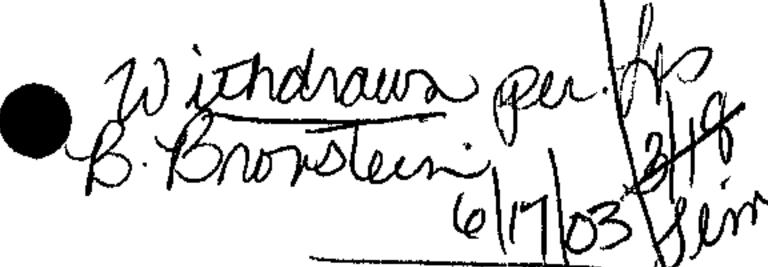
Zoning Petitions

Zoning Advisory Committee Meeting of January 28, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

、298, 326, 328, 329, 331, 334-338





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: February 10, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

INFORMATION:

Item Number:

03-337

Petitioner:

Michael G. Allwell

Zoning:

DR 3.5

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's undersized lot request. The proposed lots are inconsistent with the existing development pattern along Stevenson Road, which consists of large lots with deep front yard setbacks. Additionally, Stevenson Road makes a sharp curve shortly before the 1100 block. Allowing driveways immediately after the curve poses a traffic hazard. However, this office would support retention of the existing dwelling and one additional lot with the driveway located on Fairway Drive.

Section Chief: Lang a

AFK/LL:MAC:

RECEIVED
FEB 1 0 2003
TOWNG COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: February 24, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 3, 2003

Item Nos. 298, 326, 327, 328, 329, 330, 331, 332, 334, 335, 336, 337, and 338

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

RWB:CEN.jrb

cc: File

The Aight Manor Association of Tolkson, Inc.

P.O. Box 20143 • Towson, Maryland 21284-0143

4/25/03 Fite

Arnold Jablon, Director Department of Permits and Development Management 111 W. Chesapeake Avenue Towson, MD 21204

Case number: 03-337-SPHA

April 24, 2003

Dear Mr. Jablon,

At our meeting of March 18, 2003, the Board of the Aigburth Manor Association of Towson, Inc. voted to **oppose** the request for a lot line adjustment in case 03-337-SPHA.

The Board feels that the proposed development is inappropriate for the surrounding neighborhood. The resulting houses and yards would be out of scale with the nearby homes – they would be large houses close together on comparatively small lots. The character of the community in that area would be altered for the worse.

Traffic along Stevenson Lane is bad at rush hours as it is. The road is two lanes with no shoulder, and a very sharp curve is nearby. Adding driveway access points to this section of the road is inadvisable.

The Board asks that you deny the request for a lot line adjustment in case 03-337-SPHA.

Sincerely,

Paul Hartman

President, The Aigburth Manor Association of Towson, Inc.

cc: Judy Gregory (Knollwood/Donnybrook Association)

Don Gerding (GTCCA)

Paul Harton

Karin Brown (Baltimore County Planner)

O3-1204
APR 25 2003

OEVELOPMENT MANAGEMENT

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 03 337 - SP/A

<u> Pate Completed/Initials</u>	
1-27-03	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies, mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder, mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies, mail original and copies; send copy to zoning commissioner; file copy in hearing file, update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date, type letter confirming new date, make appropriate copies; mail original and copies, file copy in hearing file, update hearing calendar and ZAC in computer, refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample, file cards in cabinet) 3-4 ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file, put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies, type comments letter, mail original to petitioner; file copy in hearing file)
······································	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for

hearings to zoning commissioner's office by noon on Friday and files for administrative

on Tuesday morning)

BENJAMIN BRONSTEIN

ATTORNEY AT LAW SUSQUEHANNA BUILDING, SUITE 205 29 WEST SUSQUEHANNA AVENUE TOWSON, MARYLAND 21204 (410) 296-0200 FAX: (410) 296-3719 Benbronstein@aol.com

RECEIVED

JUN 1 9 2003 June 17, 2003 ZOWNG COMMISSIONER

The Honorable Lawrence E. Schmidt Zoning Commissioner for Baltimore County County Courts Building - Suite 405 401 Bosley Avenue Towson, Maryland 21204

> RE: Case No.: 03-337-SPHA 1100 Stevenson Lane

Dear Commissioner Schmidt:

On behalf of the Petitioner, please withdraw the Petition for Special Hearing in the above-entitled case which is currently scheduled for a hearing on June 30, 2003 at 9:00 a.m. I understand that C. William Clark, who has filed a Petition for Special Hearing on behalf of the Knollwood-Donnybrook Improvement Association, Inc. intends to withdraw his Petition in that the issues are moot.

Thank you for your kind attention to this matter.

Very truly yours.

Benjamin Bronstein

BB/mlh

cc: Peter Max Zimmerman, Esquire People's Counsel for Baltimore County

Mr. Kenneth P. Heaps Thomas Church, PE Mr. Michael G. Allwell Dr. & Mrs. Della Santina 912 Fairway Drive Towson MD 21286

March 11, 2003

Baltimore County Office of Planning Atm.: Arnold Jablon Director of Permits & Development 118 West Chesapeake Ave Towson MD 21204

RE: 1100 Stevenson Lane, Towson 21286-7902

RE: Parcel 897, Grid 21, Map 70

REF: DRC# 1209021

Dear Mr. Jablon:

As homeowners in the Rogers Forge Summit subdivision, we are writing to strongly object to the lot line adjustment variance requested for the above referenced property. The proposed plan is to put two additional houses on a lot that currently has only one.

Building three houses on this lot will do damage to this old, established neighborhood. First, the requested lots will be undersized for the current zoning, while most of the existing lots are larger. This results in overcrowding and congestion.

Second, adding houses will increase the risk of traffic accidents at this location on Stevenson Lane. This is a corner lot at the junction of Stevenson Lane and Fairway across from the driveway to the Country Club of Maryland. Traffic is heavy, and Stevenson Lane has a sharp corner-turn at this location. Adding houses in the open space will decrease visibility and add cars pulling into traffic.

Third, this particular developer has done other projects in our neighborhood and has been disingenuous. His statements that the neighborhood supports his requests are utterly untruthful. Such irresponsible behavior should not be rewarded.

The Baltimore Planning Committee has ruled against this request, and we respectfully request that you support their ruling and deny Mr. Church's and Mr. Allwell's variance.

Sincerely,

Charles Della Santina

Colla Sentrina

Sale Kella Santina

Gale Della Santina

OFFICE ELECTION (9TH)

03-0670

Thomas J. Renner
William P. Englehart, Jr.
Robert L. Hanley, Jr.
Robert S. Glushakow
Douglas L. Burgess
C. William Clark
Catherine A. Potthast
E. Bruce Jones**
Cornelia M. Koetter*

* Also admitted in O C
**Also admitted in New Jersey

Law Offices

NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, NOTTINGHAM CENTRE 502 WASHINGTON AVENUE TOWSON, MARYLAND 21204-4528 (410) 823-7800

TELEFAX: (410) 296-2765

email: npw@nolanplumhoff.com
Web: www.nolanplumhoff.com

J. EARLE PLUMHOFF

WCZ (1940-1988)

NEWTON A. WILLIAMS

(Retired 2000)

RALPH E. DEITZ

(1918-1990)

April 22, 2003

VIA HAND DELIVERY

Mr. Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
Room 111
County Office Building
111 West Chesapeake Ave.
Towson, MD 21204

Re: 1100 Stevenson Lane Case No.: 03-337

Hearing: 5-1-03 at 9:00a.m.

Dear Mr. Jablon:

Please be advised that I represent the Knollwood-Donnybrook Improvement Association, Inc. and Sandra Minton in connection with the above captioned case, who will appear as Protestants in the matter. In doing our research on this case we have discovered evidence that we believe demonstrates that since approximately 1947 this lot has been constituted as a single lot under the property descriptions in its deeds and under the law should be viewed as a single lot for the purposes of Baltimore County Zoning Regulations. Accordingly, we have prepared and Jim Patton is submitting for filing a Petition for Special Hearing seeking a determination, among other things, that the property at this location constitutes one lot and not three lots as represented to Baltimore County by the Petitioner and Property Owner. Enclosed please find a copy of the signed Petition. The remaining documentation will be submitted by Mr. Patton contemporaneously with this letter.

By this letter, I am requesting a postponement of the case now set for May 1, 2003 so that it can be heard at the same time as the issues raised in the Petition for Special Hearing raised by my client in the enclosed

Arnold Jablon April 22, 2003 Page 2:

Petition. I have contacted Benjamin Bronstein, Esquire, who represents the Petitioner and Property Owner to advise him of this request and our filing, and of course I will provide him copies of the same. Mr. Bronstein indicated to me that he has no objection to postponing this Hearing. Thank you for your anticipated cooperation.

Very truly yours,

C. William Clark

CWC/jkc

Enclosure

Judy Gregory, President cc: Sandra Minton, Esquire

Benjamin Bronstein, Esquire

APR 23 2003 03-1/68

OPA PHEASING AND REMINDENT MARTINES



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

for the property located at _	1100	STEVENSO	N LAI	NE .	
		tly zoned _			

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

- (1) A DETERMINATION THAT THE SUBJECT PROPERTY IS ONE LOT FOR THE PURPOSES OF THE BCZR.
- (2) A DETERMINATION THAT PURSUANT TO SECTION 303.1 OF THE BCZR THAT THE FRONT YARD DEPTH OF ANY PROPOSED BUILDING BE THE AVERAGE OF THE LOTS IMMEDIATELY ADJOINING THAT ARE IMPROVED AND WITHIN 200' OF THE JOINT PROPERTY LINE, AND IN NO EVENT LESS THAN 50' FOR THE FRONT YARD DEPTH.
- (3) A DETERMINATION AS TO WHICH YARD IS THE FRONT YARD OF THE EXISTING AND PROPOSED NEW HOMES.
- (4) A DETERMINATION AS TO THE APPROPRIATE SETBACK FOR A BUILDING FROM THE LOT LINE ADJOINING FAIRWAY DRIVE.

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.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. PETITIONER: Contract Purchaser/Lesseex Legal Owner(s): KNOLLWOOD DONNYBROOK IMPROVEMENT ASSOC., INC. JUDY GREGORY. PRESIDENT KENNETH P. HEAPS Name - Type or Print-Name - Type or Print Signature Signature 1116 STEVENSON LANE Address Telephone No Name - Type or Print BALTIMORE City 21286 Zip Code State Signature Attorney For Petitioner: 8 FOX WAY TERRACE (410) 339~7166 Address Telephone No. C. WILLIAM CLARK, ESQUIRE BALTIMORE MD 21286 Name Type or Print State City Zip Code Representative to be Contacted: Signature JIM PATTON, PATTON CONSULTANTS, LTD. PLUMHOFF & WILLIAMS NOLAN. Company Name 502 WASHINGTON AVE., STE. 700 (410) 823-7800 (410) 296-2140 305 W. CHESAPEAKE AVE. Address Telephone No. Address Telephone No. TOWSON, MD 21204 21204 TOWSON MD City Zip Code State Zip Code City State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. UNAVAILABLE FOR HEARING _____ Reviewed By _____ Date ____ REV 9/15/98

Improvement Association, Inc.

Towson, Maryland 21204

March 10, 2003

Arnold Jablon, Director Department of Permits and Development Management County Office Building 111 W. Chesapeake Avenue Towson, MD 21204

> Property 1100 Stevenson Lane Re: Case No. 03-337

This is to request a postponement in the hearing presently scheduled for Tuesday, March 18, 2003, at 9:00 a.m. for the purpose of considering a variance to build two new houses on undersized lots. As president of the Knollwood-Donnybrook Improvement Association, Inc., we are seeking legal counsel with the intent of opposing the request for a variance.

Thank you for your consideration.

Judith A. Gregory

President of Knollwood-Donnybrook

Improvement Association

1116 Stevenson Lane

Baltimore, MD 21286

cc:

Michael G. Allwell, 1100 Stevenson Lanc, 21286

Thomas A. Church, P.E., 6603 York Road, 21212

Office of People's Counsel

Office of People's Counsel
Ben Bronstein, Esquire, 29 W. Susquehanna Ave., Suite 205, 21204

MAR 10 2003 03-0608

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@aol.com

3/11/03 WCL

March 10, 2003

Arnold Jablon, Director Dept. of Permits & Development Mgt. County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

> RE: Case No.: 03-337 Michael G. Allwell

Dear Mr. Jablon:

Please enter my appearance on behalf of the Petition in the above-entitled case.

The Petitioner respectfully opposes the granting of a continuance as requested by Judith A. Gregory of the Knollwood-Donnybrook Improvement Association.

Very truly yours,

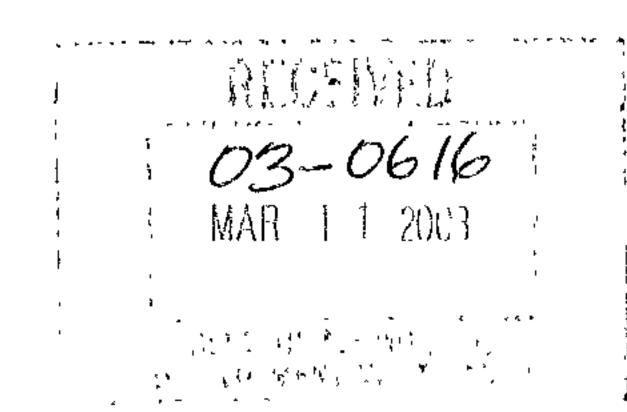
Benjamin/Bronstein

BB/mlh

cc: Peter Max Zimmerman, Esquire People's Counsel for Baltimore County

Thomas A. Church, P.E. Development Engineering Consultants, Inc.

Judith A. Gregory, President Knollwood-Donnybrook Improvement Association



-237 SPH

February 2, 2003

Patricia A. Sullivan 909 Fairway Drive Towson, MD 21286-7902 410-339-4617

E-Mail: Sullivan_PatA@hotmail.com

Baltimore County Office of Planning Attn: Arnold Jablon Director of Permits & Development 118 West. Chesapeake Ave. Towson, MD 21204

RE: 1100 Stevenson Lane, Towson, 21286-7902

RE: Parcel 897, Grid 21, Map 70

REF: DRC# 120902i

Dear Mr. Jablon:

As a homeowner in the Rogers Forge Summit subdivision, I wish to express my concern and my objection to the requested lot line adjustment variance being requested for the above referenced property. The Baltimore County Planning office has already ruled against the creation of two undersized lots at 1100 Stevenson lane, and denied this request. I support their ruling.

In addition, my deed and the other homes in the Rogers Forge Summit Subdivision clearly define restrictions and covenants for the life of the subdivision, including setback, building size and building material requirements. These setbacks would not allow the construction of two residences on two undersized lots without the expressed majority approval of the other subdivision homeowners.

It is my understanding that Mr. Church has indicated he has the support of the neighbors. I disagree with his statement. It is my personal understanding that the adjacent neighbors, the majority of the subdivision owners and the neighborhood association board members, Knollwood Donnybrook Association, do not support Mr. Church's request, and instead are in support of the Baltimore Planning Committees ruling against the requested variance.

I respectfully request that the Baltimore County Office of Permits and Development support The County Planning Office ruling, and the original Rogers Forge Summit Subdivision covenants to the fullest extent possible and deny Mr. Church and Mr. Michael G. Allwell's request for two additional lots at 1100 Stevenson Lane, in order to preserve the uniformity in the development of the said tract, and the adjacent properties.

Please note that the adjacent properties fronting Stevenson Lane have extensive frontage set-back from the road. This proposed variance would not only be detrimental to the neighborhood's existing conformity and harmony of building conditions, it might undermine any future road improvements on Stevenson Lane for sidewalks, curbing, or street widening, and possibly public works improvements for water and sewer.

Thank you for your considerations and possible support of the Rogers Forge Summit Subdivision covenants.

Sincerely,

Patricia A. Sullivan

RECEIVED

FEB 4 2003

OEPT, OF PERMITS AND DEVELOPMENT MANAGEMENT

2/10/03 DA February 8, 2003 8

Baltimore County Office of Planning 118 West Chesapeake Ave. Towson, MD. 21204

Attn: Mr. Arnold Jablon

Director of Permits & Development

RE: 1100 Stevenson Lane
Parcel 897, Grid 21, Map 70
DRC #120902i

Gentlemen:

It has been brought to my attention that the proprietor of the subject parcel has applied for a variance in order that he may create two lots, and have two houses built alongside of his house on Stevenson Lane. Any houses that would be erected on that narrow strip of land, would be cramped for space, and would be completely "out of character" with the neighborhood.

I am sure that you are familiar with this area fronting the Country Club of Maryland, and the type of dwellings and the space surrounding them. As a homeowner, and resident at my present site for some forty years, I have taken the liberty of canvassing the subdivision and discussing this request for a variance with the other property owners involved.

03-0353

The first of the state of the state of

Everyone supports the Baltimore Planning Committee's ruling against the proposed variance. Also, as I understand it, the proposal would not be in keeping with the Rogers Forge Summit Subdivision covenants. Granting the requested variance would downgrade the entire subdivision and, surely have a negative effect on property values.

Your consideration of the various points brought forth above is appreciated.

Sincerely,

Oscar Sinibaldi

1000 Stevenson Lane

Towson, MD. 21286

2/12/03 DA

February 9, 2003

Baltimore County Office of Planning Attn: Arnold Jablon Director of Permits and Development 118 W. Chesapeake Avenue Towson, MD 21204

RE: 1100 Stevenson Lane, Towson, MD 21286-7902

RE: Parcel 897, Grid 21, Map 70

REF: DRC# 120902i

Dear Mr. Jablon:

It has come to my attention that there are plans to build two (2) additional homes on the above referenced land on Stevenson Lane. This is disturbing news not only because such plans conflict with the deed restrictions and covenants of the Rodgers Forge Summit subdivision, but also because such plans will detract from the neighborhood's uniformity of broad lawns and set back homes. It is not right that an opportunistic developer can shoehorn additional homes on land ill suited to handle such homes. If the owner needs money that desperately, he should sell his home and move elsewhere.

Just west of this 1100 Stevenson Lane site, twelve (12) new homes were recently built on land adjacent to Stoneleigh School off Kimway Road. The construction and extra traffic have been an inconvenience and an eyesore. The construction crews have an uncanny knack of interfering with school traffic in the mornings and afternoons, too. I understand homebuilders are in business to build homes and make a profit, but when does it stop? Towson is hardly a spacious area and this whole county is starting to remind me of Montgomery County with all its clutter and traffic.

Please observe and support the original Rodgers Forge Summit subdivision covenants to their full extent and deny this request for additional lots at 1100 Stevenson Lane. I applaud and thank the Baltimore County Planning Office that has already ruled against the initial request of these two (2) additional lots. Please follow through and don't issue a variance.

Respectfully,

John Burke

1/004 Stevenson Lane Yowson, MD 21286 Phone: (410) 825-6577

E-mail: john.burke@hartfordlife.com

ELAYNE D. HENDRICKSON 911 FAIRWAY DRIVE TOWSON, MD.,21286 TEL: 410-823-7154

2//2/03 DR

8 February 2003

Attn: Mr. Arnold Jablon:

Director of Permits & Development Baltimore County Office of Planning 118 West Cheasapeake Ave Towson, Md.,21204

Ref: 1100 Stevenson Lane, Towson, Md.,21286
Parcel 897, Grid 21, Map 70
DRC # 120902 i

Subject: Lot Line Adjustment Varience and Building Size

Dear Mr. Jablon:

As a homeowner on Fairway Drive I am expressing my objection to the request for a lot line varience being requested on the referenced property. It is understood that the Baltimore County Planing Office has Previously ruled against the creation of two undersized lots at the referenced site I SUPPORT THIS RULING.

The deeds of other homes in the Rogers Forge Summit Subdivision clearly defines restrictions which includes setbacks, building size and material requirements. This varience would not permit buildings commensurate with the existing homes in the immediate vacinity.

It will be noted that adjacent properties on Stevenson Lane all have extensive frontage setbacks from the road. This setback allows for the future road improvements for traffic control, sidewalks, curbing and public work improvements

It is my understanding that Mr. Church indicated he has the support of the neighbors. THIS IS NOT TRUE. The majority of the subdivision owners, the neighborhood association board members and the Knollwood Donnybrook Association do not support Mr. Church's request, and instead support the Baltimore County Planning Committees ruling against the requested varience.

In order to preserve the quality, uniformity and harmony of properties in the Rogers Forge Summit Subdivision the request for varience of lot line setback by Messer's Church and Michael G. Allwell should be denied by the Baltimore County Office of Permits and Development.

Thank you for your support and rejection of this request for the varience, which was previously rejected by Baltimore County Planning Office.

Respectfully

Elayne D. Hendrickson

FEB 1 1 2003 03-0366 Clifford and Robin Bruck 914 Fairway Drive Towson, MD 21286 410 583-6821 2/14/63 DR

February 12, 2003

Baltimore County Office of Planning Attn: Mr. Arnold Jablon Director of Permits and Development 118 West Chesapeake Ave. Towson, Maryland 21204

RE: 1100 Stevenson Lane Towson, Maryland Parcel 897, Grid 21, Map 70 DCR# 120902i

Dear Mr. Jablon:

Please accept this letter as our formal objection to the requested lot line adjustment variance for the above referenced property. We have lived in Rodgers Forge Summit for approximately 10 years. Our property is 4 lots from the subject property. We understand the Baltimore County Planning Office has ruled against the creation of two undersized lots at 1100 Stevenson Lane. We support their ruling.

The approval of two undersized lots and the structures built on them will create an overcrowded look inconsistent with the existing lots and homes in our neighborhood. We have been informed that Mr. Church has the support of neighbors. Not only can we not find neighbors in favor of Mr. Church's plans, most we have spoken with are opposed. In addition, we understand the Knollwood Donnybrook Association does not support Mr. Church.

Sincerely,

Clifford C. Bruck, Jr.

Offel C Bruk, J.

Robin A. Bruck

1-EH 14 2003 03-04-02 David D. Collins, M.D. Cassandra D. Collins 918 Fairway Drive Towson, MD 21286 410-296-4253

E-mail: onyx2.0@comcast.net

February 12, 2003

Baltimore County Office of Planning Attn: Arnold Jablon Director Of Permits and Development 118 W. Chesapeake Avenue Towson, MD 21204

RE: 1100 Stevenson Lane, Towson, 21286-7902

RE: Parcel 897, Grid 21, Map 70

REF: DRC# 120902i

Dear Mr Jablon:

We have lived at 918 Fairway Drive for 22 years We bought in Rodgers Forge Summit because we liked the stability of the neighborhood, the quality of the surrounding houses and the comfort of being in an established neighborhood.

We have recently learned that just two doors down, a developer wants to carve up a lot so that the result most certainly cannot be in keeping with the quality of this neighborhood. 1100 Stevenson Lane is considered the centerpiece of this community. It also was the first house built in Rodgers Forge Summit. The distinctive stone and tile design of the building is reflected throughout our community. By placing two lots in front of the house, not only will the two new houses be too close to Stevenson Lane, but the existing home's front door will be blocked. The result can only be three unsatisfactory properties.

We have further learned that the planning board has already advised against this, but still the developer persists. Does this developer plan to build in accordance with the existing covenants of our subdivision? Judging by the new houses built on Stevenson Lane near Kimway, this is doubtful.

We are angry. We have for years paid high property taxes without complaint because we told ourselves this neighborhood was stable and our house would retain its value. We don't have modern amenities in many of our homes. We value the traditional quality appearance that the neighborhood prides itself on.

We respectfully ask that you rule in agreement with the Baltimore County Planning Office and deny the zoning variance that Mr. Church and Mr. Allwell have requested.

Thank you for your kind attention to this matter.

Sincerely,

David D. Collins, M.D.

Cassandra D. Collins

RECEIVED

24/03

FEB 14 2003 03-04-06

Robert L. Ehrlich, Jr.



Audroy E. Scott Secretary

- **Florence E. Burlan** - Deputy Secretary

Michael S. Steele

January 29, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 2/03/03 re: case numbers 03-298-SPH, 03-326-A, 03-327-X, 03-328-A, 03-329-SPH, 03-330-SPHX, 03-331-A, 03-332-SPH, 03-333-A, 03-334-A, 03-335-A, 03-336-A, 03-337-SPHA, 03-338-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/28/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

Acrial, hit

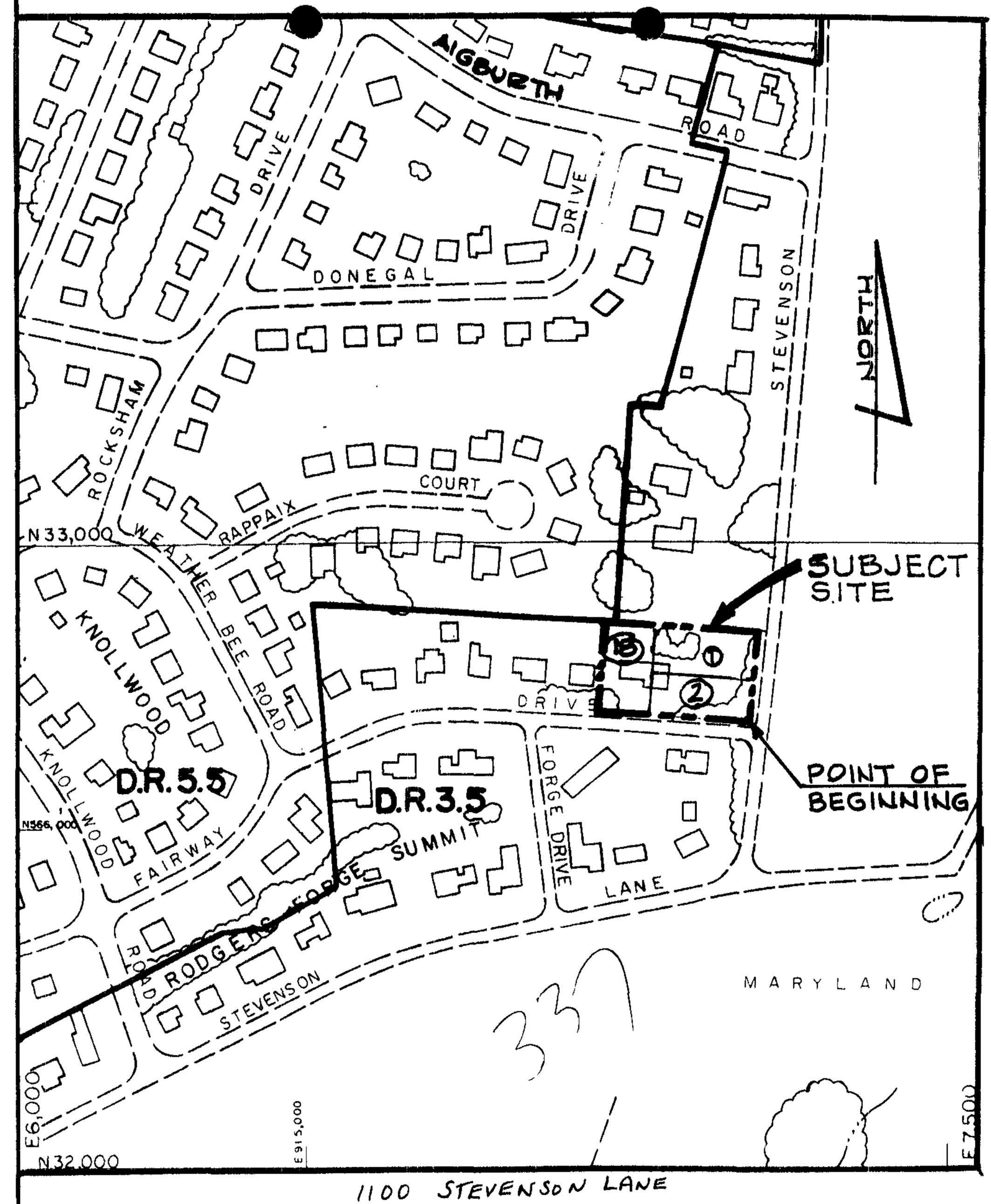
James R. Gatto

Manager

Metropolitan Planning

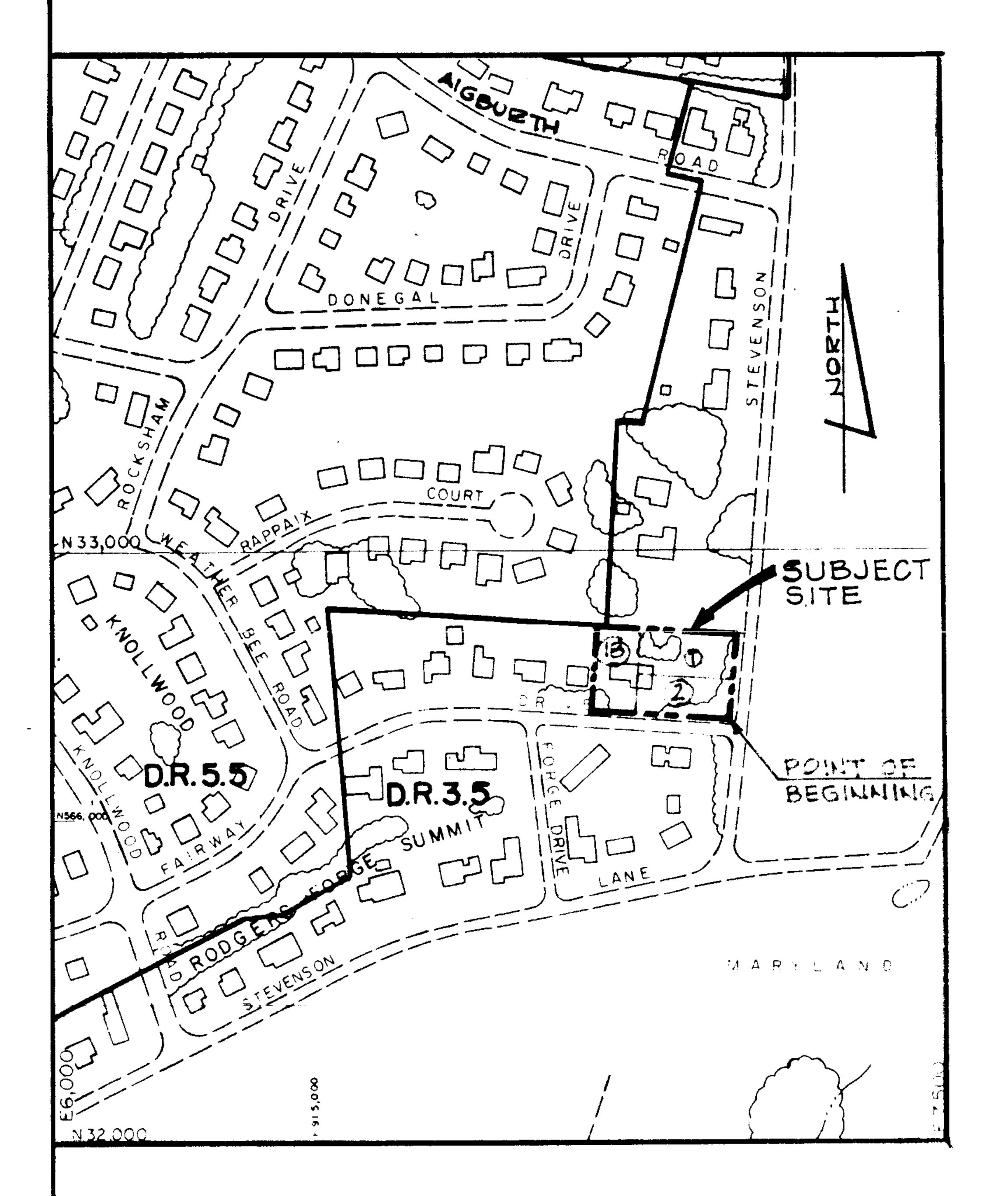
Local Planning Assistance Unit

cc: Mike Nortrup

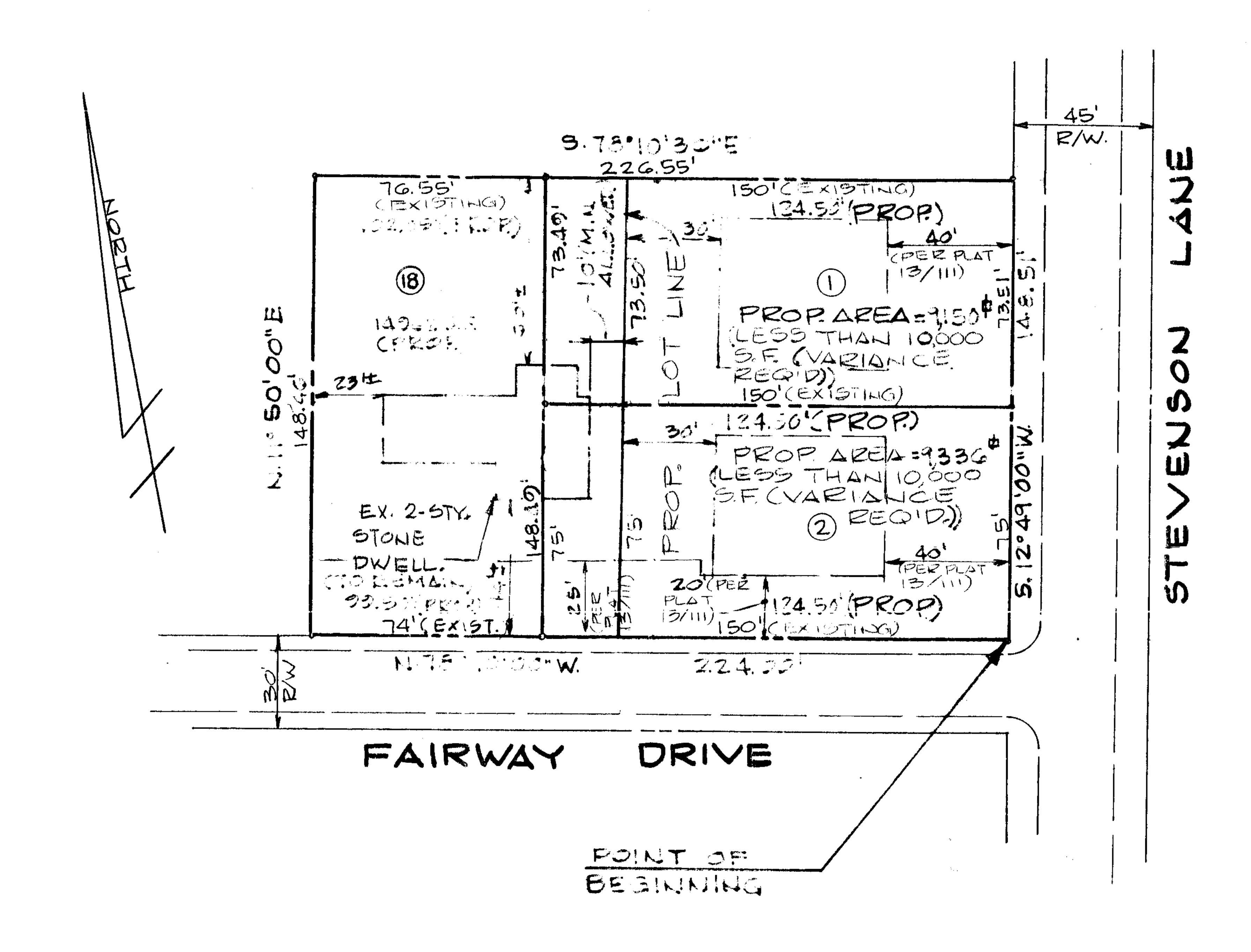


ZONING MAP (NE 9-B)
1" = 200'

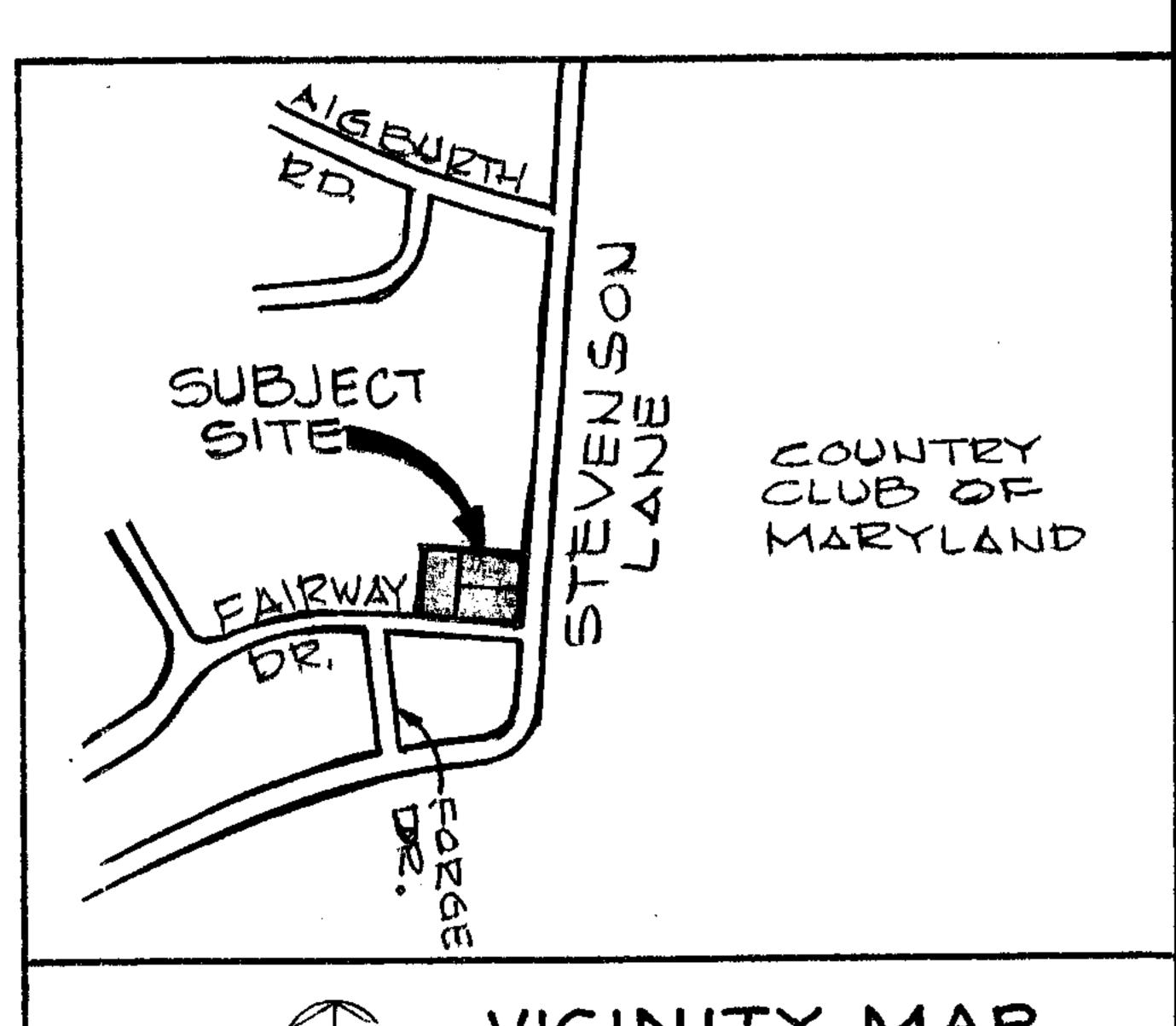
PLAT TO ACCOMPANY PETITION FOR ZONING: XVARIANCE, XSPECIAL HEARING



ZONING MAP (1:2 2-5.



(I) INDICATED LOT NUMBER



SCALE: 1"=500" NORTH

LOCATION INFORMATION

ELECTION DISTRICT: 9TH
COUNCILMANIC DISTRICT: 5TH

1"= 200' SCALE MAP#: N.E 9.6

ZONING: DR-3.5

LOT SIZE:

HET = 33,445 SF = 0.77 AC = GROSS=40,149 SF = 0.92 AC PUBLIC PRIV

SEWER: X [

CHESAPEAKE BAY CRITICAL AREA: NO

PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

MICHAEL G. ALLWELL 1100 STEVENSON LANG BALTIMORE, MD., 21286

TAX ACCT.# 09-19-910250 DEED REF.: 8523/537

NOTES

1) THERE IS NO 100 YEAR FLOODPLAIN WHICH AFFECTS THIS SITE

2) PROPERTY OUTLINE BASED ON PLAT ENTITLED "ROGERS FORGE SUMMIT", AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 13, FOLIO III.



PLAT TO ACCOMPANY FEITTION FOR SPECIAL HEARING AND
PLAT TO ACCOMPANY PETITION FOR VARIANCE

STEVENSON LANE (LOTS 1) 2 5 18, "PODGERS FORGESUM MIT") STELECTION DIST. BALTIMORE COUNTY, MD. SHEET

JAN. 5, 2003 CONTRACT

NUMBER

OF SCALE

11-301 02-159

3			
		· 	DEVELOPMENT ENGINEERING CONSULTANTS, INC.
		FER ZONING REVIEW COMMENTS	SITE ENGINEERS & SURVEYORS 6603 VODE DOAD 410-377-2600 BALTIMORE MARYLAND 21212
	DATE	REVISIONS	6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 212