

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1100 Stevenson Lane; NW corner of the *
intersection of Stevenson Ln & Fairway Dr * ZONING COMMISSIONER
9th Election & 5th Councilmanic Districts
Legal Owner(s): Kenneth P Heaps * FOR
Contract Purchaser(s): Judith A Gregory, *
President Knollwood Donnybrook * BALTIMORE COUNTY
Improvement Association
Petitioner(s) * 03-502-SPH

* * * * *

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

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 15th day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to Jim Patton, Patton Consultants, Ltd, 305 W Chesapeake Avenue, Towson, MD 21204; and to C William Clark, Esquire, Nolan, Plunhoff & Williams, Chtd, 502 Washington Avenue, Suite 700, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

MAY 15 2003

Per...bh.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1100 STEVENSON LANE

which is presently zoned D.R. 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

- (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.

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.

PETITIONER:

~~Contract Purchaser/Lessee~~

KNOLLWOOD DONNYBROOK IMPROVEMENT ASSOC., INC.

JUDY GREGORY, PRESIDENT

Name - Type or Print

Judy A. Gregory

Signature

1116 STEVENSON LANE

Address

Telephone No

BALTIMORE

MD

21286

City

State

Zip Code

Attorney For Petitioner:

C. WILLIAM CLARK, ESQUIRE

Name - Type or Print

William Clark

Signature

NOLAN, PLUMHOFF & WILLIAMS, CHTD.

Company

502 WASHINGTON AVE., STE. 700 (410) 823-7800

Address

Telephone No.

TOWSON,

MD

21204

City

State

Zip Code

Legal Owner(s):

KENNETH P. HEAPS

Name - Type or Print

Signature

Name - Type or Print

Signature

8 FOX WAY TERRACE

Address

(410) 339-7166

Telephone No.

BALTIMORE

MD

21286

City

State

Zip Code

Representative to be Contacted:

JIM PATTON, PATTON CONSULTANTS, LTD.

Name

305 W. CHESAPEAKE AVE.

Address

(410) 296-2140

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

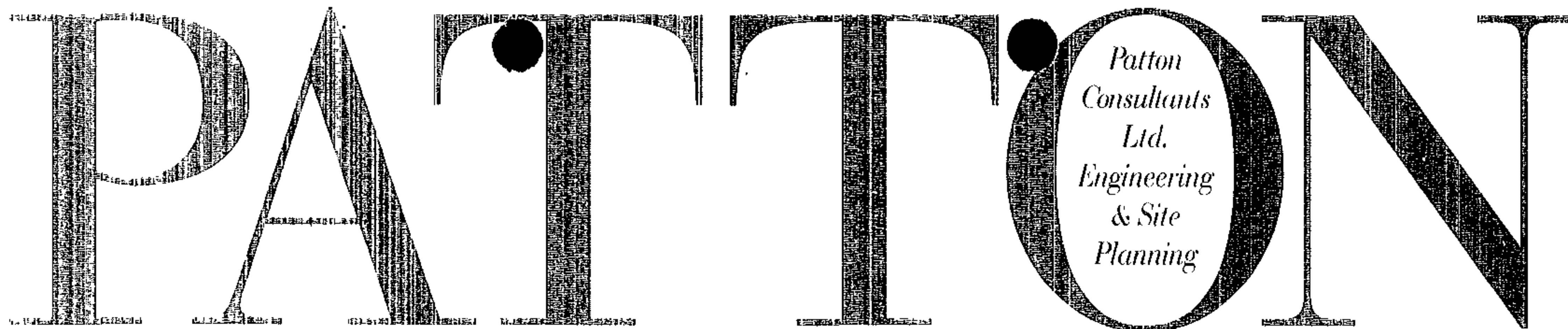
Case No. 03-502-SPH

Reviewed By

J. Clark

Date

4-24-03



ZONING DESCRIPTION

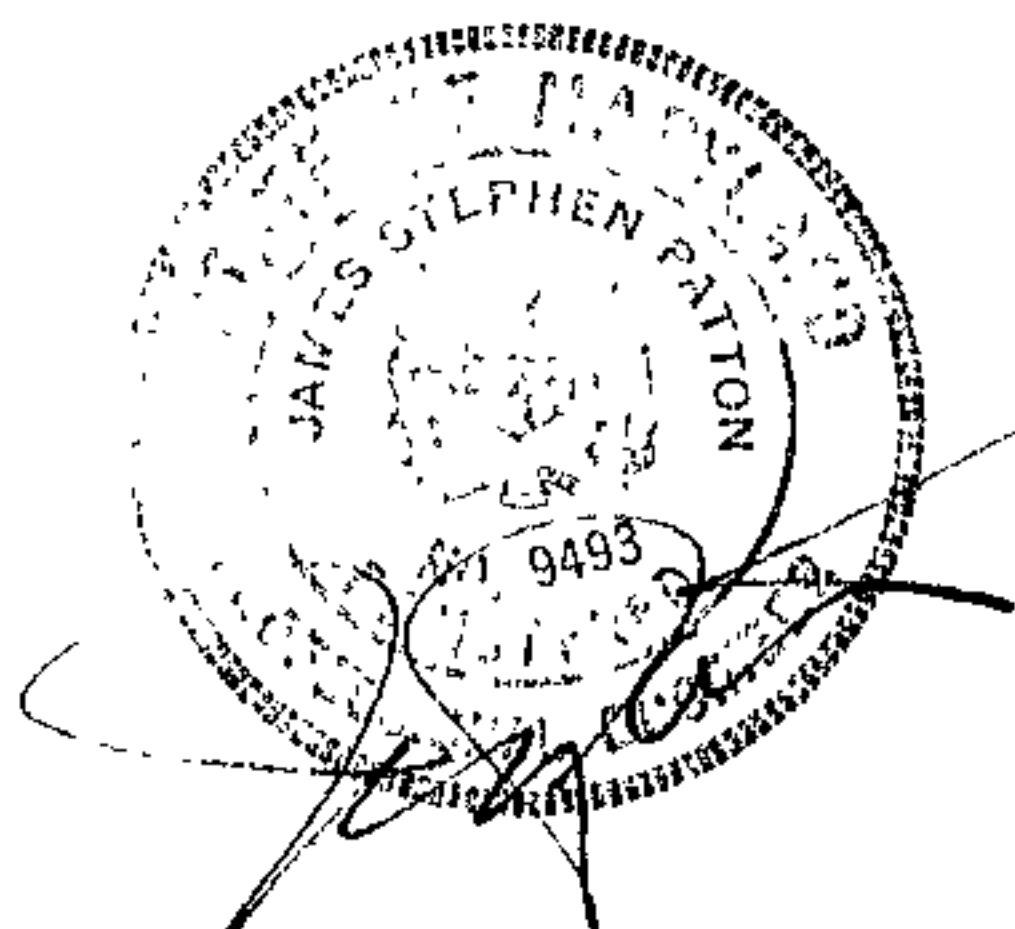
FOR

1100 STEVENSON LANE

Beginning at a point on the northwest corner of the intersection of Fairway Drive which is thirty (30') feet wide and Stevenson Lane which is forty five (45') feet wide. As recorded in Deed 17494 , Folio 438, the following courses and distances:

Northerly along the westerly side of Stevenson Lane	148.54'
North 78° 11' West	226.55'
South 11° 50' West	148.48'
South 78°10' East	224.00'

to the place of beginning, containing 32,560 square feet or 0.75 acres more or less. Also known as 1100 Stevenson Lane, Baltimore, MD , 21204 and located in the 9th Election District, and the 5th Councilmanic District



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

502

No. 200000

DATE 4.24.03 ACCOUNT 011-004 6150

AMOUNT \$ 325

RECEIVED FROM: McLain, L. P. 1100 STEWART
60

FOR: 524

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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: #03-502-SPH

1100 Stevenson Lane

N/West corner of the intersection of Stevenson Lane and Fairway Drive

9th Election District-5th Councilmanic District

Legal Owner(s): Kenneth P. Heaps

Special Hearing: to determine the property is one lot. To determine that the front yard depth of any proposed building be the average of the lots immediately adjoining that are improved and within 200 feet of the joint property line, and in no event less than 50 feet for the front yard depth. To determine as to which yard is the front yard of the existing and proposed new homes. To determine as to the appropriate setback for a building from the lot line adjoining Fairway Drive.

Hearing: Monday, June 30, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bostley 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.

6/139 June 12 C608825

CERTIFICATE OF PUBLICATION

6/31, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/12, 2003.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Williams

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-502-SPH

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**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

1100 STEVENSON LANE

The sign(s) were posted on

7/19/03
(Month, Day, Year)

Sincerely,

 7/19/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

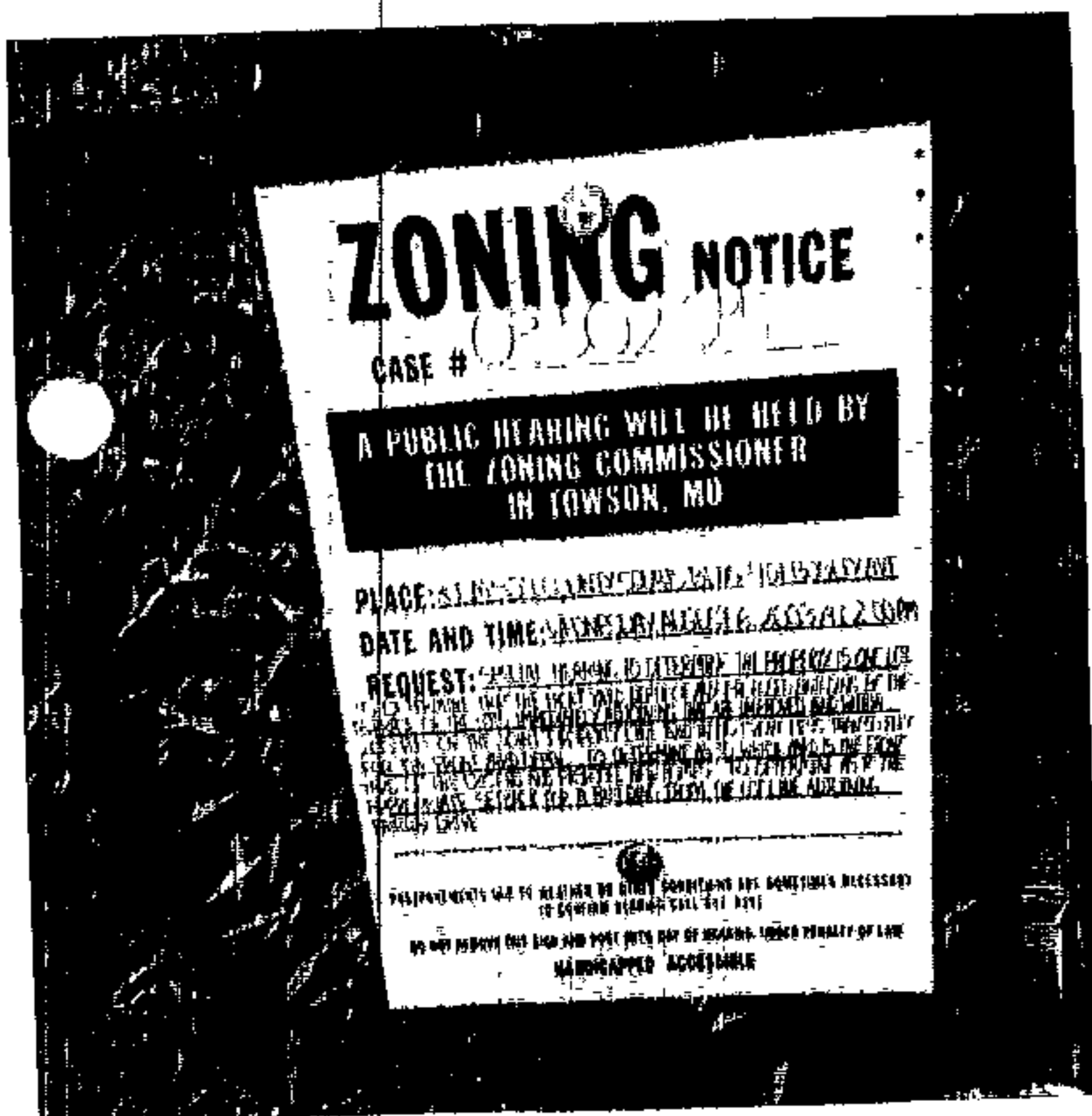
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: 03-502-SPH

Petitioner/Developer: KENNETH
P. HEAPS

Date of Hearing/Closing: _____

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

ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1100 STEVENSON LANE

The sign(s) were posted on _____

6/14/03
(Month, Day, Year)

Sincerely,

[Signature]
(Signature of Sign Poster)

6/14/03
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

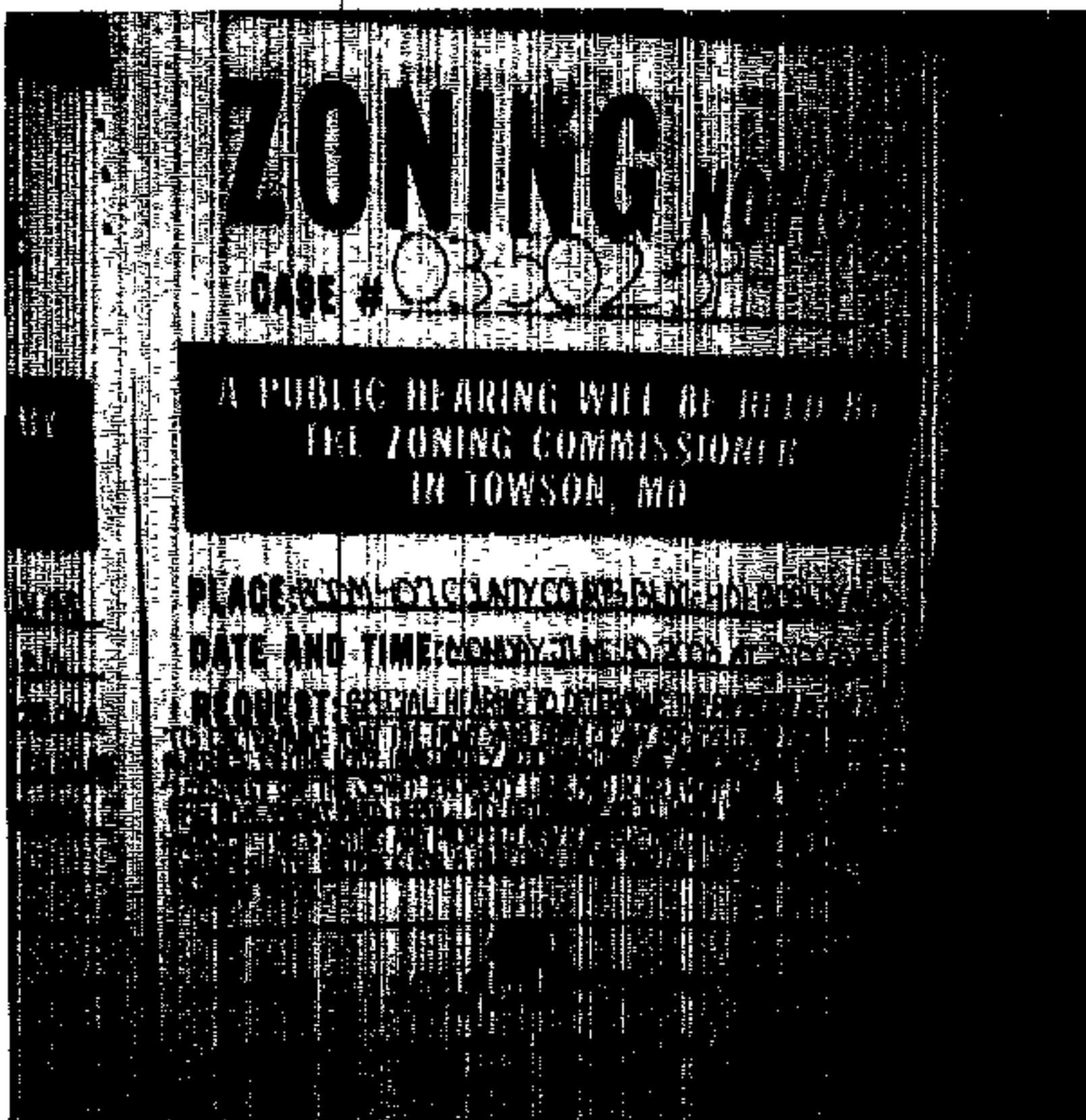
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

June 23, 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: 03-502-SPH

1100 Stevenson Lane

N/west corner of the intersection of Stevenson Lane and Fairway Drive

9th Election District – 5th Councilmanic District

Legal Owner: Kenneth Heaps

Special Hearing to determine the property is one lot. To determine that the front yard depth of any proposed building be the average of the lots immediately adjoining that are improved and within 200 feet of the joint property line, and in no event less than 50 feet for the front yard depth. To determine as which yard is the front yard of the existing and proposed new homes. To determine as to the appropriate setback for a building from the lot line adjoining fairway drive.

Hearings: Wednesday, August 6, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: C. William Clark, Nolan, Plumhoff & Williams, 502 Washington Ave., Ste. 700, Towson 21204
Knollwood Donnybrook Improvement Assoc., Inc., Judy Gregory, 1116 Stevenson Ln.,
Baltimore 21286
Kenneth Heaps, 8 Fox Way Terrace, Baltimore 21286
Jim Patton, Patton Consultants, Ltd., 305 W. Chesapeake Ave., Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 22, 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:

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:

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.



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

June 19, 2003

C. William Clark, Esq.
Nolan, Plumhoff & Williams, Chtd.
502 Washington Ave., Ste. 700
Towson, MD 21204

Dear Mr. Clark:

RE: Case Number: 03-502-SPH, 1100 Stevenson Lane

The above matter, previously scheduled for Monday, June 30, 2003, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. 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 the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Knollwood Donnybrook Improvement Assoc., Inc., Judy Gregory, 1116 Stevenson Ln.,
Baltimore 21286
Kenneth B. Heaps, 8 Fox Way Terrace, Baltimore 21286
Jim Patton, Patton Consultants, Ltd., 305 W. Chesapeake Ave., Towson 21204

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



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

May 5, 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: 03-502-SPH

1100 Stevenson Lane

N/west corner of the intersection of Stevenson Lane and Fairway Drive

9th Election District – 5th Councilmanic

Legal Owner: Kenneth P. Heaps

Special Hearing to determine the property is one lot. To determine that the front yard depth of any proposed building be the average of the lots immediately adjoining that are improved and within 200 feet of the joint property line, and in no event less than 50 feet for the front yard depth. To determine as to which yard is the front yard of the existing and proposed new homes. To determine as to the appropriate setback for a building from the lot line adjoining fairway drive.

Hearings: Monday, June 30, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: C. William Clark, Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 502,
Towson 21204
Kenneth P. Heaps, 8 Fox Way Terrace, Baltimore 21286
Knollwood Donnybrook Improvement Assoc., Judy Gregory, President,
1116 Stevenson Lane, Baltimore 21286
Jim Patton Patton Consultants, 305 W. Chesapeake Avenue, Towson 21204

- 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.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
Thursday, June 12, 2003 Issue - Jeffersonian

Please forward billing to:

Judith A. Gregory
Knollwood Donnybrook Improvement Assoc.
1116 Stevenson Lane
Baltimore, MD 21286

410-823-7800

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: 03-502-SPH

1100 Stevenson Lane

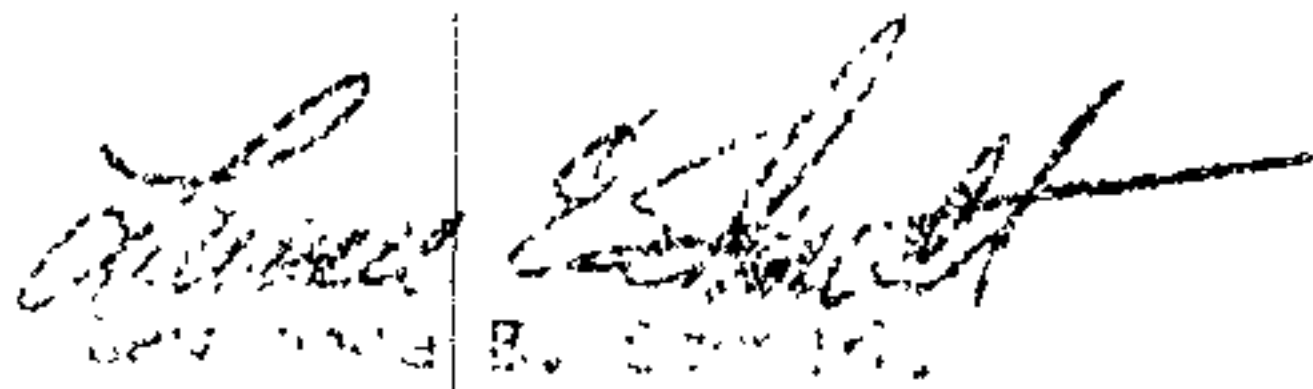
N/west corner of the intersection of Stevenson Lane and Fairway Drive

9th Election District – 5th Councilmanic

Legal Owner: Kenneth P. Heaps

Special Hearing to determine the property is one lot. To determine that the front yard depth of any proposed building be the average of the lots immediately adjoining that are improved and within 200 feet of the joint property line, and in no event less than 50 feet for the front yard depth. To determine as to which yard is the front yard of the existing and proposed new homes. To determine as to the appropriate setback for a building from the lot line adjoining fairway drive.

Hearings: Monday, June 30, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT

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.

For Newspaper Advertising:

Item Number or Case Number: _____

502

Petitioner: KNDILWOOD DONNY BROOK IMPROVEMENT ASSOC. INC.

Address or Location: 1100 STEVENSON LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JUDITH A. GREGORY

Address: KNDILWOOD DONNY BROOK IMPROVEMENT ASSOC. INC.
1116 STEVENSON LANE

BALTIMORE, MD. 21286

Telephone Number: 410-823-7800



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 1, 2003

C. William Clark, Esq.
Nolan, Plumhoff & Williams
502 Washington Ave., Ste. 700
Towson, MD 21204

Dear Mr. Clark:

RE: Case Number: 03-502-SPH, 1100 Stevenson Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 24, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Kenneth Heaps, 8 Fox Way Terrace, Baltimore 21286
Knollwood Donnybrook Improvement Assoc., Judy Gregory, 1116 Stevenson Lane,
Baltimore 21286
Jim Patton, Patton Consultants, Ltd., 305 W. Chesapeake Ave., Towson 21204

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

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

May 6, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 5, 2003

Item No.: 497-504, 506-511

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.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.5.03

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

RE: Baltimore County
Item No. 502 JCM

Dear Ms. Hart,

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2003

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

SUBJECT: 1100 Stevenson Lane

INFORMATION:

Item Number: 03-502

Petitioner: Kenneth P. Heaps

Zoning: DR 3.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning opposed the lot line adjustment at the DRC (Item # 120902I), which would create two (2) additional undersized lots. However, this office would support the reconfiguration of the subject property to create one (1) additional lot provided access to the new lot was restricted to Fairway Drive.

Prepared by:



Section Chief:

AFK/LL:MAC:



*File
6/30
JM
8/6*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: May 13, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For May 12, 2003
Item Nos. 496, 497, 498, 501, 502,
503, 504, 505, 508, 509, and 511

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

RWB:CEN:jrb

cc: File

PATTON

PATTON CONSULTANTS, LTD.

305 West Chesapeake Avenue, Suite 206

Towson, Maryland 21204

(410) 296-2140

Fax (410) 296-0419

TRANSMITTAL

Date: 4/22/03	Proj. No.:
RE:	
1100 STEVENSON	

TO: PDM

ATTN: ZONING

TRANSMITTED VIA

- ☐ Fax No. ()
- ☒ Messenger
- ☐

WE ARE PLEASED TO SEND YOU:

- ☒ Attached ☐ Under separate cover

THE FOLLOWING ITEMS:

- | | | | |
|--|---|---|--------------------------|
| ☐ Sketch Drawings | ☐ Plans | ☐ Reports | ☐ |
| ☐ Prints | ☐ Specifications | ☐ Copy of Letter | ☐ |

COPIES	DATE	DESCRIPTION	DWG. NO.
3		PETITION - SPECIAL HEARING	
1		ZONING MAP. 200' SCALE	
3		ZONING DESCRIPTION	
12		ATTACHMENT "A"	
1		ADVERTISING SHEET.	
1		CHECK #3450	

THIS TRANSMITTAL IS

- | | | |
|---|---|---|
| ☐ For your approval | ☐ | ☐ Approved with exceptions noted |
| ☐ For your use | ☐ Your documents returned after loan to us | ☐ Returned for corrections |
| ☐ At your request | ☐ Approved as submitted | ☐ |
| ☐ For review and comment | | |

FURTHER ACTION REQUIRED

- ☐ Resubmit ____ copies for approval ☐ Submit ____ copies for distribution ☐ Return ____ corrected prints
- ☐

REMARKS: DROP OFF PETITION

COPY TO

BUD CLARK
SHARPA MINTON
JUDITH GREGORY

SIGNED:



If enclosures are not as noted, please notify us at once.

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 D.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

July 30, 2003

J. EARLE PLUMHOFF
(1940-1988)

NEWTON A. WILLIAMS
(Retired 2000)

RALPH E. DEITZ
(1918-1990)

RECEIVED

JUL 30 2003

ZONING COMMISSIONER

*Given that
this will
be postponed
KB*

VIA HAND DELIVERY

Timothy Kotroco, Director
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 03-502 SPH, 1100 Stevenson Lane

Dear Mr. Kotroco:

The record should reflect that the undersigned attorney represents the Petitioners in the above captioned case, which is set for a Hearing at 2:00 p.m. on Wednesday, August 6, 2003. Please be advised that the Petitioners have reached an agreement in principal with the property owner/developer which will resolve the issues posed by the above captioned case. Counsel for the parties have exchanged documents which were necessary to finalize the agreement, but were unable to complete the documents due to the vacation schedule of counsel for the developer/property owner. Accordingly, we request that the above captioned case be postponed and that it not be reset for a hearing until one of the parties request a date for a hearing. As soon as the parties have completed the documentation, the Petitioners will withdraw the Petition they have filed.

If you need further information, please contact me. Until then, I remain.

Very truly yours,

C. William Clark

C. William Clark

CWC/jkc

Enclosure

cc: ✓ The Honorable Lawrence Schmidt, Zoning Commissioner
Mr. Ben Bronstein, Esquire (via facsimile)
Mr. Tom Church
Ms. Judy Gregory
Ms. Sandra Minton, Esquire (via facsimile)

DROP-OFF PETITIONS PROCESSING CHECK-OFF

☒

Two Questions Answered on Cover Sheet:

Any previous reviews in the zoning office?
Any current building or zoning violations on site?

☐

Petition Form Matches Plat in these areas:

Address
Zoning
Legal Owner(s)
Contract Purchaser(s)
Request (if listed on plat)

☐

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

Request:
Section Numbers
Correct Wording (must relate to the code, especially floodplain and historical standard wording. Variances must include the request in lieu of the required code quantities.
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) NW/Corr Stevenson La. and
Fairway Dr. (1100 Stevenson La.)
Zoning: DR-3.5 Acreage: 40,115 ± Previous Hearing Listed With Decision
Election District 9 Councilmanic District 5 Case # 03-502 SPH
Check to See if the Subject Site or Request is:

CBCA
Floodplain
Elderly
Historical
Pawn Shop
Helicopter

*If Yes, Print Special Handling Category Here
*If No, Print No

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 03-502 SPH

Date Completed/Initials

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)

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)

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burlan
Deputy Secretary

May 12, 2003

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

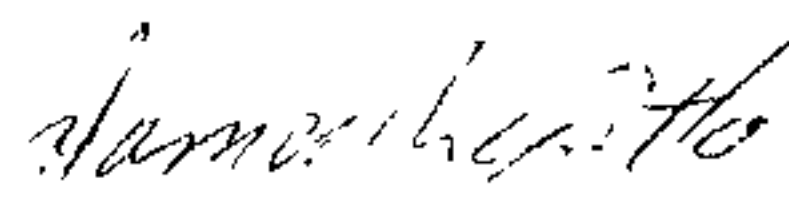
Re: **Zoning Advisory Committee Agenda, 05/12/03 re: case numbers 03-496-X, 03-497-A, 03-498-A, 03-499-A, 03-500-A, 03-501-A, 03-502-SPH, 03-503-A, 03-504-A, 03-505-A, 03-506-A, 03-507-SPHX, 03-508-SPH, 03-509-A, 03-510-A, 03-511-SPHX**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/05/03. The information has been submitted to Mr. Mike Nortrup.

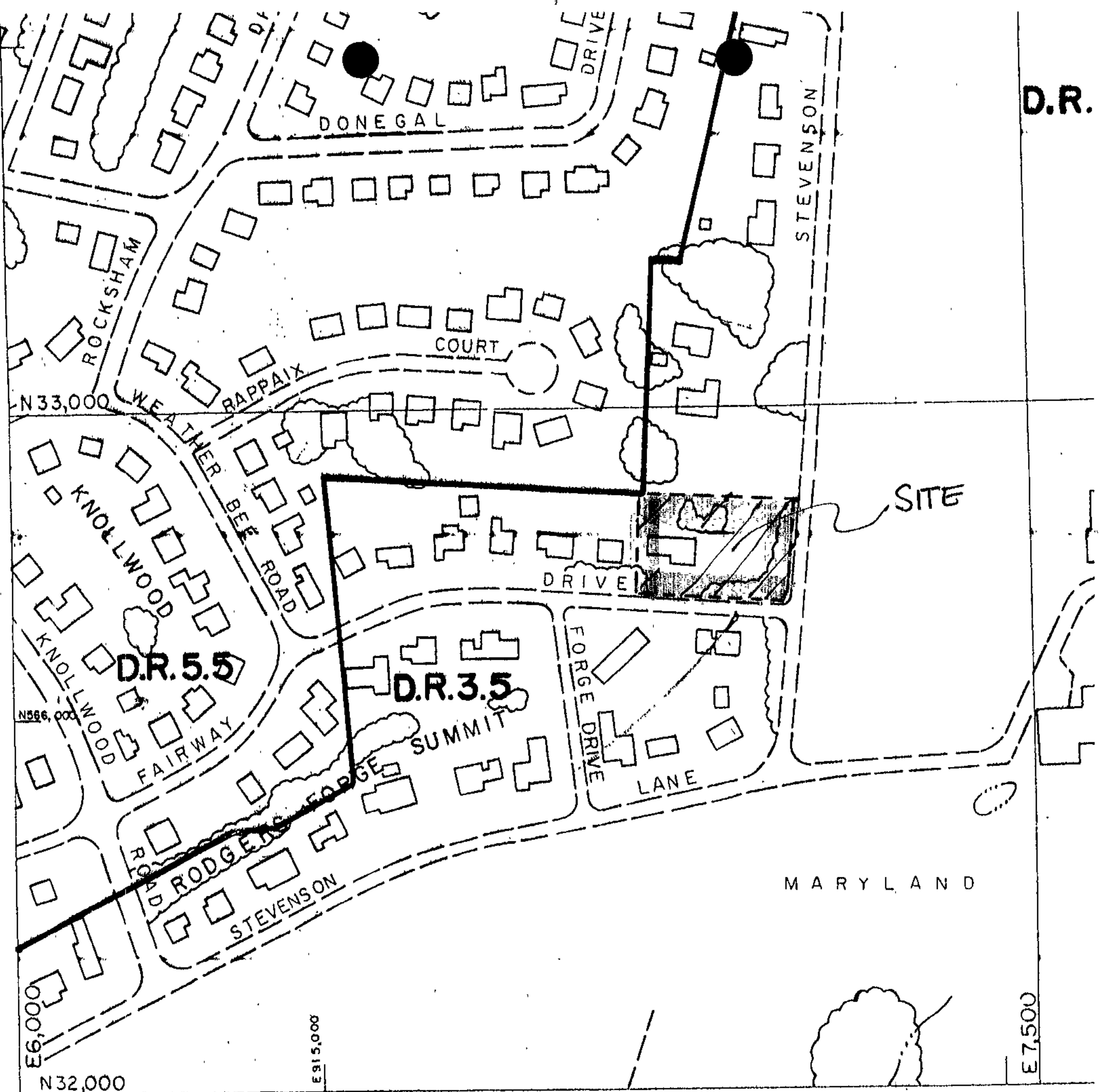
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,


✓ James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup

D.R.



N - NW

NE9 B

2000 COMPREHENSIVE

ADOPTED by

THE BALTIMORE COUN

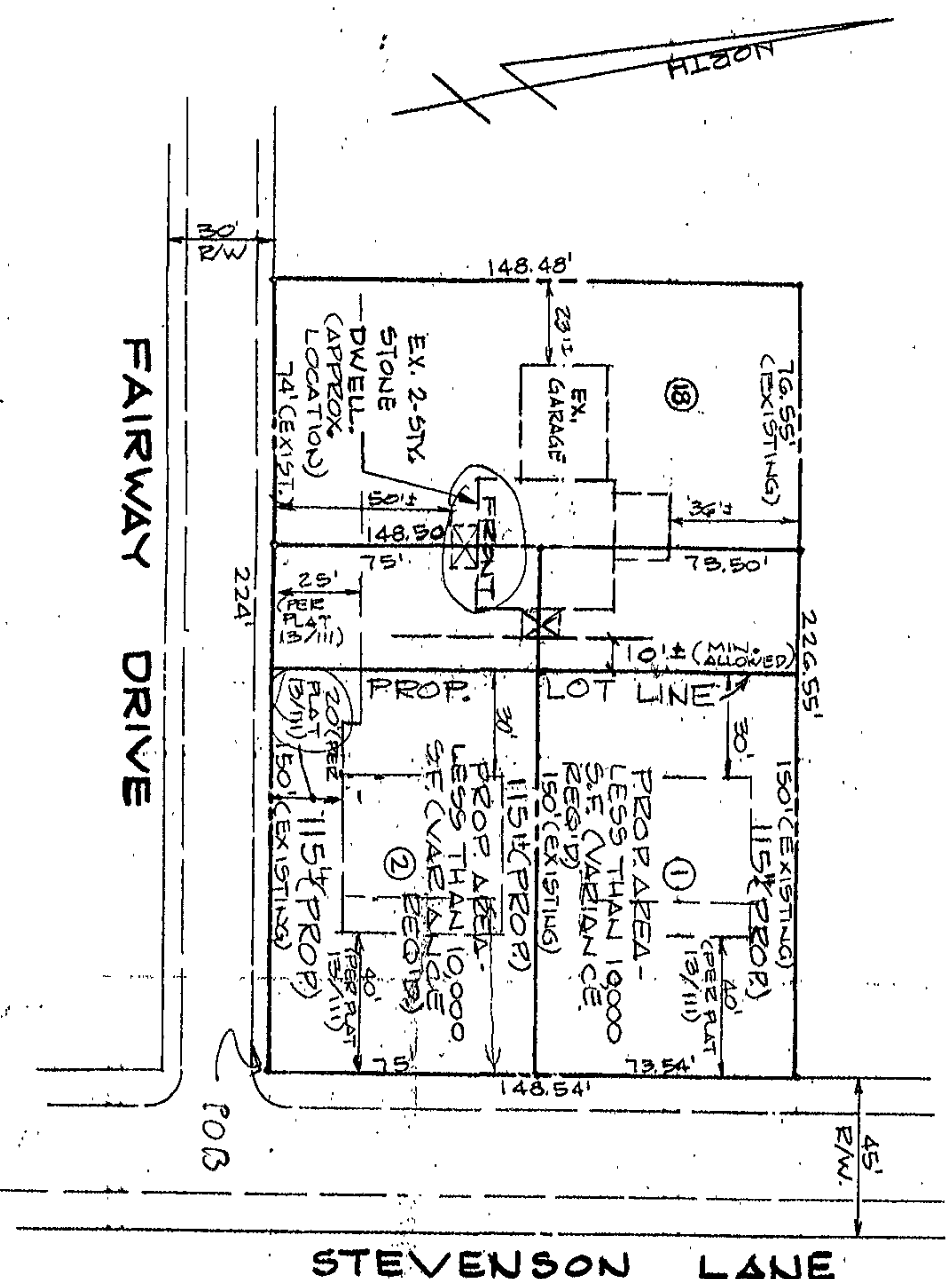
OCTOBER 10, 2

Bills Nos. 87-00, 88-00, 89-00, 90-0

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC, BALTIMORE, MD. 21210

Joseph Barth
Chairman, County

ITEM # 502



PROPERTY OUTLINE BASED ON PLAT ENTITLED "ROGERS FORGE SUMMIT" AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 13, FOLIO 111.

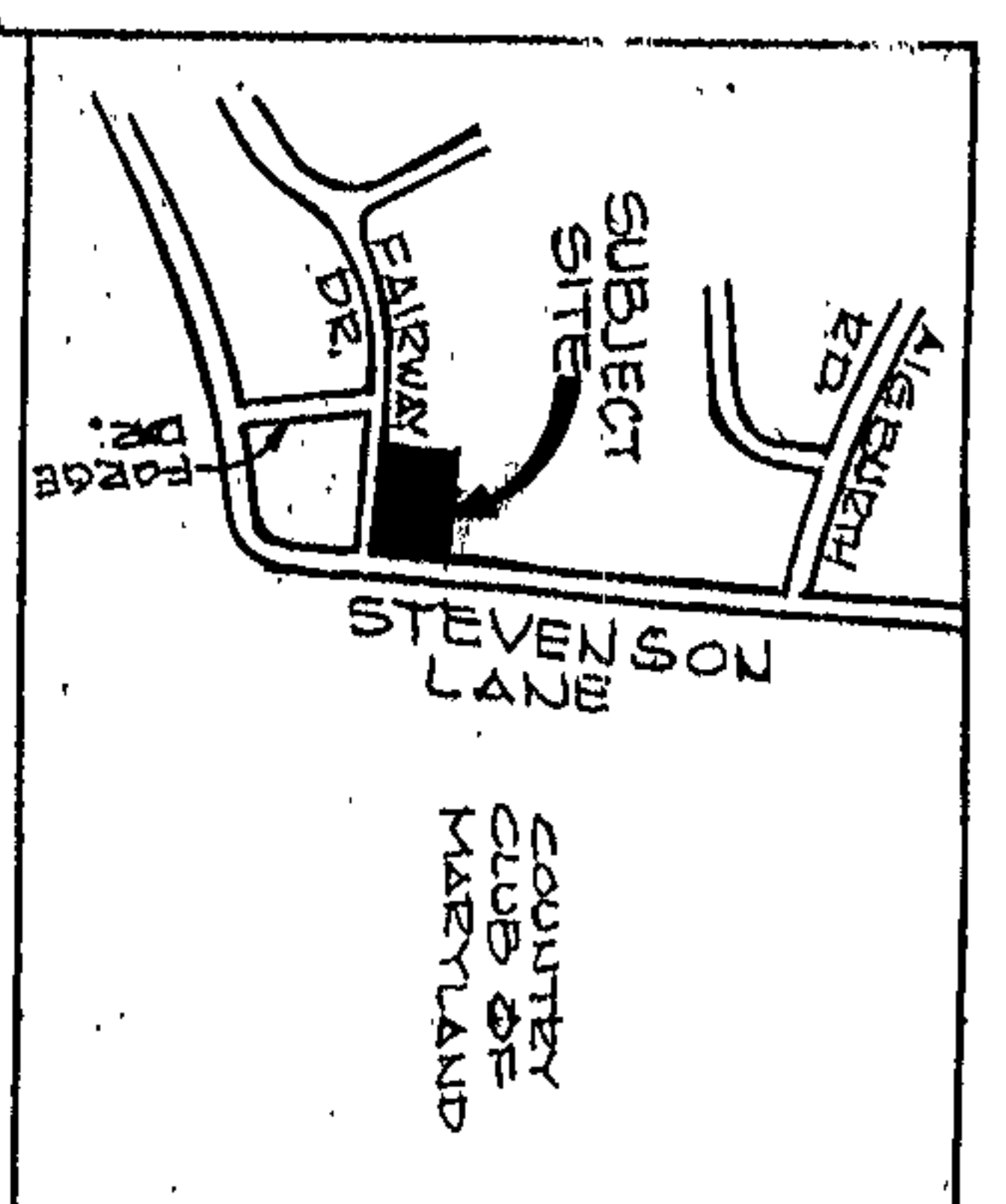
RECEIVED
NOV 20 2002
DEPT. OF TRANSPORTATION
Baltimore County

Drawn	TLB
Check	JAC
Design	

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

PLAT TO ACCOMPANY D.R.C. REQUEST FOR 1100 STEVENSON LANE ELECTION DIST.	SHEET 1 OF 1	DATE NOV. 20, 2002	CONTRACT NUMBER 02-150
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Reduced To 1" = 50' ±



VICINITY MAP
SCALE: 1"=500'
NORTH

LOCATION INFORMATION

ELECTION DISTRICT : 9TH
COUNCILMANIC DISTRICT: 5TH
1"=200' SCALE MAP #:

ZONING : DR-B.S
LOT SIZE :
NET = 3,341.3 S.F. = 0.078 AC
GROSS = 40,115 S.F. = 0.92 AC

SEWER : ☒ PUBLIC ☐ PRIVATE
WATER : ☒ ☐

CHESAPEAKE BAY CRITICAL AREA: ☐ YES ☒ NO
PRIOR ZONING HEARINGS : ~~NO~~

03-337-SP4A

OWNER INFORMATION (PER MDAT, 11/19/02)
MICHAEL G. ALLWELL
1100 STEVENSON LANE
BALTIMORE, MD, 21286

TAX ACCT. # 09-19-910250
DEED REF.: 85-23/537

ATTACHMENT A
Petition For
Special Hearing
1100 Stevenson Lane
By
Kwilleen-Danly Brook
Improvement Assn