

IN RE: PETITION FOR VARIANCE
NW/S Old Philadelphia Road,
SW of Lloyd Avenue
(11350 Old Philadelphia Road)
11th 15th Election District
7th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-284-A

Joseh G. Holter, Vince Holter,
and Mary H. Drescher - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 11350 Old Philadelphia Road, located between 13 Mile Lane and Lloyd Avenue in White Marsh. The Petition was filed by the owners of the property, Joseh G. Holter, Vince Holter, and Mary H. Drescher, and the Contract Purchasers, Winsome Homes, Inc., by John R. Clark, President, through their attorney, David M. Meadows, Esquire. The Petitioners seek relief from Section 259.9.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit garage doors which face the street to be located 0 feet from the front side of the building in lieu of the required 18 feet for Lots 2-5, 7-19, 22-31, and 34-36; and from Section 259.9.B.2.c of the B.C.Z.R. to allow a side building face to arterial roadway setback of 25 feet in lieu of the required 40 feet for Lot 36. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 3.

Appearing at the hearing on behalf of the Petition were Mary H. Drescher, co-owner of the property, Lee Drescher, John Clark, Winsome Homes, Inc., Contract Purchaser, Vincent J. Moskunus, Professional Engineer with M & H Development Engineers, Inc., who prepared the site plan for this property, Rich Vornadore, a representative of Ryan Homes, Build-

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Date 2/21/97
By [Signature]

RECORDED

er, and David M. Meadows, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 13.804 acres, more or less, zoned D.R. 3.5 and is presently unimproved. The property is located within the new overlay district of Honeygo, designated as District H in the B.C.Z.R., which provides that any development within this district must meet certain design criteria. The subject property was approved for development with 36 single family homes by Zoning Commissioner Lawrence E. Schmidt on December 19, 1995. Given the D.R. 3.5 zoning of the property, the Petitioners could build 52 single family homes; however, only 36 are proposed for this site. The specific models Ryan Homes proposes to construct on the subject lots have been popular in this area of Baltimore County. However, due to the location of the property in the overlay District H of Honeygo, the relief requested is necessary in order to construct the specific models proposed by Ryan Homes. Testimony indicated that there are two other parcels immediately adjacent to the subject site which are now under development and are not subject to the H overlay district requirements. The relief requested would allow the proposed development to be consistent with and comparable to other development in the area.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

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Date 4/21/97
By [Signature]

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

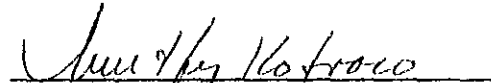
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of February, 1997 that the Petition for Variance seeking relief from Section 259.9.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit garage doors which face the street to be located 0 feet from the front side of the building in lieu of the required 18 feet for Lots 2-5, 7-19, 22-31, and 34-36; and from Section 259.9.B.2.c of the B.C.Z.R. to allow a side building face to arterial roadway setback of 25 feet in lieu of the required 40 feet for Lot 36, in

accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated January 24, 1997 (copy attached).
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore county

TMK:bjs

ORDER RECEIVED FOR FILING
Date 2/21/97
By Rep

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

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

January 24, 1997

FROM: R. Bruce Seeley *ABs / JP*
DEPRM

SUBJECT: Zoning Item #284 - Holter Property
NW/S Philadelphia Road
Zoning Advisory Committee Meeting of January 21, 1997

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

RBS:KK:sp

HOLTER/DEPRM/TXTSBP

ORDER RECEIVED FOR FILING

Date *2/1/97*

By *[Signature]*

RECEIVED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 21, 1997

David M. Meadows, Esquire
4111 E. Joppa road
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
NW/S Old Philadelphia Road, SW of Lloyd Avenue
(11350 Old Philadelphia Road)
15th Election District - 7th Councilmanic District
Joseph G. Holter, Vince Holter, and Mary H. Drescher - Petitioners
Case No. 97-284-A

Dear Mr. Meadows:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Mary Drescher, 11336 Old Philadelphia Rd, White Marsh, Md. 21162
Mr. Joseph G. Holter, 11340 Old Philadelphia Rd, White Marsh, Md. 21162

Mr. John R. Clark, President, Winsome Homes, Inc.
2820 Reckord Road, Fallston, Md. 21047

Mr. Vincent J. Moskunus, M & H Development Engineers, Inc.
200 E. Joppa Road, Towson, Md. 21286

Mr. Rick Vornadore, Ryan Homes
7939 Honeygo Boulevard, Suite 100, Baltimore, Md. 21236

DEPRM; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at NW/S Philadelphia Road, SW of Lloyd Avenue

97-284-A

which is presently zoned DR 3.5H

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 259.9C4 to allow garage doors which face the street to be set back zero (0') feet from the front side of the building in lieu of the required eighteen (18') feet for Lot Nos. 2-5, 7-19, 22-31, 34-36. And from Section 259.9B2(c) to allow a 25' ~~yard~~ setback from side building face to arterial roadway in lieu of required 40' for Lot 36.

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

See Attached.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Winsome Homes, Inc.
(Type or Print Name)

By: [Signature]
Signature John R. Clark, President
2820 Reckord Road

Fallston Maryland 21047
City State Zipcode

Attorney for Petitioner:

David M. Meadows, Esquire
(Type or Print Name)

[Signature]
Signature

4111 E. Joppa Rd. 529-4600
Address Phone No.
Baltimore, Maryland 21236
City State Zipcode

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):

Joseph G. Holter, Vice President
(Type or Print Name)

Signature

(Type or Print Name)

Signature

11340 Old Philadelphia Road 256-5883
Address Phone No.

Baltimore, Maryland 21162

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

D. MEADOWS, ESQ.
Name

SAME.
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: [Signature] DATE 1-9-97

284

ORDER RECEIVED FOR FILING

Date

By



HOLTER PROPERTY ATTACHMENT

1. In 1994, a new overlay district was added to the Baltimore County Zoning Regulations. District H and H1 contained in Bill No. 176 provided special design criteria for an area of Baltimore County that the government has designated Honeygo. See, Sections 259.9BCZR et seq. In particular, Section 259.9C4 provides as follows:

Garage doors which face the street shall be set back eighteen (18') feet from the front side of the building, except that the front yard setback of the garage shall not be less than the front yard setback of the building.

There is no comparable requirement anywhere else in the Zoning Code or related Regulations. In fact, in all other comparable situations in Baltimore County, front entry garages are not only allowed to be on the same plane as the rest of the house, they may in fact extend up to two (2') feet into the front yard setback. BCZR Section 259.9C4 therefore causes a practical difficulty in that it prevents (only in the Honeygo overlay district) attached garages from being integrated into the interior floor plan in a sensible way. In the case of the Holter Property, it also creates a competitive disadvantage as compared to immediately adjacent properties now under development which are not subject to the H overlay district.

2.
 - A. The tract is boarded on the north by a development EXEMPT from the Honeygo Regulations. The properties for 300 feet North of that development are all small tracts, which would not be developed as major subdivisions. The property adjacent to the south is a 16-acre parcel, which would allow 56 units and this is the only large tract that could be developed as a major subdivision to 13 Mile Lane.
 - B. The adjacent property to the south needs a sewer extension from the south for gravity sewer, which is not planned for a long time. Therefore if the land would be developed it would have to be approved for septic areas. The lot sizes would have to be larger to accommodate private sewer systems. This would then make this subdivision different than the other two, and the Honeygo overlay, therefore, no benefit to the Honeygo Regulations.
3. BCZR 259.9B2(c) causes a practical difficulty as to Lot No. 36 in that it prevents any flexible use of the building envelope for the ultimate construction of a home on the lot when taking into consideration adjacent lots and road configuration.
4. Any and all other reasons to be presented at the time of the hearing.

284

ORDER RECEIVED FOR FILING
Date 7/21/97
By [Signature]

M. & H. DEVELOPMENT ENGINEERS, INC.

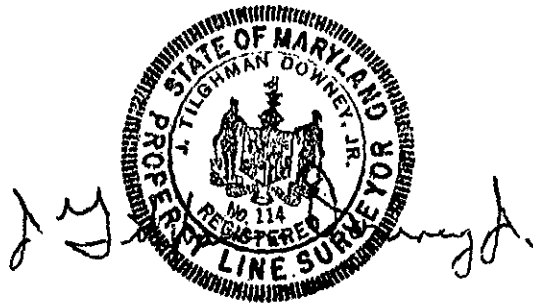
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
JANUARY 2, 1997

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

97-284-A

ZONING DESCRIPTION FOR HOLTER PROPERTY

BEGINNING for the same at a point in the centerline of Old Philadelphia Road measured southwesterly from the intersection formed by the centerline of said Old Philadelphia Road and the centerline of New Forge Road 2300 feet, more or less, measured southwesterly therefrom; thence S 34° 34' 44" W, 200.58 feet; thence N 62° 17' 38" W, 374.17 feet; thence S 34° 34' 44" W, 349.87 feet; thence N 64° 19' 50" W, 1401.03 feet; thence N 45° 06' 13" E, 562.57 feet; thence S 64° 19' 50" E, 1297.01 feet to the Place Of Beginning, containing 13.804 acres, more or less. As recorded in Deed Liber 8115, Folio 690.



J. Tilghman Downey, Jr.

284

MICROFILMED

NOTICE OF HEARING

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

Case: #97-284-A
(Item 284)
11340 Old Philadelphia Road -
Holter Property
NW/4 Old Philadelphia Road,
2300' +/- SW from c/a New
Forge Road
15th Election District
7th Councilmanic
Legal Owner(s):
Joseph G. Holter, Vince Hol-
ter, and Mary H. Drescher
Contract Purchaser:
Winsome Homes, Inc.

Variance: to allow garage
doors which face the street to
be setback zero feet from the
front side of the building in lieu
of the required 18 feet for lot
nos. 2-5, 7-19, 22-31, 34-36;
and to allow a 25 foot setback
from side building face to arte-
rial roadway in lieu of the re-
quired 40 feet for lot 88.

Hearing: Tuesday, February
18, 1997 at 11:00 a.m. in
Rm. 118 Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3391.

1/29/94 Jan. 23

C114231

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Jan. 23, 1997

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 Jan. 23, 1997.

THE JEFFERSONIAN,

A. Henrich
LEGAL AD. - TOWSON

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

254 No. 028075
97-284-A

DATE 1-9-97 ACCOUNT Pool-6150

AMOUNT \$ 250.00

John Clark HOLTER PROP.
RECEIVED FROM:

(020) UAR.
FOR:

03A91N0192MICHRC
BA C002152END1-09-97

\$250.00

VALIDATION OR SIGNATURE OF CASHIER

D. JTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

John.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

97-284-A

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 284

Petitioner: JOHN CLARK

Location: 11340 OLD Philadelphia Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN CLARK

ADDRESS: 2820 RECORD Rd.

FALLSTON, Md. 21047

PHONE NUMBER: 529-4600

AJ:ggs

(Revised 09/24/96)



CERTIFICATE OF POSTING

RE: Case No.: 97-284-A
Petitioner/Developer: JOSEPH G. HOLTER, ETAL
JOHN CLARK, ETAL
c/o DAVID MEADOWS, ESQ
TAY 589-6116
Date of Hearing/Closing: 2/18/97

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 #11340 PHILADELPHIA RD.
HOLTER PROPERTY @ MD. Rte. 7

The sign(s) were posted on

1/28/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, 1/31/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

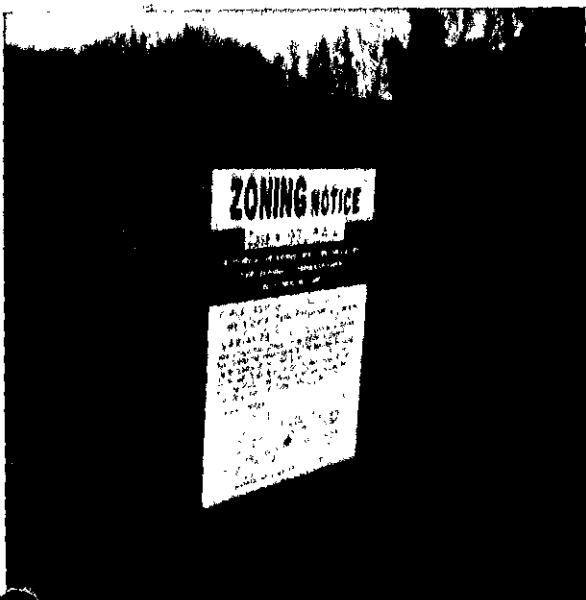
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



97-284-A
11340-PHILADELPHIA RD.
RTE-7
HOLTER PROP.

Date to be Posted: At least _____ before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-284-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: _____

THE ZONING COMMISSION WILL MEET WITH THE OFFICE OF ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 259.9B2(a) to allow garage doors which face the street to be set back zero (0') feet from the front side of the building in lieu of the required eighteen (18') feet for Lot Nos. 2-5, 7-19, 22-31, 34-36. And from Section 259.9B2(c) to allow a 25 yard setback from side building face to arterial roadway in lieu of required 40' for Lot 36.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

284

TO: PUTUXENT PUBLISHING COMPANY
January 23, 1997 Issue - Jeffersonian

Please forward billing to:

Winsome Homes, Inc.
John Clark
2820 Reckord Road
Fallston, MD 21047
529-4600

NOTICE OF HEARING

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

CASE NUMBER: 97-284-A (Item 284)
11340 Old Philadelphia Road - Holter Property
NW/S Old Philadelphia Road, 2300' +/- SW from c/l New Forge Road
15th Election District - 7th Councilmanic
Legal Owner(s): Joseph G. Holter, Vince Holter, and Mary H. Drescher
Contract Purchaser: Winsome Homes, Inc.

Variance to allow garage doors which face the street to be setback zero feet from the front side of the building in lieu of the required 18 feet for lot nos. 2-5, 7-19, 22-31, 34-36; and to allow a 25 foot setback from side building face to arterial roadway in lieu of the required 40 feet for lot 36.

HEARING: TUESDAY, FEBRUARY 18, 1997 at 11:00 a.m. in Room 118 Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

January 17, 1997

NOTICE OF HEARING

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

CASE NUMBER: 97-284-A (Item 284)
11340 Old Philadelphia Road - Holter Property
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Contract Purchaser: Winsome Homes, Inc.

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HEARING: TUESDAY, FEBRUARY 18, 1997 at 11:00 a.m. in Room 118 Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

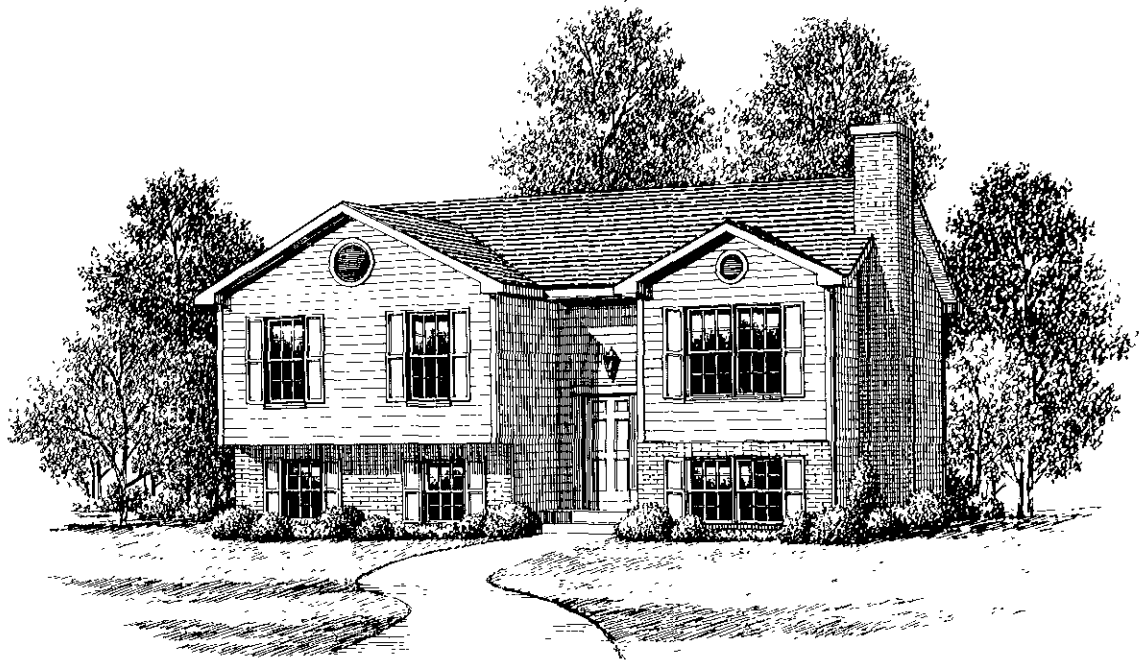
Arnold Jablon
Director

cc: Joseph G. Holter, et al
Winsome Homes, Inc./John R. Clark
David M. Meadows, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 3, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



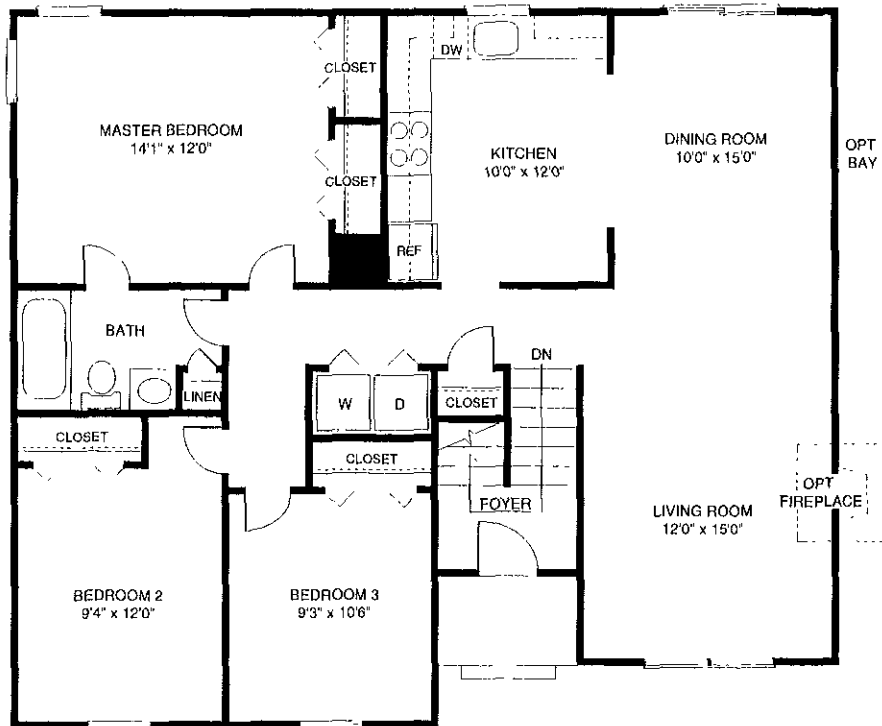
The Belmar



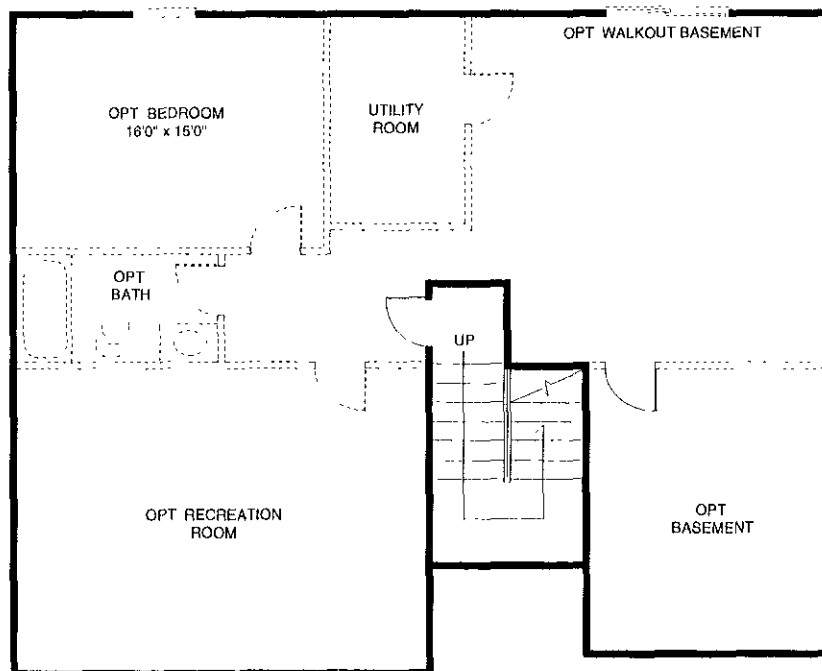
Elevation 1



Elevation 2



MAIN LEVEL PLAN



LOWER LEVEL PLAN



All floor plans and elevations are approximate and subject to change.

BEL MARI



EQUESTRIAN ACRES

<u>Model</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
<u>Belmar</u>			
Split Foyer	129511174	3 Bedroom, 1 Bath, Full Basement	\$151,520
<u>Bostonian</u>			
Colonial	116511280	2 or 3 Bedroom, 1.5 Bath, Full Basement, 1 Car Garage	
		2 Bedroom	\$147,990
		3 Bedroom	\$148,990
<u>Sitation</u>			
Colonial		3 or 4 Bedroom, 2.5 Bath, Full Basement, 1 Car Garage	
	111511408	3 Bedroom	\$156,990
	101511608	4 Bedroom	\$161,990
	95511808	4 Bedroom w/ Family room	\$171,990
<u>Cloverbrook</u>			
Rancher	126511284	3 Bedroom, 2 Bath , 1 1/2 Car Garage, Basement or Crawl space	
		Crawl Space	\$162,950
		Basement	\$170,950
<u>Belmont</u>			
Colonial	93511888	4 Bedroom, 2.5 Bath, 1st floor Laundry, Family Rm, Full Basement	\$175,990
<u>Culpepper</u>			
Colonial	90512075	4 Bedroom, 2.5 Bath, Family Rm, 1st floor Laundry, Full Basement, 2 Car Garage	\$185,990
<u>Secratariot</u>			
Colonial	89512108	4 Bedroom, 2.5 Bath, Family Rm, 1st floor Laundry, Full Basement, 2 Car Garage	\$187,790
<u>Coventry</u>			
Colonial	92512123	4 Bedroom, 2.5 Bath (Master is Super Bath), Family Rm, 1st Floor Laundry, Full Basement, 2 Car Garage	\$195,990

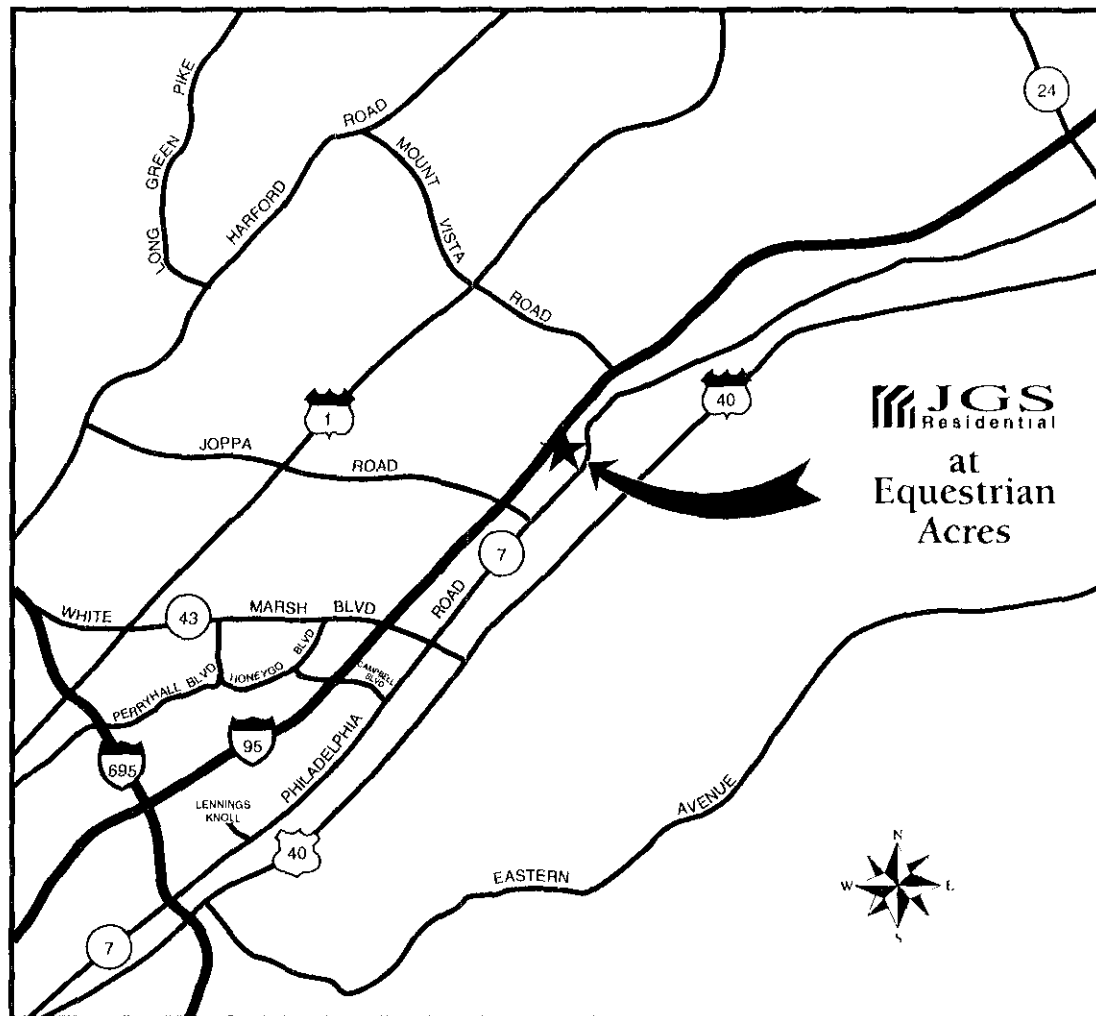
All homes include: Gas Heat and Central Air Conditioning

FOR MORE INFORMATION PLEASE CALL
GEORGE OR MARGIE AT (410) 529-2826
NEW HORIZONS REALTY

\$3,000 toward Options or Closing!

Room dimensions and Square Footage are approximate
All prices are subject to change without prior notice.
Prices effective September 5, 1996





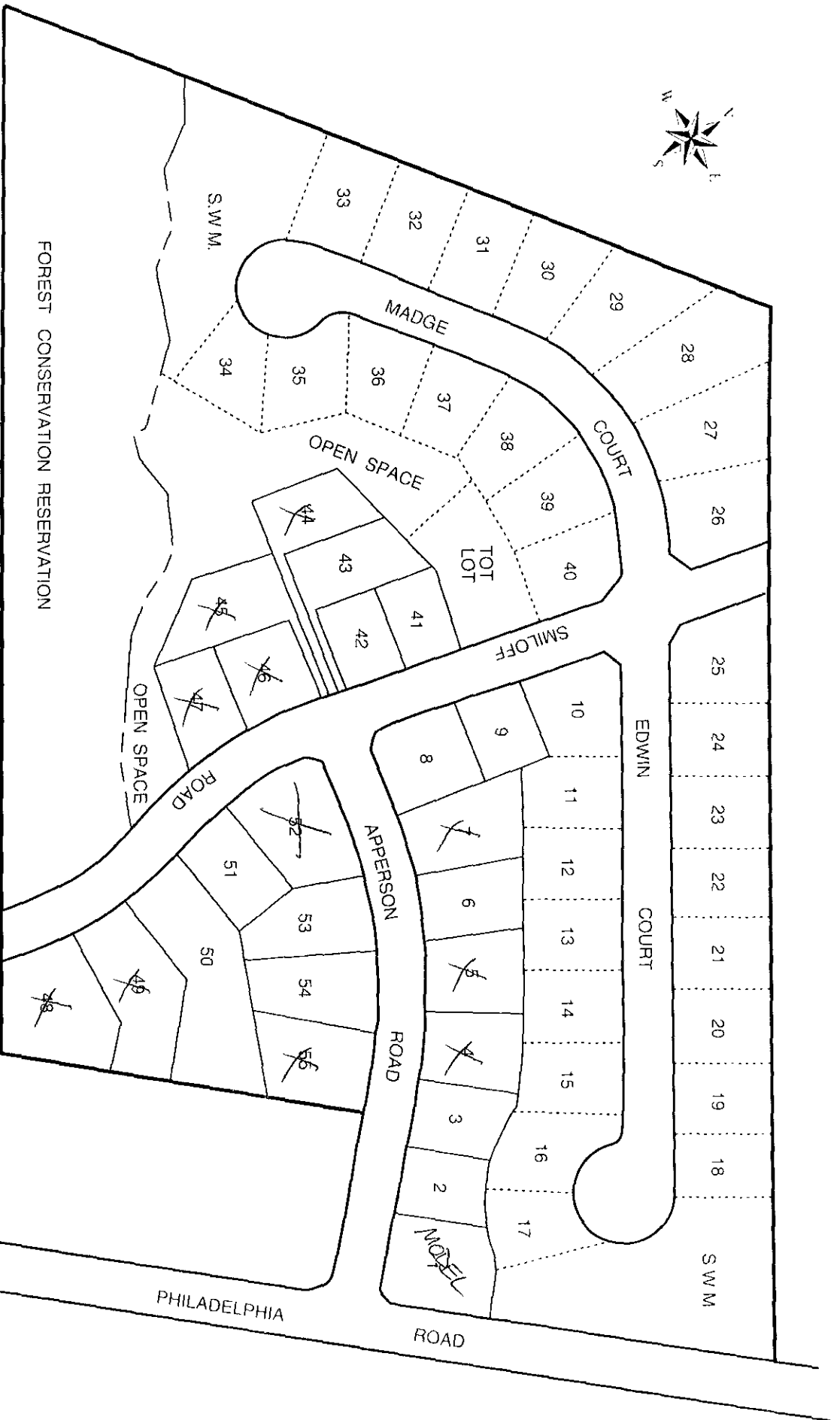
DIRECTIONS:

From Harford County Rt. 24 to South on Philadelphia Road (Rt. 7) about 7 Miles to EQUESTRIAN ACRES

From Baltimore Beltway (695) to Rt. 7 (north) about 7 Miles to EQUESTRIAN ACRES

From Baltimore Beltway (695) to Rt 43 (White Marsh Blvd.) to right on Honeygo Blvd. to left on Campbell Blvd. to left on Philadelphia Road (Rt. 7) About 3 Miles to EQUESTRIAN ACRES





— PHASE I
--- PHASE II
X = Sold

JGS
Residential

EQUESTRIAN ACRES
SITE PLAN





CUSTOM FEATURES AVAILABLE

- * Walkout Basement
- * Basement Walk-up
- * Brick Fronts
- * Bay window
- * Two-Car Garage w/ Extended Family Room (Some Models)
- * Designer Bath
- * Skylights
- * Security System
- * Cathedral Ceilings
- * Fireplace
- * Kitchen Island
- * Whirlpool Tub
- * Atrium Door
- * French Door
- * Upgraded Cabinets
- * Sun Deck
- * Intercom w/ Speakers
- * Central Vac
- * Electric Garage Door Opener
- * Upgraded Appliances
- * Sanitary Tub
- * Upgraded Floorings
- * 50 Gallon Gas Hot Water Heater
- * Concrete Driveway
- * Garden Tub
- * Landscape Package
- * Recreation Room
- * Lower Level Bath
- * Ceiling Fan
- * Shower Door
- * Fourth Bedroom (as per plan)
- * Family Room (as per plan)
- * Ice Maker Hook-up
- * Fiberglass Shower
- * Door Chimes
- * Chair and Crown Molding Package
- * Washer/ Dryer
- * Built-in Microwave
- * Refrigerator
- * Space Saver Closets
- * Ceramic Tile Floors
- * Bath Heater Lamps
- * Electronic Air Cleaner
- * Humidifier
- * Concrete Patio
- * Recessed Lights
- * Whole House Fan (roof)
- * Extra Electrical, Telephone or TV Outlets
- * Other Custom Features may be available. See Sales Consultant for details.





STANDARD FEATURES

QUALITY CONSTRUCTION FEATURES

- * Structural Steel Beams and Columns (as per plan)
- * Concrete Foundation Walls w/ Concrete Foundation Footings
- * 2" x 10" and/or 2" x 12" Hem-Fir Floor Joists (as per plan)
- * 3/4" Tongue and Groove Plywood Sub-Flooring
- * 1/2" C.D.X. Plywood Roof Sheathing
- * 2" x 4" Studs w/ 7/16" O.S.B. and House Wrap, Exterior Walls
- * Copper Water Lines

CUSTOM EXTERIOR FEATURES

- * Public Water, Sewer and Gas
- * Distinctive Exterior Detailing and Craftsmanship
- * Maintenance Free Vinyl Siding
- * Two Exterior Frostproof Water Faucets
- * Two Outside Electric (G.F.I.) Outlets
- * Your Choice of Professionally Color-Coordinated Exteriors
- * Seeded Yards
- * Treat Soil for Termites
- * Concrete Leadwalks
- * Driveways (Asphalt)
- * Lighted Entry Ways
- * Seamless Aluminum gutters and Downspouts
- * Asphalt Roof Shingles

CUSTOM INTERIOR FEATURES

- * Double Bowl Stainless Steel Kitchen Sink w/ Disposal
- * Wall to Wall Carpet
- * No- Wax Resilient Flooring
- * Gas Single-Oven Range w/ Hood Fan
- * Two-Cycle Dishwasher by G.E.
- * White or Almond Kitchen Appliances
- * Wood Kitchen Cabinets and Vanities
- * Choice of Counter Top Colors
- * Smoke Detectors

CUSTOM INTERIOR FEATURES Con't.

- * 40- Gallon Energy Efficient Gas Hot Water Heater
- * Washer & Dryer Hook-up w/ Vent
- * Six Panel Colonial Doors
- * 2 1/2 Bathrooms (most models)
- * Large Vanity Mirrors
- * Cultured Marble Vanity Tops
- * Steel Tub w/ Ceramic Tile Surround
- * Pre- Wire for T.V. and Telephone (2 each)
- * Attic Light
- * Smooth Ceilings
- * Designer Lighting Package
- * Decorator Wood Railings
- * 200 AMP Service

ENERGY SAVING FEATURES

- * High Efficiency (90+) Bryant Gas Furnace
- * High Efficiency (13 Seer) Air Conditioning System
- * Double-Glazed High Performance Energy Efficient Single-Hung Vinyl Tilt-in Windows w/ Screens
- * R-30 Fiberglass Batt Insulation in Ceilings (Batt or Blown)
- * R-19 Fiberglass Batt Insulation in Overhangs (Cantilevers)
- * R-13 Fiberglass Batt Insulation in Exterior Walls
- * Insulated Steel Front Entry Door
- * Energy Saver Sliding Glass Door

BUILDER'S COMMITMENT TO EXCELLENCE

- * One - Two - Ten Year RWC Limited Warranty
- * Full Pre-Settlement Inspection
- * Full 90 Day After Settlement Inspection
- * Full 11 Month After Settlement Inspection
- * 34 Years of Construction Experience and Reputation



In our continued efforts to give you the Best Home Value possible, these features are subject to change without notice.





EQUESTRIAN ACRES AREA INFORMATION

* PUBLIC SCHOOLS:

Chapel Hill Elementary School	887-5119
Perry Hall Middle School	887-5100
Perry Hall Senior High School	887-5108

* PRIVATE SCHOOLS:

Perry Hall Christian School	256-8880
St. Paul's Evangelical Lutheran	592-8100
Tabernacle Christian School	256-2227
St. Stephen R. C. School	592-7617
	529-0374

* PRE-SCHOOL and DAYCARE:

Heritage Montessori School	529-0374
KinderCare Learning Centers	931-1200
White Marsh Child Care Center	529-5201

* CHURCHES:

St. Josephs Church	256-8026
Perry Hall Baptist Church	256-8880
Camp Chapel United Methodist	256-5561
Perry Hall Presbyterian	256-6780
Covenant Baptist Church	256-4155
White Marsh Baptist Church	529-9411
St. Michael Lutheran	256-6441
Perry Hall United Methodist	256-6479
Gospel Tabernacle	256-2227
Cowenton United Methodist	335-3343
Good Shephard Presbyterian	679-3322
Ebenezer United Methodist	335-2172

* RECREATIONAL FACILITIES:

White Marsh Community Office	887-5194
Gunpowder Falls State Park	
Honeygo Park	
Mt. Vista Greens Golf Club	
Cone Scout Reservation	
Maryland Farm Park	
Days Cove Park	

* HOSPITALS:

Franklin Square Hospital	682-7000
Fallston General Hospital	879-0500

* NURSING HOME:

Manor Care	574-4950
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* POLICE and FIRE:

Emergency	911
Police- White Marsh Precinct 9	
Fire- Cowenton Co. 200 & Rescue	

* SHOPPING CENTERS:

White Marsh Mall	
Perry Hall Square Shop Center	
Price Club Plaza	
Joppatowne Plaza	

* SERVICES:

White Marsh Library	887-5097
Perry Hall Library	887-5195
Chamber of Commerce	825-6200
Nottingham Post Office (main)	931-4840
White Marsh Post Office	335-5907

* CLUBS:

American Legion Post 130	931-9700
Gunpowder Valley Country Club	879-2334

* REFUSE & TRASH COLLECTIONS.

Recycling	887-4370
Bulk Item Referrals	887-3185
General	887-2000

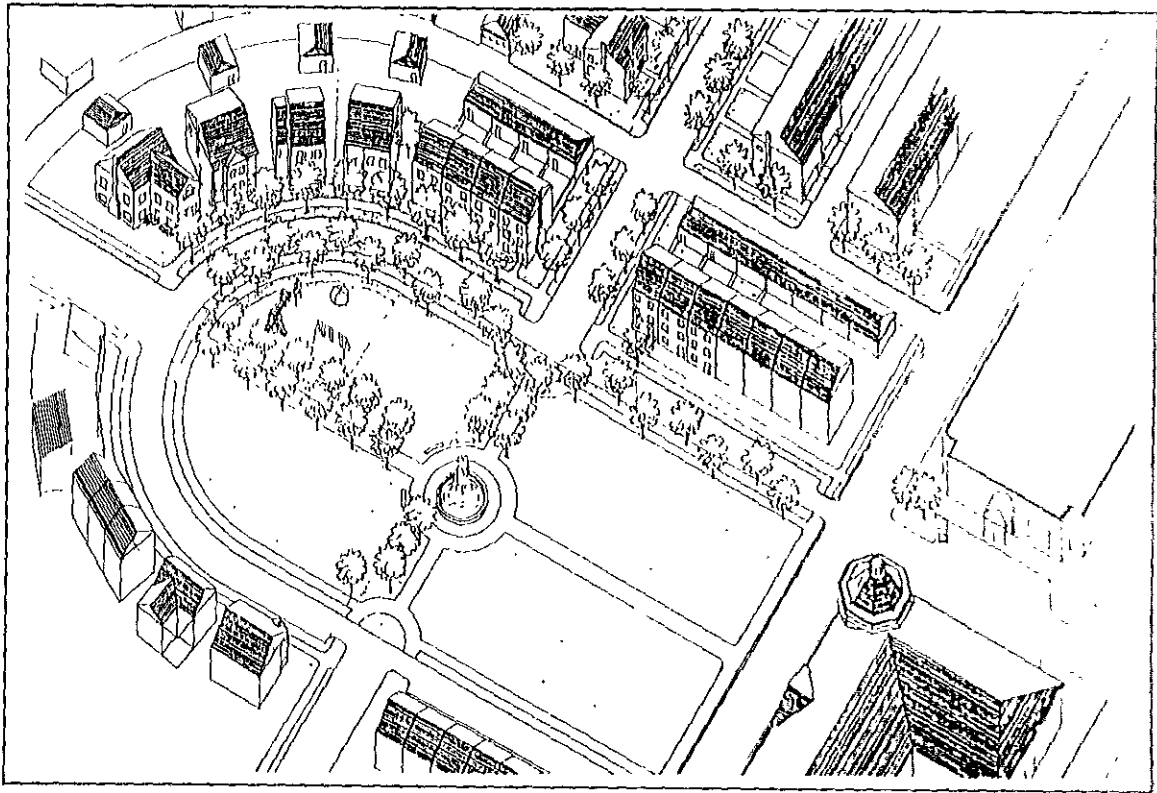


For More Information Call

444-1100



THE HONEYGO PLAN



JULY 5, 1994



Baltimore County
Department of Permits and
Development Management

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

July 24, 1996

David M. Meadows, Esquire
4111 E. Joppa Road
Baltimore, MD 21236

RE: Item No.: 284
Case No.: 97-284-A
Petitioner: Joseph G. Holter, et al

Dear Mr. Meadows:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 9, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

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

Sincerely,

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

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 1.21.97
Item No. 289 (JCM)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 7 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

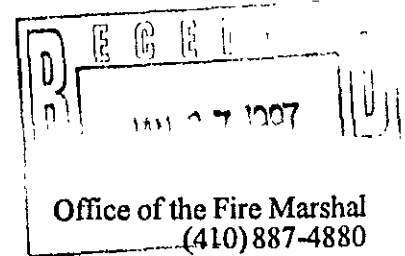
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



DATE: 01/23/97

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JAN. 21, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
276, 277, 278, 281, 282, 283, 284 AND 286.

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

cc: File



BALTIMORE COUNTY, MARYLAND

January 24, 1997

SUBJECT: Zoning Item #284 - Holter Property
NW/S Philadelphia Road
Zoning Advisory Committee Meeting of January 21, 1997

Environmental Impact Review

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

HOLTER/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

97-284-A

DATE: January 16, 1997

TO: Hearing Officer

FROM: Joseph C. Merrey
Planner I
Zoning Review, PDM

SUBJECT: Item #284
11340 Old Philadelphia Road

1. The attorney for the petitioner okayed the correction on the petition form.
2. Lot #36 shows a 10-foot envelope, not the requested 25 feet.

JCM:scj

BALTIMORE COUNTY, MARYLAND

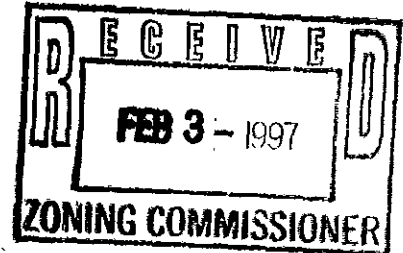
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits & Development Management

DATE: January 31, 1997

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

SUBJECT: Holter Property



INFORMATION:

Item Number: 284
Petitioner: Winsome Homes, Inc.
Property Size: NA
Zoning: DR 3.5H
Requested Action: Variance
Hearing Date: / /

INTRODUCTION:

The applicant's property is located within the Honeygo Study Area, which was subject to intensive study and planning. As a result of this studying and planning the following actions were taken:

Master Plan

On June 20, 1994 the Baltimore County Council adopted the Honeygo Plan (copy attached). The Plan outlined a preferred development scenario, the use of a phased capital budget to keep pace with development, and the use neo-traditional design for residential development.

Zoning

On June 20, 1994 the Baltimore County Council adopted a revision to the Comprehensive Zoning Maps and rezoned the Honeygo Area to comply with 1) land use; 2) density; and 3) design guidelines specifically unique to this part of the County. Bill 176-94 created Sec. 259.4 (copy attached) and subsequent sections of the BCZR to enable the goals of the Plan.

Design Guidelines

On September 19, 1996, the Baltimore County Planning Board adopted the Honeygo Design Guidelines (see attached). The Honeygo Design Guidelines have been introduced by County Council for adoption on February 18, 1997. The guidelines set the visual standards which were created to assist the community, developers and county agencies (Zoning Commissioner) in evaluating projects submitted to the County for review.

MICROFILMED

TO: Arnold Jablon, Director, PDM
FROM: Arnold F. 'Pat' Keller, III, PO
DATE: January 30, 1997
SUBJ: Variance for Holtzer Property

Applicant's Request

The petitioner is requesting a series of variances to achieve the objective of eliminating side entrance garages. The Honeygo Plan (Plan, Zoning, Guidelines) specifically enumerated its concern for front loading garages located along streets. The intent of the zoning was to have garages located towards the back of the home away from the street. A front yard setback of 10 feet was created to allow location of the home closer to the street and placing garages towards the rear of the property or allowing side entrance to garages.

Summary and Recommendation:

It is incumbent upon the petitioner to demonstrate that a hardship or practical difficulty exists. Staff has met numerous times with the petitioner in an attempt to reconcile differences. Stated simply, the petitioner feels that the provision of side entry garages would be difficult to develop and is uncertain as to market response. It is staff's position that this element is one of the critical design pieces which will help make the Honeygo Area an upscale desirable community. It appears that less than 25% of the homes will have side entrance garages. In addition, other mitigating measures, if deemed appropriate, should be provided. Essentially staff and the petitioner have been unable to reconcile this difference.

PK/JL:rdn

Attachment

Prepared by: Jeffrey W. Long

Division Chief: Pat Keller

RE: PETITION FOR VARIANCE	*	BEFORE THE
11340 Old Philadelphia Road (Holter Prop-	*	
erty), NW/S Old Philadelphia Road,	*	ZONING COMMISSIONER
2300'+/- SW from c/l New Forge Road	*	
15th Election District, 7th Councilmanic	*	OF BALTIMORE COUNTY
Legal Owner(s): Joseph G. Holter, Vince	*	
Holter, and Mary H. Drescher	*	CASE NO. 97-284-A
Contract Purchaser: Winsome Homes, Inc.	*	
Petitioners	*	

* * * * *

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to David M. Meadows, Esq., 4111 E. Joppa Road, Baltimore, MD 21236, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

John Clark, Winseme Homes, Inc (Petitioner)

Dave Meadows, Petitioners Attorney.

LEE DRESCHER

334 Miles Rd

Mary Holter Drescher

11336 Phila Rd (Property Owner)

VINCENT J. MOSKYNAS

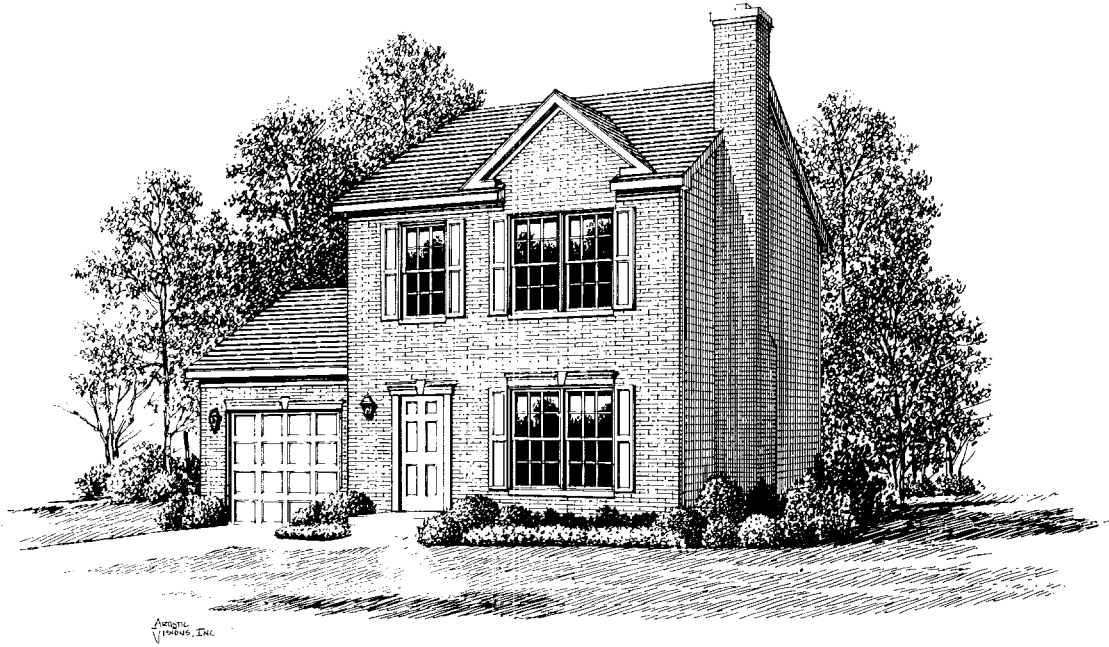
M&H. DEV. ENG. INC.
200 E. TOPPA RD. 21286

Rick Vornadore

Ryan Homes, 7939 Honeygo Blvd,
Suite 100, Belts, Md. 21236



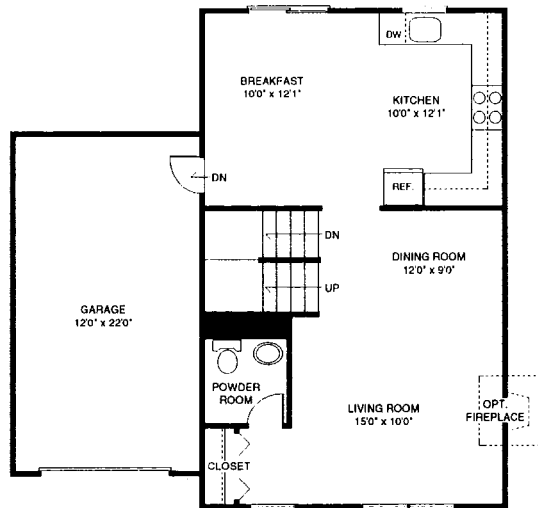
The Bostonian



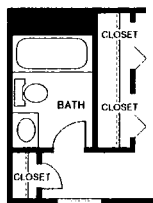
Elevation 1



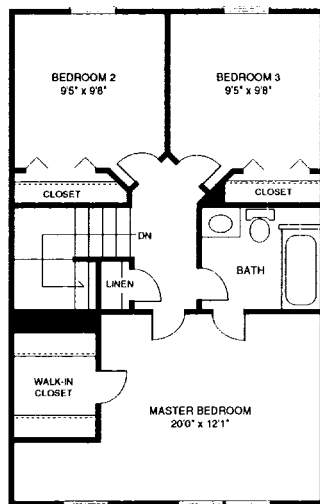
Elevation 2



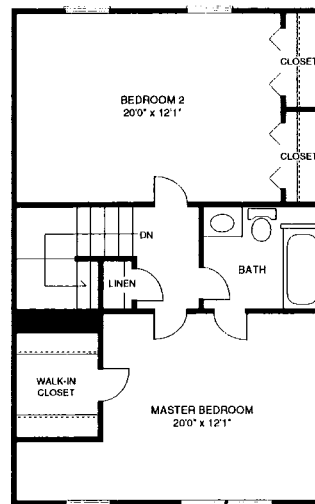
MAIN LEVEL PLAN



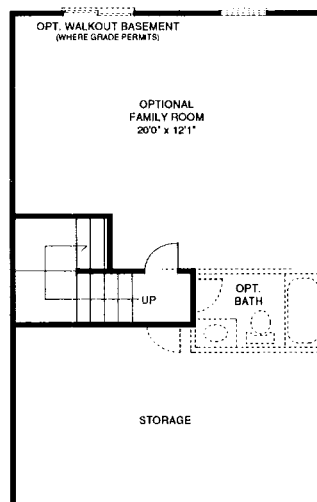
OPTIONAL BATH



UPPER LEVEL PLAN



OPTIONAL UPPER LEVEL PLAN



LOWER LEVEL PLAN



BOSTONIAN



All floorplans and elevations are approximate and subject to change.

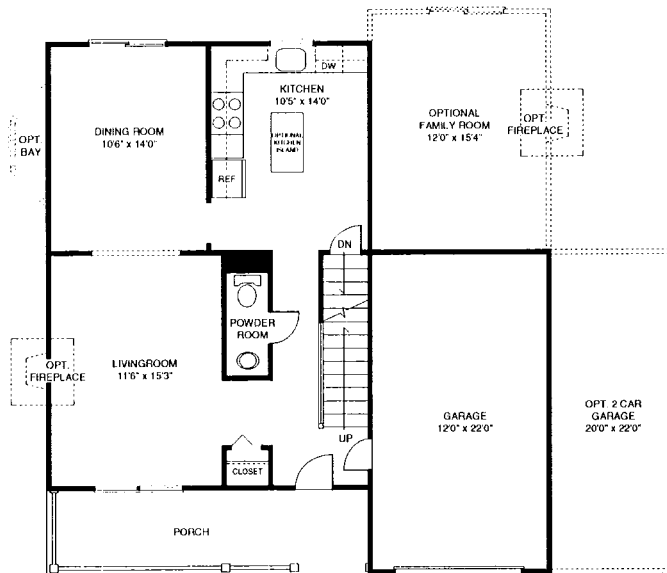
The Sitation



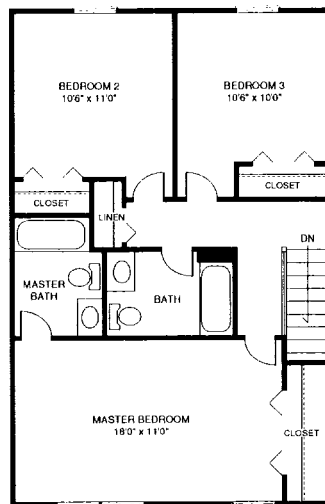
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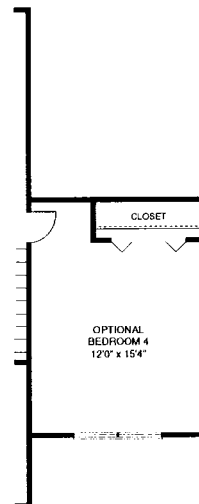
Elevation 2



MAIN LEVEL PLAN



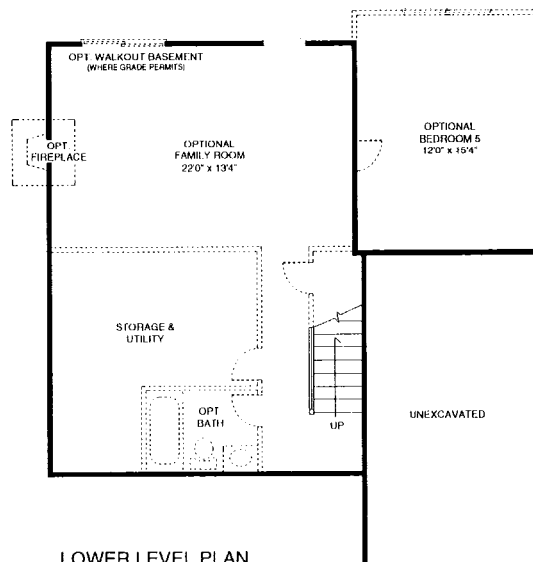
UPPER LEVEL PLAN



OPTIONAL BEDROOM 4



OPTIONAL WINDOWS



LOWER LEVEL PLAN



All floorplans and elevations are approximate and subject to change.

SITATION



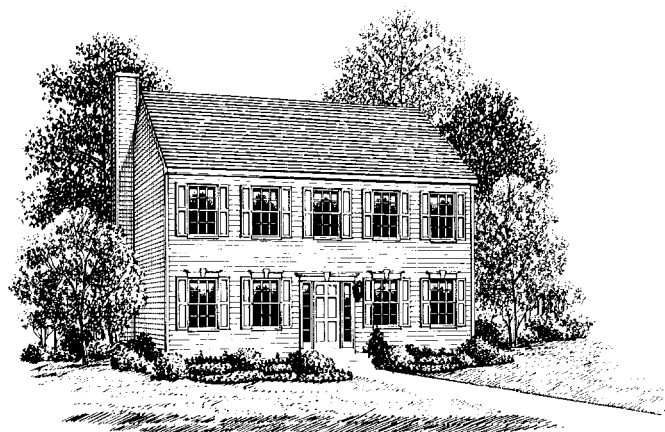
The Belmont



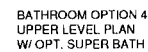
Elevation 1



Elevation 2



Elevation 3



UPPER LEVEL PLAN

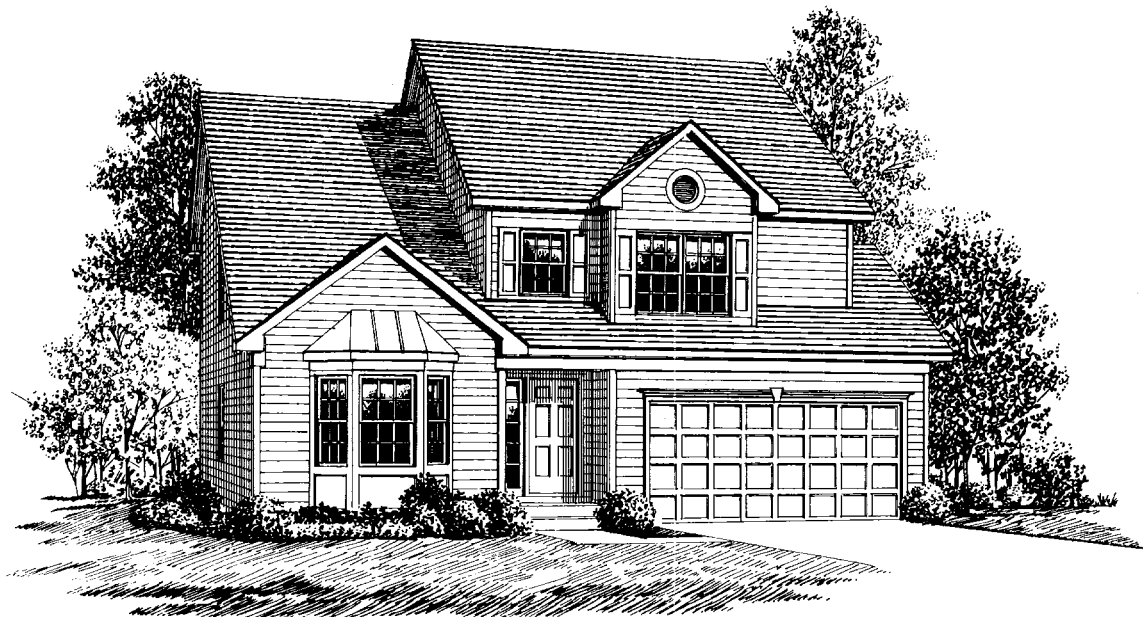


All floorplans and elevations are approximate and subject to change.

The Culpepper



Elevation 1



Elevation 2



All floorplans and elevations are approximate and subject to change.

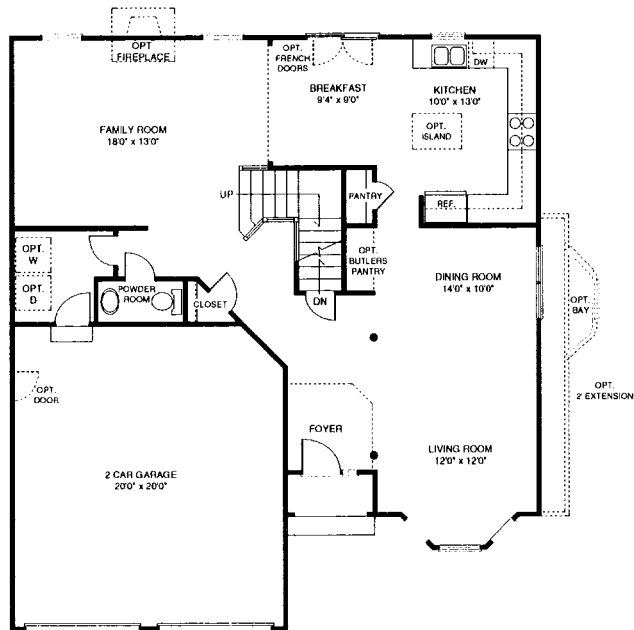
The Coventry



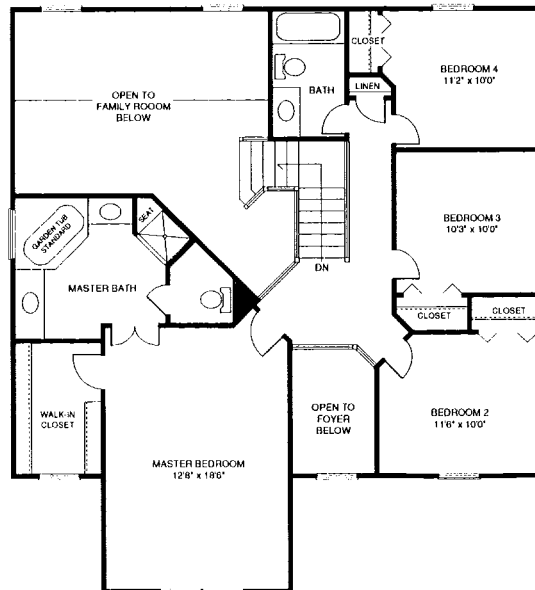
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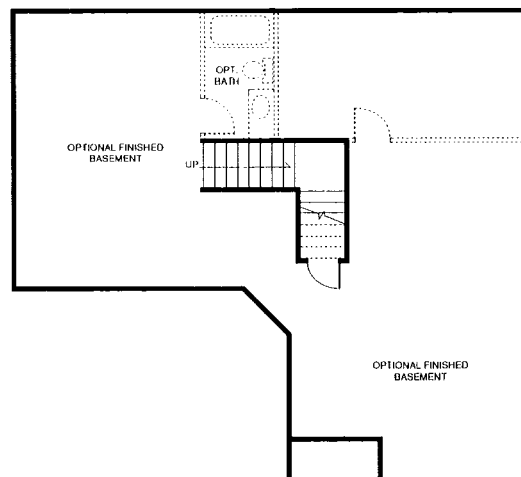
Elevation 2



MAIN LEVEL PLAN



UPPER LEVEL PLAN



LOWER LEVEL PLAN



All floorplans and elevations are approximate and subject to change.

COVENTRY



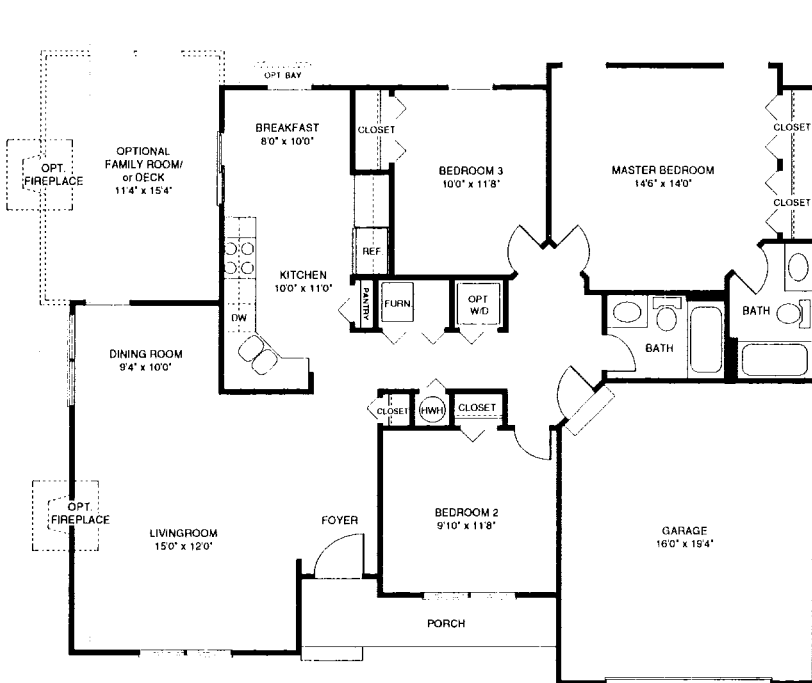
The Cloverbrook



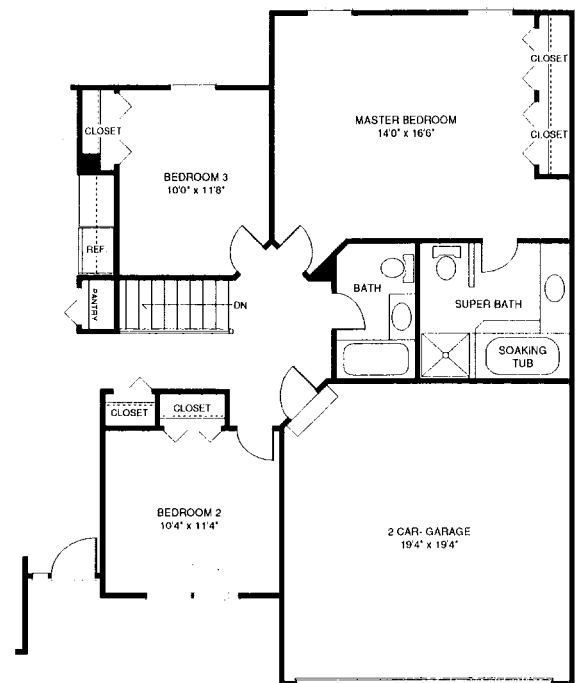
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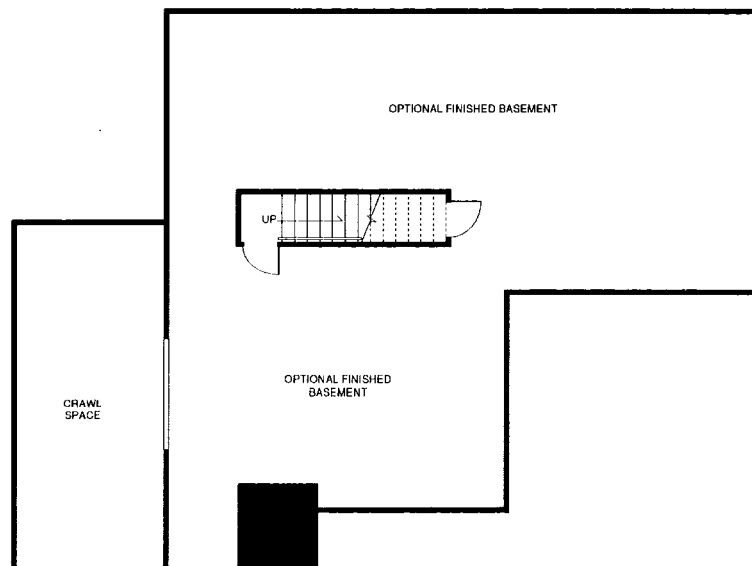
Elevation 2



MAIN LEVEL PLAN



OPTIONAL FLOORPLAN FOR MAIN LEVEL PLAN



OPTIONAL LOWER LEVEL PLAN



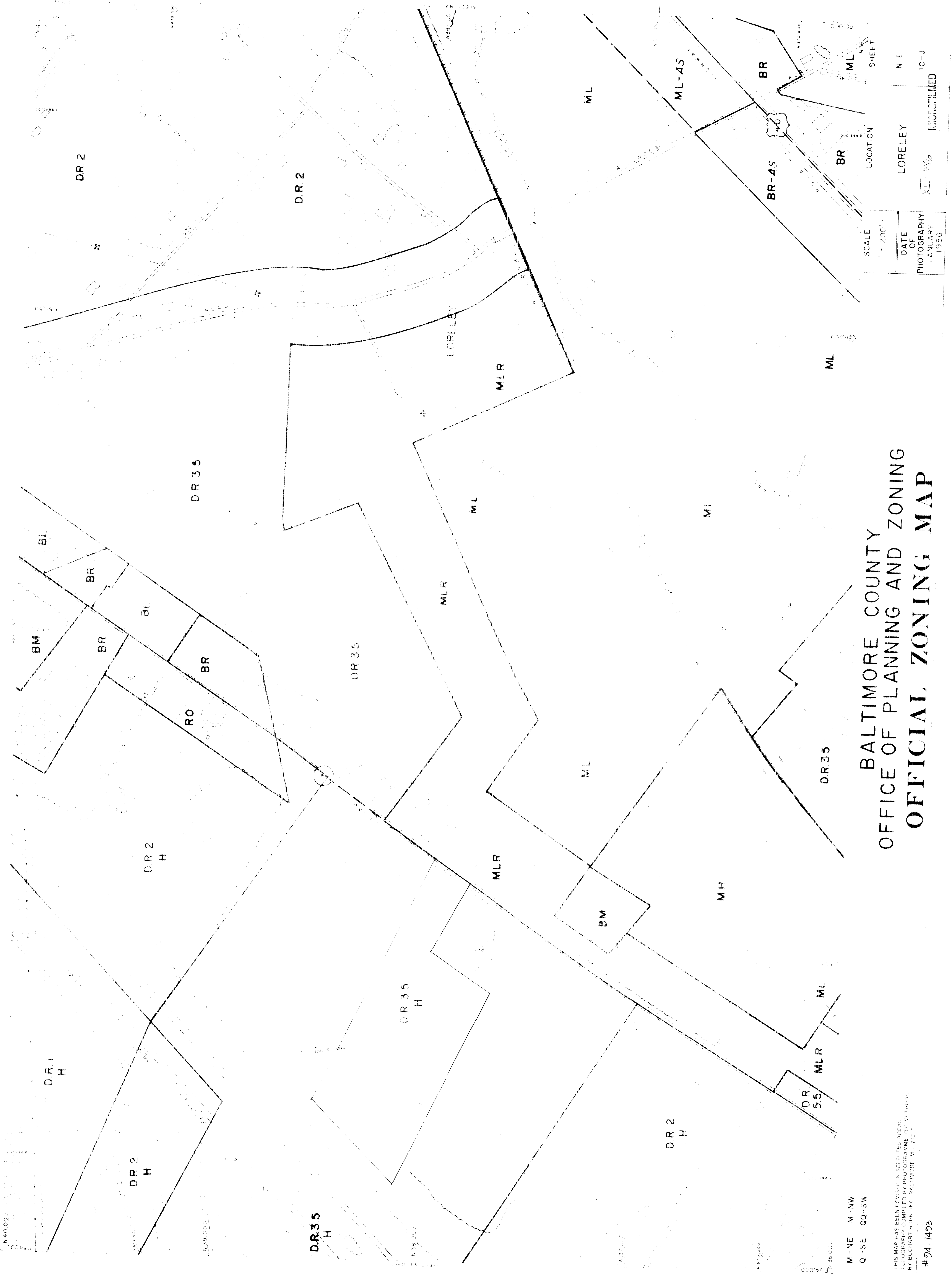
All floorplans and elevations are approximate and subject to change.

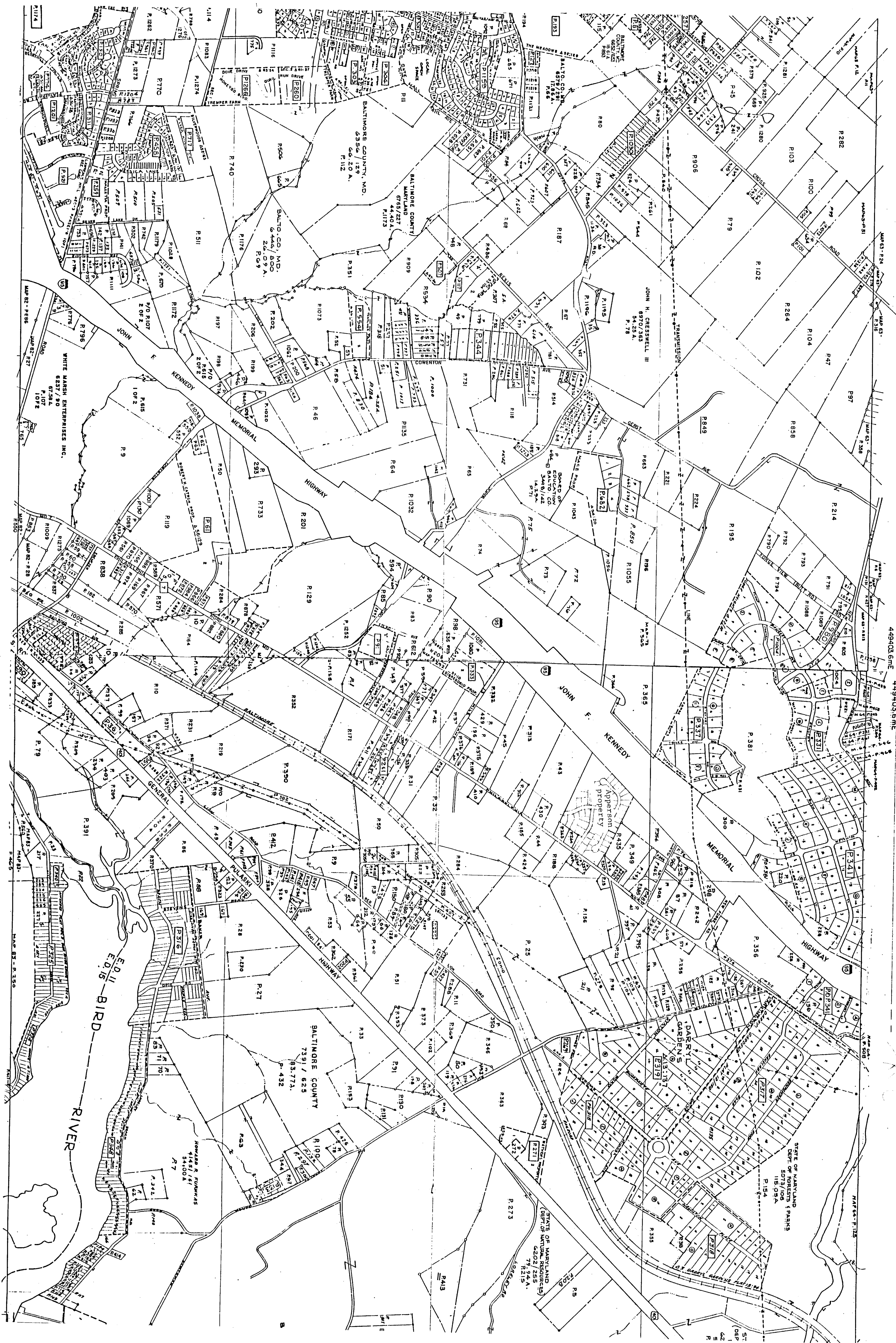
CLOVERBROOK



97-284-A

288



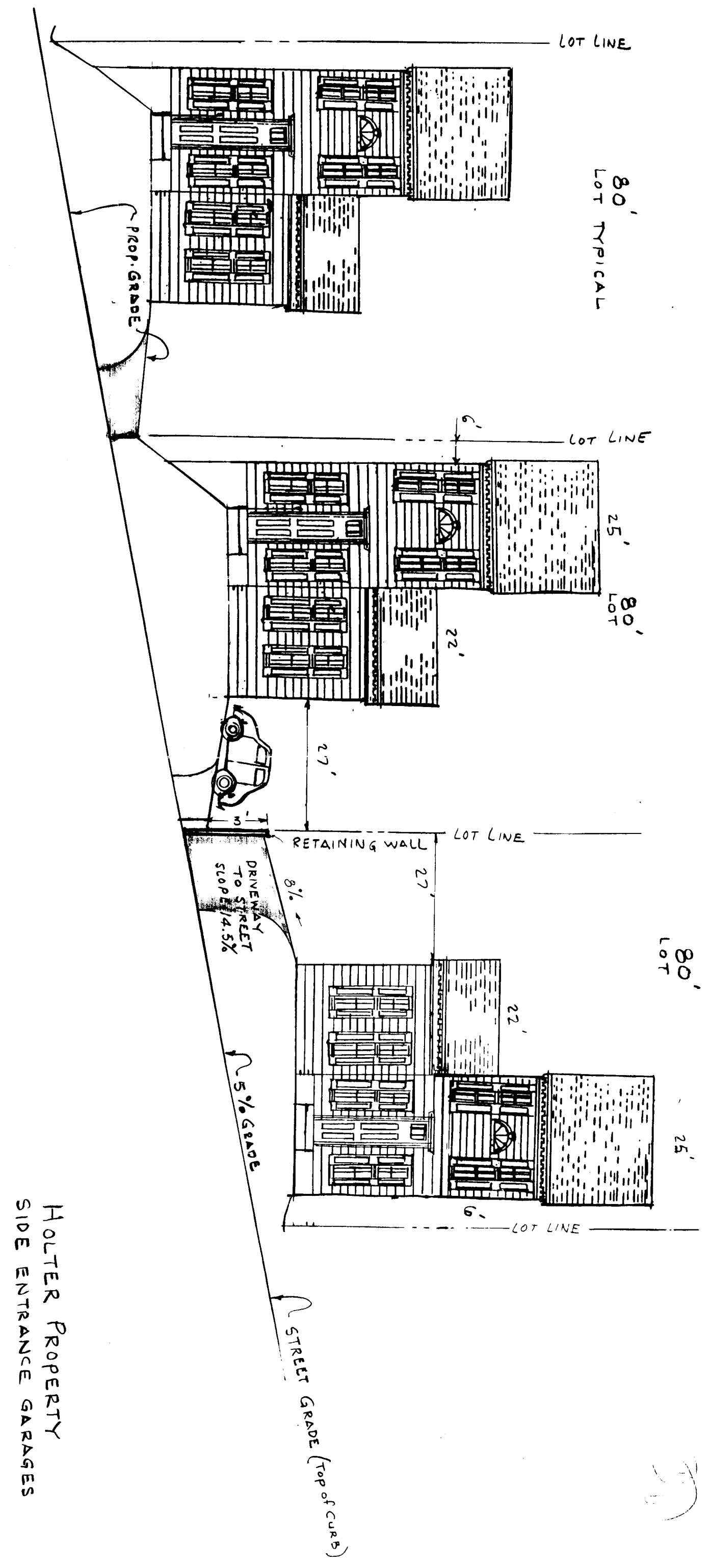


449403.6 ME 449403.6 ME

STATE OF MARYLAND
DEPT. OF FORESTS & PARKS
115.07 A.

STATE OF MARYLAND
DEPT. OF TRANSPORTATION
115.07 A.

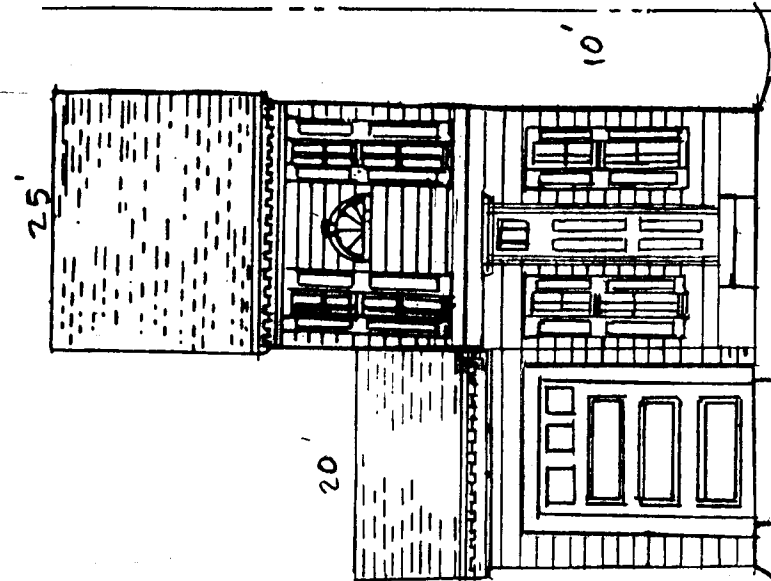
SCALE
HORIZ: 1"=20'
VERT: 1"=6'



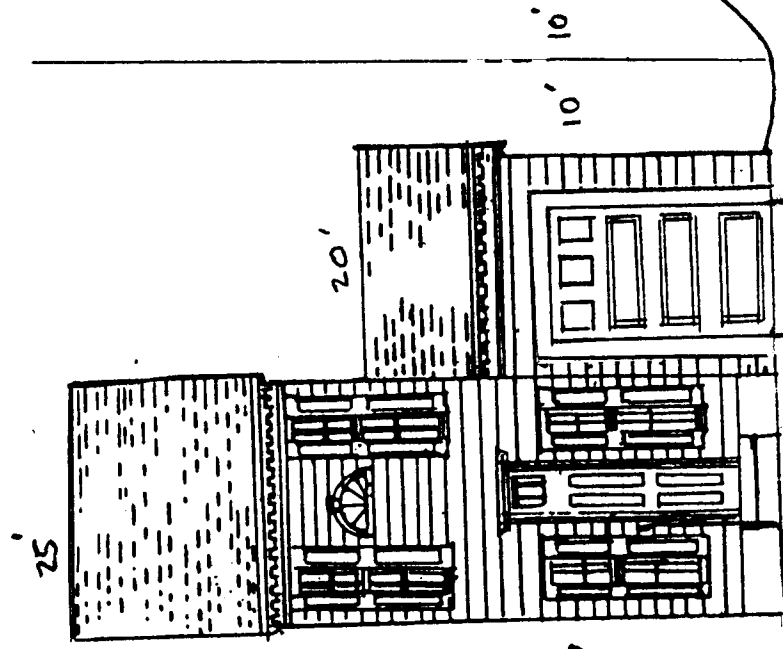
HOLTER PROPERTY
SIDE ENTRANCE GARAGES

54

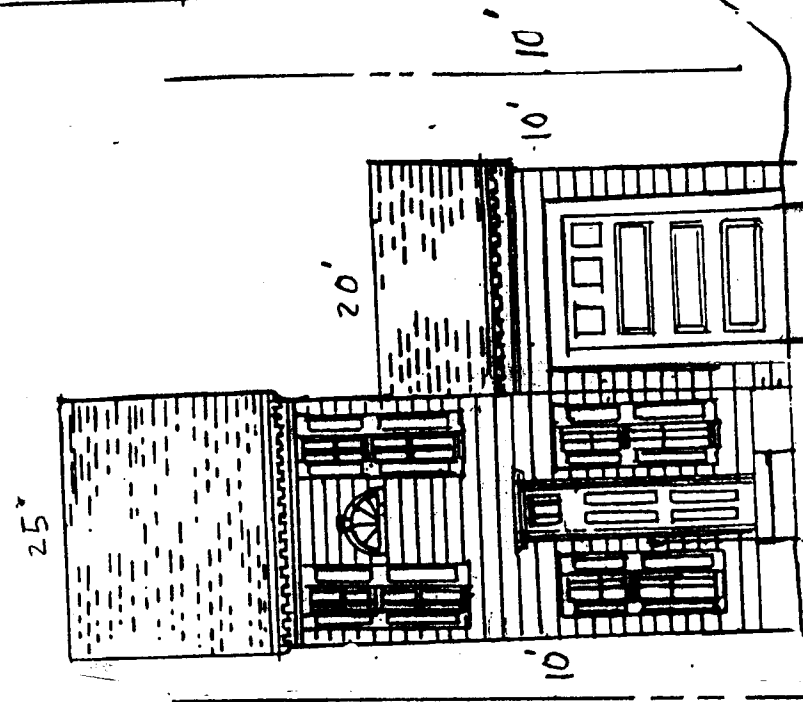
65' LOT



65' LOT

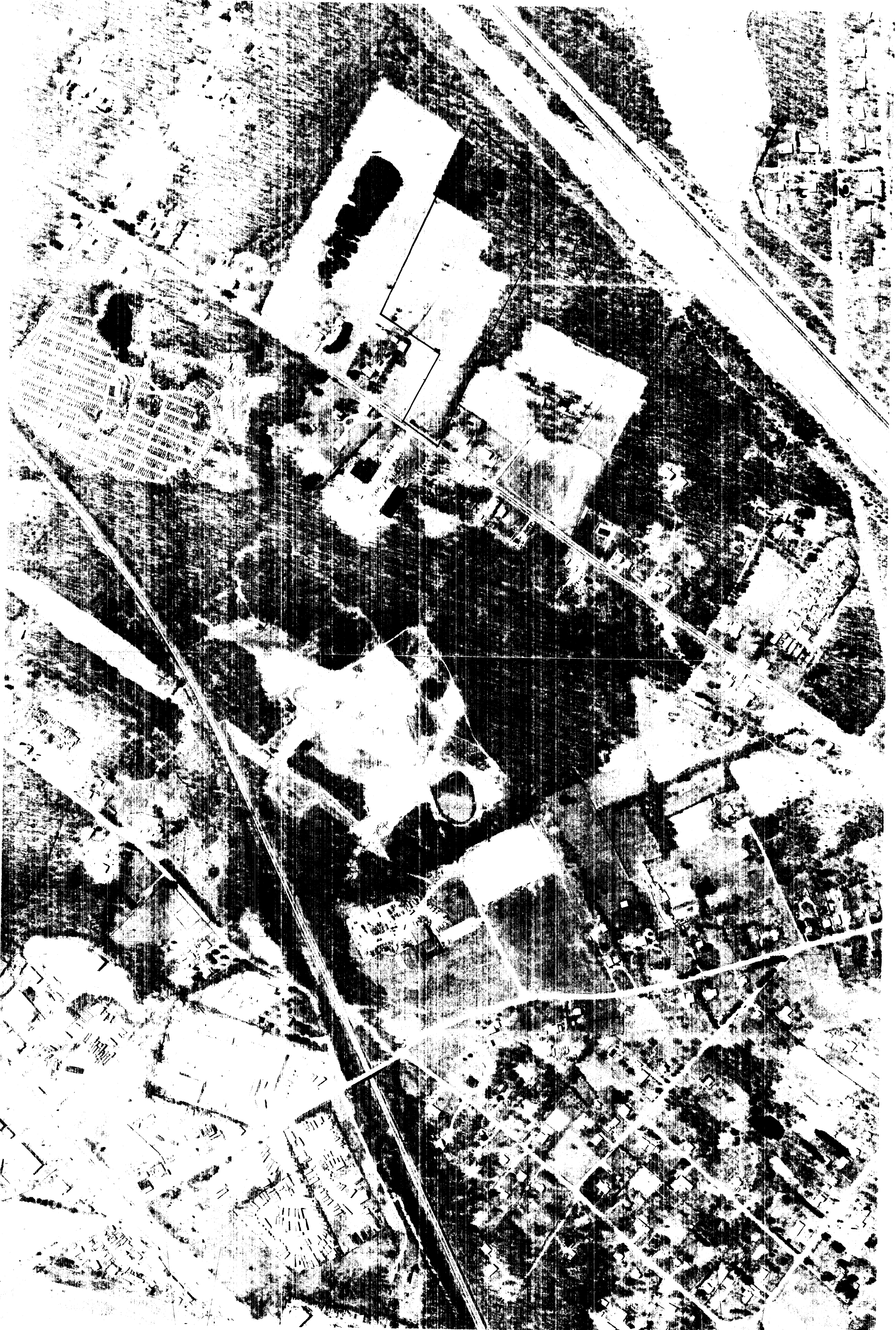


65' TYPICAL LOT



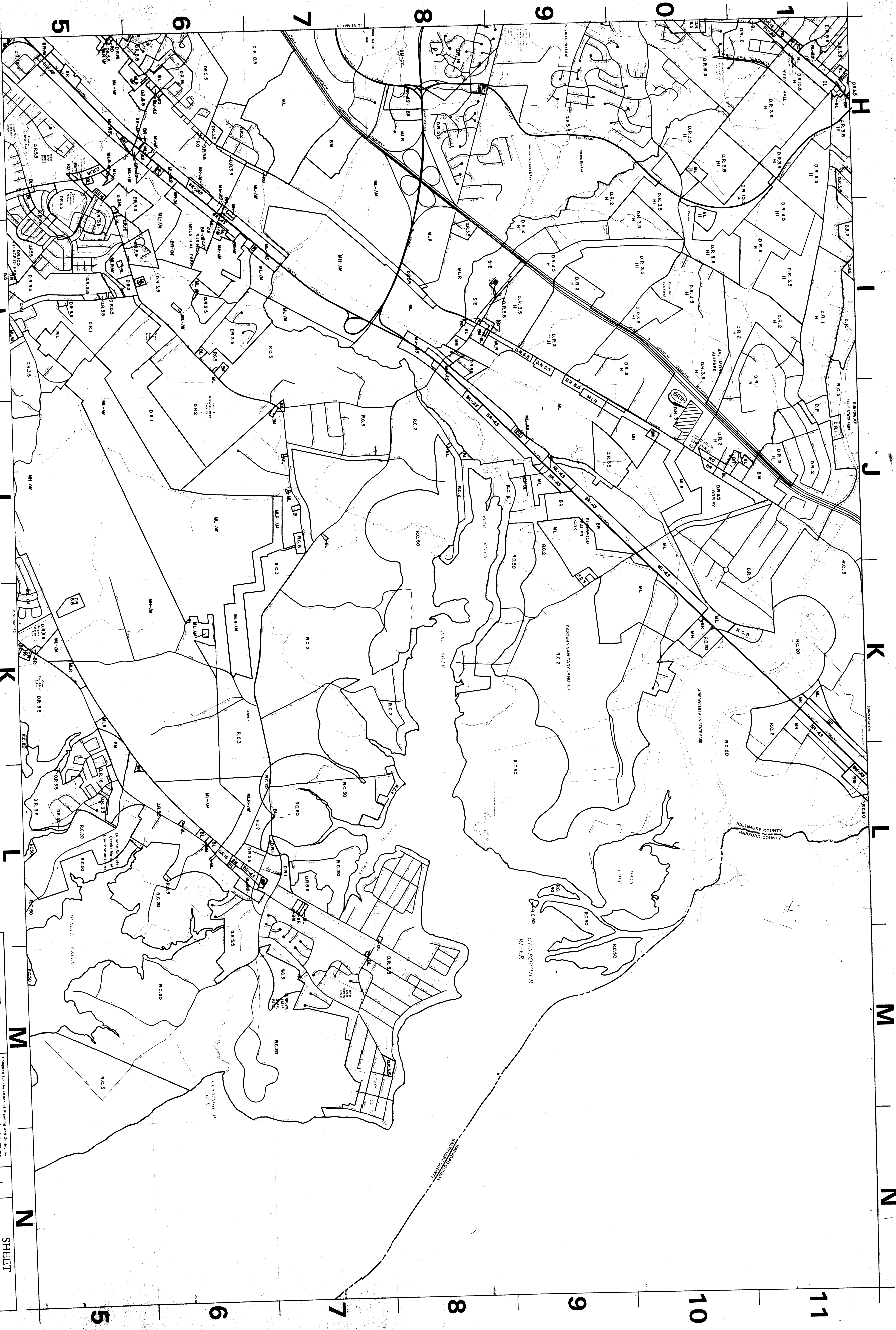
97-284-A

282



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	LORELEY	N.E.
DATE		10-J
OF		
PHOTOGRAPHY		
JANUARY		



A1A2

B1B2

C1C2

D1D2D3D4

E1E2E3

F1F2

G1G2

H1H2

Revisions

1/4

0

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Map Index

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3/4

Scale: 1"=1000'

Scale: 1"=1000'

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Baltimore County, Maryland

