IN THE MATTER OF THE APPLICATION OF G & R NO. 3 -PETITIONER FOR SPECIAL HEARING ON PROPERTY LOCATED ON THE EAST SIDE WAKE FOREST COURT, 227' NW OF THE C/L OF COLLEGIATE DRIVE (11, 13, 15, & 17 WAKE FOREST COURT) 1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT	* * * * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 98-34-SPH

* * * * * * * * *

ORDER OF DISMISSAL

This matter comes to this Board on appeal from a decision of the Deputy Zoning Commissioner in Case No. 98-34-SPH in which Petitioner's request for special hearing relief was granted.

WHEREAS, the Board is in receipt of a letter of dismissal of appeal filed by Jerrol M. (Jerry) Newman, on behalf of College Hills III Homeowners Association (Phase I), Protestants /Appellants, filed June 8, 1998 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Protestants /Appellants request that the appeal filed in this matter be dismissed as of this date as indicated in the attached letter of dismissal;

IT IS HEREBY ORDERED this 2nd day of July, 1998 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby **DISMISSED.**

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles L. Marks

Margaret Worrall

Thomas P. Melvin

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

July 2, 1998

Mr. Jerrol M. (Jerry) Newman
College Hills III Homeowners Association
9 Old Dominion Court
Baltimore, MD 21228

RE: Case No. 98-34-SPH
G&R No. 3 -Petitioner

Dear Mr. Newman:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,
Charlotte E. Radcliffe for
Kathleen C. Bianco
Administrator

cc: Benjamin Bronstein, Esquire
Stewart J. Greenbaum
and Mark A. Bennett /G & R No. 3
Phillip J. Carroll /D.S. Thaler & Associates, Inc.
Lawrence E. Clifford
Kathy Hensler
David Kemble
Andrea Garry
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

Printed with Soybean Ink
on Recycled Paper

IN RE: PETITION FOR SPECIAL HEARING E/S Wake Forest Court, 227' NW of the c/l of Collegiate Drive (11, 13, 15 & 17 Wake Forest Court) 1st Election District 1st Councilmanic District G & R No. 3 Petitioner	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 98-34-SPH

* * * * * * * * * * *

AMENDED ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, G & R No. 3. The Petitioner sought approval of the third amended partial development plan for College Hills, Section III, Phase I, Part I, Lots 32, 33, 35 and 36 thereof, to reflect proposed modifications to the residences to be located thereon and known as 11, 13, 15 and 17 Wake Forest Court, in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1.

WHEREAS, the relief requested was granted, subject to certain conditions and restrictions as set forth in the Order dated September 30, 1997. Subsequent to the issuance of said Opinion, Counsel for the Petitioner requested an amendment to Restriction No. 2 thereof which required a certain amount of brick be included on the front facade of the proposed dwellings to be constructed. By letter dated October 22, 1997, the Petitioner requested further clarification of the percentage of brick which must be utilized. Attached to the Petitioner's request for modification was a series of photographs depicting the style of townhomes Ryland intends to construct on the four lots in question, entitled the "University Series at College Hills." The series of photographs has been accepted and marked as Exhibit A.

ORDER RECEIVED FOR FILING
Date
By

WHEREAS, I find that the amount of brick utilized on the Ryland townhouses depicted in Exhibit A is consistent with that utilized in the Talles and Landmark homes currently existing in this community. Thus, I am persuaded to grant the Petitioner's request for modification and will so Order.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of October, 1997 that Restriction No. 2 of the Order issued September 30, 1997 shall be AMENDED to read as follows:

> "2) The proposed townhouses shall be constructed with brick facades in a manner consistent with Exhibit A, entitled the University Series at College Hills, and shall be required to construct said townhouses with the same percentage of brick and siding as shown on Exhibit A." A copy of Exhibit A is attached hereto.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued September 30, 1997 shall remain in full force and effect.

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Benjamin Bronstein, Esquire, George & Bronstein
29 W. Susquehanna Avenue, Suite 205, Towson, Md. 21204

Messrs. Stewart J. Greenbaum and Mark A. Bennett
G & R No. 3, 1829 Reisterstown Road, Suite 410, Baltimore, Md. 21208

Mr. Phillip J. Carroll, D. S. Thaler & Associates, Inc.
7115 Ambassador Road, Baltimore, Md. 21244

Mr. Lawrence E. Clifford, 1 Wake Forest Court, Catonsville, Md. 21228
Mr. Jerrol M. Newman, 9 Old Dominion Court, Catonsville, Md. 21228
Ms. Kathy Hensler, 25 Wake Forest Court, Catonsville, Md. 21228
Mr. David Kemble, 7 Old Dominion Court, Catonsville, Md. 21228
Ms. Andrea Garry, 19 Wake Forest Court, Catonsville, Md. 21228

People's Counsel; Case Files

ORDER RECEIVED FOR FILING
Date 11/27/97
By

IN RE: PETITION FOR SPECIAL HEARING E/S Wake Forest Court, 227' NW of the c/l of Collegiate Drive (11, 13, 15 & 17 Wake Forest Court) 1st Election District 1st Councilmanic District G & R No. 3 Petitioner	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 98-34-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, G & R No. 3, by Stewart J. Greenebaum, President, through their attorney, Benjamin Bronstein, Esquire. The Petitioner seeks approval of the third amended partial development plan for College Hills, Section III, Phase I, Part I, Lots 32, 33, 35 and 36 thereof, to reflect the proposed modifications to 11, 13, 15 and 17 Wake Forest Court. 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 1.

Appearing at the hearing on behalf of the Petition were Mark A. Bennett, Vice President, G & R No. 3, Phillip J. Carroll, a representative of D. S. Thaler and Associates, Inc., the engineering firm which prepared the site plan for this project, and Benjamin Bronstein, Esquire, attorney for the Petitioner. Appearing as Protestants in the matter were Lawrence E. Clifford, Jerrol M. Newman, Kathy Hensler, David Kemble and Andrea Garry, all residents of the surrounding community.

Testimony and evidence offered revealed that the four lots which are the subject of this request are part of a 44-lot townhouse section in the large residential subdivision known as College Hills, which is located

ORDER RECEIVED FOR FILING
Date 9/30/98
By

off of Rolling Road in Catonsville. This section of townhouse units has been built out, but for the subject four lots. Testimony indicated that the 40 homes which have already been developed were constructed on a Z-lot configuration. Testimony indicated that the houses on those Z-lots have not sold well and the Petitioner wishes to modify these last four lots to allow for the creation of a more conventional shaped lot. Ryland Homes, who is the builder for these last four lots, wishes to configure these lots in a rectangular shape which will allow them to construct a standard type townhouse as opposed to a Z-lot townhouse. Thus, the requested amendment is necessary.

As noted above, several residents of the surrounding community appeared in opposition to the request. The Protestants submitted a Petition of Opposition which had been signed by 33 of the homeowners in this section of College Hills. These homeowners object to the elimination of the Z-lot configuration. They testified that there have already been two separate builders developing lots in this small section of College Hills. Testimony indicated that Talles Homes was the first builder to construct the Z-lot townhouse in this community. Their version of the Z-lot townhouse sold for around $220,000 to $240,000. The Protestants submitted a photograph of the Talles townhouse. For whatever reason, Talles Homes discontinued constructing their Z-lot townhouse in this subdivision. Then, Landmark Homes picked up this subdivision and began building their version of the Z-lot townhouse, which marketed for around $190,000. A photograph of the Landmark Z-lot townhouse was also submitted by the Protestants. The Protestants noted, and the two photographs demonstrate, that there is a distinct difference between the Talles townhouse and the Landmark townhouse. Furthermore, there is a difference in price. Now, Ryland Homes,

ORDER RECEIVED FOR FILING
Date 9/30/92
By

which is currently building townhomes in another section of College Hills, wishes to eliminate the Z-lot townhouse configuration altogether and build a standard rectangular shape townhouse. A photograph of the Ryland townhouse was also submitted into evidence. The Ryland townhouse, which markets for roughly $180,000, is again very different from the Talles and Landmark models. The neighbors object to the lack of uniformity and character in the development of their small 44-lot section of College Hills. In addition, they are opposed to the decrease in value of the house which Ryland Homes intends to market on these last four lots.

After considering all of the testimony and evidence offered by the Petitioners and the Protestants, I am persuaded to grant the Petition for Special Hearing. I believe that the Developer should be permitted to reconfigure these last four lots to allow a rectangular shaped townhouse to be constructed. However, in an effort to maintain some uniformity with the other houses already built, the proposed townhouse units must have brick facades. Both the Talles and Landmarks homes in this 44-lot section have been constructed with brick facades, with the exception of the window treatments of those homes. Therefore, the Ryland Homes model for these four lots shall be constructed with a brick facade as opposed to the vinyl or wood siding currently offered by Ryland Homes in other Sections of College Hills, as depicted in the photograph submitted by the Protestants. Maintaining brick facades on these last four lots will assist in keeping the homes in character and keeping with other homes already developed in this subdivision, and help to maintain some of the value as compared to the Talles and Landmark Homes.

ORDER RECEIVED FOR FILING
Date 9/13/99
By

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of September, 1997 that the Petition for Special Hearing seeking approval of a third amended partial development plan for College Hills, Section III, Phase I, Part I, Lots 32, 33, 35 and 36 thereof, to reflect the proposed modifications to 11, 13, 15 and 17 Wake Forest Court, in accordance with Petitioner's Exhibit 1, 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
>
> 2) The proposed townhouses shall be constructed with brick facades as opposed to wood or vinyl siding. The color and type of brick shall be consistent with the brick utilized on the Talles and Landmark models.
>
> 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 9/30/97
By

Baltimore County
Zoning Commissioner
Office of Planning

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

September 30, 1997

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

RE: PETITION FOR SPECIAL HEARING
E/S Wake Forest Court, 227' NW of the c/l of Collegiate Drive
(11, 13, 15 & 17 Wake Forest Court)
1st Election District - 1st Councilmanic District
G & R No. 3 - Petitioner
Case No. 98-34-SPH

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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,

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Messrs. Stewart J. Greenbaum and Mark A. Bennett
G & R No. 3, 1829 Reisterstown Road, Suite 410, Baltimore, Md. 21208

Mr. Phillip J. Carroll, D. S. Thaler & Associates, Inc.
7115 Ambassador Road, Baltimore, Md. 21244

Mr. Lawrence E. Clifford, 1 Wake Forest Court, Catonsville, Md. 21228
Mr. Jerrol M. Newman, 9 Old Dominion Court, Catonsville, Md. 21228
Ms. Kathy Hensler, 25 Wake Forest Court, Catonsville, Md. 21228
Mr. David Kemble, 7 Old Dominion Court, Catonsville, Md. 21228
Ms. Andrea Garry, 19 Wake Forest Court, Catonsville, Md. 21228

People's Counsel; Case Files

Printed with Soybean Ink
on Recycled Paper

#34

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11, 13, 15 & 17 Wake Forest Court

98-34-SPH

which is presently zoned DR2

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

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

3rd amended partial development plan of College Hills, Section III, Phase I, Part I

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

I, or we, agree to pay expenses of above Special Hearing 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.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Legal Owner(s).

G & R No. 3

(Type or Print Name)

Stewart J. Greenebaum

Signature

Stewart J. Greenebaum, President

(Type or Print Name)

Signature

2829 Reisterstown Road, Suite 410

Address (410) 484-8400 Phone No.

Baltimore, Maryland 21208

City State Zipcode

Name, Address and phone number of representative to be contacted.

Joe Purdy

D.S. Thaler & Associates.

Name

7115 Ambassador Road (410)944-3647

Address Balto., MD 21244 Phone No.

Attorney for Petitioner: Benjamin Bronstein

George & Bronstein, LLP

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

Address (410)296-0200 Phone No.

Towson, Maryland 21204

City State Zipcode

ORDER RECEIVED FOR FILING

Date 8/30/97

By

RECEIVED AUG 6 1997

Zoning Administration & Development Management

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr

unavailable for Hearing

the following dates _____ Next Two Months

ALL ✓ OTHER

REVIEWED BY: MTR DATE 7/28/97

#34

July 8, 1997

ZONING DESCRIPTION 98-34-SPH

Beginning on the east side of Wake Forest Court, a 62 foot right-of-way, at a point northerly 227 feet, more or less, from its intersection with the centerline of Collegiate Drive, a 60 foot right-of-way, thence binding on the said Wake Forest Court;

1. North 30°26'02" East 52.41 feet, more or less, to a point; thence,
2. Northeasterly, 77.49 feet by a curve to the left, having a radius of 400.00 feet and a chord bearing North 24°53'02" East 77.37 feet, more or less, to a point, thence, leaving said Wake Forest Court;
3. South 70°39'58" East 127.53 feet, more or less, to a point; thence,
4. South 25°21'33" West 142.96 feet, more or less, to a point; thence,
5. North 64°38'27" West 130.82 feet, more or less, to the point of beginning.

Containing 17,247 square feet or 0.396 acres of land, more or less.

Being all of those lots numbered 33, 34, 35 and 36 as shown on a Subdivision Plat entitled "Second Amended, Sheet 2 of 5, College Hills, Section III, Phase I" as recorded in the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 64 folio 050.

STATE OF MARYLAND
BERNARD F. LIMBERT
No. 503
PROPERTY LINE SURVEYOR
7/8/97

BL/gfl/D#6-97/CollegeHills/July 8, 1997

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0470.1

DATE 1/30/98 ACCOUNT R-001-6150

AMOUNT $ 210.00

RECEIVED FROM: College Hills III HOA

FOR: Appeal - Case #98-34-SPH

RYE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
1/30/1998 1/30/1998 11:38:13
REG W903 CASHIER VMIL VLM DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 033998 CLU
CR NO. 047077
210.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 035948

DATE 7/28/97 ACCOUNT 01-615

Item. 34
By: MTK

AMOUNT $ 250.00

RECEIVED FROM: Geo. + Bronstein — 11, 13, 15, + 17 Wake Forest Ct.

FOR: 040- Special Hearing — $ 250.00

98-34-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
7/28/1997 7/28/1997 15:14:47
REG W902 CASHIER JRIC JMR DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 001187
CR NO. 035948
250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #98-34-SPH
11, 13, 15, and 17 Wake Forest Court
E/S Wake Forest Court, 227' N of c/l Collegiate Drive
1st Election District
1st Councilmanic
Legal Owner(s): G&R No. 3

Special Hearing: to approve 3rd amended partial development plan of College Hills, Section III, Phase I, Part I.

Hearing: Tuesday, September 23, 1997 at 9:00 a.m., 487 Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

8/155 August 14 C165495

CERTIFICATE OF PUBLICATION

TOWSON, MD., 08/14, 19 97

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 08/14, 19 97.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: 98-34-SPH

Petitioner/Developer:
(G&R #3)
Date of Hearing/Closing:
(Sept. 23, 1997)

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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

Wake Forest Court various addresses Baltimore Maryland 21228

The sign(s) were posted on Sept 8, 1997
(Month, Day, Year)

Sincerely,

9/8/97
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

98-34-SPH

CERTIFICATE OF POSTING

RE: Case No.: 98-34 SPH

Petitioner /Developer: _____

G&R #3

Date of Hearing/Closing: _____

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 11, 13, 15 & 17 WAKE FOREST CT.

The sign(s) were posted on 2/10/98.
(Month, Day, Year)

Sincerely,

Gary Freund 2/11/98
Signature of Sign Poster and Date

GARY FREUND
Printed Name

Address

City, State, Zip Code

Telephone Number

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
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.: 34

Petitioner: G + R No. 3

Location: 11, 13, 15 + 17 Wake Forest Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Benjamin Bronstein

ADDRESS: 29. W. Susquehanna Ave., Suite 205
Towson, MD 21204

PHONE NUMBER: (410) 296-0200

AJ:ggs

(Revised 09/24/96)

Printed with Soybean Ink

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *_____.

Format for Sign Printing, Black Letters on White Background:

Item # 34

ZONING NOTICE

Case No.: 98-34-SPH

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

PLACE: *

DATE AND TIME: *

REQUEST: Special hearing to approve the third amended partial development plan of College Hills, Sec III, Phase I, Part I

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

9/96
post.4.doc

*UPON RECEIPT OF THE NOTICE OF HEARING, THE PETITIONER OR HIS AGENT FILLS IN THIS INFORMATION AND THEN FORWARDS THIS FORM TO THE SIGN POSTER.

TO: PUTUXENT PUBLISHING COMPANY
August 14, 1997 Issue - Jeffersonian

Please foward billing to:

Benjamin Bronstein, Esq.
29 W. Susquehanna Avenue #205
Towson, MD 21204
410-296-0200

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-34-SPH
11, 13, 15, and 17 Wake Forest Court
E/S Wake Forest Court, 227' N of c/l Collegiate Drive
1st Election District - 1st Councilmanic
Legal Owner(s): G&R No. 3

Special Hearing to approve 3rd amended partial development plan of College Hills, Section III, Phase I, Part I.

HEARING: TUESDAY, SEPTEMBER 23, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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

August 8, 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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-34-SPH
11, 13, 15, and 17 Wake Forest Court
E/S Wake Forest Court, 227' N of c/l Collegiate Drive
1st Election District - 1st Councilmanic
Legal Owner(s): G&R No. 3

Special Hearing to approve 3rd amended partial development plan of College Hills, Section III, Phase I, Part I.

HEARING: TUESDAY, SEPTEMBER 23, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

Arnold Jablon
Director

cc: G & R No. 3
Joe Purdy/D.S. Thaler & Associates
Benjamin Bronstein, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 8, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

April 10, 1998

NOTICE OF ASSIGNMENT

CASE #: 98-34-SPH **IN THE MATTER OF: G & R NO. 3 -Petitioner**
11, 13, 15, & 17 Wake Forest Court
1st Election; 1st Councilmanic District

W/D by appellant 6/08/98

(Petition for Special Hearing GRANTED by DZC 9/30/97; GRANTED with modification by DZC 10/27/97)

ASSIGNED FOR: WEDNESDAY, JULY 1, 1998 at 10:00 a.m.

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Order to be issued

Kathleen C. Bianco
Administrator

---

cc: Counsel for Petitioner : Benjamin Bronstein, Esquire
Petitioner : Stewart J. Greenbaum and Mark A. Bennett /G & R No. 3
Phillip J. Carroll /D.S. Thaler & Associates, Inc.

Appellant /Protestant : Jerrol M. Newman, /College Hills III HOA (Phase I)

Lawrence E. Clifford
Kathy Hensler
David Kemble
Andrea Garry

People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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

September 22, 1997

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue, Ste. 205
Towson, MD 21204

RE: Item No.: 34
Case No.: 97-34-SPH
Petitioner: G & R No. 3

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 28, 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 (410-887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

A. Uses permitted under Subsections 205.3.A.1 or 205.3.B.1 and new structures accessory to Class A office buildings are governed by the bulk regulations of D.R.5.5 zones. Such uses are also subject to Section 1B01.1.B.1, residential transition area restrictions, except in cases where a project is vested by law; has received a CRG, a development plan, or reclamation plan approval; or for which a development plan has been accepted for filing by the office of zoning administration and development management before July 5, 1994. [Bills No. 167, 1980; No. 186, 1994.]

B. The performance standards for all other uses shall be the same as for the OR-2 zones, except that the height of a Class B office building shall be limited to 60 feet. {Bill No. 186, 1994.}

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

Date: August 14, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SIGNED ROBERT W. BOWLING

SUBJECT: Zoning Advisory Committee Meeting
for August 18, 1997
Item No. 034

The Development Plans Review Division has reviewed the subject zoning item. In order to mitigate the effect of the amendment, this office requires that the subject development be made subject to the Baltimore County Landscape Manual adopted October 1, 1990.

RWB:HJO:jrb

cc: File

ZONE818.034

Baltimore County
Fire Department

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

August 14, 1997

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

RE: Property Owner: G&R No.3

Location: DISTRIBUTION MEETING OF August 11, 1997

Item No.: 034 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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as puolished by the Department of Public Works.

   * A hydrant is needed in the vicinity of lots 28-40.

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

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 18, 1997

20 1997

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No: 34

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Carl L. Klaus

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\NOCOM\34.DOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 8/13/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 11, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 34
35
38
39
40
41

RBS:sp

BRUCE2/DEPRM/TXTSBP

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 8·8·97
Item No. 034 MJK

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein

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

RE: PETITION FOR SPECIAL HEARING 11, 13, 15 & 17 Wake Forest Court, E/S Wake Forest Ct, 227' N of c/l Collegiate Dr 1st Election District, 1st Councilmanic G&R No. 3 Petitioner	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 98-34-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

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 15th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** March 19, 1999
Permits & Development Management

FROM: Charlotte E. Radcliffe
County Board of Appeals

SUBJECT: Closed File: 98-34-SPH /G & R No. 3

Since the above captioned matter was dismissed by Order dated July 2, 1998, we are hereby closing the file and returning same to you herewith.

Attachment (Case File No. 98-34-SPH)

Baltimore County
Department of Permits and
Development Management

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

February 4, 1998

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

RE: Petition for Special Hearing
E/S Wake Forest Ct., 227' NW of c/l of Collegiate Dr
(11, 13, 15, & 17 Wake Forest Court)
1st Election District
1st Councilmanic District
G & R No. 3 - Petitioner
Case No. 98-34-SPH

Dear Mr. Bronstein:

Please be advised that an appeal of the above-referenced case was filed in this office on November 20, 1997 by Jerrol M. Newman on behalf of College Hills III Homeowners Association. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call 410-887-3180.

Sincerely,

ARNOLD JABLON
Director

AJ:rye

c: Mr. Phillip J. Carroll
Mr. Lawrence E. Clifford
People's Counsel

Printed with Soybean Ink
on Recycled Paper

APPEAL

Petition for Special Hearing
E/S Wake Forest Court, 227' NW of the c/l of Collegiate Drive
(11, 13, 15, & 17 Wake Forest Court)
1st Election District - 1st Councilmanic District
G & R No. 3 - Petitioner
Case No. 98-34-SPH

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Advisory Committee Comments

Petitioners and Protestants Sign-In Sheets

Petitioners' Exhibit: 1 - Third Amended Partial Development Plan

Protestants' Exhibit: 1 - Three Photographs

Letter from Jerrol M. Newman and Larry Clifford of College Hills III Homeowners Association to Lawrence Schmidt, Zoning Commissioner dated September 17, 1997

Letter with Attachments from Benjamin Bronstein, Esquire to Timothy Kotrocco, Deputy Zoning Commissioner dated October 22, 1997

Deputy Zoning Commissioner's Order dated September 30, 1997 (Granted)

Deputy Zoning Commissioner's Amended Order dated October 27, 1997 (Granted with Modification)

Notice of Appeal received on November 20, 1997 from Jerrol M. Newman on behalf of College Hills III Homeowners Association

c: Benjamin Bronstein, Esquire, George & Bronstein, LLP, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204
Messrs. Stewart J. Greenbaum and Mark A. Bennett, G & R No. 3, 1829 Reisterstown Road, Suite 410, Baltimore, MD 21208
Mr. Phillip J. Carroll, D.S. Thaler & Associates, Inc., 7115 Ambassador Road, Baltimore, MD 21244
Mr. Lawrence E. Clifford, 1 Wake Forest Ct., Catonsville, MD 21228
* Mr. Jerrol M. Newman, 9 Old Dominion Court, Catonsville, MD 21228
Ms. Kathy Hensler, 25 Wake Forest Court, Catonsville, MD 21228
Mr. David Kemble, 7 Old Dominion Court, Catonsville, MD 21228
Ms. Andrea Garry, 19 Wake Forest Court, Catonsville, MD 21228
People's Counsel of Baltimore County, M.S. 2010
Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM

* see Attached "history" for CBA's State of Case receipt.

RECEIVED
COUNTY BOARD OF APPEALS *
98 FEB -5 PM 2:22

Case No. 98-34-SPH

SPH -Third amendment of partial development plan for College Hills, Section III, Phase I, Part I, Lots 33, 34, 35 and 36 to reflect modifications to residences.

9/30/97 -DZC's Order in which Petition for Special Hearing was GRANTED.
10/27/97 -DZC's Amended Order in which Petition for Special Hearing was GRANTED with Modification in response to Petitioner's request for clarification.

4/10/98 - Notice of Assignment for hearing scheduled for Wednesday, July 1, 1998 at 10:00 a.m. sent to following:

Benjamin Bronstein, Esquire
Stewart J. Greenbaum and Mark A. Bennett /G & R No. 3
Phillip J. Carroll /D.S. Thaler & Associates, Inc.
Jerrol M. Newman, /College Hills III HOA (Phase I)
Lawrence E. Clifford
Kathy Hensler
David Kemble
Andrea Garry
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

6/08/98 -Letter of Dismissal filed by Appellants. Order of Dismissal to be issued by CBA.

Baltimore County
Department of Permits and
Development Management

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

February 11, 1998

Mr. Michael Ensor
Morris & Ritchie Associates, Inc.
139 N. Main Street, Suite 200
Bel Air, MD 21014

RE: Zoning Verification
College Hills
Part of Section III, Phase II
1st Election District

Dear Mr. Ensor:

Staff has reviewed your request for zoning confirmation that certain lots in the above subdivision which were not included in the variance request in case #97-480-SPHA can be approved for a window to window setback deficiencies due to the fact that there were certain related variances granted for other deficiencies.

Staff reviewed the proposed setbacks with the Deputy Zoning Commissioner (Mr. Timothy Kotroco) and regretfully cannot approve the request as being within the spirit and intent of his order in the above referenced zoning case. Therefore, a zoning public hearing (and an amendment to the final development plan) are required to approve these setbacks.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:rye

c: zoning case 97-480-SPHA

Printed with Soybean Ink
on Recycled Paper

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

June 25, 1998

Benjamin Bronstein, Esquire
EVANS, GEORGE AND BRONSTEIN
Susquehanna Building, Suite 205
29 W. Susquehanna Avenue
Towson, MD 21204

RE: Case No. 98-34-SPH
G&R No. 3 -Petitioner

Dear Mr. Bronstein:

The subject appeal has been withdrawn by the Appellants. Therefore, the hearing scheduled for July 1, 1998 has been pulled from the Board's docket, and an Order of Dismissal will be issued by this office and forwarded to all parties.

Very truly yours,

Kathleen C. Bianco
Administrator

cc: Stewart J. Greenbaum
and Mark A. Bennett /G & R No. 3
Phillip J. Carroll /D.S. Thaler & Associates, Inc.
Jerrol M. Newman, /College Hills III HOA (Phase I)
Lawrence E. Clifford
Kathy Hensler
David Kemble
Andrea Garry
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

Printed with Soybean Ink
on Recycled Paper

1/28/98

Char --

Keep the following note with your "log" for incoming appeals -- so we can watch for this particular appeal --

---

Telephone Call 1/27/98 3:30 p.m. from: Andrea Garry regarding:

Case No. 98-34-SPH G&R III (Greenebaum and Rosen)

(NOTE: Above number is correct; file name is questionable.)

As related by Ms. Garry:

Tim's Decision was rendered 9/30/97
- Amended Decision issued 10/27/97

Appeal filed by Protestants within 30 days [mailed priority mail 11/21/97 (?)]

Appeal was filed with Tim Kotroco as opposed to being sent to PDM; appeal fee was not included; Appellants /Protestants were not contacted regarding the missing appeal fee

Appeal was misplaced (found in file; appeal was not forwarded to PDM)

Andrea Garry (410-869-0628), one of the Appellants /Protestants, called Baltimore County to inquire as to the status of their appeal.

No record found of the appeal; after search -- appeal had inadvertently been put in file by Tim, or at least in the Zoning Commissioner's office; was not forwarded to PDM.

Ms. Garry has now spoken to Rosalyn and is sending the appropriate check to PDM; file to be forwarded to us when it is together.

NOTE: Above information was provided in order that the P would accept the appeal and not "throw it out" wi' subsequent loss of the $210.00 which the protestar be sending to PDM. They understand the appe? nonrefundable, and wanted to be sure this ' aware of the situation and would understa' appeal had been timely filed so the B ultimately hear this case.

kcb

* HISTORY OF ~~APPEAL~~ ↑

When hearing is scheduled please call before Sin Kotroco.

Betty
2/11/98

TC to TMK - he said they need to start from scratch.

TC to TMK on 2.18.98, per WCR. WCR wants TMK to put what he wants in writing. The case is on appeal at the Board now.

98-34-SPH

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

2/4/98
f
ccf
TO JL
2/5/98 nca

MRA

97-480 SPHA.
CHECK WITH ZC

February 2, 1998

#

RECEIVED
FEB 4 1998
98-451
PDM

Mr. Arnold Jablon, Director
Baltimore County Government
Department of Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Subject: College ~~Hills~~
Part of Section III, Phase II

CALLED 2/5 for $
WILL SEND

Dear Mr. Jablon:

The subject project has received a variance from the C.M.D.P. Section V.B.6.c. to reduce the window to window requirement from 40' to as close as 22' (for Lots 74, 75, 83, 84, 85, 86, 87, 88, 90, 91, 93, 94, 96, 97, 99, 100, 106, 107, 108, 109, 114, 115, 116,117, 118, 122, 123, 128, 129, 130 and 131. The variance was approved by the Deputy Zoning Commissioner in Case Number 97-480-SPHA.

Lots 89, 92, 95, 98, 101, 102, 103, 104, 105, 110, 111, 112, 113, 118, 119, 120, 121, 124, 125, 126, 127, 132 and 133 were not included in the variance request, however, many adjacent lots to those not included in the variance request were granted a reduction in the separation requirement. Due to a possible change in the sunroom location from the inside (party wall side) to the outside (end wall side), there would be a potential window to window condition created on the lots which were not initially included in window to window variance request.

Since many adjacent lots have been granted a window to window requirement variance, we request Lots 89, 92, 95, 98, 101, 102, 103, 104, 105, 110, 111, 112, 113, 118, 119, 120, 121, 124, 125, 126, 127, 132 and 133 be granted the same window to window requirement reduction. We believe our request is within the sprit and intent of the Deputy Zoning Commissioners order in this case and we respectfully request your concurrence.

Very truly yours,

MORRIS & RITCHIE ASSOCIATES, INC.

Mitchell Ensor
Project Manager

MRA #10065
Enclosure
cc: Jim Joyce

S:\SHARE\10065\JABLON.ME

☒ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☐ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

COLLEGE HILLS III
HOMEOWNERS ASSOCIATION
9 Old Dominion Court
Baltimore, Maryland 21228
(410) 584-3590

RECEIVED
BOARD OF APPEALS
98 JUN -8 PM 1:29

June 5, 1998

County Board of Appeals of Baltimore County
Attn: Ms. Kathleen C. Bianco
Old Courthouse, Room 49
400 Washington Ave,
Towson, Maryland 21204

Re: Zoning Request Case 98-34-SPH

Dear Ms. Bianco:

The purpose of this letter is to formally withdraw this association's appeal to the request submitted by Greenebaum and Rose Associates (G & R No. 3) for a Third Amendment the College Hills Section III Phase 1 Partial Development Plan. We also request that the hearing scheduled for Wednesday, July 1, 1998 be cancelled.

The developer and the Homeowner Association have reached an agreement on the matter in question.

Jerrol M. (Jerry) Newman
Board of Director and President
College Hill III HOA (Phase I)

cc: Mark A. Bennett for G & R No. 3
Lawrence E. Clifford
Kathy Hensler
David Kemble
Andrea Garry

COLLEGE HILLS III
HOMEOWNERS ASSOCIATION

9 Old Dominion Court
Baltimore, Maryland 21228
(410) 719-0176

November 20, 1997

Deputy Zoning Commissioner for Baltimore County
Attn: Timothy M. Kotroco
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Re: Case No. 98-34-SPH

Dear Sir:

This Association appeals your amended order, dated 27 October, 1997. This amendment rescinded the relief granted in Restriction No. 2 of the FINDING OF FACT AND CONCLUSIONS OF LAW, dated 30 September, 1997.

> *Restriction 2) stated "The proposed townhouses shall be constructed with brick facades as opposed to wood or vinyl siding. The color and type of brick shall be consistent with the brick utilized on the Talles and Landmark models."*

The order was amended to read as follows:

> *"The proposed townhouses shall be constructed with brick facades in a manner consistent with Exhibit A, entitled the University Series at College Hills, and shall be required to construct said townhouses with the same percentage of brick and siding as shown on Exhibit A."*

In essence, this amendment now allows Greenebaum and Ryland to build a townhouse unit on Wake Forest Court of the same design, construction material and layout as all the other units being built in College Hills III Phase II. This was the primary point of our original objection to the Greenebaum petition.

In the amended order, you stated that the Petitioner's request for modification included a series of photographs depicting the style of townhomes Ryland intends to construct on the four lots in questions. Since we were not privy to those photographs, we have* attached a series of actual photographs of the townhomes in question. They are as follows:

Exhibit A.- Side entrance of the Talles building, 9 Wake Forest Ct.

Exhibit B.- Side entrance of the Landmark building 19 Wake Forest Ct.

Exhibit C.- Side entrance of the end unit Ryland "Stanford" model, under construction.

* See Blue
PACKET OF MATERIAL
from COLLEGE HILLS III.

Exhibit D.- Side entrance of the end unit Ryland "Stanford" model, completed.

Exhibit E.- Side entrance of the end unit Ryland "Stanford" model, with porch.

Exhibit F.- Ryland four unit townhome building, front facade.

Exhibit G.- Landmark four unit townhome building, front facade.

Exhibit H.- Talles five unit townhome building, front facade.

Exhibit I.- Rylands lots 33A-36A current price list.

We believe that when you examine our exhibits you will find that the Greenebaum/Ryland four unit townhome is not consistent with the townhomes Greenebaum authorized Talles and Landmark to construct on Wake Forest Court. Therefore, we respectfully and specifically request that you amend the order to include the following restrictions:

1. That the porch or "Alternate Exterior Design" option submitted to you in the photograph marked our Exhibit E on the Ryland University Series at College Hills "Stanford" model become a standard feature and not an option.
2. That decks be mandatory on all the 4 units as they are on all homes in our community association.
3. That exterior front facade be brick with not more vinyl siding on said front facade than the Talles or Landmark buildings.

In addition to the listed exhibits, I have included a letter from Ms. Andrea Garry, owner of 19 Wake Forest Court, who has stated her concerns, feelings and thoughts about the impact of having the Ryland unit approved under the amended order being built next door to her home.

Thanking you in advance for your consideration of our appeal.

Jerrol M. Newman
Board of Director and President
College Hills III HOA (Phase 1)

Attachments/ as stated

COLLEGE HILLS III
HOMEOWNERS ASSOCIATION
9 Old Dominion Court
Baltimore, Maryland 21228
(410) 719-0176

September 17, 1997

Zoning Commissioner of Baltimore County
Attn: Mr. Lawrence Schmidt
401 Bosley Ave, Room 405
Towson, Maryland 21204

Re: Zoning Request Case 98-34-SPH; Hearing 9:00am Sept. 23, 1997, Rm 407, 401 Bosley Ave. Towson.

Dear Sir:

The purpose of this letter is to formally state this association's objection to the request submitted by Greenebaum and Rose Associates for a Third Amendment the College Hills Section III Phase 1 Partial Development Plan. We also object to the limited time allowed between posting the notice of the special hearing on September 10 and the hearing date of September 23, 1997. Background information and the reasons for our request that this amendment be disapproved are as follows:

Background:

This association consists of 44 lots, 40 of which are completed and owned by homeowners and four undeveloped lots owned by Greenebaum and Rose. The first 36 townhomes were constructed between 1990 and 1993 by Talles Homes with cedar siding, cedar shake roofs and sold for and average price of $240,000. At the first homeowners association meeting held on October 21 1993 we discussed the pullout by Talles Homes with the developer. Mr. Stewart Greenebaum stated to the attending homeowners that he would not allow any subsequent home builder to construct units on the remaining eight lots that were substantially different from the Talles built homes. Mr. Greenebaum continued by stating that if necessary, he would obtain the Talles plans and build the remaining lots himself. In 1994 Greenebaum and Rose sold four lots on Wake Forest Court to Landmark Homes who built a vinyl siding, asphalt roof unit with an average sell price of $190,000. Please note that Landmark is now bankrupt and out of business.

Reasons for Disapproval of the Requested Amendment:

Change from the current "Z" lot to the requested "straight" lot configuration will allow Ryland Homes to build a four townhouse unit identical to the units being built in College Hills III Phase 2 but totally different from the Talles built units in

Phase 1. This will result in Wake Forest Court having three townhouse buildings, each built by a different builder with a different look and style. The resulting aesthetics will be displeasing to view, disastrous to our home values and nearly impossible for our association to manage.

The Declaration of Covenants, Conditions and Restrictions (promulgated by Greenebaum and Rose) require all exterior maintenance, including walls and roofs of the townhomes, to be performed by this association. The cost of this maintenance is to be borne from the annual assessment which is to be paid equally by each association homeowner. Constructing disparate units in one association leaves a difficult situation to manage, which has already been proven in the case of the Landmark units, and will become even more unmanageable if this requested amendment is approved.

This association's opposition to the amendment request does not mean that we are opposed to the developers right to construct on these lots. We only request that the developer construct units on these lots that are similar in look, building material and price to the majority of units that were sold to the original homeowners as part of Greenebaum and Rose planned urban development called College Hills III Phase 1.

In 1995, Mr. Mark Bennett of Greenebaum and Rose, requested that I obtain a signed approval from all effected homeowners for a change from the "Z" lot configuration to a "straight lot" for these four lots. I put Mr. Bennett's proposal to the members in attendance at the annual meeting held in November 1995. The vote was unanimously against this requested change. Attached are lists, with signatures, of the homeowners who concur with this letter and are opposed to the requested change to our community's Partial Development Plan. Due to the short notice of this hearing, we were not able to contact all of the current homeowners.

Jerrol M. (Jerry) Newman
Board of Director and President
College Hill III HOA

Larry Clifford
Board of Director and Vice President
Chairman, College Hills III HOA
Architectural Control Committee

Attachments/as stated

cc: Samuel G. Moxley
Representative for First District, Baltimore County Council
754 Frederick Rd
Catonsville, MD 21228

COLLEGE HILLS III HOA NEIGHBOR DIRECTORY

NAME	ADDRESS	HOME NO.	WORK NO.	Signature
BUILDING ONE	* = Renter			
Delph, John and Tina	01 Old Dominion Court	410-744-0395		
Hoffman, Andy and Susan	03 Old Dominion Court*	Unknown		
DeSantis, Bob and Andrea	05 Old Dominion Court	410-869-0376		9-16-97
Kemble, David W.	07 Old Dominion Court	410-719-1449		
Newman, Jerry & Carol Babst	09 Old Dominion Court	410-719-0176	Jerry 410-584-3590	9-14-97
Alexander, Leslie	11 Old Dominion Court	410-788-1859		9/16/97
BUILDING TWO				
Mark Spector & Kimberly Hartzell	13 Old Dominion Court*	410-719-2927	1-800-221-4284	
Langeluttig, Bernie	15 Old Dominion Court	410-788-4526	410-752-4080	
Belluche, Jim and Jane	17 Old Dominion Court	410-719-9371	Jim 410-796-7972	
Borman, Pete & Renee	19 Old Dominion Court*	410-719-1266		
Kunz, Margrith	21 Old Dominion Court	410-719-0486		
BUILDING THREE				
Walker, Vern	02 Old Dominion Court	410-747-6178		
Hardt, Jack	04 Old Dominion Court	410-747-6221		
Prassina, Mary/Mark & Neysa Silvestri	06 Old Dominion Court	410-744-9088		
McGovern, Kevin	08 Old Dominion Court	410-788-4968		
Keihm, Dennis	10 Old Dominion Court	410-719-0454		
Schiller, Myrta	12 Old Dominion Court	410-744-7203		
BUILDING FOUR				
Pimintel, Laura	14 Old Dominion Court	410-719-7535		
Caldwell, Tom and Kathryn	16 Old Dominion Court	410-455-9793	410-551-7722	
Rubenstien, Joel & Teresa Buck	18 Old Dominion Court*	410-455-0295		
Dorman, Joe and Kathy	20 Old Dominion Court	410-788-2038		
Raines, Gary	22 Old Dominion Court	410-788-2340		
BUILDING FIVE				
Vasquez, Milton and Myong	24 Old Dominion Court	410-744-4860	Milton 410-381-1447	
Cupo, Betty	26 Old Dominion Court	410-788-8314		
Blose, Jay and Karen	30 Old Dominion Court	410-744-3998		
Peach, Michael	28 Old Dominion Court	410-747-4176		
BUILDING SIX				
Whitenight, Jim and Charlotte	32 Old Dominion Court	410-744-8180	410-968-4142	
Falter, Frank and Alice	34 Old Dominion Court	410-747-8185	410-644-6414	
Johnson, Greg	36 Old Dominion Court	410-788-1320		
Mon Jin Tsai	38 Old Dominion Court	410-719-1547		
Riley, Chuck	40 Old Dominion Court	410-744-2125	410-744-3000	
BUILDING SEVEN				
Clifford, Larry and Terry	01 Wake Forest Court	410-747-3067		
Dees, Dan and Mary	03 Wake Forest Court	410-455-9997		
Schmidt, Randy	05 Wake Forest Court			
Greif, M. J (Bud) & Nancy	07 Wake Forest Court*	410-869-8564		
Matthews, Sam and Helen	09 Wake Forest Court	410-744-6053		
BUILDING EIGHT				
Garry, Andrea & Tom Whitmer	19 Wake Forest Court	410-869-0628		
Slater, Scott	21 Wake Forest Court	410-788-9387	(202) 966-9531	
Chyou, Jeffery and Elaine	23 Wake Forest Court	410-719-8967		
Hensler, Kathy & Jeff McDonald	25 Wake Forest Court	410-744-8913		

Owner's Mailing Address

Atwell, Don & Lisa 3 Old Dominion Court	252 E. 4th St Long Beach MS 39560	601-822-2836
Prassina, Mary/Mark & Neysa Silvestri 6 Old Dominion Court	219 Oak Forest Ave Baltimore, Maryland 21228	410-744-9088
Rittenhouse, Doug and Susan 13 Old Dominion Court	922 Frederick Road Baltimore, Maryland 21228	410-744-3377
Sossenhiemer, Michael and Linda 18 Old Dominion Court	31 York Terrace Brookline, MA 02146	

Sovero, Richard and Paul 19 Old Dominion Court (410) 643-1305	198 Long Creek Court Stevensville, Maryland 21666
Burkman, Bill and Barbara 7 Wake Forest Court 410-761-0606	C/O Watts Rental & Management Attn: Pat Albert 7310 Richie Hwy Glen Burnie MD 21061
Greenebalm & Rose 11, 13, 15, 17 Wake Forest Ct (Undeveloped)	8400 Reisterstown Road Baltimore MD 21208 410-484-8400

COLLEGE HILLS III HOA NEIGHBOR DIRECTORY

NAME	ADDRESS	HOME NO.	WORK NO.	Signature
BUILDING ONE	* = Renter			
Delph, John and Tina	01 Old Dominion Court	410-744-0395		
Hoffman, Andy and Susan	03 Old Dominion Court*	Unknown		
DeSantis, Bob and Andrea	05 Old Dominion Court	410-869-0376		
Kemble, David W.	07 Old Dominion Court	410-719-1449		
Newman, Jerry & Carol Babst	09 Old Dominion Court	410-719-0176	Jerry 410-584-3590	
Alexander, Leslie	11 Old Dominion Court	410-788-1859		
BUILDING TWO				
Mark Spector & Kimberly Hartzell	13 Old Dominion Court*	410-719-2927	1-800-221-4284	
Langeluttig, Bernie	15 Old Dominion Court	410-788-4526	410-752-4080	
Belluche, Jim and Jane	17 Old Dominion Court	410-719-9371	Jim 410-796-7972	
Borman, Pete & Renee	19 Old Dominion Court*	410-719-1266		
Kunz, Margrith	21 Old Dominion Court	410-719-0486		
BUILDING THREE				
Walker, Vern	02 Old Dominion Court	410-747-6178		
Hardt, Jack	04 Old Dominion Court	410-747-6221		
Prassina, Mary/Mark & Neysa Silvestri	06 Old Dominion Court	410-744-9088		
McGovern, Kevin	08 Old Dominion Court	410-788-4968		
Keihm, Dennis	10 Old Dominion Court	410-719-0454		
Schiller, Myrta	12 Old Dominion Court	410-744-7203		
BUILDING FOUR				
Pimintel, Laura	14 Old Dominion Court	410-719-7535		
Caldwell, Tom and Kathryn	16 Old Dominion Court	410-455-9793	410-551-7722	
Rubenstien, Joel & Teresa Buck	18 Old Dominion Court*	410-455-0295		
Dorman, Joe and Kathy	20 Old Dominion Court	410-788-2038		
Raines, Gary	22 Old Dominion Court	410-788-2340		
BUILDING FIVE				
Vasquez, Milton and Myong	24 Old Dominion Court	410-744-4860	Milton 410-381-1447	
Cupo, Betty	26 Old Dominion Court	410-788-8314		
Blose, Jay and Karen	30 Old Dominion Court	410-744-3998		
Peach, Michael	28 Old Dominion Court	410-747-4176		
BUILDING SIX				
Whitenight, Jim and Charlotte	32 Old Dominion Court	410-744-8180	410-968-4142	
Falter, Frank and Alice	34 Old Dominion Court	410-747-8185	410-644-6414	
Johnson, Greg	36 Old Dominion Court	410-788-1320		
Mon Jin Tsai	38 Old Dominion Court	410-719-1547		
Riley, Chuck	40 Old Dominion Court	410-744-2125	410-744-3000	
BUILDING SEVEN				
Clifford, Larry and Terry	01 Wake Forest Court	410-747-3067		
Dees, Dan and Mary	03 Wake Forest Court	410-455-9997		
Schmidt, Randy	05 Wake Forest Court			
Greif, M. J (Bud) & Nancy	07 Wake Forest Court*	410-869-8564		
Matthews, Sam and Helen	09 Wake Forest Court	410-744-6053		
BUILDING EIGHT				
Garry, Andrea & Tom Whitmer	19 Wake Forest Court	410-869-0628		
Slater, Scott	21 Wake Forest Court	410-788-9387	(202) 966-9531	
Chyou, Jeffery and Elaine	23 Wake Forest Court	410-719-8967		
Hensler, Kathy & Jeff McDonald	25 Wake Forest Court	410-744-8913		

Owner's Mailing Address

Atwell, Don & Lisa 3 Old Dominion Court	252 E. 4th St Long Beach MS 39560	601-822-2836
Prassina, Mary/Mark & Neysa Silvestri 6 Old Dominion Court	219 Oak Forest Ave Baltimore, Maryland 21228	410-744-9088
Rittenhouse, Doug and Susan 13 Old Dominion Court	922 Frederick Road Baltimore, Maryland 21228	410-744-3377
Sossenhiemer, Michael and Linda 18 Old Dominion Court	31 York Terrace Brookline, MA 02146	

Sovero, Richard and Paul 19 Old Dominion Court (410) 643-1305	198 Long Creek Court Stevensville, Maryland 21666
Burkman, Bill and Barbara 7 Wake Forest Court 410-761-0606	C/O Watts Rental & Management Attn: Pat Albert 7310 Richie Hwy Glen Burnie MD 21061
Greenebalm & Rose 11, 13, 15, 17 Wake Forest Ct (Undeveloped)	8400 Reisterstown Road Baltimore MD 21208 410-484-8400

COLLEGE HILLS III HOA NEIGHBOR DIRECTORY

NAME	ADDRESS	HOME NO.	WORK NO.	Signature
BUILDING ONE	* = Renter			
Delph, John and Tina	01 Old Dominion Court	410-744-0395		
Hoffman, Andy and Susan	03 Old Dominion Court*	Unknown		
DeSantis, Bob and Andrea	05 Old Dominion Court	410-869-0376		
Kemble, David W.	07 Old Dominion Court	410-719-1449		
Newman, Jerry & Carol Babst	*09 Old Dominion Court*	*410-719-0176*	*Jerry 410-584-3590*	
Alexander, Leslie	11 Old Dominion Court	410-788-1859		
BUILDING TWO				
Mark Spector & Kimberly Hartzell	13 Old Dominion Court*	410-719-2927	1-800-221-4284	
Langeluttig, Bernie	15 Old Dominion Court	410-788-4526	410-752-4080	
Belluche, Jim and Jane	17 Old Dominion Court	410-719-9371	Jim 410-796-7972	
Borman, Pete & Renee	19 Old Dominion Court*	410-719-1266		
Kunz, Margrith	21 Old Dominion Court	410-719-0486		
BUILDING THREE				
Walker, Vern	02 Old Dominion Court	410-747-6178		Vern Walker
Hardt, Jack	04 Old Dominion Court	410-747-6221		Jack Hardt
Prassina, Mary/Mark & Neysa Silvestri	06 Old Dominion Court	410-744-9088		Neysa P. Silvestri
McGovern, Kevin	08 Old Dominion Court	410-788-4968		
Keihm, Dennis	10 Old Dominion Court	410-719-0454		
Schiller, Myrta	12 Old Dominion Court	410-744-7203		E. Myrta Schiller
BUILDING FOUR				
Pimintel, Laura	14 Old Dominion Court	410-719-7535		
Caldwell, Tom and Kathryn	16 Old Dominion Court	410-455-9793	410-551-7722	
Rubenstien, Joel & Teresa Buck	18 Old Dominion Court*	410-455-0295		
Dorman, Joe and Kathy	20 Old Dominion Court	410-788-2038		
Raines, Gary	22 Old Dominion Court	410-788-2340		
BUILDING FIVE				
Vasquez, Milton and Myong	24 Old Dominion Court	410-744-4860	Milton 410-381-1447	
Cupo, Betty	26 Old Dominion Court	410-788-8314		
Blose, Jay and Karen	30 Old Dominion Court	410-744-3998		
Peach, Michael	28 Old Dominion Court	410-747-4176		
BUILDING SIX				
Whitenight, Jim and Charlotte	32 Old Dominion Court	410-744-8180	410-968-4142	
Falter, Frank and Alice	34 Old Dominion Court	410-747-8185	410-644-6414	
Johnson, Greg	36 Old Dominion Court	410-788-1320		
Mon Jin Tsai	38 Old Dominion Court	410-719-1547		
Riley, Chuck	40 Old Dominion Court	410-744-2125	410-744-3000	
BUILDING SEVEN				
Clifford, Larry and Terry	01 Wake Forest Court	410-747-3067		
Dees, Dan and Mary	03 Wake Forest Court	410-455-9997		
Schmidt, Randy	05 Wake Forest Court			
Greif, M. J (Bud) & Nancy	*07 Wake Forest Court**	*410-869-8564*		
Matthews, Sam and Helen	09 Wake Forest Court	410-744-6053		
BUILDING EIGHT				
Garry, Andrea & Tom Whitmer	19 Wake Forest Court	410-869-0628		
Slater, Scott	21 Wake Forest Court	410-788-9387	(202) 966-9531	
Chyou, Jeffery and Elaine	23 Wake Forest Court	410-719-8967		
Hensler, Kathy & Jeff McDonald	25 Wake Forest Court	410-744-8913		

Owner's Mailing Address

Atwell, Don & Lisa 3 Old Dominion Court	252 E. 4th St Long Beach MS 39560	601-822-2836
Prassina, Mary/Mark & Neysa Silvestri 6 Old Dominion Court	219 Oak Forest Ave Baltimore, Maryland 21228	410-744-9088
Rittenhouse, Doug and Susan 13 Old Dominion Court	922 Frederick Road Baltimore, Maryland 21228	410-744-3377
Sossenhiemer, Michael and Linda 18 Old Dominion Court	31 York Terrace Brookline, MA 02146	

Sovero, Richard and Paul 19 Old Dominion Court (410) 643-1305	198 Long Creek Court Stevensville, Maryland 21666
Burkman, Bill and Barbara 7 Wake Forest Court 410-761-0606	C/O Watts Rental & Management Attn: Pat Albert 7310 Richie Hwy Glen Burnie MD 21061
Greenebalm & Rose 11, 13, 15, 17 Wake Forest Ct (Undeveloped)	8400 Reisterstown Road Baltimore MD 21208 410-484-8400

COLLEGE HILLS III HOA NEIGHBOR DIRECTORY

NAME	ADDRESS	HOME NO.	WORK NO.	Signature
BUILDING ONE	* = Renter			
Delph, John and Tina	01 Old Dominion Court	410-744-0395		
Hoffman, Andy and Susan	03 Old Dominion Court*	Unknown		
DeSantis, Bob and Andrea	05 Old Dominion Court	410-869-0376		
Kemble, David W.	07 Old Dominion Court	410-719-1449		
Newman, Jerry & Carol Babst	09 Old Dominion Court	410-719-0176	Jerry 410-584-3590	
Alexander, Leslie	11 Old Dominion Court	410-788-1859		
BUILDING TWO				
Mark Spector & Kimberly Hartzell	13 Old Dominion Court*	410-719-2927	1-800-221-4284	
Langeluttig, Bernie	15 Old Dominion Court	410-788-4526	410-752-4080	
Belluche, Jim and Jane	17 Old Dominion Court	410-719-9371	Jim 410-796-7972	
Borman, Pete & Renee	19 Old Dominion Court*	410-719-1266		
Kunz, Margrith	21 Old Dominion Court	410-719-0486		
BUILDING THREE				
Walker, Vern	02 Old Dominion Court	410-747-6178		
Hardt, Jack	04 Old Dominion Court	410-747-6221		
Prassina, Mary/Mark & Neysa Silvestri	06 Old Dominion Court	410-744-9088		
McGovern, Kevin	08 Old Dominion Court	410-788-4968		
Keihm, Dennis	10 Old Dominion Court	410-719-0454		
Schiller, Myrta	12 Old Dominion Court	410-744-7203		
BUILDING FOUR				
Pimintel, Laura	14 Old Dominion Court	410-719-7535		
Caldwell, Tom and Kathryn	16 Old Dominion Court	410-455-9793	410-551-7722	Thomas M. Caldwell / Kathryn Caldwell
Rubenstien, Joel & Teresa Buck	18 Old Dominion Court*	410-455-0295		
Dorman, Joe and Kathy	20 Old Dominion Court	410-788-2038		
Raines, Gary	22 Old Dominion Court	410-788-2340		
BUILDING FIVE				
Vasquez, Milton and Myong	24 Old Dominion Court	410-744-4860	Milton 410-381-1447	
Cupo, Betty	26 Old Dominion Court	410-788-8314		
Blose, Jay and Karen	30 Old Dominion Court	410-744-3998		
Peach, Michael	28 Old Dominion Court	410-747-4176		
BUILDING SIX				
Whitenight, Jim and Charlotte	32 Old Dominion Court	410-744-8180	410-968-4142	
Falter, Frank and Alice	34 Old Dominion Court	410-747-8185	410-644-6414	
Johnson, Greg	36 Old Dominion Court	410-788-1320		
Mon Jin Tsai	38 Old Dominion Court	410-719-1547		
Riley, Chuck	40 Old Dominion Court	410-744-2125	410-744-3000	
BUILDING SEVEN				
Clifford, Larry and Terry	01 Wake Forest Court	410-747-3067		
Dees, Dan and Mary	03 Wake Forest Court	410-455-9997		
Schmidt, Randy	05 Wake Forest Court			
Greif, M. J (Bud) & Nancy	07 Wake Forest Court*	410-869-8564		
Matthews, Sam and Helen	09 Wake Forest Court	410-744-6053		
BUILDING EIGHT				
Garry, Andrea & Tom Whitmer	19 Wake Forest Court	410-869-0628		
Slater, Scott	21 Wake Forest Court	410-788-9387	(202) 966-9531	
Chyou, Jeffery and Elaine	23 Wake Forest Court	410-719-8967		
Hensler, Kathy & Jeff McDonald	25 Wake Forest Court	410-744-8913		

Owner's Mailing Address

Atwell, Don & Lisa 3 Old Dominion Court	252 E. 4th St Long Beach MS 39560	601-822-2836	Sovero, Richard and Pa 19 Old Dominion Court (410) 643-1305	198 Long Creek Court Stevensville, Maryland 21666	
Prassina, Mary/Mark & Neysa Silvestri 6 Old Dominion Court	219 Oak Forest Ave Baltimore, Maryland 21228	410-744-9088	Burkman, Bill and Barbara 7 Wake Forest Court 410-761-0606	C/O Watts Rental & Management Attn: Pat Albert 7310 Richie Hwy Glen Burnie MD 21061	
Rittenhouse, Doug and Susan 13 Old Dominion Court	922 Frederick Road Baltimore, Maryland 21228	410-744-3377			
Sossenhiemer, Michael and Linda 18 Old Dominion Court	31 York Terrace Brookline, MA 02146		Greenebalm & Rose 11, 13, 15, 17 Wake Forest Ct (Undeveloped)	8400 Reisterstown Road Baltimore MD 21208 410-484-8400	

COLLEGE HILLS III HOA NEIGHBOR DIRECTORY

NAME	ADDRESS	HOME NO.	WORK NO.	Signature
BUILDING ONE	* = Renter			
Delph, John and Tina	01 Old Dominion Court	410-744-0395		
Hoffman, Andy and Susan	03 Old Dominion Court*	Unknown		
DeSantis, Bob and Andrea	05 Old Dominion Court	410-869-0376		
Kemble, David W.	07 Old Dominion Court	410-719-1449		
Newman, Jerry & Carol Babst	09 Old Dominion Court	410-719-0178	Jerry 410-584-3590	
Alexander, Leslie	11 Old Dominion Court	410-788-1858		
BUILDING TWO				
Mark Spector & Kimberly Hartzell	13 Old Dominion Court*	410-719-2927	1-800-221-4284	
Langeluttig, Bernie	15 Old Dominion Court	410-788-4526	410-752-4080	
Belluche, Jim and Jane	17 Old Dominion Court	410-719-9371	Jim 410-796-7972	
Borman, Pete & Renee	19 Old Dominion Court*	410-719-1266		
Kunz, Margrith	21 Old Dominion Court	410-719-0486		
BUILDING THREE				
Walker, Vern	02 Old Dominion Court	410-747-6178		
Hardt, Jack	04 Old Dominion Court	410-747-6221		
Prassina, Mary/Mark & Neysa Silvestri	06 Old Dominion Court	410-744-9088		
McGovern, Kevin	08 Old Dominion Court	410-788-4968		
Keihm, Dennis	10 Old Dominion Court	410-719-0454		
Schiller, Myrta	12 Old Dominion Court	410-744-7203		
BUILDING FOUR				
Pimintel, Laura	14 Old Dominion Court	410-719-7535		
Caldwell, Tom and Kathryn	16 Old Dominion Court	410-455-9793	410-551-7722	
Rubenstien, Joel & Teresa Buck	18 Old Dominion Court*	410-455-0295		
Dorman, Joe and Kathy	20 Old Dominion Court	410-788-2038		
Raines, Gary	22 Old Dominion Court	410-788-2340		
BUILDING FIVE				
Vasquez, Milton and Myong	24 Old Dominion Court	410-744-4860	Milton 410-381-1447	
Cupo, Betty	26 Old Dominion Court	410-788-8314		
Blose, Jay and Karen	30 Old Dominion Court	410-744-3998		
Peach, Michael	28 Old Dominion Court	410-747-4176		
BUILDING SIX				
Whitenight, Jim and Charlotte	32 Old Dominion Court	410-744-8180	410-968-4142	
Falter, Frank and Alice	34 Old Dominion Court	410-747-8185	410-644-6414	
Johnson, Greg	36 Old Dominion Court	410-788-1320		
Mah Jin Tsai	38 Old Dominion Court	410-719-1547		
Riley, Chuck	40 Old Dominion Court	410-744-2125	410-744-3000	
BUILDING SEVEN				
Clifford, Larry and Terry	01 Wake Forest Court	410-747-3067		
Dees, Dan and Mary	03 Wake Forest Court	410-455-9997		
Schmidt, Randy	05 Wake Forest Court			
Greif, M. J (Bud) & Nancy	07 Wake Forest Court*	410-869-8564		
Matthews, Sam and Helen	09 Wake Forest Court	410-744-6053		
BUILDING EIGHT				
Garry, Andrea & Tom Whitmer	19 Wake Forest Court	410-869-0628		
Slater, Scott	21 Wake Forest Court	410-788-9387	(202) 966-9531	
Chyou, Jeffary and Elaine	23 Wake Forest Court	410-719-8967		
Hensler, Kathy & Jeff McDonald	25 Wake Forest Court	410-744-8913		

*Owner's Malling Address

Atwell, Don & Lisa 3 Old Dominion Court	252 E. 4th St Long Beach MS 39560	601-822-2836
Prassina, Mary/Mark & Neysa Silvestri 6 Old Dominion Court	219 Oak Forest Ave Baltimore, Maryland 21228	410-744-9088
Rittenhouse, Doug and Susan 13 Old Dominion Court	922 Frederick Road Baltimore, Maryland 21228	410-744-3377
Sossenheimer, Michael and Linda 18 Old Dominion Court	31 York Terrace Brookline, MA 02146	

Severo, Richard and Pa 19 Old Dominion Court (410) 643-1305	198 Long Creek Court Stevensville, Maryland 21666
Burkman, Bill and Barbara 7 Wake Forest Court 410-761-0606	C/O Watts Rental & Management Attn: Pat Albert 7310 Richie Hwy Glen Burnie MD 21061
Greenebaim & Rose 11, 13, 15, 17 Wake Forest Ct (Undeveloped)	8400 Reisterstown Road Baltimore MD 21208 410-484-8400

Bond Funds in My IRAs (C:\TP\BNDFNDS.PAS)

IRA	Symbol	Shrs	ShrVal	Change	YLD	MktVal	TtlCst	$Gain	% Gain	AvAge	%/yr

COLLEGE HILLS III HOA NEIGHBOR DIRECTORY

NAME	ADDRESS	HOME NO.	WORK NO.	Signature
BUILDING ONE	* = Renter			
Delph, John and Tina	01 Old Dominion Court	410-744-0395		
Hoffman, Andy and Susan	03 Old Dominion Court*	Unknown		
DeSantis, Bob and Andrea	05 Old Dominion Court	410-869-0376		
Kemble, David W.	07 Old Dominion Court	410-719-1449		
Newman, Jerry & Carol Babst	09 Old Dominion Court	410-719-0176	Jerry 410-584-3590	
Alexander, Leslie	11 Old Dominion Court	410-788-1859		
BUILDING TWO				
Mark Spector & Kimberly Hartzell	13 Old Dominion Court*	410-719-2927	1-800-221-4284	
Langeluttig, Bernie	15 Old Dominion Court	410-788-4526	410-752-4080	
Belluche, Jim and Jane	17 Old Dominion Court	410-719-9371	Jim 410-796-7972	
Borman, Pete & Renee	19 Old Dominion Court*	410-719-1266		
Kunz, Margrith	21 Old Dominion Court	410-719-0486		
BUILDING THREE				
Walker, Vern	02 Old Dominion Court	410-747-6178		
Hardt, Jack	04 Old Dominion Court	410-747-6221		
Prassina, Mary/Mark & Neysa Silvestri	06 Old Dominion Court	410-744-9088		
McGovern, Kevin	08 Old Dominion Court	410-788-4968		
Keihm, Dennis	10 Old Dominion Court	410-719-0454		
Schiller, Myrta	12 Old Dominion Court	410-744-7203		
BUILDING FOUR				
Pimintel, Laura	14 Old Dominion Court	410-719-7535		
Caldwell, Tom and Kathryn	16 Old Dominion Court	410-455-9793	410-551-7722	
Rubenstien, Joel & Teresa Buck	18 Old Dominion Court*	410-455-0295		
Dorman, Joe and Kathy	20 Old Dominion Court	410-788-2038		
Raines, Gary	22 Old Dominion Court	410-788-2340		
BUILDING FIVE				
Vasquez, Milton and Myong	24 Old Dominion Court	410-744-4860	Milton 410-381-1447	
Cupo, Betty	26 Old Dominion Court	410-788-8314		
Blose, Jay and Karen	30 Old Dominion Court	410-744-3998		
Peach, Michael	28 Old Dominion Court	410-747-4176		
BUILDING SIX				
Whitenight, Jim and Charlotte	32 Old Dominion Court	410-744-8180	410-968-4142	
Falter, Frank and Alice	34 Old Dominion Court	410-747-8185	410-644-6414	
Johnson, Greg	36 Old Dominion Court	410-788-1320		
Mon Jin Tsai	38 Old Dominion Court	410-719-1547		
Riley, Chuck	40 Old Dominion Court	410-744-2125	410-744-3000	
BUILDING SEVEN				
Clifford, Larry and Terry	01 Wake Forest Court	410-747-3067		
Dees, Dan and Mary	03 Wake Forest Court	410-455-9997		
Schmidt, Randy	05 Wake Forest Court			
Greif, M. J (Bud) & Nancy	07 Wake Forest Court*	410-869-8564		
Matthews, Sam and Helen	09 Wake Forest Court	410-744-6053		
BUILDING EIGHT				
Garry, Andrea & Tom Whitmer	19 Wake Forest Court	410-869-0628		
Slater, Scott	21 Wake Forest Court	410-788-9387	(202) 966-9531	
Chyou, Jeffery and Elaine	23 Wake Forest Court	410-719-8967		
Hensler, Kathy & Jeff McDonald	25 Wake Forest Court	410-744-8913		

Owner's Mailing Address

Atwell, Don & Lisa 3 Old Dominion Court	252 E. 4th St Long Beach MS 39560	601-822-2836	Sovero, Richard and Pa 19 Old Dominion Court (410) 643-1305	198 Long Creek Court Stevensville, Maryland 21666	
Prassina, Mary/Mark & Neysa Silvestri 6 Old Dominion Court	219 Oak Forest Ave Baltimore, Maryland 21228	410-744-9088	Burkman, Bill and Barbara 7 Wake Forest Court 410-761-0606	C/O Watts Rental & Management Attn: Pat Albert 7310 Richie Hwy Glen Burnie MD 21061	
Rittenhouse, Doug and Susan 13 Old Dominion Court	922 Frederick Road Baltimore, Maryland 21228	410-744-3377			
Sossenhiemer, Michael and Linda 18 Old Dominion Court	31 York Terrace Brookline, MA 02146		Greenebalm & Rose 11, 13, 15, 17 Wake Forest Ct (Undeveloped)	8400 Reisterstown Road Baltimore MD 21208 410-484-8400	

COLLEGE HILLS III HOA NEIGHBOR DIRECTORY

NAME	ADDRESS	HOME NO.	WORK NO.	Signature
BUILDING ONE	* = Renter			
Delph, John and Tina	01 Old Dominion Court	410-744-0395		
Hoffman, Andy and Susan	03 Old Dominion Court*	Unknown		
DeSantis, Bob and Andrea	05 Old Dominion Court	410-869-0376		
Kemble, David W.	07 Old Dominion Court	410-719-1449		
Newman, Jerry & Carol Babst	09 Old Dominion Court	410-719-0176	Jerry 410-584-3590	
Alexander, Leslie	11 Old Dominion Court	410-788-1859		
BUILDING TWO				
Mark Spector & Kimberly Hartzell	13 Old Dominion Court*	410-719-2927	1-800-221-4284	
Langeluttig, Bernie	15 Old Dominion Court	410-788-4526	410-752-4080	
Belluche, Jim and Jane	17 Old Dominion Court	410-719-9371	Jim 410-796-7972	
Borman, Pete & Renee	19 Old Dominion Court*	410-719-1266		
Kunz, Margrith	21 Old Dominion Court	410-719-0486		
BUILDING THREE				
Walker, Vern	02 Old Dominion Court	410-747-6178		
Hardt, Jack	04 Old Dominion Court	410-747-6221		
Prassina, Mary/Mark & Neysa Silvestri	06 Old Dominion Court	410-744-9088		
McGovern, Kevin	08 Old Dominion Court	410-788-4968		
Keihm, Dennis	10 Old Dominion Court	410-719-0454		
Schiller, Myrta	12 Old Dominion Court	410-744-7203		
BUILDING FOUR				
Pimintel, Laura	14 Old Dominion Court	410-719-7535		
Caldwell, Tom and Kathryn	16 Old Dominion Court	410-455-9793	410-551-7722	
Rubenstien, Joel & Teresa Buck	18 Old Dominion Court*	410-455-0295		
Dorman, Joe and Kathy	20 Old Dominion Court	410-788-2038		
Raines, Gary	22 Old Dominion Court	410-788-2340		
BUILDING FIVE				
Vasquez, Milton and Myong	24 Old Dominion Court	410-744-4860	Milton 410-381-1447	
Cupo, Betty	26 Old Dominion Court	410-788-8314		
Blose, Jay and Karen	30 Old Dominion Court	~~410-744-3998~~		
Peach, Michael	28 Old Dominion Court	410-747-4176		
BUILDING SIX				
Whitenight, Jim and Charlotte	32 Old Dominion Court	410-744-8180	410-968-4142	
Falter, Frank and Alice	34 Old Dominion Court	410-747-8185	410-644-6414	
Johnson, Greg	36 Old Dominion Court	410-788-1320		
Mon Jin Tsai	38 Old Dominion Court	410-719-1547		
Riley, Chuck	40 Old Dominion Court	410-744-2125	410-744-3000	
BUILDING SEVEN				
Clifford, Larry and Terry	01 Wake Forest Court	410-747-3067		
Dees, Dan and Mary	03 Wake Forest Court	410-455-9997		
Schmidt, Randy	05 Wake Forest Court			
Greif, M. J (Bud) & Nancy	07 Wake Forest Court*	410-869-8564		
Matthews, Sam and Helen	09 Wake Forest Court	410-744-6053		
BUILDING EIGHT				
Garry, Andrea & Tom Whitmer	19 Wake Forest Court	410-869-0628		
Slater, Scott	21 Wake Forest Court	410-788-9387	(202) 966-9531	
Chyou, Jeffery and Elaine	23 Wake Forest Court	410-719-8967		
Hensler, Kathy & Jeff McDonald	25 Wake Forest Court	410-744-8913		

Owner's Mailing Address

Atwell, Don & Lisa 3 Old Dominion Court	252 E. 4th St Long Beach MS 39560	601-822-2836	Severo, Richard and Pa 19 Old Dominion Court (410) 643-1305	198 Long Creek Court Stevensville, Maryland 21666
Prassina, Mary/Mark & Neysa Silvestri 6 Old Dominion Court	219 Oak Forest Ave Baltimore, Maryland 21228	410-744-9088	Burkman, Bill and Barbara 7 Wake Forest Court 410-761-0606	C/O Watts Rental & Management Attn: Pat Albert 7310 Richie Hwy Glen Burnie MD 21061
Rittenhouse, Doug and Susan 13 Old Dominion Court	922 Frederick Road Baltimore, Maryland 21228	410-744-3377		
Sossenhiemer, Michael and Linda 18 Old Dominion Court	31 York Terrace Brookline, MA 02146		Greenebalm & Rose 11, 13, 15, 17 Wake Forest Ct (Undeveloped)	8400 Reisterstown Road Baltimore MD 21208 410-484-8400

COLLEGE HILLS III HOA NEIGHBOR DIRECTORY

NAME	ADDRESS	HOME NO.	WORK NO.	Signature
BUILDING ONE	* = Renter			
Delph, John and Tina	01 Old Dominion Court	410-744-0395		
Hoffman, Andy and Susan	03 Old Dominion Court*	Unknown		
DeSantis, Bob and Andrea	05 Old Dominion Court	410-869-0376		
Kemble, David W.	07 Old Dominion Court	410-719-1449		
Newman, Jerry & Carol Babst	09 Old Dominion Court	410-719-0176	Jerry 410-584-3590	
Alexander, Leslie	11 Old Dominion Court	410-788-1859		
BUILDING TWO				
Mark Spector & Kimberly Hartzell	13 Old Dominion Court*	410-719-2927	1-800-221-4284	
Langeluttig, Bernie	15 Old Dominion Court	410-788-4526	410-752-4080	
Belluche, Jim and Jane	17 Old Dominion Court	410-719-9371	Jim 410-796-7972	
Borman, Pete & Renee	19 Old Dominion Court*	410-719-1266		
Kunz, Margrith	21 Old Dominion Court	410-719-0486		
BUILDING THREE				
Walker, Vern	02 Old Dominion Court	410-747-6178		
Hardt, Jack	04 Old Dominion Court	410-747-6221		
Prassina, Mary/Mark & Neysa Silvestri	06 Old Dominion Court	410-744-9088		
McGovern, Kevin	08 Old Dominion Court	410-788-4968		
Keihm, Dennis	10 Old Dominion Court	410-719-0454		
Schiller, Myrta	12 Old Dominion Court	410-744-7203		
BUILDING FOUR				
Pimintel, Laura	14 Old Dominion Court	410-719-7535		
Caldwell, Tom and Kathryn	16 Old Dominion Court	410-455-9793	410-551-7722	
Rubenstien, Joel & Teresa Buck	18 Old Dominion Court*	410-455-0295		
Dorman, Joe and Kathy	20 Old Dominion Court	410-788-2038		
Raines, Gary	22 Old Dominion Court	410-788-2340		
BUILDING FIVE				
Vasquez, Milton and Myong	24 Old Dominion Court	410-744-4860	Milton 410-381-1447	
Cupo, Betty	26 Old Dominion Court	410-788-8314		
Blose, Jay and Karen	30 Old Dominion Court	410-744-3998		
Peach, Michael	28 Old Dominion Court	410-747-4176		
BUILDING SIX				
Whitenight, Jim and Charlotte	32 Old Dominion Court	410-744-8180	410-968-4142	
Falter, Frank and Alice	34 Old Dominion Court	410-747-8185	410-644-6414	
Johnson, Greg	36 Old Dominion Court	410-788-1320		
Mon Jin Tsai	38 Old Dominion Court	410-719-1547		
Riley, Chuck	40 Old Dominion Court	410-744-2125	410-744-3000	
BUILDING SEVEN				
Clifford, Larry and Terry	01 Wake Forest Court	410-747-3067		
Dees, Dan and Mary	03 Wake Forest Court	410-455-9997		
Schmidt, Randy	05 Wake Forest Court			
Greif, M. J (Bud) & Nancy	07 Wake Forest Court*	410-869-8564		
Matthews, Sam and Helen	09 Wake Forest Court	410-744-6053		
BUILDING EIGHT				
Garry, Andrea & Tom Whitmer	19 Wake Forest Court	410-869-0628		
Slater, Scott	21 Wake Forest Court	410-788-9387	(202) 966-9531	
Chyou, Jeffery and Elaine	23 Wake Forest Court	410-719-8967		
Hensler, Kathy & Jeff McDonald	25 Wake Forest Court	410-744-8913		

**Owner's Mailing Address*

Atwell, Don & Lisa 3 Old Dominion Court	252 E. 4th St Long Beach MS 39560	601-822-2836	Sovero, Richard and Pa 19 Old Dominion Court (410) 643-1305	198 Long Creek Court Stevensville, Maryland 21666	
Prassina, Mary/Mark & Neysa Silvestri 6 Old Dominion Court	219 Oak Forest Ave Baltimore, Maryland 21228	410-744-9088	Burkman, Bill and Barbara 7 Wake Forest Court 410-761-0606	C/O Watts Rental & Management Attn: Pat Albert 7310 Richie Hwy Glen Burnie MD 21061	
Rittenhouse, Doug and Susan 13 Old Dominion Court	922 Frederick Road Baltimore, Maryland 21228	410-744-3377			
Sossenhiemer, Michael and Linda 18 Old Dominion Court	31 York Terrace Brookline, MA 02146		Greenebalm & Rose 11, 13, 15, 17 Wake Forest Ct (Undeveloped)	8400 Reisterstown Road Baltimore MD 21208 410-484-8400	

COLLEGE HILLS III HOA NEIGHBOR DIRECTORY

NAME	ADDRESS	HOME NO.	WORK NO.	Signature
BUILDING ONE	* = Renter			
Delph, John and Tina	01 Old Dominion Court	410-744-0395		
Hoffman, Andy and Susan	03 Old Dominion Court*	Unknown		
DeSantis, Bob and Andrea	05 Old Dominion Court	410-869-0376		
Kemble, David W.	07 Old Dominion Court	410-719-1449		
Newman, Jerry & Carol Babst	09 Old Dominion Court	410-719-0176	Jerry 410-584-3590	
Alexander, Leslie	11 Old Dominion Court	410-788-1859		
BUILDING TWO				
Mark Spector & Kimberly Hartzell	13 Old Dominion Court*	410-719-2927	1-800-221-4284	
Langeluttig, Bernie	15 Old Dominion Court	410-788-4526	410-752-4080	
Belluche, Jim and Jane	17 Old Dominion Court	410-719-9371	Jim 410-796-7972	
Borman, Pete & Renee	19 Old Dominion Court*	410-719-1266		
Kunz, Margrith	21 Old Dominion Court	410-719-0486		
BUILDING THREE				
Walker, Vern	02 Old Dominion Court	410-747-6178		
Hardt, Jack	04 Old Dominion Court	410-747-6221		
Prassina, Mary/Mark & Neysa Silvestri	06 Old Dominion Court	410-744-9088		
McGovern, Kevin	08 Old Dominion Court	410-788-4968		
Keihm, Dennis	10 Old Dominion Court	410-719-0454		
Schiller, Myrta	12 Old Dominion Court	410-744-7203		
BUILDING FOUR				
Pimintel, Laura	14 Old Dominion Court	410-719-7535		
Caldwell, Tom and Kathryn	16 Old Dominion Court	410-455-9793	410-551-7722	
Rubenstien, Joel & Teresa Buck	18 Old Dominion Court*	410-455-0295		
Dorman, Joe and Kathy	20 Old Dominion Court	410-788-2038		
Raines, Gary	22 Old Dominion Court	410-788-2340		
BUILDING FIVE				
Vasquez, Milton and Myong	24 Old Dominion Court	410-744-4860	Milton 410-381-1447	
Cupo, Betty	26 Old Dominion Court	410-788-8314		
Blose, Jay and Karen	30 Old Dominion Court	410-744-3998		
Peach, Michael	28 Old Dominion Court	410-747-4176		
BUILDING SIX			410-965-2006	
Whitenight, Jim and Charlotte	32 Old Dominion Court	410-744-8180	~~410-968-4142~~	
Falter, Frank and Alice	34 Old Dominion Court	410-747-8185	410-644-6414	
Johnson, Greg	36 Old Dominion Court	410-788-1320		
Mon Jin Tsai	38 Old Dominion Court	410-719-1547		
Riley, Chuck	40 Old Dominion Court	410-744-2125	410-744-3000	
BUILDING SEVEN				
Clifford, Larry and Terry	01 Wake Forest Court	410-747-3067		
Dees, Dan and Mary	03 Wake Forest Court	410-455-9997		
Schmidt, Randy	05 Wake Forest Court			
Greif, M. J (Bud) & Nancy	07 Wake Forest Court*	410-869-8564		
Matthews, Sam and Helen	09 Wake Forest Court	410-744-6053		
BUILDING EIGHT				
Garry, Andrea & Tom Whitmer	19 Wake Forest Court	410-869-0628		
Slater, Scott	21 Wake Forest Court	410-788-9387	(202) 966-9531	
Chyou, Jeffery and Elaine	23 Wake Forest Court	410-719-8967		
Hensler, Kathy & Jeff McDonald	25 Wake Forest Court	410-744-8913		

Owner's Mailing Address

Atwell, Don & Lisa 3 Old Dominion Court	252 E. 4th St Long Beach MS 39560	601-822-2836
Prassina, Mary/Mark & Neysa Silvestri 6 Old Dominion Court	219 Oak Forest Ave Baltimore, Maryland 21228	410-744-9088
Rittenhouse, Doug and Susan 13 Old Dominion Court	922 Frederick Road Baltimore, Maryland 21228	410-744-3377
Sossenhiemer, Michael and Linda 18 Old Dominion Court	31 York Terrace Brookline, MA 02146	

Sovero, Richard and Paul 19 Old Dominion Court (410) 643-1305	198 Long Creek Court Stevensville, Maryland 21666
Burkman, Bill and Barbara 7 Wake Forest Court 410-761-0606	C/O Watts Rental & Management Attn: Pat Albert 7310 Richie Hwy Glen Burnie MD 21061
Greenebalm & Rose 11, 13, 15, 17 Wake Forest Ct (Undeveloped)	8400 Reisterstown Road Baltimore MD 21208 410-484-8400

COLLEGE HILLS III HOA NEIGHBOR DIRECTORY

NAME	ADDRESS	HOME NO.	WORK NO.	Signature
BUILDING ONE	* = Renter			
Delph, John and Tina	01 Old Dominion Court	410-744-0395		
Hoffman, Andy and Susan	03 Old Dominion Court*	Unknown		
DeSantis, Bob and Andrea	05 Old Dominion Court	410-869-0376		
Kemble, David W.	07 Old Dominion Court	410-719-1449		
Newman, Jerry & Carol Babst	09 Old Dominion Court	410-719-0176	Jerry 410-584-3590	
Alexander, Leslie	11 Old Dominion Court	410-788-1859		
BUILDING TWO				
Mark Spector & Kimberly Hartzell	13 Old Dominion Court*	410-719-2927	1-800-221-4284	
Langeluttig, Bernie	15 Old Dominion Court	410-788-4526	410-752-4080	
Belluche, Jim and Jane	17 Old Dominion Court	410-719-9371	Jim 410-796-7972	
Borman, Pete & Renee	19 Old Dominion Court*	410-719-1266		
Kunz, Margrith	21 Old Dominion Court	410-719-0486		
BUILDING THREE				
Walker, Vern	02 Old Dominion Court	410-747-6178		
Hardt, Jack	04 Old Dominion Court	410-747-6221		
Prassina, Mary/Mark & Neysa Silvestri	06 Old Dominion Court	410-744-9088		
McGovern, Kevin	08 Old Dominion Court	410-788-4968		
Keihm, Dennis	10 Old Dominion Court	410-719-0454		
Schiller, Myrta	12 Old Dominion Court	410-744-7203		
BUILDING FOUR				
Pimintel, Laura	14 Old Dominion Court	410-719-7535		
Caldwell, Tom and Kathryn	16 Old Dominion Court	410-455-9793	410-551-7722	
Rubenstien, Joel & Teresa Buck	18 Old Dominion Court*	410-455-0295		
Dorman, Joe and Kathy	20 Old Dominion Court	410-788-2038		
Raines, Gary	*22 Old Dominion Court*	410-788-2340		
BUILDING FIVE				
Vasquez, Milton and Myong	24 Old Dominion Court	410-744-4860	Milton 410-381-1447	
Cupo, Betty	26 Old Dominion Court	410-788-8314		
Blose, Jay and Karen	30 Old Dominion Court	410-744-3998		
Peach, Michael	28 Old Dominion Court	410-747-4176		
BUILDING SIX				
Whitenight, Jim and Charlotte	32 Old Dominion Court	410-744-8180	410-968-4142	
Falter, Frank and Alice	34 Old Dominion Court	410-747-8185	410-644-6414	
Johnson, Greg	36 Old Dominion Court	410-788-1320		
Mon Jin Tsai	38 Old Dominion Court	410-719-1547		
Riley, Chuck	40 Old Dominion Court	410-744-2125	410-744-3000	
BUILDING SEVEN				
Clifford, Larry and Terry	01 Wake Forest Court	410-747-3067		
Dees, Dan and Mary	03 Wake Forest Court	410-455-9997		
Schmidt, Randy	05 Wake Forest Court	410-744-6426		
Greif, M. J (Bud) & Nancy	07 Wake Forest Court*	410-869-8564		Nancy & Bud Greif
Matthews, Sam and Helen	09 Wake Forest Court	410-744-6053		Sam & Helen Matthews
BUILDING EIGHT				
Garry, Andrea & Tom Whitmer	19 Wake Forest Court	410-869-0628		Andrea Garry-Thomas Whitmer
Slater, Scott	21 Wake Forest Court	410-788-9387	(202) 966-9531	Scott Slater
Chyou, Jeffery and Elaine	23 Wake Forest Court	410-719-8967		Elaine Yin
Hensler, Kathy & Jeff McDonald	25 Wake Forest Court	410-744-8913		Kathy Hensler

Owner's Mailing Address

Atwell, Don & Lisa 3 Old Dominion Court	252 E. 4th St Long Beach MS 39560	601-822-2836	Sovero, Richard and Paul 19 Old Dominion Court (410) 643-1305	198 Long Creek Court Stevensville, Maryland 21666	
Prassina, Mary/Mark & Neysa Silvestri 6 Old Dominion Court	219 Oak Forest Ave Baltimore, Maryland 21228	410-744-9088	Burkman, Bill and Barbara 7 Wake Forest Court 410-761-0606	C/O Watts Rental & Management Attn: Pat Albert 7310 Richie Hwy Glen Burnie MD 21061	
Rittenhouse, Doug and Susan 13 Old Dominion Court	922 Frederick Road Baltimore, Maryland 21228	410-744-3377			
Sossenhiemer, Michael and Linda 18 Old Dominion Court	31 York Terrace Brookline, MA 02146		Greenebalm & Rose 11, 13, 15, 17 Wake Forest Ct (Undeveloped)	8400 Reisterstown Road Baltimore MD 21208 410-484-8400	

#34

LAW OFFICES
GEORGE AND BRONSTEIN, LLP
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX. (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

July 28, 1997

HAND DELIVERED

98-34-SPH

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

RE: **College Hills - Section III**

Dear Mr. Jablon:

In reference to the above entitled property I am hereby enclosing the following:

1. Petition for Special Hearing in triplicate.

2. Twelve (12) copies of the Third Amended Development Plan.

3. Three (3) copies of the description under seal.

4. One (1) 200 scale Zoning Map.

5. My check to cover costs.

Please enter my appearance on behalf of the Petitioner. Please set this case in for hearing prior to September 3, 1997 or after September 22, 1997.

Very truly yours,

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein

BB/mlg
Enclosures

LAW OFFICES
GEORGE AND BRONSTEIN, LLP
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

October 22, 1997

RECEIVED
OCT 22 1997
ZONING COMMISSIONER

HAND DELIVERED

The Honorable Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
Office of Zoning Commissioner
County Courts Building, Suite 405
401 Bosley Avenue
Towson, Maryland 21204

RE: **Petition for Special Hearing**
E/S Wake Forest Court
227' NW of the c/1 of Collegiate Drive
(11, 13, 15 & 17 Wake Forest Court)
1st Election District
1st Councilmanic District
G & R No. 3 - Petitioner
Case NO.: 98-34-SPH

Dear Mr. Kotroco:

I have your Finding of Fact and Conclusion of Law dated September 30, 1997. In your order you stated "However, in an effort to maintain some uniformity with the other houses already built, the proposed townhouse units must have brick facades". Both the Talles and Landmark homes in this 44 lot section have been constructed with brick facades with the exception of the window block treatments of these homes. Therefore, the Ryland model for these four (4) lots shall be constructed with a brick facade as opposed to the vinyl or wood siding currently offered by Ryland Homes...."

I am enclosing a series of photographs of the Talles and Landmark homes. The photographs marked Exhibits A1 through A8 are of the Talles Homes. On the first picture far to the left you can see a Landmark house. The subject four (4) lots are in between the Landmark house and the Talles homes in the foreground. Please note that both types of houses have a combination of brick and siding. In the photographs marked B1 through B9 you will see pictures of the Ryland homes. I have also enclosed a brochure of Ryland Homes at College Hills.

I would respectfully request that your Order be modified to state that the subject houses shall have brick facades consistent with the same percentage of brick and siding as the existing Talles and Landmark homes. Rest assured that Ryland has every intention of building these houses so that they will reflect the character of the area.

Thank you for your kind attention to this matter.

Very truly yours,

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh
Enclosures

LAW OFFICES
GEORGE AND BRONSTEIN, LLP
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K PUTZEL
OF COUNSEL

October 22, 1997

RECEIVED
OCT 22 1997
ZONING COMMISSIONER

HAND DELIVERED

The Honorable Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
Office of Zoning Commissioner
County Courts Building, Suite 405
401 Bosley Avenue
Towson, Maryland 21204

RE: **Petition for Special Hearing**
E/S Wake Forest Court
227' NW of the c/1 of Collegiate Drive
(11, 13, 15 & 17 Wake Forest Court)
1st Election District
1st Councilmanic District
G & R No. 3 - Petitioner
Case NO.: 98-34-SPH

Dear Mr. Kotroco:

I have your Finding of Fact and Conclusion of Law dated September 30, 1997. In your order you stated "However, in an effort to maintain some uniformity with the other houses already built, the proposed townhouse units must have brick facades". Both the Talles and Landmark homes in this 44 lot section have been constructed with brick facades with the exception of the window block treatments of these homes. Therefore, the Ryland model for these four (4) lots shall be constructed with a brick facade as opposed to the vinyl or wood siding currently offered by Ryland Homes...."

I am enclosing a series of photographs of the Talles and Landmark homes. The photographs marked Exhibits A1 through A8 are of the Talles Homes. On the first picture far to the left you can see a Landmark house. The subject four (4) lots are in between the Landmark house and the Talles homes in the foreground. Please note that both types of houses have a combination of brick and siding. In the photographs marked B1 through B9 you will see pictures of the Ryland homes. I have also enclosed a brochure of Ryland Homes at College Hills.

I would respectfully request that your Order be modified to state that the subject houses shall have brick facades consistent with the same percentage of brick and siding as the existing Talles and Landmark homes. Rest assured that Ryland has every intention of building these houses so that they will reflect the character of the area.

Thank you for your kind attention to this matter.

Very truly yours,

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh
Enclosures

November 15,1997

Deputy Zoning Commissioner for Baltimore County
Attn:Timothy Kotroco
401 Bosley Ave. Room 405
Towson, Maryland 21204

Re: Case No. 98-34-SPH

Dear Sir:

The purpose of this letter is to appeal the amended order rescinding the relief granted in Restriction No. 2 which required a certain amount of brick be included on the front facade of the proposed dwelling to be constructed, amended on October 27,1997 to the proposed Ryland townhouses being constructed with brick facades and siding consistent with Exhibit A, an artists rendering entitled the University Series at College Hills.

The association's opposition to the amendment has never been to oppose the developers right to construct on these lots, nor do we unrealistically expect the builder, Ryland Homes, to go back to the drawing board and incur the cost of redesigning the Series to accommodate our existing "Z" lots at this point in time. This in itself means that the end unit, side entrances of numbers 9 and 19 Wake Forest Ct.(24' wide 36-38'deep) will not line up and will exit with the view from the front door being closer the rear of the side of the Ryland building. (24' wide 50'deep). This in itself will effect our curb appeal.

However, and with all due respect , we are submitting for the record and your consideration in this matter actual photographs to include the side entrances of the Talles building, 9 Wake Forest Ct., our Exhibit A, the side entrance of the Landmark building 19 Wake Forest Ct., our Exhibit B, and the side entrance of the end unit Ryland "Stanford" model ,"Standard Exterior Design"(no porch) and "Alternate Exterior Design"(porch)our Exhibits C,D,E. Exhibits F,G and H are front facades of a 4 unit Ryland building, the Landmark and the Talles building on Wake Forest Ct. in that order. Also enclosed is the current price list for Rylands lots 33A-36A. We are submitting this to document that there are 2 exterior design options.

Specifically , we ask that you please note in our submitted photographs the absence of architectural detailing on the exterior of the Ryland "Stanford" models, Exhibit C and D. We ask that you please note the considerably more costly entrance to Exhibit A, 9 Wake Forest Ct, the 2 story porch with hardwood railing, solid hardwood six panel colonial door, and windows surrounding the door. Also note the porch entrance to Exhibit B, 19 Wake Forest Ct, the extended 2 story with raised brick facade, copper roof, dentil molding, palladium window with palladium pedimont features, side light windows around the door and 4 12" in diameter columns. The porches, entrance features, exterior window treatments, cedar siding, cedar shake roofs, full brick facades on both/either/or the

Landmark and the Talles building are considerably more costly than the mostly vinyl exteriors on the Ryland buildings. The Developer might argue that this is why these homes did not sell, but they did sell, we bought them , and haven't we all paid as a result of economic and Real Estate market conditions in the Baltimore/Washington area over the past 7 years?

The association will be meeting with the Developer to discuss these matters ,however we are specifically requesting you amend Restriction No.2 to include:

1. That the porch or "Alternate Exterior Design" option submitted to you in the photograph marked our Exhibit E on the Ryland University Series at College Hills "Stanford" model become a standard feature and not an option.
2.That decks be mandatory on all the 4 units as they are on all homes in our community association.
3.That exterior front facade be brick with not more vinyl siding on said front facade than the Talles or Landmark buildings.

In conclusion sir, we do understand that you are not a Builder, Developer, or Real Estate Broker. Our intention has not been to "nit pick" or confuse you with details, however we hope you are a homeowner and will take into consideration that we the homeowners in this community were and still are aware of the difference in quality and cost of design and construction. The value of existing homes in the resale market has dropped considerably and continues to do so in much of this area and some of this is attributable to overbuilding and situations exactly like this one whereby the profit margin for the developers and builders is not high enough to continue building out a community. We realize the Developer would prefer not to have to approach Ryland Homes with our legitimate requests, but why should the homeowners in this community be expected to lose even more value to their homes than they already have?

Andrea Garry
19 Wake Forest Court
Catonsville, MD 21228

SUITE 410
WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208

(410) 484-8400
FAX (410) 484-1943

May 28, 1998

Mr. Jerry Newman, President
College Hills III Homeowners Association
9 Old Dominion Court
Catonsville, Maryland 21228

Dear Jerry:

As per our meeting with Jim Joyce of Ryland Homes I am attaching for your records the four building permits for Lots 33, 34, 35 and 36 as well as the foundation plan for those four lots. As you can see by both the descriptions on the four permits as well as the foundation plan porches are called out on all four units as agreed. If everything is in order we would appreciate your signing your concurrence at the bottom.

In addition, I would appreciate receiving a copy of your appeal cancellation notice.

As always, if you should have any questions please feel free to call.

Very truly yours,

Mark A. Bennett
G & R No. 3, Inc.

MAB:nd
Enclosures

AGREED AND ACCEPTED:

Jerry Newman, President
College Hills III Homeowners Association

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
MARK A. BENNETT V. Pres. G & R #3. Inc	1829 Reisterstown Rd. Suite 140 BALTIMORE, MD. 21208
PHILLIP J. CARROLL D.S. THALER & ASSOC., INC	7115 AMBASSADOR ROAD BALTIMORE, MD, 21244

Printed with Soybean Ink on Recycled Paper

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

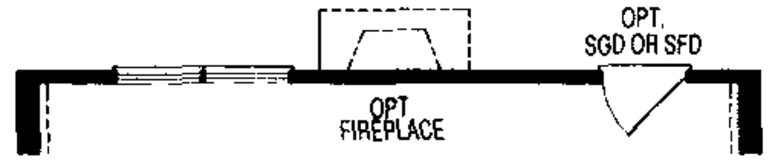
NAME	ADDRESS
LAWRENCE E. CLIFFORD	ONE WAKE FOREST COURT, CATONSVILLE MD 21228
Jerrol M (Jerry) Newman	9 Old Dominion Ct, Catonsville, MD 21228
Kathy Hensler	25 Wake Forest Ct, Catonsville MD 21228
David Kemble	7 Old Dominion Ct, Catonsville MD 21228
Andria Garry	19 Wake Forest Ct

The University Series at College Hills

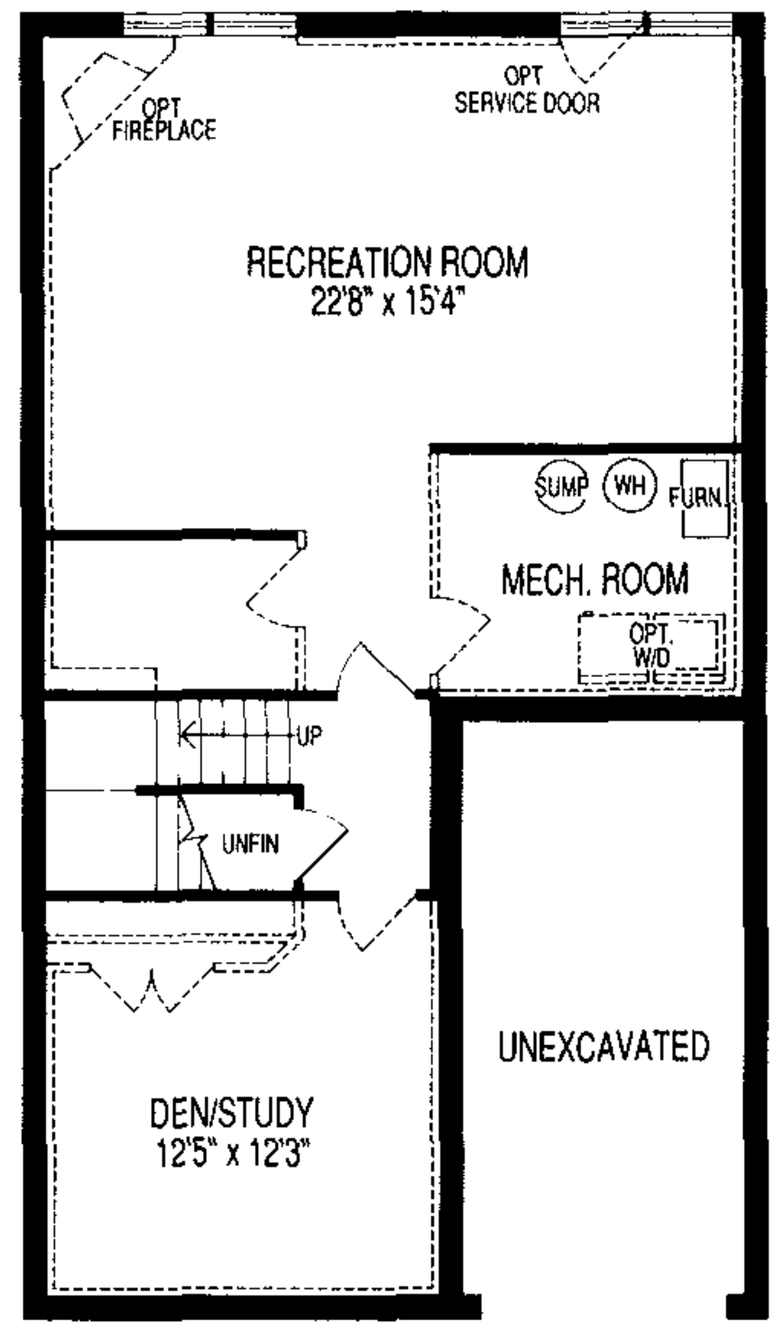
RYLAND

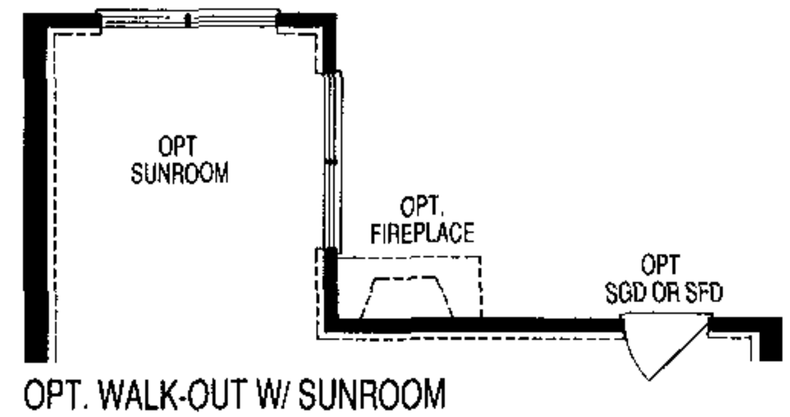
EXHIBIT A

Hopkins

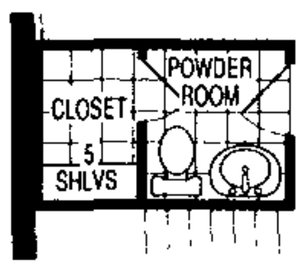


OPT. WALK-OUT CONDITION

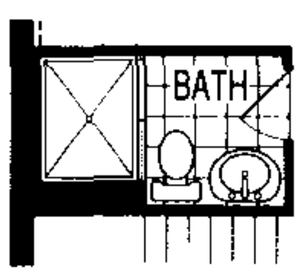




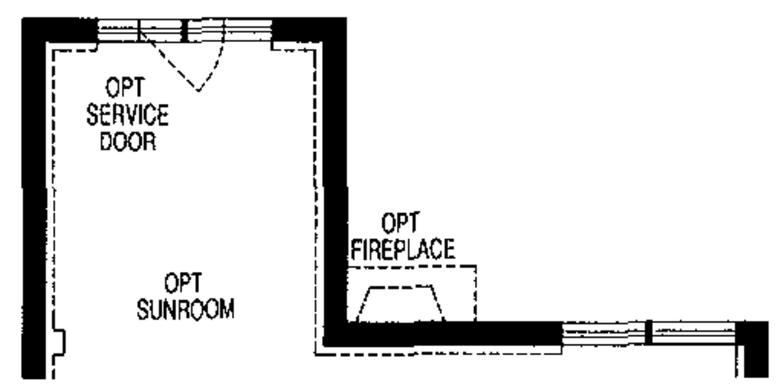
OPT. WALK-OUT W/ SUNROOM



OPT. POWDER ROOM



OPT. SHOWER BATH



OPT. SUNROOM

Lower Level

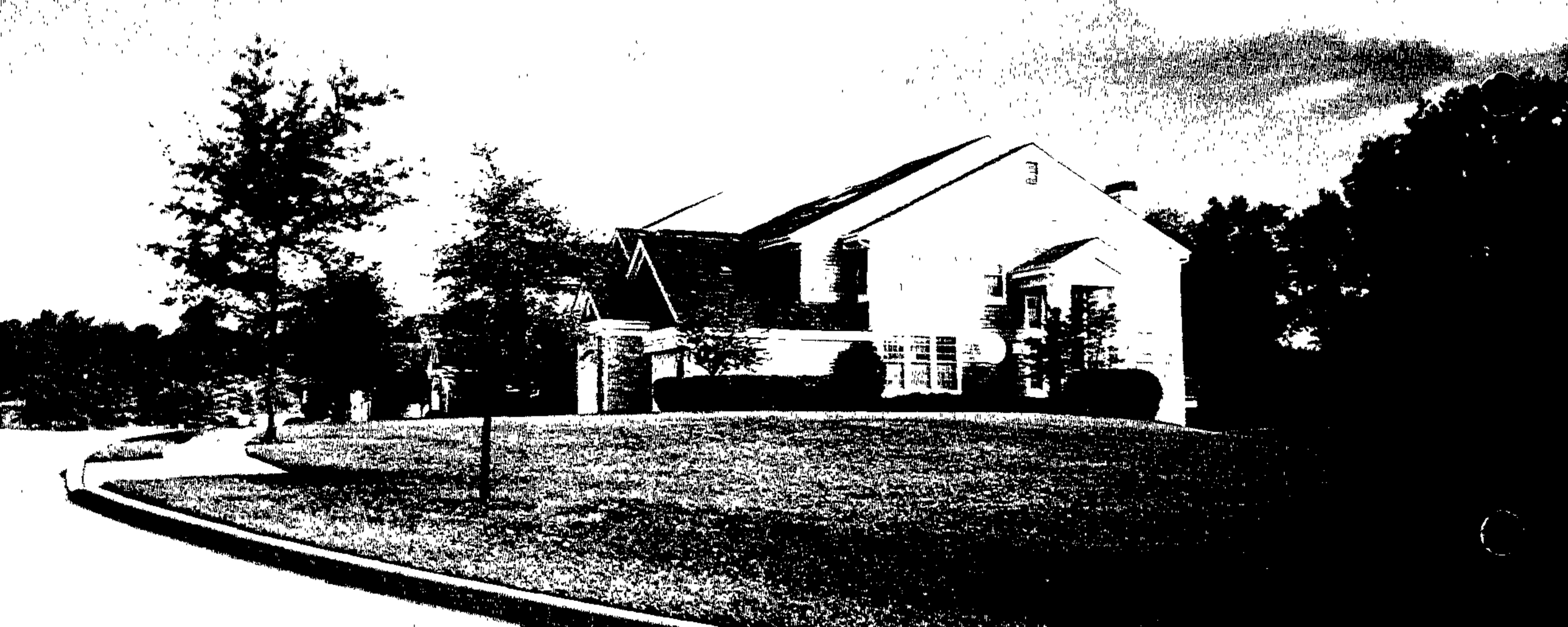
Actual product and specifications may vary in dimension or detail from these drawings. This brochure is for illustration purposes only and is not part of a legal contract Options may vary by community

BAL5003-511 CH

EQUAL HOUSING OPPORTUNITY

RYLAND

Copyright: The Ryland Group, Inc 1995



Protestant
photographs
(3)
98-34-SPH

COLLEGE HILLS III
HOMEOWNERS ASSOCIATION

Appeal of Amended Order

Case No. 98-34-SPH

Deputy Zoning Commissioner for Baltimore County
Attn: Timothy M. Kotroco
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

APPEAL LETTERS DATED
11.15.97 & 11.20.97
Removed from this
Packet and Placed
in CBA File # 98-34-SPH

Exhibit A

Talles Unit
9 Wake Forest Court

Exhibit B

Landmark Unit
19 Wake Forest Court

Exhibit C

Ryland Unit
Sanford Model Side Entrance
Under Construction

Exhibit D

Ryland Unit
Sanford Model Side Entrance
Completed

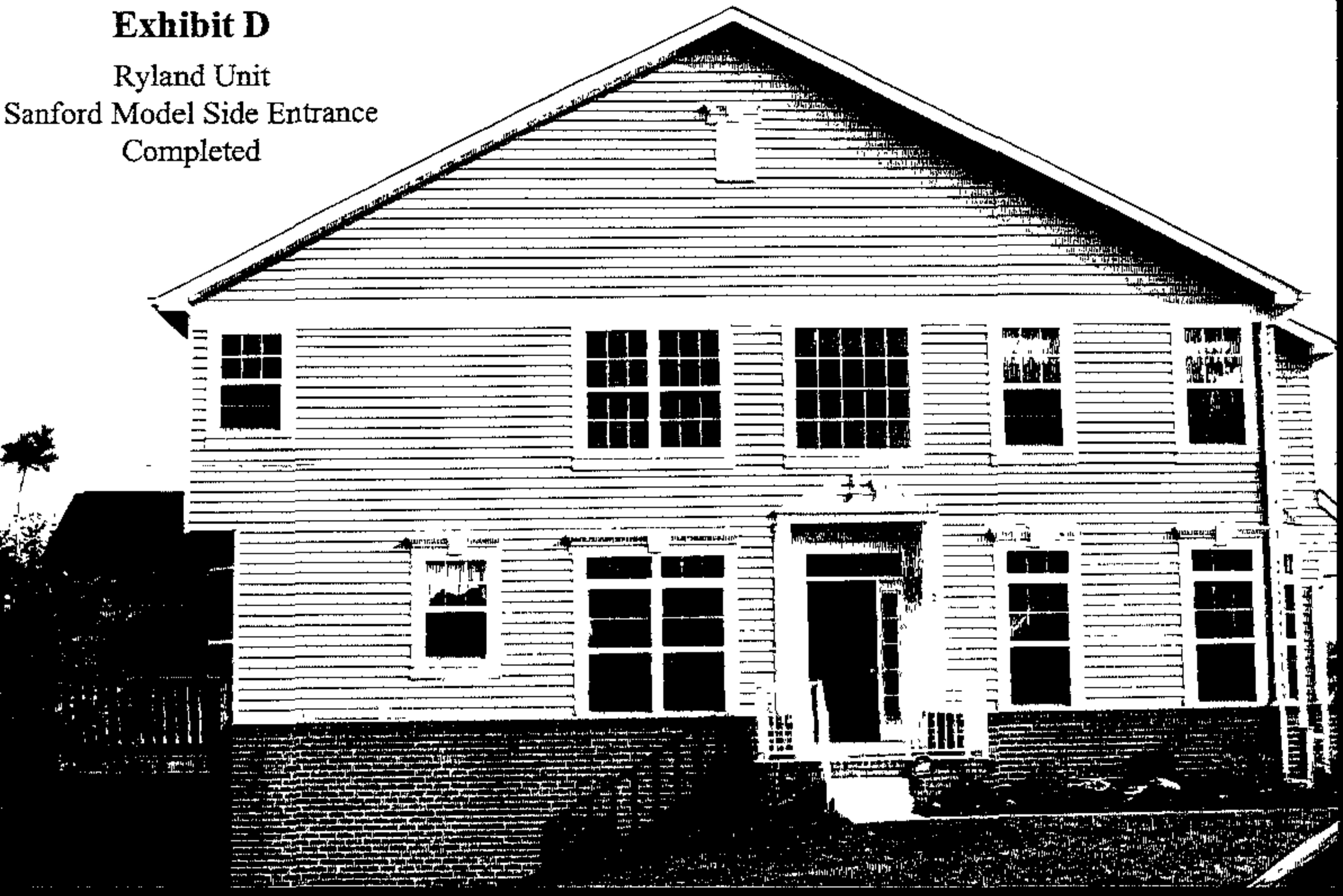


Exhibit E

Ryland Unit
Sanford Model Side Entrance
Alternate Exterior Design

Exhibit F

Ryland Unit

Completed 4 Unit Front View

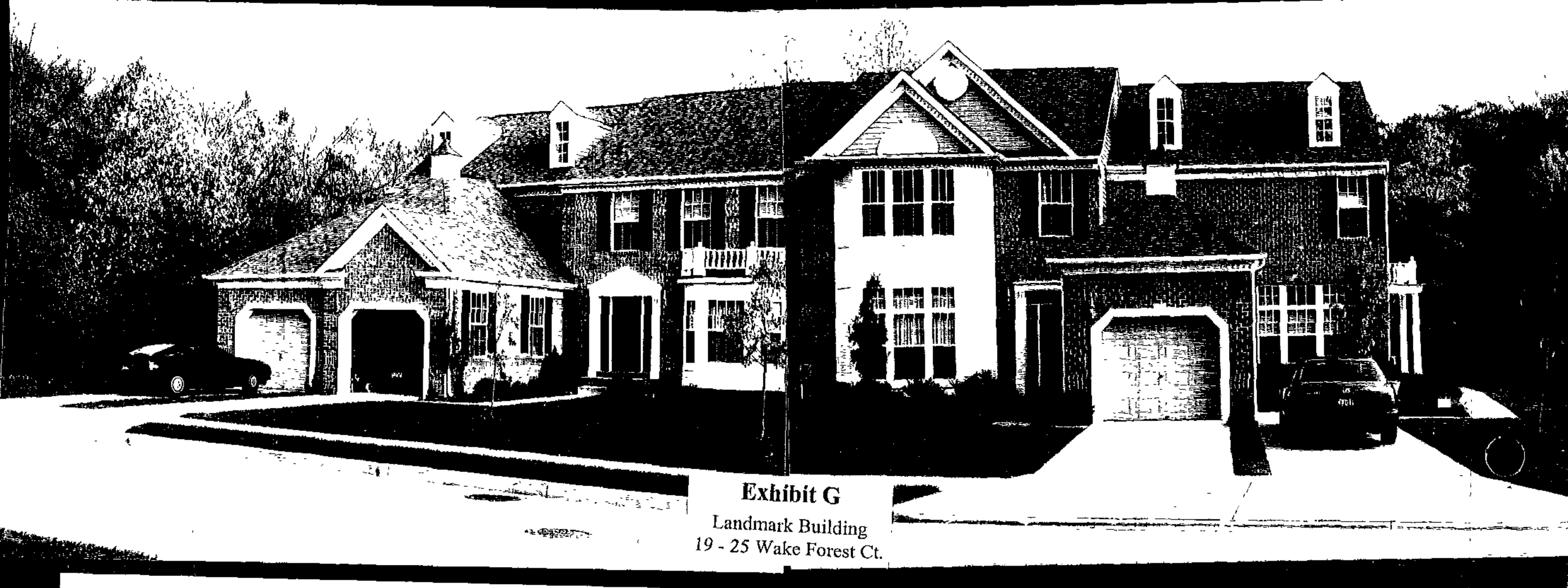


Exhibit G

Landmark Building
19 - 25 Wake Forest Ct.

Exhibit H

Talles Building
1 - 9 Wake Forest Ct.

RYLAND

PRICE LIST

COLLEGE HILLS
PRICE LIST

Interior unit

			HOMESITES 72 ⇨ 77	HOMESITES 84 ⇨ 87	HOMESITES 33A⇨36A
THE BERKELEY	5001 A2	- Standard Exterior Design *	$167,990	$172,990	$168,990
	5001 B2	- Alternate Exterior Design *	$168,490	$173,490	$169,490

24 Wide X 38 Deep

Three Bedrooms, Two and One Half Baths, 1st Floor Garage, Luxury Master Suite with Garden Bath, and Walk In Closet, Colonial Trim Package, Icemaker Rough In, Cable & Phone Prewires, Walk Out Basement.

Interior unit

THE HOPKINS	5003 A2	- Standard Exterior Design *	$173,490	$178,490	$174,490
	5003 B2	- Alternate Exterior Design	$172,490	$177,490	$173,490

24 Wide X 42 Deep

Three Bedrooms, Two and One Half Baths, 1st Floor Garage, Luxury Master Suite with Garden Bath, and Walk In Closet, First Floor Family Room, Colonial Trim Package, Icemaker Rough In, Cable & Phone Prewires, Walk Out, Basement.

End units

THE STANFORD	5004 A2	- Standard Exterior Design *	$183,990	$188,990	$184,990
	5004 B2	- Alternate Exterior Design *	$187,490	$192,490	$188,490

24 Wide X 50 Deep - End of Group Only- Can have a 1st Level Master or 4th Bdrm.

End of Group, Three Bedrooms, Two and One Half Baths, 1st Floor Garage, Luxury Master Suite with Garden Bath, and Walk In Closet, First Floor Family Room, Open Foyer, Colonial Trim Package, Icemaker Rough In, Cable & Phone Prewires, Walk Out Basement.

PRICES EFFECTIVE WITH HOMESITES 72-77 and 33A- 36A.

See enclosed list of inventory Homes with prices and included options.

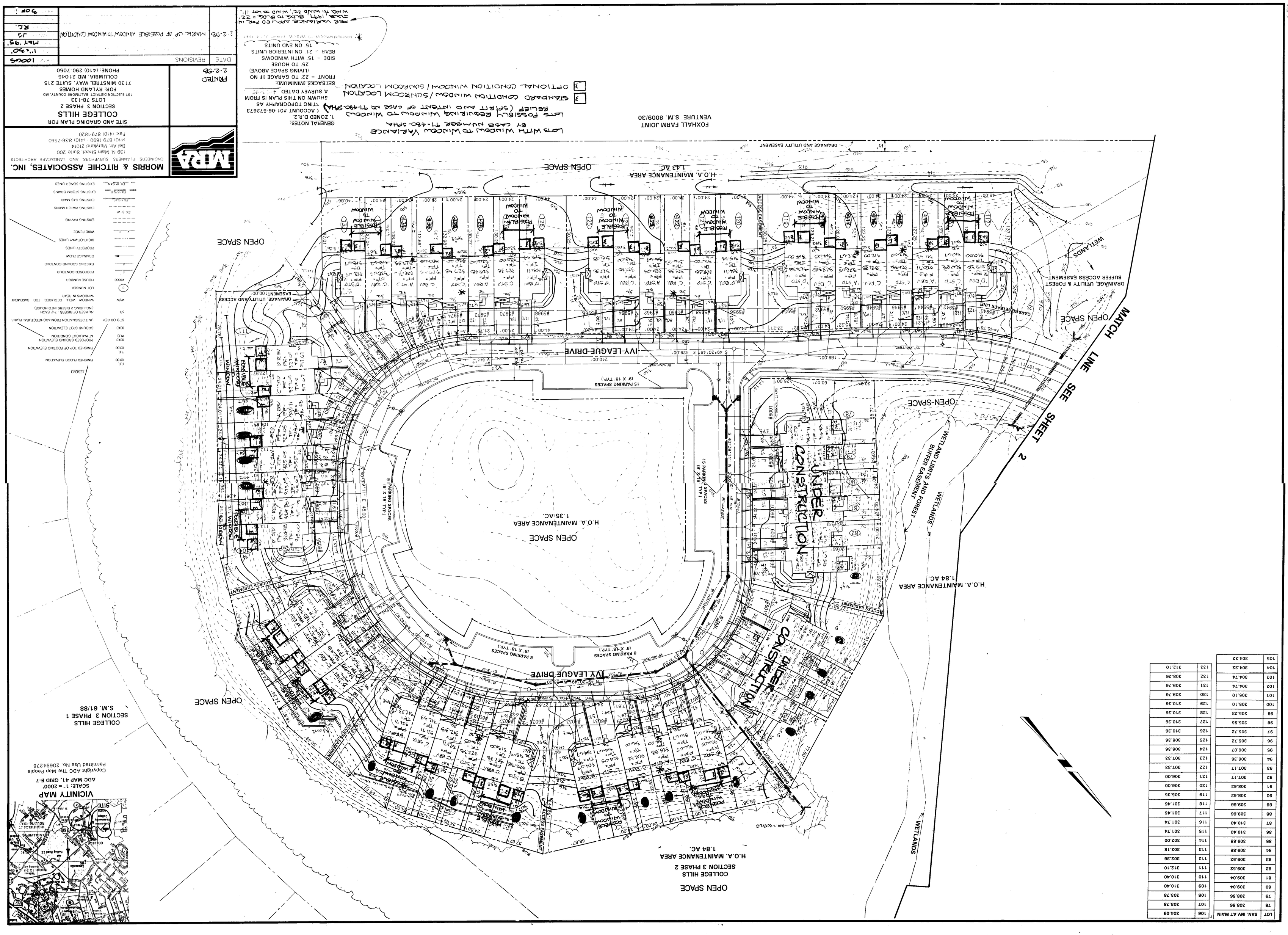
CALL *MICHAEL OTT* AT (410) 455-9105 FOR CURRENT INCENTIVES.

RYLAND 10 YEAR WARRANTY

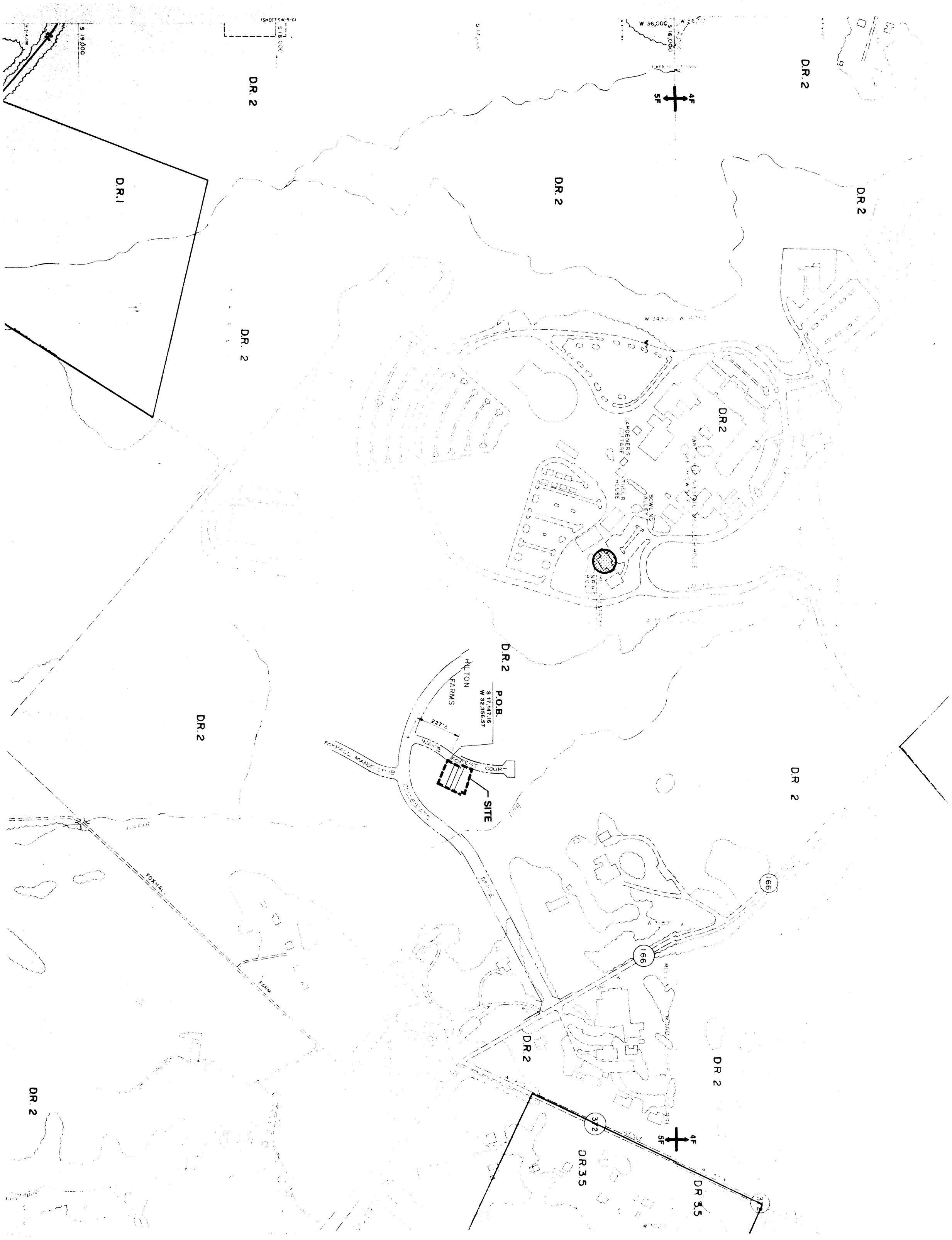
Ryland's Model Homes are furnished and decorated by professional designers and it is their intention to show the home as you might furnish your own home. Furnishings, draperies, wall coverings, landscaping, fencing and some walkways are not included in the purchase price. Also, some floor coverings are decorator items and may be optional at extra cost. Please consult a Ryland Sales Representative on financing, lot availability, and the amenities in this fine community.

EQUAL HOUSING OPPORTUNITIES

Exhibit I.



LOT	SAN. INV.AT MAIN
78	308.56
79	308.56
80	309.04
81	309.04
82	309.52
83	309.52
84	309.88
85	309.88
86	310.40
87	310.40
88	309.66
89	309.66
90	308.62
91	308.62
92	307.17
93	307.17
94	306.36
95	306.07
96	305.72
97	305.72
98	305.55
99	305.23
100	305.10
101	305.10
102	304.74
103	304.74
104	304.32
105	304.32
106	304.09
107	303.78
108	303.78
109	310.40
110	310.40
111	312.10
112	302.36
113	302.18
114	302.00
115	301.74
116	301.74
117	301.45
118	301.45
119	305.35
120	306.00
121	306.00
122	307.33
123	307.33
124	308.36
125	308.36
126	310.36
127	310.36
128	310.36
129	310.36
130	309.76
131	309.76
132	308.26
133	312.10



1996 Baltimore County 200 Scale Zoning Maps (SW-4F & 5F)
To Accompany Zoning Request

98-34-SPH

COLLEGE HILLS

#34

SECTION III PHASE I
LOTS 33, 34, 35 & 36

NORTH

25' 100' 400'
50' 200'
SCALE: 1"=200'

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR, (410) 944-3647

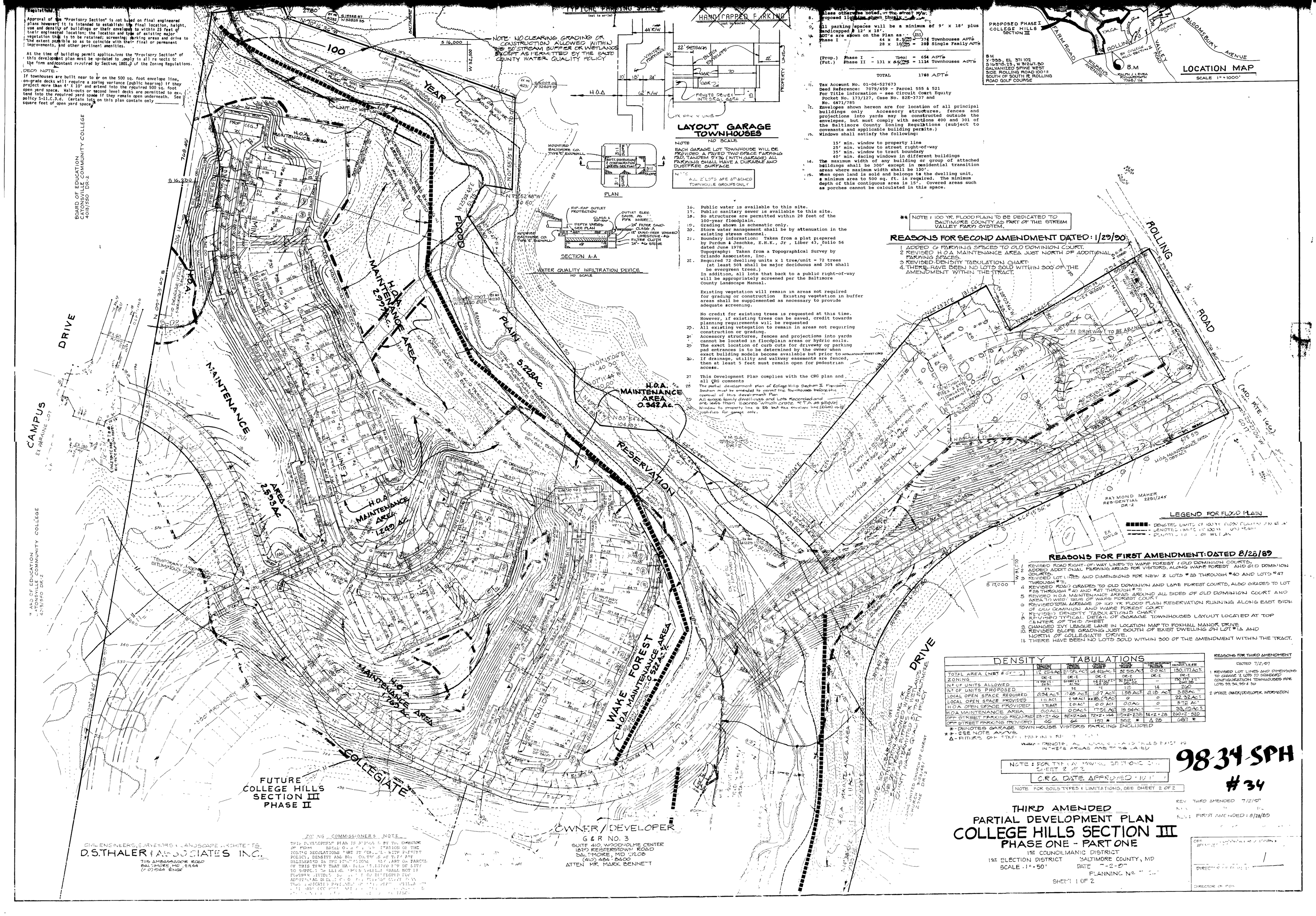
Regulations

Approval of the "Provisory Section" is not based on final engineered plans however it is intended to establish the final location, height, use and density of buildings or their envelopes to within 25 feet of their engineered location; the location and type of existing major vegetation that is to be retained; screening; parking areas and drive to the extent possible so as to coincide with their final or permanent improvements, and other pertinent amenities.

At the time of building permit applications the "Provisory Section" of this development plan must be up-dated to comply in all respects to the form and content required by Section 1801.3 of the Zoning Regulations.

DECK NOTE:

If townhouses are built near to or on the 500 sq. foot envelope line, on-grade decks will require a zoning variance (public hearing) if they project more than 4' X 10' and extend into the required 500 sq. foot open yard space. Walk-outs or second level decks are permitted to extend into the required yard space if they remain open underneath. See policy 5-11.C.2.d. Certain lots on this plan contain only square feet of open yard space.

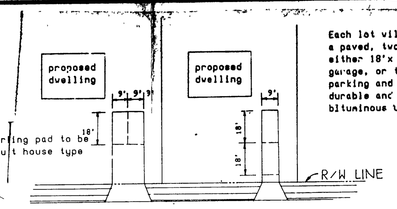


SOIL TYPES & LIMITATIONS

AREA	SOIL TYPE	STORY - WITH & WITHOUT BASEMENTS	STREETS & PARKING LOTS
7.39	GoB2	SEVERE: LESS THAN 20 INCHES TO RIPPABLE BEDROCK; SLOPE	SEVERE: LESS THAN 20 INCHES TO RIPPABLE BEDROCK; SLOPE
0.11	GnB	* SEVERE: HIGH WATER TABLE	* SEVERE: HIGH WATER TABLE
	LeD2		
10.80	LgC3	MODERATE: SLOPE	SEVERE: SLOPE
12.18	LgD2	SEVERE: SLOPE	SEVERE: SLOPE
14.79	MsB2	SLIGHT	MODERATE: SLOPE
5.30	MsC2	MODERATE: SLOPE	SEVERE: SLOPE
3.21	NeB2	SLIGHT	MODERATE: SLOPE
0.18	NeC2	MODERATE: SLOPE	SEVERE: SLOPE
0.76	RSE		SEVERE: SLOPE
3.25	RyD3	SEVERE: SLOPE	SEVERE: SLOPE
0.51	SsD3	MODERATE: SLOPE	
0.19	WaA		* SEVERE: HIGH WATER TABLE; FLOOD
7.65	WfA		* SEVERE: HIGH WATER TABLE; FLOOD & DRAINAGE

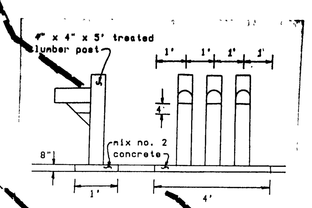
* LIMIT CONSTRUCTION TO DRY SEASON OR UNDERLAYING TO LESSEN EFFECT OF HIGH WATER TABLE

† SOIL BORING REQUIRED TO DETERMINE EXACT LOCATION OF UNSUITABLE MATERIAL, SHELVING WILL BE NECESSARY FOR MINIMUM PAVING SECTIONS

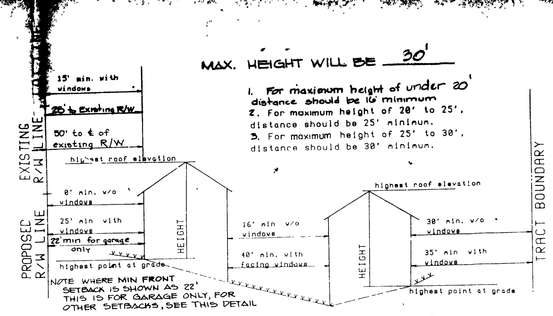


TYPICAL PARKING DETAIL
(not to scale)

Each lot will be provided with a paved, two space parking pad, either 18' x 18', with or without garage, or tandem 36' x 9'. All parking and driveways shall have a durable and dustfree surface, a bituminous concrete surface.



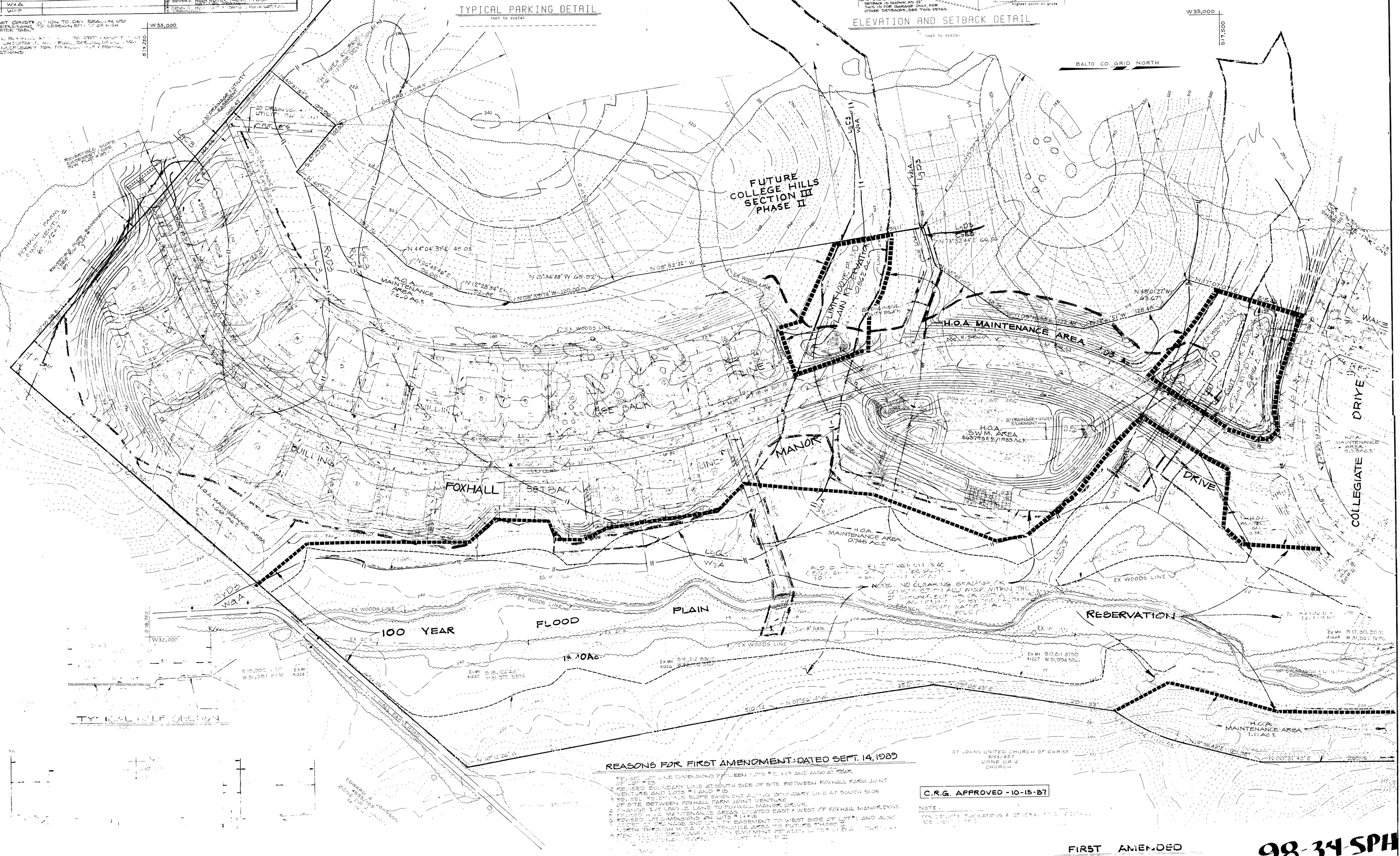
MAILBOX DETAIL
(not to scale)



ELEVATION AND SETBACK DETAIL
(not to scale)

TYPICAL PAVEMENT SECTION
NO SCALE

NOTES: 1. FINAL PAVING DESIGN TO BE DETERMINED BY A LICENSED SOILS ENGINEER
2. DIMENSIONS IN ABOVE SECTION ARE FOR BID PURPOSES ONLY.



REASONS FOR FIRST AMENDMENT: DATED SEPT. 14, 1989

1. RE-SET LOT LINE DIMENSIONS BETWEEN LOTS #24 & 25 AND ALSO AT REAR OF LOT #25
2. REVISED BOUNDARY LINE AT SOUTH SIDE OF SITE BETWEEN FOXHALL FARM JOINT VENTURE AND LOTS #1 AND #15
3. RE-SET SEWER EASEMENT ALONG BOUNDARY LINE AT SOUTH SIDE OF SITE BETWEEN FOXHALL FARM JOINT VENTURE
4. CHANGE LOT LEASE LANE TO FOXHALL MANOR DRIVE.
5. REVISED H.O.A. MAINTENANCE AREAS LOCATED EAST & WEST OF FOXHALL MANOR DRIVE.
6. REVISED LOT DIMENSIONS ON LOTS #1 & #15
7. REVISED DRAINAGE AND UTILITY EASEMENT TO WEST SIDE OF LOT #1 AND ALSO REVISED DRAINAGE AND UTILITY EASEMENT TO FUTURE PHASE II
8. REVISED NORTH THROUGH H.O.A. MAINTENANCE AREA TO FUTURE PHASE II
9. REVISED DRAINAGE AND UTILITY EASEMENT BETWEEN LOTS #7 & 8

C.R.G. APPROVED - 10-15-87

NOTE:
FOR DENSITY TABULATIONS & SETBACKS SEE SHEET 1 OF 2

FIRST AMENDED
PARTIAL DEVELOPMENT PLAN
COLLEGE HILLS SECTION III
PHASE ONE - PART TWO

98-34-SPH

COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 50' DATE:
PLAN NO.
2 OF 2

DEL THALER / ASSOCIATES, INC.

G & R NO. 3
C/O POPE WOODARD
SUITE 275 COMMERCENTRE EAST
1717 REISTERSTOWN RD.
BALTIMORE, MARYLAND 21208
(301) 484-8400