

IN RE: PETITIONS FOR SPECIAL HEARING & * BEFORE THE
ZONING VARIANCE
Plat 1, Sec. 2 Red Fox Farm sub- * ZONING COMMISSIONER
division, N of Klausmier Rd., 250
ft. E of Stoneoak Court * OF BALTIMORE COUNTY
11th Election District
5th Councilmanic District *
Legal Owner: American Land, LLP Case No. 98-376-SPHA
Contract Purchaser: Patriot Homes
Inc., Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Zoning Variance for the property known as the Red Fox Farm Subdivision; as more particularly shown on Plat 1, Sec. 2 of the subdivision plan. As amended, in open hearing, the Petitioner seeks approval of an amendment to the Third Amended Final Development of Red Fox Farm, Section 2 and the Second Amended Plat 1, Sec. 2, FDP approved on June 12, 1997, to allow relocation of building envelopes to permit window to window distances, window to lot line distances, window to tract boundary distances, and side building to public street right of way distances, as more particularly shown on the plat to accompany the Petition for Special Hearing marked as Petitioner's Exhibit No. 1. In the alternative, the Petitioner seeks variance relief from Section 1B01.2.C.1(b) of the Baltimore County Zoning Regulations (BCZR) to permit setbacks as more particularly shown on the summary of zoning variances attached hereto and made a part hereof. The Petitions were filed by American Land LLP, property owner and Patriot Homes, Inc., Contract Purchaser.

Appearing at the public hearing held for this case was John White, on behalf of Patriot Homes, Inc., Contract Purchaser. Also appearing was George McCovern, from W. Duvall and Associates, Inc., the firm of engineers, surveyors and land planners who prepared the site plan. The Peti-

ORDER RECEIVED FOR FILING
Date 5/27/98
By [Signature]

tioner was represented by C. William Clark, Esquire. There were no Protestants present.

Testimony and evidence presented was that the subject property is approximately 13.96 acres in area, split zoned D.R.5.5 (9.49 acres) and D.R.3.5 (4.5 acres). The parcel is part of a larger tract which has been developed as the Red Fox Farm Subdivision. The property is located in the Perry Hall community of Baltimore County, not far from the Gunpowder State Park. There are 21 single family detached dwelling lots on the subject parcel and 462 units have been proposed and/or are built out on the entire tract.

The property has an extensive zoning/development approval history. As shown on the site plan, the property was originally approved for development under the County Review Group approval process on July 16, 1987. As further highlighted on the plan, there have been a number of amendments to the original development plan and prior zoning relief has also been granted.

The property also has a number of significant site constraints which limit development. For the 14 acre parcel under consideration, a stream and area of wetlands bisects the site, as does a floodplain and an area of local open space. As a result of these conditions, 21 single family dwelling lots are laid out on the property in a manner as more particularly shown on the plan. Vehicular access to the lot is by way of two cul-de-sacs, one known as Midaro Court with access from Klausmier Road and the second is Fox Farm Road, with access from Jason Lane and Gunview Road.

In support of the Petition for Special Hearing, testimony and evidence presented was that when the subject subdivision was approved by the CRG in 1987, same was in compliance with the then existing setback regulations. At that time, the required setback distances were driven, in part, by the height of the buildings. That is, the taller the building; the

greater the required setback distance between said building and another building, a property line and/or a tract boundary.

Further testimony was offered that the setback regulations were significantly altered in 1992 by the enactment of Bill 92-2. As a result of those changes, setback distances are no longer determined by the height of buildings; rather, a uniform distance is required notwithstanding the height of the building.

Presently, the property is under contract of sale from the developer/owner, American Land, LLP to Patriot Homes, Inc., builder. In this regard, Mr. White offered a series of schematic elevation drawings which show the various model homes which Patriot Homes, Inc. proposes to construct on the site. Additional testimony and evidence offered was that construction of the proposed models within the building envelopes depicted on the site plan would meet all present setback requirements. That is, the Developer and building now wish to comply with the present setback regulations and do not seek variance relief from same.

The Petitioners have filed the instant Petition for Special Hearing seeking approval of the amended plan which has been submitted and a finding that such amendments are appropriate and permissible. In effect, the amended plan requires the Petitioner to lay out its development on this parcel in compliance with all current setback requirements.

As noted above, there were no Protestants present and there are no adverse Zoning Plans Advisory Committee comments. In my judgment, the requested amendment contained within the Petition for Special Hearing appears appropriate, in that the site will comply with all current County setback standards. The proposed model homes shown in the elevation drawings submitted appear appropriate for the community. In my judgment, the Petition can be granted without any adverse impact on the surrounding locale.

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Date

By

3/27/98
M. J. G. G. G.

Based upon the testimony and evidence submitted, I am persuaded to grant the Petition for Special Hearing. For the reasons set forth above, I find that the amended plan is consistent with the spirit and intent of the zoning regulations and an appropriate land use for this site. Thus the Petition shall be granted.

Having granted the Petition for Special Hearing, the Petition for Variance is rendered moot. Variance relief is not necessary from the old standards, in that the Petitioner has elected to comply with the new regulations. Thus, the Petition for Variance shall be dismissed, as moot.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

IT IS, THEREFORE, ORDERED, this 22nd day of May 1998, that approval to amend the Third Amended Final Development of Red Fox Farm, Section 2 and the Second Amended Plat 1, Sec. 2, FDP approved on June 12, 1997, to allow relocation of building envelopes to permit window to window distances, window to lot line distances, window to tract boundary distances, and side building to public street right of way distances, as shown on Petitioner's Exhibit No. 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.2.C.1(b) of the Baltimore County Zoning Regulations (BCZR) to permit setbacks as more particularly shown on the summary of zoning variance, be and is hereby DISMISSED AS MOOT, subject, however, to the following restriction:

Any appeal from this decision must be taken in accordance with the applicable provisions set forth in Section 26-132 of the Baltimore County Code.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

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

May 26, 1998

C. William Clark, Esquire
Nolan, Plumbhoff and Williams
700 Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: Plat 1, Section 2 of Red Fox Farm Subdivision
Case No. 98-376-SPHA

Dear Mr. Clark:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, in part, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: George McCovern
W. Duvall and Assoc., Inc.
530 E. Joppa Road
Towson, Maryland 21286
c: Mr. John White
Patriot Homes, Inc.
P.O. Box 1018
Columbia, Maryland 21044





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

Plat 1 Section 2 of Red Fox Farm
for the property located at Subdivision - which is presently zoned

which is presently zoned D.R. 3.5 &
D.R. 5.5

This Petition shall be filed with the Department of Permits & 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

an Amendment of the 2nd Amended Plat 1 Section 2 Final Development Plan approved June 12, 1997, to allow relocation of building envelopes and variances in window to window distances, window to lot line distances, window to tract boundary distances and sidebuilding to public street right of way distance as shown in the accompanying Petition for Variances.

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.

Contract Purchaser/Lessee:

Patriot Homes, Inc.
(Type or Print Name)

Signature

P.O. Box 1018
Address

Columbia, MD 21044
City State Zipcode

Attorney for Petitioner

C. William Clark, Esquire
(Type or Print Name)

Signature

700 Nottingham Centre
502 Washington Avenue
Address

Towson, MD 21204
City State Zipcode

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

Legal Owner(s):

American Land, LLP
(Type or Print Name)

Signature

Gary S. Berman, V. P.
(Type or Print Name)

Signature

Suite 206
3723 Old Court Road 410-547-1700
Address

Address

Phone No

Baltimore, MD 21208
City State Zipcode
Name, Address and phone number of representative to be contacted.

Cindy Huntzberry
Name

P.O. Box 1018 410-997-5533
Columbia, MD 21044
Address City State Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

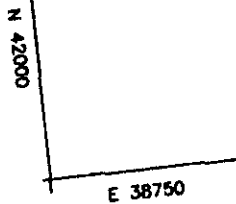
REVIEWED BY: 1311 DATE 4/2/98



Revised 9/5/95

98-376-JPHA

#376



SUMMARY OF ZONING VARIANCE

LOT	BUILDING TO BUILDING	WINDOW TO WINDOW	WINDOW TO LOT LINE	WINDOW TO TRACT BOUNDARY	WINDOW TO RIGHT OF WAY
1	20'	20'	10'	30'	15'
2	20'	20'	10'	30'	N/A
3	20'	20'	10'	30'	N/A
4	20'	20'	10'	30'	N/A
5	20'	20'	10'	30'	N/A
6	20'	20'	10'	30'	N/A
7	20'	20'	10'	30'	N/A
8	20'	20'	10'	30'	N/A
9	20'	20'	10'	30'	N/A
10	20'	20'	10'	30'	N/A
11	20'	20'	10'	30'	N/A
12	20'	20'	10'	30'	N/A
13	20'	20'	10'	30'	N/A
25	20'	20'	10'	30'	N/A
26	20'	20'	10'	30'	N/A
27	20'	20'	10'	30'	N/A
28	20'	20'	10'	N/A	N/A
29	20'	20'	10'	N/A	N/A
30	20'	20'	10'	N/A	N/A
31	20'	20'	10'	N/A	N/A
32	20'	20'	10'	15'/30'	N/A



W. DUVALL & ASSOCIATES, INC.
 ENGINEERS . SURVEYORS . LAND PLANNERS
 530 EAST JOPPA ROAD
 TOWSON, MARYLAND 21286
 (410) 583-9571



February 24, 1998

ZONING DESCRIPTION FOR
RED FOX FARM SECTION TWO PLAT ONE

BEGINNING for the first at a point on the north side of Klausmier Road which is 60 feet wide at the distance of 250 feet easterly of the centerline of Stoneoak Court, which is 50 feet wide; thence

1. North 01 degrees 34 minutes 41 seconds East 1016.25 feet; thence
2. South 88 degrees 25 minutes 19 seconds East 130.00 feet; thence
3. South 26 degrees 24 minutes 56 seconds East 255.66 feet; thence
4. South 01 degrees 34 minutes 41 seconds West 154.64 feet; thence
5. North 75 degrees 21 minutes 52 seconds West 45.36 feet; thence
6. by a non-tangent curve to the left having a radius of 50.00 feet and an arc length of 202.86 feet (the chord of said arc being South 78 degrees 24 minutes 32 seconds West 89.71 feet); thence
7. by a reverse curve to the right having a radius of 50.00 feet and an arc length of 36.14 feet (the chord of said arc being South 17 degrees 06 minutes 46 seconds East 35.36 feet); thence
8. along a tangent bearing South 03 degrees 35 minutes 32 seconds West 167.12 feet; thence
9. by a curve to the left having a radius of 1125.00 feet and an arc length of 141.23 feet (the chord of said arc being South 00 degrees 00 minutes 15 seconds East 141.14 feet); thence
10. along a tangent bearing South 03 degrees 36 minutes 02 seconds East 70.66 feet; thence
11. by a curve to the right having a radius of 550.00 feet and an arc length of 152.63 feet (the chord of said arc being South 04 degrees 20 minutes 59 seconds West 152.15 feet); thence
12. along a tangent bearing South 12 degrees 18 minutes 00 seconds West 47.66 feet; thence
13. by a non-tangent curve to the left having a radius of 50.00 feet and an arc length of 23.04 feet (the chord of said arc being South 61 degrees 23 minutes 23 seconds West 22.84 feet); thence
14. by a reverse curve to the right having a radius of 50.00 feet and an arc length of 46.36 feet (the chord of said arc being South 74 degrees 45 minutes 16 seconds West 44.72 feet); thence
15. along a tangent bearing North 78 degrees 40 minutes 50 seconds West 56.24 feet to the place of beginning.

Being known and designated as Lots 1 through 7 and Lots 25 through 29 as shown on a plat entitled "2nd Amended Plat 1 Section 2 Red Fox Farm" and recorded among the Land Records of Baltimore County in Plat Book S.M. 69 folio 134.

98-376-SPHA

#376

BEGINNING for the second at a point on the east side of Klausmier Road which is 60 feet wide at the distance of 425 feet easterly of the centerline of Stoneoak Court, which is 50 feet wide; thence

1. by a non-tangent curve to the left having a radius of 50.00 feet and an arc length of 38.88 feet (the chord of said arc being North 23 degrees 04 minutes 39 seconds West 37.91 feet); thence
2. North 12 degrees 18 minutes 00 seconds East 49.68 feet; thence
3. by a tangent curve to the left having a radius of 600.00 feet and an arc length of 164.40 feet (the chord of said arc being North 04 degrees 27 minutes 06 seconds East 163.89 feet); thence
4. North 86 degrees 23 minutes 58 seconds East 113.93 feet; thence
5. South 05 degrees 17 minutes 30 seconds East 161.00 feet; thence
6. South 19 degrees 12 minutes 29 seconds West 119.86 feet; thence
7. North 78 degrees 40 minutes 50 seconds West 99.50 feet to the place of beginning.

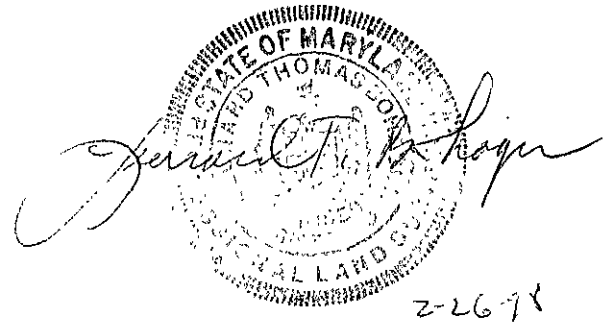
Being known and designated as Lots 30 through 32 as shown on a plat entitled "2nd Amended Plat 1 Section 2 Red Fox Farm" and recorded among the Land Records of Baltimore County in Plat Book S.M. 69 folio 134.

BEGINNING for the third at a point on the west side of Gunview Road which is 80 feet wide at the distance of 490 feet southerly of the centerline of Jason Lane, which is 50 feet wide; thence

1. North 78 degrees 40 minutes 49 seconds West 195.00 feet; thence
2. North 50 degrees 25 minutes 00 seconds West 152.20 feet; thence
3. North 33 degrees 26 minutes 27 seconds East 169.00 feet; thence
4. North 04 degrees 05 minutes 09 seconds East 11.42 feet; thence
5. North 84 degrees 05 minutes 00 seconds East 49.00 feet; thence
6. by a non-tangent curve to the left having a radius of 122.57 feet and an arc length of 11.01 feet (the chord of said arc being North 81 degrees 30 minutes 36 seconds East 11.01 feet); thence
7. South 80 degrees 22 minutes 14 seconds East 28.25 feet; thence
8. South 46 degrees 18 minutes 42 seconds West 15.34 feet; thence
9. by a tangent curve to the left having a radius of 50.00 feet and an arc length of 211.53 feet (the chord of said arc being South 74 degrees 53 minutes 15 seconds East 85.54 feet); thence
10. by a reverse curve to the right having a radius of 50.00 feet and an arc length of 46.28 feet (the chord of said arc being North 10 degrees 25 minutes 43 seconds East 44.64 feet); thence
11. by a reverse curve to the left having a radius of 225.00 feet and an arc length of 93.24 feet (the chord of said arc being North 25 degrees 04 minutes 19 seconds East 92.58 feet); thence
12. along a tangent bearing North 13 degrees 12 minutes 00 seconds East 20.49 feet; thence

13. South 76 degrees 48 minutes 00 seconds East 131.94 feet; thence
14. South 28 degrees 13 minutes 21 seconds West 44.13 feet; thence
15. by a non-tangent curve to the left having a radius of 1790.00 feet and an arc length of 346.32 feet (the chord of said arc being South 16 degrees 51 minutes 44 seconds West 345.78 feet) to the place of beginning.

Being known and designated as Lots 8 through 13 as shown on a plat entitled "2nd Amended Plat 1 Section 2 Red Fox Farm" and recorded among the Land Records of Baltimore County in Plat Book S.M. 69 folio 134.



**NOTICE OF ZONING
HEARING**

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

Case: #98-376-SPHA
Red Fox Farm Subdivision -
Plat 1, Section 2
N of Klausnier Road, 250' E
of Stoneoak Court
11th Election District
5th Councilmanic District
Legal Owner(s):
American Land, LLP
Contract Purchaser:
Patriot Homes, Inc

Special Hearing: to approve an amendment of the 2nd Amended Plat 1, Section 2, Final Development Plan, approved June 12, 1997 to allow relocation of building envelopes and variances in window to window distances, window to lot line distances, window to tract boundary distances and side building to public street right-of-way distance.

Variance: to approve building to building, window to window, window to lot line, window to tract boundary, and window to right-of-way for 21 lots.

Hearing: Tuesday, May 19, 1998 at 11:00 a.m. in Room 407, County 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.

4/580 April 30 C225108

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/30, 1998

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 4/30, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 053141

DATE 4/9/98 ACCOUNT R001-6150
AMOUNT \$ 650.00

RECEIVED FROM: Palmer Homes, Inc.

FOR: 070 Special Hearing & Variances

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 376

PAID RECEIPT

PROCESS ACTUAL TIME
4/10/1998 4/09/1998 14:11:49
REQ 0801 CASHIER CLERK CML DRAWER J
5 MISCELLANEOUS CASH RECEIPT
Receipt # 045323 OPEN
CR NO. 053141

650.00 CHECK
Baltimore County, Maryland

98.376-SPHA

CASHIER'S VALIDATION

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE *
Plat 1, Sec. 2 Red Fox Farm Subdivision, * ZONING COMMISSIONER
N of Klausmier Rd, 250' E of Stoneoak Ct *
11th Election District, 5th Councilmanic * OF BALTIMORE COUNTY
Legal Owner(s): American Land, LLP * CASE NO. 98-376-SPHA
Contract Purchaser(s): Patriot Homes, Inc. *
Petitioners *

* * * * *

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of May, 1998, a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq., Nolan, Plunhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

RE Case No. 98-376-SPHA

Petitioner/Developer PATRIOT HOMES, ETAL
% BUD CLARK, N.P.W.

Date of Hearing/Closing: 5/19/98

@ 11 AM
RM 407
CCB

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 N. KLAUSMEIR RD.

E. of STONE OAK CT & @ FOX FARM

@ RED FOX FARM SUBDIV. - 2 SIGNS.

The sign(s) were posted on 5/3/98
(Month/Day, Year)

Sincerely,

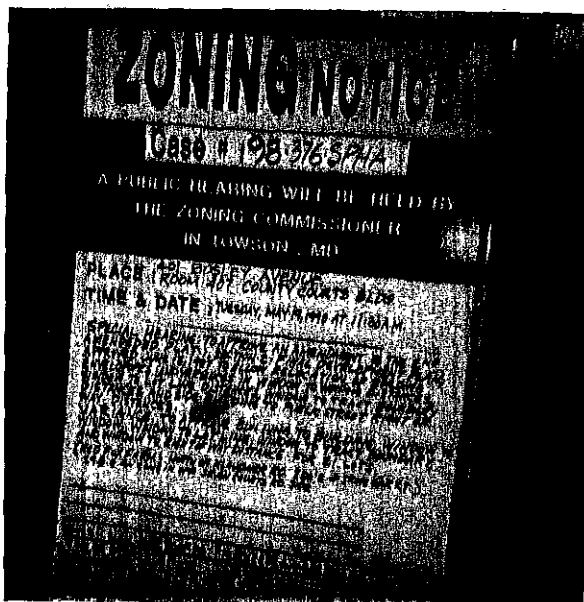
Patrick M. O'Keefe 5/12/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

0-666-5366 ; CELL-410-905-8571
(Telephone Number)



98-376-SPHA
RED FOX FARM (N. KLAUSMEIR RD.)
PATRIOT HOMES
P 5/3/98 H- 5/19/98



Baltimore County
Department of Permits and
Development Management

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

April 14, 1998

NOTICE OF ZONING HEARING

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

CASE NUMBER: 98-376-SPHA
Red Fox Farm Subdivision - Plat 1, Section 2
N of Klausmier Road, 250' E of Stoneoak Court
11th Election District - 5th Councilmanic District
Legal Owner: American Land, LLP
Contract Purchaser: Patriot Homes, Inc.

Special Hearing to approve an amendment of the 2nd Amended Plat 1, Section 2, Final Development Plan, approved June 12, 1997 to allow relocation of building envelopes and variances in window to window distances, window to lot line distances, window to tract boundary distances and side building to public street right-of-way distance. Variance to approve building to building, window to window, window to lot line, window to tract boundary, and window to right-of-way for 21 lots.

HEARING: Tuesday, May 19, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon, Director

c: C. William Clark, Esquire
American Land, LLP
Patriot Homes, Inc.
Cindy Huntzberry

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 4, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
April 30, 1998 Issue - Jeffersonian

Please forward billing to:

C. William Clark, Esquire
700 Nottingham Centre
502 Washington Avenue
Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 98-376-SPHA
Red Fox Farm Subdivision - Plat 1, Section 2
N of Klausmier Road, 250' E of Stoneoak Court
11th Election District - 5th Councilmanic District
Legal Owner: American Land, LLP
Contract Purchaser: Patriot Homes, Inc.

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HEARING: Tuesday, May 19, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.

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:

ZONING NOTICECase No.: JP-376-XA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to allow relocation of building envelopes and
variances in window to window distances, window to lot line distances,
window to tract boundary distances and sidebuilding to public street
right-of-way distance as shown in the accompanying Petition for
Variances and to variance as detailed in the Summary of Zoning
Variances.

POSTPONEMENTS DUE TO

DO NOT REMOVE THIS

SUMMARY OF ZONING VARIANCE					
LOT	BUILDING TO BUILDING	WINDOW TO WINDOW	WINDOW TO LOT LINE	WINDOW TO TRACT BOUNDARY	WINDOW TO RIGHT OF WAY
1	20'	20'	10'	30'	15'
2	20'	20'	10'	30'	N/A
3	20'	20'	10'	30'	N/A
4	20'	20'	10'	30'	N/A
5	20'	20'	10'	30'	N/A
6	20'	20'	10'	30'	N/A
7	20'	20'	10'	30'	N/A
8	20'	20'	10'	30'	N/A
9	20'	20'	10'	30'	N/A
10	20'	20'	10'	30'	N/A
11	20'	20'	10'	30'	N/A
12	20'	20'	10'	30'	N/A
13	20'	20'	10'	30'	N/A
14	20'	20'	10'	30'	N/A
15	20'	20'	10'	30'	N/A
16	20'	20'	10'	30'	N/A
17	20'	20'	10'	30'	N/A
18	20'	20'	10'	30'	N/A
19	20'	20'	10'	30'	N/A
20	20'	20'	10'	30'	N/A
21	20'	20'	10'	30'	N/A
22	20'	20'	10'	30'	N/A
23	20'	20'	10'	30'	N/A
24	20'	20'	10'	30'	N/A
25	20'	20'	10'	30'	N/A
26	20'	20'	10'	30'	N/A
27	20'	20'	10'	30'	N/A
28	20'	20'	10'	30'	N/A
29	20'	20'	10'	30'	N/A
30	20'	20'	10'	30'	N/A
31	20'	20'	10'	30'	N/A
32	20'	20'	10'	30'	N/A

SOMETIMES NECESSARY.

31.

UNDER PENALTY OF LAW

E



Baltimore County
Department of Permits and
Development Management

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

May 13, 1998

C. William Clark, Esq.
700 Nottingham Centre
502 Washington Avenue
Towson, MD 21204

RE: Item No.: 376
Case No.: 98-376-SPHA
Petitioner: Amercian Land, LLP
Location: Red Fox Farm Subdivison

Dear Mr. Clark:

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 April 9, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



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

TO: PDM
FROM: R. Bruce Seeley *RBS/98*
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: April 20, 98

DATE: 4/27/98

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

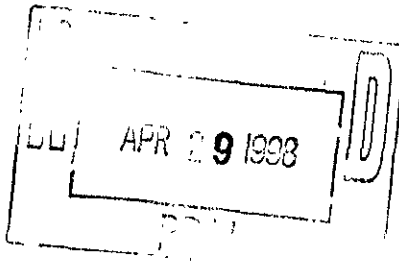
Item #'s:	371	375
	372	376
	373	377
	374	378

RBS:sp

BRUCE2/DEPRM/TXTS8P



Baltimore County
Fire Department



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

April 24, 1998

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

RE: Property Owner: American Land, LLP

Location: DISTRIBUTION MEETING OF APRIL 20, 1998

Item No.: 376 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 published by the Department of Public Works.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: May 1, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for April 27, 1998
 Item Nos. 365, 372, 373, 374, 375,
 376, 377, and 378

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


RWB:HJO:jrb

cc: File



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 4.20.97
Item No. 378 JJS

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

L. 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

2 min 5/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 22, 1998

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. 365 & 376

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:

Carol L. Kerns

AFK/JL

1987 Reg
let. Ex. 4

20. Wireless transmitting and receiving structures, as principal uses or structures, provided that any exterior transmitting and receiving antenna greater than 50 feet above grade level shall be considered as a principal use or structure.
21. Continuing care facilities. (see Section 432) [Bill No. 36, 1988.]
22. Assisted living facilities of four or more (see Section 432). [Bill No. 36, 1988.]
23. Assisted living facilities developed in conjunction with a nursing home (see Section 432). [Bill No. 36, 1988.]
24. Housing for the elderly if the use involves a modification or waiver under subsection 432.2, 432.3 or 432.4. [Bill No. 36, 1988.]

D. The following provision, which was enacted by Bill No. 140, 1962, took effect on November 17, 1962, and was heretofore designated as Subsection 200.16 of these Zoning Regulations, is re-enacted without amendment, and nothing in this article shall be construed to abrogate its effect:

Junk yards and open dumps as defined in Section 101. Any existing junk yards in this (R.40) or any other residential zone, and any existing open dumps in any zone shall be completely eliminated not later than two years after the date of effectuation of this amendment. [Bills No. 140, 1962; No. 100, 1970.]

1B01.2--General Density, Bulk, Building-Separation, Open-Space, and other Height and Area Standards and Regulations. [Bill No. 100, 1970.]

A. Density Controls. [Bill No. 100, 1970.]

1. Application of Maximum Density Standards to Tract in One Zone. The maximum gross residential density permitted in any one D.R. zone shall control only as applied to the total gross residential acreage within a subdivision tract, and shall not apply to or establish minimum areas of lots created by subdivision within such tract. [Bill No. 100, 1970.]
2. Application to Tract Divided by Zone Boundary. Wherever a single tract is divided by a zone boundary so that portions of such tract lie within D.R. zones of different classification, the total number of dwelling or density units permitted, as determined by multiplying the gross acreage of each portion by the maximum density permitted under Subsection 1B02.2 in the zone within which

that portion lies and totalling the results, shall be permitted without further regard to the zone boundary, and the units may be distributed over the tract as though it were in a single zone. [Bill No. 100, 1970.]

B. Bulk Regulations. [Bill No. 100, 1970.]

1. Detached and Attached Buildings. In the application of the provisions of this article, buildings shall be considered as detached if there are no above-grade structural connections between them. Where buildings are, in fact, structurally connected above grade, they shall be considered as mutually attached buildings if divided by lot lines, or as one building if situated on a single lot. [Bill No. 100, 1970.]
2. Maximum Width of Building Elevation. The maximum width of any elevation of a detached building or group of attached buildings shall be 300 feet, except that a greater width may be authorized under special-exception procedures as provided in Section 502, if such width is in accordance with standards adopted under the authority of Section 504. [Bill No. 100, 1970.]
3. Maximum⁴ Passageway Width. The minimum width of any exterior passageway between attached buildings or between portions of a single building shall be 10 feet. [Bill No. 100, 1970.]

C. Open-Space, Building-Separation, and Other Area Standards. [Bill No. 100, 1970.]

1. Distances Between Separate Buildings. Except as otherwise may be provided under standards adopted pursuant to Section 504, the minimum horizontal distance from any point on a building in a D.R. zone to the vertical projection of any point on another building not mutually attached shall be as set forth below:

Above-Grade Elevation of Higher Point	Minimum Horizontal Distance to Vertical Projection of Point on Building Not Mutually Attached
20 feet or less	16 feet
More than 20 feet but not more than 25 feet	25 "
" " 25 " " " " " 30 "	30 "
" " 30 " " " " " 40 "	40 "
" " 40 " " " " " 50 "	60 "
More than 50 feet	75 feet

[Bills No. 100, 1970; No. 36, 1988.]

1988
Table
CNC
Reg.

2. Distances Related to Windows.

- a. Where any dwelling-unit window within a subdivision faces a property line which is not a street line prior to the time of development but, otherwise, which forms any part of the tract boundary, the window shall not be closer than 35 feet to the boundary. [Bill No. 100, 1970.]
- b. Except as otherwise may be provided under standards adopted pursuant to the authority of Section 504, the minimum distance between the centers of facing windows of different dwelling units on the same subdivision tract shall be 40 feet. [Bill No. 100, 1970.]

3. Setbacks from Street Centerlines. The minimum distance between any building and the centerline of any street existing prior to the time of development shall be 50 feet or such greater distance as may be prescribed under standards adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]

[4. Minimum Area Standards in Residential Transition Areas. . . . included by Bill No. 100, 1970, and deleted by Bill No. 124, 1981.]

5. Local Open Space. Local open space tracts in D.R. zones shall be designed, established, and maintained in accordance with the standards, guidelines, and procedures set forth in the Baltimore County Subdivision Regulations (specifically, Sections 22-51, 22-52, 22-53, 22-54, 22-57, and 22-58, and portions of 22-55 of the Baltimore County Code, 1968), as well as Chapters I, II, IV, V, VII, VIII, and IX of the Local Open Space Manual, June, 1965, as approved by the Planning Board and the Board of Recreation and Parks. Those provisions of said regulations and manual heretofore applicable within residence zoning classifications now rescinded shall be applied to corresponding D.R. zoning classifications to the full extent of consistency with these Zoning Regulations. Provided, however, that upon the effective date of revised subdivision regulations

or after adoption of a revised Local Open Space Manual or other applicable policies as provided under Section 504, the location, design, establishment, and maintenance of local open space tracts shall become subject to the provisions thereof. [Bill No. 100, 1970.]

6. Under provisions adopted pursuant to the authority of Section 504, development in D.R. zones may be made subject to additional standards of lot area, yard space, open-space distribution, building distribution, or other aspects or characteristics of site planning or project design. Such standards shall be based upon specified existing, prospective, or stipulated conditions or circumstances of development, and shall be designed to further the specific purposes of this article and the purposes of these Zoning Regulations in general. [Bill No. 100, 1970.]

1B01.3--Plans and Plats. [Bill No. 100, 1970.]

A. Development Plans. [Bill No. 100, 1970.]

1. Purpose. This paragraph is intended:
 - a. To provide for the disclosure of development plans to prospective residents and to protect those who have made decisions based on such plans from inappropriate changes therein; and
 - b. To provide for review of residential-development plans to determine whether they comply with these regulations and with standards and policies adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]
2. Partial Development Plan. For the purposes of this article, a "partial development plan" is a portion of a final development plan, and a partial or final development plan is "applicable" to a given lot if it covers all property in the subdivision within 300 feet of the given lot, in addition to the lot itself. [Bill No. 100, 1970.]
3. Subdivision Lot Sales, Development, and Use Subject to Partial Development Plan. No interest in any lot which is in a D.R. zone and is here-

Ref Ex No 5
Current Ref.

1B01.2.--General Density, Bulk, Building Separation, Open Space, and Other Height and Area Standards and Regulations. {Bill No. 100, 1970.}

A. Density Controls. {Bill No. 100, 1970.}

1. Application of Maximum Density Standards to Tract in One Zone. The maximum gross residential density permitted in any one D.R. zone shall control only as applied to the total gross residential acreage within a subdivision tract, and shall not apply to or establish minimum areas of lots created by subdivision within such tract. {Bill No. 100, 1970.}
2. Application to Tract Divided by Zone Boundary. In D.R. 10.5, D.R. 16, or in any nonresidential zone which allows residential development, wherever a single tract is divided by a zone boundary so that portions of such tract lie within D.R. zones of different classification, the total number of dwelling or density units permitted, as determined by multiplying the gross acreage of each portion by the maximum density permitted under Subsection 1B02.2 in the zone within which that portion lies and totalling the results, shall be permitted without further regard to the zone boundary, and the units may be distributed over the tract as though it were in a single zone. {Bill No. 100, 1970; Bill No. 2, 1992.}

B. Bulk Regulations. {Bill No. 100, 1970.}

1. Detached and Attached Buildings. In the application of the provisions of this article, buildings shall be considered as detached if there are no above-grade structural connections between them. If buildings are, in fact, structurally connected above grade, they shall be considered as mutually attached buildings if divided by lot lines, or as one building if situated on a single lot. {Bill No. 100, 1970; Bill No. 2, 1992.}
2. Building Lengths. The building lengths have been described in accordance with Section 504.2, Comprehensive Manual of Development Policies. {Bill No. 100, 1970; Bill No. 2, 1992.}

c. Building Setback Requirements. (Bill No. 2, 1992.)

1. Except as otherwise may be provided under standards adopted pursuant to Section 504.2, the minimum setbacks and heights shall be as set forth in the following tables:

a.

NONRESIDENTIAL PRINCIPAL BUILDING SETBACKS IN D.R. ZONES				
	Front Yard	Side Yard Interior	Corner Street Side	Rear Yard
D.R. 1	70	40	65	50
D.R. 2	60	30	50	40
D.R. 3.5	50	20	35	30
D.R. 5.5	40	20	35	30
D.R. 10.5	25	20	35	50
D.R. 16	30	25	25	30

[Bill No. 2, 1992]

b.

SINGLE FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS				
	D.R. 1 & 2 Zones	D.R. 3.5, 5.5, 10.5 & 16 Zones	Alternative Site Design Dwellings	
			Zero & Zipper Lots All D.R. Zones	Neo-Traditional All D.R. Zones
From front building face to:				
Public street right-of-way, or property line	25'	25'	25'	15'
Arterial or Collector	-	-	-	25'
From side building face to:				
Side building face	30'	16' < 20' high 20' > 20' high	16'	16' < 20' high 20' > 20' high
Public street right-of-way	25'	15'	15'	15'
Paving of a private road	30'	25'	25'	25'
Tract boundary	25'	15'	15'	15'
From rear building face to:				
Rear property line	30'	30'	20'	50'
Public street right-of-way	30'	30'	20'	50'
Additional Setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet				
This table lists minimum setback requirements and building heights for urban residential use. For a fuller explanation of these and other requirements, consult the Comprehensive Manual of Development Policies.				

[Bill No. 2, 1992]

#1 - SITE FROM FOX FARM ROAD



#2 - SITE FROM FOX FARM ROAD



#3 - SITE FROM JASON LANE



#4 - LOOKING NORTHERLY FROM GUNVIEW ROAD



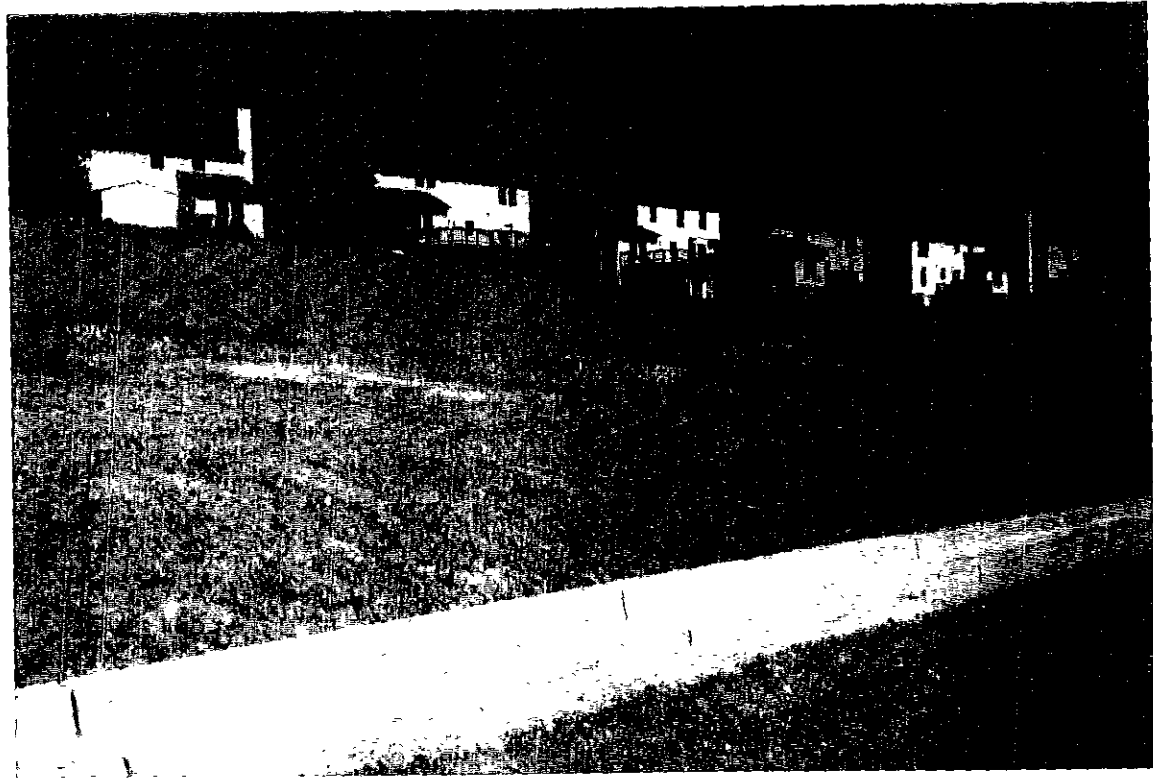
#5 - LOOKING WESTERLY FROM GUNVIEW ROAD



#6 - LOOKING NORTHERLY FROM KLAUSMIEB ROAD



#7 - LOOKING NORTHWESTERLY FROM MIDARK COURT



#8 - LOOKING NORTHEASTERLY FROM MIDARK COURT



#9 - LOOKING NORTHERLY ACROSS LOTS 27 & 28



#10 - LOOKING NORTHERLY ACROSS LOT 28



#11 - LOOKING SOUTHERLY FROM LOT 28



#12 - LOOKING SOUTHERLY ACROSS SITE



#13 - LOOKING NORTHERLY FROM CUL-DE-SAC



#14 - LOOKING SOUTHERLY



#15 - LOOKING NORTHWESTERLY FROM CUL-DE-SAC.



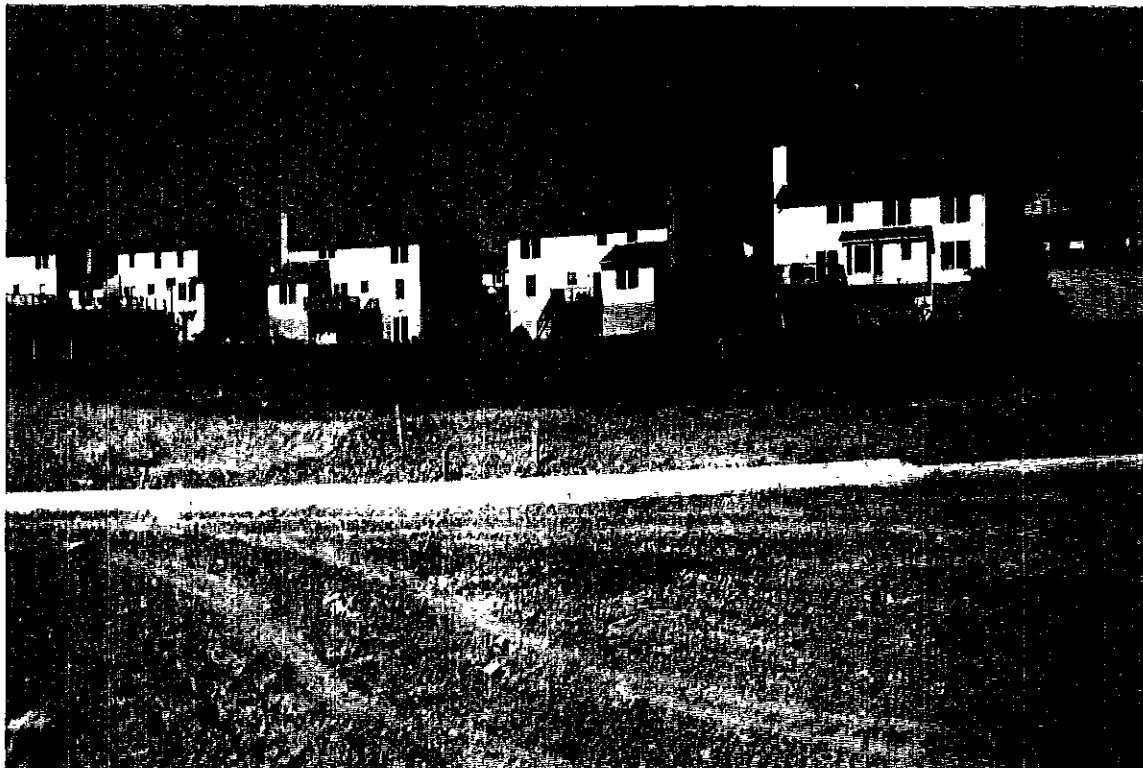
#16 - LOOKING SOUTHEASTERLY TOWARDS SANITARY BACKWATER



#11 - LOOKING SOUTHWESTERLY ACROSS SITE

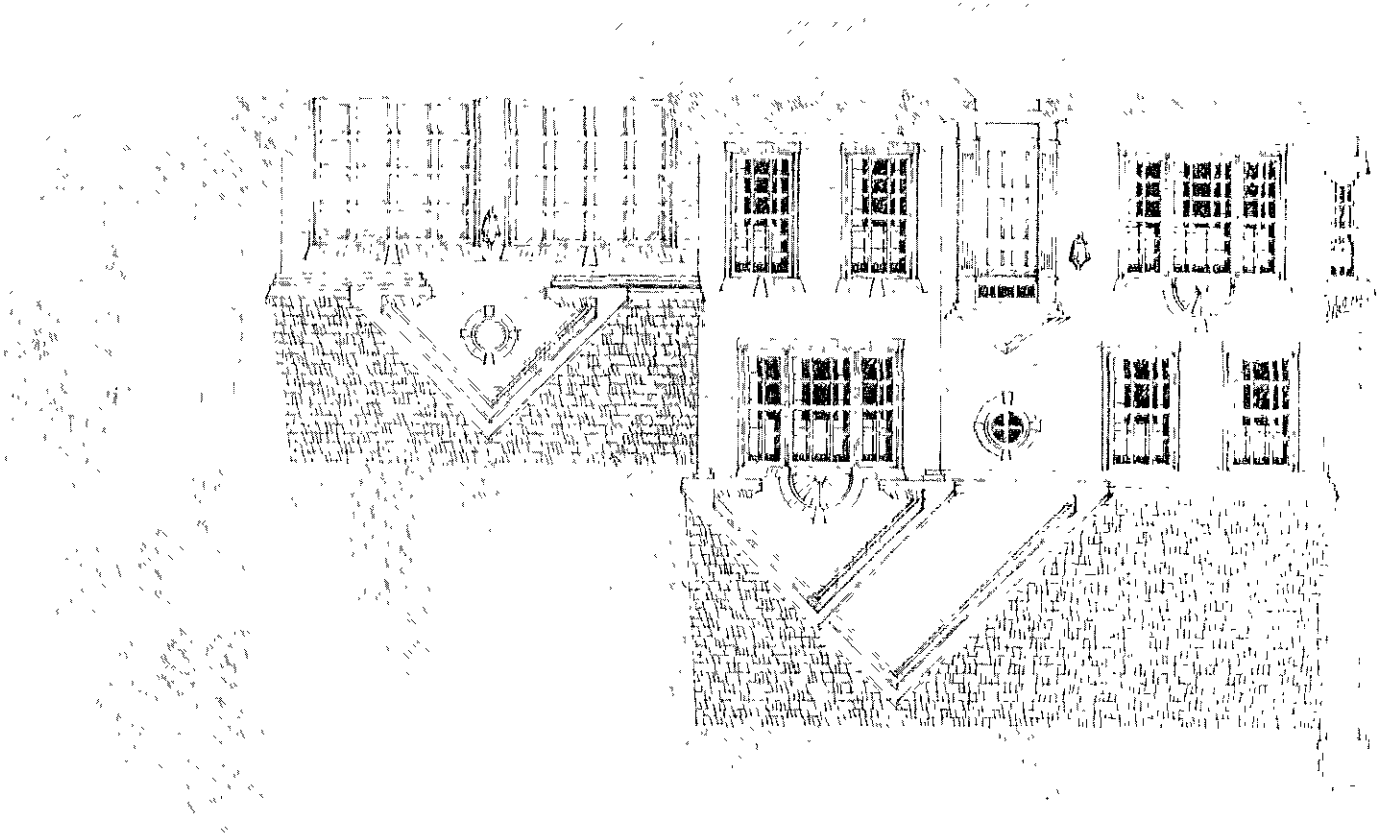


#12 - LOOKING NORTHWESTERLY ACROSS CUL-DE-SAC



The John Adams

Elevation #4



PATRIOT HOMES



Elevation #1



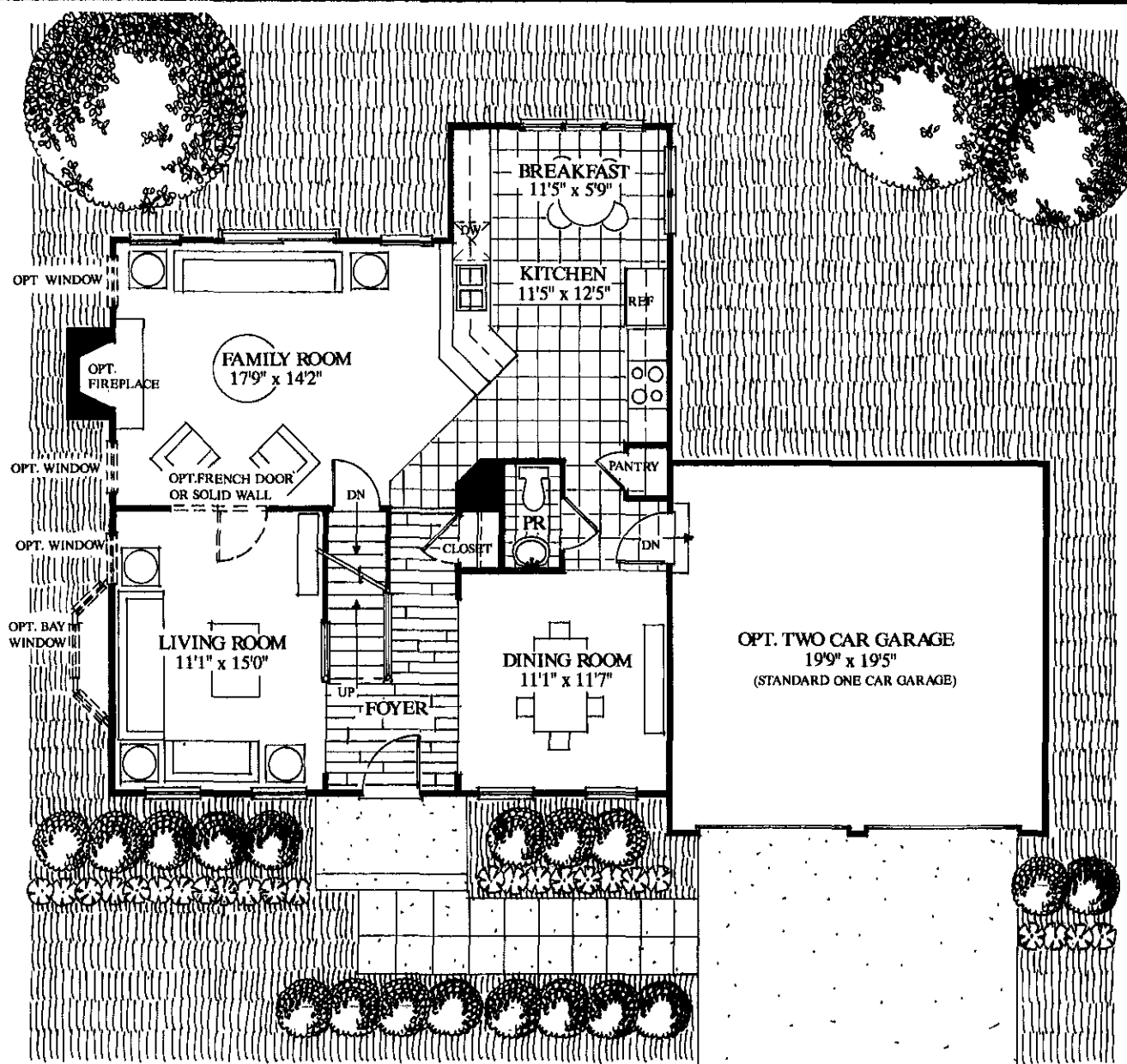
Elevation #2



Elevation #3

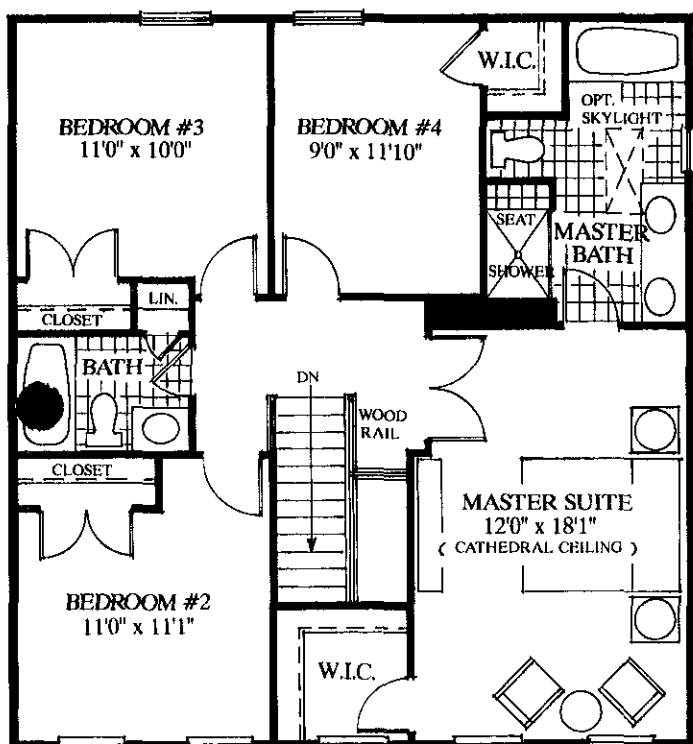
Although all illustrations and specifications are believed to be correct at the time of publication, accuracy cannot be guaranteed. The rights are reserved to make changes, without notice or obligation. Exterior elevations, dormers, brick fronts and other architectural features vary per plan. Windows, doors, and ceilings may vary on the options and elevations selected.



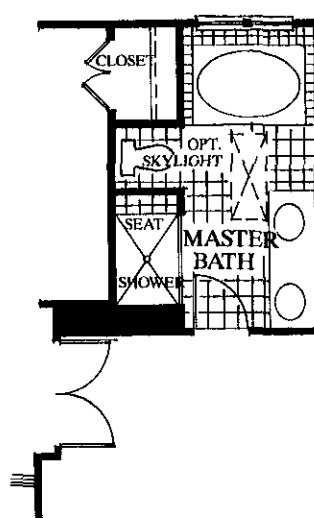


FIRST FLOOR

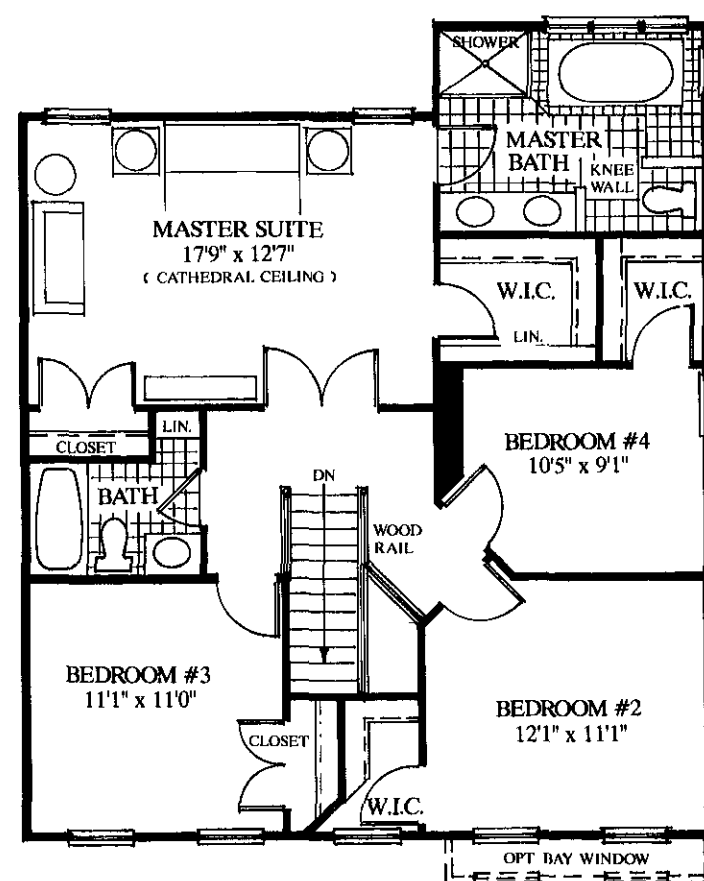
The John Adams



SECOND FLOOR



PART.
SECOND FLOOR
W/ OPT. MASTER BATH

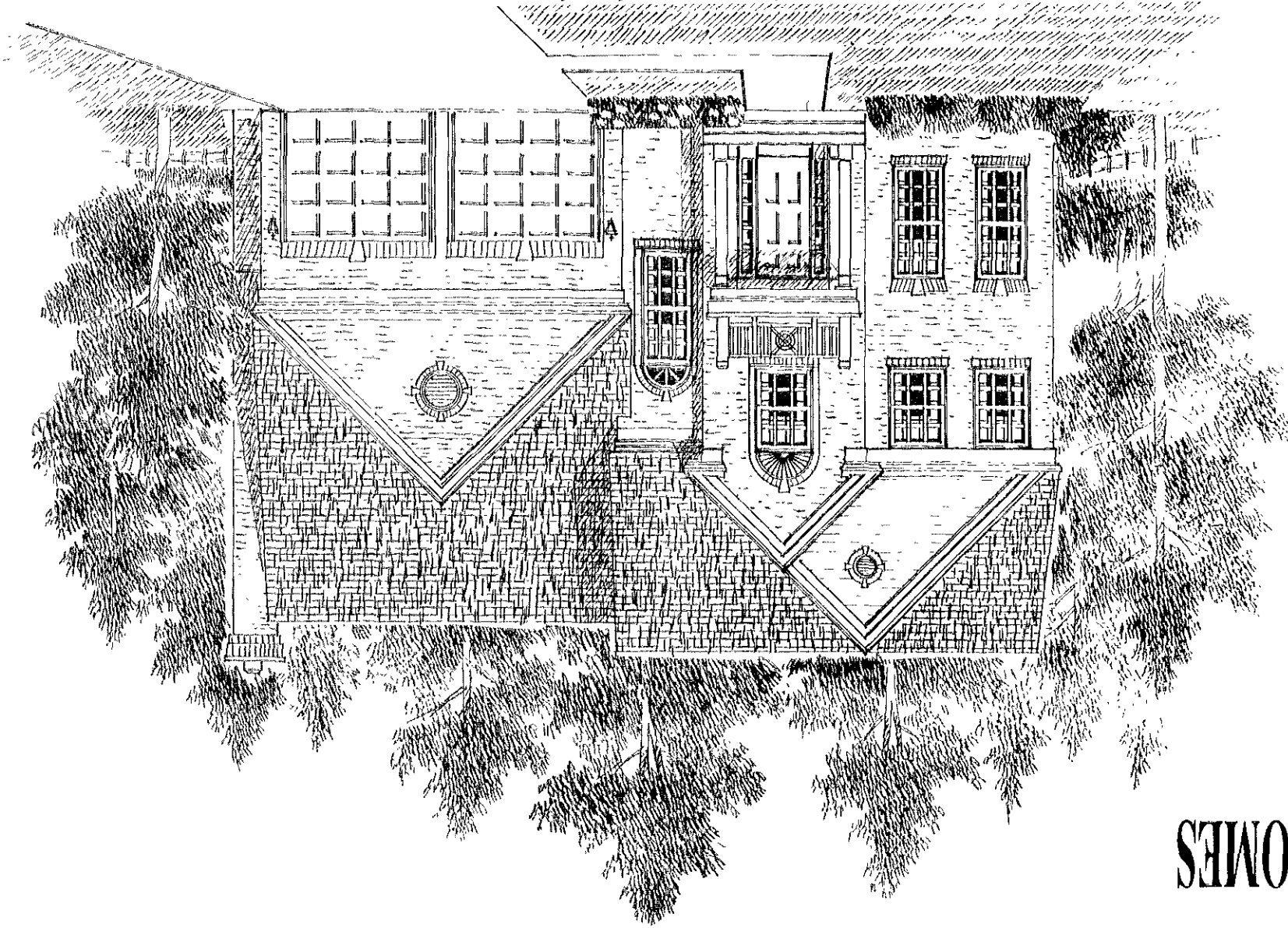


ALT. SECOND FLOOR

The John Adams

The Abraham Clarke

Elevation #1 shown w/optional porch

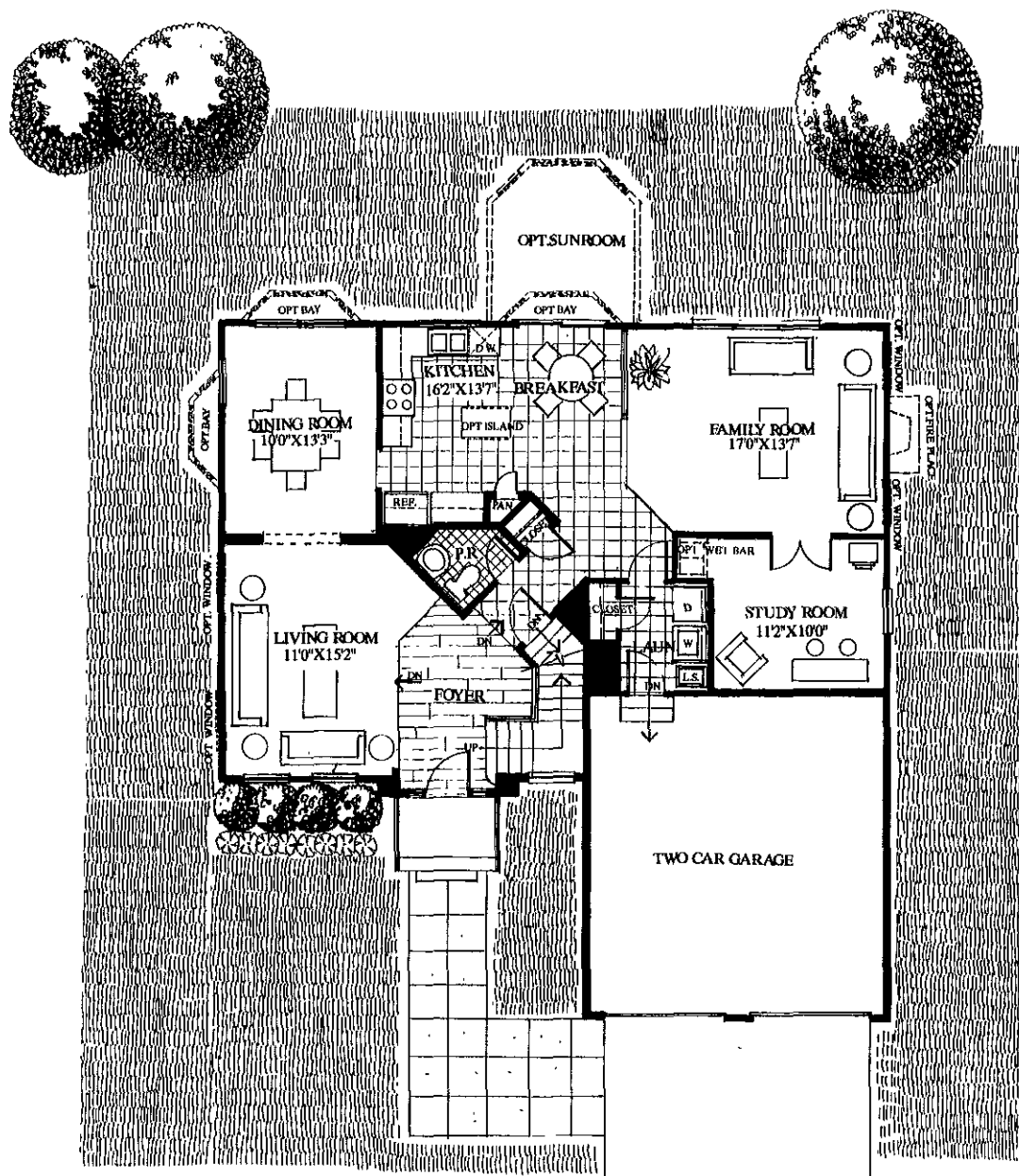


PATRIOT HOMES



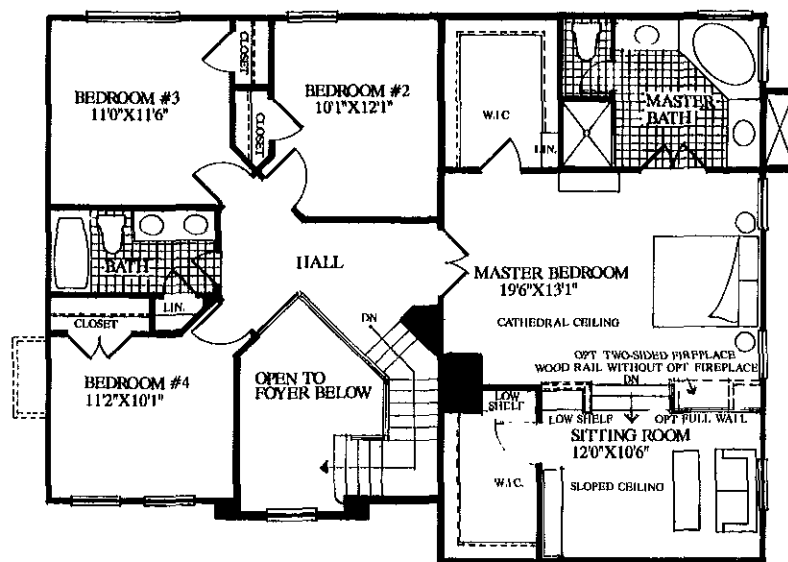
Elevation #2

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and other architectural features vary per plan. Windows, doors, and ceilings may vary on the options and elevations selected.

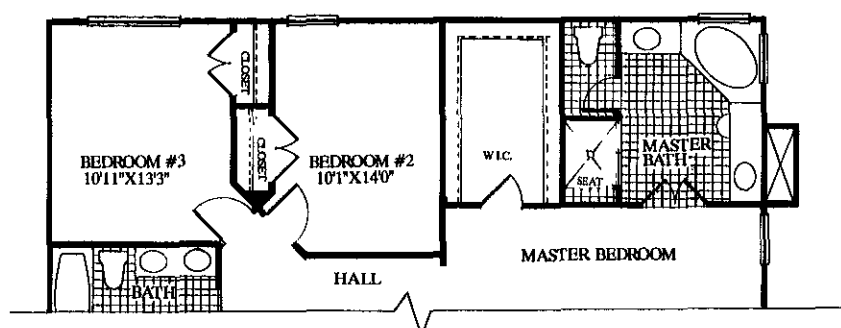


FIRST FLOOR PLAN

The Abraham Clarke



SECOND FLOOR PLAN
WITH OPT. GARDEN BATH



PARTIAL SECOND FLOOR PLAN W/OPT. 2'0" EXTENSION
AND OPT. GARDEN BATH

The Abraham Clarke

The Benjamin Banneker

Elevation #2



PATRIOT HOMES



Elevation #1



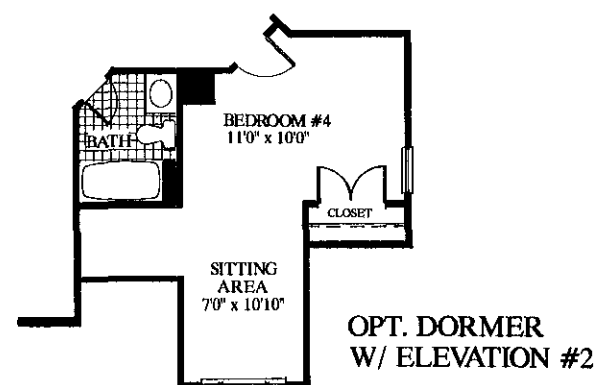
Elevation #3

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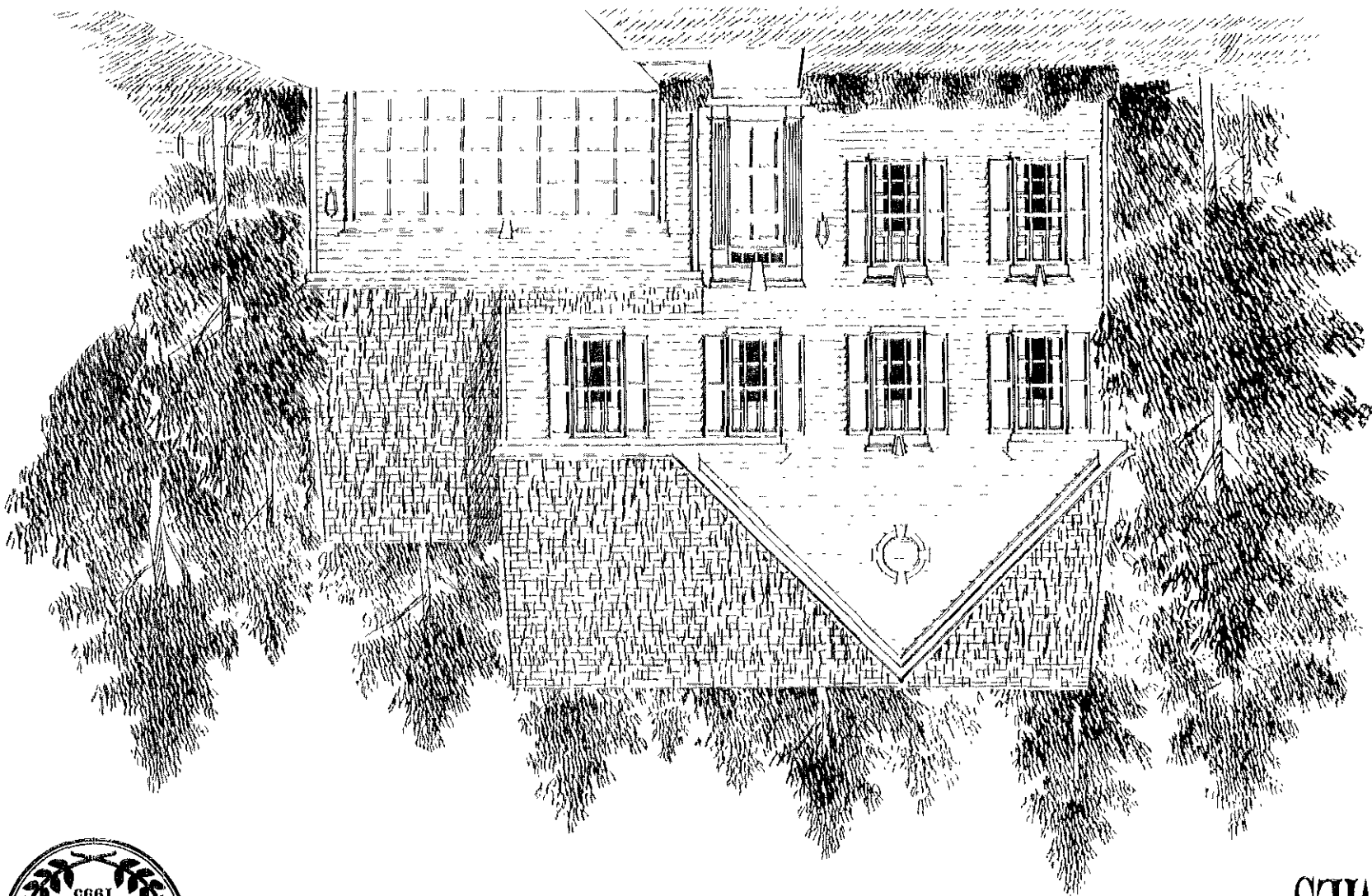
The Benjamin Banneker



The Benjamin Banneker

The Patrick Henry

Elevation #1 w/ Alt. 2nd Floor



PATRIOT HOMES

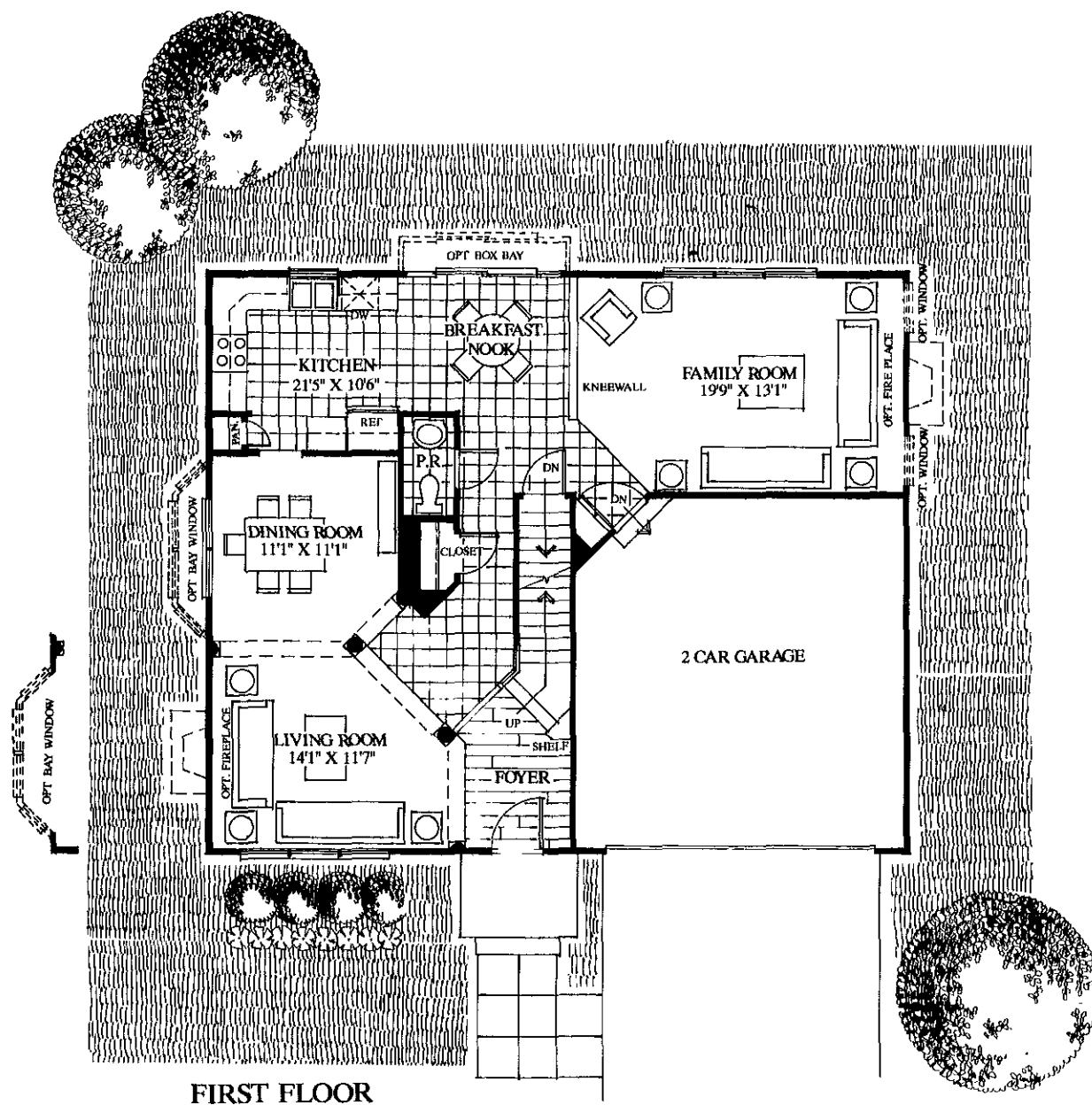


Elevation #2 w/Alt. 2nd Floor



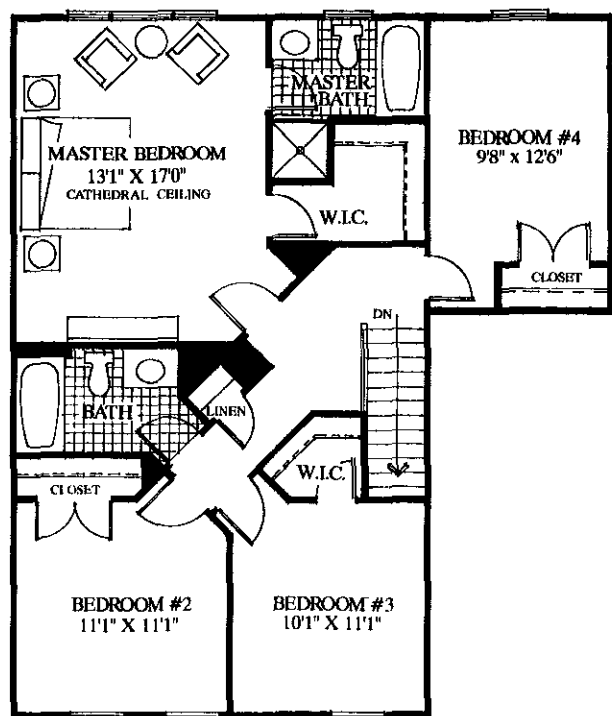
Elevation #3

Although all illustrations and specifications are believed to be correct at the time of publication, accuracy cannot be guaranteed.
The rights are reserved to make changes, without notice or obligation. Exterior elevations, dormers, brick fronts
and other architectural features vary per plan. Windows, doors, and ceilings may vary on the options and elevations selected.

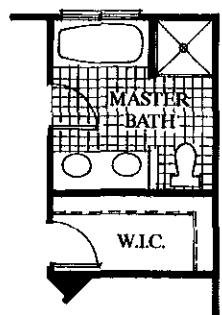


FIRST FLOOR

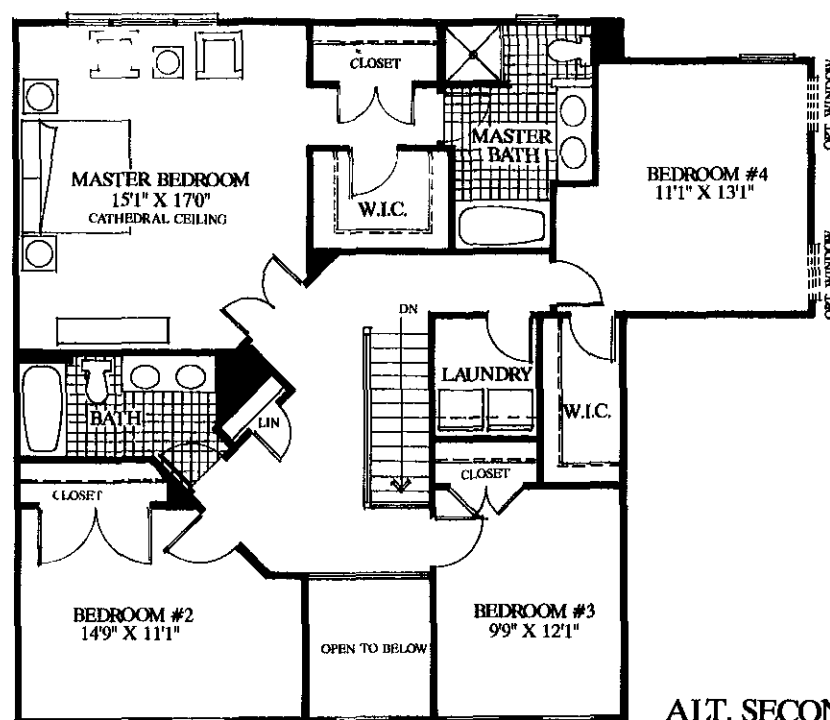
The Patrick Henry



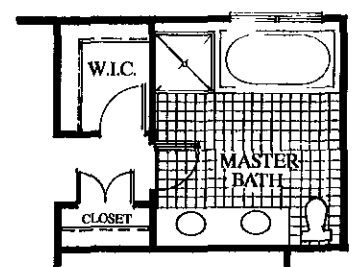
ALT. SECOND FLOOR
W/ ELEVATION #1



OPT. LUXURY BATH



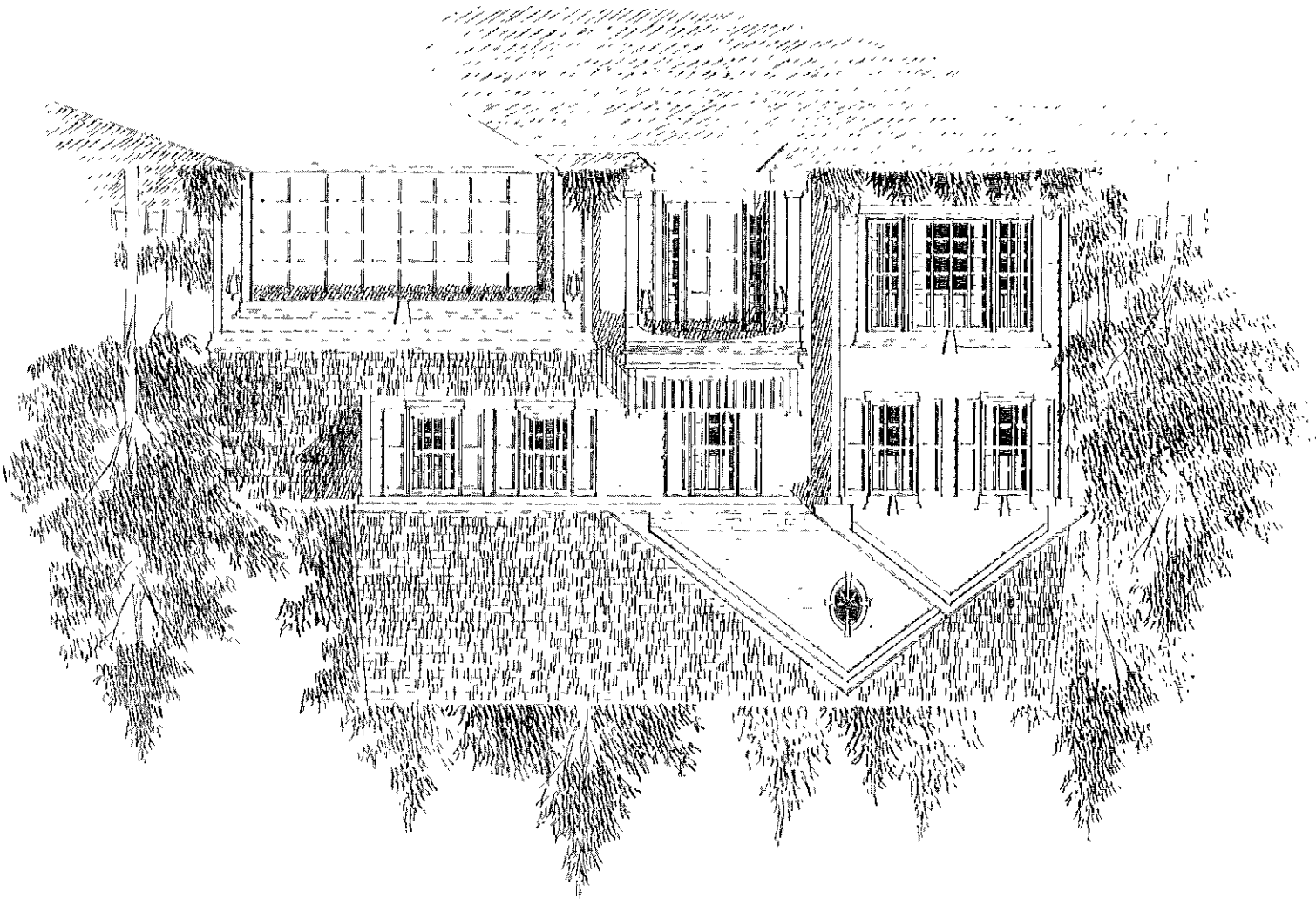
ALT. SECOND FLOOR
W/ 4TH BEDROOM



OPT. LUXURY BATH

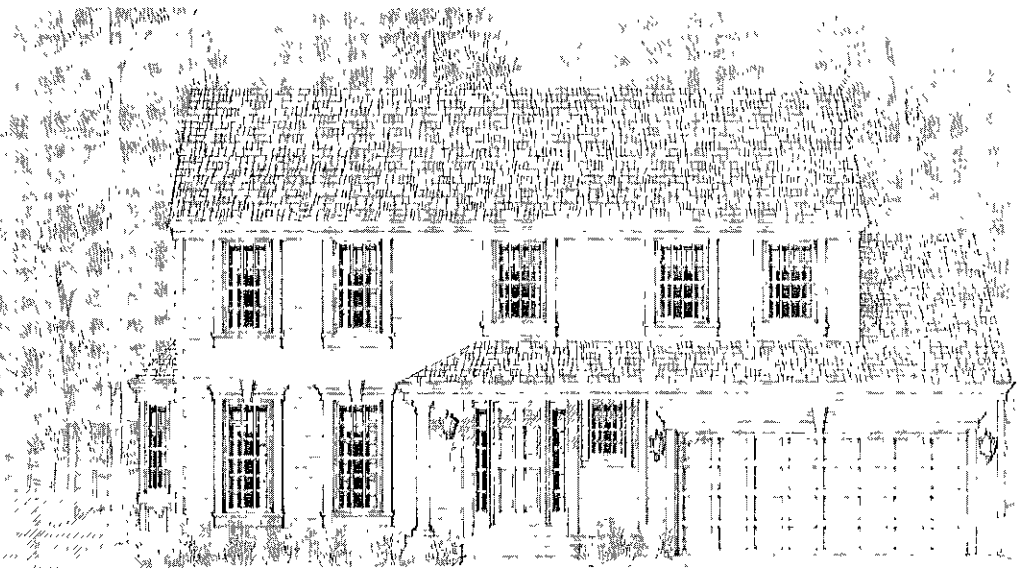
The Patrick Henry

Elevation #3



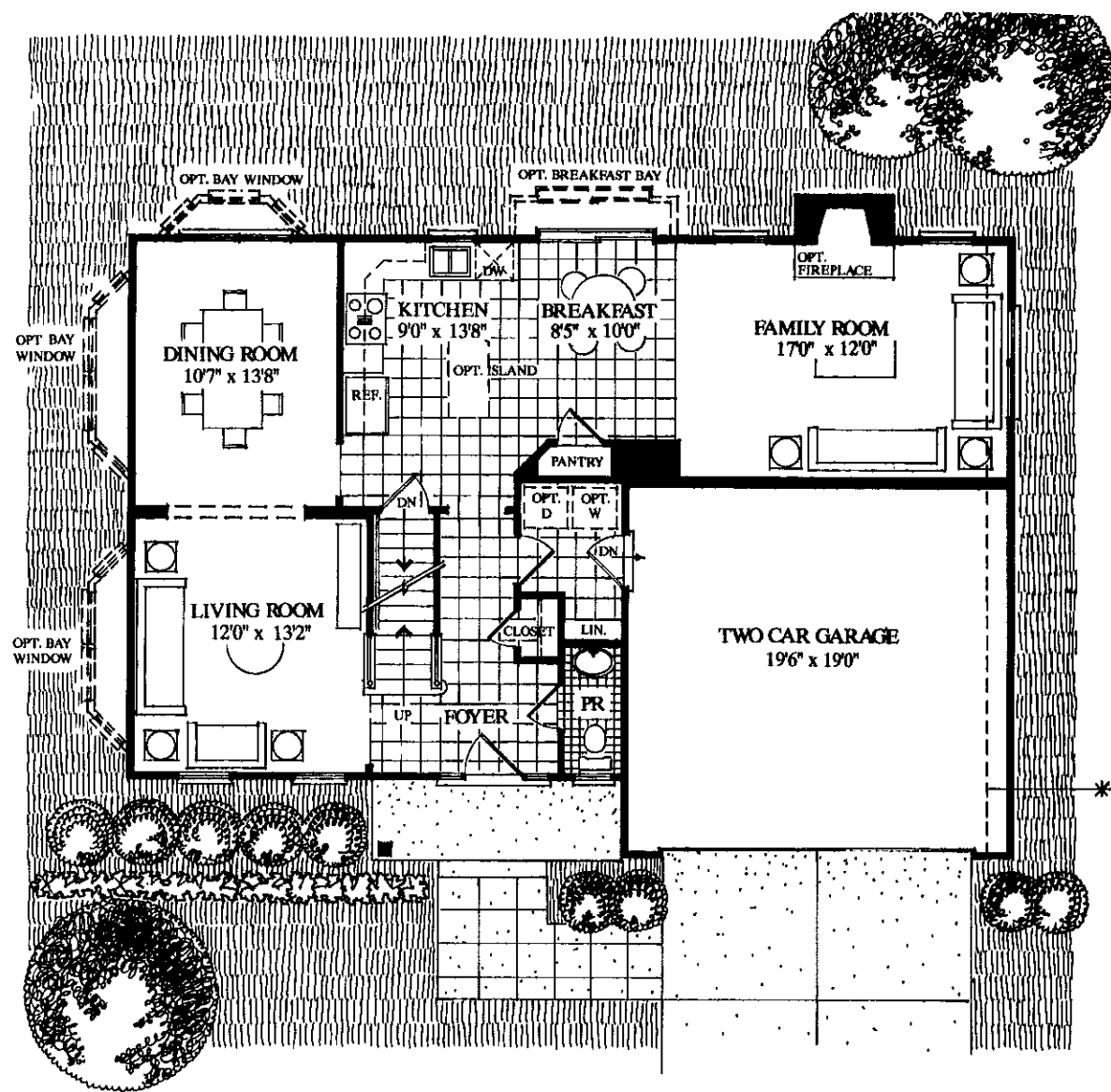
PATRIOT HOMES

Elevation #1



Elevation #2

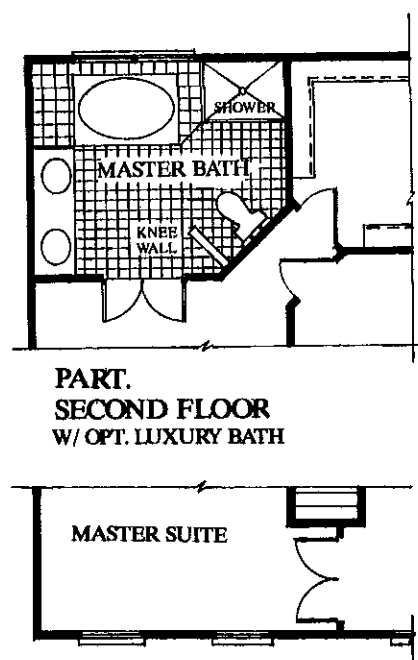




FIRST FLOOR

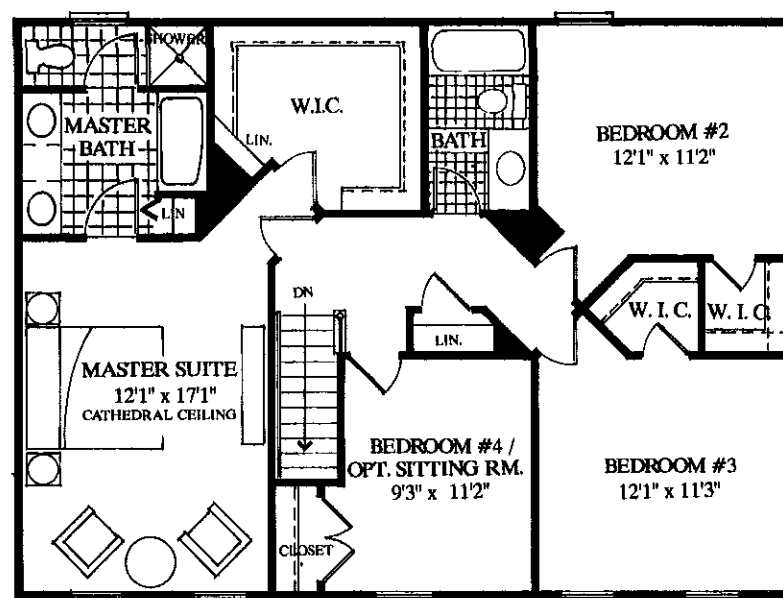
* HOUSE IS OFFERED AT 450° AND 460°

The George Mason



PART.
SECOND FLOOR
W/ OPT. LUXURY BATH

PART.
SECOND FLOOR
W/ OPT. SITTING ROOM

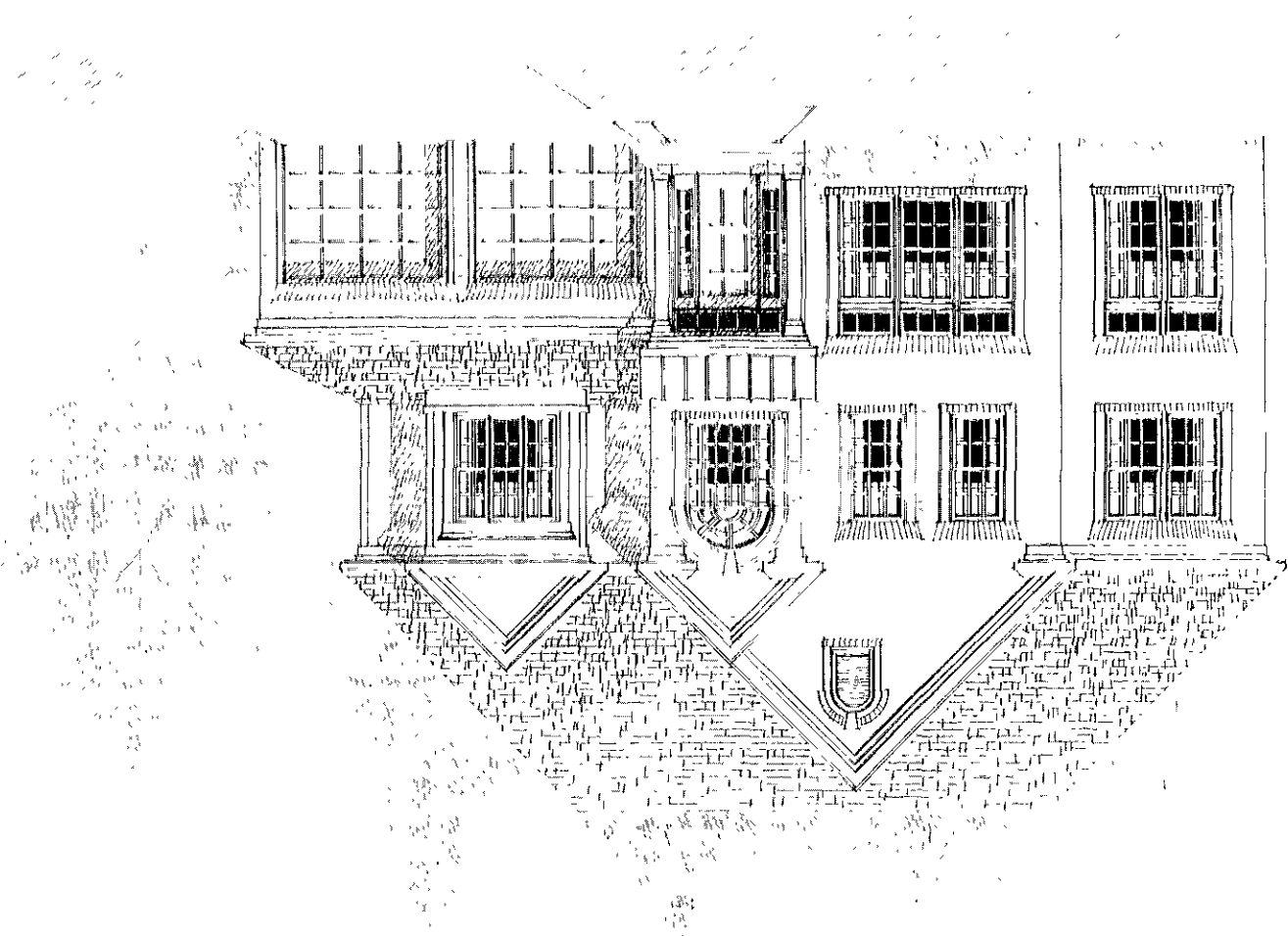


SECOND FLOOR

The George Mason

The James Monroe

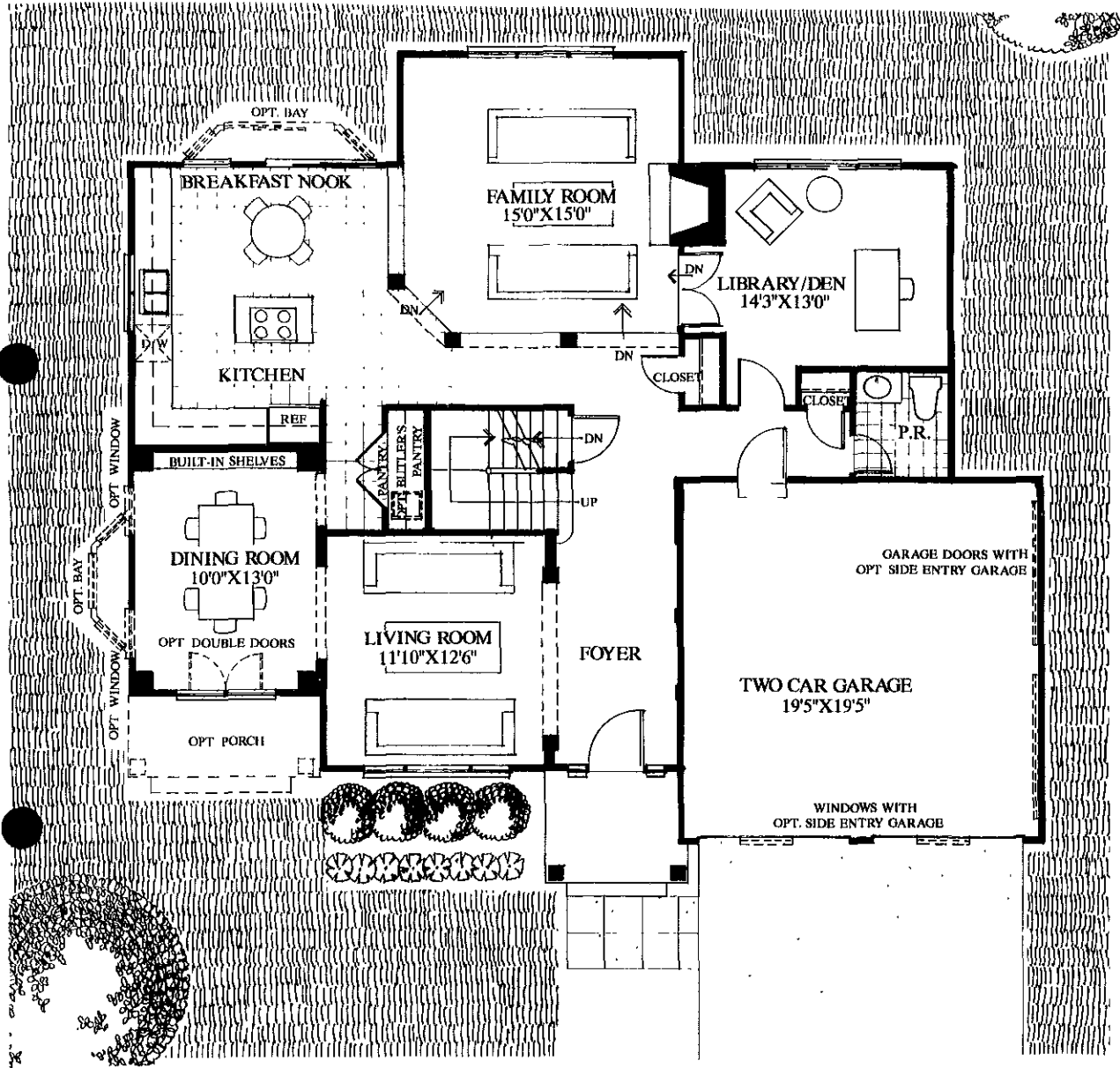
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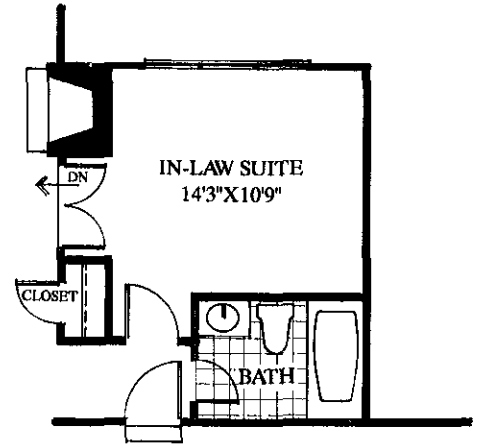
PATRIOT HOMES



Elevation #1

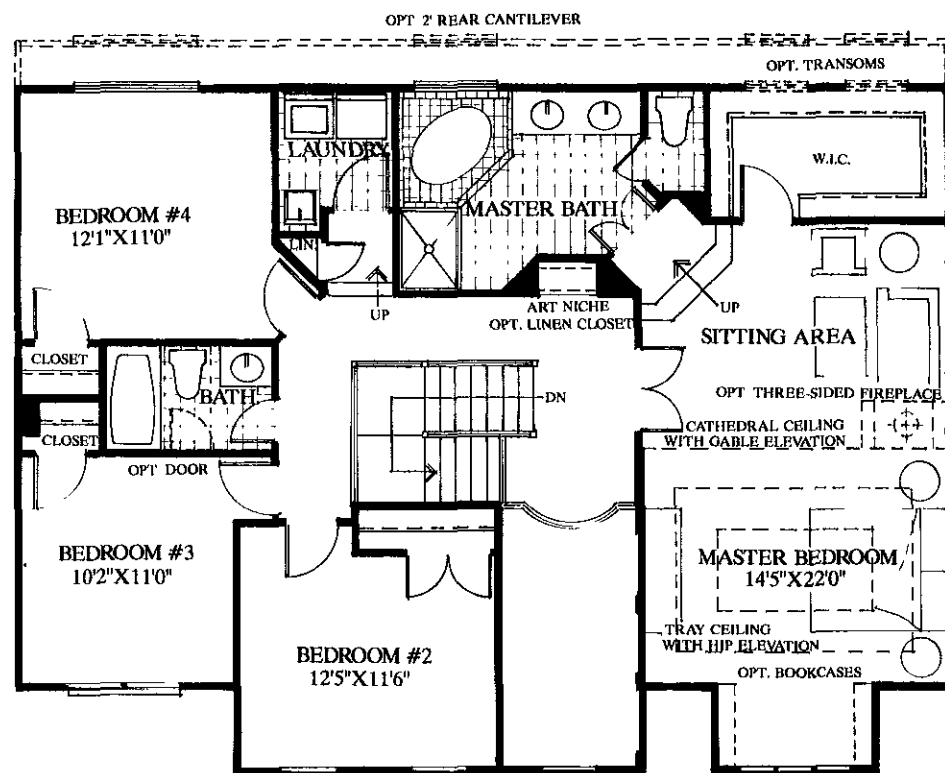


FIRST FLOOR PLAN



OPTIONAL IN-LAW SUITE
WITH FULL BATH

The James Monroe

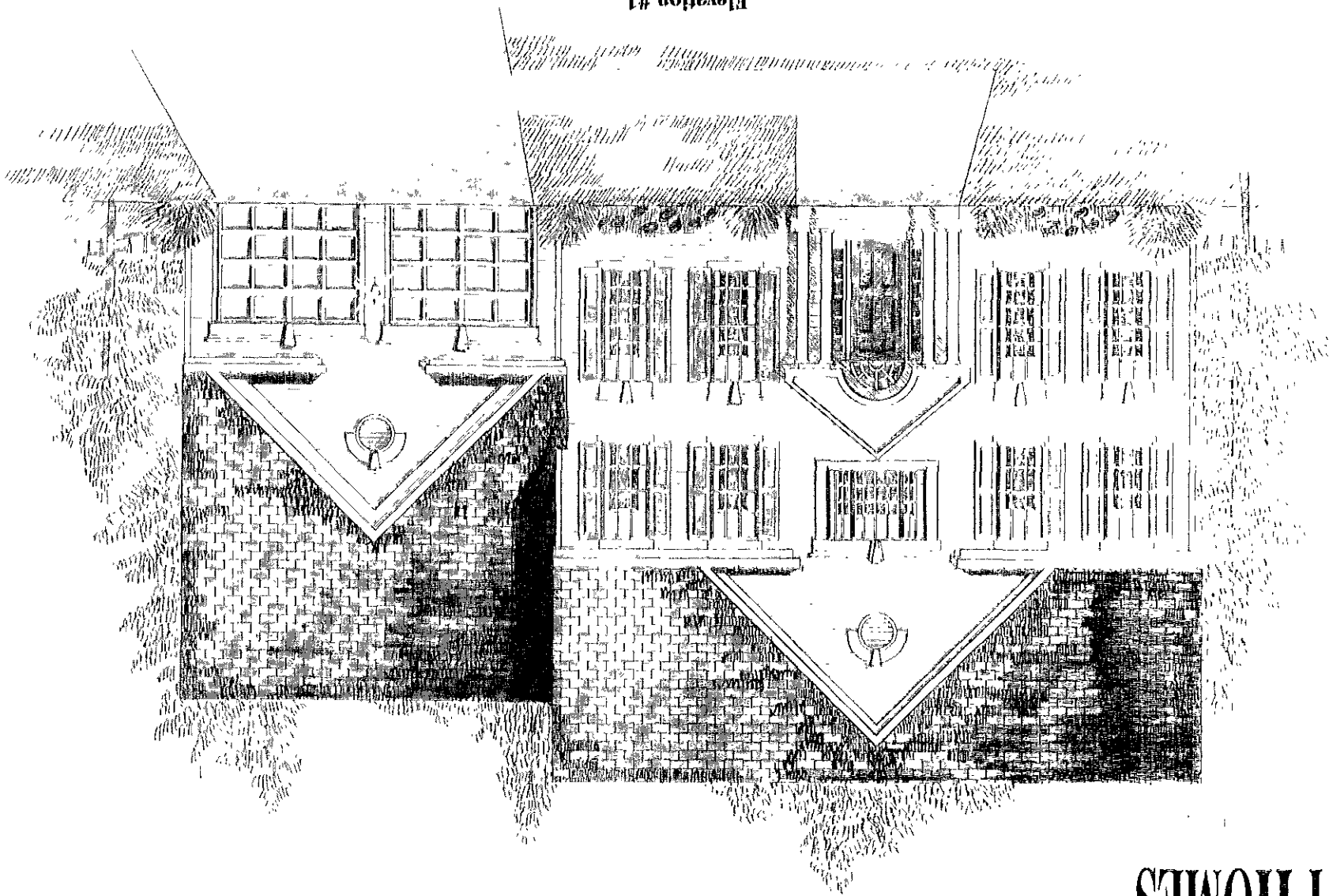


SECOND FLOOR PLAN

The James Monroe

The Independence

Elevation #1

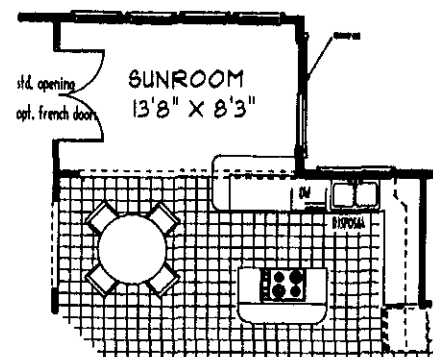
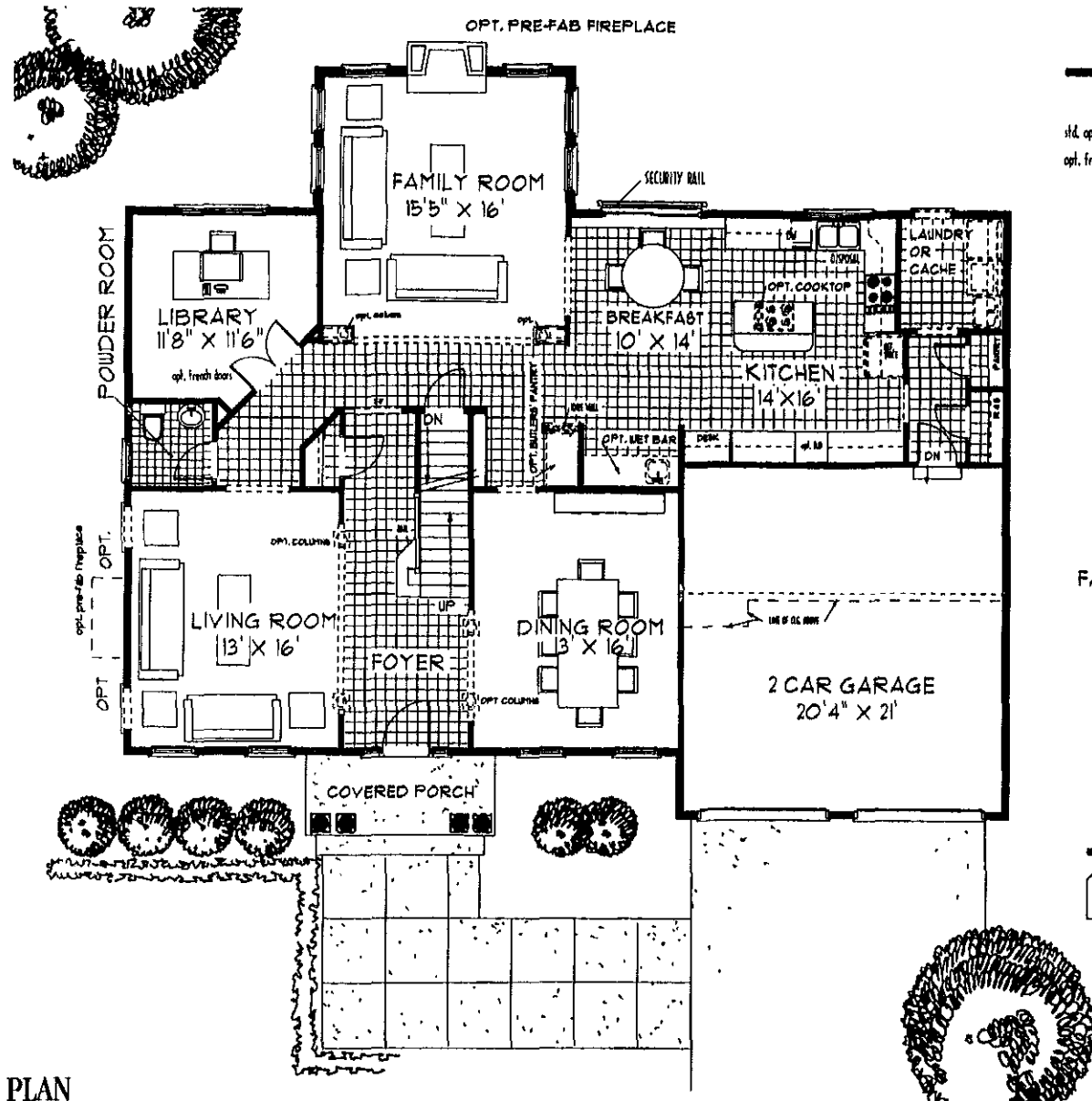


PATRIOT HOMES

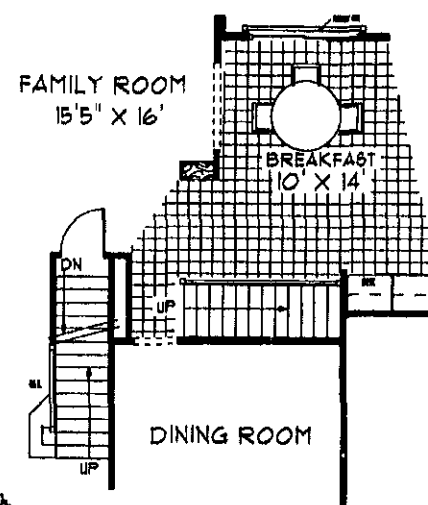

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FIRST FLOOR PLAN

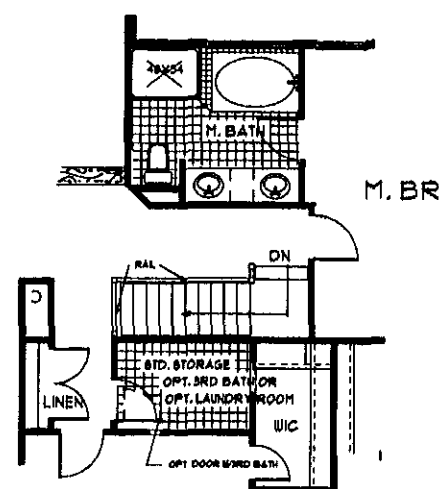
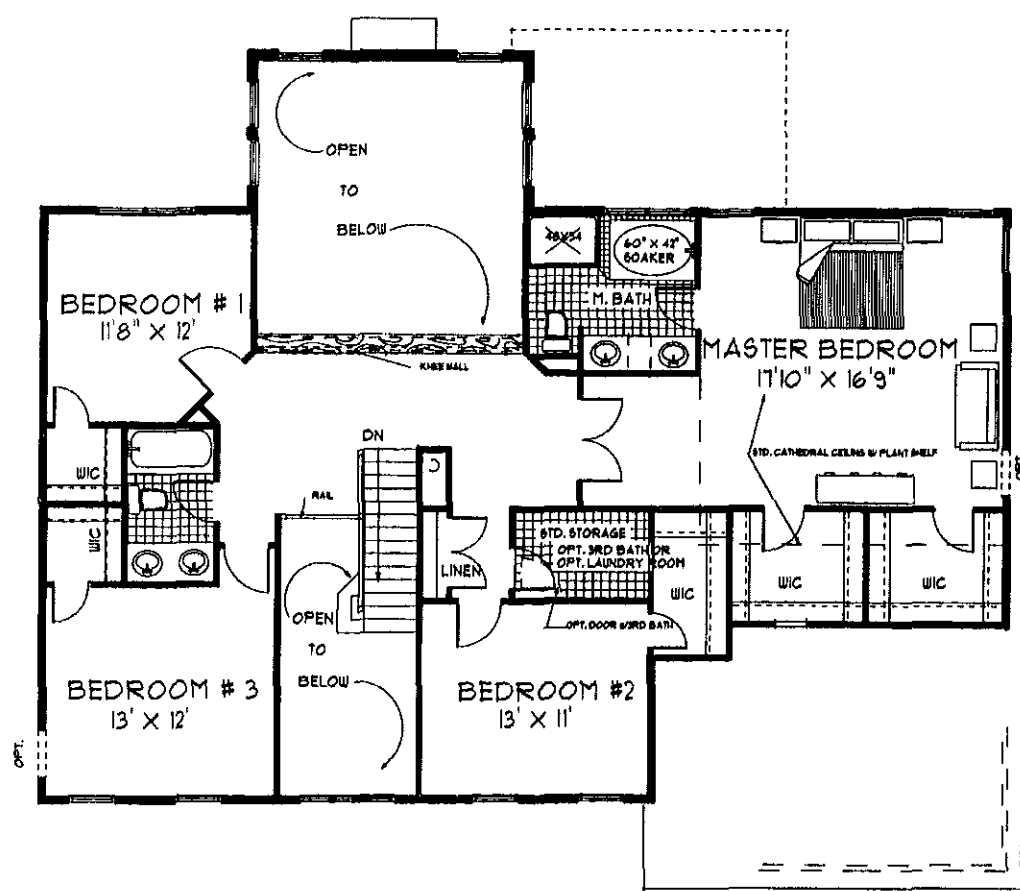


PARTIAL 1ST FLOOR PLAN
W/OPT. SUNROOM



PARTIAL 1ST FLOOR PLAN
W/REAR STAIR OPTION

SECOND FLOOR PLAN



PARTIAL 2ND FLOOR PLAN
AT BACK STAIR OPTION

The Benjamin Franklin

Elevation #2



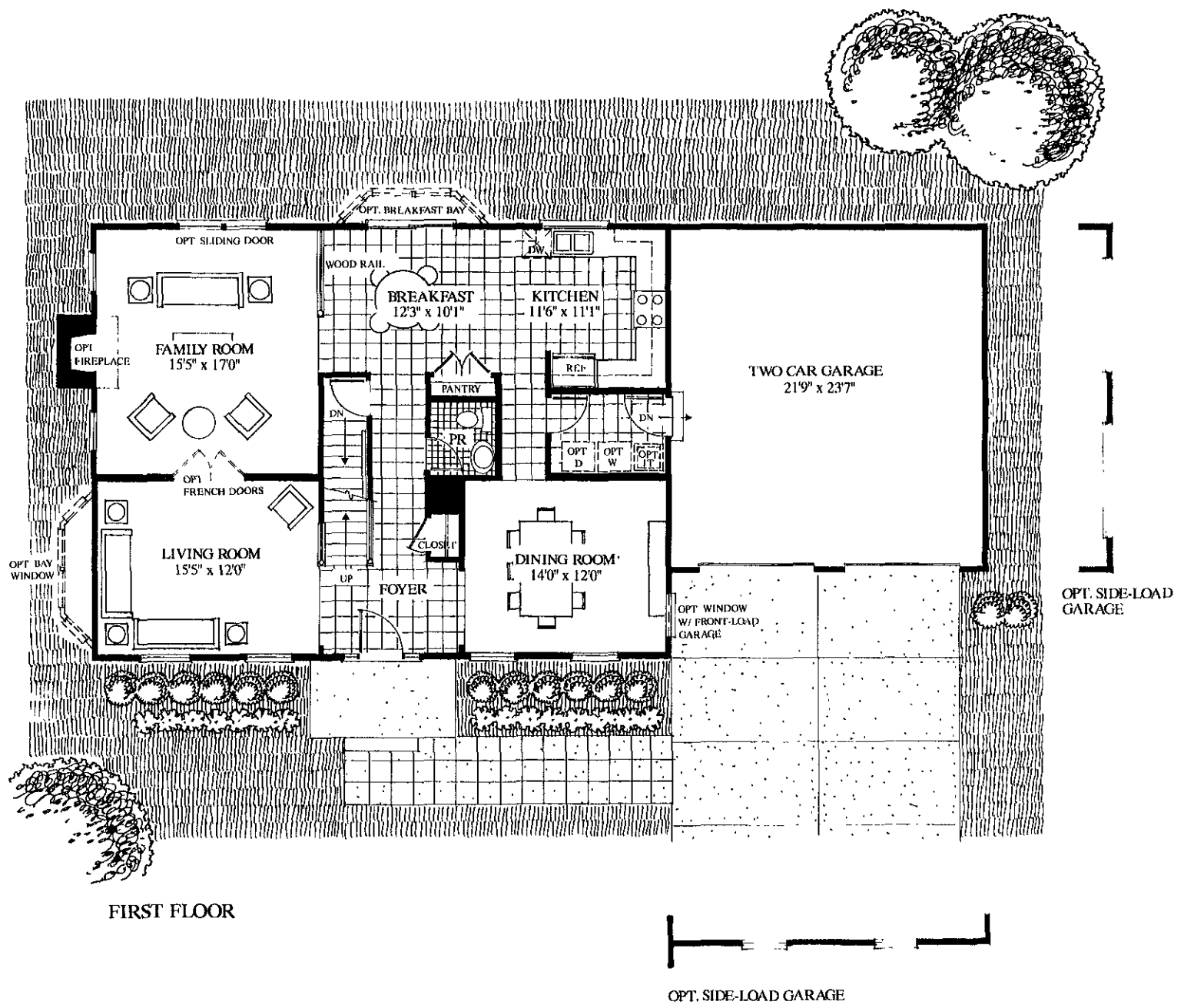
PATRIOT HOMES



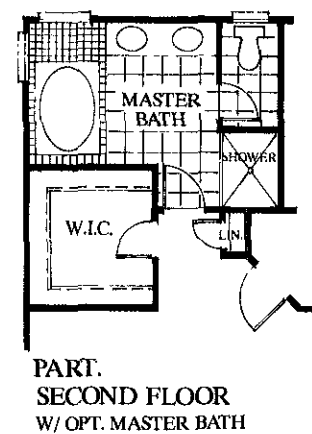
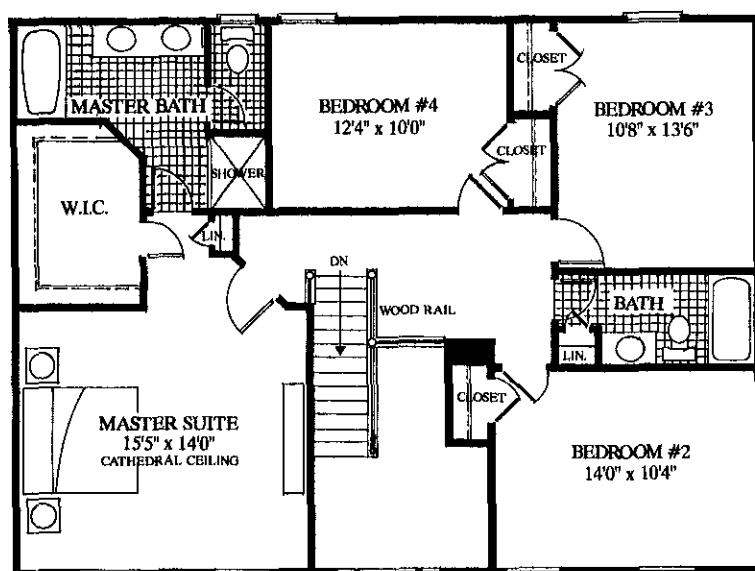
Elevation #1



Elevation #3



The Benjamin Franklin



The Benjamin Franklin

KLAUSMIER ROAD

1

2

3

4

5

6

7

25

26

27

28

MIDARO COURT

32

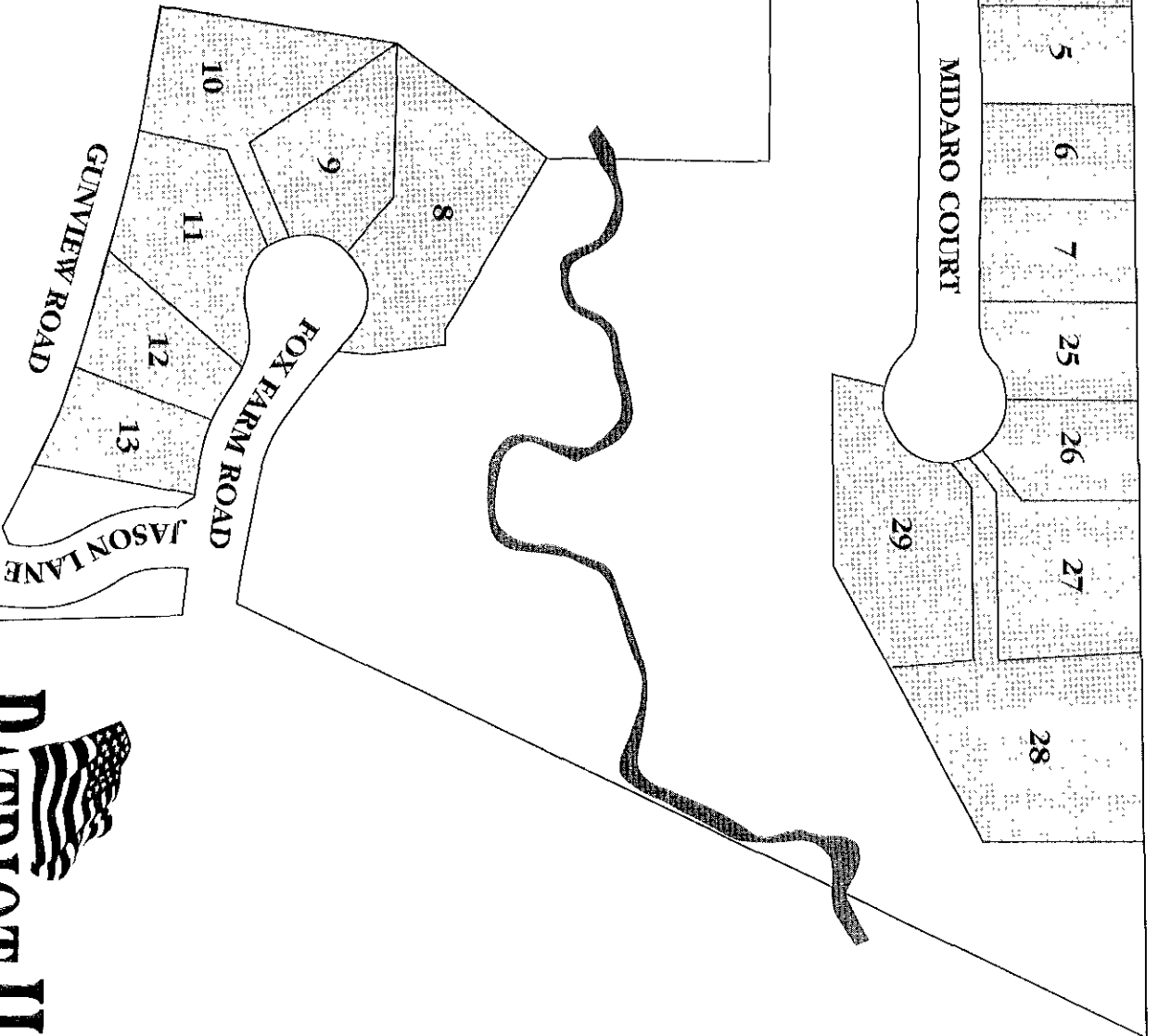
31

30

29

Parkside

410/679-1602
410/363-8600




PATRIOT HOMES



PATRIOT HOMES

As a companion company of the Williamsburg Group, we at Patriot Homes are committed to building affordable, quality homes of exceptional value; our select standard specifications far surpass the "minimum" code specifications our competition offers.

We believe that what you don't see in the structural phase of construction is more important than the "decorator" aspect of your new home. We are proud to make this list of standard features available to use when comparing other homes to Patriot Homes.

Standard Features

In the Kitchen:

- G.E. Self-Cleaning Range
- G.E. Potscrubber Dishwasher
- G.E. Refrigerator with Ice-maker
- Double Bowl Stainless Steel Sink
- Wood Cabinetry by Yorktowne in Choice of Finishes
- Laminated Countertops in Choice of Colors
- No-wax Vinyl Floors by Mannington

Throughout the Home:

- Quality Wall to Wall Carpeting
- Hardwood Foyer
- Luxury Master Bath with Separate Tub and Shower (Most Models)
- Double Vanity Sinks in Master Baths (Most Models)
- Chrome Faucets with Brass Accents in Master Bath and Powder Room (Most Models)
- Ceramic Tile Surrounds for Tub and Shower
- Wood Vanity Cabinets with Cultured Marble Tops
- Classic Four-Paneled Interior Doors
- Cathedral Ceilings in Master Bedroom
- Pre-Wired Telephone and TV Outlets (2 Locations)
- 9' First Floor Ceilings (Most Models)

Exteriors:

- New State of the Art Elevations
- Elegant 8/12 Roof Pitches (Most Models)
- Self-Sealing Fiberglass Roof Shingles
- Dutch LAP Aluminum Siding in Choice of Colors
- Vinyl Insulated Windows with a Tilt Out Sash with Pull Screen
- Fiberglass Front Door with Deadbolt Lock
- Brass Kickplate and Door Pull on Front Door
- Aluminum Gutters and Downspouts

Custom Construction Techniques:

- Stick-Built Dimensional Framing
- Full Basements with Poured Concrete Foundations
- 2"x10" Solid Wood Floor Joists
- 5/8" Plywood Subflooring
- 7/16" OSB Wood Exterior Sheathing
- Copper Plumbing Supply Lines
- Weatherproof Electric Outlets (2)
- Front and Rear Hose Bids

Exteriors:

- Energy Efficient Gas Furnace and Water Heater (Most Communities)
- Fiberglass Insulation with R-13 in Exterior Walls
- R-30 Insulation in Flat Ceiling Areas
- R-19 Insulation in Overhangs and Cathedral Areas
- Patriot's Air Seal System
- Quality Builders 2-10 Warranty Program

Consult Sales Representative for detailed information regarding base specifications.

All specifications and features subject to change without prior notice. Optional items are available at an additional cost, allowing you to further personalize your new Patriot Home.

"For Your Lending Needs And Competitive Rates"

10480 Little

Patuxent Parkway,

Suite 400

Columbia MD 21044

(410) 740-8715

Heritage Mortgage Company
Limited Partnership

Free Mortgage Seminars and 5 Minute Approvals

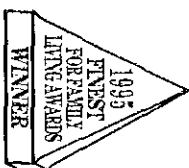
Heritage Settlement Services

"Settlement Solutions not Settlement Problems"

Call Michael Hines at

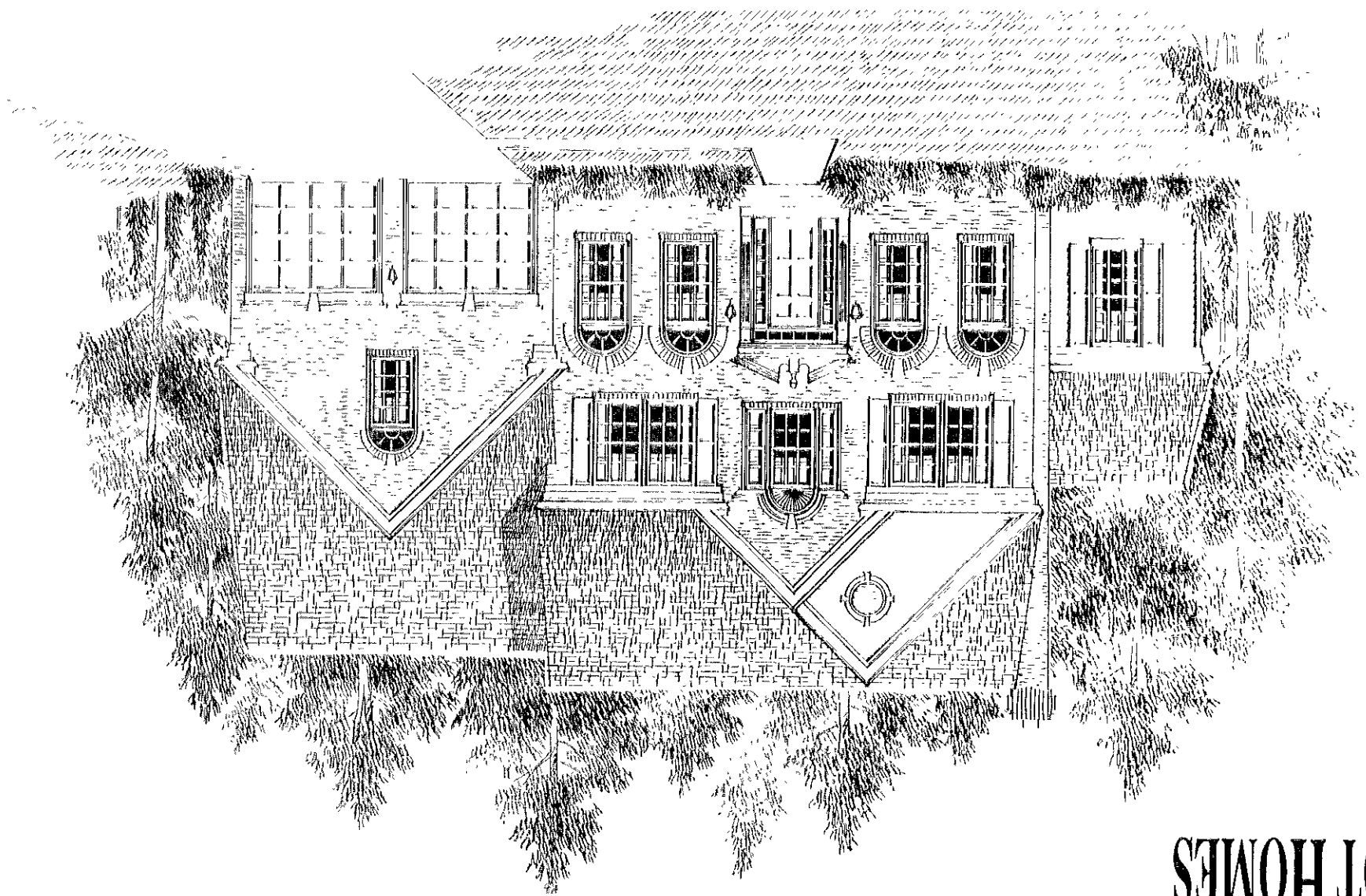
(410) 290-8150 or (301) 854-2203

Free Settlement Seminars



The Victory

Elevation #2

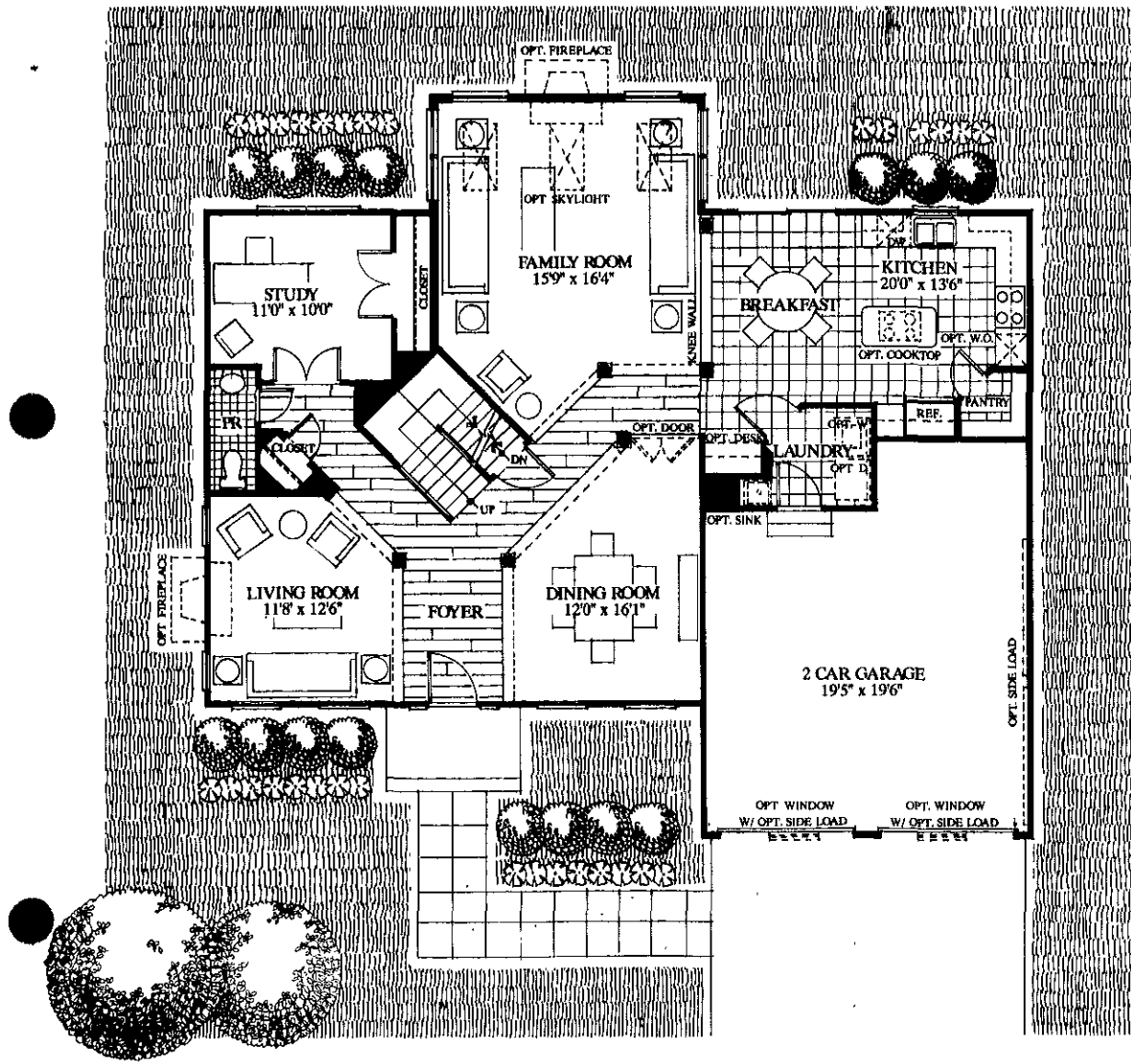


PATRIOT HOMES

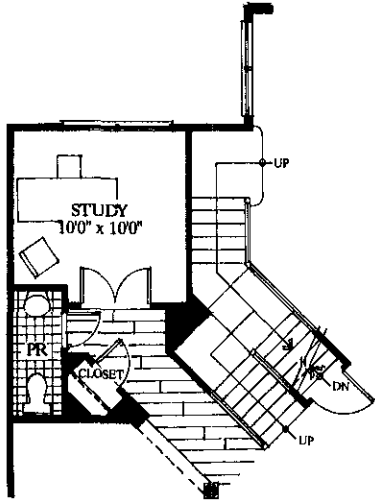
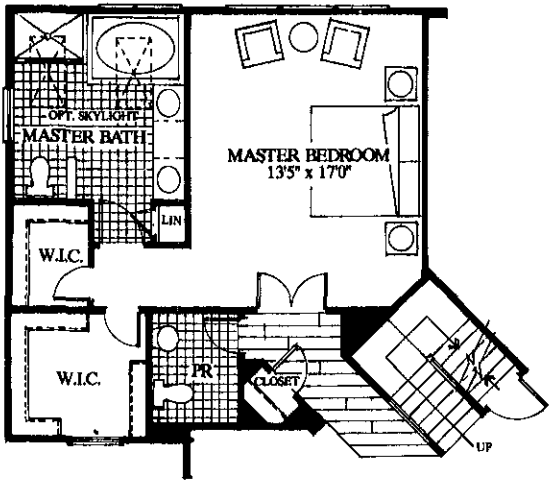


Elevation #1

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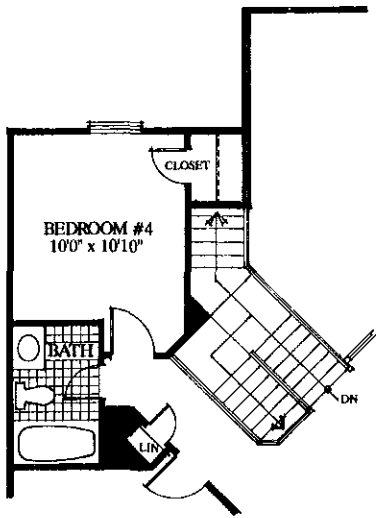


OPT. FIRST FLOOR MASTER BEDROOM

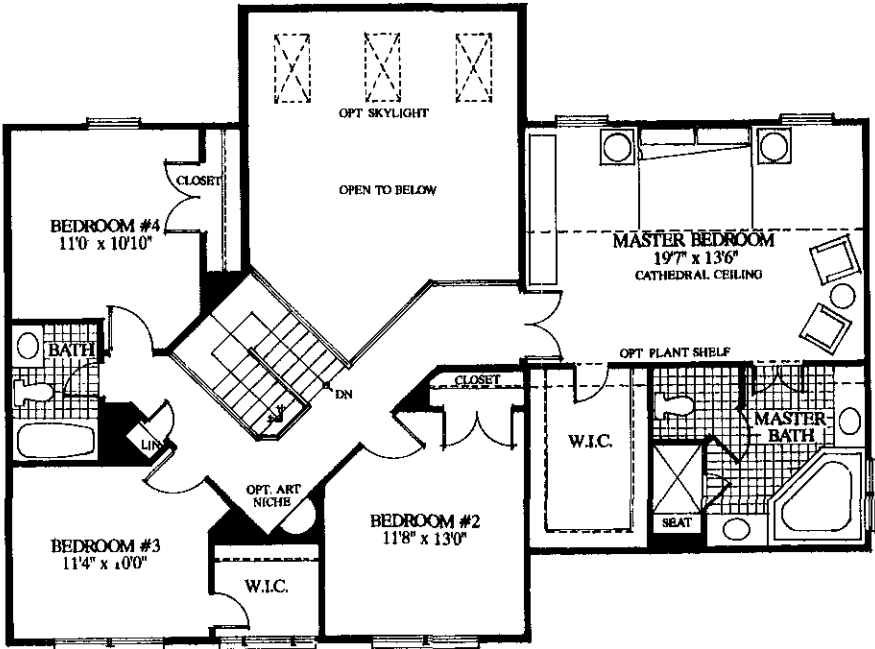


FIRST FLOOR OPT. REAR STAIR CASE

The Victory



SECOND FLOOR OPT. REAR STAIR CASE

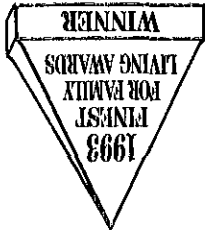
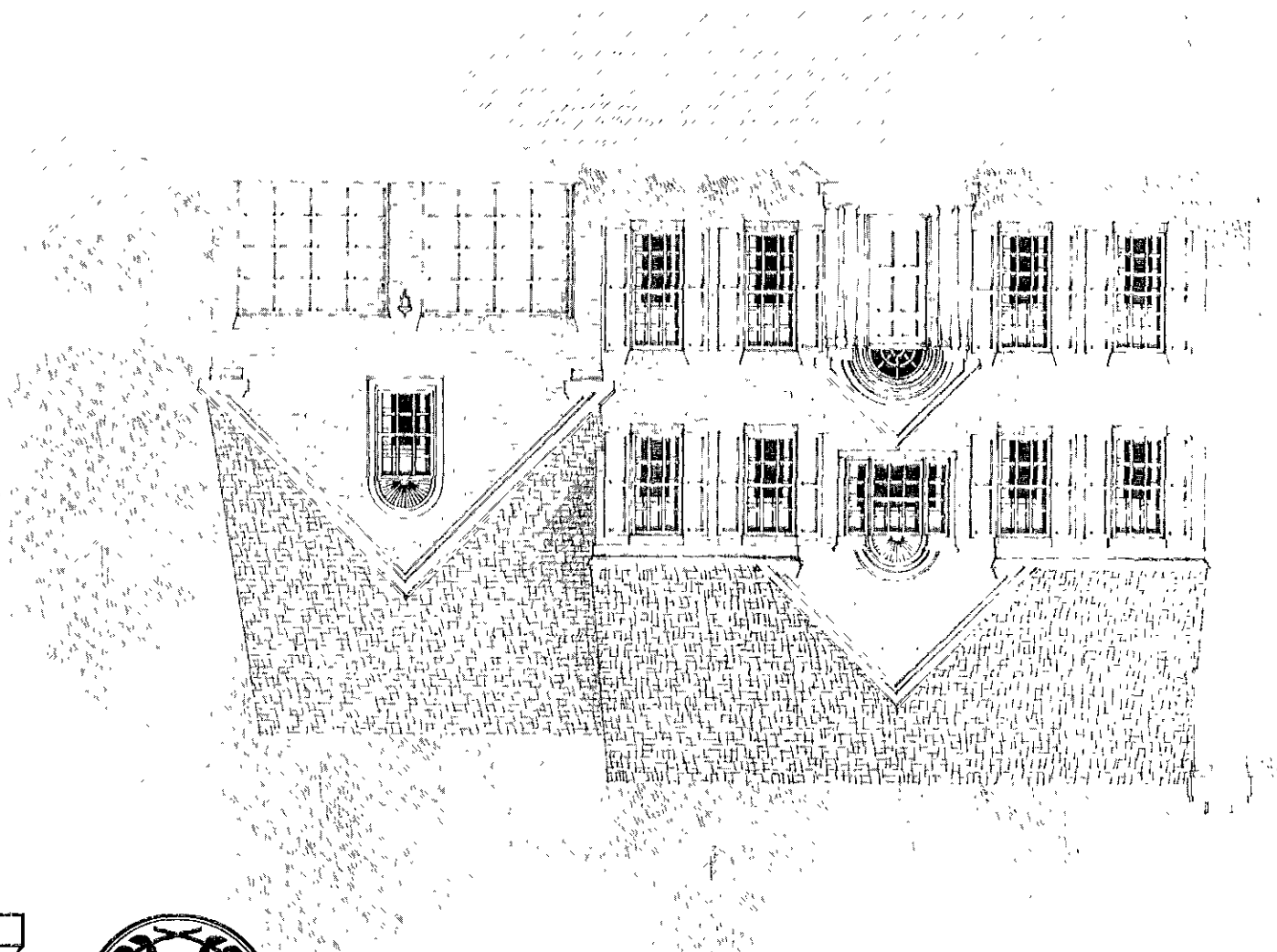


SECOND FLOOR

The Victory

The Molly Pitcher

Elevation #2



PATRIOT HOMES

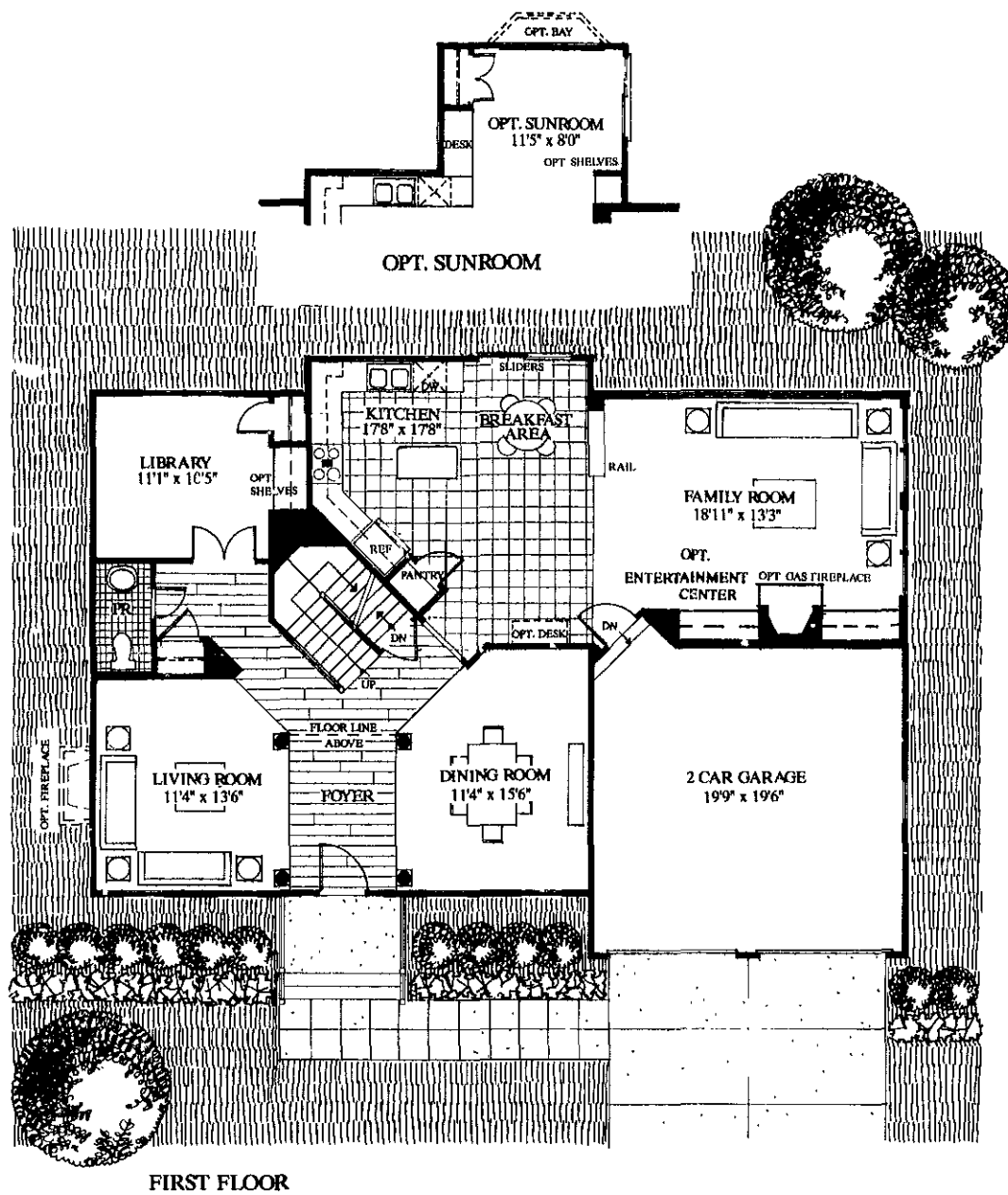
Elevation #1



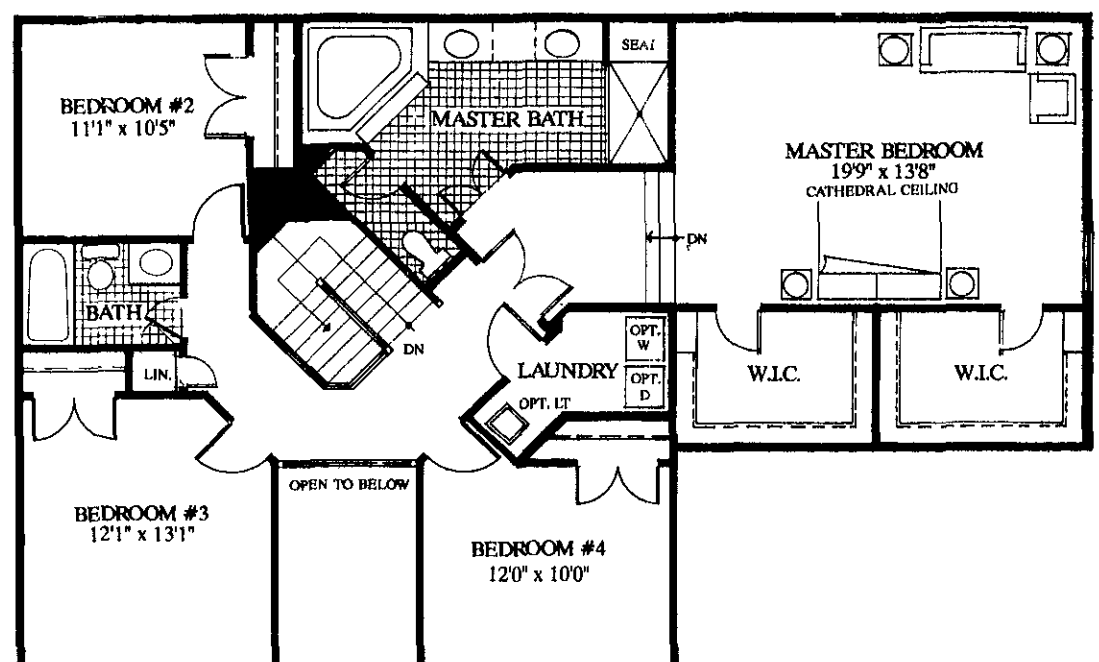
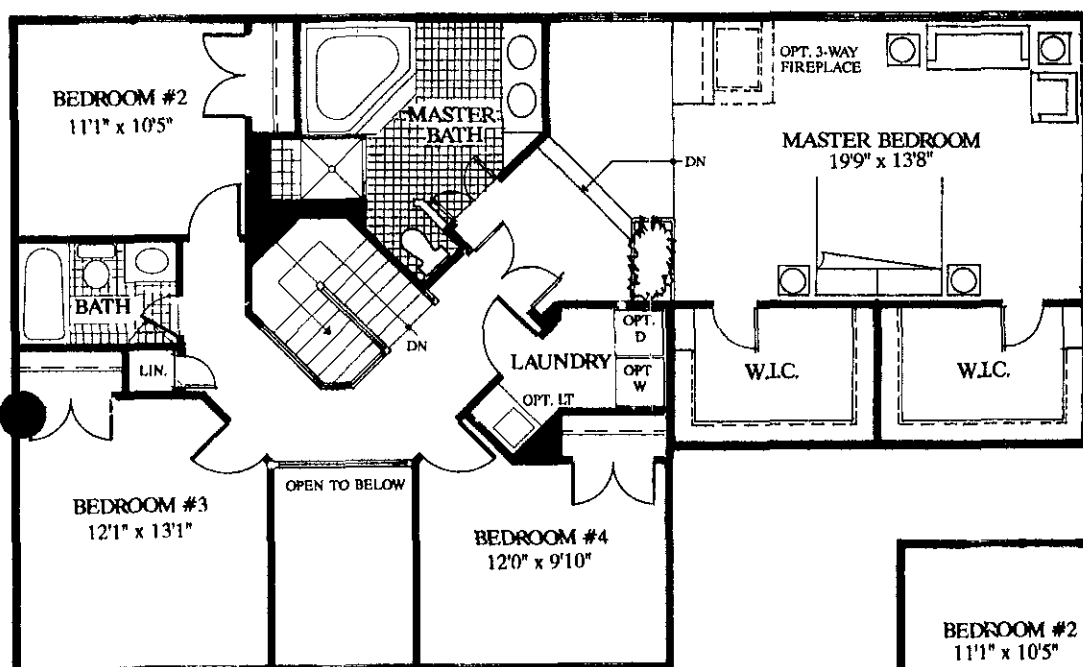
Elevation #3



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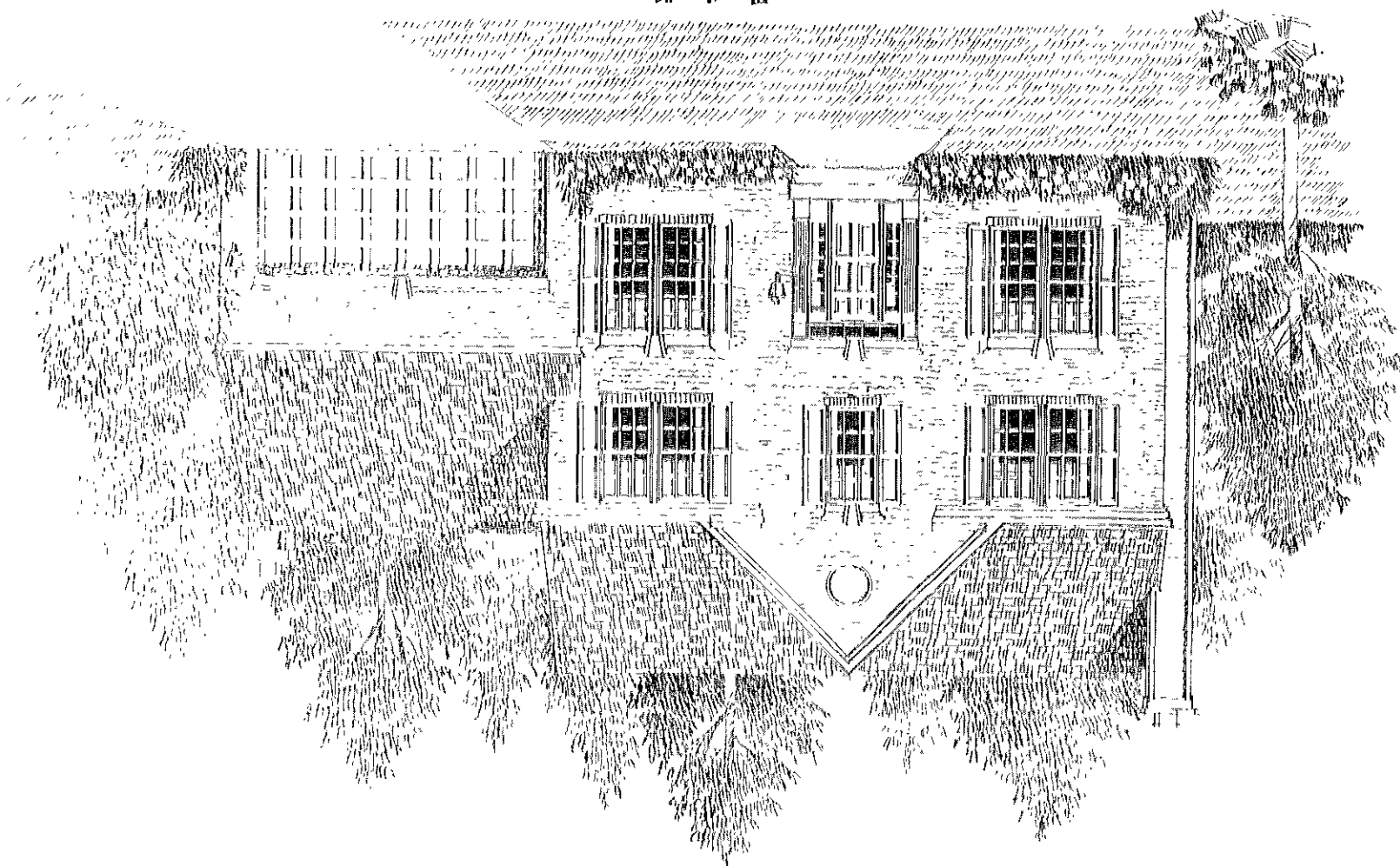


The Molly Pitcher



The Molly Pitcher

Elevation #1

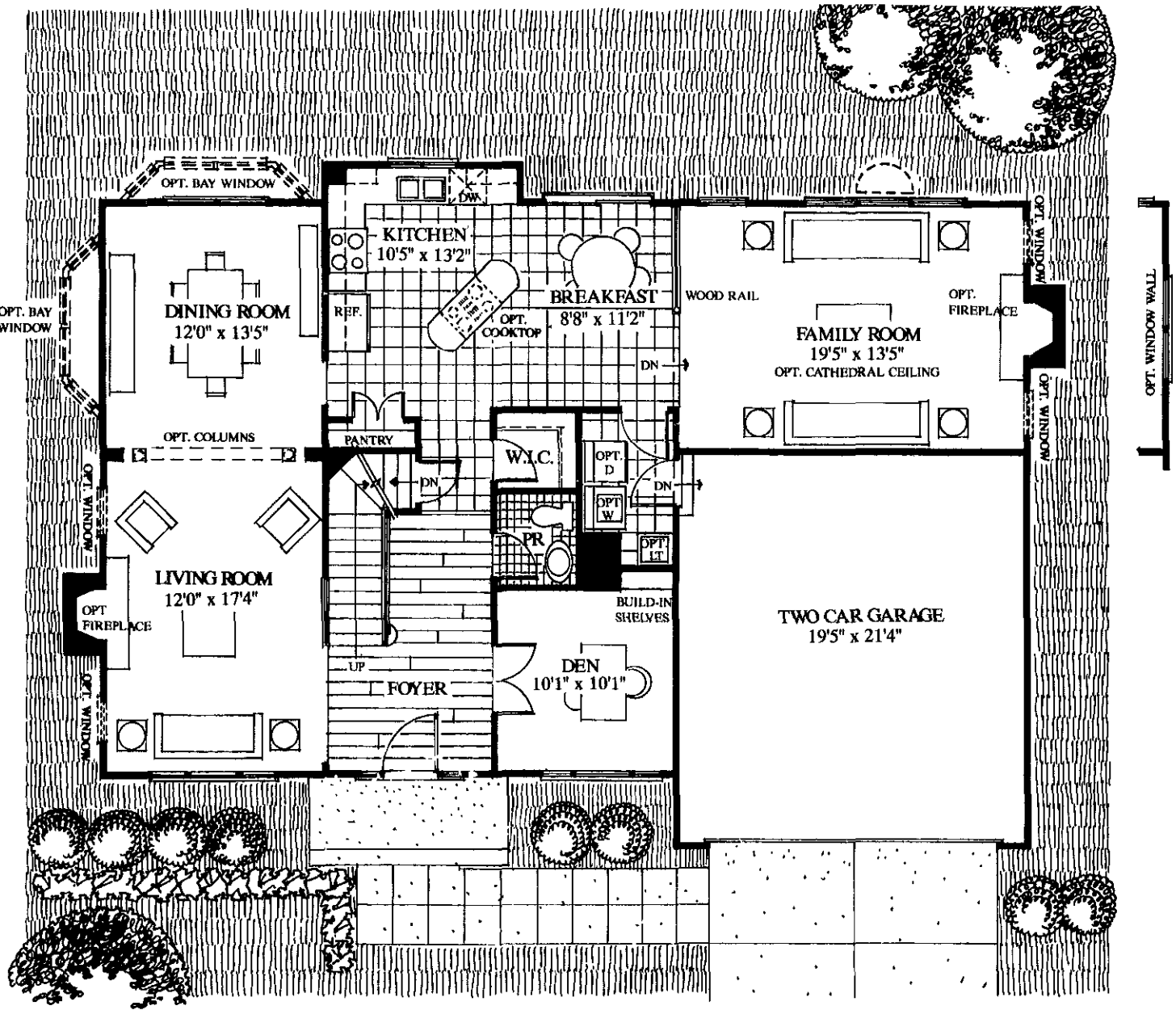



PATRIOT HOMES



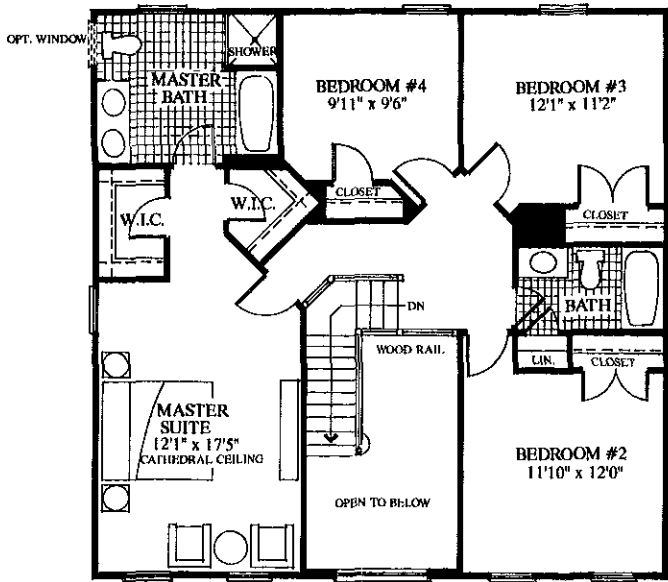
Elevation #2

The Francis Scott Key

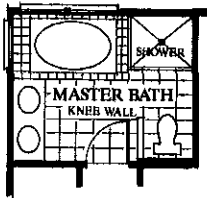


FIRST FLOOR

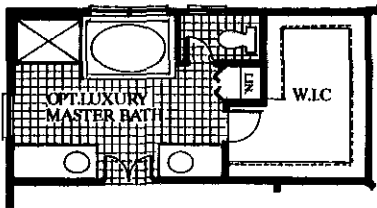
The Francis Scott Key



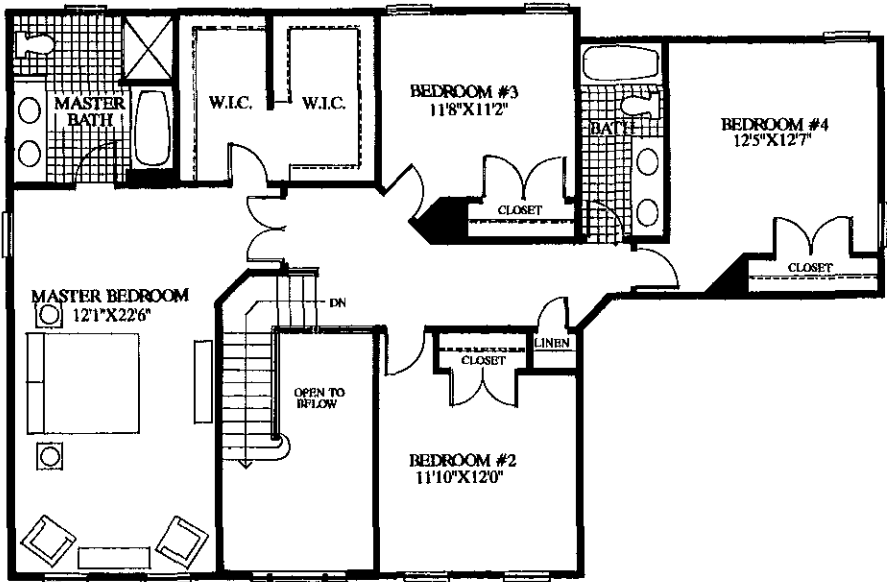
SECOND FLOOR



PART.
SECOND FLOOR
W/ OPT. MASTER BATH



ALT. SECOND FLOOR
OPT. LUXURY BATH



ALT. SECOND FLOOR

The Francis Scott Key