

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1,584.61' S of the NW/Corner Belfast Road
and Wheeler Lane (24' paved cartways) * ZONING COMMISSIONER
(15225 Tanyard Road)
8th Election District * OF BALTIMORE COUNTY
3rd Council District *
Case No. 00-049-SPH
Delight Farm, Inc.
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter was scheduled for a public hearing before this Zoning Commissioner on October 12, 1999 for consideration of a Petition for Special Hearing filed by the owners of the subject property, Delight Farm, Inc., by Daniel S. Hudson, its President, through their attorney, G. Scott Barhight, Esquire. The Petitioners requested special hearing approval of three (3) non-density parcels from its overall holdings, in accordance with the site plan submitted with the Petition. At the hearing, Counsel for the Petitioners requested a postponement of the matter to allow the Petitioners and the Valleys Planning Council time to resolve their differences and work through a settlement. Thus, the matter was postponed in open hearing and both parties agreed to notify this Zoning Commissioner when they were ready to reconvene.

In April, 2000, Counsel for the Petitioners advised this Zoning Commissioner of legislation pending before the Baltimore County Council that would allow the subdivision of the property for the Petitioners' children in exchange for donation of a portion of their property into the Agricultural Easement Program. If this legislation passed, the special hearing relief initially sought by the Petitioners would no longer be necessary.

Apparently, the proposal set forth above was approved by the County Council and by letter dated June 7, 2000, co-Counsel for the Petitioners, Jennifer R. Busse, Esquire, advised this

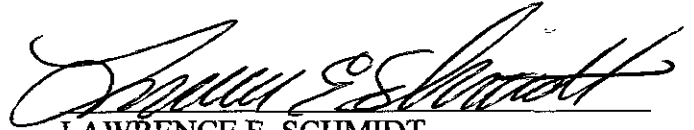
ORDER RECEIVED FOR FILING

Date 6/13/00

By [Signature]

Zoning Commissioner that the Petitioners now wish to withdraw their request.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of June, 2000 that the Petition for Special Hearing in the above-captioned matter be and the same is hereby DISMISSED without prejudice.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Jennifer R. Busse, Esquire, Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Towson, Md. 21204
Mr. Daniel S. Hudson, Delight Farm, Inc.
7000 Charles Ridge Road, Towson, Md. 21204
Mr. Jack Dillon, Executive Director, Valleys Planning Council
P.O. Box 5402, Towson, Md. 21285
Mr. Wally Lippincott, DEPRM; People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 6/13/00
By [Signature]

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

JENNIFER R. BUSSE
DIRECT NUMBER
410 832-2077
jbusse@wtplaw.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

JUN - 8

June 7, 2000

Honorable Lawrence E. Schmidt
Baltimore County Zoning Commissioner
4th Floor
401 Bosley Avenue
Towson, MD 21204

Re: 15225 Tanyard Road
PDM Item No. 00-049-SPH

Dear Mr. Schmidt:

Please accept this letter as Petitioner, Delight Farms, Inc.'s request to dismiss this Petition for Special Hearing.

Thank you for your kind cooperation in this matter. Please let me know if there is any further action I need to take, or any other person(s) I need to notify.

Very truly yours,


Jennifer R. Busse

JRB:dpp

cc: Mr. Daniel S. Hudson
Mr. Wally Lippencott
Mr. Jack Dillon
G. Scott Barhight, Esquire



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 15225 Tanyard Road

which is presently zoned RC-2

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

Three (3) non-density transfers

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

G. Scott Barnhight, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston L.L.P.

Company Suite 400

210 West Pennsylvania Ave. (410) 832-2000

Address

Towson, Maryland

21204

Telephone No.

City

State

Zip Code

Legal Owner(s):

Delight Farm, Inc.

Daniel S. Hudson, President

Name - Type or Print

Signature

DANIEL S. HUDSON

Name - Type or Print

Signature

7000 Charles Ridge Road (410) 583-1543

Address

Towson, Maryland 21204

Telephone No.

City

State

Zip Code

Representative to be Contacted:

G. Scott Barnhight, Esquire

Name Suite 400

210 West Pennsylvania Ave. (410) 832-2000

Address

Towson, Maryland

21204

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hr

UNAVAILABLE FOR HEARING

Reviewed By

Date

8-3-99

ORDER RECEIVED FOR FILING

Case No. 00-49-SPH

RED 9/15/98

Date
By

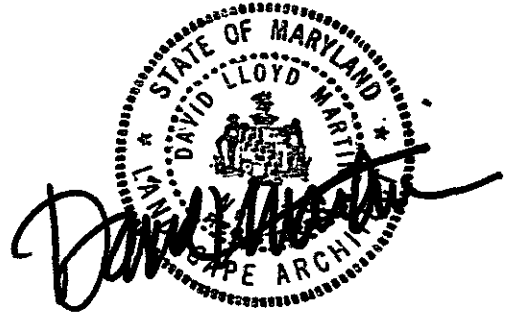
FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Zoning Description
August 2, 1999

Description to accompany a Petition for Special Hearing

15225 Tanyard Road
Baltimore County, Maryland
Election District 8, Councilmanic District 3
Tax Map 33 – Parcel 226



Beginning at a point located at the centerline intersections of Belfast Road, 24' paved cart-way and Wheeler Lane 24' paved cart-way at the said intersection, thence S 03 degrees 47 minutes 04 seconds W, 1,584.61 feet to a Point of Beginning at the North East corner of the property, thence the following courses:

S 08 degrees 22 minutes 40 seconds W, 1,740.50 feet, thence N 78 degrees 09 minutes 34 seconds E, 52.88 feet, thence N 78 degrees 09 minutes 34 seconds E, 97.87 feet, thence N 78 degrees 09 minutes 34 seconds E, 43.12 feet, thence S 76 degrees 33 minutes 01 seconds W, 29.00 feet, thence S 75 degrees 48 minutes 00 seconds W, 30.94 feet, thence S 35 degrees 07 minutes 20 seconds E, 269.72 feet, thence S 64 degrees 47 minutes 00 seconds W, 344.59 feet, thence S 64 degrees 47 minutes 00 seconds, 483.74 feet, thence S 37 degrees 16 minutes 50 seconds E, 244.80 feet, thence S 59 degrees 39 minutes 10 seconds E, 96.04 feet, thence N 85 degrees 05 minutes 40 seconds E, 376.51 feet, thence N 85 degrees 05 minutes 40 seconds E, 415.88 feet, thence N 57 degrees 18 minutes 40 seconds E, 380.00 feet, thence S 35 degrees 07 minutes 20 seconds E, 30.03 feet, thence S 57 degrees 18 minutes 40 seconds W, 447.15 feet, thence S 77 degrees 59 minutes 08 seconds W, 31.05 feet, thence S 85 degrees 05 minutes 40 seconds W, 208.16 feet, thence S 85 degrees 05 minutes 40 seconds W, 586.93 feet, thence S 72 degrees 28 minutes, 00 seconds W, 310.24 feet, thence S 11 degrees 25 minutes 52 seconds E, 658.85 feet, thence S 17 degrees 33 minutes 13 seconds E, 571.70 feet, thence S 71 degrees 09 minutes 40 seconds W, 670.12 feet, thence S 04 degrees 06 minutes 20 seconds E, 224.40 feet, thence N 86 degrees 02 minutes 50 seconds W, 1,277.10 feet, thence N 13 degrees 12 minutes 10 seconds E, 399.92 feet, thence N 16 degrees 36 minutes 40 seconds E, 1,751.37 feet, thence N 35 degrees 12 minutes 53 seconds E, 1,006.47 feet, thence N 49 degrees 31 minutes 04 seconds W, 506.04 feet, thence N 44 degrees 42 minutes 40 seconds E, 146.24 feet, thence N 44 degrees 42 minutes 40 seconds E, 211.20 feet, thence N 23 degrees 46 minutes 40 seconds E, 155.63 feet, thence N 09 degrees 31 minutes 45 seconds E, 246.27 feet, thence N 07 degrees 17 minutes 40 seconds E, 144.76 feet, thence S 86 degrees 29 minutes 50 seconds E, 1,595.75 feet back to the point of beginning.

Containing 141.858 acres (6,179,334.48) square feet of land more or less and as described in Liber 2180 Page 132 in the Land Records of Baltimore County.

NOTE: the above description is for zoning purposes only and is not intended to be used for conveyances or agreements.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. ⁴⁹ 070510

DATE 8-3-99 ACCOUNT R-001-6150

AMOUNT \$ 150.⁰⁰

RECEIVED FROM: Walter Taylor

FOR: Special Hearing filing fee
15225 Maryland Ed.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00-049-SPH

PAID RECEIPT

FROM: BALTIMORE COUNTY
DATE: 8/3/1999 15:23:07
MEMO: CASHIER PAYS FROM DRAWER
DEPT: 5 528 ZONING DEPARTMENT
PROJECT: 093638
CR: 10. 070510
Receipt Tot 150.00
150.00 CR
BALTIMORE COUNTY, Maryland .00 CF

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/9/1999

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 TUES 9/7/1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

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 proposed identified herein as follows:

Case: #00-049-SPH
15225 Tanyard Road
NWC Belfast Road, 24' paved
cartway and Wheeler Lane
paved cartway
8th Election District
3rd Councilmanic District
Legal Owner(s): Delight
Inc.

Special Hearing: to
3 non-density transfers
Hearing: Thursday,
September 23, 1999 at 9:00
Room 407, County
Bldg., 401 Bosley Ave.

LAWRENCE E. SCHN
Zoning Commissioner
Baltimore County

NOTES: (1) Hear
Handicapped Access
special accom
Please Contact the
Commissioner's Of
(410) 887-4386.

(2) For information
ing the File and/or
Contact the Zoning
Office at (410) 887-3

JTU/9/777 Sept. 7

CERTIFICATE OF POSTING

RE: CASE # 00-049-SPH
PETITIONER/DEVELOPER:
[Delight Farm, Inc.]
DATE OF Hearing
[Oct. 12, 1999]

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

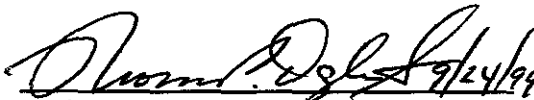
ATTENTION : MS. GWENDOLYN STEPHENS

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
15225 Tanyard Road Baltimore, Maryland 21152_____

The sign(s) were posted on _____ 9-24-99 _____
[Month, Day, Year]

Sincerely,

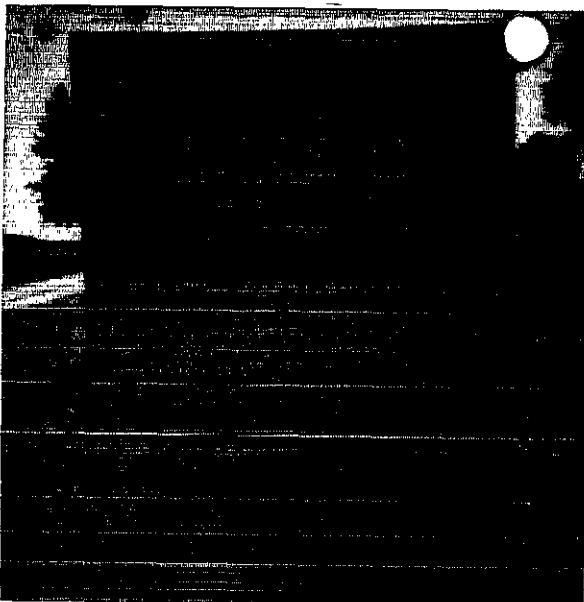

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410) 687-8405 _____
[Telephone Number]



RE: PETITION FOR SPECIAL HEARING
15225 Tanyard Road, NWC Belfast Rd,
24' paved cartway and Wheeler Ln
8th Election District, 3rd Councilmanic

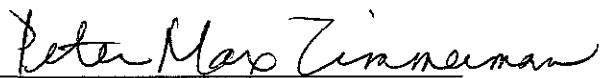
Legal Owner: Delight Farm, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-49-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
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

August 26, 1999

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: 00-049-SPH

15225 Tanyard Road

NWC Belfast Road, 24' paved cartway and Wheeler Lane, 24' paved cartway

8th Election District – 3rd Councilmanic District

Legal Owner: Delight Farm, Inc.

Special Hearing to approve 3 non-density transfers.

HEARING: Thursday, September 23, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: G. Scott Barhight, Esquire, 210 W. Pennsylvania Avenue, Suite 400, Towson 21204
Delight Farm, Inc., 7000 Charles Ridge Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 8, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 7, 1999 Issue – Jeffersonian

Please forward billing to:

Jennifer Busse 410-832-2077
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
4th Floor
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: 00-049-SPH

15225 Tanyard Road

NWC Belfast Road, 24' paved cartway and Wheeler Lane, 24' paved cartway

8th Election District – 3rd Councilmanic District

Legal Owner: Delight Farm, Inc.

Special Hearing to approve 3 non-density transfers.

HEARING: Thursday, September 23, 1999 at 9:00 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: DD-49-SPH
Petitioner: Delight Farm, Inc.
Address or Location: 15225 Tanyard Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse - Whiteford, Taylor + Preston
Address: 210 W. Pennsylvania Ave., 4th Floor
Towson, MD 21204
Telephone Number: 410.832.2077



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 8, 1999

Mr. G. Scott Barnhart, Esq.
Whiteford, Taylor & Preston L.L.P.
210 West Pennsylvania Ave, Ste 400
Towson, MD 21204

Dear Mr. Barnhart, Esq.:

RE: 00-049-SPH, 15225 Tanyard Road

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

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



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: September 2, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for August 30, 1999
 Item Nos. (049), 051, 052, 053, 054,
 055, 056, 058, 059, 061, 062, 063,
 064, 065, 067, 068

and

Case Number 99-297-SPH
18414 Vernon Road)

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

RWB:HJO:jrb

cc: File

*Rescheduled
for 10/12/99
@ 2:00 P.M.* *Jim
9/23
PPD (?)*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: August 24, 1999

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 018, 049, 050, 056, and 064

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: *Jeffrey W. Long*

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9 . 9 . 9 9

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

RE: Baltimore County
Item No. 049

J J S

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr.
Acting Chief
Engineering Access Permits Division

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



Baltimore County
Department of Permits and
Development Management

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

September 16, 1999

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 West Pennsylvania Avenue
Towson, MD 21204-4515

Dear Mr. Barhight:

RE: Case Number 00-049-SPH, 15225 Tanyard Road

The above matter, previously scheduled for September 23, 1999, has been postponed at your request. The case has been **rescheduled for Tuesday, October 12, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.** This date was confirmed with your office before rescheduling it.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

C: Delight Farm, Inc., 7000 Charles Ridge Road, Towson 21204

*Date confirmed
with Julie
9/16/99 scj*



SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
gbarhight@wtplaw.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

9/8/99
cg
SJ
To: Soph

September 7, 1999

Via Hand Delivery

Mr. Arnold Jablon, Director
Baltimore County Department of Permits and Development Management
Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Delight Farm, Inc.
Case No.: 00-049-SPH
15225 Tanyard Road
Our File No.: 06770/00001

Dear Mr. Jablon:

Our office is in receipt of the Notice of Zoning Hearing in the above referenced matter. The hearing is currently set for Thursday, September 23, 1999, at 9:00 a.m. Unfortunately, I am unable to attend the zoning hearing presently set due to the fact that my presence is required at a Baltimore County Board of Appeals hearing in another matter. Attached hereto is a copy of the Notice of Assignment from the Baltimore County Board of Appeals showing a hearing on Thursday, September 23, 1999, at 10:30 a.m. I anticipate that the hearing for the Delight Farm matter will take approximately one half a day. Therefore, please reset the hearing in the Delight Farm matter for the next available hearing time.

Thank you for your cooperation in this matter.

Sincerely yours,

G. Scott Barhight /jrb

G. Scott Barhight

GSB:bhb
Enclosure
CC: Ms. Sophia C. Jennings
176285

99-2331

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 551-0573

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

JENNIFER R. BUSSE
DIRECT NUMBER
410 832-2077
jbusse@wtplaw.com

November 9, 1999

Honorable Lawrence E. Schmidt
Baltimore County Zoning Commissioner
4th Floor
401 Bosley Avenue
Towson, MD 21204

Re: **Delight Farm**
00-049-SPH, 15225 Tanyard Road

Dear Mr. Schmidt:

This matter came before you on October 12, 1999, at 2 p.m., at which time both Petitioner and the Valleys Planning Council requested a continuance, which you granted. Both parties are still in the process of attempting to work through a settlement on this matter. Therefore, please maintain the "continued" status of this matter. I will update you in this regard by or before November 30, 1999.

Please contact me with any concerns.

Sincerely yours,


Jennifer R. Busse

JRB:dpp

cc: John W. Beckley, Esquire
181141

I called & left msg for Jennifer Busse to request status 1/6/00

ok to hold



County Board of Appeals of Baltimore County

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

Hearing Room - Room 48 FAX: 410-887-3182
Old Courthouse, 400 Washington Avenue August 26, 1999

NOTICE OF ASSIGNMENT

CASE #: CBA-99-132

IN THE MATTER OF: IVY MANOR II /PDM VIII-701
/Amended Development Plan Ivy Manor LLC -
Developer
8th Election District; 3rd Councilmanic

8/03/99 -Hearing Officer [ZC] DENIED Ivy Manor's
Amended Development Plan.

ASSIGNED FOR: THURSDAY, SEPTEMBER 23, 1999 at 10:30 a.m.

This matter has been assigned for hearing in accordance with Section 26-209 of the Baltimore County Code.

NOTE: The Board's Rules of Practice & Procedure are found in the Baltimore County Code, Appendix C.

Kathleen C. Bianco
Administrator

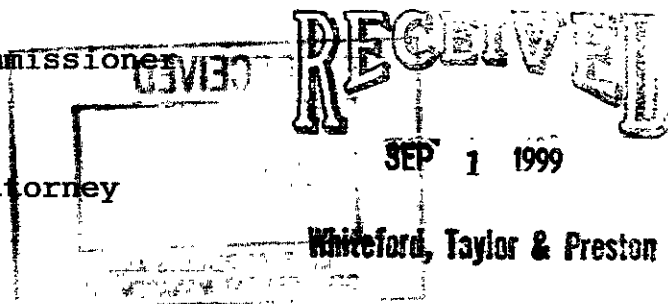
cc: Counsel for Appellant/Developer: G. Scott Barhight, Esquire
Appellant/Developer: Ivy Manor LLC c/o S. Barhight

Ed Haile /Daft-McCune-Walker, Inc.

Counsel for Protestants : C. Victoria Woodward, Esquire
: Michael B. Sauer, Esquire

Mr. and Mrs. Arthur D. McComas, Jr.
Mr. and Mrs. Albert R. Davis
Mr. John T. Love
Ms. Pearl McCaslin
Ms. Sheila Bertoldi

Office of People's Counsel
Pat Keller, Director /Planning
Lawrence E. Schmidt /Zoning Commissioner
R. Bruce Seeley /DEPRM
Don Rascoe /PDM
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney



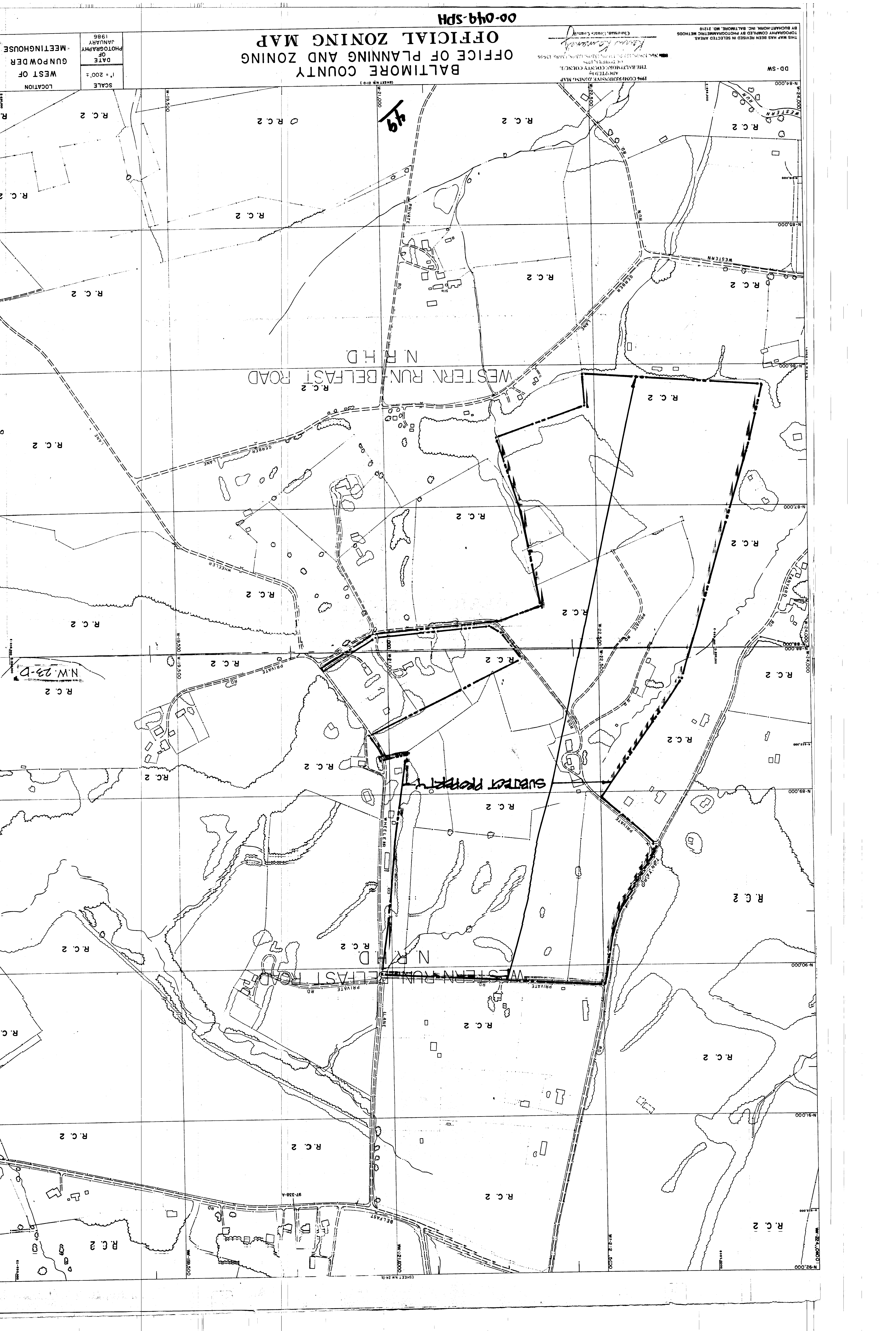
Note to file (Case No. 00-049-SPH)

I spoke to Jen Bussey at Whiteford, Taylor & Preston about this case today, as well as Wally Lippincott at DEPRM. The Petitioners are attempting to obtain the relief they need through the County Council and legislation pending there. Specifically, there is a proposal to allow subdivision of the property for lots for the Petitioner's children in exchange for donation of 140 acres into the Agricultural Easement Program. This would be in lieu of the Petition for Special Hearing for three non-density transfers pending before me in the Petition. Wally thought a time frame for wrapping this up would be about three months, thereafter the Petition would be dismissed w/o prejudice in that the zoning relief requested would not be necessary. Therefore hold the file until then and diary appropriately (mid July, 2000).



Lawrence E. Schmidt
Zoning Commissioner

April 18, 2000

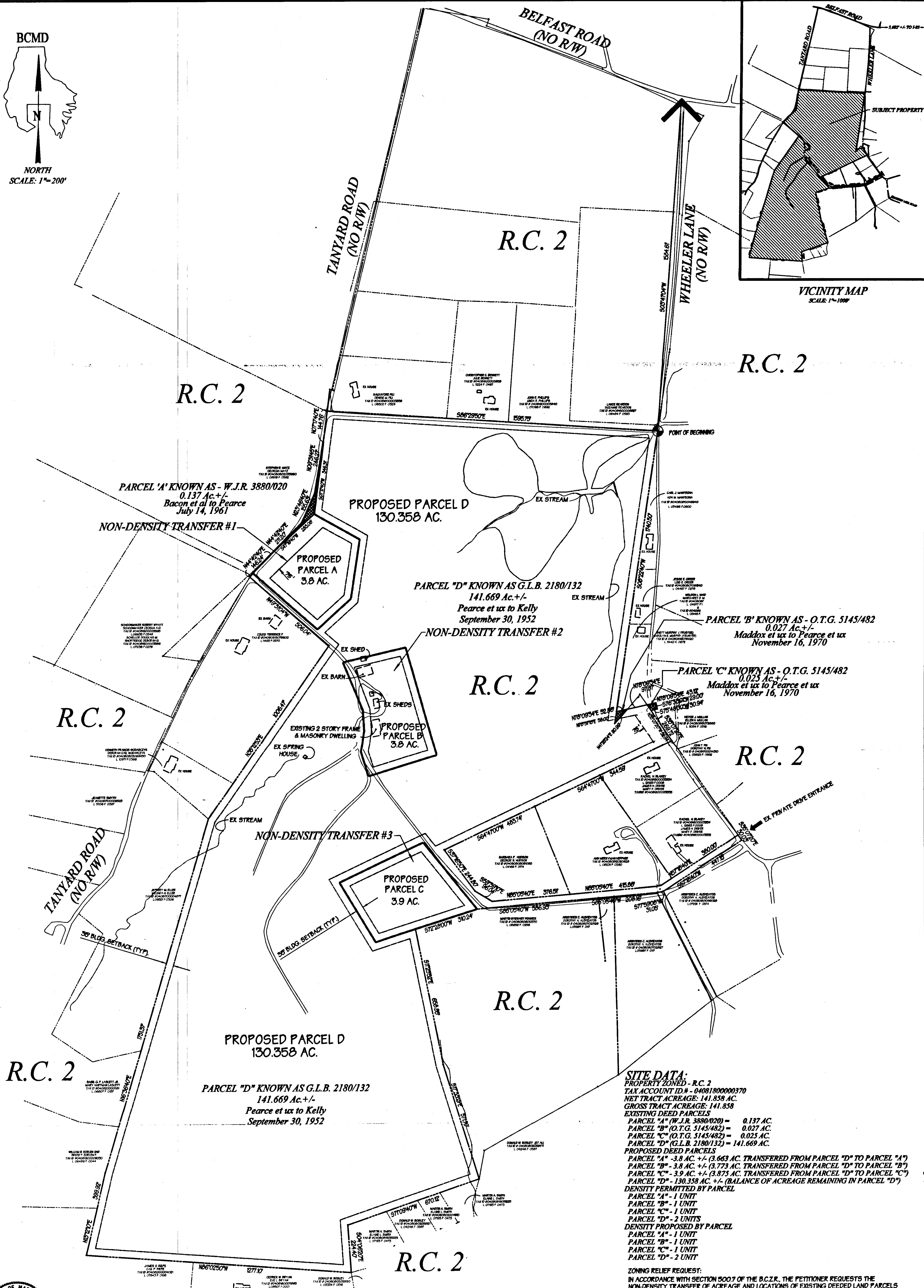
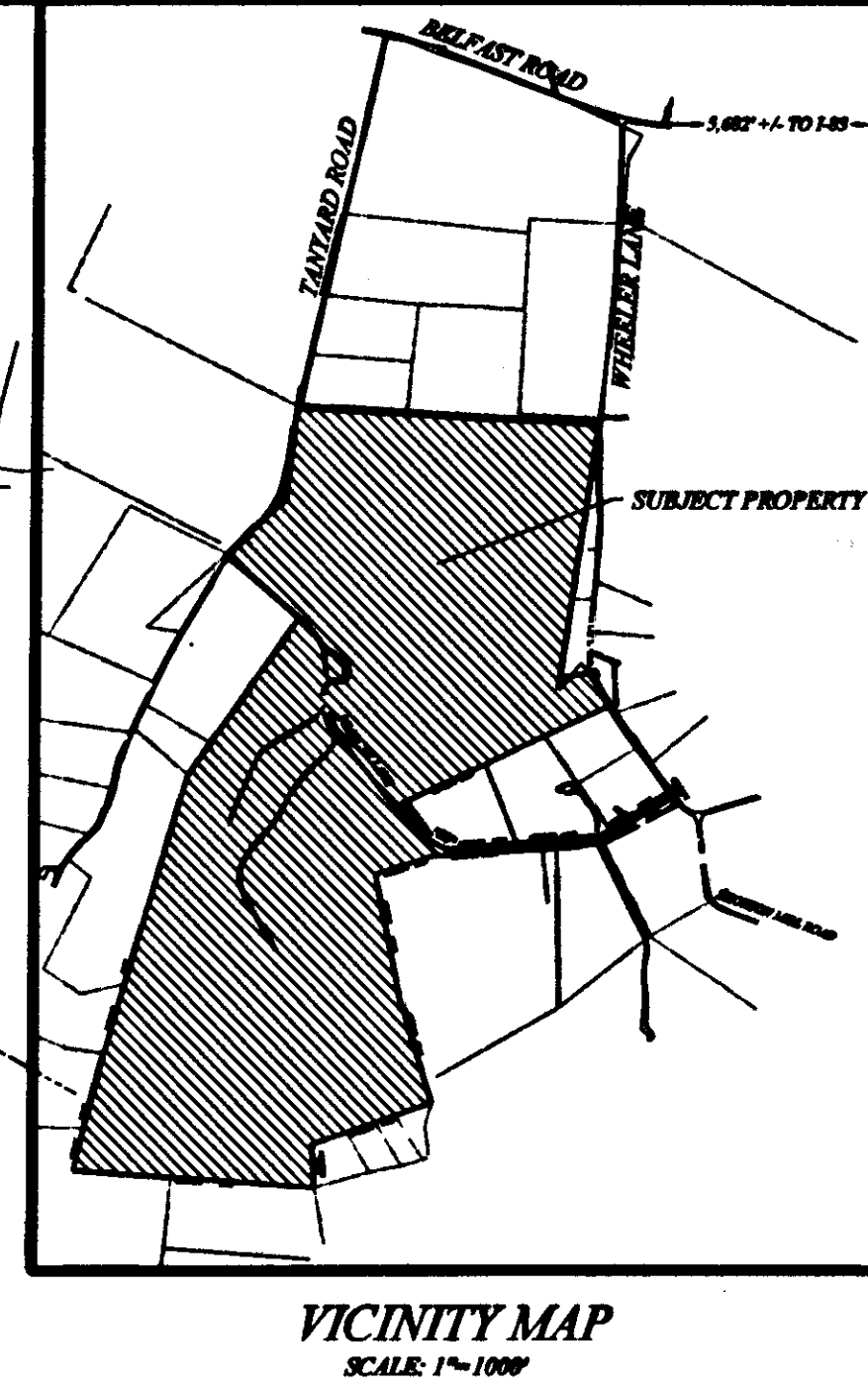
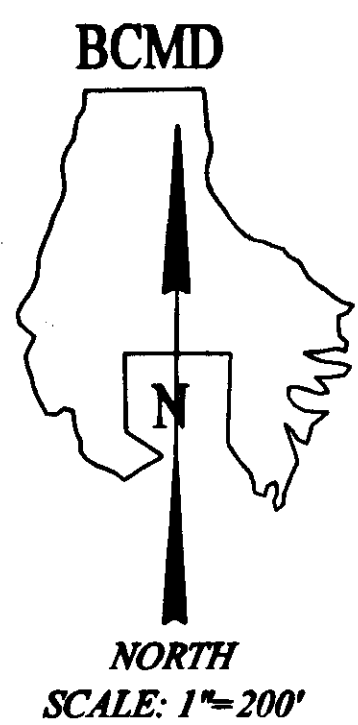


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
JANUARY 1996
BY BUCHART-KORN, INC. BALTIMORE, MD. 21210

DD-SW
N-84.000
W-24.000
R.C. 2
N-85.000
W-25.000
R.C. 2
N-86.000
W-26.000
R.C. 2
N-87.000
W-27.000
R.C. 2
N-88.000
W-28.000
R.C. 2
N-89.000
W-29.000
R.C. 2
N-90.000
W-30.000
R.C. 2
N-91.000
W-31.000
R.C. 2
N-92.000
W-32.000
R.C. 2
N-93.000
W-33.000
R.C. 2
N-94.000
W-34.000
R.C. 2
N-95.000
W-35.000
R.C. 2
N-96.000
W-36.000
R.C. 2
N-97.000
W-37.000
R.C. 2
N-98.000
W-38.000
R.C. 2
N-99.000
W-39.000
R.C. 2
N-100.000
W-40.000
R.C. 2

SCALE
1" = 200'
DATE
JANUARY
1996
LOCATION
WEST OF
GUNPOWDER
MEETINGHOUSE



SITE DATA:
PROPERTY ZONED - R.C. 2
TAX ACCOUNT ID# - 04081800000370
NET TRACT ACREAGE: 141.858 AC.
GROSS TRACT ACREAGE: 141.858 AC.
EXISTING DEED PARCELS
PARCEL "A" (W.J.R. 3880/020) = 0.137 AC.
PARCEL "B" (O.T.G. 5145/482) = 0.027 AC.
PARCEL "C" (O.T.G. 5145/482) = 0.025 AC.
PARCEL "D" (G.L.B. 2180/132) = 141.669 AC.
PROPOSED DEED PARCELS
PARCEL "A" - 3.8 AC. +/- (3.663 AC. TRANSFERRED FROM PARCEL "D" TO PARCEL "A")
PARCEL "B" - 3.8 AC. +/- (3.773 AC. TRANSFERRED FROM PARCEL "D" TO PARCEL "B")
PARCEL "C" - 3.9 AC. +/- (3.873 AC. TRANSFERRED FROM PARCEL "D" TO PARCEL "C")
PARCEL "D" - 130.358 AC. +/- (BALANCE OF ACREAGE REMAINING IN PARCEL "D")
DENSITY PERMITTED BY PARCEL
PARCEL "A" - 1 UNIT
PARCEL "B" - 1 UNIT
PARCEL "C" - 1 UNIT
PARCEL "D" - 2 UNITS
DENSITY PROPOSED BY PARCEL
PARCEL "A" - 1 UNIT
PARCEL "B" - 1 UNIT
PARCEL "C" - 1 UNIT
PARCEL "D" - 2 UNIT
ZONING RELIEF REQUEST:
IN ACCORDANCE WITH SECTION 500.7 OF THE B.C.Z.R. THE PETITIONER REQUESTS THE
NON-DENSITY TRANSFER OF ACREAGE AND LOCATIONS OF EXISTING DEEDED LAND PARCELS
AS SHOWN HEREON.


GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

DELIGHT FARM
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
TAX ACCOUNT ID# - 04081800000370
OWNER: DELIGHT FARMS INC.
15225 TANYARD ROAD
SPARKS, MARYLAND 21152
ATTENTION: DANIEL HUDSON
ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3
FILING DATE: 8/3/99

00-049-SPH

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