

Petitioner

* BEFORE THE DEPUTY
*
* ZONING COMMISSIONER
*
* FOR
*
* BALTIMORE COUNTY
*
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*
* Case No: 00-350-SPH
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of The Ryland Group's Petition for Special Hearing, filed pursuant to §1B01.3.A.7.(a) of the Baltimore County Zoning Regulations, for approval of the 4th Amended Stonegate at Patapsco Partial Development Plan, Section One, and an Amendment to the previously approved Site Plans in prior Cases Nos. 95-316-A and 96-498-SPHA. With this Petition for Special Hearing, the Petitioner seeks to revise lots 21 to 25, 32 to 36, and 43 to 46 to all 20' widths; eliminate lots 20 and 41, revise lots 60 to 63 to eliminate their garages and add a parking bay for lots 60 to 63; and formally approve the 3rd Amended Stonegate at Patapsco Partial Development Plan, Section One, which was approved administratively on January 12, 2000 by the Department of Permits and Development Management. The 3rd Amendment revised lots 77 to 83 to all 20' widths.

The Subject Property and the relief sought are more particularly described on the site plan which was accepted into evidence as Petitioner's Exhibit 1.

CONFIDENTIAL

4/7/00

[Handwritten signature]

Appearing at the public hearing on behalf of the Petitioner were David S. Thaler, D.S. Thaler Associates, Inc, and G. Scott Barhight, Esquire, and Jennifer R. Busse, Esquire, Whiteford, Taylor & Preston, L.L.P., attorneys for the Petitioner.

Section One of the Stonegate at Patapsco property is a rectangular-shaped parcel consisting of 16.901 acres, more or less. 16.892 acres are zoned OR-2, and .009 acre zoned DR 5.5. The subject site is located on the South side of Johnnycake Road, at its intersection with Oldstone Road in Western Baltimore County.

With the approval of the 2nd Amended Stonegate at Patapsco Partial Development Plan, Section One, the Petitioner obtained development approval for 60 Garden Condominiums and 83 townhomes on Section One of the Stonegate at Patapsco property. The Petitioner now seeks, through the approval of its 4th Amended Partial Development Plan for Section One, to construct all 20' wide townhouses on lots 77 to 83 instead of a mixture of 18' and 20' townhouses, and to construct all 20' wide townhomes in lots 21 to 25, 32 to 36, and 43 to 46 instead of constructing a mixture of 18' and 20' townhomes in these lots, as was previously approved. The density calculations have been amended to reflect the deletion of two townhomes from the Plan.

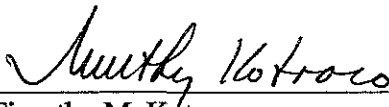
After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested. It appears that the revisions to the plan will result in a better layout for the proposed development and that the relief requested will not result in any detrimental impact to the surrounding locale. Moreover, there were no adverse Zoning Advisory Committee comments submitted regarding the relief requested.

ORDER RECORDED FOR FILING
Date 4/7/00
By R. J. [Signature]

Pursuant to the Zoning Regulations of Baltimore County as contained within the B.C.Z.R., the advertising and public hearing held thereon, the Petition for Special Hearing to approve the 4th Amended Stonegate at Patapsco Partial Development Plan, Section One, shall be granted.

THEREFORE, IT IS ORDERED, by this Deputy Zoning Commissioner for Baltimore County, this 7th day of April, 2000, that The Ryland Group, Inc.'s Petition for Special Hearing seeking approval for the 4th Amended Stonegate at Patapsco Partial Development Plan, Section One, identified herein as Petitioner's Exhibit 1, be and is hereby **GRANTED**.

Any appeal of this decision must be taken in accordance with Section 26 of the Baltimore County Code.



Timothy M. Kotroco
Deputy Zoning Commissioner

193259

ORDER FILED FOR FILING
Date 4/17/00
By R. P. Johnson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 7, 2000

Jennifer R. Busse, Esquire
G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515

Re: Petition for Variance
Case No. 00-350-SPH
Property: Stonegate at Patapsco, Section 1
SW Intersection of Johnnycake Road

Dear Ms. Busse:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Hearing has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Richard Azrael
J. R. Development Corporation
8805 Columbia 100 Parkway, Ste. 100
Columbia, Maryland 21045





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

Stonegate at Patapsco, Section 1
for the property located at SW Intersection of Johnnycake Rd
which is presently zoned O-2 (OK-2) and
Fairbrook Rd.

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

Petition for Special Hearing seeking approval of a
4th Amendment to the Final Development Plan, and an
Amendment to the previously approved site plans in prior cases
Nos. 95-316-A and 96-498-SPHA.

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.

Contract Purchaser/Lessee:

Ryland Group, Inc., Doug Eshelman, V.P.

Name - Type or Print

Signature

7250 Parkway Dr., Ste. 520

Address

Hanover, MD 21076

Telephone No.

410-712-7012

City

State

Zip Code

Attorney For Petitioner:

G. Scott Barhight

Name - Type or Print

Signature

Whiteford, Taylor & Preston L.L.P.

Company

210 W. Pennsylvania Ave. (410) 832-2050

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

J.R. Development Corporation, Richard Azrael,

Name - Type or Print

President

Signature

Name - Type or Print

Signature

8805 Columbia 100 Parkway, Ste. 100

Address

Telephone No.

Columbia, MD 21045 410-720-0400

City

State

Zip Code

Representative to be Contacted:

G. Scott Barhight

Name

Whiteford, Taylor & Preston L.L.P.

210 W. Pennsylvania Ave. (410) 832-2050

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.

UNAVAILABLE FOR HEARING

Reviewed By WTC

Date

2/23/00

Case No. 00-350-SPH

May 20, 1996

350

DESCRIPTIONS FOR ZONING PURPOSES ONLY

STONEGATE AT PATAPSCO

(SECTION I)

Beginning at point approximately 300 feet west of the intersection of Johnnycake Road and Fairbook Road thence running the following courses and distances:

1. South 29°15'30" West, 979.13 feet, more or less, to a point; thence,
2. 5.12 feet, curving to the left, having a radius of 630.00 feet, more or less, to a point; thence,
3. North 65°37'03" West, 135.41 feet, more or less, to a point; thence,
4. 236.33 feet curving to the left, having a radius of 630.00 feet, more or less, to a point; thence,
5. North 87°06'39" West, 374.46 feet, more or less, to a point; thence,
6. North 17°51'22" East, 923.48 feet, more or less, to a point; thence,
7. South 76°47'16" East, 469.50 feet, more or less, to a point thence,
8. South 83°56'17" East, 471.24 feet, more or less, to the point of beginning.

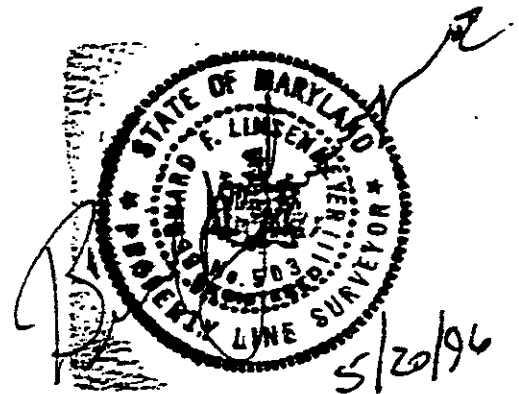
Containing approximately 16.9 acres or land, more or less.

00-350-SPH

Page 2
May 20, 1996
DESCRIPTIONS FOR ZONING PURPOSES ONLY
STONEGATE AT PATAPSCO
(SECTION I)

Located in the First Election District of Baltimore County, Maryland. Being part of that land recorded among the Land Records of Baltimore County in Plat Book 64/148 and Deed References 7797/838, 7849/613, 7849/616 and 8203/221.

DESCD#5/stonegt/ret/5.9



No. 076739

ACCOUNT

SECRET

1251
H. 1. 1

AMOUNT

2005

12. 12. 1980

09-01-11

450

YELLOW - CUSTOMER

CASHIER'S VALIDATION

00-380-5PH

Figure 1 displays representative ECG traces for leads II, III, and aVF. The traces show a clear ST-segment depression, which is a characteristic finding in myocardial ischemia.

(Faint vertical text, likely bleed-through from the reverse side)

[illegible]

1. What is the main purpose of the document?
2. What are the key findings of the study?
3. What are the implications of the findings?
4. What are the limitations of the study?
5. What are the conclusions of the study?

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG). The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

[illegible]

Abstract

[illegible][illegible]

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: #00-350-SPH

Stonegate at Patapsco, Section I

Corner of S/S Johnnycake Road and W/S Old Stone Road

1st Election District — 1st Councilmanic District

Legal Owner(s): J.R. Development Corporation

Contract Purchaser: Ryland Group, Inc.

Special Hearing: to amend zoning cases 95-316-A and 96-498-SPHA and to amend the Final Development Plan.

Hearing: Friday, March 31, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/22/00 March 16

C376834

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/16/, 2000

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 3/16/, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 00-350-SPH
PETITIONER/DEVELOPER
[Stonegate at Pata Sec.1]
DATE OF Hearing
[Mar. 31, 2000]

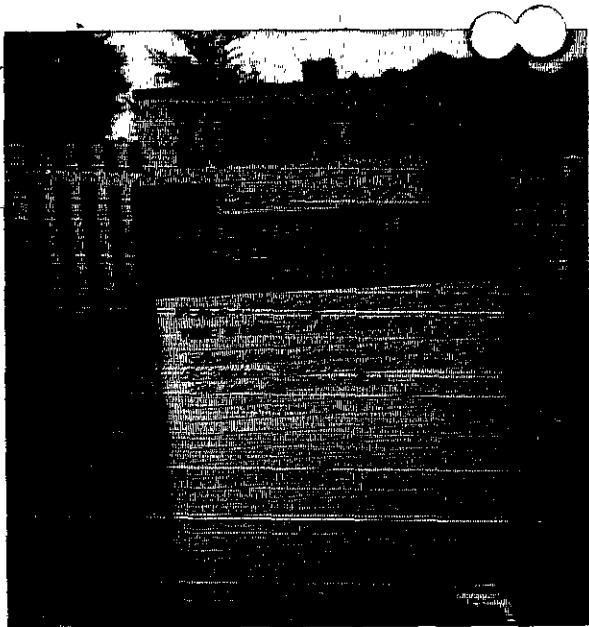
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
S/S of Johnnycake & W/S of Old Stone Roads Baltimore, Maryland 21244_

The sign[s] were posted on 3-16-00
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr. 3/16/00
[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
Stonegate at Patapsco, Section 1,
Cor S/S Johnmycake Rd, W/S Old Stone Rd
1st Election District, 1st Councilmanic

Legal Owner: J.R. Development Corp.
Contract Purchaser: Ryland Group, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-350-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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of March, 2000 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 Petitioner(s).

Peter Max Zimmerman

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

March 6, 2000

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: 00-350-SPH
Stonegate at Patapsco, Section I
Corner of S/S Johnnycake Road and W/S Old Stone Road
1st Election District – 1st Councilmanic District
Legal Owner: J.R. Development Corporation
Contract Purchaser: Ryland Group, Inc.

Special Hearing to amend zoning cases 95-316-A and 96-498-SPHA and to amend the Final Development Plan.

HEARING: Friday, March 31, 2000 at 11:00 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, Towson 21204
J.R. Development Corp., 8805 Columbia 100 Pkwy., Suite 100, Columbia 21045
Ryland Group, 7250 Parkway Drive, Suite 520, Hanover 21076

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 16, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, March 16, 2000 Issue – Jeffersonian

Please forward billing to:

C. Scott Barhight
Whiteford, Taylor & Preston
210 W. Pennsylvania Ave.
Towson, MD 21204

410-832-2050

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: 00-350-SPH

Stonegate at Patapsco, Section I

Corner of S/S Johnnycake Road and W/S Old Stone Road

1st Election District – 1st Councilmanic District

Legal Owner: J.R. Development Corporation

Contract Purchaser: Ryland Group, Inc.

Special Hearing to amend zoning cases 95-316-A and 96-498-SPHA and to amend the Final Development Plan.

HEARING: Friday, March 31, 2000 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 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: 00-350-SPH

Petitioner: J. R. Development Corp

Address or Location: Stonegate at Patapsco, Section I

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. Scott Barhight of Whiteford, Taylor, + Preston

Address: 210 W. Pennsylvania Ave
Towson, MD 21204

Telephone Number: (410) 832-2050

Revised 2/20/98 - SCJ



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

Copied

March 24, 2000

Attorney G. Scott Barhight
Whiteford, Taylor & Preston
210 W. Pennsylvania Ave
Towson MD 21204

Dear Attorney Barhight:

RE: Case Number 00-350-SPH , Stonegate at Patapsco

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 23, 2000.

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.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Baltimore County
Fire Department

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

March 21, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: J.R. DEVELOPMENT CORPORATION

Location: DISTRIBUTION MEETING OF MARCH 5, 2000

Item No.: 350

Dear Ms. Stephens:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley /hs

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 5, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
348	143 Back River Neck Road
350	Stonegate at Patapsco Johnnycake Road/Old Stone Road
351	328 Dixie Drive
352	105 Oak Drive

sent
3/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 20, 2000

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

MAR 21

SUBJECT:

INFORMATION:

Item Number: 350SPH
Petitioner: Ryland Group (contract purchaser)
Property Size: 16.901
Zoning: OR 2, DR5.5
Requested Action:
Hearing Date:

The petitioner requests a special hearing to amend the previously approved site plans in prior cases 95-316A and 96-498SPHA. If approved this plan will be the 4th amendment to the final development plan of Stonegate at Patapsco.

SUMMARY OF RECOMMENDATIONS:

This office does not object to the changes listed on the plan dated February 23, 2000 provided Sheet 2 is corrected to show the updated layout for the Promutico property, a 16 lot single family development plan approved by hearing officer's hearing on June 25, 1999. See I-470 for copy of signed plan dated July 15, 1999.

Section Chief:

Jeffrey W. Larr

AFK:DI:lsn



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.6.00

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

RE: Baltimore County
Item No. 350 MTK

RECEIVED MAR 07 2000

Dear Ms. Jackson:

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., 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

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

2/29/00
SS
af
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

SS
af
Senh-ok

February 28, 2000

Via Hand Delivery

Mr. Arnold Jablon
Director, Department of Permits and Development Management
111 W. Chesapeake Avenue, Room 109
Towson, Maryland 21204

Re: Stonegate at Patapsco
PDM Item No.: 00-350-SPH

Dear Mr. Jablon:

This office represents Ryland Homes, Inc. with regard to the above referenced file. Please accept this letter as Ryland's request for the soonest possible hearing date on this petition for special hearing which was filed with Mitch Kellman of your office on February 23, 2000.

Due to the distressed sales condition of this project, Ryland is hoping to capture an anticipated strong spring selling season to resurrect this project. Therefore, Ryland seeks the soonest possible hearing date so as to avoid prejudice that will result from any delay in its ability to proceed with sales and construction.

Please do not hesitate to contact me with any questions, and I thank you in advance for your anticipated cooperation in this matter.

Sincerely,

G. Scott Barhight
G. Scott Barhight

00-350-SPH

GSB:jrb

cc: Mr. Mitchell J. Kellman
Ms. Sophia C. Jennings
Mr. Douglas F. Eshelman

189500

189500

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

April 6, 2000

Via Hand Delivery

The Honorable Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County
401 Bosley Ave.
Towson, MD 21204

Re: Stonegate at Patapsco
Case No.: 00-350-SPH

Dear Mr. Kotroco:

Enclosed please find a drafted Findings of Fact and Conclusions of Law for the above referenced matter. Also enclosed is a computer disk containing this document.

Please contact me with any concerns. Thank you for your kind cooperation with this matter.

Sincerely yours,



Jennifer R. Busse

JRB:jrb
Enclosures

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID THALER

MARK VASZIL

Jennifer Busse

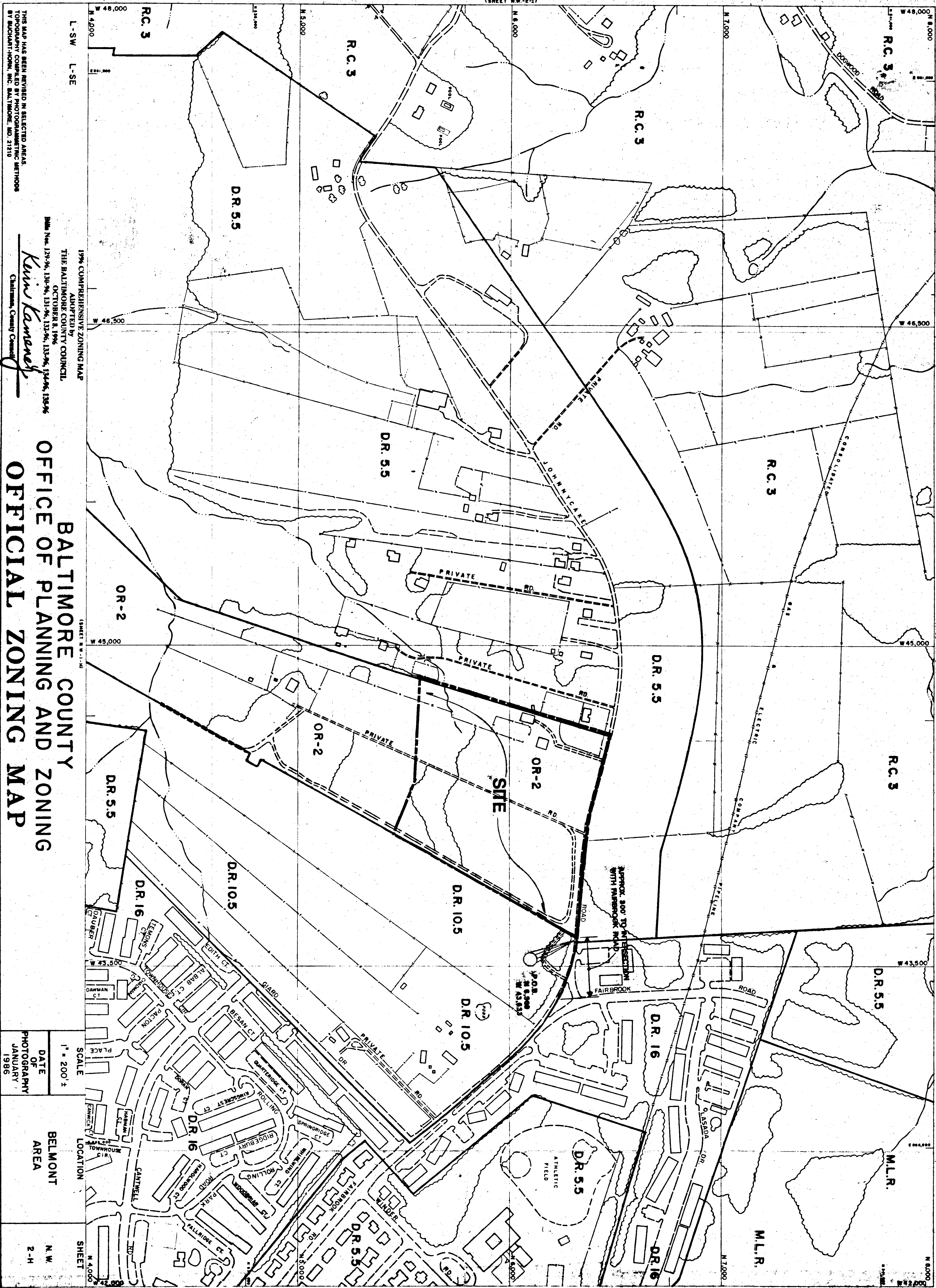
G. Scott Barhight

PO BOX 47428

BALT MD 21244-7428

Whiteford, Taylor & Preston
210 W. Pennsylvania Ave.
TOWSON 21204 4th Floor



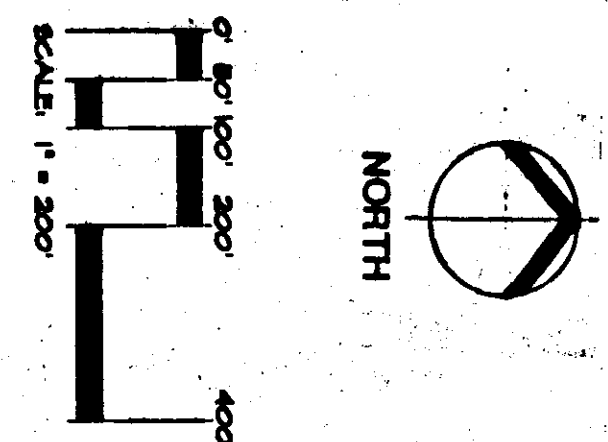


THIS MAP HAS BEEN REVIEWED IN SELECTED AREAS
BY BALTIMORE COUNTY PLANNING AND ZONING
COMMISSION AND APPROVED FOR RECORDATION
AT BALTIMORE, MD. BALTIMORE, MD. 21210

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
BMC Nos. 129-96, 128-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin L. Lantry
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

DATE	SCALE	LOCATION	SHEET
JANUARY 1985	1" = 200' ±	BELMONT AREA	N. W. 2-H



BALTIMORE COUNTY 200 SCALE ZONING MAP
(NW-1H,2H) TO ACCOMPANY ZONING PETITION

SECTION ONE
STONEGATE AT PATAPSCO

COUNCILMANIC DIST. 1
ELECTION DIST. 1

D.S. THALER AND ASSOCIATES, INC.
7715 AMBASSADOR ROAD
BALTIMORE, MD 21244
(410)944-5647
FEB. 16, 2000

00-350-SPH

350

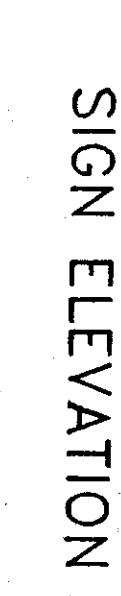
CLARK KILPATRICK - Case No. CDA 39-103

On August 29, 1950, said County Board at its regular meeting passed the following:

1. CDA is authorized in its requirement that the contractor furnish a bond for the completion of the job to \$1,000,000.
2. Developer is to pay no more than the construction cost of the job for said road. In addition, the County is to pay the balance of the cost of the road at no charge to the County.
3. The bond is offered in all other respects.
4. The appeal by Ferguson is allowed and reversed.

LEGEND

1	WELLAND VEGETATION
2	COAL, STEAM & WILLET TAILERS
3	TRACT
4	BOUNDARY
5	ZONING LINE
6	SOIL LINE
7	DEAL LINE
8	PROP. WATER LINE
9	BUILDING ENVELOPE
10	PROP. FINE HYDRAUL
11	EXISTING BUILDINGS' BOUND
12	RIGHT LINE
13	PROP. STATIONARY SERVICE LINE
14	DUMPSTER PAD
15	DIRECT LIGHT
16	WELLAND LINE
17	WATER LINE
18	FUTURE SOIL, DEAL LINE
19	EXISTING SOIL LINE
20	FOREST, BURNING LINE
21	PAINT STRIPPED OR PEELING AREA



	DATE	TIME	LOCATION	WIND DIRECTION	WIND VELOCITY	WAVE PERIOD	SEA STATE	WATER TEMPERATURE	AIR TEMPERATURE	RELATIVE HUMIDITY	CLOUD COVER	VISIBILITY	REMARKS
(B)	0800H	1600H	OFFSHORE OF KURE ISLAND	090	10-15	7-8	3	20.0	22.0	75%	CU 100	10	NO SIGN ELEVATION
(C)	0800H	1600H	OFFSHORE OF KURE ISLAND	090	10-15	7-8	3	20.0	22.0	75%	CU 100	10	EXHIBING HIGH ELEVATION

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OFFICE OF THE ATTORNEY GENERAL

