IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF		
WINDSOR CONDOMINIUM @	*	COUNTY BOARD OF APPEALS
PERRY HALL FARMS, INC. – L.O.		
FOR SPECIAL HEARING ON PROPERTY	*	OF
LOCATED ON THE SE/COR OF		
HONEYGO BLVD. AND CROSS ROAD	*	BALTIMORE COUNTY
(HONEYGO BLVD AND CROSS ROAD)		
	*	CASE NO. 07-113-SPH
11TH ELECTION DISTRICT		
5TH COUNCILMANIC DISTRICT	*	

* * * * * * * * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by Joanne Weyant, Protestant /Appellant, from a decision of the Zoning Commissioner dated April 9, 2007 in which the requested special hearing relief was granted.

WHEREAS, the Board is in receipt of a letter of withdrawal of appeal filed August 27, 2007 by Joanne B. Weyant, Appellant (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of August 27, 2007,

IT IS ORDERED this 31st day of August, 2007 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 07-113-SPH be and the same is hereby **DISMISSED.**

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Wendell H. Grier

Lawrence M. Stahl

Robert W. Witt

August 22, 2007
9604 Amberleigh Ln.
Perry Hall, MD 21128

Baltimore County Board of appeals
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Subject: Case No. 07-113-SPH

After meeting with two different attorneys and discussing this case with them, I have decided to recind my appeal. The case number is: 07-113-SPH, Windsor Condos at Perry Hall Farms.

The sign the county posted at the corner of Cross Rd. and Honeygo Blvd. has the wrong case number (07-213-SPH) on it. I hope this doesn't create any confusion.

Yours truly,
Joanne B. Weyant

Ms Joanne B Weyant
9604 Amberleigh Ln Apt L
Perry Hall MD 21128

RECEIVED
AUG 27 2007
BALTIMORE COUNTY
BOARD OF APPEALS

IN RE: **PETITION FOR SPECIAL HEARING** SE Corner of Honeygo Boulevard and Cross Road **(Perry Hall Farms - Section III)** 11th Election District 5th Council District	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Windsor Condominium at Perry Hall Farms, Inc., *Legal Owner* *and Petitioner*	*	**Case No. 07-113-SPH**

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by Joseph Jason, President B.O.D of the Windsor Condominium at Perry Hall Farms, Inc., owner of the subject property, appearing through its attorney, Herbert Burgunder, III, Esquire. The Petitioner requests a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend the Final Development Plan for Perry Hall Farms Section III, to remove proposed gatehouses and gates. The subject property and requested relief are more particularly described on the second amended site plan (dated July 18, 2006) submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petitioner were Joseph Jason, President of the Condominium Association, accompanied by the Condominium Association's attorney, Herbert Burgunder, III, Esquire, and Ray Hopkins, with KCI Technologies, Inc., the consultants who prepared the site plan for this property. The subject proposal produced significant public interest as was reflected by the attendance of many residents of the condominium community. Some were in favor of the requested amendment and some were not. The majority of those who opposed the removal of the gates/gatehouse were represented by Messrs. Marvin I. Singer, Esquire and Michael H. Mannes, Esquire. The names of the numerous residents/Protestants (in excess of 80 people) who appeared at the hearing are identified on the Sign-In Sheets circulated at the hearings and included in the case

DATE RECEIVED FOR FILING
4-9-07

file. Also received were many letters, e-mails, and other forms of correspondence evidencing the positions of those 43 families who wanted to amend the plan and oppose the gates, while seven diverse opinions were received from the families who did not want the amendment and prefer the gates as originally contemplated at the time of their unit purchase.

An extensive volume of testimony and evidence was offered in this case over the two hearing dates. Due to limitations of time and space, it is impossible to repeat all of the testimony offered herein. Additionally, there were numerous documents, photographs, plats, Declaration and By-Laws of the Windsor Condominium at Perry Hall Farms, Inc. and Minutes of Board meetings and other exhibits entered into the record of this case.

In brief, the testimony and evidence offered disclosed that the subject property is approximately 18.5 acres and zoned DR-10.5. The property is improved by 368 condominium units, 16 units each in 23 buildings. The improvements are more particularly shown on Petitioner's Exhibit 1. Vehicular access to the condominium development is limited to two points of ingress and egress. The entrance that is further to the North (the "North Entrance") provides access into the condominium development from Honeygo Boulevard (a four-lane, 50-foot roadway) opposite Gunpowder Farm Road. The entrance that is further to the South (the "South Entrance") provides access from Honeygo Boulevard opposite Redwing Road.

The issue in this case revolves around removal of proposed gates and gate house from the First Amended Partial Final Development Plan for Perry Hall Farms Section III (the "First Amended PFDP"). More specifically, the First Amended PFDP showed lift-arm gates at the North Entrance anchored in a median approximately 25 feet from Honeygo Boulevard. At the South Entrance, the First Amended PFDP showed two entrance lanes and one exit lane, each with lift-arm gates, all anchored in medians located approximately 50 feet from Honeygo Boulevard and a gate house. Note 17 of the First Amended PFDP provided that "Gates at the Northern Entrance will be open during the day and closed from dusk to dawn and will be controlled by the Fire Department."

The Second Amended PFDP seeks only to remove any reference to the gates and the gate house. The Petitioners do not seek to make any physical changes to the property; they simply seek to revise the First Amended PFDP.

The testimony of Ray Hopkins can be summarized as follows: the Second Amended PFDP removes all references to the gates and the gate house. Mr. Hopkins has been involved with the development of Perry Hall Farms from its beginning. The company at which he is employed, KCI Technologies, Inc., includes site surveyors, engineers, and planners. Mr. Hopkins was familiar with the condominium development as its project manager. Petitioner's Exhibit 2 is a letter from Timothy Kotroco, Director of Baltimore County's Department of Permits and Development Management, stating that the proposed amendments to the First Amended PFDP met the requirements of a refinement to the development plan and that the matter was heard before Baltimore County's Development Review Committee on August 21, 2006. Petitioner's Exhibit 3 was a copy of the condominium plat that was recorded in the Land Records of Baltimore County. The condominium plat contains no reference to the gates or the gate house. Mr. Hopkins testified that, in his opinion, the changes proposed to the First Amended PFDP would not be detrimental to the health, safety, or general welfare of the condominium development. Mr. Hopkins also testified that, in his opinion, the change to the First Amended PFDP would not have any other actual impact on the condominium development because the gates and the gate house were never built.[1] In other words, by removing the gates and the gate house from the First Amended PFDP, the status quo would be retained. In addition, Mr. Hopkins testified that, overall, the amendment of the First Amended PFDP was minor in nature and that it was consistent with the spirit and intent of the original First Amended PFDP.

Petitioner's second witness was Mr. Joseph Jason, the President of Windsor Condominium at Perry Hall Farms, Inc., the condominium association. Through Mr. Jason,

[1] Mr. Hopkins specifically responded to each factor listed in Baltimore County Zoning Regulations §502.1, and, in his opinion, the change to the First Amended PFDP would have no effect on the property.

Petitioner's Exhibits 4 through 9 were entered into evidence. Mr. Jason's testimony can be summarized as follows: as the condominium development was coming to completion, the Board looked into the cost to build the gates and the gate house and to hire people to operate the gates at the South Entrance from dusk until dawn (the times when the North Entrance would be closed to incoming traffic and all cars would enter at the South Entrance). The Board learned that the cost to construct and operate the gates and the gatehouse and to hire people to work in the gate house far exceeded the amount budgeted for the project. In accordance with Article IV, Section 3 of the By-Laws, at the direction of the Board, Mr. Jason called for a special meeting to address the issue. Notice was sent and a meeting held. At the special meeting, after counting in-person votes and proxies, the condominium association voted 181-140 not to have the gates.

In addition, Mr. Jason identified Petitioner's Exhibit 6, a letter from Darrell A. Wiles, Chief of Baltimore County's Bureau of Traffic Engineering and Transportation Planning. According to Mr. Jason, this letter, which was entered into evidence, was written in response to a letter from Mr. Jason and in response to concerns from other residents. Mr. Wiles expressed concern about the hours of operation of the gates and the impact that closing the gates would have on traffic on Honeygo Boulevard, especially the potential for traffic to back up onto Honeygo Boulevard in the evening.

On behalf of the Petitioner, testimony was also given by Mr. Robert Bryant, Vice President of Petitioner and chairman of the public safety committee, and Ms. Carolyn Sue Garrison, Secretary of Petitioner. Both confirmed the procedure followed by the Board in taking the vote and the result of the vote. All three officers testified that the change in the First Amended PFDP would have no effect on the community; it would simply maintain the status quo.

Through Mr. Bryant, Petitioner's Exhibit 10B was entered into evidence. This is a letter from Stephen E. Weber, P.E., Chief of Baltimore County's Division of Traffic

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Date 4-9-07
By PB

Engineering denying a request to have lane lines re-striped to permit a "two-way left turn lane." Mr. Weber also notes that the proposed gates would have a far greater effect on safety than the proposed turn lanes. Mr. Bryant also testified that the condominium development's fence only went around three sides of the development and that the rear of the property was open to a new housing development. As chairman of the public safety committee of the Board, Mr. Bryant testified that the fence and the proposed gates would not limit pedestrian traffic into or out of the community. Finally, as a resident who lives near the North Entrance, Mr. Bryant expressed concern that cars pulling into the North Entrance after the gates were closed would need to back out onto Honeygo Boulevard because no turn-around area was provided.

Testifying on behalf of the Protestants were many owners in the condominium development, all of whom voted against the resolution and supported requiring the builder to complete construction of the gates as shown on the First Amended PFDP. All of Protestant's witnesses spoke of promises made by the builder that this condominium development would be "gated." Through Protestant's witnesses, several advertisements and condominium formation documents were introduced into evidence. The Protestant's witnesses also addressed specific concerns about crimes committed in the community, including a stolen motorcycle, underage drinking, and crimes against property.

Through their attorneys and witnesses, the Protestants argued that the builder had promised them a "gated" community and that the vote to remove the gates and gate house from the First Amended PFDP should have been by the vote of 80% of the owners plus their mortgage holders. While thoughtfully articulated, these arguments are beyond the scope of this hearing or the authority of the Zoning Commissioner.

Having considered all of the evidence and testimony on this issue, I am persuaded to grant the Petition for Special Hearing. In my judgment, the Petitioner has demonstrated that the requirements of Section 1B01.3.7.b of the B.C.Z.R. have been met. That Section outlines

the standards for reviewing amendments to final development plans. I also examined the proposed changes to the Final Development Plan in the context of Section 502.1 of the B.C.Z.R. and based upon the testimony and evidence presented, I find that the amendment will have little or no impact upon the surrounding community and will serve to mitigate against potential congestion along Honeygo Boulevard in front of this community. *See* Petitioner's Exhibits 6 and 10B. Thus, the Petitioner is entitled to the relief requested by way of the Petition for Special Hearing.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April 2007 that the Petition for Special Hearing seeking approval pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend the Final Development Plan for Perry Hall Farms Section III, to remove proposed gatehouses and gates, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be made within thirty (30) days of the date hereof.

WJW:dlw

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

SERVED FOR FILING
4-9-07
B

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Honeygo Blvd + Cross Rd
which is presently zoned DR 3.5 H1 + 10.5

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

Special hearing to amend Final Development Plan for Perry Hall Farms Section III - to remove proposed gate houses and gates

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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Windsor Condominium @ Perry Hall Farms, Inc
Name - Type or Print

N/a
Signature

Joseph Jason, President B.O.D.
Name - Type or Print

Signature

4501 Talcott Terrace, Unit B — 410-529-1059
Address — Telephone No.

Perry Hall, MD 21128
City — State — Zip Code

Attorney For Petitioner:

Herbert Burgunder III
Name - Type or Print

Signature

410 664 6500
Company

1501 Sulgrave Avenue Suite 207
Address — Telephone No.

Baltimore MD 21209
City — State — Zip Code

410-664-6501

Representative to be Contacted:

Louis G. Panos, II - Thornhill Properties, Inc.
Name

101 E. Chesapeake Ave, Suite 200 — 410-296-2877
Address — Telephone No.

Towson, MD 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By RDD Date 9/13/06

Case No. 07-113-SPH

REV 9/15/98

PROPER RECEIVED FOR FILING
Date 4-9-07
By

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Honeygo Blvd + Cross Rd
which is presently zoned DR 3.5 H1 + 10.5

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Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Herbert Burgunder III
Name - Type or Print

Signature

410 664 6500
Company

1501 Sulgrave Avenue Suite 207
Address — Telephone No.

Baltimore MD 21209
City — State — Zip Code

Legal Owner(s):

Windsor Condominium @ Perry Hall Farms, Inc.
Name - Type or Print

n/a
Signature

Joseph Jason, President BOD.
Name - Type or Print

Signature

4501 Talcott Terrace, Unit B 410-529-1059
Address — Telephone No.

Perry Hall, MD 21128
City — State — Zip Code

Representative to be Contacted:

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Address — Telephone No.

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OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By RJT Date 9/13/06

Case No. 07-113-SPH

REV 9/15/98

PETITION RECEIVED FOR FILING
Date 4-9-07
By

KCI TECHNOLOGIES

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

10 NORTH PARK DRIVE • HUNT VALLEY, MD 21030-1846 • 410-316-7800 • FAX 410-316-7817

LEGAL DESCRIPTION

SECTION THREE
PERRY HALL FARMS
(Plat Book S.M. 71, folio 80)
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME, at a point located in Cross Road, 60 foot wide Right-of-Way, said point being known as Coordinate Point No. 724 as shown on plat of "Section Three, Perry Hall Farms" which is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 71, folio 80. Thence leaving said point so fixed and binding on the outline of said Plat, referring all courses to the Baltimore County Grid System,

1) North 43 degrees 20 minutes 27 seconds East 544.46 feet; thence

2) South 48 degrees 24 minutes 07 seconds East 284.56 feet; thence

3) North 42 degrees 52 minutes 43 seconds East 234.99 feet; thence

4) North 48 degrees 24 minutes 07 seconds West 284.77 feet; thence

5) North 42 degrees 49 minutes 35 seconds East 109.99 feet; thence

6) South 49 degrees 23 minutes 29 seconds East 30.02 feet; thence

7) South 15 degrees 01 minutes 36 seconds East 35.43 feet; thence

8) South 49 degrees 23 minutes 29 seconds East 99.30 feet; thence

9) Southerly by a line curving to the right having a radius of 1308.24 feet and an arc length of 681.30 feet, subtended by a chord South 34 degrees 28 minutes 20 seconds East 673.63; thence

10) South 19 degrees 33 minutes 11 seconds East 196.39 feet; thence

11) North 70 degrees 26 minutes 48 seconds East 33.00 feet; thence

12) South 81 degrees 27 minutes 25 seconds East 188.55 feet; thence

Item #113

13) North 73 degrees 53 minutes 35 seconds East 160.00 feet; thence

14) South 47 degrees 59 minutes 30 seconds East 298.23 feet; thence

15) South 33 degrees 59 minutes 19 seconds West 200.90 feet; thence

16) South 79 degrees 49 minutes 14 seconds West 344.07 feet; thence

17) South 19 degrees 33 minutes 11 seconds East 391.33 feet; thence

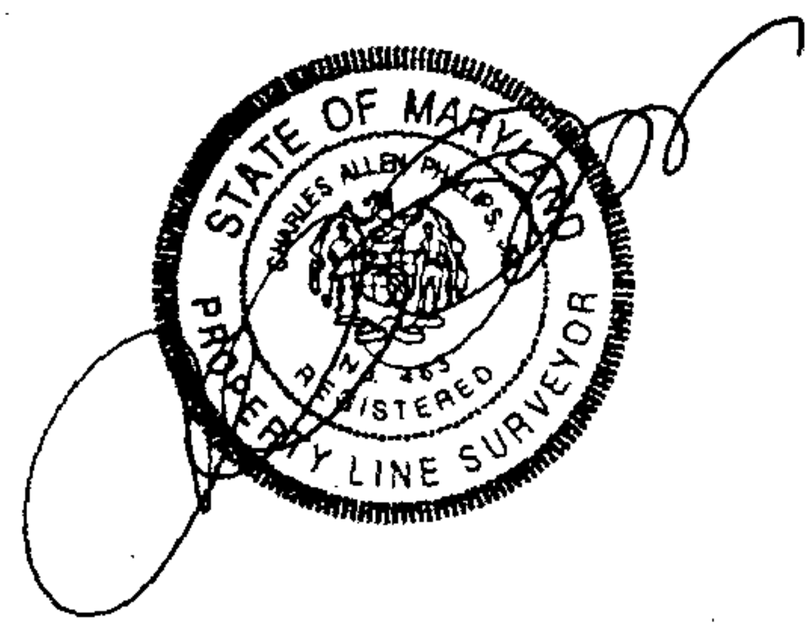
18) Southerly by a line curving to the right having a radius of 1308.24 feet and an arc length of 117.30 feet, subtended by a chord South 16 degrees 59 minutes 05 seconds East 117.26 feet; thence

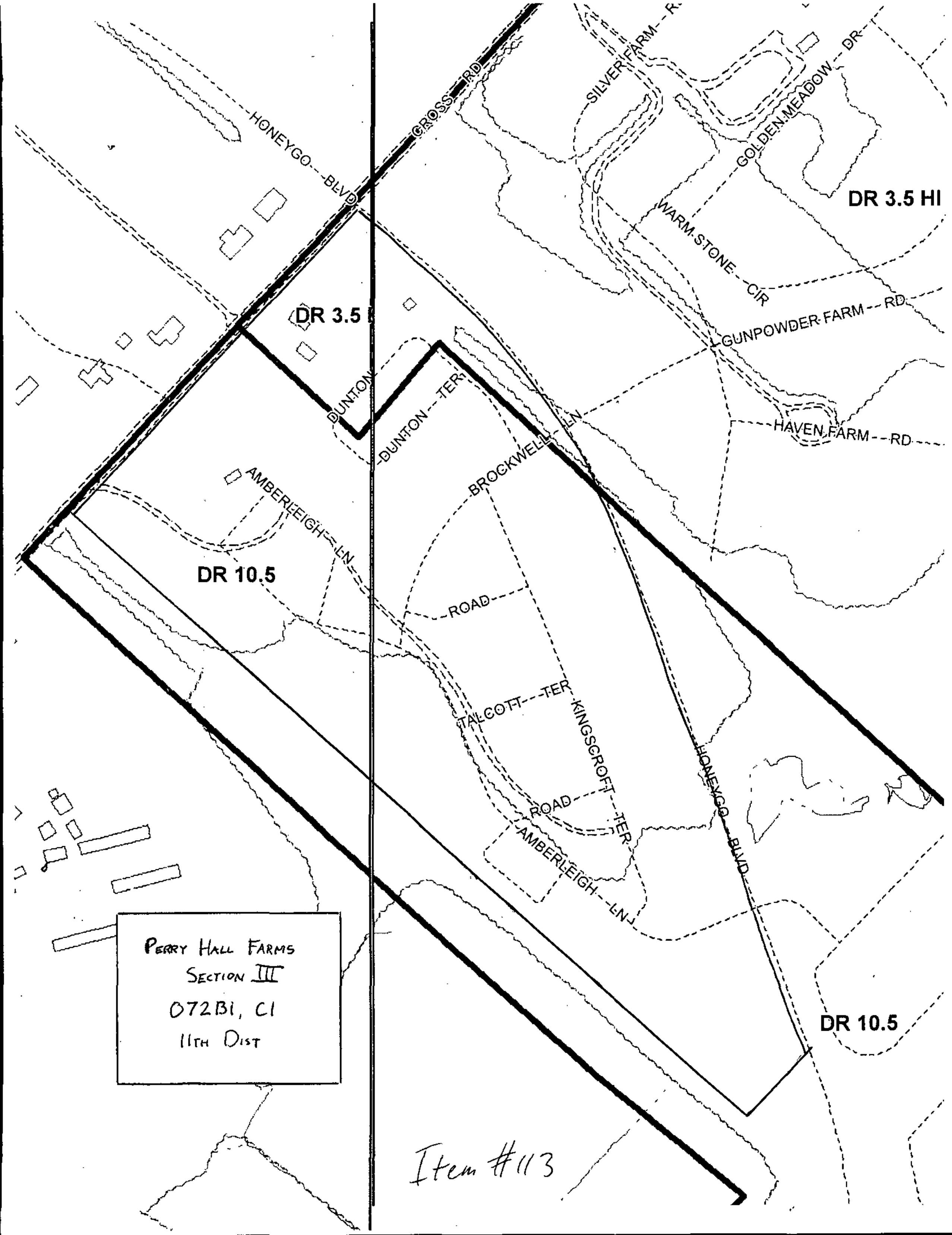
19) South 44 degrees 04 minutes 53 seconds West 146.16 feet; thence

20) North 48 degrees 51 minutes 20 seconds West 1816.61 feet to the point of beginning.

CONTAINING 27.6361 acres of land.

Being all of that land shown on plat of "Section Three, Perry Hall Farms" which is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 71, folio 80.




HONEYGO BLVD
CROSS RD
SILVER FARM RD
GOLDEN MEADOW DR
DR 3.5 HI
WARM STONE CIR
GUNPOWDER FARM RD
DR 3.5
DUNTON
DUNTON TER
BROCKWELL LN
HAVEN FARM RD
AMBERLEIGH LN
DR 10.5
ROAD
TALCOTT TER
KINGSCROFT TER
ROAD
AMBERLEIGH LN
HONEYGO BLVD
DR 10.5
PERRY HALL FARMS
SECTION III
072B1, C1
11TH DIST
Item #113

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 7690

DATE 9/13/06

ACCOUNT 1001 006 6150

AMOUNT $ 325.00

RECEIVED FROM:

FOR: Special Hearing

Case # 07-113-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	MCD
9/13/2006	9/13/2006	09:46:11	2

ED NUM PAYOR PAID BY

RECEIPT 5 Items 9/13/2006 CSH

Expt 5 ZONING VERIFICATION

W.O. 000041

Expt Tot $325.00

TOTAL: $325.00

Baltimore County, Maryland

CASHIER'S VALIDATION

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: # 07-397-A
8908 Avenue B
N/west side of Avenue B, 270 feet s/west of centerline of McComas Road
15th Election District-7th Councilmanic District
Legal Owner(s): James Iman
Contract Purchaser:Tim Casey

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, May 10, 2007 at 11:00 a.m. in Room 108, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 4/739 Apr. 24 132793

CERTIFICATE OF PUBLICATION

4/26/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/24/, 2007.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

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 property identified herein as follows:

Case: # 07-395-A
8904 Avenue B
N/west side of Avenue B, 170 feet s/west of centerline of McComas Road
15th Election District-7th Councilmanic District
Legal Owner(s): James Iman
Contract Purchaser: Tim Casey

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, May 10, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 4/737 Apr. 24 132789

CERTIFICATE OF PUBLICATION

4/26/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/24/, 2007.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

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 property identified herein as follows:

Case: # 07-396-A
8906 Avenue B
N/west side of Avenue B, 220 feet s/west of centerline of McComas Road
15th Election District-7th Councilmanic District
Legal Owner(s): James Iman
Contract Purchaser: Tim Casey

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, May 10, 2007 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
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JT 4/738 Apr. 24 132792

CERTIFICATE OF PUBLICATION

4/26/, 2007

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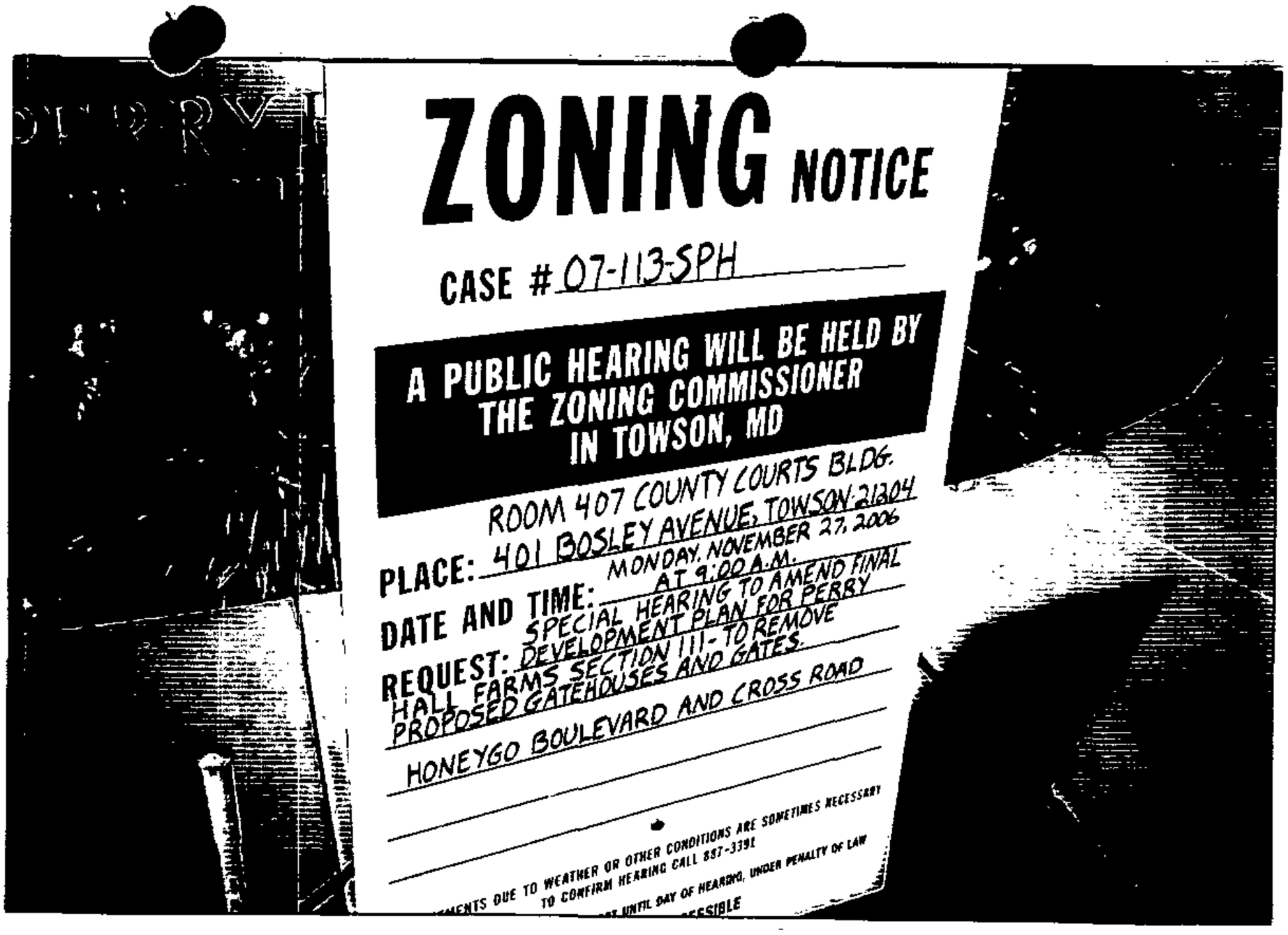
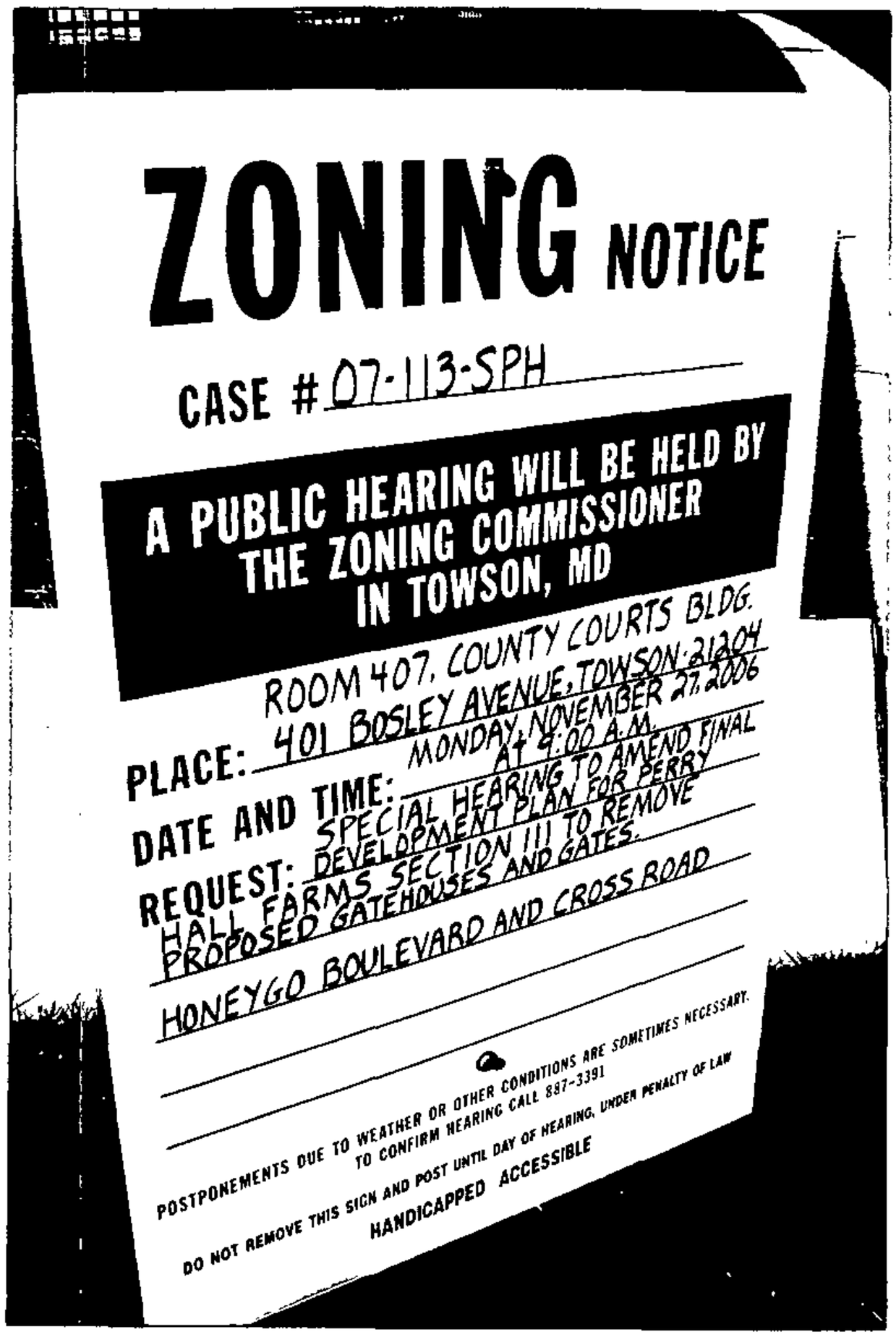
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING



Both @ Entrances to Perry Hall Condominiums @ Honeygo Blvd,



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: #07-336-SPH

1101 Cromwell Bridge Road
S/east side of Cromwell Bridge Road, 80 feet s/west from centerline of Glen Eagles Court
9th Election District
5th Councilmanic District
Legal Owner(s): W. Worth & Evelyn B. McKeithan

Special Hearing: to for an amendment to a previously approved Special Exception and also to approve an amendment to a previously Site Plan.

Hearing: Tuesday, May 8, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

JT/5/613 May 1 133652

CERTIFICATE OF PUBLICATION

5/3/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/1/, 2007.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

September 28, 2006

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: 07-113-SPH
Honeygo Boulevard and Cross Road
Southeast corner of Honeygo Boulevard and Cross Road
11th Election District – 5th Councilmanic District
Legal Owner(s): Windsor Condominium at Perry Hall Farms, Inc., Joseph Jason, President

SPECIAL HEARING To amend Final Development Plan for Perry Hall Farms Section III – to remove proposed gatehouses and gates.

Hearing: Monday, November 27, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco
Director

TK:amf

C: Herbert Burgunder, III 1501 Sulgrave Avenue, Suite 207 Baltimore 21209
Windsor Condomium at Perry Hall Farms, Inc. Joseph Jason, President 4501 Talcott Terrace, Unit B Perry Hall 21128
Louis G, Panos, II Thornhill Properties, Inc. 101 E. Chesapeake Avenue, Suite 200 Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 10, 2006.**
(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
Thursday, November 9, 2006 Issue - Jeffersonian

Please forward billing to:
Herbert Burgunder, III
1501 Sulgrave Avenue, Suite 207
Baltimore, MD 21209
410-664-6500

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: 07-113-SPH
Honeygo Boulevard and Cross Road
Southeast corner of Honeygo Boulevard and Cross Road
11th Election District – 5th Councilmanic District
Legal Owner(s): Windsor Condominium at Perry Hall Farms, Inc., Joseph Jason, President

SPECIAL HEARING To amend Final Development Plan for Perry Hall Farms Section III – to remove proposed gatehouses and gates.

Hearing: Monday, November 27, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN III
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: 07-113-SPH

Petitioner: Windsor Condominium at Perry Hall Farms Inc.

Address or Location: Honeygo Boulevard and Cross Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Herbert Burgunder III

Address: 1501 Sulgrave Avenue Suite 207
Baltimore MD 21209

Telephone Number: 410-664-6500

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

November 20, 2006

Herbert Burgunder, III
1501 Sulgrave Avenue, Suite 207
Baltimore, MD 21209

Dear Mr. Burgunder:

RE: Case Number: 07-113-SPH, Honeygo Boulevard and Cross Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 13, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Windsor Condominium @ Perry Hall Farms, Inc. Joseph Jason, President B.O.D. 4501 Talcott Terrace, Unit B Perry Hall 21128
Louis G. Panos, II Thornhill Properties, Inc. 101 E. Chesapeake Avenue, Suite 200 Towson 21288

Bill Wiseman - Gates at The Windsor Condominiums

From: Pat Verleger <p_verleger@yahoo.com>
To: <wwiseman@co.ba.md.us>
Date: 01/30/07 6:14 AM
Subject: Gates at The Windsor Condominiums
CC: John Verleger <johnverleger@yahoo.com>

Mr. Wiseman,

My husband and I have lived at 9602 Amberleigh Lane at the Windsor Condominiums for 3 years. We are not available to attend the meeting on Wednesday, so we wanted to send this email to explain our feelings about the gates.

When we bought our condo, we were told that it was going to be a "gated" community...that's what attracted us here.

There are two other reasons for our interest in the gates:

1. About a 1 1/2 years after we moved in, my car (and about 6 others) were vandalized...it was parked in my assigned spot.

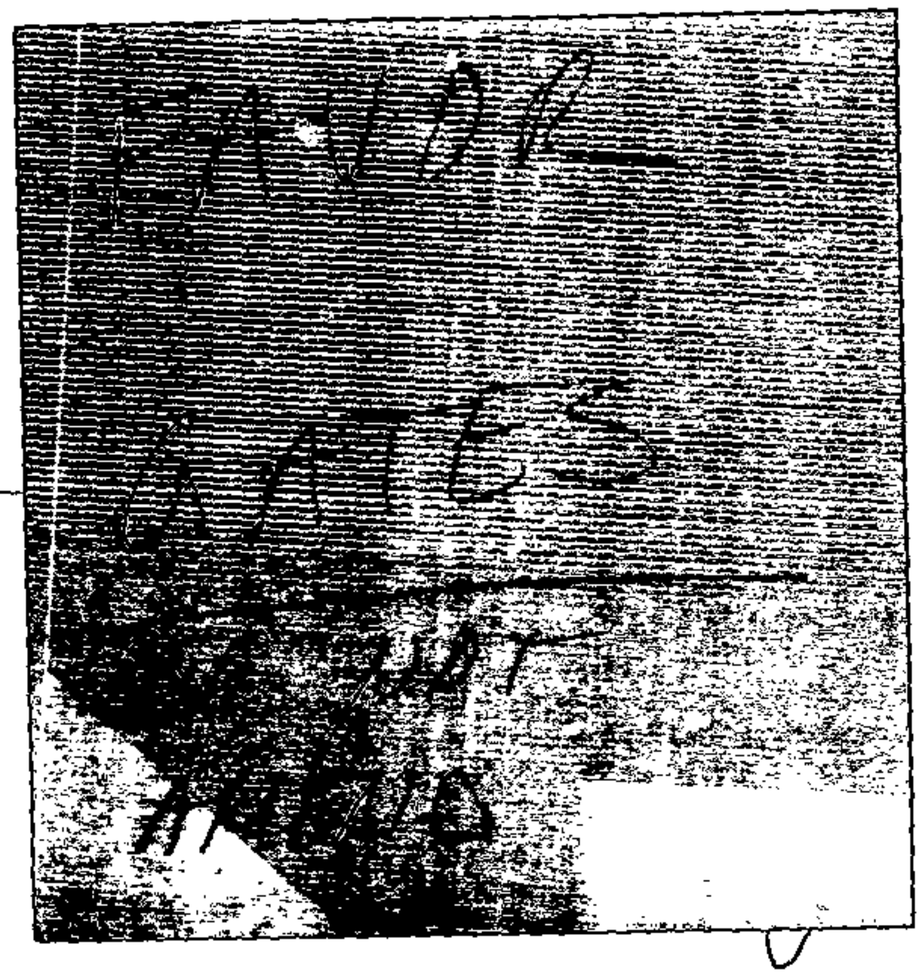
2. A young lady in our building was mugged in front of our building (about midnight one evening) when she was coming home. As I understand it, she saw an unfamiliar car parked nearby and she watched as a person got out and approached her. I feel that this car would not have been able to gain access at that late hour if the gates were there.

We feel that gates would be a deterrent and also prevent any "after-hour" hanging out in our parking lot.

The gates could be open during the day for easy access for condo owners and closed from 10:00-6:00 for protection.

We appreciate your consideration of the situation.

Pat and John Verleger



Don't get soaked. Take a quick peak at the forecast with theYahoo! Search weather shortcut.

Bill Wiseman - 9602 Amberleigh Lane, Perry Hall Md 21128

From: Pat Verleger <p_verleger@yahoo.com>
To: <wwiseman@co.ba.md.us>
Date: 01/30/07 8:25 AM
Subject: 9602 Amberleigh Lane, Perry Hall Md 21128

Mr. Wiseman,

I sent a letter earlier this morning to express our interest in gates at The Windsor Condominiums.

We would also like to pass along to you that we would prefer non-manned gates...we don't feel there is a need for a "gatehouse", but feel that "gates" would be appropriate.

Thanks so much!

Pat and John Verleger

The fish are biting.
Get more visitors on your site using Yahoo! Search Marketing.

Bill Wiseman - Windsor Condominiums At Perry Hall Farms Gates Proposal

From: <MEKOZUB@aol.com>
To: <wwiseman@co.ba.md.us>
Date: 01/26/07 6:05 PM
Subject: Windsor Condominiums At Perry Hall Farms Gates Proposal

I am writing in regards to the proposed gates at the Windsor Condominiums at Perry Hall Farms. Everyone agrees we were all told it would be a gated community, even the president of our condo board, Joe Jason. Now a group of owners led by Mr. Jason have decided they don't want the gates. This leaves the owners, who want what was promised them and paid for in their purchase price, wondering why they should be denied the gates because others have changed their minds.

One reason mentioned why we should not have the gates is that there would be a back up of cars on Honeygo Boulevard at rush hour. Several owners in my building, who deal with rush hour daily, said at most they may have one car behind them as they are turning into the community.

Please allow the gates to be put in as we were promised. Thank you for letting me express my concerns.

Sincerely,

Marion E. Kozub
9604 B Amberleigh Lane
Perry Hall, Maryland 21128

Bill Wiseman - Windsor Condominium Hearing- Gates

From: <BERESBD@aol.com>
To: <wwiseman@co.ba.md.us>
Date: 11/29/06 11:59 AM
Subject: Windsor Condominium Hearing- Gates

Mr. Commissioner,

I was in attendance at the hearing held November 27 concerning the gates at the Windsor Condominiums. I would like to add my two opinion to the issue since I may not be able to attend the next hearing scheduled tentatively for January 2007.

I, like many, were told by the sales office, that this would be a gated community. This may not have been the prime factor for us buying into the community but it certainly played a part in our decision. Now, due to false information, fear tactics and in some cases intimidation, the gates maybe in jeopardy of not being installed. There has been a campaign by the opponents of the gates aimed at the elderly residents that threatened them with higher condo rates, the threat of the inability of emergency vehicles to enter the development and visitors being kept out because of lack of passes or electronic entry cards. It's been shameful.

One of the main points discussed has been the safety of the vehicles turning into the development. I have lived here for two years and ten months. I have yet to experience any backup, real or imagined, in that period of time. My routine calls for me to be in and out of this complex at almost everytime of the day, and as I stated, whether it be at six in the morning, twelve in the afternoon or six in the evening, I have never had to sit behind any cars in order to enter the area. The main problem has been exiting the development especially those cars making left turns. This can be attested to by Councilman Vince Gardenia, who at the invitation of the Windsor Safety Committee, of which I am a member, attended a meeting earlier this year to discuss the installation of a traffic light at either Brockwell and Honeygo (north entrance) or Amberleigh and Honeygo (south entrance) in order to facilitate a safe left turn. Councilman Gardenia stated that according to the model and information received the traffic engineers deemed that a light at either spot was not necessary. Remember this is for cars exiting the community not entering. Nothing was mentioned about cars entering the development.

I guess the best way for you to determine the safety issue is to be at these locations in the "prime rush hours" and judge for yourself. I'm sure you will find as I have there is no problem entering only exiting. The fact that the gates are to be opened at these supposedly heavy traffic hours should also play a part in you determination that the gates will not cause any safety problem.

Again, I bought with the full faith and confidence that what was told to me would be delivered. I am sure the gates were incorporated into the selling price of the condominiums. The development, with the gates, was approved by the county. As with the developer and builder, I expect the county to stand behind their word.

Thank you, Daniel B. Beres 9604A Amberleigh Lane Perry Hall, MD
410-248-9286 beresbd@aol.com

Bill Wiseman - Case #07-113-SPH.

From: "Jesse House" <jhhdlhouse@msn.com>
To: <wwiseman@co.ba.md.us>
Date: 11/20/06 11:04 AM
Subject: Case #07-113-SPH.

Dear Mr. Wiseman

RE: Case #07-113-SPH 11/27/06 - 9 AM
Windsor at Perry Hall Farms

We strongly ask you and the zoning commission to **NOT** amend the Final Development Plan for the Perry Hall Farms Section III. We want the gatehouse and gates to remain in the plan and be constructed at the entrance to our community.

This was one of the main reasons we purchased our condo in this community.

Thank you for your consideration.

Jesse and Dorothy House
9504-L Amberleigh Lane
Perry Hall, MD 21128
410-529-3701

Bill Wiseman - CASE #07-113-SPH

From: "Gerry Mejia" <gerrym@bcpl.net>
To: <wwiseman@co.ba.md.us>
Date: 11/19/06 9:04 PM
Subject: CASE #07-113-SPH

Since my husband and I have previous commitments, we will not be able to attend the zoning hearing to amend the Final Development Plan for Perry Hall Farms, Section III. However, we are e-mailing you to voice our opinion.
We **are definitely opposed** to having the Baltimore County Zoning Commission amend our Final Development Plan to remove the proposed gatehouses and gates at the entrances to our community.
We moved into the Windsor at Perry Hall Farms because NV Homes advertised that it would be a **gated community.** Besides, the Final Development Plan now shows for the installation of the gatehouses which is evident by the plumbing "rough-in" and electric on the islands at the entrances.
At settlement when we bought our condo, we paid for the gates and gatehouses as was reflected in the price of our home, and our tax assessment is based on what we paid for our condo.

Now we want what we paid for.

Marco T. and Geraldine K. Mejia
9601 K Amberleigh Lane
Perry Hall, MD 21118

Bill Wiseman - Case# 07-113-SPH

From: <paulloomis9501@comcast.net>
To: <wwiseman@co.ba.md.us>
Date: 11/12/06 10:29 AM
Subject: Case# 07-113-SPH

DO NOT AMEND!!!

In regards to the *Final Development Plan for Perry Hall Farms Section III, PLEASE DO NOT AMEND.* As residents of The Windsor at Perry Hall Farms, we want the proposed gatehouses and gates at the entrances, to proceed as in the original design, which had already been agreed upon.

PLEASE DO NOT AMEND!

Thank you,
Gail and Paul Loomis
9501 Kingscroft Terrace Unit P
Perry Hall, MD 21128
Home: 410-248-1135
Cell: 410-371-3202

9500-R-Amberleigh Lane
Perry Hall, Md. 21128
January 20, 2007

William J. Wiseman, III
Zoning Commissioner
County Courts Building
Towson, Md., 21204

RECEIVED

JAN 2 2 2007

RE: Case #07-113-SPH.

Dear Sir:

As a resident of the Windsor Condos at Perry Hall Farms, I am in favor of amending the final development plan for Perry Hall Farms, Section III. to allow the removal of the proposed gatehouses and gates at the entrances to our community.

My unit overlooks the Eastern entrance to the community, and I have observed the high volume of traffic turning left into the community from Honeygo Blvd., especially during the afternoon commute. In addition, I have witnessed the aftermath of a rear-end collision (with injuries) of a left-turning car.

Any malfunction of the gates would cause a even longer line of left-turning vehicles and

a greater potential for additional accidents.

I strongly urge you to rule in favor of the amendment.

Sincerely,

Dorothy B. King

[redacted]

Bill Wiseman - ZONING HEARING 07-113-SPH

From: "Jim Durkin" <durkin4044@durkin23.cnc.net>
To: "William J. Wiseman, III" <wwiseman@co.ba.md.us>
Date: 01/25/07 2:35 PM
Subject: ZONING HEARING 07-113-SPH

Mr. Wiseman,

Unfortunately we will not be able to attend the hearing on January 31 regarding the Gates / Gatehouse proposed for the Windsor Condominiums in Perry Hall. We remain in opposition to the gatehouse and gates even after hearing from a couple of neighbors who are in favor of them. The majority of residents in my building continue to strongly oppose their construction.

We are employed by Loyola College where there are a number of gates and from our observation, we do not see where they would benefit our community. The traffic situation along with mechanical problems associated with them, we feel, do not warrant them.

It would be appreciated if this e-mail is entered into the Zoning Hearing as evidence as to our opposition to the gatehouse and gates.

Sincerely,

James E. & Rosemarie J. Durkin

---- Original Message ----
From: jrdurkin
To: William J. Wiseman, III
Sent: Saturday, November 18, 2006 1:38 PM
Subject: ZONING HEARING 07-113-SPH

November 18, 2006

Mr. William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson, MD 21204

Subject: Windsor Condominium Gates and Gatehouse

Reference: Case #07-113-SPH

Dear Mr. Wiseman:

As residents of the Windsor Condominiums in Perry Hall, we wish to support the Amendment to the Final Development Plan for Perry Hall Farms Section II, to allow for the removal of the proposed gates and gatehouse at the entrances to our community. Unfortunately we will not be able to attend the Zoning Commission Hearing on November 27 since we will be out of town.

We feel very strongly that the addition of the gates and gatehouse will present a dangerous situation at the entrances to our complex. Their close proximity to Honeygo Boulevard would force cars to line up

along this heavily traveled roadway and possibly result in serious accidents. Since there are no left turn lanes leading into these entrances, we find entering at times to be tenacious with northbound automobiles having to swerve around us at the last minute as we slow in order to make our turn into the Windsors. On a number of occasions we've had to wait until several automobiles and trucks made the turn so that we could enter. We can only imagine how long the delay might be if we waited for the gates to open and close.

There are additional reasons, other than safety, why we oppose the gates and gatehouse. They are frequently subject to mechanical failure that can cause additional delays. How will visitors and delivery trucks be handled? There is no room for vehicles that can't or shouldn't gain access to our complex to turn around. What about power failures? There are numerous senior citizens in our community on very limited incomes who are worried about the increased cost of maintaining and manning the gatehouses. With the addition of hundreds of new homes in the area and the extension of Honeygo to Belair Road, US Route 1, we anticipate a significant increase of traffic in this area.

A few months ago, the Windsor Unit Owners were surveyed with a majority of those voting in favor of eliminating the gates and gatehouses. We were among those voting against and still feel that way after hearing arguments from both sides. We hope that you will take our comments into consideration regarding this Amendment and that the Zoning Commissioners will vote in favor of the requested change.

Sincerely,

James E. & Rosemarie J. Durkin
9500 G Amberleigh Lane
Perry Hall, MD 21128-9445

9500 F. Amberleigh Lane
Perry Hall, MD 21128

JAN 3 2007

January 23, 2007

The Baltimore County Zoning Commission
Re: Case # 07-113-SPH

This is our second letter re above regarding the gates and gatehouses for Perry Hall Farms, Section III. We are definitely against them primarily the realistic danger of traffic tie-ups can cause accidents, injuries and possibly deaths.

Honeygo Boulevard traffic has increased since we moved to our condo five years ago. At peak traffic times making a turn into our driveway would be hazardous with gates

In a vote, the majority of condo owners do not want gates and gatehouses. As far as security is concerned, the developer and builder never provided for a fence along the rear of Amberleigh Lane. How unfair to us that the Development Plan for Perry Hall Farms, III didn't provide security for us.

We implore you to amend the above to eliminate gates and gatehouses.

Marguerite S. Serio
Charles A. Serio

Bill Wiseman - Case #07-113-SPH

From: <decoy10@att.net>
To: <wwiseman@co.ba.md.us>
Date: 12/04/06 4:09 PM
Subject: Case #07-113-SPH

Dear Mr. Wiseman,

We are residents of the Windsor Condos and would like to inform you that we are in favor of an amendment that would allow the removal of the proposed gatehouses and gates at the entrances to our community. The gates would not constitute a "gated community" since there will be no fencing at the rear of our property. An addition of gates would greatly increase the condo fees which we now pay which could present a hardship to many residents. It also could create a safety hazard as there is not sufficient space for more that one vehicle to enter at a time, thus causing quite a backup on Honeygo Blvd. which is already congested.

Sincerely,

Marlene & Robert Peake
9606 M Amberleigh Lane
Perry Hall, MD 21128
(410) 256-5917

Patricia Zook - Fwd: case #07113-sph

From: Bill Wiseman
To: pzook@co.ba.md.us
Date: 11/25/2006 8:37 AM
Subject: Fwd: case #07113-sph

William J. Wiseman, III
Zoning Commissioner

Dear Sir,
I am writing in reference to case #07113-sph which concerns the romoval of gates and gatehouses from the plats for the Windsor condominums in Perry Hall. The majorityof the Council of Owners voted not have the gates installed and thus their wishes should be honored. The most important reason for removing the gates from the plats is safety. There is no left turn lane from Honeygo Blvd. into the property and the location of the gates allows no more than two cars to be approaching the gates within the property. Thus, a back-up would be created on Honeygo Blvd. creating the potential for accidents, especailly during rush hours. Secondly, the property is not fully secure because there is no fence along the back side. Please, consider this in making your decision on November 27, 2006.

Sincerely,

Carolyn S. Garrison
9606 J Amberleigh Lane
Perry Hall, MD 21128

Join Excite! - http://www.excite.com
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Bill Wiseman - CASE #07-113-SPH

From: <Caton54@aol.com>
To: <wwiseman@co.ba.md.us>
Date: 11/20/06 10:36 PM
Subject: CASE #07-113-SPH

Case #07-113-SPH will be heard on Mon. Nov. 27 in Room 407.

I wish to express my support for amending the Final Development Plan for Perry Hall Farms, Section III, to allow removal of the proposed gatehouses and gates at the entrances of the Windsor Condominiums.

a) The increasing traffic on Honeygo Blvd. most certainly be impeded by cars turning into entrances of our community. This raises the issue of auto accidents creating a concern for safety of our residents.

b) The proponents of the gates have issued information concerning the new bus routes and the security the gates will provide even if they are not operational. This is a valid point but a rather weak one since our community is not totally fenced.

c) On Nov. 29,2005, a vote was taken on the gates. Of 320 votes cast, 180 voted NOT to have gates. This represented more than the required 51% as stated in our by laws.

Please give this matter your consideration and go forward with the amendment.

Thank you very much!

Catherine M. Maranto
(Resident/Windsor Condominiums)

9601- Q Cinbeveigh Lane

Bill Wiseman - Perry Hall Farms zoning hearing (case # 07-113-sph)

From: "ocmeyers@netzero.net" <ocmeyers@netzero.net>
To: <wwiseman@co.ba.md.us>
Date: 11/22/06 1:46 PM
Subject: Perry Hall Farms zoning hearing (case # 07-113-sph)

Mr. Wiseman,

I am writing to offer my comments on the hearing to amend the final development plan for Perry Hall Farms(Section 3). The amendment would allow the removal of the proposed gatehouses and gates at the entrances to our community (Windsor condos). The majority of our condo residents have previously voted for this amendment to remove the gatehouses and gates from the plan.

I agree with this previous vote for the following reasons:

From a security point of view, the rear of the property is not fenced and anyone could still enter from this area.

These installations could add to the monthly costs for our residents, some of which are on fixed incomes.

The traffic from Honeygo Blvd. entering the property could back up causing safety concerns and possible accidents.

Lastly, I understand the condo association across the street (Gardens @ perry Hall Farms) had a similar amendment to remove these items from there plan approved by the county.

Thank you for your consideration,

Joseph Meyers - 9511-J Kingscroft Ter. - 410-248-9079

Patricia Zook - Fwd: Zoning Hearing to amend Final Developement Plan to Perry Hall Farms Section III

From: Bill Wiseman
To: pzook@co.ba.md.us
Date: 11/26/2006 5:49 PM
Subject: Fwd: Zoning Hearing to amend Final Developement Plan to Perry Hall Farms Section III

In reference to Case # 07 - 113 - SPH. I will be unable to attend the Hearing on November 27,2006. Therefore, I am using e-mail to voice our opinion. On November 29, 2005, a Special Meeting of the Council of Unit Owners was held so that residents could vote whether or not to install electronic gates. The vote was 140 for the gates and 181 against the gates. The results of the voting should have resolved the issue.

I would like to bring to your attention the following issues and possible solutions to the problem of the gates.

The gates will create traffic congestion and accidents at both entrances to our community. The traffic has increased on Honeygo Blvd due to the new housing developments. This area is being saturated with new housing. The proposed School Bus depot and Public Library will also cause an added burden to the present increase in traffic.

Gates offer no security manned and/or otherwise. Fencing does not encircle this community. Criminals are not deterred by gates and fences.
Traffic Lights will be necessary at both entrances to prevent accidents. Surveillance cameras (wireless with motion detectors) 24/7. Surveillance cameras could be installed to cover the entire community. Criminals are camera shy. This community also needs a Neighborhood Watch program with the cooperation of the Police department.

C. W. Ford
9601-R Amberleigh Lane

Patricia Zook - Fwd: Zoning Hearing meeting to amend Fnal Development Plan fo Perry Hall Farms Section III.

From: Bill Wiseman
To: pzook@co.ba.md.us
Date: 11/25/2006 2:11 PM
Subject: Fwd: Zoning Hearing meeting to amend Fnal Development Plan fo Perry Hall Farms Section III.

In reference to Case # 07 - 113 - SPH. We are unable to attend the hearing on November 27, 2006, Therefore, we are using e-mail to voice are opinion. On November 29, 2005, a Special Meeting of the Council of Unit Owners was held so that residents could vote on whether or not to install electronic gates. The vote was 140 for the gates and 181 against the gates. The results of the voting should have resolved the issue.

County Courts Building
401 Bosley Avenue
Towson, Maryland, 21204
Re: Case No. 07-113-SPH

E. Matthew Faulhaber
9500 Amberleigh Lane
Unit E
Perry Hall, Maryland, 21128

Commissioner:
As residents of the Windsor Condominiums of Perry Hall Farms, we would like to enter our support for the removal of the gatehouse plans. By a heavy majority, and in two separate votes, the community members have expressed their opposition to the construction of a gatehouse.

We believe a gatehouse would also be detrimental to the County, and should be removed from the current plans. If the gatehouse were built, it would impede traffic on Honeygo Boulevard during rush hours by limiting both north and southbound traffic flow to one lane. Since a gatehouse would prevent more than one car from entering at a time, any additional vehicles waiting to enter would have to block traffic. This could cause accidents requiring the expenditure of fire, police and medical resources that could better serve the community in other areas.

At the current flow of traffic on Honeygo Boulevard, traffic has backed up for several moments whenever more than three cars attempt entering the development. And this is without the proposed gatehouse!

If the anticipated traffic flow increases by 40% when Honeygo Boulevard is extended to Belair Road, a gatehouse would only add to the traffic congestion by restricting entrance to one vehicle at a time when traffic flow is at its heaviest. It will cause delays by all vehicles entering the development. Longer waits will contribute to reckless actions by motorist and possibly cause loss of life and the destruction of property.

For the reasons stated above, we strongly oppose the construction of a gatehouse and respectfully request the presiding Zoning Board Commissioners rule accordingly.

E. Matthew Faulhaber

Hilda L. Faulhaber

E. Matthew Faulhaber

Hilda L. Faulhaber

Bill Wiseman - ZONING HEARING 07-113-SPH

From: "jrdurkin" <durkin23@concentric.net>
To: "William J. Wiseman, III" <wwiseman@co.ba.md.us>
Date: 11/18/06 1:39 PM
Subject: ZONING HEARING 07-113-SPH

November 18, 2006

Mr. William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson, MD 21204

Subject: Windsor Condominium Gates and Gatehouse

Reference: Case #07-113-SPH

Dear Mr. Wiseman:

As residents of the Windsor Condominiums in Perry Hall, we wish to support the Amendment to the Final Development Plan for Perry Hall Farms Section II, to allow for the removal of the proposed gates and gatehouse at the entrances to our community. Unfortunately we will not be able to attend the Zoning Commission Hearing on November 27 since we will be out of town.

We feel very strongly that the addition of the gates and gatehouse will present a dangerous situation at the entrances to our complex. Their close proximity to Honeygo Boulevard would force cars to line up along this heavily traveled roadway and possibly result in serious accidents. Since there are no left turn lanes leading into these entrances, we find entering at times to be tenacious with northbound automobiles having to swerve around us at the last minute as we slow in order to make our turn into the Windsors. On a number of occasions we've had to wait until several automobiles and trucks made the turn so that we could enter. We can only imagine how long the delay might be if we waited for the gates to open and close.

There are additional reasons, other than safety, why we oppose the gates and gatehouse. They are frequently subject to mechanical failure that can cause additional delays. How will visitors and delivery trucks be handled? There is no room for vehicles that can't or shouldn't gain access to our complex to turn around. What about power failures? There are numerous senior citizens in our community on very limited incomes who are worried about the increased cost of maintaining and manning the gatehouses. With the addition of hundreds of new homes in the area and the extension of Honeygo to Belair Road, US Route 1, we anticipate a significant increase of traffic in this area.

A few months ago, the Windsor Unit Owners were surveyed with a majority of those voting in favor of eliminating the gates and gatehouses. We were among those voting against and still feel that way after hearing arguments from both sides. We hope that you will take our comments into consideration regarding this Amendment and that the Zoning Commissioners will vote in favor of the requested change.

Sincerely,

James E. & Rosemarie J. Durkin
9500 G Amberleigh Lane
Perry Hall, MD 21128-9445

November 18, 2006

Mr. William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson, MD 21204

NOV 2 2006

Subject: Windsor Condominium Gates and Gatehouse

Reference: Case #07-113-SPH

Dear Mr. Wiseman:

As residents of the Windsor Condominiums in Perry Hall, we wish to support the Amendment to the Final Development Plan for Perry Hall Farms Section II, to allow for the removal of the proposed gates and gatehouse at the entrances to our community. Unfortunately we will not be able to attend the Zoning Commission Hearing on November 27 since we will be out of town.

We feel very strongly that the addition of the gates and gatehouse will present a dangerous situation at the entrances to our complex. Their close proximity to Honeygo Boulevard would force cars to line up along this heavily traveled roadway and possibly result in serious accidents. Since there are no left turn lanes leading into these entrances, we find entering at times to be tenacious with northbound automobiles having to swerve around us at the last minute as we slow in order to make our turn into the Windsors. On a number of occasions we've had to wait until several automobiles and trucks made the turn so that we could enter. We can only imagine how long the delay might be if we waited for the gates to open and close.

There are additional reasons, other than safety, why we oppose the gates and gatehouse. They are frequently subject to mechanical failure that can cause additional delays. How will visitors and delivery trucks be handled? There is no room for vehicles that can't or shouldn't gain access to our complex to turn around. What about power failures? There are numerous senior citizens in our community on very limited incomes who are worried about the increased cost of maintaining and manning the gatehouses. With the addition of hundreds of new homes in the area and the extension of Honeygo to Belair Road, US Route 1, we anticipate a significant increase of traffic in this area.

A few months ago, the Windsor Unit Owners were surveyed with a majority of those voting in favor of eliminating the gates and gatehouses. We were among those voting against and still feel that way after hearing arguments from both sides. We hope that you will take our comments into consideration regarding this Amendment and that the Zoning Commissioners will vote in favor of the requested change.

Sincerely,

James E. Durkin Rosemarie J. Durkin

James E. & Rosemarie J. Durkin
9500 G Amberleigh Lane
Perry Hall, MD 21128-9445

E-MAIED 11/18/06

DOMINIC J. VILLA
9504-B Amberleigh Lane
Perry Hall, Maryland 21128
(410) 256-5379

November 18, 2006

RECEIVED
NOV 2 2006

William J. Wiseman, III, County Commissioner
County Courts Building
401 Bosley Avenue
Room 405
Towson, Maryland 21204

Re: Gatehouse & Gates
Case #07-113-SPH

Dear Mr. Wiseman:

We are residents of the Windsors of Perry Hall Farms condos and are opposing the installation of a gatehouse and gates at the entrance of the condos for the following reasons:

1) This installation would not be a deterrent for thieves and unwanted visitors as the entire rear of the complex is not fenced and is completely open for trespassers.

2) The gatehouse and gates would have to be erected too close to Honeygo Boulevard so that there is not enough space for cars entering the condos; meaning that cars entering the complex would be lined up on Honeygo Boulevard which is heavily traveled even now. With more residential building being anticipated, resulting in more heavy traffic, a dangerous traffic situation will exist.

This will be exacerbated should there be a breakdown in the gates operations; especially during rush hours.

3) At a special meeting of the condo units, the majority of the residents voted against having the gatehouse and gates installed..

In conclusion, we and actually the majority do not believe the gatehouse and gates are needed or necessary. We also feel that in a community such as ours, it should be the majority rule and not the minority. The reverse could be chaos.

Yours very truly,

Dominic J. Villa

Jessie M. Villa

*BW 11/27

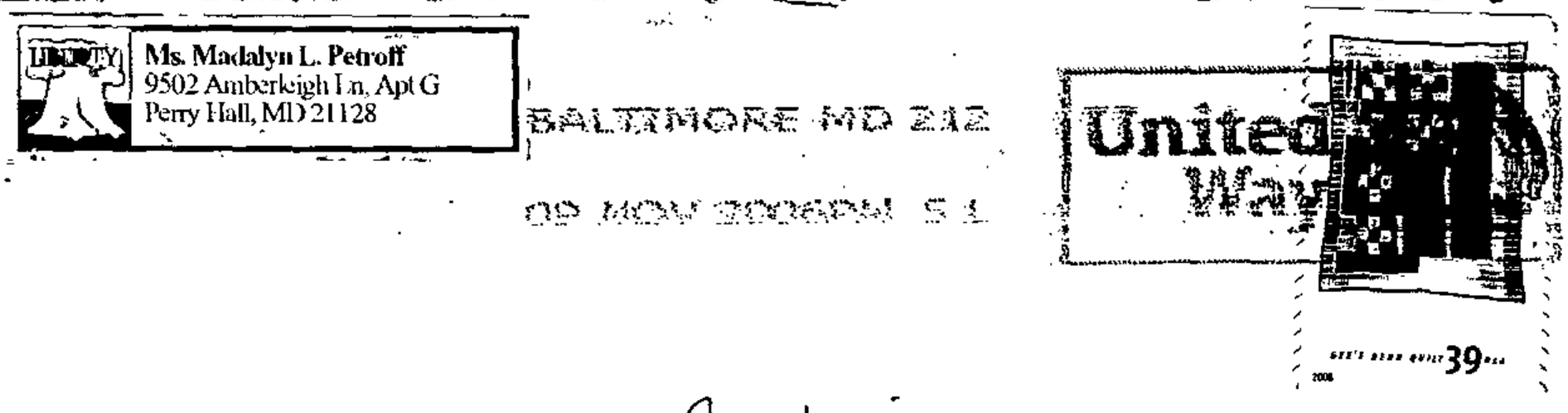
Mr Wiseman

My opinion concerning the gates at the Windsor Condo on Honeygo Blvd, is there is a short lead in off Honeygo. Only one car could enter sometimes there is 5 or 6 cars turning so there is a back up. Since 43 has opened up to Eastern Ave there is more traffic going north.

I feel there is a safety hazard there

Case # 07-113-SPH

Madalyn Petroff
9502 Amberleigh Ln
Perry Hall Md



Mr Wm. J. Wiseman
Zoning Commissioner
County Courts Bld
401 Bosley Ave Rm 405
Towson, Md 21204

RECEIVED 11-11-06

Wm. J. Wiseman III
Zoning Commissioner

NOV 14 2006

ZONING COMMISSIONER

Dear Sir,

I am writing this letter in reference to Case # 07-113-SPH.

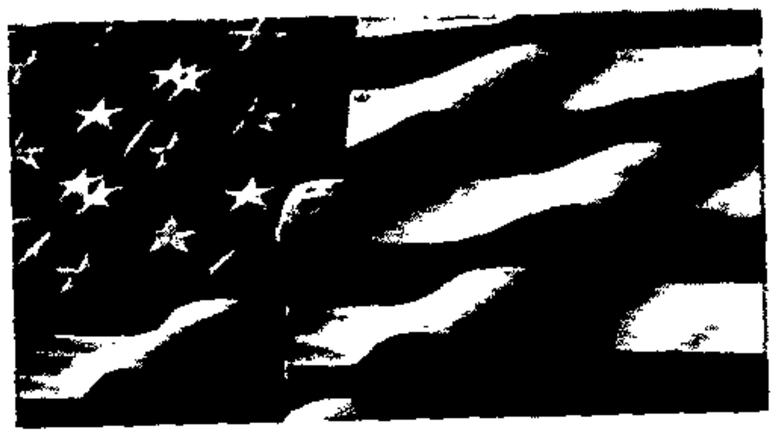
I really don't want the gates as I feel they will not make me feel any safer and eventually would raise our Condo fee which will create a hardship.

I think that if anyone wants to get into our community they will come in from the Back or crawl under the bars of the gate house

Sincerely,
Attalene Eisley
9503 B Kingscroft Ter
Perry Hall Md
21128

Kingscroft Ter.

11/27



Shirley Wilson

11/8/06

Dear Sir;

In reference to case #07-113-SPH, I am against.

No gates and gatehouses at the Windsor.

Sincerely
Shirley M. Wilson

Support Our Troops
Remember Our Veterans

V2996

Ms. Shirley M. Wilson
9502 Amberleigh Ln. #K
Perry Hall, MD 21128-9450

BALTIMORE MD 212

NOV 2006 PM 5 L

United Way

William J. Wiseman III
Zoning Commissioner
County Courts Building
401 Bosley Ave. Room 405
Towson, MD 21204.

21204+4423

9504 F Ambleigh Ln
Perry Hall MD 21128
November 18, 2006

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Ave.
Towson MD 21204

Re: Case # 07-113-SPH

Sir:

We are opposed to a gatehouse + gate being put in at the entrance of the winter @ Perry Hall Farms. It is an expense we don't want to bear + will be a traffic tie up because we have a short entrance. Thank you. Pat Crawford

Mr. Richard Orrell
4501 Talcott Ter Apt J
Perry Hall, MD 21128

November 9, 2006

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Ave., Room 405
Towson, Md. 21204

Re: Case #07-113-SPH

Dear Sir:

I am writing to express my opinion on the above mentioned case prior to the meeting to be held on November 27, 2006.

The one main factor to be considered in this case is SAFETY. The proposed gatehouses and gates would severely limit the number of vehicles that could line up in the short space between the gates and Honeygo Boulevard, thus creating a very dangerous situation on heavily traveled Honeygo Boulevard at peak travel hours. For this reason I believe it is in the best interest of everyone that there be an amendment passed to allow the removal of the proposed gatehouses and gates to the Final Development Plan.

Respectfully submitted,

Richard F. Orrell

BW 11/27

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson, MD 21204

November 9, 2006

RECEIVED

NOV 13 2006

ZONING COMMISSIONER

Reference: Case #07-113-SPH

Mr. Wiseman

We are residents of the Windsor Condominiums at Perry Hall Farms (Perry Hall Farms Section III). We live on Amberleigh Lane. We are FOR the amendment to remove the gatehouse and gates at the entrance to our community.

The gatehouse was supposed to be the final component that our community was a "Gated Community". We thought a "Gated Community" was a community totally fenced in with entrance gates. As we discovered this was not the case. Our community only has a fence along Honego Boulevard and Cross Road. The wooded area behind our community is totally open. Therefore the gatehouse and gates are of no use.

More importantly, the gatehouse would be too close to Honego Boulevard. The roadway between Honego and the gatehouse only has space for 2 cars to wait to pass though the gate. Other cars will have to wait in the fast lane of Honego Boulevard (making a left turn into our community) or the slow lane of Honego Boulevard (making a right turn into our community). Either condition causing increased chances for traffic accidents on Honego.

Honego Boulevard is fast becoming a highly traveled boulevard. The speed limit on Honego is 40 mph with drivers continually going faster than 40 mph. It has become a major route to and from Bel Air. We suspect the future will bring more increased traffic.

Our position is that this traffic will cause a serious safety hazard to us as well as our visiting families.

John H. Middlestadt

Joyce A. Middlestadt

John and Joyce Middlestadt
9504 Amberleigh Lane Unit P
Perry Hall, MD 21128

Susan Schaefer
9504 N. Amberleigh Lane
Perry Hall, Md. 21128
November 14, 2006

William J. Wiseman, III
Zoning Commissioner
County Courts Building
Towson, Md. 21204

RECEIVED
NOV 14 2006
ZONING COMMISSIONER

Dear Sir:

This letter is in reference to Case # 07-113-SPH. I reside at the Windsor Condos and voted against the gates and gatehouse. I have three major concerns. The first one is the perimeter of the property is only partially fenced. Gates and gatehouse will not secure the property. The second concern is the cost - electric and gas rates have increased these last months. Many people are on fixed incomes - our fees will greatly be affected. My last concern is most important. Traffic and safety issues with entering and exiting onto Honeygo Boulevard.

Sincerely,
Susan Schaefer

9500 F. Amberleigh Lane
Perry Hall, MD 21128-9445
November 13, 2006

The Baltimore County Zoning Comm.

Re: Case #07-113-SPH

In regard to the gatehouses and gates for Perry Hall Farms, Section III, I am definitely against them. Primarily is the obvious danger of traffic tie-ups which could result in damage to the gates as well as autos trying to quickly go through them.

Gates would cause problems with service vehicles like UPS, Fed-X, US mail delivery, police, fire engines and repair companies who would have to contact condo owners to open the gates further blocking small entrances.

In a vote, the majority of owners do not want gates and gatehouses. As far as security is concerned, the developer and builder never provided for a fence along the rear of Amberleigh Lane.

I implore you to amend the Final Development Plan for Perry Hall Farms, Section III.

Sincerely,
Charles G. Sesio

RECEIVED

NOV 14 2006

ZONING COMMISSIONER

9511M Kingscroft Terrace
Perry Hall, Maryland 21128
November 12, 2006

RECEIVED

NOV 1 4 2006

ZONING COMMISSIONER

Mr William J Wiseman III
Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson Maryland 21204

Re: Case #07-113-SPH

Dear Mr Wiseman,

As residents of Perry Hall Farms Section III Windsor Condominiums, we are in favor of the amendment that would allow for the removal of the proposed gates and gatehouses at the entrances to our community. We feel that the gates and gatehouses would create an unsafe traffic pattern on Honeygo Blvd if more than two vehicles were trying to enter the premises at the same time.

We are unable to attend the meeting on November 27, 2006 but wish to have our opinion counted as a vote FOR the amendment.

Thank you,

Robert E Stith

Catherine E Stith

NOVEMBER 13 2006
HARRIS DOLAN
9503 A KINGSCROFT TER.
PERRY HALL MD 21128

RECEIVED
NOV 14 2006
ZONING COMMISSIONER

CASE # 07-113-SPH

WE DO NOT NEED A GATEHOUSE OR GATES.

I VOTE FOR THE AMENDMENT TO REMOVE THE PROPOSED GATEHOUSES FROM THE PLAN.

Harris Dolan

November 11, 2006

RECEIVED

NOV 1 4 2006

ZONING COMMISSIONER

Mr. William J. Wiesman, III
Zoning Commissioner
County Courts Building
410 Bosley Avenue, Room 405
Towson, MD. 21204

Dear Sir:

I am a unit owner at the Windsor Condominiums of Perry Hall Farms located on Honeygo Blvd. I am also the Vice President of the Board of Directors. Let me say first that this Board, in applying for a zoning change, Re: the gates that were originally on the plans, **(Case #07-113-SPH),** is only at the behest of a majority of the unit owners of the condos. It was they who came to the Board asking that we do NOT have gates installed. A meeting was held and people given the opportunity to speak both for and against. After a period of about a 2 hour discussion, a vote was taken and by a count of 181 against the gates and 141 for the gates it was declared that we should go to the county and ask that the gates be eliminated from the plans. Obviously, that is why your hearing will take place. Let me be perfectly clear, that the Board is not here to do its' bidding but rather to do what the majority of the community has told us they wanted. I, as a unit owner, do NOT want to see the gates installed for a number of reasons:

1) We have many people in the community that are on a fixed income and the extra cost of operating the gates could work a hardship on them. The proponents of the gates will tell that they were sold a gated community and I won't dispute their claim. I can only tell you that my salesman did NOT mention gates until after I had signed on the dotted line, and then only in passing such as "Oh by the way, the developer tells me this MAY be a gated community". Gates had no bearing on my purchasing a unit in this community and I have my doubts as to whether it did for anyone else.

2) I, and many like me, see this as a potential safety hazzard. The South entrance will have the ability to accept 2 ½ cars on the apron waiting for the gates to open. The North barely has room for 1 car. This means that cars could line up on Honeygo Blvd. causing a potential for rear end collisions. This will only be worse after the County cuts Honeygo through to Belair RD and traffic increases. I have written to the County Highway Dept. asking them to narrow the lanes slightly and install a left turn lane. They denied my request because they want wider lanes for bicycles.

3) The posted speed limit on Honeygo Blvd. Is 40 MPH. One could get run over if you only do the posted limit. The actual speed on that road is 50 MPH and up. Motor cycles use it as a raceway. Many of our residents are seniors, although it is a mixed community, they are not always as quick to make turns as some younger people. Many times I hear horns blowing for people to get out of the way I'm coming through.

These are just some of the things that concern me, and I would implore you to uphold the majority vote and eliminate the gates from the plans.

Sincerely,

Robert H. Bryant
9511 F Kingscroft Terrace
Perry Hall, MD 21128

Case #07-113-SPH

9504-E Amberleigh Lane
Perry Hall, MD 21128
11-13-06

William J. Wiseman, III
Zoning Commissioner
401 Bosley Ave - Rm 405
Towson, MD 21204

RECEIVED
NOV 14 2006
ZONING OFFICE

Dear Sir:

We oppose the gates and gate-house in our community for the following reasons:

1. A backup of cars at gatehouse would cause a serious traffic hazzard on Honeygo Blvd.

2. Maintenance and employment would be cost prohibitive.

3. Due to a large unsecured area, the gates would not provide maximum security.

We will appreciate your consideration.

Sincerely,

Alan & Pat Bell

410-529-6492

9504 C Amberleigh Lane
Perry Hall, Md. 21128

November 9, 2006

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson, Maryland 21204

To Whom It May Concern:

I am writing this letter referring to Case #07-113-SPH. We would like to inform you of the dangerous traffic situation that would occur to the entrance and exit of our development. Perry Hall Farms (Windsor) There is not enough room for cars to make turn off of Honeygo Blvd. Please amend the plan so that the gatehouse and gates at the entrances be removed from the Final Development Plan for Perry Hall Farms Section III.

Thank you,

Rudolph Mech

Carolyn Mech

RECEIVED November 9, 06

NOV 1 5 2006

ZONING COMMISSIONER

Dear Sir:

In reference to case # 07-113-SPH concerning installation of a gate house + gate to the Windsor Condo of Perry Hall I would like to register my vote of (NO GATE HOUSE) at our complex. My reason is that there is an awful full flow of traffic most of the time on Honeygo Blvd. And there will be much more bumper to bumper traffic in a few more years as they finish building houses + condos in our area. It is hard enough making a left hand turn to get in our parking area now + the future will make it much harder to get on out parking lot. We can always take another vote four or five years down the road if we see a large number of crimes being commited in our developement, but such is not the case now and I see no reason for the gates at this time. Plus we have C.O.P.S. on patrol duty now.

My vote is NO.

Thank you

Henry E. Yeagley

9504H Amberleigh Lane 21128

WILLIAM T. WISEMAN, III
ZONING COMMISSIONER
COUNTY COURTS BUILDING
401 BOSLEY AVENUE, ROOM 405
TOWSON MD 21204

RECEIVED
NOV 16 2006
ZONING COMMISSIONER

NOVEMBER 15, 2006

DEAR SIR,

IN REFERANCE TO CASE # 07-113-SPH & BEING A RESIDENT OF PERRYHALL FARMS SECTION III. WE ARE FOR THE AMENDMENT, THE REMOVAL OF THE GATE HOUSE & GATES AT THE ENTRANCES TO OUR COMMUNITY.

THANK YOU

THADDEUS GROCHOWINA
JOAN A. GROCHOWINA

9500 Q AMBERLEIGH LN.
PERRY HALL MD 21128

Thaddeus Grochowina
Joan A. Grochowina

RECEIVED

NOV 16 2006

ZONING COMMISSIONER

Mrs. Geraldine O. Villella
9500 A Amberleigh Lane
Perry Hall, MD. 21128
410-256-4175

November 15, 2006

Mr. William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson, MD. 21204

Re: Final Development Plan for
Perry Hall Farms Section III
Removal of Proposed Gatehouses
and Gates
Case #07-113-SPH

Dear Mr. Wiseman,

Unfortunately, I will not be able to attend the meeting on Monday, November 27, 2006.

However, I would like to express my concerns about the proposed Gatehouse and Gate on Amberleigh Lane and Honeygo Blvd.

I live at 9500 A. Amberleigh Lane and have a "birdseye" view of the incoming and outgoing traffic at the intersection of Amberleigh and Honeygo Blvd. The traffic on Honeygo Blvd. is very heavy, especially during a long rush hour in the morning and afternoon. Also the vehicles go well above the speed limit and also use Amberleigh Lane as a "turnaround."

I know firsthand the problems involved with a gatehouse and gates since I lived at the Versailles Apartments in Towson for many years and the gates were constantly being driven through by impatient drivers and broken down, which even there caused backups even through Charles Street Avenue is certainly not as busy as Honeygo Blvd.

Gates and a gatehouse at the entrance of Honeygo and Amberleigh Lane means many accidents waiting to happen!! I have come to this conclusion because of the speeding on Honeygo Blvd., not enough space for cars to "line up" waiting to get into the community and traffic congestion in this area.

Thank you so much for considering my concerns.

Sincerely,

Geraldine O. Villella

Geraldine O. Villella

November 14, 2006

RECEIVED

NOV 16 2006

ZONING COMMISSIONER

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson, Md. 21204

Re: Case #07-113-SPH

Dear Sir:

I want to go on record that I am in favor of the above captioned case to allow the amendment to remove the proposed gatehouses and gates at the entrance to our community.

Sincerely:

Theresa A. Seufert

Theresa A. Seufert
9504 Amberleigh Lane Apt.D
Perry Hall, Maryland 21128

November 17, 2006

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue Room 405
Towson, Maryland 21204

Dear Mr. Wiseman: Case #07-113-SPH

We are opposed to having gates at the entrances of the Windsor Condos at Perry Hall Farms for the following reasons:

1. Traffic coming up or going down Honeygo Blvd. would be backed up and tie up traffic trying to proceed on Honeygo and entering Amberleigh Lane especially during commuter's hours.
2. Possibility of additional cars trying to get through gates along with car in front of and having broken gates and damaged cars.
3. Short distance from Honeygo to gates on Amberleigh would create tie ups and angry people.
4. Visitors not having a pass or card unable to contact person involved to let them have access to property.
5. Our development would be less secure if combination or card is given to delivery persons and outsiders not living at complex.

The above also applies to the entrance of Brockwell at North Entrance.
We would appreciate it if you will consider removal of proposed gatehouse and gates.

Thank you for your consideration:

Sincerely yours:
John T. Scott, Jr.
John T. Scott Jr.
V. Dorothy Scott
V. Dorothy Scott
9500 M Amberleigh Lane
Perry Hall, Maryland 21128

RECEIVED
NOV 20 2006
ZONING COMMISSIONER

9504 G Amberleigh Lane
Perry Hall, Maryland 21128
November 17, 2006

RECEIVED
NOV 20 2006
ZONING COMMISSIONER

Mr. William Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson, Maryland 21204

RE: Case No. 07-113-SPH

Dear Mr. Wiseman:

My husband and I reside in the Windsor Condomiums. Last year our residents held an election as to whether or not to have gates or a gate-house at the entrances of our community. A ballot was sent to each resident. The proxy ballots which were sent to Thornhill, the management company, and the ones hand-carried by the residents were counted at a Special Meeting which was held on November 29, 2005. The results were 180 votes against the gates and gatehouse and 141 for. My husband and I were asked to help register attendees and count all the ballots and proxies on that night. The counters included those residents representing both sides of the issue. I can assure you that the vote was accurate.

Since that time a resident of our community who was FOR the gates, discovered that because the developer had put the gates on his plat, that we could not vote them down. We have already had one hearing on this matter, and there will be another on November 27, 2006, at 9 A.M. before the Zoning Commission.

My husband and I will be out-of- town. We would still like to go on record as opposing the gates and the gatehouse for the following reasons:

1. Traffic on Honeygo Boulevard has increased considerably in the last year due to extension of the road. The gates and gatehouse would be fairly close to Honeygo Boulevard which could cause many tie ups

and possible accidents especially during rush hour traffic. The Traffic Department has already suggested that if we get gates that we not close them until after P.M. rush hour or approximately 7 P.M. The traffic will continue to increase when the road is further extended to Belair Road which is in the very near future.

2. If we were to get only the gates without the gatehouse, the means to access the community would be a problem. The use of a key pad or key cards would be difficult as we are an older population. Key cards can be lost, and number codes can be forgotten easily. How would guests access the community?

3. Finally, if there was a gatehouse, we would then need to hire someone to man it. This would cost money for salary, benefits, and vacations. What would be done if the person did not show up for work? Most of our residents live on fixed incomes. We have already had an increase in our Condo fees this year. Many people would find it a hardship if the fees were again raised, and this is what would happen if the gates and gatehouse were erected.

4. Even if the gates were installed, this would not prevent crime from occurring in our community. The whole back of the development remains unfenced with no plans to change that status. They are building homes in back of the community adjacent to the unfenced sector leaving that area open for trespass.

To reiterate, my husband and I are not for erecting gates or a gatehouse at the entrances of our community. Thank you for you time.

Very truly yours

Pamela A Lehman (Thomas)

pal
cc Joe Jason

RECEIVED

NOV 2 0 2006

ZONING COMMISSIONER

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Ave, Room 405
Towson MD. 21204

RE: Case # 07-113 –SPH

Dear Mr. Wiseman,

I am unable to attend the meeting with regards to the gate house and gates for The Windsor Condominiums at Perry Hall Farms. I live at 9606 Amberleigh Lane Apt H. in this facility. I want to express my deep concern for the potential problems this gate house and gate would present if allowed to move forward. Despite the fact that it will increase my condo fee I feel it will present a tremendous hazard with regard to the flow of traffic from Honeygo Blvd. into this facility without providing any additional security. I have lived in this area for over 50 years and have seen and experience many changes however this is one that would not be in our best interest. Please accept this letter as my vote against the proposed Gate House and Gates at the Windsor Condominiums at Perry Hall Farms case # 07-113-SPH.

Sincerely,

Dorothy A. Wagner

Dorothy A. Wagner

November 18, 2006

Zoning Commissioner
Attn: William J. Wiseman, III
County Courts Bldg.
Towson, Md. - 21204

RECEIVED
NOV 20 2006
ZONING COMMISSIONER

Dear Sir:

In reference to case - # 07-113-SPH., as residents of the Windsor Condominiums at Perry Hall we would like to express our opinion concerning the need for gatehouses and gates in our community.

We feel we do not need the gates. Our concern is the traffic back-up at the gates. There are no turning lanes for right or left turn traffic off of Honeygo Blvd. an example of this is Oakcrest Village Gates. There are two lanes entering and sometimes there a back-up of four or five cars in each lane. They have right and left turn lanes and a 35 mile speed limit on Walther Blvd. We have no turn lanes and a 40 mile speed limit on Honeygo Blvd. We feel this could cause accidents and traffic congestion at the entrance.

Our suggestion is to leave well enough alone.

Sincerely,

Mr. + Mrs. Louis H. Linker, Jr.
9511-A. Ringcroft Terr.
Perry Hall, Md. 21128

07-113-SPH
11/27

9606 Amberleigh Lane, Unit D
Perry Hall, Maryland 21128
November 15, 2006

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Ave, Room 405
Towson, Maryland 21204

RECEIVED
NOV 20 2006
ZONING COMMISSIONER

Dear Mr. Wiseman,

This letter is in reference to the County Zoning Commission Final Development Plan for Perry Hall Farms Section III.

We, the undersigned, would like to express our opinion regarding the amendment which would allow the removal of the proposed gatehouse and gates at the entrances to our community. We are definitely opposed to installation of these unnecessary gates as they will create traffic congestion and may cause accidents, injuries and possibly deaths.

Unfortunately, we will both be out of town on November 27 and will not be able to attend the hearing to vote in favor of the amendment which would allow the removal of the proposed gatehouses and gates at the entrances to our community.

Sincerely
A. Richard Price, Jr.
Glenda C. Price

cc:
Joe Jason - President of Condo Assoc.
Sue Garrison - Building Captain for 9606

Bill Wiseman - FW: CASE #07-113-SPH

From: "Lewatowski, Ella M" <Ella.M.Lewatowski@bge.com>
To: <wwiseman@co.ba.md.us>
Date: 11/16/06 8:07 AM
Subject: FW: CASE #07-113-SPH

Good morning Mr. Wiseman,

I was unable to attend the meeting on November 27th, I am sending this email to show my support for amendment or Case #07-113-SPH.

I do not think the gates should be constructed for very good reasons: It will be very expensive to maintain them, and in my opinion will cause problems with traffic backups on Honeygo Blvd.

Sincerely,

Ella Lewatowski
9503 Kingscroft Terrace
Apt K
Perry Hall, Md. 21128
410-248-2224

>>> This e-mail and any attachments are confidential, may contain legal, professiona

Bill Wiseman - FW: CASE #07-113-SPH

From: <ronjoeseph@comcast.net>
To: <wwiseman@co.ba.md.us>
Date: 11/15/06 7:47 PM
Subject: FW: CASE #07-113-SPH

---------- Forwarded Message: ----------
From: ronjoeseph@comcast.net
To: wwiseman@co.ba.md.os
Cc: ella.m.lewatowski@bge.com
Subject: CASE #07-113-SPH
Date: Thu, 16 Nov 2006 00:23:58 +0000
Dear Mr. Wiseman,
Since I will not be able to attend the meeting on Nov 27th, I am sending this email to show my support for amendment or case #07-113-SPH.
I do not think the gates should be constructed for two reasons: They will become very expensive to maintain and will cause problems with traffic backups on Honeygo Blvd.

Sincerely,
Ronald J Lewatowski
9503 Kingscroft Terrace
Apt K
Perry Hall, Md. 21128
410 248 2224

Bill Wiseman - Zoning Hearing: Case #07-133-SPH

From: "Barnaba, Bruce" <Bruce.A.Barnaba@constellation.com>
To: <wwiseman@co.ba.md.us>
Date: 11/15/06 8:14 AM
Subject: Zoning Hearing: Case #07-133-SPH
CC: <bruceboc@comcast.net>

To: William J. Wiseman, III (Baltimore County Zoning Commissioner)

I support the proposed amendment to the Final Development Plan for Perry Hall Farms Section III (amendment drops gatehouses and gates). I believe that the originally proposed gatehouses and gates will be unnecessary for our community.

Sincerely,
Bruce Barnaba
9502 F Amberleigh Lane
Perry Hall, MD 21128

(Windsor Condominiums at Perry Hall)

>>> This e-mail and any attachments are confidential, may contain legal, professional or other privileged information, and are intended solely for the addressee. If you are not the intended recipient, do not use the information in this e-mail in any way, delete this e-mail and notify the sender. CEG-IP2

Bill Wiseman - Case #07-113-SPH

From: <jhrh61984@comcast.net>
To: <wwiseman@co.ba.md.us>
Date: 11/13/06 1:00 PM
Subject: Case #07-113-SPH
CC: <JTHudak@comcast.net >

RE: CASE #07-113-SPH

We DO NOT want gatehouses or gates in our community.

We've had experience with gates before and found them to be expensive, troublesome, and they did not deter anyone wishing to enter the community. The gates were out of service frequently and it was difficult to obtain service in a reasonable timeframe and price. Here at the Windsors we would need two -- so it would be more expensive and expecially dangerous since we enter/exit from Honeygo Blvd. which has very heavy traffic. (There is a blindspot from Brockwell Lane looking north on Honeygo Blvd. - adding to the problem.)

Thanks for your consideration of our viewpoint.

Randolph & Joan Harris
9601 Amberleigh Lane
Perry Hall, MD

11/27

Bill Wiseman - Zoning Commission Question

From: " John and Peggy Rowe" <marjo@bcpl.net>
To: <wwiseman@co.ba.md.us>
Date: 10/26/06 5:06 PM
Subject: Zoning Commission Question

Dear Sir, We are residents of the Windsor Condominiums on Honeygo Blvd. in Perry Hall. A hearing, case # 07-113-SPH is set for Nov. 27. With regard to this matter, we would like to go on record as being opposed to the placement of gates and a gatehouse on Amberleigh Lane, the main entry road into the Windsor complex. We are concerned that as the traffic on Honeygo continues to increase, as we all know it will, gates and a gatehouse which would be located very close to Honeygo Blvd. would contribute greatly to traffic jams from Honeygo to Amberleigh Lane. This traffic flow problem would be even worse in times of inclement weather--i.e.. snow, ice, rain, fog. This would cause a hardship on us all all the others who live in the Windsor community.
We are hopeful that you, and the other members of the board, will take these concerns into consideration and move to prohibit the establishment of gates and a gatehouse.

marjo@bcpl.net

Yours truly, John & Peggy Rowe
9500 Amberleigh Ln, Perry Hall MD 21128

11/27/06

Bill Wiseman - Nov. 27th Zoning meeting Case # 07-113-SPH

From: Debbie Edmunds <debedmunds@comcast.net>
To: <wwiseman@co.ba.md.us>
Date: 11/08/06 4:10 PM
Subject: Nov. 27th Zoning meeting Case # 07-113-SPH

Dear Mr. Wiseman:
I am a resident of the Windsor Condos @ Perry Hall Farms and I am writing in lieu of my ability to attend the zoning commission meeting being held on Nov. 27, 2006. This meeting is to address the amendment that would allow the removal of the proposed gatehouses and gates at the entrances of my community. **It is case number 07-113-SPH**
I am sure you have received other correspondence in regard to this issue from other concerned unit owners. My concerns are numerous and having had previous experience with these potential problems caused specifically by the instillation of these type of entrance nuisances, I would like to go on record as to my disdain for just such an addition to our residence.
These types of entrance gates have not only caused major traffic issues. There are already increasing concerns since the population in and around our community has more than doubled just recently due to increased amounts of available housing and the main thoroughfare of "Honeygo Blvd." being extended to Forge Road for access to Belair Rd and other outlets. We have seen the traffic greatly on the rise already.
The gates or gatehouses also create the issue of easy access to the residence and their guest not to mention potential delay of access to emergency vehicles.
In addition to the previously mentioned concerns, there is the issue of costly repairs when damaged or malfunctioning occurs, which is a frequent problem with such gates. The added expense of issuing pass keys or instillation of a method of entry is also a genuine issue.
I could continue with a list of potential but real problems, but in the interest of your time, I will close by stating that the gates are a farce as far as security is concerned. They will neither enhance our safety nor detained any potential criminal intent since the remainder of our buildings are not secure by means of complete fencing or any other type of deterrent necessary.
Please know that your time and consideration in this matter is appreciated and I request only your support in looking into the reality of this issue.

Sincerely,

Debra Edmunds
9500 Amberleigh Lane
Unit B

Bill Wiseman - Windsor at Perry Hall Farms gates

From: "buck & jeanne" <moon9011@comcast.net>
To: <wwiseman@co.ba.md.us>
Date: 11/09/06 8:21 PM
Subject: Windsor at Perry Hall Farms gates

Dear Mr. Wiseman,

My wife and I can't be present at the zoning hearing on November 27 for Case #07-113-SPH regarding amending the Final Development Plan for Perry Hall Farms Section III. We understand the amendment would allow the removal of the proposed gatehouse and gates at the entrances to our community. We are for the amendment to remove the gatehouse and gates and would like to cast our vote in that regard. We feel that the gates would cause a problem on an already busy Honeygo Boulevard which does not have a designated turn lane and that this could ultimately lead to serious accidents. It's my understanding that no provision was made by the builder, Ryan Homes, for the proper wiring for communications to allow visitors and delivery people to contact residents of our community and this would cause backups and further problems at the entrances and on Honeygo Boulevard.

Thank you,

Harry and Jeanne Cahill
4503 R Dunton Terrace
Perry Hall, Maryland 21128

Bill Wiseman - case #07-113-sph against gatehouse & gates

From: <RJones3816@aol.com>
To: <wwiseman@co.ba.md.us>
Date: 11/10/06 5:14 PM
Subject: case #07-113-sph against gatehouse & gates

ZONING COMMISSIONER - WILLIAM J WISEMAN,III MY WIFE AND I LIVE AT THE WINDSOR CONDOS @ PERRY HALL. WE WOULD LIKE TO VOTE AGAINST THE GATEHOUSE ISSUE. THE GATES WOULD CAUSE A GREAT RISK TO MOTORISTS ON HONEYGO BLVD WITH MANY TRAFFIC ACCIDENTS. THERE IS NOT ENOUGH ROOM FROM HONEYGO BLVD TO THE PROPOSED GATES ON A FOUR LANE ROAD WHICH ALREADY HANDLES A LARGE AMOUNT OF TRAFFIC. THANK YOU, RICH & JUDY JONES - 4501 C TALCOTT TERRACE - PERRY HALL,MD 21128

Bill Wiseman - Case No. 07-113-SPH

From: <roseofva@comcast.net>
To: <wwiseman@co.ba.md.us>
Date: 11/11/06 8:23 AM
Subject: Case No. 07-113-SPH
CC: <jnosaj37@comcast.net>

Mr. William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue
Room 405
Towson, MD 21204

Dear Mr. Wiseman:

This email pertains to the zoning hearing scheduled for Monday, November 27 at 9AM to amend the Final Development Plan for Perry Hall Farms Section III - Gatehouses and Gates.

As my husband I will not be able to attend this hearing we wanted our feelings made known regarding this subject. Earlier our community had taken a vote as to whether or not to proceed with this installation and the **majority** voted **not** to have the Gatehouses and Gates.

We are still of the same mindset and **DO NOT** want this expenditure made, nor have the installation of either Gatehouses and/or Gates for our community.

Thank you for your time and cooperation in this matter.

Henry and Rosina Morris
9503H Kingscroft Terrace
Windsor Condominiums at Perry Hall Farms
Perry Hall, MD 21128
443-421-1587
roseofva@comcast.net

Bill Wiseman - Gatehouses and Gates

From: <rogus850@aol.com>
To: <wwiseman@co.ba.md.us>
Date: 11/11/06 1:47 PM
Subject: Gatehouses and Gates

Referring to Case #07-113-SPH My husband and I are against the having Gatehouses and Gates put up at the condos. at the Windsor Condos. We think having them put up would be a traffic hazard because of the volume of traffic on Honeygo Blvd.

Irene and Steve Roguski
9503 Kingscroft Terr. Unit M
Perry Hall, Md. 21128

Bill Wiseman - Case #07-113-sph

From: "philbet@netzero.net" <philbet@netzero.net>
To: <wwiseman@co.ba.md.us>
Date: 11/11/06 12:39 PM
Subject: Case #07-113-sph

To William Wiseman, III

I am writing to request you amend the Final Development Plan for Perry Hall Farms Section III which would allow the removal of the proposed gatehouse and gates at entrances to our community. The entrance would cause a bottleneck at the entrance during rush hour and would not serve any purpose. Thank you for helping remove the gatehouse from the plans.

Betty-Jane and Philip H. Brendel

9502-C Amberleigh Lane, Perry Hall, MD 21128

11/27

Bill Wiseman - CASE #07-113-SPH

From: "jrdurkin" <durkin23@concentric.net>
To: <wwiseman@co.ba.md.us>
Date: 10/27/06 2:36 PM
Subject: CASE #07-113-SPH

I'm a resident of the Windsor Condominiums and will be out of town on the date (Nov. 27) of the hearing concerning the Gatehouse and Gates. Could you please email me the correct mailing address and a contact name so that I can forward a letter regarding my feelings on this subject.

Thanks and have a great day.

Jim Durkin

James E. Durkin
9500 G Amberleigh Lane
Perry Hall, MD 21128-9445

Bill Wiseman - Case #07-113-SPH

From: "Pat Guarino" <pguarino@worldnet.att.net>
To: <wwiseman@co.ba.md.us>
Date: 11/10/06 7:18 PM
Subject: Case #07-113-SPH

William J. Wiseman, III
Zoning Commissioner
County Courts Bldg.
401 Bosley Ave., Rm. 405
Towson, MD 21204

RE: Case #07-113-SPH

Dear Mr. Wiseman:

Please register my opinion as **FOR** the amendment to the Final Development Plan for Perry Hall Farms Section III which would allow for the removal of the proposed gatehouses and gates at the entrances to our community.

Thank you for your time and trouble,

Patricia Guarino
4501 M Talcott Terrace
The Windsors at Perry Hall Farms
Perry Hall, MD 21128

CASE NUMBER: 07-113-SPH **Honeygo Boulevard and Cross Road**
Location: SE corner of Honeygo Boulevard and Cross Road
11th Election District, 5th Councilmanic District
Legal Owner: Windsor Condominium at Perry Hall Farms, Inc.; Joseph Jason, President B.O.D.

SPECIAL HEARING To amend Final Development Plan for Perry Hall Farms Section III - to remove proposed gatehouses and gates.

Hearing: Monday, 11/27/2006 at 9:00:00 AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

OPPOSE GATES - AMEND THE PLAN	FAVOR GATES – DO NOT AMEND PLAN
Shirley M. Wilson	Jesse and Dorothy House
Madalyn Petroff	Marco and Geraldine Mejia
Athelene Eishley	Gail and Paul Loomis
Catherine M. Maranto	Helen Ruppel
James E. and Rosemarie J. Durkin	Daniel B. Beres
Richard F. Orrell	Marion E. Kozub
John H. and Joyce A. Middlestadt	Pat and John Verleger
Susan Schaefer	
Charles A. Serio	
Robert E. and Catherine E. Stith	
Harris Dolan	
Robert H. Bryant	
Alan and Pat Bell	
Rudolph and Carolyn Mech	
Henry E. Yeagley	
Thaddeus and Joana Grochowina	
Geraldine O. Villella	
Theresa A. Seufert	
John T. Scott Jr. and V. Dorothy Scott	
Pamela A. Lehman (Thomas)	
Dorthy A. Wagner	
Mr. and Mrs. Louis H. Lindman Jr.	
A. Richard Price Jr. and Glenda C. Price	
Ella and Ronald J. Lewatowski	
Bruce Barnaba	
Randolph and Joan Harris	
John and Peggy Rowe	
Debra Edmunds	
Harry and Jeanne Cahill	
Rich and Judy Jones	
Henry and Rosina Morris	
Irene and Steve Roguski	
Betty June and Philip H. Brendel	
Pat Crawford	
Carolyn S. Garrison	
C.W. Ford	
Patricia Guarino	
Joseph Meyers	
Catherine M. Maranto	
Dominic and Jessie Villa	
E. Matthew and Hilda Faulhaber	
Marlene and Robert Peake	
Dorothy B. King	

November 16, 2006

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Ave -
Room 405
Towson, MD 21204

Case #07-113-SPH

Mr. William J. Wiseman, III,

I'm writing in reference to the Amendment of the gatehouse and gates issue - Case #07-113-SPH.

As a resident of The Windsor Farms Condominium, I'm in favor of having/installing gatehouse and gates at the entrances of the Condo.

Thanking you in advance for approving in favor of installing gatehouse and gates at the Windsor Condominium at Perry Hall Farms.

Sincerely,

(Mrs.) Helen G. Ruppel
9503 Kingscroft Terrace
Unit F
Perry Hall, MD. 21128-9460
410-529-1931

Helen G. Ruppel
9503 Kingscroft Terr.
Unit F
Perry Hall, MD 21128

BALTIMORE MD 212
16 NOV 2006PM 4 L

United Way
USA39

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Ave
Room 405
Towson MD 21204

21204-4425 C010

Mrs. Helen Ruppel
9503 Kingscroft Terr. Apt. F
Perry Hall, MD 21128

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: January 11, 2008

TO: Timothy Kotroco, Director
Permits & Development Management

FROM: Linda B. Fliegel
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES/CASES DISMISSED**

NAME	*CASE NUMBER*	*DATE OF ORDER OF DISMISSAL*
2004		
ERIC DOTT PROPERTY/PDM XI-964	04-027-M	MAY 29, 2007
2006		
GEMCRAFT HOMES	CBA-06-022	SEPT. 26, 2007
2200 ROLLING ROAD	CBA-06-029	OCT. 31, 2007
TERRY WILLIAMS	CBA-06-012	OCT. 11, 2006
TERRY WILLIAMS	CBA-06-036	OCT. 11, 2006
TREAVOR & KELLY WELLS	04-343-X *and* 06-073-X	SEPT. 27, 2007
JAMES REILMAN	06-029-SPH	OCT. 18, 2007
JAMES REILMAN	06-660-SPH	OCT. 18, 2007
BENHOFF BUILDERS, INC.	06-257-A	MAY 31, 2007
FRANCIS & PHYLLIS COPPERSMITH	06-676-SPH	NOV. 7, 2007
2007		
CHARLESTOWN – DRC	CBA-07-106	SEPT. 7, 2007
RUN CROSSING	CBA-07-121	JULY 27, 2007
FULLERTON FEDERAL SAVINGS	CBA-07-127	OCT. 2, 2007
ANGELA L. SIDBURY	07-111-SPHA	SEPT. 26, 2007
WINDSOR CONDOMINIUM-PERRY HALL	07-113-SPH	AUG. 31, 2007

APPEAL

Petition for Special Hearing
Honeygo Blvd. & Cross Road
S/east corner of Honeygo Blvd., and Cross Road
11th Election District – 5th Councilmanic District
Legal Owners: Windsor Condominium @ Perry Hall Farms, Inc.

Case No.: 07-113-SPH

Petition for Special Hearing (September 13, 2006)

Zoning Description of Property

Notice of Zoning Hearing (September 28, 2006)

Certification of Publication (The Jeffersonian – November 9, 2006)

Certificate of Posting (November 4, 2006) by Linda O'Keefe

Entry of Appearance by People's Counsel (September 28, 2006)

Petitioner(s) Sign-In Sheet – 3 Sheets

Protestant(s) Sign-In Sheet - none

Citizen(s) Sign-In Sheet – 2 Sheets

Zoning Advisory Committee Comments

Petitioners' Exhibit
1. Red Lined Site Plan
2. DRC Approval (9-5-06)
3. Site Plan of Condo Area
4. Declaration of Windsor Condominium
5. Bylaws of Windsor Condominium
6. Bureau of Traffic Engineering – Wiles Letter
7. Notice Letter of Special Meeting
8. Minutes of Special Hearing
9. Resolution to move gates - 3/14/05 Meeting
10a. Letter to Traffic Engineering
10b. Response regarding left turn lane
11. 10/28/05 Letter to Unit Owners
12. Minutes of 12/21/05 Board Meeting

Protestants' Exhibits:
1. Perry Hall Farms – Section III
2. Final Landscape Plan
3. Condo Registration – Public Offering Statement
4. Fencing – Photo
5. Southeast Island denoting location of Gate House (proposed)
6. Rough in for Utilities on Island
7. Ryan Homes Advertisement
8. Literature Rec'd at visit to Perry Hall Farms
9. The Ryan Promise
10. Public Offering Statement
11. Photo of Northern Gate Location

Miscellaneous (Not Marked as Exhibit)
1. Correspondence dated 1/23/07
2. Findings of Fact and Conclusion of Law (98-65-A)
3. Opposition of and In Favor of Listings

Zoning Commissioner's Order (GRANTED – April 9, 2007)

Notice of Appeal received on April 20, 2007 by Joanne Weyant

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner
Timothy Kotroco, Director of PDM
Herbert Burgunder, III
Marvin Singer, Esq.
Michael Mannes, Esq.
Ray Hopkins
Please attached list

date sent May 10, 2007, klm

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 27, 2006

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 113
7-113-SPH
WINDSOR CONDOMINIUM @ PERRY HALL FARMS
HONEYGO BLVD & CROSS RD
VARIANCE - TO REMOVE GATEHOUSES
& GATES

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 113 .

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 2, 2006

Item Number(s): 113-130

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 11, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-113- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request to remove the proposed gatehouse from the final development plan for section III of Perry Hall Farms subdivision.

For further questions or additional information concerning the matters stated herein, please contact Kevin Gambrill in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lynn Lanham

CM/LL

W:\DEVREV\ZAC\7-113.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: October 2, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 2, 2006
Item Nos. 07-113, 118, 120, 121, 122,
123, 124, 125, 126, 127, 128, 129, 130,
and 133

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS- 10022006.doc

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 5, 2006

Herbert Burgunder, III, Esquire
1501 Sulgrave Avenue, Suite 207
Baltimore MD 21209

RE: **PETITION FOR SPECIAL HEARING**
SE Corner of Honeygo Boulevard and Cross Road
(Honeygo Boulevard & Cross Road)
11th Election District – 5th Council District
Windsor Condominium at Perry Hall Farms, Inc., Legal Owner;
Joseph Larson, President B.O.D., Contract Purchaser
Case No. 07-113-SPH

Dear Mr. Burgunder:

As Mr. Wiseman indicated at the hearing on November 27, 2006, this is to provide written notice of the new hearing date, which has been scheduled for Friday, January 19, 2007 at 9:00 am in the County Courts Building, 401 Bosley Avenue, Room 407, Towson, Maryland.

In the event that this date is inconvenient to the attorneys or their respective clients, please let me know at your earliest convenience.

Very truly yours,

Debbie Wiley
Legal Administrative Secretary
to the Zoning Commissioner
for Baltimore County

c: Marvin I. Singer, Esquire, 10 East Baltimore Street, Suite 901, Baltimore MD 21202

Jesse and Dorothy House
9504-I Amberleigh Lane
Perry Hall MD 21128

Marco T. and Geraldine K. Mejia
9601-K Amberleigh Lane
Perry Hall MD 21128

Gail and Paul Loomis
9501 Kingscroft Terrace Unit P
Perry Hall MD 21128

Helen G. Ruppel
9503 Kingscroft Terrace Unit F
Perry Hall MD 21128

Shirley M. Wilson
9502-K Amberleigh Lane
Perry Hall MD 21128

Madalyn Petroff
9502-G Amberleigh Lane
Perry Hall MD 21128

Athelene Eishley
9503-B Kingscroft Terrace
Perry Hall MD 21128

Catherine M. Maranto
No address given

James E. & Rosemarie J. Durkin
9500-G Amberleigh Lane
Perry Hall MD 21128

Richard F. Orrell
4501 Talcott Terrace Apt J
Perry Hall MD 21128

John H. and Joyce A. Middlestadt
9504-P Amberleigh Lane
Perry Hall MD 21128

Susan Schaefer
9504-N Amberleigh Lane
Perry Hall MD 21128

Charles A. Serio
9500-F Amberleigh Lane
Perry Hall MD 21128

Robert E. and Catherine E. Stith
9511-M Kingscroft Terrace
Perry Hall MD 21128

Harris Dolan
9503-A Kingscroft Terrace
Perry Hall MD 21128

Robert H. Bryant
9511-F Kingscroft Terrace
Perry Hall MD 21128

Alan and Pat Bell
9504-E Amberleigh Lane
Perry Hall MD 21128

Rudolph and Carolyn Mech
9504-C Amberleigh Lane
Perry Hall MD 21128

Henry E. Yeagley
9504-H Amberleigh Lane
Perry Hall MD 21128

Thaddeus and Joanna Grochowina
9500-Q Amberleigh Lane
Perry Hall MD 21128

Geraldine O. Villella
9500-A Amberleigh Lane
Perry Hall MD 21128

Theresa A. Seufert
9504-D Amberleigh Lane
Perry Hall MD 21128

John T. Scott Jr. & V. Dorothy Scott
9500-M Amberleigh Lane
Perry Hall MD 21128

Pamela A. Lehman (Thomas)
9504-G Amberleigh Lane
Perry Hall MD 21128

Dorothy A. Wagner
9606-H Amberleigh Lane
Perry Hall MD 21128

Mr. & Mrs. Louis H. Lindman Jr.
9511-A Kingscroft Terrace
Perry Hall MD 21128

Richard Price Jr. & Glenda Price
9606-Q Amberleigh Lane
Perry Hall MD 21128

Ella and Ronald J. Lewatowski
9503 Kingscroft Terrace Apt K
Perry Hall MD 21128

Bruce Barnaba
9502-F Amberleigh Lane
Perry Hall MD 21128

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Perry Hall MD 21128

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Perry Hall MD 21128

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4503-R Dunton Terrace
Perry Hall MD 21128

Rich and Judy Jones
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Perry Hall MD 21128

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9503-H Kingscroft Terrace
Perry Hall MD 21128

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Perry Hall MD 21128

Carolyn S. Garrison
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Perry Hall MD 21128

C.W. Ford
9601-R Amberleigh Lane
Perry Hall MD 21128

Patricia Guarino
4501-M Talcott Terrace
Perry Hall MD 21128

Joseph Meyers
9511-J Kingscroft Terrace
Perry Hall MD 21128

Dominic and Jessie Villa
9504-B Amberleigh Lane
Perry Hall MD 21128

E. Matthew and Hilda Faulhaber
9500-E Amberleigh Lane
Perry Hall MD 21128

Judy Stoney
9505-L Kingscroft
Perry Hall MD 21128

Richard J. Zeiler
9602-F Amberleigh Lane
Perry Hall MD 21128

Joanne Weyant
9604-L Amberleigh Lane
Perry Hall MD 21128

Catherine Tornabene
9604-K Amberleigh Lane
Perry Hall MD 21128

Daniel Beres
9604-A Amberleigh Lane
Perry Hall MD 21128

Mark Brady
9603-b Amberleigh Lane
Perry Hall MD 21128

Vincent Drecchio
9604-F Amberleigh Lane
Perry Hall MD 21128

Joseph Sonntag
9602-A Amberleigh Lane
Perry Hall MD 21128

Doris Dietz
9506-P Amberleigh Lane
Perry Hall MD 21128

Anthony Aversa
9506-N Amberleigh Lane
Perry Hall MD 21128

Bill and John Janusziewicz
9602-J Amberleigh Lane
Perry Hall MD 21128

Nora Heaps
4500-Q Talcott Terrace
Perry Hall MD 21128

Marlene and Daniel Wyczalek
4500-R Talcott Terrace
Perry Hall MD 21128

George Fleckenstein
4500-M Talcott Terrace
Perry Hall MD 21128

Mary Ellen Wicklin
9505-N Kingscroft Terrace
Perry Hall MD 21128

Marilyn Buchanan
9509-J Kingscroft Terrace
Perry Hall MD 21128

Karen Ghassemieh
9509-B Kingscroft Terrace
Perry Hall MD 21128

Jeffrey and Rose Hanes
9602-C Amberleigh Lane
Perry Hall MD 21128

Dale and Marion Kozub
9604-B Amberleigh Lane
Perry Hall MD 21128

Francis Meek
9602-H Amberleigh Lane
Perry Hall MD 21128

Robert Hardingham
9602-E Amberleigh Lane
Perry Hall MD 21128

David Evans
9600-Q Amberleigh Lane
Perry Hall MD 21128

Warren and Alice Gunby
9602-P Amberleigh Lane
Perry Hall MD 21128

Harry R. King
9602-R Amberleigh Lane
Perry Hall MD 21128

John E. Neal
9600-J Amberleigh Lane
Perry Hall MD 21128

Bernadette Huber
9600-B Amberleigh Lane
Perry Hall MD 21128

Joseph B. Jason
4501-B Talcott Terrace
Perry Hall MD 21128

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 4, 2007

Herbert Burgunder, III, Esquire
Mt. Washington Center
1501 Sulgrave Avenue, Suite 207
Baltimore MD 21209

Marvin I. Singer, Esquire
Suite 901
10 East Baltimore Street
Baltimore, Maryland 21202

Michael H. Mannes, Esquire
108 Water Street, Suite 200
Baltimore, Maryland 21202

RE: **PETITION FOR SPECIAL HEARING**
SE Corner of Honeygo Boulevard and Cross Road
(Honeygo Boulevard & Cross Road)
11th Election District – 5th Council District
Windsor Condominium at Perry Hall Farms, Inc., Legal Owner;
Joseph Larson, President B.O.D., Contract Purchaser
Case No. 07-113-SPH

Dear Messrs. Burgunder, Singer & Mannes:

This letter is to confirm that counsel have agreed that the above-captioned matter be rescheduled for continuance on Wednesday, January 31, 2007, at 9:00 A.M., in Room 407, 4th Floor, of the County Courts Building, 401 Bosley Avenue, Towson, Maryland, 21204.

Should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,

Debbie Wiley

Debbie Wiley
Legal Administrative Secretary
to the Zoning Commissioner
for Baltimore County

c: See Attached List of Addressees

Jesse and Dorothy House
9504-I Amberleigh Lane
Perry Hall MD 21128

Marco T. and Geraldine K. Mejia
9601-K Amberleigh Lane
Perry Hall MD 21128

Gail and Paul Loomis
9501 Kingscroft Terrace Unit P
Perry Hall MD 21128

Helen G. Ruppel
9503 Kingscroft Terrace Unit F
Perry Hall MD 21128

Shirley M. Wilson
9502-K Amberleigh Lane
Perry Hall MD 21128

Madalyn Petroff
9502-G Amberleigh Lane
Perry Hall MD 21128

Athelene Ashley
9503-B Kingscroft Terrace
Perry Hall MD 21128

Catherine M. Maranto
No address given

James E. & Rosemarie J. Durkin
9500-G Amberleigh Lane
Perry Hall MD 21128

Richard F. Orrell
4501 Talcott Terrace Apt J
Perry Hall MD 21128

John H. and Joyce A. Middlestadt
9504-P Amberleigh Lane
Perry Hall MD 21128

Susan Schaefer
9504-N Amberleigh Lane
Perry Hall MD 21128

Charles A. Serio
9500-F Amberleigh Lane
Perry Hall MD 21128

Robert E. and Catherine E. Stith
9511-M Kingscroft Terrace
Perry Hall MD 21128

Harris Dolan
9503-A Kingscroft Terrace
Perry Hall MD 21128

Robert H. Bryant
9511-F Kingscroft Terrace
Perry Hall MD 21128

Alan and Pat Bell
9504-E Amberleigh Lane
Perry Hall MD 21128

Rudolph and Carolyn Mech
9504-C Amberleigh Lane
Perry Hall MD 21128

Henry E. Yeagley
9504-H Amberleigh Lane
Perry Hall MD 21128

Thaddeus and Joanna Grochowina
9500-Q Amberleigh Lane
Perry Hall MD 21128

Geraldine O. Villella
9500-A Amberleigh Lane
Perry Hall MD 21128

Theresa A. Seufert
9504-D Amberleigh Lane
Perry Hall MD 21128

John T. Scott Jr. & V. Dorothy Scott
9500-M Amberleigh Lane
Perry Hall MD 21128

Pamela A. Lehman (Thomas)
9504-G Amberleigh Lane
Perry Hall MD 21128

Dorothy A. Wagner
9606-H Amberleigh Lane
Perry Hall MD 21128

Mr. & Mrs. Louis H. Lindman Jr.
9511-A Kingscroft Terrace
Perry Hall MD 21128

Richard Price Jr. & Glenda Price
9606-Q Amberleigh Lane
Perry Hall MD 21128

Ella and Ronald J. Lewatowski
9503 Kingscroft Terrace Apt K
Perry Hall MD 21128

Bruce Barnaba
9502-F Amberleigh Lane
Perry Hall MD 21128

Randolph and Joan Harris
9601-G Amberleigh Lane
Perry Hall MD 21128

John and Peggy Rowe
9500-H Amberleigh Lane
Perry Hall MD 21128

Debra Edmunds
9500-B Amberleigh Lane
Perry Hall MD 21128

Harry and Jeanne Cahill
4503-R Dunton Terrace
Perry Hall MD 21128

Rich and Judy Jones
4501-C Talcott Terrace
Perry Hall MD 21128

Henry and Rosina Morris
9503-H Kingscroft Terrace
Perry Hall MD 21128

Irene and Steve Roguski
9503-M Kingscroft Terrace
Perry Hall MD 21128

Betty June & Philip H. Brendel
9502-C Amberleigh Lane
Perry Hall MD 21128

Pat Crawford
9504-F Amberleigh Lane
Perry Hall MD 21128

Carolyn S. Garrison
9606-J Amberleigh Lane
Perry Hall MD 21128

C.W. Ford
9601-R Amberleigh Lane
Perry Hall MD 21128

Patricia Guarino
4501-M Talcott Terrace
Perry Hall MD 21128

Joseph Meyers
9511-J Kingscroft Terrace
Perry Hall MD 21128

Dominic and Jessie Villa
9504-B Amberleigh Lane
Perry Hall MD 21128

E. Matthew and Hilda Faulhaber
9500-E Amberleigh Lane
Perry Hall MD 21128

Judy Stoney
9509-L Kingscroft
Perry Hall MD 21128

Richard J. Zeiler
9602-F Amberleigh Lane
Perry Hall MD 21128

Joanne Weyant
9604-L Amberleigh Lane
Perry Hall MD 21128

Catherine Tornabene
9604-K Amberleigh Lane
Perry Hall MD 21128

Daniel Beres
9604-A Amberleigh Lane
Perry Hall MD 21128

Mark Brady
9603-b Amberleigh Lane
Perry Hall MD 21128

Vincent Drecchio
9604-F Amberleigh Lane
Perry Hall MD 21128

Joseph Sonntag
9602-A Amberleigh Lane
Perry Hall MD 21128

Doris Dietz
9506-P Amberleigh Lane
Perry Hall MD 21128

Anthony Aversa
9506-N Amberleigh Lane
Perry Hall MD 21128

Bill and John Janusziewicz
9602-J Amberleigh Lane
Perry Hall MD 21128

Nora Heaps
4500-Q Talcott Terrace
Perry Hall MD 21128

Marlene and Daniel Wyczalek
4500-R Talcott Terrace
Perry Hall MD 21128

George Fleckenstein
4500-M Talcott Terrace
Perry Hall MD 21128

Mary Ellen Wicklin
9505-N Kingscroft Terrace
Perry Hall MD 21128

Marilyn Buchanan
9509-J Kingscroft Terrace
Perry Hall MD 21128

Karen Ghassemieh
9509-B Kingscroft Terrace
Perry Hall MD 21128

Jeffrey and Rose Hanes
9602-C Amberleigh Lane
Perry Hall MD 21128

Dale and Marion Kozub
9604-B Amberleigh Lane
Perry Hall MD 21128

Francis Meek
9602-H Amberleigh Lane
Perry Hall MD 21128

Robert Hardingham
9602-E Amberleigh Lane
Perry Hall MD 21128

David Evans
9600-Q Amberleigh Lane
Perry Hall MD 21128

Warren and Alice Gunby
9602-P Amberleigh Lane
Perry Hall MD 21128

Harry R. King
9602-R Amberleigh Lane
Perry Hall MD 21128

John E. Neal
9600-J Amberleigh Lane
Perry Hall MD 21128

Bernadette Huber
9600-B Amberleigh Lane
Perry Hall MD 21128

Joseph B. Jason
4501-B Talcott Terrace
Perry Hall MD 21128

Marlene & Robert Peake
9606-M Amberleigh Lane
Perry Hall MD 21128

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

PETITION OF Auto Properties, LLC *
23 Walker Ave.
Baltimore, Maryland 21208 *

FOR JUDICIAL REVIEW OF THE DECISION *
OF THE BALTIMORE COUNTY BOARD OF APPEALS
Old Court House *
400 Washington Ave.
Towson, Maryland 21204 *

*
*
IN THE CASE OF: Civil Action No.
CBA No. 03-360SPHA and CBA 06-109SPH *
NE/Corner East Ave. and East Ave. Relocated
*

*
* * * * * * * * *

PETITION FOR JUDICIAL REVIEW

Petitioner, Auto Properties, LLC, by its attorney, Arnold Jablon, Venable, LLP, pursuant to Rule 7-201, et. seq., hereby request judicial review of the final decision of the Baltimore County Board of Appeals filed in the above entitled matters, and in connection therewith state:

1. Petitioner was a party to the proceeding before the County Board of Appeals;

2. The decisions sought to be reviewed are:
   (a) The denial in Case No. 06-109SPH of Petitioner's request to confirm the validity of a use permit granted in 1968 by the then Zoning Commissioner of Baltimore County for off-street parking, and

(b) The denial of Petitioner's request for special hearing to permit "business" parking in a residential zone to include the storage of new unlicensed passenger vehicles.

Arnold Jablon
Venable, LLP
210 Allegheny Ave.
Towson, Maryland 21204
410-494-6298

Attorney for Petitioner

Certification of Service

IT IS HEREBY CERTIFIED that copies of the foregoing Petition for Judicial Review were delivered to the Baltimore County Board of Appeals, Old Court House, Towson, Maryland 21204; Timothy Kotroco, Director of the Department of Permits & Development Management, County Office Bldg, Towson, Maryland 21204; and to Peter M. Zimmerman, Esq., People's Counsel for Baltimore County, Old Court House, Towson, Maryland 21204, on this 2nd day of May 2007.

Arnold Jablon

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 15, 2007

Marvin I. Singer, Esquire
Law Office of Marvin I. Singer
10 East Baltimore Street, Suite 901
Baltimore, Maryland 21202

Herbert Burgunder, III, Esquire
Mt. Washington Center
1501 Sulgrave Avenue, Suite 207
Baltimore MD 21209

Michael H. Mannes, Esquire
108 Water Street, Suite 200
Baltimore, Maryland 21202

RE: **MEMORANDUM EXTENSION REQUEST - PETITION FOR SPECIAL HEARING**
SE Corner of Honeygo Boulevard and Cross Road
(Honeygo Boulevard & Cross Road)
11th Election District – 5th Council District
Windsor Condominium at Perry Hall Farms, Inc., Legal Owner;
Joseph Larson, President B.O.D., Contract Purchaser
Case No. 07-113-SPH

Dear Counsel:

This will respond to your request for an extension of time in which to file Memorandum in the above-referenced case. The deadline to submit written Memorandum will be Monday, March 5, 2007 (an extension of 12 days from the present due date of February 20, 2007).

I shall look forward to receiving your Memorandum prior to the close of business on Monday, March 5, 2007.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

MODE = MEMORY TRANSMISSION START=FEB-16 12:32 END=FEB-16 12:33

FILE NO.=798

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
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-ZONING COMMISSIONER OFF M-

********** - - ***** - 410 887 3468- *********

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 15, 2007

Marvin I. Singer, Esquire
Law Office of Marvin I. Singer
10 East Baltimore Street, Suite 901
Baltimore, Maryland 21202

Herbert Burgunder, III, Esquire
Mt. Washington Center
1501 Sulgrave Avenue, Suite 207
Baltimore MD 21209

Michael H. Mannes, Esquire
108 Water Street, Suite 200
Baltimore, Maryland 21202

RE: **MEMORANDUM EXTENSION REQUEST - PETITION FOR SPECIAL HEARING**
SE Corner of Honeygo Boulevard and Cross Road
(Honeygo Boulevard & Cross Road)
11th Election District – 5th Council District
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Joseph Larson, President B.O.D., Contract Purchaser
Case No. 07-113-SPH

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I shall look forward to receiving your Memorandum prior to the close of business on Monday, March 5, 2007.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

9504 G Amberleigh Lane
Perry Hall, Maryland 21128
May 16, 2007

To Kristen:
please file in
this case
TMK

Mr. Timothy Kotroco, Director
County Office Buiklding
111 West Chesapeake Avenue
Room 105
Towson, Maryland 21204

RE: Case 07-113-SPH
Perry Hall Farms, Section III

Dear Mr. Kotroco:

My husband and I received your letter concerning the appeal of this case by Mrs. Joanne Weyant. We just want to state that we opposed the gates being built in our community.

Unfortunately and sadly there has been much misrepresentation, half-truths, and actual untruths circulated around the community concerning this matter. Mrs. Weyant is most concerned that she bought her condo because it promised to be a "gated community". My husband and I, like others, did not predicate our purchase on this matter as the whole back of the community is open, and they are building homes adjacent to us with only a small woods as a buffer. There is also access to the community behind the "holding pond", and around the fence on Cross Road. (I have gained entrance through both accesses.) This negates the safety factor of gates. In fact, we have had two sections of fencing stolen in broad daylight.

The biggest problem with installing the gates would be with traffic on Honeygo Boulevard which has increased tremendously since it has expanded to Forge Road, and promises to increase further when completed to Belair Road. Also a new County

Park has just opened between Cross and Forge Roads, and a proposed Library is to be built in the same area increasing traffic further. We have many elderly residents whose driving is somewhat questionable at best, and in fact, have been observed to be a hazard turning into the development now. The gates would be located very close to Honeygo Boulevard. This poses a great potential for accidents.

Mrs. Weyant feels that we should erect the gates but not use them now, but further in the future. We do not understand the logic in this viewpoint. In fact, the Transportation Department has already requested that if we secure gates that we not close them until 7 P.M. due to rush hour traffic patterns instead of dusk to dawn, the usual shutdown times, especially in the winter hours.

The builder has offered the community money instead of building the gates which would help with "big ticket" repair bills that will eventually come due as our buildings age. Thus those on "fixed incomes" would not have to bear the brunt of costly assessments. Unfortunately this amount has decreased in value due to the legal fees the "Condo Association" has had to pay for the first hearing. Also "WHO" will pay for the gates to be manned at night? Unfortunately, the residents in their "Condo Fees". Many residents have stated that they know of other developments that have gates, and that the upkeep and repair can be costly.

Mrs. Weyant fails to mention that in October, 2005, proxies were sent to every resident so that they could vote on this matter. On November 29, 2005, a special meeting was held, residents were invited to voice their opinions and objections, and that a vote was taken. The gates were voted down 180 to 141 after counting both proxies and ballots. There are 368 residents in the community. We thought the

matter had been settled democractically, but the matter continues on and on.

To reiterate, we would like to vote against erecting the gates.

Sincerely yours,

Pamela A. Lehman

Pamela A Lehman

pal

RECEIVED
MAY 17 2007
07-765
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

HERBERT BURGUNDER III
HB3@HB3LAW.COM

LAW OFFICES OF
HERBERT BURGUNDER III

MT. WASHINGTON CENTER
1501 SULGRAVE AVENUE • SUITE 207
BALTIMORE, MARYLAND 21209
410-664-6500 • FAX: 410-664-6501

L. SKYE MACLEOD
OF COUNSEL
LSM@HB3LAW.COM

January 4, 2007

BY E-MAIL wwiseman@co.ba.md.us
William J. Wiseman, III
Zoning Commissioner
Baltimore County Zoning
Commissioner Office
401 Bosley Avenue, Room 405
Towson, Maryland 21204

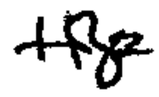
Re: Windsor Condominium at Perryhall Farms, Inc. – Special Hearing

Dear Mr. Wiseman:

While I was out of town, I received a message from Marvin Singer stating that his client would prefer January 31, 2007, for the continuation of our hearing. This date is also acceptable to my client.

If you have any questions, please do not hesitate to call me.

Sincerely,



Herbert Burgunder III

HB3:lg
cc: Windsor Condominium at Perryhall Farms, Inc.
Marvin I. Singer, Esquire
Michael H. Mannes, Esquire

HERBERT BURGUNDER III
HB3@HB3LAW.COM

LAW OFFICES OF
HERBERT BURGUNDER III

MT. WASHINGTON CENTER
1501 SULGRAVE AVENUE • SUITE 207
BALTIMORE, MARYLAND 21209
410-664-6500 • FAX: 410-664-6501

L. SKYE MACLEOD
OF COUNSEL
LSM@HB3LAW.COM

November 30, 2006

BY E-MAIL wwiseman@co.ba.md.us
William J. Wiseman, III
Zoning Commissioner
Baltimore County Zoning
Commissioner Office
401 Bosley Avenue, Room 405
Towson, Maryland 21204

Re: Windsor Condominium at Perryhall Farms, Inc. – Special Hearing

Dear Mr. Wiseman:

As requested, I contacted Ms. Kristen Matthews in the Office of Permits and Development Management. She said that you were available on January 19, 2007, for a full-day hearing. I asked her to schedule us for that date. I coordinated this date with Mr. Michael Mannes, one of the attorneys for the Protestants.

In speaking with Mr. Mannes, I mentioned to him that I would clarify with you that there will only be one gate house located at the southern entrance. The northern entrance will have gates but no gate house.

If you have any questions, please do not hesitate to call me.

Sincerely,

HB

Herbert Burgunder III

HB3:lg
cc: Windsor Condominium at Perryhall Farms, Inc.
Marvin I. Singer, Esquire
Michael H. Mannes, Esquire

LAW OFFICES
MARVIN I. SINGER
SUITE 901
10 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202

(410) 685-1111

FACSIMILE
(410) 685-2372

November 30, 2006

William J. Wiseman, III
Zoning Commissioner
401 Bosley Avenue
Room 405
Towson, Maryland 21204

VIA FAX ONLY - 410-887-3468

Re: Windsor Condominium - Perry Hall Farms Section III
Case No. 07-113-SPH

Dear Commissioner Wiseman:

In response to your inquiry today, this letter will confirm my representation of the protestants in the above entitled case, along with Michael H. Mannes, Esq., 108 Water Street, Suite 200, Baltimore, Maryland 21202, (410) 752-8090. Should anything further be needed please let me know.

Respectfully,

Marvin I. Singer

cc: Michael H. Mannes, Esq.

MIS/m

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

FAX COVER SHEET

DATE: 11-28-06

NO. OF PAGES INCLUDING COVER SHEET: 2

TO: Walt Smith

FROM: Patti for Bill Wiseman

PHONE:

FAX NO.: 410-887-2877

PHONE:

FAX NO.:

C:

REMARKS: __ URGENT ✓ FOR YOUR REVIEW __ REPLY ASAP __ PLEASE COMMENT

Copy of Steve Weber's letter as you requested

********** -COMM. J[redacted]AL- ********** DATE NOV-28-2006 [redacted]** TIME 15:53 ********

MODE = MEMORY TRANSMISSION START=NOV-28 15:51 END=NOV-28 15:53

FILE NO.=611

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-ZONING COMMISSIONER OFF M-

********** - - ***** - 410 887 3468- *********

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

FAX COVER SHEET

DATE: 11-28-06

NO. OF PAGES INCLUDING COVER SHEET: 2

TO: Walt Smith

FROM: Patti for Bill Wiseman

PHONE:

PHONE:

FAX NO.: 410-887-2877

FAX NO.:

C:

REMARKS: __ URGENT ✓ FOR YOUR REVIEW __ REPLY ASAP __ PLEASE COMMENT

Copy of Steve Weber's letter as you requested

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 4, 2007

Herbert Burgunder, III, Esquire
Mt. Washington Center
1501 Sulgrave Avenue, Suite 207
Baltimore MD 21209

Marvin I. Singer, Esquire
Suite 901
10 East Baltimore Street
Baltimore, Maryland 21202

Michael H. Mannes, Esquire
108 Water Street, Suite 200
Baltimore, Maryland 21202

RE: **PETITION FOR SPECIAL HEARING**
SE Corner of Honeygo Boulevard and Cross Road
(Honeygo Boulevard & Cross Road)
11th Election District – 5th Council District
Windsor Condominium at Perry Hall Farms, Inc., Legal Owner;
Joseph Larson, President B.O.D., Contract Purchaser
Case No. 07-113-SPH

Dear Messrs. Burgunder, Singer & Mannes:

This letter is to confirm that counsel have agreed that the above-captioned matter be rescheduled for continuance on Wednesday, January 31, 2007, at 9:00 A.M., in Room 407, 4th Floor, of the County Courts Building, 401 Bosley Avenue, Towson, Maryland, 21204.

Should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,

Debbie Wiley
Legal Administrative Secretary
to the Zoning Commissioner
for Baltimore County

c: See Attached List of Addressees

0018935 287

Circuit Court Recording Verification

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments	(☐ Check Box if Addendum Intake Form is Attached.) ☐ Deed ☐ Mortgage ☒ Other Amended ☐ Other ☐ Deed of Trust ☐ Lease ☐ Declaration
2 Conveyance Type Check Box	☐ Improved Sale Arms-Length (1) ☐ Unimproved Sale Arms-Length (2) ☐ Multiple Accounts Arms-Length (3) ☐ Not an Arms-Length Sale (9)
3 Tax Exemptions (If Applicable) Cite or Explain Authority	Recordation: State Transfer: County Transfer:

TRN FD SURC $ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Rec'd BARK Rcpt # 43732
BY BC Blk # 1742
Oct 03, 2003 10:22 am
Source

4 Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
	Purchase Price/Consideration	$	Transfer Tax Consideration	$
	Any New Mortgage	$	X ( ) % =	$
	Balance of Existing Mortgage	$	Less Exemption Amount −	$
	Other:	$	Total Transfer Tax =	$
	Other:	$	Recordation Tax Consideration	$
			X ( ) per $500 =	$
	Full Cash Value	$	TOTAL DUE	$

5 Fees	Amount of Fees	Doc. 1	Doc. 2	Agent: RBart
	Recording Charge	$	$	
	Surcharge	$	$	Tax Bill:
	State Recordation Tax	$	$	
	State Transfer Tax	$	$	C.B. Credit:
	County Transfer Tax	$	$	
	Other	$	$	Ag. Tax/Other:
	Other	$	$	

2 viewed
2. attny *

6 Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG ☐ (5)
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	11th					

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
The Windsor Condominium at Perry Hall Farms				74/7	23,810 SqFt

Location/Address of Property Being Conveyed (2): 9511 Kingscroft Terrace Units A thru R excluding I and O

Other Property Identifiers (if applicable): | Water Meter Account No.:

Residential ☒ or Non-Residential ☐ | Fee Simple ☐ or Ground Rent ☐ | Amount:

Partial Conveyance? ☐ Yes ☒ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
	Perry Hall Farms Joint Venture and NVR, Inc.	
	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
	New Owner's (Grantee) Mailing Address	

9 Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information	Instrument Submitted By or Contact Person	☒ Return to Contact Person
	Name: Cynthia Hitt Kent	☐ Hold for Pickup
	Firm: Law Office of Cynthia Hitt Kent, L.L.C.	
	Address: 3600 Crondall Lane, Suite 105 Owings Mills Maryland 21117 Phone: (410)363-9600	☐ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information	
	☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?
	☐ Yes ☐ No Does transfer include personal property? If yes, identify:
	☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

	19	19				
Year			Geo	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd
Total			Town Cd	Ex		

REMARKS:

TAX NOT PAID
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND

☐ COUNTY TRANSFER TAX
By: RBart See 32-139

☐ RECORDATION TAX
By:

Distribution: *White - Clerk's Office*

LAW OFFICES
MARVIN I. SINGER
SUITE 901
10 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202

(410) 685-1111

FACSIMILE
(410) 685-2372

February 28, 2007

William J. Wiseman, III
Zoning Commissioner
Suite 405
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

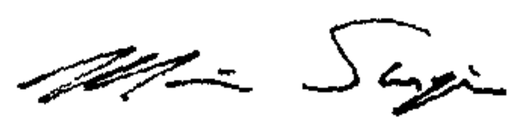
Re: Windsor Condominium at Perry Hall Farms
Case No. 07-113-SPH

Dear Commissioner Wiseman:

We have been instructed to take no further action in this case, and, accordingly, will not be filing a memorandum as we requested. I hope that this does not inconvenience you in any way.

Thank you for your cooperation and consideration in this matter.

Respectfully,



Marvin I. Singer

cc: Herbert Burgunder, III, Esq.
Michael H. Mannes, Esq.

MIS/m

April 20, 2007

Balto. County Board of Appeals
County Courts Bldg.
401 Bosley Avenue
Towson, MD 21204

RECEIVED
APR 20 2007
Per...

Subject: Case No. 07-113-SPH

As we, the residents want-ing a gatehouse and gates, find the decision rendered by the Zoning Commissioner, William J. Wiseman, III on April 9, 2007, regarding the Windsor Condos at Perry Hall Farms, Case No. 07-113-SPH to be an unfav-orable one; I am filing an appeal on this date, April 20, 2007, with the County Board of Appeals.

Joanne B. Weyant

Ms Joanne B Weyant
9604 Amberleigh Ln Apt L
Perry Hall MD 21128

Jesse and Dorothy House
9504-L Amberleigh Lane
Perry Hall MD 21128

Marco T. and Geraldine K. Mejia
9601-K Amberleigh Lane
Perry Hall MD 21128

Gail and Paul Loomis
9501 Kingscroft Terrace Unit P
Perry Hall MD 21128

Helen G. Ruppel
9503 Kingscroft Terrace Unit F
Perry Hall MD 21128

Herbert Burgunder, III, Esquire
Mt. Washington Center
1501 Sulgrave Ave., Suite 207
Baltimore, MD 21209

Marvin I. Singer, Esquire
Suite 901
10 East Baltimore Street
Baltimore, MD 21202

Shirley M. Wilson
9502-K Amberleigh Lane
Perry Hall MD 21128

Madalyn Petroff
9502-G Amberleigh Lane
Perry Hall MD 21128

Athelene Ashley
9503-B Kingscroft Terrace
Perry Hall MD 21128

Catherine M. Maranto
9601-Q Amberleigh Lane
Perry Hall, MD 21128

James E. & Rosemarie J. Durkin
9500-G Amberleigh Lane
Perry Hall MD 21128

Richard F. Orrell
4501 Talcott Terrace Apt J
Perry Hall MD 21128

John H. and Joyce A. Middlestadt
9504-P Amberleigh Lane
Perry Hall MD 21128

Susan Schaefer
9504-N Amberleigh Lane
Perry Hall MD 21128

Charles A. Serio
9500-F Amberleigh Lane
Perry Hall MD 21128

Robert E. and Catherine E. Stith
9511-M Kingscroft Terrace
Perry Hall MD 21128

Harris Dolan
9503-A Kingscroft Terrace
Perry Hall MD 21128

Robert H. Bryant
9511-F Kingscroft Terrace
Perry Hall MD 21128

Alan and Pat Bell
9504-E Amberleigh Lane
Perry Hall MD 21128

Rudolph and Carolyn Mech
9504-C Amberleigh Lane
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Henry E. Yeagley
9504-H Amberleigh Lane
Perry Hall MD 21128

Thaddeus and Joan A. Grochowina
9500-Q Amberleigh Lane
Perry Hall MD 21128

Geraldine O. Villella
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Perry Hall MD 21128

Theresa A. Seufert
9504-D Amberleigh Lane
Perry Hall MD 21128

John T. Scott Jr. & V. Dorothy Scott
9500-M Amberleigh Lane
Perry Hall MD 21128

Pamela A. Lehman (Thomas)
9504-G Amberleigh Lane
Perry Hall MD 21128

Dorothy A. Wagner
9606-H Amberleigh Lane
Perry Hall MD 21128

Mr. & Mrs. Louis H. Lindner, Jr.
9511-A Kingscroft Terrace
Perry Hall MD 21128

Richard Price Jr. & Glenda Price
9606-Q Amberleigh Lane
Perry Hall MD 21128

Ella and Ronald J. Lewatowski
9503-K Kingscroft Terrace
Perry Hall MD 21128

Bruce Barnaba
9502-F Amberleigh Lane
Perry Hall MD 21128

Randolph and Joan Harris
9601-G Amberleigh Lane
Perry Hall MD 21128

John and Peggy Rowe
9500-H Amberleigh Lane
Perry Hall MD 21128

Debra Edmunds
9500-B Amberleigh Lane
Perry Hall MD 21128

Harry and Jeanne Cahill
4503-R Dunton Terrace
Perry Hall MD 21128

Rich and Judy Jones
4501-C Talcott Terrace
Perry Hall MD 21128

Henry and Rosina Morris
9503-H Kingscroft Terrace
Perry Hall MD 21128

Irene and Steve Roguski
9503-M Kingscroft Terrace
Perry Hall MD 21128

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9502-C Amberleigh Lane
Perry Hall MD 21128

Pat Crawford
9504-F Amberleigh Lane
Perry Hall MD 21128

Carolyn S. Garrison
9606-J Amberleigh Lane
Perry Hall MD 21128

C.W. Ford
9601-R Amberleigh Lane
Perry Hall MD 21128

Patricia Guarino
4501-M Talcott Terrace
Perry Hall MD 21128

Joseph Meyers
9511-J Kingscroft Terrace
Perry Hall MD 21128

Michael H. Mannes, Esquire
108 Water Street, Suite 200
Baltimore, MD 21202

Dominic and Jessie Villa
9504-B Amberleigh Lane
Perry Hall MD 21128

E. Matthew and Hilda Faulhaber
9500-E Amberleigh Lane
Perry Hall MD 21128

Dorothy B. King
9500-R Amberleigh Lane
Perry Hall, MD 21128

Judy Stoney
9509-L Kingscroft
Perry Hall MD 21128

Richard J. Zeiler
9602-F Amberleigh Lane
Perry Hall MD 21128

Joanne Weyant
9604-L Amberleigh Lane
Perry Hall MD 21128

Catherine Tornabene
9604-K Amberleigh Lane
Perry Hall MD 21128

Daniel Beres
9604-A Amberleigh Lane
Perry Hall MD 21128

Mark Brady
9603-B Amberleigh Lane
Perry Hall MD 21128

Vincent Drecchio
9604-F Amberleigh Lane
Perry Hall MD 21128

Joseph Sonntag
9602-A Amberleigh Lane
Perry Hall MD 21128

Doris Dietz
9506-P Amberleigh Lane
Perry Hall MD 21128

Anthony Aversa
9506-N Amberleigh Lane
Perry Hall MD 21128

Bill and John Janusziewicz
9602-J Amberleigh Lane
Perry Hall MD 21128

Nora Heaps
4500-Q Talcott Terrace
Perry Hall MD 21128

Marlene and Daniel Wyczalek
4500-R Talcott Terrace
Perry Hall MD 21128

George Fleckenstein
4500-M Talcott Terrace
Perry Hall MD 21128

Mary Ellen Wicklin
9505-N Kingscroft Terrace
Perry Hall MD 21128

Marilyn Buchanan
9509-J Kingscroft Terrace
Perry Hall MD 21128

Karen Ghassemieh
9509-B Kingscroft Terrace
Perry Hall MD 21128

Jeffrey and Rose Hanes
9602-C Amberleigh Lane
Perry Hall MD 21128

Dale and Marion Kozub
9604-B Amberleigh Lane
Perry Hall MD 21128

Francis Meek
9602-H Amberleigh Lane
Perry Hall MD 21128

Robert Hardingham
9602-E Amberleigh Lane
Perry Hall MD 21128

David Evans
9600-Q Amberleigh Lane
Perry Hall MD 21128

Warren and Alice Gunby
9602-P Amberleigh Lane
Perry Hall MD 21128

Harry R. King
9602-R Amberleigh Lane
Perry Hall MD 21128

John E. Neal
9600-J Amberleigh Lane
Perry Hall MD 21128

Bernadette Huber
9600-B Amberleigh Lane
Perry Hall MD 21128

Joseph B. Jason
4501-B Talcott Terrace
Perry Hall MD 21128

Marlene & Robert Peake
9606-M Amberleigh Lane
Perry Hall MD 21128

Pat and John Verleger
9602-N Amberleigh Lane.
Perry Hall, MD 21128

Earl E. & T. Yvonne Ingram
9506-F Amberleigh Lane
Perry Hall, MD 21128

Donna Levee
9506-A Amberleigh Lane
Perry Hall, MD 21128

Donald J. Gregory
9501-K Kingscroft Terrace
Perry Hall, MD 21128

Carol Rifici
9604-P Amberleigh Lane
Perry Hall, MD 21128

Raymond J. Hopkins
KCI Technologies, Inc.
10 North Park Drive
Hunt Valley, MD 21030

Louis G. Panos, II
Thornhill Properties, Inc.
101 E. Chesapeake Ave., Ste. 200
Towson, MD 21288

Windsor Condos-Perry Hall Farms Inc.
c/o Trenton Property Services Inc:
126 S Main Street, PO Box 767
Bel Air MD 21014

Earl Neal
9600-J Amberleigh Lane
Perry Hall MD 21128-9749

Case No.: 07-113 SPH

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	RED LINED SITE PLAN	PERRY HALL FARMS - SECTION III
No. 2	9/5/06 DRC APPROVAL	FINAL LANDSCAPE PLAN
No. 3	SITE PLAN OF CONDO AREA IN QUESTION	Condo Registration Public OFFERING STATEMENT
No. 4	~~Dule~~ Declaration of WINDSOR CONDOMINUM	FENSING - Photo
No. 5	BY LAWS OF WINDSOR CONDOMINIUM	South East ISLAND DENOTING LOCATION OF GATE HOUSE (PROPOSED)
No. 6	Bureau of Traffic Engineering - Wilkes Letter	ROUGH IN FOR PROTECT UTILITIES ON ISLAND (EXHIBIT 5)
No. 7	Notice Letter re Special Mtg	RYAN HOMES advertizement
No. 8	MINUTES OF SPECIAL HEARING	Literature Rec'd at Visit to Perry Hall Farms
No. 9	3/14/05 Mtg - Resolution to Move Gate	The Ryan Promise
No. 10	A → Letter to Traffic engineering B - Response re left turn lane	Public Offering Statement
No. 11	10/28/05 LETTER TO UNIT OWNERS	PHOTO OF NORTHERN GATE LOCATION
No. 12	MINUTES of 12/21/05 Board Meeting	

objection raised

Case No.: 07-[redacted]

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No. 6	Bureau of Traffic Engineering - Wolles Letter	ROUGH IN FOR UTILITIES ON ISLAND (Protestant Exhibit 5)
No. 7 ID ONLY	NOTICE LETTER re Special Mtg	Ryan Homes Advertisement (objected to)
No. 8	MINUTES OF SPECIAL HEARING	Literature Rec'd at Visit to Perry Hall Farms
No. 9	3/14/05 Mtg - Resolution to Move Gate	The Ryan Promise
No. 10 ID ONLY A B	A - Letter to Traffic engineering B - Response re left turn Lane	Public Offering Statement
No. 11	10/28/05 - LETTER to unit Owners	PHOTO OF NORTHERN GATE LOCATION
No. 12	MINUTES of 12/21/05 BRD MEETING	

From: Stephen Weber
To: Bill Wiseman
Date: 01/23/07 6:11:28 PM
Subject: Windsor Condos, Honeygo Blvd

Bill -
Attached is the document we were discussing this afternoon. As the letter indicates, the current note on the development plan states the gates are to be closed from dusk to dawn. From a traffic safety standpoint, we are o.k. with that statement provided that it be modified that the gates not be closed any earlier than 7:00 PM, even if dusk occurs earlier than that time. (On the first day of Winter, dusk occurs at 5:05 PM.) As far as opening them at dawn, there is no safety problem doing that. It would just be a bit odd opening them as late as 7:11 AM, which is dawn around the first day of Winter.

If you need anything else, please let me know.
Steve Weber

February 7, 2006

Mr. Joseph Jason
Windsor Condominiums
4501B Talcott Terrace
Perry Hall, MD 21128

RE: Perry Hall Farms, Section III (Windsor Condominiums)

Dear Mr. Jason:

Recently a constituent of Councilman Vincent Gardina, and resident of your community, expressed concern over the potential construction of gated entrances into your community. The current approved development plan for this site proposed two sets of gates. The northern ones located at Brockwell Lane (opposite Gunpowder Farm Rd) were proposed to be located approximately 25 feet from the western curbline of Honeygo Blvd while the southern ones located at Amberleigh Lane were proposed to be located approximately 75 feet from the curbline of Honeygo Blvd. The northern gates are to be open during the day and closed from dusk to dawn with the Fire Department having some type of control to open them when needed. The southern gates consist of two inbound gates and one outbound gate along with a gate house. The development plan is silent as to the hours that the southern gates might be closed or that the gate house would be attended, however it would seem to imply that they would be closed or attended from dusk to dawn, the same as the northern gates. (It would seem to make little sense to close the northern gates and then leave the southern ones open and unattended.)

We were asked to provide our thoughts on the proposed gate locations and arrangements and how they may influence traffic safety considerations along Honeygo Blvd and for the residents entering/exiting the community. The advisability of installing gates is clearly an issue that is a personal one of the residents who live in your community. However, if the gates are there, our interest is to insure that they are not located or operated in a manner that would result in traffic backing out onto the main road. In this case that issue is more critical than normal given that the entrances are located off of a major artery carrying high volumes of traffic traveling at relatively high speeds. Making an assumption that the northern and southern gates would be opened/closed in tandem, we do have concerns with the time of day the gates would be closed. The approved plan indicates they would be closed at dusk. One the first day of winter, dusk occurs in Perry Hall at approximately 5:05 p.m. If the gates were closed at this time, this would coincide with afternoon rush hour when both the volumes of traffic on Honeygo Blvd and the volumes of traffic coming into your development would be at their highest. If all this traffic was constrained to one entrance, we do envision problems with clearing all the entering vehicles in a manner that would absolutely insure that no vehicle would be left sitting on Honeygo Blvd

trying to enter this community during the afternoon rush hour. Admittedly there are two proposed entry gates and stacking for 3 vehicles from the gate to Honeygo Blvd. However, there is clearly a distinct probability of times when an entering vehicle may have problems with a gate or problems getting adequate clearance to open the gate and therefore ending up with one gate trying to service all entering vehicles. With stacking for only 3 vehicles from the gate to the street, and based on the total number of units in this development, we are concerned that this would not adequately prevent the possibility of vehicles being left on Honeygo Blvd waiting to enter. Any vehicles sitting on Honeygo Blvd due to inability of being able this site because of the gate are exposed to a greater possibility of a rear-end accident and therefore to minimize their exposure the gate operation must be established to generally eliminate this possibility.

Based on the traffic volumes along Honeygo Blvd and traffic into this site, if gates are installed at the proposed locations, we do not feel they should be closed any earlier than 6:30 p.m. and more desirably 7:00 p.m. Dusk occurs at approximately 6:30 p.m. E.D.T. on October 23rd and at 6:30 p.m. E.S.T. on March 17th. Therefore, between October 23rd and March 17th, we do feel there would be a problem if the gates were closed strictly according to the approved development's plan statement of "dusk to dawn", since they would then be closing earlier than 6:30 p.m. In addition, the community should consider that they may likewise not want their egress constrained to one exit as early as 5:05 p.m. as well (dusk on the first day of winter). The same problem with one egress would occur in the morning rush hour since dawn in Perry Hall is at 7:00 a.m. E.S.T. or later between December 10th and January 30th. Dawn occurs as late as 7:11 a.m. E.S.T.

We are providing this information to you strictly for your information and as a suggestion of operation if the gates are installed. Should you have any questions regarding this information, please feel free to give me a call.

Sincerely,

Darrell A. Wiles, Chief
Bureau of Traffic Engineering
and Transportation Planning

DAW/SEW

cc: The Hon. Vincent J. Gardina
Dennis A. Kennedy, Development Plans Review, PDM
Phil Martin

Prior Zoning Case

ho 9/19

IN RE: PETITION FOR VARIANCE SW/S Forge Road and E/S Cross Road (Perry Hall Farms, Sec. I-V) 11th Election District 5th Councilmanic District	*	BEFORE THE DEPUTY ZONING COMMISSIONER OF ~~BALTIMORE~~ COUNTY
Perry Hall Farms Joint Venture Petitioners	*	Case No. 98-65-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Perry Hall Farms Joint Venture, by Edward A. Personette, Partner. The Petitioners seek relief from Sections 1B01.2.C.1, 1B01.2.C.2.A, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1970 Adoption) and Sections V.B.3.b, V.B.5.a, V.B.5.b, and V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) (1970 Adoption) to permit building separations and building setbacks less than that required by the B.C.Z.R. and C.M.D.P., in accordance with the Listing of Variances Requested and accompanying Summary of Requested Setbacks submitted with the Petition filed, copies of which are attached hereto. The subject property and relief requested are more particularly described on the 7-page site plan submitted and accepted into evidence as Petitioner's Exhibit 2.

Appearing at the hearing on behalf of the Petition were John B. Gontrum, Esquire, attorney for the Petitioners, and Nicholas Linehan, Registered Landscape Architect, with KCI Technologies, Inc., the engineering firm which prepared the site plan for this property. Appearing as Protestants in the matter were numerous residents from the surrounding community, all of whom signed the Protestants Sign-In Sheet, including Dorothy McMann, President of the Perry Hall Improvement Association, and Edward Watts.

ance with the Honeygo Plan to the extent possible. However, in order to to do so, the requested variances are necessary.

As noted above, the subject property is proposed to be developed over five separate sections. Section I will contain 102 single family residences, the price of which will range from $210,000 to $330,000. The Developer proposes side windows in these units. Furthermore, a steeper pitched roof is proposed for these houses, thereby raising the height of the houses themselves. As a result of these design features, a number of variances are generated for each of the houses, including window to window separation and building height to building height distances. However, adding more windows and increasing the pitch of the roofs is more consistent with the Honeygo Plan than that which was previously approved in 1990.

As to Section II of Perry Hall Farms, the Petitioners propose a mixed development of townhouses and single family dwellings. The Developer proposes to construct 50 single family homes and 108 townhouse condominiums in this Section. However, the variances requested for Section II relate only to the single family dwelling units. The single family homes proposed for Section II will range in price from $170,000 to $220,000. Again, variances are necessary in order to allow the Developer to place windows on the sides of the dwellings and to create steeper pitched roofs which will bring the proposed development more in compliance with the Honeygo Plan.

Section III of Perry Hall Farms will consist entirely of condominium units which will be offered for sale, none of which will be initially offered for rent. These condominiums will be sold at a price of between $95,000 to $120,000. The Developer at this time wishes to install eleva-

fied that while she agrees with the Developer's attempts to bring this development more in compliance with the Honeygo Plan, she believes that the Developer could achieve that goal without the need of so many variances. She, as well as others in attendance, believe that Developers should comply with the development regulations as written, and therefore, not have to rely on variance relief.

After discussing this issue with the Petitioners, it was learned that this Developer has expended close to $1,000,000 in engineering fees over the past 7 years to bring this project to its present status. It would be too burdensome for the Developer, both financially and practically, to start over from scratch and do a complete redesign of the entire subdivision. That would be the only way that the Developer could rule out the need for variance relief. Furthermore, many of the variance requests being made are due to the fact that the Developer is bound by the design standards contained within the C.M.D.P. that was in effect in 1990, which was the year the C.R.G. approved this project. Since then, however, the C.M.D.P. has been amended several times, and much of what the Developer proposes to do today in this development would be permitted without the need for variance relief. However, while the Developer for the most part satisfies the present design standards of the C.M.D.P.. they must request variances because they are subject to the C.M.D.P. that was in effect in 1990.

After considering all of the testimony and evidence offered by the Petitioner as well as the Protestants in attendance, I am persuaded to grant the variances. As previously stated, I believe the requested variances will result in a better development of the property and will assist

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of October, 1997 that the Petition for Variance seeking relief from Sections 1B01.2.C.1, 1B01.2.C.2.A, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1970 Adoption) and Sections V.B.3.b, V.B.5.a, V.B.5.b, and V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) (1970 Adoption) to permit building separations and building setbacks less than that required by the B.C.Z.R. and the C.M.D.P., in accordance with the Listing of Variances Requested and accompanying Summary of Requested Setbacks, copies of which are attached hereto and made a part hereof, and Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the comments submitted by the Bureau of Developer's Plans Review, dated September 8, 1997, a copy of which is attached hereto and made a part hereof.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

98-65-A

SUMMARY OF REQUESTED SETBACKS

Key	Type of Variance	Existing Setback	Requested Setback	Location / Bldg. Types
A	Building to Building Separations			
	20-25' Bldg. Ht.	25'	20'	Section I, II, - Single family detached lot
	30-35' Bldg. Ht.	30'	20'	Section IV, Townhouse lots
	35-40' Bldg. Ht.	40'	30'	Section III, V Multifamily, apartments, condominiums
B	Window to Window Separation (side yard)	15'	10'	Sections I, II, Single family detached lots Section IV Townhouse lots
C	Window to Property Line Setback	15'	10'	Section I, II Single Family detached lots Section IV Townhouse lots
D	Window to public Right-of-Way (side yard setback)	25'	15'	Section I, II Single Family detached lots Section IV Townhouse lots
E	Window to Public Right-of-Way (front yard)	25'	13'	Section IV Townhouse lots
F	Window to Track Boundary (side yard)	35'	25'	Section II Single Family detached lots
G	Window to Track Boundary (rear yard)	35'	30'	Section II Single Family detached lots
H	Window to Window Separations (multi-family)	40'	30'	Section III, V Condominium and Apartments

Location: SE corner of Perry Hall Rd.
11th Election District, 5th Councilmanic District
Legal Owner: Windsor Condominium at Perry Hall Farms, Inc.; Jose Jason, President B.O.D.

SPECIAL HEARING To amend Final Development Plan for Perry Hall Farms Section III - to remove proposed gatehouses and gates.

Hearing: Monday, 11/27/2006 at 9:00:00 AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

OPPOSE GATES - AMEND THE PLAN	FAVOR GATES – DO NOT AMEND PLAN
Shirley M. Wilson	Jesse and Dorothy House
Madalyn Petroff	Marco and Geraldine Mejia
Athelene Eishley	Gail and Paul Loomis
Catherine M. Maranto	Helen Ruppel
James E. and Rosemarie J. Durkin	Daniel B. Beres
Richard F. Orrell	Marion E. Kozub
John H. and Joyce A. Middlestadt	Pat and John Verleger
Susan Schaefer	
Charles A. Serio	
Robert E. and Catherine E. Stith	
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Robert H. Bryant	
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Joseph Meyers	
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Dominic and Jessie Villa	
E. Matthew and Hilda Faulhaber	
Marlene and Robert Peake	
Dorothy B. King	

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 9, 2007

Herbert Burgunder, III, Esquire
Mt. Washington Center
1501 Sulgrave Ave., Suite 207
Baltimore, MD 21209

RE: Petition For Special Hearing
SE corner of Honeygo Boulevard and Cross Road
(Perry Hall Farms - Section III)
Windsor Condominium at Perry Hall Farms, Inc., Legal Owner and Petitioner
Case No. 07-113-SPH

Dear Mr. Burgunder:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz
Enclosure

c: Marvin I. Singer, Esquire, Law Office of Marvin I. Singer, 10 East Baltimore Street, Suite 901, Baltimore MD 21202
Michael H. Mannes, Esquire, 108 Water Street, Suite 200, Baltimore MD 21202
Ray Hopkins, KCI Technologies Inc., 10 North Park Drive, Hunt Valley MD 21030
Please See Attached List

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

FOR THE GATES

PETITIONERS

~~CITIZEN'S~~ SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
EARL E. INGRAM	9506 AMBERLEIGH LA. APT F.	PERRY HALL, MD 21128	EARL347@HOTMAIL.COM
T. YVONNE INGRAM	"	"	"
DONNA LEVEE	9506A AMBERLEIGH LN.	PERRY HALL MD 21128	dnl18@comcast.net
Donald J Gregory	9501K KINGSCROFT	PERRY HALL MD 21128	Donald J Gregory
Carol Rulzi	9604 P Amberleigh La.	Perry Hall MD 21128	highatop@comcast.net

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-113-SPH
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Herbert Borgander III	1501 Sulgrave Ave Suite 207	Baltimore MD 21209	hbb@hbblaw.com
Raymond A. Hopkins	10 N. Park Dr. Hunt Valley	21030	RHopkins@KG.com
Joseph B. Jason	4501 B. Talbott Terr.	Perry Hall MD 21128	JNDJAJ37@comcast.net
Robert Bryant	9511 F Kingscroft Terr.	Perry Hall MD 21128	RHBryant1072@Juno.com
[illegible]	9600 C Amberleigh	" "	
Dominic J. Ulerg	9504 Amberleigh Court	" " 21128	
Bessie Ulerg	" " "		

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
✓ EARL NEAL	9600 I AMBERLEIGH LN	PERRY HALL, MD 21128-9749	earl_9600@verizon.net

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-113-SPH
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
JUDY STONER	9509 L KINGSCROFT	PERRY HALL, MD 21128	
Paul J. Loomis	9501 P. Kingscroft	Perry Hall, MD 21128	
Richard J. Zeiler	9602 F Amberleigh Ln	Perry Hall, MD 21128	
Joanne Hayward	9604 L Amberleigh Ln.	Perry Hall, MD 21128	for gates
Catherine Tornabene	9604 K Amberleigh Lane	Perry Hall, Md. 21128	
DANIEL BERES	9604 A AMBERLEIGH LN.	PERRY HALL, MD. 21128	
Mark Brady	9603 B Amberleigh LN	Perry Hall MD 21128	
Vincent A. Cancilla	9604 F Amberleigh Lane	Perry Hall MD 21128	
Joseph Sonntag	9602 A Amberleigh Lane	Perry Hall, MD 21128	
Dennis J. Dilly	9504 B Amberleigh Lane	" " " 21128	against gates
Dave Dietz	9506-P Amberleigh Ln	Perry Hall Md 21128	
Anthony [illegible]	9504 Amberleigh Ln #[illegible]	[illegible]	
[illegible]	2 J Amberleigh Ln.	Perry Hall Md 21128	for
[illegible]	"	"	for
Nora Heffs	4500 Q TALCOTT Terr.	Perry Hall 21128	for
Marlene Wyzalek	4500-R Talcott Terrace	Perry Hall Md 21128	
DANIEL WYZALEK	4500 R TALCOTT TER	[illegible] 21128	
GEORGE FLECKENSTEIN	4500 M TALCOTT TERR	PERRY HALL MD 21128	
Mary Ellen Hickin	9505 Kingscroft Ter	Perry Hall Md 21128	
Timothy Buckman	9509 S Kingscroft Ter	Perry Hall MD 21128	

✓

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-113-SPN
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Karen Ghassemieh	9509 B Kingscroft Terrace	Perry Hall, MD 21128	
Jeffrey James	9602 C Amberleigh Lane	Perry Hall, MD 21128	
Dale Hankes	9602 C Amberleigh Ln	Perry Hall, Md 21128	for the gates
DALE KOZUB	9604 B AMBERLEIGH LN	PERRY HALL, MD 21128	FOR GATES
Francis R. Meek	9602 H Amberleigh Ln	Perry Hall, Md 21128	
Robert Hardingham	9602-E Amberleigh Ln	Perry Hall, MD. 21128	
DAVID EVANS	9600 Q AMBERLEIGH	PERRY HALL MD.	FOR GATES
WARREN + ALICE GUNBY	9602-P Amberleigh Ln	Perry Hall, MD 21128	Sonnygunby@aol.com
Harry R. King	9602 R Amberleigh Ln	Perry Hall, MD 21128	
JOHN E. NEAL	9600 J AMBERLEIGH LN	PERRY HALL, MD 21128	
RANDOLPH & JOAN HARRIS	9601-G AMBERLEIGH LN	PERRY HALL, MD 21128	jhrh61984@comcast.net
EM FAUCHABER	9500 -E AMBERLEIGH	PERRY HALL 21128	
Joanne Hegyant	9604L Amberleigh La	Perry Hall, MD 21128	jhwegyant@comcast.net
Marion Elaine Kozub	9604B Amberleigh La	Perry Hall, Md 21128	MEKOZUB@AOL.COM

✓

PETITIONER'S/
DEVELOPER'S
EXHIBITS

20070113 "A"
supplemental

Page 25 of 26

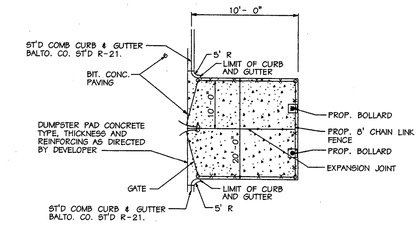
Case No.: 07-113-SPH

Exhibit Sheet

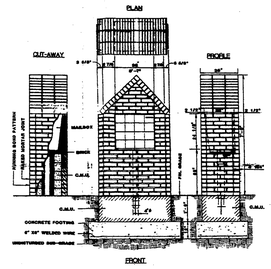
	Petitioner/Developer	Protestant
No. 1	RED LINED SITE PLAN	PERRY HALL FARMS - SECTION III
No. 2	9/5/06 DRC APPROVAL	FINAL LANDSCAPE PLAN
No. 3	SITE PLAN OF CONDO AREA IN QUESTION	Condo Registration Public OFFERING STATEMENT
No. 4	~~Dele~~ Declaration of WINDSOR CONDOMINUM	FENSING - Photo
No. 5	BY LAWS OF WINDSOR CONDOMINIUM	South East ISLAND DENOTING LOCATION OF GATE HOUSE (PROPOSED)
No. 6	Bureau of Traffic Engineering - Wiles Letter	ROUGH IN FOR UTILITIES ON ISLAND (Exhibit 5) Protestant
No. 7	Notice Letter re Special Mtg	RYAN HOMES advertisement objection raised
No. 8	MINUTES OF SPECIAL HEARING	Literature Rec'd at Visit to Perry Hall Farms
No. 9	3/14/05 Mtg - Resolution to Move Gates	The Ryan Promise
No. 10	A - Letter to Traffic engineering B - Response re left turn Lane	Public Offering Statement
No. 11	10/28/05 Letter TO UNIT OWNERS	PHOTO OF NORTHERN GATE LOCATION
No. 12	MINUTES of 12/21/05 Board Meeting	

SOIL LIMITATIONS

SOILS SERIES AND SYMBOL	HYDRO CLASS	WITH BASEMENTS	WITHOUT BASEMENTS	STREETS AND PARKING
BELTSVILLE (BtA)	C	MODERATE: SEASONALLY PERCHED WATER TABLE	SLIGHT	MODERATE: SEASONALLY PERCHED WATER TABLE
SILT LOAM (BtB)	C		SLIGHT	
CHILLUM (ChB2)	C	SLIGHT	SLIGHT	MODERATE: SLOPE
SILT LOAM				
CHRISTIANA (CmB)	C	SEVERE: SUBSOIL SHRINKAGE AND INSTABILITY	SEVERE : SUBSOIL SHRINKAGE AND INSTABILITY	SEVERE: SUBSOIL SHRINKAGE AND INSTABILITY
LOAM				
SASSAFRAS (ShB)	B	SLIGHT	SLIGHT	SLIGHT
SANDY LOAM (ShC2)	B	SLIGHT	SLIGHT	SLIGHT



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



MAILBOX CLUSTER DETAIL
NOT TO SCALE

VARIANCE REQUEST
PERRY HALL FARMS-SECTION III
CONDOMINIUM BUILDINGS

LISTING OF VARIANCES REQUESTED

G. WINDOW TO TRACT BOUNDARY (REAR YARD SETBACK) : VARIANCE SECTION 504 BCZR AND V.B.5.a. OF THE CMDP TO PERMIT A 20' REAR YARD SETBACK IN LIEU OF THE 35' WINDOW TO TRACT BOUNDARY SETBACK.

H. WINDOW TO WINDOW SEPARATIONS (MULTI-FAMILY) : VARIANCE SECTION 1 B01.2C2A BCZR AND V.B.5.c. CMDP TO PERMIT A 30' WINDOW TO WINDOW SEPARATION IN LIEU OF 40'.

Baltimore County
Zoning Commissioner
Office of Planning

October 6, 1997

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
SW/S Forge Road and E/S Cross Road
(Perry Hall Farms, Sec. I-V)
11th Election District - 5th Councilmanic District
Perry Hall Farms Joint Venture - Petitioners
Case No. 98-65-A

Dear Mr. Gontrum:

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

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

Very truly yours,

timothy kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

PROVISORY SECTION

THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300 FEET THEREON WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 300 FEET OF THEIR HOME.

THE DIMENSIONED BOUNDARIES OF THE "PROVISORY SECTION" AS INDICATED HEREON ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN INCLUDING THE "PROVISORY SECTION" MUST BE APPROVED IN ACCORDANCE WITH SECTION 1B01.3.A.7.BALTIMORE COUNTY ZONING REGULATIONS.

APPROVAL OF THE "PROVISORY SECTION" IS NOT BASED ON FINAL ENGINEERED PLANS HOWEVER, IT IS INTENDED TO ESTABLISH : THE FINAL LOCATION, HEIGHT, USE AND DENSITY OF BUILDINGS OR THEIR ENVELOPES TO WITHIN 25 FEET OF THEIR ENGINEERED LOCATION; THE LOCATION AND TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE RETAINED; SCREENING; PARKING AREAS AND DRIVE TO THE EXTENT POSSIBLE SO AS TO COINCIDE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PERTINENT AMENITIES.

AT THE TIME OF BUILDING PERMIT APPLICATIONS THE "PROVISORY SECTION" OF THIS DEVELOPMENT PLAN MUST BE UPDATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1B01.3 OF THE ZONING REGULATIONS.

ACCESSORY STRUCTURE NOTE

1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)

2. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF P.D.M. BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS. THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

CURB CUT NOTE (WHERE APPLICABLE)

THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.

WALKWAY EASEMENT & DECK NOTE

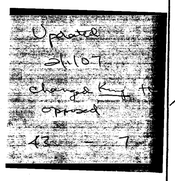
IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

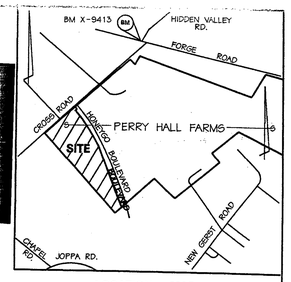
V.B.7. PRIVATE SPACE FACTOR

TO ENSURE ADEQUATE PRIVATE YARD SPACE (PRIVATE YARD SPACE IS DEFINED AS THAT AREA OF OPEN LAND THAT IS SOLD AND BELONGS TO THE DWELLING UNIT), A MINIMUM AREA OF 500 SQUARE FEET IS REQUIRED. THE 500 SQUARE FEET MUST BE IN ONE CONTIGUOUS AREA WITH A MINIMUM DEPTH OF 15'-0". FOR GROUP HOUSING OR TOWNHOUSES WITH GARAGE UNITS, THIS AREA MUST BE LOCATED TO THE REAR OF THE UNIT. COVERED AREAS SUCH AS PORCHES THAT COULD POSSIBLY BE ENCLOSED AT A LATER DATE CANNOT BE CALCULATED IN THIS MINIMUM SPACE. THE LAND AREA UNDER AN UNCOVERED DECK, AT-GRADE OR ELEVATED, MAY BE INCLUDED IN THE CALCULATION OF MINIMUM PRIVATE YARD SPACE.

CRG PLAN NOTE

THIS DEVELOPMENT PLAN COMPLIES WITH THE 5 TH AMENDED CRG PLAN AND ALL COMMENTS, APPROVED JANUARY 3, 2001.THE DRC #0410001 APPROVED 4/16/00.





LOCATION MAP
SCALE: 1"= 1000'

BENCHMARK

B.M. NO. X- 9413 ELEV. 275.99
GAL. SPIKE NORTH SIDE OF FORGE ROAD, 25' +/- WEST OF CROSS ROAD.

GENERAL NOTES

1. CONTRACT PURCHASE/DEVELOPER: PERRY HALL FARMS JOINT VENTURE C/O THE HAMPTON COMPANIES 9506 WINDANDS ROAD OWINGS MILLS, MD 21117
2. ELECTION DISTRICT 11, COUNCILMANIC DISTRICT 5, CENSUS TRACT 4113.04
3. WATERSHED 6 AND 3, SUBWATERSHED 19 AND 20
4. TOTAL SITE ACREAGE AND ZONING

NET AREA =
41.75 ACRES * DR 3.5
36.15 ACRES * DR 5.5
67.13 ACRES * DR 10.5
167.03 ACRES * DR TOTAL
GROSS AREA
42.12 ACRES * DR 3.5
36.15 ACRES * DR 5.5
67.03 ACRES * DR 10.5
167.50 ACRES * TOTAL
(INCLUDES 16.5' CROSS RD. AND 12' FORGE RD. R/W)

TOTAL DENSITY:
PERMITTED = 4NG

ZONE	GROSS ACREAGE	UNITS
DR 3.5	42.12	147.4
DR 5.5	36.15	209.5
DR 10.5	67.23	915.91
TOTAL	167.50	1273.11

PROPOSED =

SINGLE FAMILY	181
TOWNHOUSES	69
TOWNHOUSES (CONDO)	176
CONDOMINIUMS	705
TOTAL	1154

PARKING:

	REQ'D	PROVIDED
REQUIRED = 181 S.F. AT 2 =	362	362
176 3 BR TOWNHOUSES AT 2 =	352	447
69 3 BR COACH HOMES AT 2 =	223	234
705 2 BR APTS/CONDOS AT 1.5 =	1082	1128
	1999 SF.	2172 SF.
		(INCL. 21 HC)
PROVIDED =	2172 SPACES (INCLUDING OVERFLOW PARKING FOR GARAGE/ CONDOTOWNHOUSE UNITS AND 21 H/C FOR CONDOMINIUMS)	

OPEN SPACE:
REQUIRED = 1154 D.U. AT 650 S.F. = 17.22 AC
PROPOSED = 18.57AC +/-

LANDSCAPE REQUIREMENTS:
SHALL BE PER THE LANDSCAPE MANUAL, BALTIMORE COUNTY, MARYLAND DATED AUGUST 7, 2000 AND AS AMENDED.

5. SITE DATA: SECTION III
SITE ACREAGE AND ZONING:
GROSS AREA 18.57 ACRES = DR 10.5
DENSITY
PERMITTED = ZONE ACREAGE UNITS
10.5 18.57 195.01
PROPOSED = CONDOMINIUMS 366 UNITS (UNITS WILL BE FOR SALE)
PARKING
REQUIRED = 366 2 BR. COND'S. AT 1.5 = 552
PROVIDED = 622 (ALL SPACES WILL BE 9' X 18' AND PAVED WITH A DURABLE, DUSTLESS SURFACE.)
OPEN SPACE
PRIVATE OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE CONDOMINIUM BUILDING (4.12 AC+/- INCL. AMENITY AREA).
LANDSCAPE REQUIREMENTS:
SHALL BE PER THE LANDSCAPE MANUAL, BALTIMORE COUNTY, MARYLAND DATED AUGUST 7, 2000 AND AS AMENDED.

6. ALL EXISTING STRUCTURES WILL BE REMOVED. NONE OF THE EXISTING STRUCTURES ARE ON THE BALTIMORE COUNTY LANDMARKS LIST OR THE NATIONAL REGISTER.
7. CURRENT OWNERSHIP: PERRY HALL FARMS JOINT VENTURE
2 UNION SQ. SITE 702
CHATTANOOGA, TN 37402-2552

PROPERTY NO.: 1111077476
DEED REFERENCE: 13998/656
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 1111077476
DEED REFERENCE: 13998/656
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006059
DEED REFERENCE: 71/60
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006060
DEED REFERENCE: 71/60
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006061
DEED REFERENCE: 71/60
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006062
DEED REFERENCE: 71/60
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006063
DEED REFERENCE: 71/60
OWNER: NVR INC.

PROPERTY NO.: 2300006064
DEED REFERENCE: 71/60

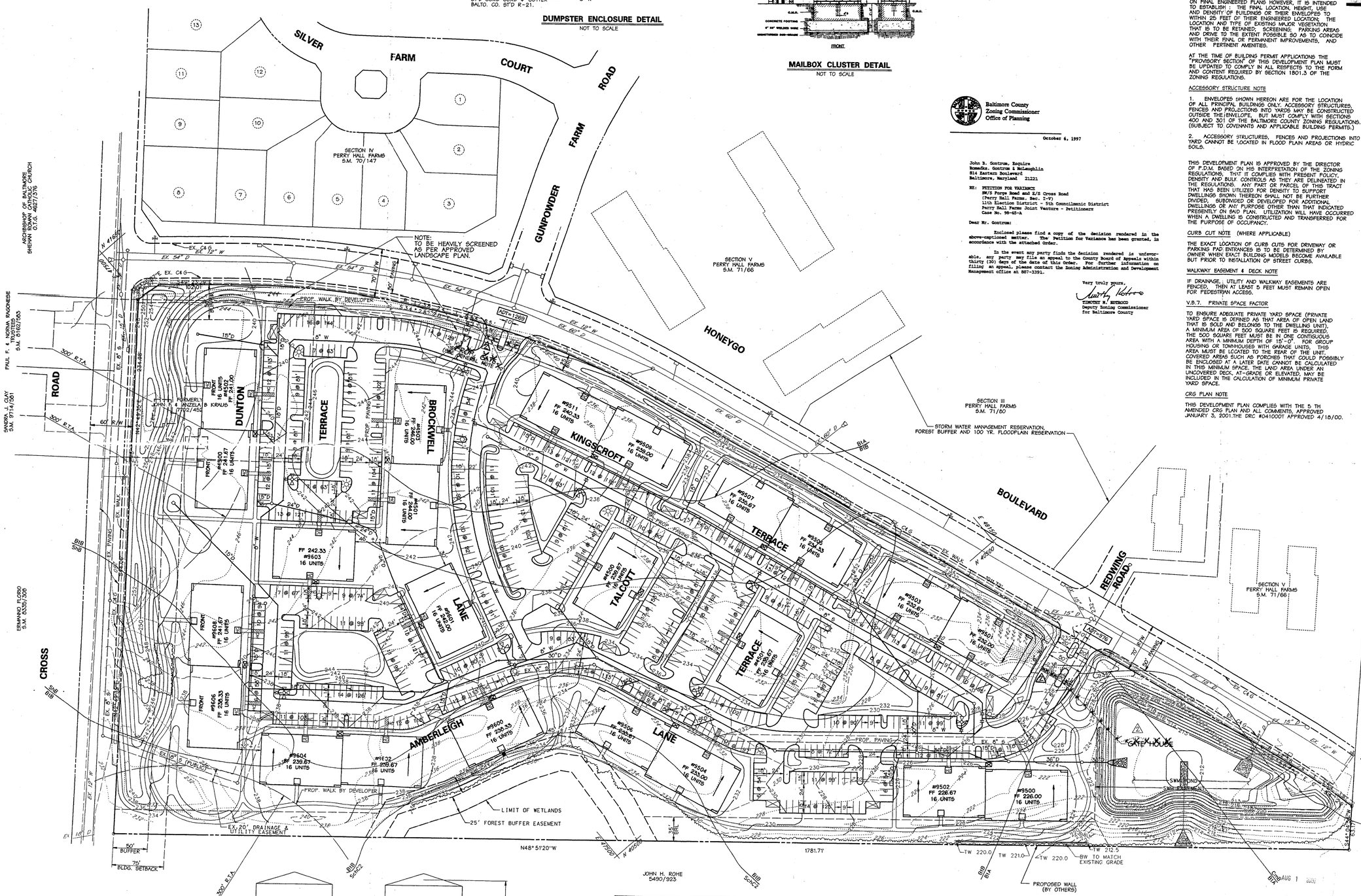
8. STORMWATER WILL BE MANAGED FOR THE 2, 20 AND 100 YEAR STORMS.
9. ALL WETLANDS ARE FIELD LOCATED. WETLAND DELINEATION PROVIDED BY ENVIRENS, INC. (REVISED MAY 11, 1990).
10. THERE ARE NO KNOWN CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HABITATS, OR HAZARDOUS MATERIALS ON SITE.
11. PROPERTY BOUNDARY PROVIDED BY HARRIS, SMARIYA, MATZ, INC.
12. SIDEWALKS WILL BE PROVIDED AS REQUIRED BY BALTIMORE COUNTY REGULATIONS.
13. AT TIME OF RAZING EXISTING HOUSE AND GARAGE, EXISTING PRIVATE SEWAGE DISPOSAL SYSTEM SHALL BE BACKFILLED AND EXISTING WELL SHALL BE BACKFILLED BY A LICENSED WELL DRILLER. EXISTING UNDERGROUND STORAGE TANK (S) WILL BE REMOVED UNDER SUPERVISION BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERSONNEL. ALL JUNK AND DEBRIS MUST ALSO BE REMOVED AT THIS TIME.
14. A VARIANCE HAS BEEN GRANTED ON OCT. 6, 1997 (CASE No.98-65A) FOR PERRY HALL FARMS III, ALLOWING A 30' WINDOW TO WINDOW SETBACK AND A 20' REAR YARD SETBACK IN LIEU OF 35'.
15. NO LOTS OR UNITS HAVE BEEN SOLD WITHIN 300' OF MATERIAL CHANGES.
16. ALL OFFSITE FAMILY DWELLINGS AND RECORDED LOTS LESS THAN 2 ACRES WHICH CREATE R.T.A. AS SHOWN, WITH THEIR RESPECTIVE AREAS.
17. GATES AT THE VEHICULAR ENTRANCE WILL BE OPEN DURING THE DAY AND CLOSED FROM DUSK TO DAWN AND WILL BE CONTROLLED BY THE FIRE DEPARTMENT.
18. ZONING WAS APPROVED PRIOR TO JULY 2001.
19. THIS PROPERTY IS LOCATED ON MAPS 076B1 AND C1.

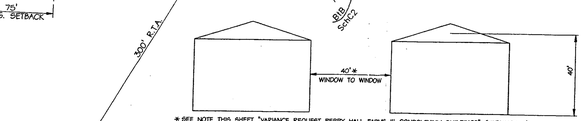
7/18/06
REASON FOR 2ND AMENDMENT:
REMOVED GATEHOUSE AND GATES
BY: KCI TECHNOLOGIES, INC.
HUNT VALLEY, MD 21030

JOHN H. CRESWELL III
REG. NO. 28470/360

STATE OF MARYLAND
JOHN H. CRESWELL III
No. 28470
PROFESSIONAL ENGINEER

THIS SEAL IS FOR REVISION ONLY.
ENG NO. DANCOOT ATTACHED
KCI TECHNOLOGIES, INC.
10 N. PARK DRIVE
HUNT VALLEY, MD. 21030
AUG 1 2006





* SEE NOTE THIS SHEET "VARIANCE REQUEST PERRY HALL FARMS III CONDOMINIUM BUILDINGS" (VARIANCE H).

1. TRANSITION AREAS
300' FROM EXISTING OFFSITE DWELLINGS.
250' FROM EXISTING VACANT LOTS OF RECORD LESS THAN 2 ACRES.

2. OUT OF TRANSITION:

WINDOW TO WINDOW =	40'
WINDOW TO STREET R/W =	25'
WINDOW TO TRACT BOUNDARY =	35'
WINDOW TO PROPERTY LINE =	15'
BUILDING TO EX. R/W =	35'
BUILDING TO EX. R/W & =	50'
BUILDING TO PROPOSED R/W =	0'
BUILDING TO TRACT BOUNDARY =	30'

HEIGHT TO HEIGHT REQUIREMENTS (DISTANCES BETWEEN FACING ELEVATION):

0'-20' =	16' SEPARATION
20'-25' =	25' SEPARATION
25'-30' =	30' SEPARATION
30'-40' =	40' SEPARATION
40'-50' =	60' SEPARATION
50'-60' =	75' SEPARATION
BUILDING HEIGHT =	BY ZONE
BUILDING LENGTH =	300' MAXIMUM

3. IN TRANSITION/UNLIKE USE/FACING RESIDENTIAL:

FRONT =	75'
SIDE =	75'
REAR =	150'
PARKING =	75'
BUILDING HEIGHT =	35' MAXIMUM
BUILDING LENGTH =	130' MAXIMUM

HEIGHT TO HEIGHT DETAIL
NOT TO SCALE

SITE DATA

	SECTION I	SECTION II	SECTION III	SECTION IV & V	OVERALL
UNITS PERMITTED	144.21 UNITS	190.20 UNITS	195.01 UNITS	743.69 UNITS	1273.11 UNITS
UNITS PROPOSED	103 SINGLE FAMILY	50 S.F. 105 T.H. & CONDO.	366 CONDO.	340 CONDO. 26 S.F. 64 COACH 66 T.H.	1154 UNITS
PARKING REQUIRED	206 P.S.	316 P.S.	552 P.S.	3925 P.S.	1999 P.S.
PARKING PROPOSED	206 P.S.	372 P.S.	622 P.S.	1027 P.S.	2227 P.S.
OPEN SPACE REQUIRED	1.537 AC.	2.356 AC.	5.480 AC.	7.846 AC.	17.22 AC.
OPEN SPACE PROPESED	NONE	0.157 AC.	4.120 AC.	14.593 AC.	18.87 AC.

SITE DATA AS APPROVED ON THE DEVELOPMENT PLAN (1-3-01) AND CRG PLAN (1-3-01).

LEGEND

238	PROPOSED GRADE
236	EXISTING GRADE
10' 20'	DUMPSTER PAD
BIB SchC2	SOIL LINES
	EXISTING TREE LINE
	MAILBOX
	PROPOSED STREET LIGHTS

STANDARD NON-DISTURBENCE NOTE:
"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

PROTECTION COVENANTS NOTE:
ANY FOREST BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR OF P.D.M. DATE 7/19/01

STATE OF MARYLAND
MICHAEL P. CONAWAY
No. 19337
PROFESSIONAL ENGINEER

THIS DEVELOPMENT PLAN COMPLIES WITH THE 5 TH AMENDED CRG PLAN AND ALL COMMENTS, APPROVED JANUARY 3, 2001.THE DRC #0410001 APPROVED 4/16/00.

REASON FOR FIRST AMENDMENT
REVISED LAYOUT AND ADDED 42 CONDOMINIUM UNITS. #07-113-SPH

DATE	REVISIONS

KCI TECHNOLOGIES
KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030 (410) 3

PETITIONER'S EXHIBIT NO. 1

SEP 19 2006

~~FIRST~~ 2ND AMENDED
PARTIAL FINAL DEVELOPMENT P___
FOR
PERRY HALL FARMS SECTION III

ELEVENTH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

DESIGN BY: DAD	SCALE	DATE	SHEET NUMBER	JOB NUMBER
DRAWN BY: DAD	1"= 50'	07-18-01	1 OF 1	01- 91025
CHECKED BY: EJH				

© KCI Technologies, Inc.

SOIL LIMITATIONS

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SASSAFRAS (ShB)	B	SLIGHT	SLIGHT	SLIGHT
SANDY LOAM (ShC2)	B	SLIGHT	SLIGHT	SLIGHT

DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE

MAILBOX CLUSTER DETAIL

NOT TO SCALE

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PERRY HALL FARMS-SECTION III
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Baltimore County
Zoning Commissioner
Office of Planning

October 6, 1997

John B. Gontrum, Esquire
Romalda. Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
SW/S Forge Road and E/S Cross Road
(Perry Hall Farms, Sec. I-V)
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Perry Hall Farms Joint Venture - Petitioners
Case No. 98-65-A

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Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
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THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300 FEET THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 300 FEET OF THEIR HOME.

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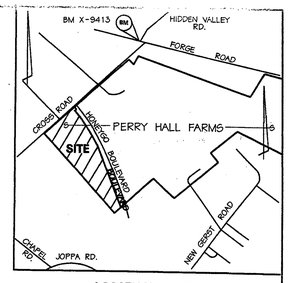

LOCATION MAP

SCALE: 1" = 1000'

BENCHMARK

B.M. NO. X- 9413 ELEV. 275.99
GAL- SPIKE NORTH SIDE OF FORGE ROAD, 25' +/- WEST OF CROSS ROAD.

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2. ELECTION DISTRICT 11, COUNCILMANIC DISTRICT 5, CENSUS TRACT 4113.04
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4. TOTAL SITE ACREAGE AND ZONING

NET AREA =

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DR 3.5	42.12	147.4
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TOTAL	167.50	1273.11

PROPOSED =

SINGLE FAMILY	181
TOWNHOUSES	69
TOWNHOUSES (CONDO)	176
CONDOMINIUMS	708
TOTAL	1154

PARKING:

		REQ'D	PROVIDED
REQUIRED = 181 S.F. AT 2	=	362	362
176 S.F. TOWNHOUSES AT 2	=	352	447
69 3 BR COACH HOMES AT 2	=	223	234
708 2 BR APTS/CONDOS AT 1.5	=	1062	1129
		1998 SP.	2172 SP.
		(INCL. 21 HC)	
PROVIDED = 2172 SPACES (INCLUDING OVERFLOW PARKING FOR GARAGE/ CONDOTOWNHOUSE UNITS AND 21 H/C FOR CONDOMINIUMS)			

OPEN SPACE:
REQUIRED = 1154 D.U. AT 650 S.F. = 17.22 AC
PROPOSED = 18.53AC +/-

LANDSCAPE REQUIREMENTS:
SHALL BE PER THE LANDSCAPE MANUAL, BALTIMORE COUNTY, MARYLAND DATED AUGUST 7, 2000 AND AS AMENDED.

5. SITE DATA: SECTION III
SITE ACREAGE AND ZONING:
GROSS AREA 18.57 ACRES = DR 10.5
DENSITY PERMITTED = ZONE ACREAGE UNITS
10.5 18.57 195.01
PROPOSED = CONDOMINIUMS 365 UNITS (UNITS WILL BE FOR SALE)
PARKING
REQUIRED = 365 2 BR. CONDO'S. AT 1.5 = 552
PROVIDED = 622 (ALL SPACES WILL BE 9' X 18' AND PAVED WITH A DURABLE, DUSTLESS SURFACE.)
OPEN SPACE
PRIVATE OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE CONDOMINIUM BUILDING (4.12 AC+/- INCL. AMENITY AREA).
LANDSCAPE REQUIREMENTS:
SHALL BE PER THE LANDSCAPE MANUAL, BALTIMORE COUNTY, MARYLAND DATED AUGUST 7, 2000 AND AS AMENDED.
6. ALL EXISTING STRUCTURES WILL BE REMOVED. NONE OF THE EXISTING STRUCTURES ARE ON THE BALTIMORE COUNTY LANDMARKS LIST OR THE NATIONAL REGISTER.
7. CURRENT OWNERSHIP: PERRY HALL FARMS JOINT VENTURE 2 UNION SQ. STE 700 CHATTANOOGA, TN 37402-2552

PROPERTY NO.: 1111077476
DEED REFERENCE: 13096/636
OWNER: PERRY HALL FARMS JOINT VENTURE

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DEED REFERENCE: 13096/636
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006059
DEED REFERENCE: 71/60
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006060
DEED REFERENCE: 71/60
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006061
DEED REFERENCE: 71/60
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006062
DEED REFERENCE: 71/60
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006063
DEED REFERENCE: 71/60
OWNER: NVR INC

PROPERTY NO.: 2300006064
DEED REFERENCE: 71/60

8. STORMWATER WILL BE MANAGED FOR THE 2, 20 AND 100 YEAR STORMS.
9. ALL WETLANDS ARE FIELD LOCATED. WETLAND DELINEATION PROVIDED BY ENVIRENS, INC. (REVISED MAY 11, 1990).
10. THERE ARE NO KNOWN CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HABITATS, OR HAZARDOUS MATERIALS ON SITE.
11. PROPERTY BOUNDARY PROVIDED BY HARRIS, SMARIGA, MATZ, INC.
12. SIDEWALKS WILL BE PROVIDED AS REQUIRED BY BALTIMORE COUNTY REGULATIONS.
13. AT TIME OF RAZING EXISTING HOUSE AND GARAGE, EXISTING PRIVATE SEWAGE DISPOSAL SYSTEM SHALL BE BACKFILLED AND EXISTING WELL SHALL BE BACKFILLED BY A LICENSED WELL DRILLER. EXISTING UNDERGROUND STORAGE TANK (S) WILL BE REMOVED UNDER SUPERVISION BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERSONNEL. ALL JUNK AND DEBRIS MUST ALSO BE REMOVED AT THIS TIME.
14. A VARIANCE HAS BEEN GRANTED ON OCT. 6, 1997 (CASE NO.98-65A) FOR PERRY HALL FARMS III, ALLOWING A 30' WINDOW TO WINDOW SETBACK AND A 30' REAR YARD SETBACK IN LIEU OF 35'.
15. NO LOTS OR UNITS HAVE BEEN SOLD WITHIN 300' OF MATERIAL CHANGES.
16. ALL OFFSITE FAMILY DWELLINGS AND RECORDED LOTS LESS THAN 2 ACRES WHICH CREATE R.T.A. ARE SHOWN WITH THEIR RESPECTIVE ARCS.
17. GATES AT THE NORTHERN ENTRANCE WILL BE OPEN DURING THE DAY AND CLOSED FROM DUSK TO DAWN AND WILL BE CONTROLLED BY THE FIRE DEPARTMENT.
18. ZONING WAS APPROVED BEFORE OR INTENT PLAN JULY 2001.
19. THIS PROPERTY IS LOCATED ON MAPS 97E B1 AND C1.

△ 7/18/06
REASON FOR 2ND AMENDMENT:
REMOVED GATEHOUSES AND GATES
BY: KCI TECHNOLOGIES INC
HUNT VALLEY, MD. 21030

JOHN H. CRESWELL III
EXP. DATE 6/17/07

THIS SEAL IS FOR △ REVISION ONLY.
DRC NOTICE DATED APPROVED 4/18/00
KCI TECHNOLOGIES INC
10 N. PARK DRIVE
HUNT VALLEY, MD. 21030

AUG 1 2006

THIS DEVELOPMENT PLAN COMPLIES WITH THE 5 TH AMENDED CRG PLAN AND ALL COMMENTS, APPROVED JANUARY 3, 2001.THE DRC #0410001 APPROVED 4/18/00.

REASON FOR FIRST AMENDMENT
REVISED LAYOUT AND ADDED 42 CONDOMINIUM UNITS. #07-113-SPH

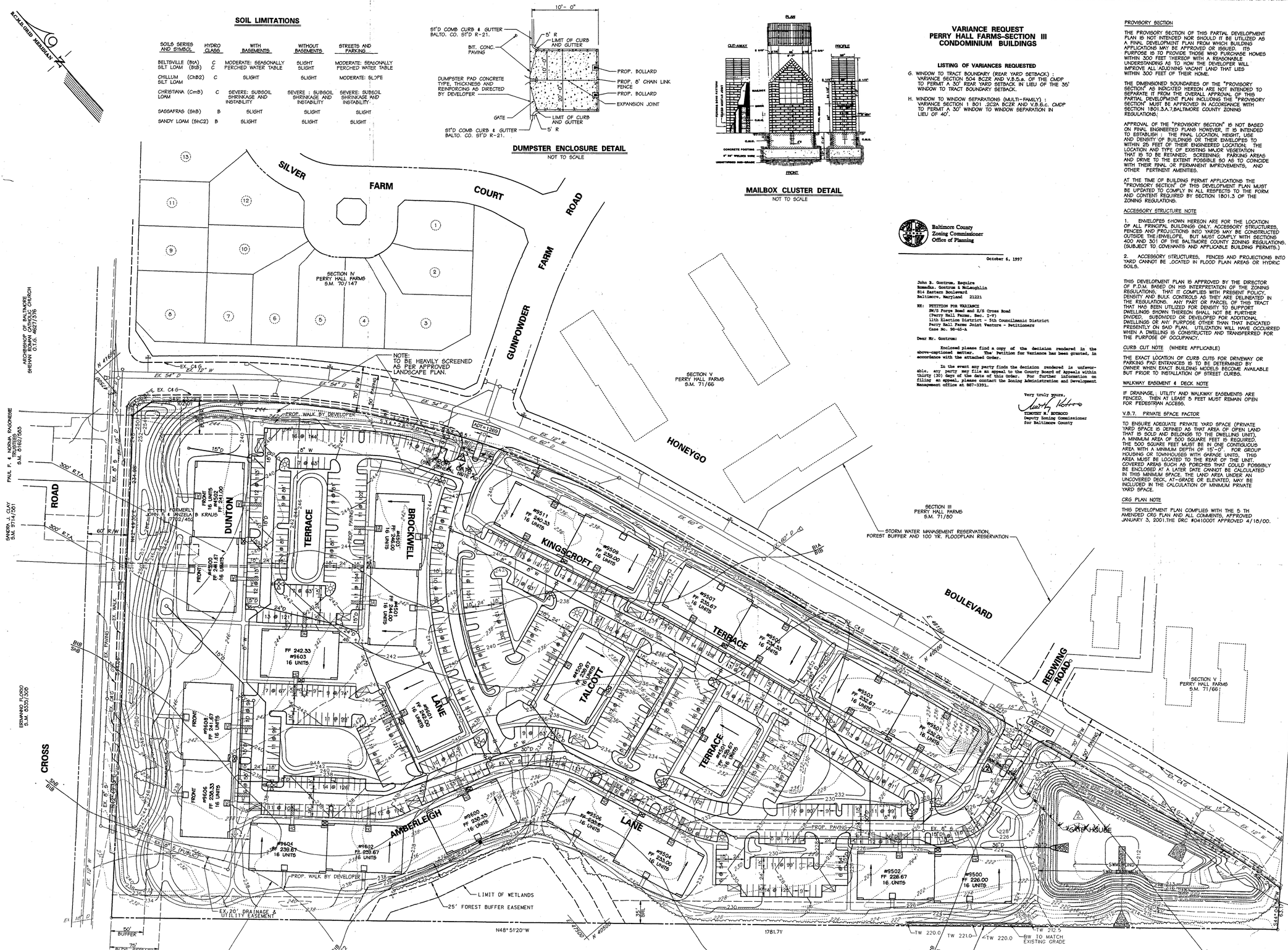
KCI TECHNOLOGIES
KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030 (410) 316-7800

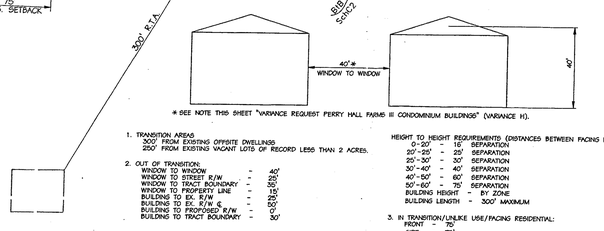
△ ~~FIRST~~ AMENDED
PARTIAL FINAL DEVELOPMENT PLAN
FOR
PERRY HALL FARMS SECTION III

SEP 19 2006

ELEVENTH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

DESIGN BY: DAD	SCALE	DATE	SHEET NUMBER	JOB NUMBER
DRAWN BY: DAD	1" = 50'	07-16-01	1 OF 1	01- 91028
CHECKED BY: RJH				





* SEE NOTE THIS SHEET "VARIANCE REQUEST PERRY HALL FARMS III CONDOMINIUM BUILDINGS" (VARIANCE H).

1. TRANSITION AREAS
300' FROM EXISTING OFFSITE DWELLINGS
200' FROM EXISTING VACANT LOTS OF RECORD LESS THAN 2 ACRES.

2. OUT OF TRANSITION:

WINDOW TO WINDOW	-	40'
WINDOW TO STREET R/W	-	25'
WINDOW TO TRACT BOUNDARY	-	30'
WINDOW TO PROPERTY LINE	-	25'
BUILDING TO EX. R/W	-	35'
BUILDING TO EX. R/W ℄	-	50'
BUILDING TO PROPOSED R/W	-	0'
BUILDING TO TRACT BOUNDARY	-	30'

HEIGHT TO HEIGHT REQUIREMENTS (DISTANCES BETWEEN FACING ELEVATION):

0'-20'	-	15' SEPARATION
20'-25'	-	25' SEPARATION
25'-30'	-	30' SEPARATION
30'-40'	-	40' SEPARATION
40'-50'	-	60' SEPARATION
50'-60'	-	75' SEPARATION
BUILDING HEIGHT	-	BY ZONE
BUILDING LENGTH	-	300' MAXIMUM

3. IN TRANSITION/UNLIKE USE/FACING RESIDENTIAL:

FRONT	-	75'
SIDE	-	75'
REAR	-	150'
PARKING	-	75'
BUILDING HEIGHT	-	35' MAXIMUM
BUILDING LENGTH	-	130' MAXIMUM

HEIGHT TO HEIGHT DETAIL

NOT TO SCALE

SITE DATA

	SECTION I	SECTION II	SECTION III	SECTION IV & V	OVERALL
UNITS PERMITTED	144.21 UNITS	190.20 UNITS	195.01 UNITS	743.69 UNITS	1273.11 UNITS
UNITS PROPOSED	103 SINGLE FAMILY	50 S.F. 105 T.H. & CONDO.	365 CONDO.	340 CONDO. 29 S.F. 55 COACH 68 T.H.	1154 UNITS
PARKING REQUIRED	206 P.S.	316 P.S.	552 P.S.	3925 P.S.	1999 P.S.
PARKING PROPOSED	206 P.S.	372 P.S.	622 P.S.	1027 P.S.	2227 P.S.
OPEN SPACE REQUIRED	1.537 AC.	2.356 AC.	5.490 AC.	7.846 AC.	17.22 AC.
OPEN SPACE PROPOSED	NONE	0.157 AC.	4.120 AC.	14.593 AC.	18.87 AC.

SITE DATA AS APPROVED ON THE DRC NOTICE DATED APPROVED AND CRG PLAN (1-3-01)

LEGEND

238	PROPOSED GRADE
236	EXISTING GRADE
10' 20'	DUMPSTER PAD
BtB SchC2	SOIL LINES
	EXISTING TREE LINE
	MAILBOX
	PROPOSED STREET LIGHTS

STANDARD NON-DISTURBANCE NOTE:
"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

PROTECTION COVENANTS NOTE:
ANY FOREST BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

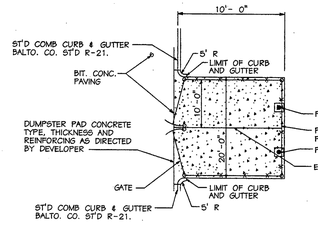
OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR OF PLANNING — DATE 7/19/01
DIRECTOR OF P.D.M. — DATE

STATE OF MARYLAND PROFESSIONAL ENGINEER
MICHAEL H. MCINTOSH
No. 19822
REGISTERED PROFESSIONAL ENGINEER

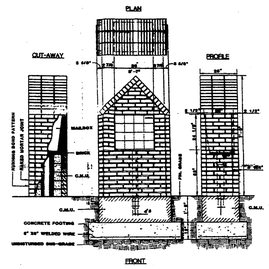
DATE	REVISIONS

SOIL LIMITATIONS

SOILS SERIES AND SYMBOL	HYDRO CLASS	WITH BASEMENTS	WITHOUT BASEMENTS	STREETS AND PARKING
BELTSVILLE (BtA) SILT LOAM (BtB)	C C	MODERATE: SEASONALLY PERCHED WATER TABLE	SLIGHT SLIGHT	MODERATE: SEASONALLY PERCHED WATER TABLE
CHILLUM SILT LOAM (ChB2)	C	SLIGHT	SLIGHT	MODERATE: SLOPE
CHRISTIANA (CmB) LOAM	C	SEVERE: SUBSOIL SHRINKAGE AND INSTABILITY	SEVERE : SUBSOIL SHRINKAGE AND INSTABILITY	SEVERE: SUBSOIL SHRINKAGE AND INSTABILITY
SASSAFRAS (ShB)	B	SLIGHT	SLIGHT	SLIGHT
SANDY LOAM (ShC2)	B	SLIGHT	SLIGHT	SLIGHT



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



MAILBOX CLUSTER DETAIL
NOT TO SCALE

VARIANCE REQUEST
PERRY HALL FARMS-SECTION III
CONDOMINIUM BUILDINGS

LISTING OF VARIANCES REQUESTED

G. WINDOW TO TRACT BOUNDARY (REAR YARD SETBACK) : VARIANCE SECTION 504 BCZR AND V.B.5.a. OF THE CMDP TO PERMIT A 30' REAR YARD SETBACK IN LIEU OF THE 35' WINDOW TO TRACT BOUNDARY SETBACK.

H. WINDOW TO WINDOW SEPARATIONS (MULTI-FAMILY) : VARIANCE SECTION 1 B01 .2C2A BCZR AND V.B.6.c. CMDP TO PERMIT A 30' WINDOW TO WINDOW SEPARATION IN LIEU OF 40'.

Baltimore County
Zoning Commissioner
Office of Planning

October 6, 1997

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
SW/S Forge Road and E/S Cross Road
(Perry Hall Farms, Sec. 1-9)
11th Election District - 5th Councilmanic District
Perry Hall Farms Joint Venture - Petitioners
Case No. 98-65-A

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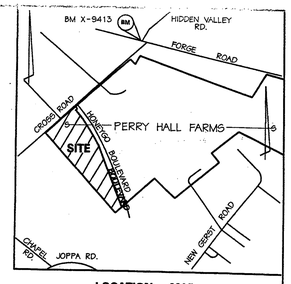

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		REQ'D	PROVIDED
REQUIRED = 181 S.F. AT 2	=	362	362
176 3 BR TOWNHOUSES AT 2	=	352	447
89 3 BR COACH HOMES AT 2	=	178	334
708 2 BR APTS/CONDOS AT 1.5	=	1062	1129
		1952 SF.	2172 SF.
		(INCL. 21 HC)	

PROVIDED = 2172 SPACES (INCLUDING OVERFLOW PARKING FOR GARAGE/CONDOMINIUMS UNITS AND 21 H/C FOR CONDOMINIUMS)

OPEN SPACE:
REQUIRED = 1154 D.U. AT 650 S.F. = 17.22 AC
PROPOSED = 18.57AC +/-

LANDSCAPE REQUIREMENTS:
SHALL BE PER THE LANDSCAPE MANUAL, BALTIMORE COUNTY, MARYLAND DATED AUGUST 7, 2000 AND AS AMENDED.

5. SITE DATA: SECTION III
SITE ACREAGE AND ZONING:
GROSS AREA 18.57 ACRES = DR 10.5
DENSITY
PERMITTED = ZONE ACREAGE UNITS
10.5 18.57 195.01
PROPOSED = CONDOMINIUMS 365 UNITS (UNITS WILL BE FOR SALE)
PARKING
REQUIRED = 365 2 BR. CONO'S. AT 1.5 = 552
PROVIDED = 622 (ALL SPACES WILL BE 9' X 18' AND PAVED WITH A DURABLE, DUSTLESS SURFACE.)
OPEN SPACE
PRIVATE OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE CONDOMINIUM BUILDING (4.12 AC+/- INCL. AMENITY AREA).
LANDSCAPE REQUIREMENTS:
SHALL BE PER THE LANDSCAPE MANUAL, BALTIMORE COUNTY, MARYLAND DATED AUGUST 7, 2000 AND AS AMENDED.

6. ALL EXISTING STRUCTURES WILL BE REMOVED. NONE OF THE EXISTING STRUCTURES ARE ON THE BALTIMORE COUNTY LANDMARKS LIST OR THE NATIONAL REGISTER.
7. CURRENT OWNERSHIP: PERRY HALL FARMS JOINT VENTURE 2 UNION SQ. STE 702 CHATTANOOGA, TN 37402-2552

PROPERTY NO.: 1111073475
DEED REFERENCE: 13598/655
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 1111073476
DEED REFERENCE: 13598/655
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006059
DEED REFERENCE: 71/80
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006060
DEED REFERENCE: 71/80
OWNER: PERRY HALL FARMS JOINT VENTURE

PROPERTY NO.: 2300006061
DEED REFERENCE: 71/80
OWNER: PERRY HALL FARMS JOINT VENTURE

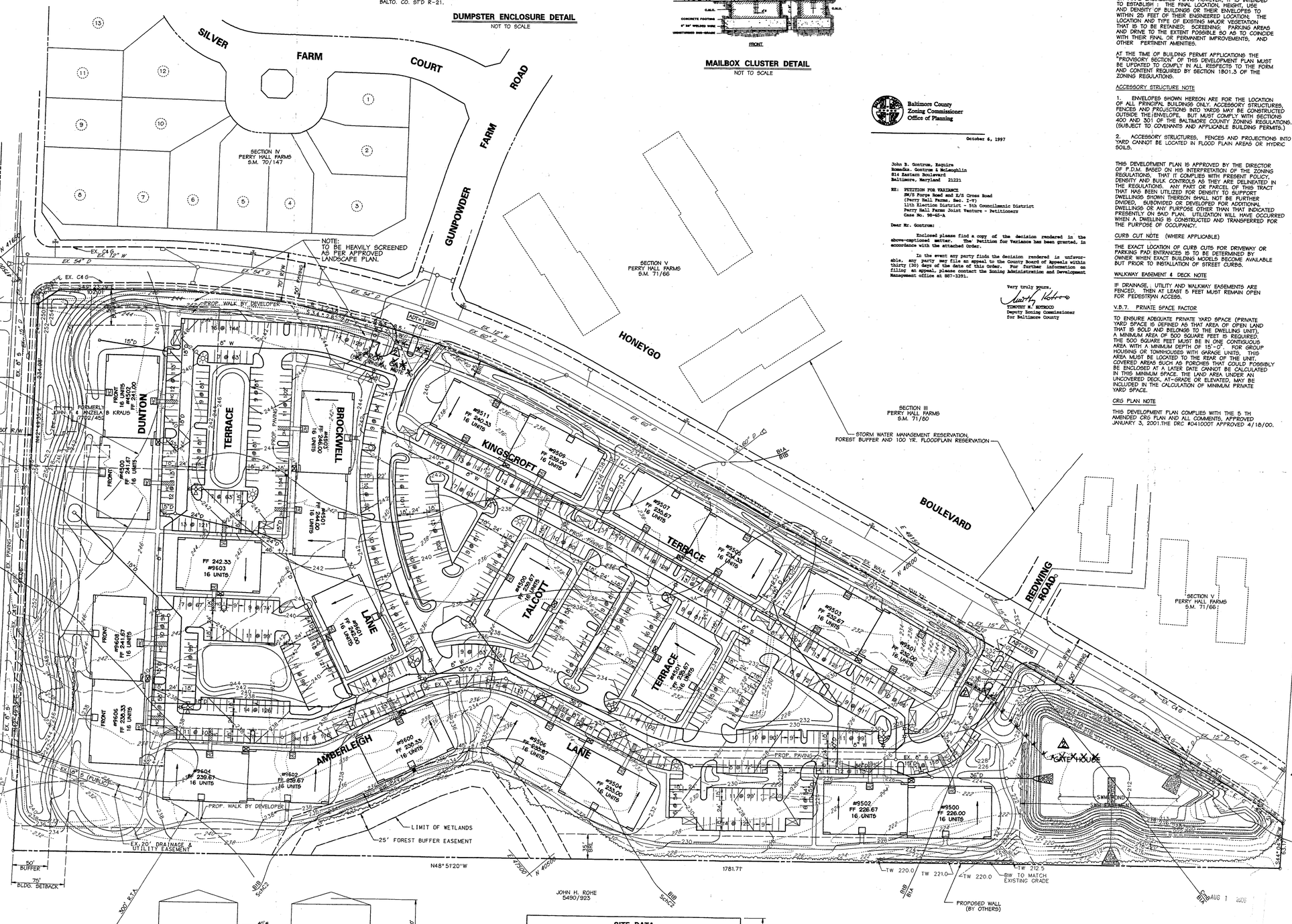
PROPERTY NO.: 2300006062
DEED REFERENCE: 71/80
OWNER: PERRY HALL FARMS JOINT VENTURE

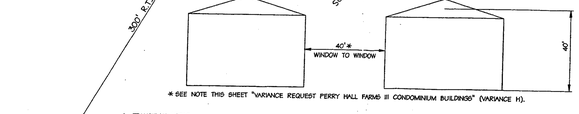
PROPERTY NO.: 2300006063
DEED REFERENCE: 71/80
OWNER: NVR INC

PROPERTY NO.: 2300006064
DEED REFERENCE: 71/80

8. STORMWATER WILL BE MANAGED FOR THE 2, 20 AND 100 YEAR STORMS.
9. ALL WETLANDS ARE FIELD LOCATED. WETLAND DELINEATION PROVIDED BY ENVIRENS, INC. (REVISED MAY 11, 1990).
10. THERE ARE NO KNOWN CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HABITATS, OR HAZARDOUS MATERIALS ON SITE.
11. PROPERTY BOUNDARY PROVIDED BY HARRIS, SMARIGA, MATZ, INC.
12. SIDEWALKS WILL BE PROVIDED AS REQUIRED BY BALTIMORE COUNTY REGULATIONS.
13. AT TIME OF RAZING EXISTING HOUSE AND GARAGE, EXISTING PRIVATE SEWAGE DISPOSAL SYSTEM SHALL BE BACKFILLED AND EXISTING WELL SHALL BE BACKFILLED BY A LICENSED WELL DRILLER. EXISTING UNDERGROUND STORAGE TANK (S) WILL BE REMOVED UNDER SUPERVISION BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERSONNEL. ALL JUNK AND DEBRIS MUST ALSO BE REMOVED AT THIS TIME.
14. A VARIANCE HAS BEEN GRANTED ON OCT. 6, 1997 (CASE No.98-65A) FOR PERRY HALL FARMS III, ALLOWING A 30' WINDOW TO WINDOW SETBACK AND A 30' REAR YARD SETBACK IN LIEU OF 35'.
15. NO LOTS OR UNITS HAVE BEEN SOLD WITHIN 300' OF MATERIAL CHANGES.
16. ALL OFFSITE FAMILY DWELLINGS AND RECORDED LOTS LESS THAN 2 ACRES WHICH CREATE R.T.A. ARE SHOWN WITH THEIR RESPECTIVE AREAS.
17. GATES AT THE NORTHERN ENTRANCE WILL BE OPEN DURING THE DAY AND CLOSED FROM DUSK TO DAWN AND WILL BE CONTROLLED BY THE FIRE DEPARTMENT.
18. ZONING HAS APPROVED SPIRIT OF INTENT PLAT JULY, 2001.
19. THISE PROPERTY IS LOCATED ON MAPS 078B1 AND 61.

△ 7/18/06
REASON FOR 2ND AMENDMENT:
REMOVED GATEHOUSE AND GATES
BY: KCI TECHNOLOGIES INC
HUNT VALLEY, MD. 21030





* SEE NOTE THIS SHEET "VARIANCE REQUEST PERRY HALL FARMS III CONDOMINIUM BUILDINGS" (VARIANCE H).

1. TRANSITION AREAS
300' FROM EXISTING OFFSITE DWELLINGS
200' FROM EXISTING VACANT LOTS OF RECORD LESS THAN 2 ACRES.

2. OUT OF TRANSITION:
WINDOW TO WINDOW - 40'
WINDOW TO STREET R/W - 25'
WINDOW TO TRACT BOUNDARY - 30'
WINDOW TO PROPERTY LINE - 35'
BUILDING TO EX. R/W - 50'
BUILDING TO PROPOSED R/W - 25'
BUILDING TO PROPOSED R/W - 25'
BUILDING TO TRACT BOUNDARY - 30'

HEIGHT TO HEIGHT REQUIREMENTS (DISTANCES BETWEEN FACING ELEVATION):
0-20' - 16' SEPARATION
20'-25' - 25' SEPARATION
25'-30' - 30' SEPARATION
30'-40' - 40' SEPARATION
40'-50' - 60' SEPARATION
50'-60' - 75' SEPARATION
BUILDING HEIGHT - BY ZONE
BUILDING LENGTH - 300' MAXIMUM

3. IN TRANSITION/UNLIKE USE/FACING RESIDENTIAL:
FRONT - 75'
SIDE - 75'
REAR - 150'
PARKING - 75'
BUILDING HEIGHT - 35' MAXIMUM
BUILDING LENGTH - 130' MAXIMUM

HEIGHT TO HEIGHT DETAIL
NOT TO SCALE

SITE DATA

	SECTION I	SECTION II	SECTION III	SECTION IV & V	OVERALL
UNITS PERMITTED	144.21 UNITS	190.20 UNITS	195.01 UNITS	743.69 UNITS	1273.11 UNITS
UNITS PROPOSED	103 SINGLE FAMILY	50 S.F. 108 T.H. & CONDO.	365 CONDO.	340 CONDO. 26 S.F. 64 COACH 60 T.H.	1154 UNITS
PARKING REQUIRED	206 P.S.	316 P.S.	552 P.S.	3925 P.S.	1999 P.S.
PARKING PROPOSED	206 P.S.	372 P.S.	622 P.S.	1027 P.S.	2227 P.S.
OPEN SPACE REQUIRED	1.537 AC.	2.358 AC.	5.490 AC.	7.846 AC.	17.22 AC.
OPEN SPACE PROPESED	NONE	0.157 AC.	4.120 AC.	14.593 AC.	18.87 AC.

SITE DATA AS APPROVED ON THE DEVELOPMENT PLAN (1-3-01) AND CRG PLAN (1-3-01).

LEGEND

238	PROPOSED GRADE
236	EXISTING GRADE
10' 20'	DUMPSTER PAD
B1B SchC2	SOIL LINES
	EXISTING TREE LINE
	MAILBOX
	PROPOSED STREET LIGHTS

STANDARD NON-DISTURBENCE NOTE:
"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

PROTECTION COVENANTS NOTE:
ANY FOREST BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR OF PLANNING — DATE 7/19/01
DIRECTOR OF P.D.M. — DATE

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 21025 MICHAEL H. CROSSWELL

THIS SEAL IS FOR △ REVISION ONLY.
CRG NO. 4 CANCOOT APPROVED 4/18/00
KCI TECHNOLOGIES, INC.
10 N. PARK DRIVE
HUNT VALLEY, MD. 21030

AUG 1 2006

THIS DEVELOPMENT PLAN COMPLIES WITH THE 5 TH AMENDED CRG PLAN AND ALL COMMENTS, APPROVED JANUARY 3, 2001.THE DRC #0410001 APPROVED 4/18/00.

REASON FOR FIRST AMENDMENT
REVISED LAYOUT AND ADDED 42 CONDOMINIUM UNITS. #07-113-SPH

DATE	REVISIONS

KCI TECHNOLOGIES
KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030 (410) 316-7800

△ ~~FIRST~~ 2ND AMENDED
PARTIAL FINAL DEVELOPMENT PLAN
FOR
PERRY HALL FARMS SECTION III

SEP 19 2006

ELEVENTH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

DESIGN BY: DAD	SCALE	DATE	SHEET NUMBER	JOB NUMBER
DRAWN BY: DAD	1"= 50'	07-18-01	1 OF 1	01- 91025
CHECKED BY: RJH				

© KCI Technologies, Inc.

Baltimore County Government
Department of Permits and
Development Management

111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

September 5, 2006

KCI Technologies, Inc.
Mr. Raymond J. Hopkins
10 North Park Drive
Hunt Valley, MD 21030

RE: Perry Hall Farms Section 3
PDM Number XI-623
DRC Number 082806D; Dist. 11C5

Dear Mr. Hopkins:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

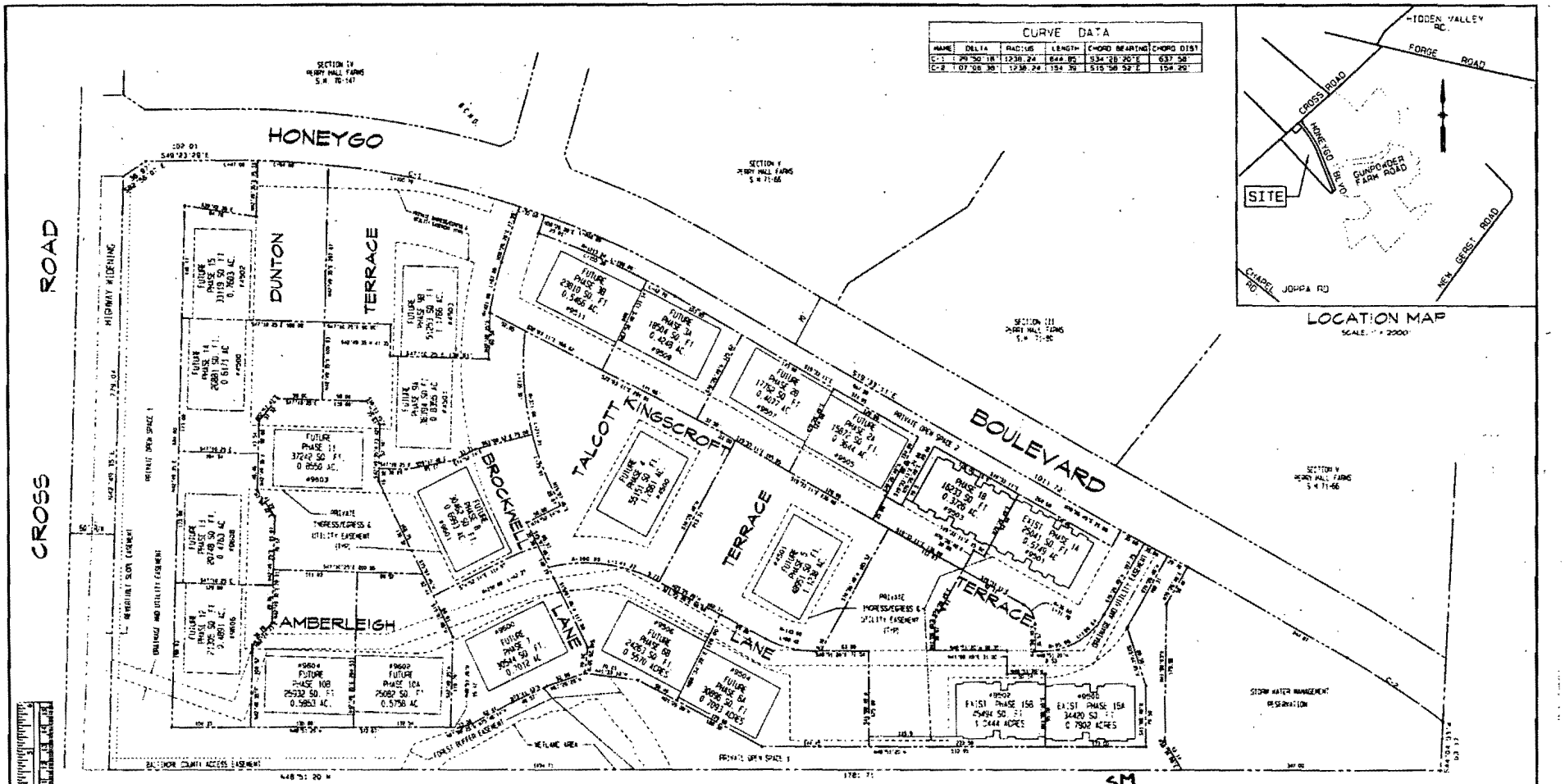
Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106(b)(2) and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on August 21, 2006, and made the following recommendations:

The DRC has determined that your project meets the requirements of refinement to the development plan, under Section 32-4-106(b)(2). Please amend the Record Plat.

PETITIONER'S
EXHIBIT NO. 2

CURVE DATA					
NAME	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C-1	29°50'18"	1238.24'	644.85'	S34°28'20"E	637.58'
C-2	07°08'38"	1238.24'	154.39'	S15°58'52"E	154.29'



LOCATION MAP
SCALE: 1" = 2000'

SM 25-7

S.M. 25 FOLIO 007

Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Property Line Surveyor authorized to practice in the State of Maryland, that the Condominium Plat consisting of Sheets 1, 2 and 3, together with the applicable wording of the Condominium Declaration for The Windsor Condominium at Perry Hall Farms, Inc. intended to be recorded among the Land Records of Baltimore County is a correct representation of the Condominium described and that the identification and location of each unit and the common elements of Phase 1B of The Windsor Condominium at Perry Hall Farms, Inc., as constructed, can be determined from them. I also certify that the requirements of Section 11-105 of the Real Property Article of the Annotated Code of Maryland (1988), as amended, have been complied with concerning the making of this plat.

Edward F. Kelly, Registered Property Line Surveyor #58

SURVEYOR'S CERTIFICATE

I hereby certify that the buildings were erected as shown on the plan for Phase 1B of the Windsor Condominium at Perry Hall Farms, Inc. and that the dimensions of the units are as shown hereon. This is to certify that I have located the improvements on the lot shown hereon and that said improvements exist and that said improvements lie entirely within the boundaries.

I, Edward F. Kelly, Property Line Surveyor holding Maryland Registration No. 58, hereby certify that the outside wall and exterior angles are located as shown, that the plat is based upon an accurate transit-tape survey and that the plat prepared for the purpose of establishing Phase 1B of The Windsor Condominium at Perry Hall Farms, Inc. as shown hereon and being part of the land shown on a certain plat entitled "SUBDIVISION PLAT OF A PORTION OF SECTION 7 PERRY HALL FARMS", and recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 71, Folio 66.

Edward F. Kelly, Registered Property Line Surveyor #58

OWNER'S CERTIFICATE

We, WE, Inc., Owner of the property shown and described hereon, do adopt the with Condominium Plat, consisting of Sheets 1, 2 and 3, of the property and buildings of Phase 1B of The Windsor Condominium at Perry Hall Farms, Inc., the certify that to the best of our knowledge the requirements of Section 11-105 of the Real Property Article of the Annotated Code of Maryland (1988), as amended, have been complied with concerning the making of this plat.

Rick Vanaskiere - Vice President

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS · LANDSCAPE ARCHITECTS
3445 A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-9000
Fax: 410-515-9002

CONDOMINIUM PLAT - PHASE 1B
THE WINDSOR
CONDOMINIUM AT
PERRY HALL FARMS, INC.
ELEVENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	
		JOB NO. 10109
		SCALE: 1" = 60'
		DATE: 4/24/02
		DRAWN BY: GBF
		DESIGN BY:
		REVIEW BY: RPL
		SHEET 1 OF 3

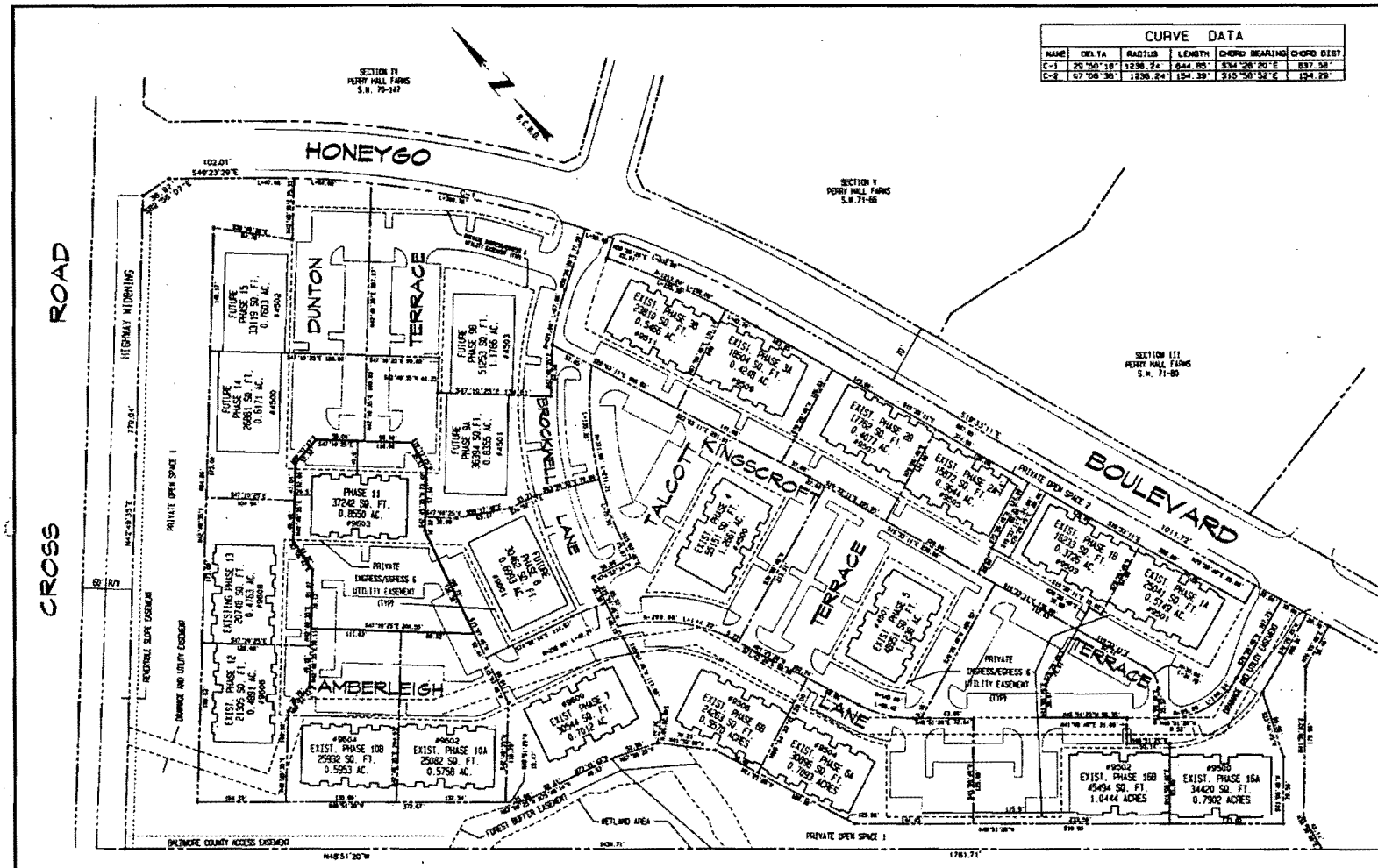
MSA S011316-1328

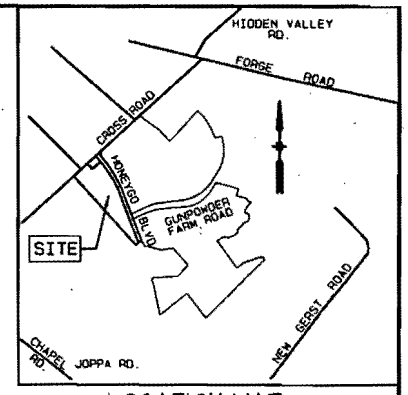
Note: Everything within the outline of the building shown excluded in the buildings, and everything within the outline of Phase 1B which is outside of the walls of the building as shown on Sheets 2 and 3 are deemed Common Elements.

PETITIONER'S

EXHIBIT NO. 3

CURVE DATA					
NAME	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C-1	29°50'18"	1238.24'	644.85'	S34°26'20"E	637.58'
C-2	07°08'36"	1238.24'	154.39'	S15°50'52"E	154.29'





LOCATION MAP
SCALE: 1" = 2000'

Filed for record
27 FOLIO 127
Date JUN 13 1994
Time

SM
27-127

Note: Everything within the centre of the existing stream, westerlies to the bridge, and everything within the centre of Phase 1 which is outside of the lots or the buildings as shown on Sheets 2 and 3, are General Common Elements.

SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Property Line Surveyor authorized to practice in the State of Maryland, that this Condominium Plat consisting of Sheets 1, 2 and 3, together with the applicable wording of the Condominium Declaration for the Windsor Condominium at Perry Hall Farms, Inc. intended to be recorded among the Land Records of Baltimore County, is a correct representation of the Condominium described and that the identification and location of each unit and the common elements of Phase II of the Windsor Condominium at Perry Hall Farms, Inc. as constructed, can be determined from them. I also certify that the requirements of Section 11-105 of the Real Property Article of the Annotated Code of Maryland (1988), as amended, have been complied with concerning the taking of this plat.

Edward F. Kelly
Edward F. Kelly Registered Property Line Surveyor 1554

SURVEYOR'S CERTIFICATE
I hereby certify that the buildings were erected as shown on this plan for Phase II of the Windsor Condominium at Perry Hall Farms, Inc. and that the dimensions of the units are as shown hereon. That to be certify that I have located the improvements on the lot shown hereon, and that said improvements exist and that said improvements lie entirely within the boundaries.
I, Edward F. Kelly, Property Line Surveyor holding Maryland Registration No. 1554, hereby certify that the buildings, units and common areas are located as shown, that the plat is based upon an accurate transit-tape or-theft survey and was prepared for the purpose of establishing Phase II of the Windsor Condominium at Perry Hall Farms, Inc. as shown hereon and being part of the land shown on a plat entitled "RESUBDIVISION PLAT OF A PORTION OF SECTION THREE, PERRY HALL FARMS" and recorded among the Land Records of Baltimore County, Maryland in Plat Book SM 74, Folio 1.

Edward F. Kelly
Edward F. Kelly Registered Property Line Surveyor 1554

OWNER'S CERTIFICATE
We, MVR, Inc., Owner of the property shown and described hereon, do adopt this Condominium Plat, consisting of Sheets 1, 2 and 3, of the property and buildings of Phase II of The Windsor Condominium at Perry Hall Farms, Inc. We certify that to the best of our knowledge the requirements of Section 11-105 of the Real Property Article of the Annotated Code of Maryland (1988), as amended, have been complied with concerning the taking of this plat.

Ed Langenberg, Vice President

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-9000
Fax: 410-515-9002

STATE OF MARYLAND
EDWARD F. KELLY
No. 1554
PROPERTY LINE SURVEYOR

CONDOMINIUM PLAT - PHASE II
THE WINDSOR
CONDOMINIUM AT
PERRY HALL FARMS, INC.
ELEVENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS

JOB NO. 10109
SCALE 1" = 80'
DATE 4/05/94
DRAWN BY: EDWARD
DESIGN BY:
REVIEW BY: EFK
SHEET 1 OF 3

MSA 354 1245 1454-1

COP

WCPHF/FINAL103C
9/15/01

DECLARATION
OF
THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS, INC.

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PETITIONER'S
EXHIBIT NO. 4

WCPHF/FINAL106C1st
11/15/01 Phase 16B

FIRST AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 16B CONSISTING OF SIXTEEN (16) UNITS)

THIS FIRST AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "First Amendment"), made as of the 15th day of November, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR ~~HOMES~~, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime pursuant to the laws of the State of Maryland. From and after the effective date of this First Amendment, the Declaration and this First Amendment shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this First Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 16B Condominium Plats and referred to herein as Phase 16B, which Condominium Plats are described herein.

NOW THEREFORE, the Developer and Vendor/Builder, pursuant to Article IV, Section 1 of the Declaration, do hereby incorporate the Explanatory Statement and do hereby amend the Declaration, as follows:

1. **Creation and Expansion of the Condominium**. Developer and Vendor/Builder do hereby declare their intent to, and do hereby expand the Windsor Condominium at Perry Hall Farms, and the Vendor/Builder hereby submits to the condominium regime, pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and pursuant to the Declaration, Phase 16B of the Condominium, situate in Baltimore County, Maryland, as more particularly described on the Phase 16B Condominium Plat, together with the buildings and the improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances

WCPHF/FINAL106C2nd
2/15/02 Phase 1A

SECOND AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 1A CONSISTING OF SIXTEEN (16) UNITS)

THIS SECOND AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Second Amendment"), made as of the 15th day of February, 2002, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated the November 15, 2001, Phase 16B.

From and after the effective date of this Second Amendment, the Declaration and this Second Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Second Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 1A Condominium Plats and referred to herein as Phase 1A, which Condominium Plats are described herein.

NOW THEREFORE, the Developer and Vendor/Builder, pursuant to Article IV, Section 1 of the Declaration, do hereby incorporate the Explanatory Statement and do hereby amend the Declaration, as follows:

1. <u>Creation and Expansion of the Condominium</u>. Developer and Vendor/Builder do hereby declare their intent to, and do hereby expand the Windsor

WCPHF/FINAL106C3rd
3/25/02 Phase 1B

THIRD AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 1B CONSISTING OF SIXTEEN (16) UNITS)

THIS THIRD AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Third Amendment"), made as of the 25th day of March, 2002, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.

From and after the effective date of this Third Amendment, the Declaration and this Third Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Third Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 1B Condominium Plats and referred to herein as Phase 1B, which Condominium Plats are described herein.

NOW THEREFORE, the Developer and Vendor/Builder, pursuant to Article IV, Section 1 of the Declaration, do hereby incorporate the Explanatory Statement and do hereby amend the Declaration, as follows:

WCPHF/FINAL106C4th
6/1/02 Phase 5A

FOURTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 5 CONSISTING OF SIXTEEN (16) UNITS)

THIS FOURTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Fourth Amendment"), made as of the 1st day of June, 2002, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.

From and after the effective date of this Fourth Amendment, the Declaration and this Fourth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Fourth Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 5 Condominium Plats and referred to herein as Phase 5, which Condominium Plats are described herein.

NOW THEREFORE, the Developer and Vendor/Builder, pursuant to Article IV, Section 1 of the Declaration, do hereby incorporate the Explanatory Statement and do hereby amend the Declaration, as follows:

WCPHF/FINAL106C5th
8/15/02 Phase 6A

FIFTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 6A CONSISTING OF SIXTEEN (16) UNITS)

THIS FIFTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Fifth Amendment"), made as of the 15th day of August, 2002, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.

From and after the effective date of this Fifth Amendment, the Declaration and this Fifth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Fifth Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 6A Condominium Plats and referred to herein as Phase 6A, which Condominium Plats are described herein.

NOW THEREFORE, the Developer and Vendor/Builder, pursuant to Article IV, Section 1 of the Declaration, do hereby incorporate the Explanatory Statement and do hereby amend the Declaration, as follows:

WCPHF/FINAL106C6th
8/15/02 Phase 6B

SIXTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 6B CONSISTING OF SIXTEEN (16) UNITS)

THIS SIXTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Sixth Amendment"), made as of the 15th day of August, 2002, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.

From and after the effective date of this Sixth Amendment, the Declaration and this Sixth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Sixth Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 6B Condominium Plats and referred to herein as Phase 6B, which Condominium Plats are described herein.

NOW THEREFORE, the Developer and Vendor/Builder, pursuant to Article IV, Section 1 of the Declaration, do hereby incorporate the Explanatory Statement and do hereby amend the Declaration, as follows:

WCPHF/FINAL106C7th
11/5/02 Phase 4

SEVENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 4 CONSISTING OF SIXTEEN (16) UNITS)

THIS SEVENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Seventh Amendment"), made as of the 5th day of November, 2002, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.

From and after the effective date of this Seventh Amendment, the Declaration and this Seventh Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Seventh Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 4 Condominium Plats and referred to herein as Phase 4, which Condominium Plats are described herein.

WCPHF/FINAL106C8th
3/5/03 Phase 2A

EIGHTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 2A CONSISTING OF SIXTEEN (16) UNITS)

THIS EIGHTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Eighth Amendment"), made as of the 5th day of March, 2003, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.

From and after the effective date of this Eighth Amendment, the Declaration and this Eighth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Eighth Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 2A Condominium Plats and referred to herein as Phase 2A, which Condominium Plats are described herein.

WCPHF/FINAL106C9th
4/28/03 Phase 2B

NINTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 2B CONSISTING OF SIXTEEN (16) UNITS)

THIS NINTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Ninth Amendment"), made as of the 28th day of April, 2003, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.

From and after the effective date of this Ninth Amendment, the Declaration and this Ninth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Ninth Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 2B Condominium Plats and referred to herein as Phase 2B, which Condominium Plats are described herein.

WCPHF/FINAL106C10th
6/10/03 Phase 7

TENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 7 CONSISTING OF SIXTEEN (16) UNITS)

THIS TENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Tenth Amendment"), made as of the 10th day of June, 2003, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.

From and after the effective date of this Tenth Amendment, the Declaration and this Tenth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Tenth Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 7 Condominium Plats and referred to herein as Phase 7, which Condominium Plats are described herein.

WCPHF/FINAL106C11th
7/30/03 Phase 3A

ELEVENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 3A CONSISTING OF SIXTEEN (16) UNITS)

THIS ELEVENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Eleventh Amendment"), made as of the 30th day of July, 2003, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.

From and after the effective date of this Eleventh Amendment, the Declaration and this Eleventh Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Eleventh Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 3A Condominium Plats and referred to herein as Phase 3A, which Condominium Plats are described herein.

TWELFTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 3B CONSISTING OF SIXTEEN (16) UNITS)

THIS TWELFTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Twelfth Amendment"), made as of the 30th day of September, 2003, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.
Eleventh Amendment dated July 30, 2003, Phase 3A.

From and after the effective date of this Twelfth Amendment, the Declaration and this Twelfth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Twelfth Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

C. Developer and Vendor/Builder now desire to subject to the Windsor Condominium at Perry Hall Farms that area shown on the Phase 3B Condominium Plats and referred to herein as Phase 3B, which Condominium Plats are described herein.

WCPHF/FINAL106C13th
11/15/03 Phase.10A

THIRTEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 10A CONSISTING OF SIXTEEN (16) UNITS)

THIS THIRTEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Thirteenth Amendment"), made as of the 15th day of November, 2003, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.
Eleventh Amendment dated July 30, 2003, Phase 3A.
Twelfth Amendment dated September 30, 2003, Phase 3B.

From and after the effective date of this Thirteenth Amendment, the Declaration and this Thirteenth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Thirteenth Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

WCPHF/FINAL106C14th
1/5/04 Phase 10B

FOURTEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 10B CONSISTING OF SIXTEEN (16) UNITS)

THIS FOURTEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Fourteenth Amendment"), made as of the 5th day of January, 2004, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.
Eleventh Amendment dated July 30, 2003, Phase 3A.
Twelfth Amendment dated September 30, 2003, Phase 3B.
Thirteenth Amendment dated November 15, 2003, Phase 10A.

From and after the effective date of this Fourteenth Amendment, the Declaration and this Fourteenth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Fourteenth Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

WCPHF/FINAL106C15th
3/1/04 Phase 12

FIFTEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 12 CONSISTING OF SIXTEEN (16) UNITS)

THIS FIFTEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Fifteenth Amendment"), made as of the 1st day of March, 2004, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.
Eleventh Amendment dated July 30, 2003, Phase 3A.
Twelfth Amendment dated September 30, 2003, Phase 3B.
Thirteenth Amendment dated November 15, 2003, Phase 10A.
Fourteenth Amendment dated January 5, 2004, Phase 10B.
From and after the effective date of this Fifteenth Amendment, the Declaration and this Fifteenth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

B. Pursuant to Article IV, Section 1 of the Declaration, Developer reserved for a period of ten (10) years from September 21, 2001, the right to expand the Condominium regime by adding to it certain properties described in the Declaration and on the Condominium Plats (hereinafter defined). From and after the effective date of this Fifteenth Amendment, the Condominium Plats filed with the Declaration and all other amended Plats shall collectively mean and be referred to as the "Condominium Plats".

CONFIRMATORY AND RESTATED SEVENTEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 11 CONSISTING OF SIXTEEN (16) UNITS)

THIS CONFIRMATORY AND RESTATED SEVENTEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Confirmatory and Restated Seventeenth Amendment"), made as of the 1st day of June, 2004, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

THIS CONFIRMATORY AND RESTATED SEVENTY SECOND AMENDMENT IS FOR THE PURPOSE OF CORRECTING REFERENCES TO PHASE 13 THAT SHOULD BE PHASE 11, AS PHASE 11 IS THE PHASE BEING ANNEXED PURSUANT TO THIS INSTRUMENT.

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.
Eleventh Amendment dated July 30, 2003, Phase 3A.
Twelfth Amendment dated September 30, 2003, Phase 3B.
Thirteenth Amendment dated November 15, 2003, Phase 10A.
Fourteenth Amendment dated January 5, 2004, Phase 10B.
Fifteenth Amendment dated March 1, 2004, Phase 12.
Sixteenth Amendment date April 5, 2004, Phase 13.

WCPHF/FINAL10618th
9/21/04 Phase 8

EIGHTEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 8 CONSISTING OF SIXTEEN (16) UNITS)

THIS EIGHTEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Eighteenth Amendment"), made as of the 21st day of September, 2004, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.
Eleventh Amendment dated July 30, 2003, Phase 3A.
Twelfth Amendment dated September 30, 2003, Phase 3B.
Thirteenth Amendment dated November 15, 2003, Phase 10A.
Fourteenth Amendment dated January 5, 2004, Phase 10B.
Fifteenth Amendment dated March 1, 2004, Phase 12.
Sixteenth Amendment dated April 5, 2004, Phase 13.
Confirmatory and Restated Seventeenth Amendment dated June 1, 2004, Phase 11.

From and after the effective date of this Eighteenth Amendment, the Declaration and this Eighteenth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

WCPHF/FINAL105191h
11/10/04 Phase 9A

NINETEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 9A CONSISTING OF SIXTEEN (16) UNITS)

THIS NINETEENTH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Nineteenth Amendment"), made as of the 10th day of November, 2004, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.
Eleventh Amendment dated July 30, 2003, Phase 3A.
Twelfth Amendment dated September 30, 2003, Phase 3B.
Thirteenth Amendment dated November 15, 2003, Phase 10A.
Fourteenth Amendment dated January 5, 2004, Phase 10B.
Fifteenth Amendment dated March 1, 2004, Phase 12.
Sixteenth Amendment dated April 5, 2004, Phase 13.
Confirmatory and Restated Seventeenth Amendment dated June 1, 2004, Phase 11.
Eighteenth Amendment dated September 21, 2004, Phase 8.

From and after the effective date of this Nineteenth Amendment, the Declaration and this Nineteenth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

WCPHF/FINAL10620th
2/15/05 Phase 9B

COPY

TWENTIETH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 9B CONSISTING OF SIXTEEN (16) UNITS)

THIS TWENTIETH AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Twentieth Amendment"), made as of the 15th day of February, 2005, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.
Eleventh Amendment dated July 30, 2003, Phase 3A.
Twelfth Amendment dated September 30, 2003, Phase 3B.
Thirteenth Amendment dated November 15, 2003, Phase 10A.
Fourteenth Amendment dated January 5, 2004, Phase 10B.
Fifteenth Amendment dated March 1, 2004, Phase 12.
Sixteenth Amendment dated April 5, 2004, Phase 13.
Confirmatory and Restated Seventeenth Amendment dated June 1, 2004, Phase 11.
Eighteenth Amendment dated September 21, 2004, Phase 8.
Nineteenth Amendment dated November 10, 2004, Phase 9A.

From and after the effective date of this Twentieth Amendment, the Declaration and this Twentieth Amendment and all other amendments, shall collectively be referred to as the "Declaration".

WCPHF/FINAL10621st
5/15/05 Phase 14

TWENTY-FIRST AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 14 CONSISTING OF SIXTEEN (16) UNITS)

THIS TWENTY-FIRST AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Twenty-First Amendment"), made as of the 15th day of May, 2005, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.
Eleventh Amendment dated July 30, 2003, Phase 3A.
Twelfth Amendment dated September 30, 2003, Phase 3B.
Thirteenth Amendment dated November 15, 2003, Phase 10A.
Fourteenth Amendment dated January 5, 2004, Phase 10B.
Fifteenth Amendment dated March 1, 2004, Phase 12.
Sixteenth Amendment dated April 5, 2004, Phase 13.
Confirmatory and Restated Seventeenth Amendment dated June 1, 2004, Phase 11.
Eighteenth Amendment dated September 21, 2004, Phase 8.
Nineteenth Amendment dated November 10, 2004, Phase 9A.
Twentieth Amendment dated February 15, 2005, Phase 9B.

WCPHF/FINAL10622st
7/8/05 Phase 15

TWENTY-SECOND AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS (ADDING PHASE 15 CONSISTING OF SIXTEEN (16) UNITS)

THIS TWENTY-SECOND AMENDMENT TO DECLARATION OF THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS CONDOMINIUM, INC. (hereinafter referred to as the "Twenty-Second Amendment"), made as of the 8th day of July, 2005, by PERRY HALL FARMS JOINT VENTURE, (hereinafter referred to as "Developer" or "Declarant") and NVR, INC., (hereinafter referred to as the Builder/Vendor").

EXPLANATORY STATEMENT

A. By Declaration dated September 21, 2001, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 0015592, folio 060, et seq., the Developer and the Vendor/Builder established a condominium regime consisting of Phase 16A pursuant to the laws of the State of Maryland. By the Amendments listed below, each recorded in the Land Records of Baltimore County, Maryland, the Developer and the Vendor/Builder expanded the Condominium by adding the Units and the Common Elements in the Phases listed below:

First Amendment dated November 15, 2001, Phase 16B.
Second Amendment dated February 15, 2002, Phase 1A.
Third Amendment dated March 25, 2002, Phase 1B.
Fourth Amendment dated June 1, 2002, Phase 5A.
Fifth Amendment dated August 15, 2002, Phase 6A.
Sixth Amendment dated August 15, 2002, Phase 6B.
Seventh Amendment dated November 5, 2002, Phase 4.
Eighth Amendment dated March 5, 2003, Phase 2A.
Ninth Amendment dated April 28, 2003, Phase 2B.
Tenth Amendment dated June 10, 2003, Phase 7.
Eleventh Amendment dated July 30, 2003, Phase 3A.
Twelfth Amendment dated September 30, 2003, Phase 3B.
Thirteenth Amendment dated November 15, 2003, Phase 10A.
Fourteenth Amendment dated January 5, 2004, Phase 10B.
Fifteenth Amendment dated March 1, 2004, Phase 12.
Sixteenth Amendment dated April 5, 2004, Phase 13.
Confirmatory and Restated Seventeenth Amendment dated June 1, 2004, Phase 11.
Eighteenth Amendment dated September 21, 2004, Phase 8.
Nineteenth Amendment dated November 10, 2004, Phase 9A.
Twentieth Amendment dated February 15, 2005, Phase 9B.
Twenty-First Amendment dated May 15, 2005, Phase 14

0015592 086

PETITIONER'S
EXHIBIT NO. 5

EXHIBIT C
BY-LAWS
OF
THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS, INC.

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PETITIONER'S

EXHIBIT NO. 6

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

February 7, 2006

EDWARD C. ADAMS, JR, *Director*
Department of Public Works

Mr. Joseph Jason
Windsor Condominiums
4501B Talcott Terrace
Perry Hall, MD 21128

RE: Perry Hall Farms, Section III (Windsor Condominiums)

Dear Mr. Jason:

Recently a constituent of Councilman Vincent Gardina, and resident of your community, expressed concern over the potential construction of gated entrances into your community. The current approved development plan for this site proposed two sets of gates. The northern ones located at Brockwell Lane (opposite Gunpowder Farm Rd) were proposed to be located approximately 25 feet from the western curbline of Honeygo Blvd while the southern ones located at Amberleigh Lane were proposed to be located approximately 75 feet from the curbline of Honeygo Blvd. The northern gates are to be open during the day and closed from dusk to dawn with the Fire Department having some type of control to open them when needed. The southern gates consist of two inbound gates and one outbound gate along with a gate house. The development plan is silent as to the hours that the southern gates might be closed or that the gate house would be attended, however it would seem to imply that they would be closed or attended from dusk to dawn, the same as the northern gates. (It would seem to make little sense to close the northern gates and then leave the southern ones open and unattended.)

We were asked to provide our thoughts on the proposed gate locations and arrangements and how they may influence traffic safety considerations along Honeygo Blvd and for the residents entering/exiting the community. The advisability of installing gates is clearly an issue that is a personal one of the residents who live in your community. However, if the gates are there, our interest is to insure that they are not located or operated in a manner that would result in traffic backing out onto the main road. In this case that issue is more critical than normal given that the entrances are located off of a major artery carrying high volumes of traffic traveling at relatively high speeds. Making an assumption that the northern and southern gates would be opened/closed in tandem, we do have concerns with the time of day the gates would be closed. The approved plan indicates they would be closed at dusk. One the first day of winter, dusk occurs in Perry Hall at approximately 5:05 p.m. If the gates were closed at this time, this would coincide with afternoon rush hour when both the volumes of traffic on Honeygo Blvd and the volumes of traffic coming into your development would be at their highest. If all this traffic was constrained to one entrance, we do envision problems with clearing all the entering vehicles in a manner that would absolutely insure that no vehicle would be left sitting on Honeygo Blvd

Bureau of Traffic Engineering and Transportation Planning
111 West Chesapeake Avenue, Room 326 | Towson, Maryland 21204 | Phone 410-887-3554 | Fax 410-887-5784
www.baltimorecountymd.gov

Petitioners #6

Windsor Condominium @ Perry Hall Farms, Inc.
c/o Trenton Property Services, Inc.
126 S. Main Street, P.O. Box 767
Bel Air, MD 21014

To

PETITIONER'S

EXHIBIT NO. 7

October 28, 2005

Dear Neighbor:

This mailing includes information on four issues:

1 - Special meeting of the Council of Unit Owners and Proxy Form on the issue of whether or not the community should have gates at entrances;
2 - The proposed budget and condo fee of $160.00 per month for 2006 (does not include $5.00 for Master Association);
3 - Proposed easement for cable installation;
4 - Cleaning of the dryer vents.

There will be a Special Meeting of the Council of Unit Owners on Tuesday, November 29, 2005, 6:00 p.m. at the Camp Chapel United Methodist Church, Joppa Road and Honeygo Boulevard.

The purpose of this meeting will be to discuss and vote on whether or not the community should have gates installed at the entrances to the community. No other business may be discussed at this meeting. Information and a proxy form are enclosed with this mailing.

Immediately following the Special Meeting of the Council of Unit Owners, the Board of Directors will hold a hearing on the proposed easement for cable wiring and the proposed budget for 2006 following which the Board will hold its regular meeting.

Gates: Our attorney has advised that we should hold a special meeting and have the entire community vote on the question of whether to install gates at the entrances to our community. An explanation of the pros and cons of gates and gatehouse at the entrances and a proxy form on which you may register your vote is enclosed. If you are not going to attend the meeting on November 29, please mail your proxy no later than November 26. Please read the enclosed material and **send in your proxy or attend the meeting to register your vote.**

Cable easement: Our buildings have all been wired for cable with wiring that met the code at the time the plans were approved by the county. Time and technology has moved on since then and will continue to do so. In five or ten years, everyone will have digital TV. The wiring installed in most of our buildings does not provide for digital cable signals for the upper floors. Rather than have wires popping out of the buildings at

Pet. #7

WINDSOR CONDOMINIUMS AT PERRY HALL FARMS ASSOCIATION
SPECIAL MEETING OF COUNCIL OF UNIT OWNERS
NOVEMBER 29, 2005, 6:00 P.M.
CAMP CHAPEL UNITED METHODIST CHURCH

The meeting was called to order by the president, Joe Jason, at 6:10 p.m. The floor was opened to unit owners to speak to the issue about whether or not to install gates at the entrances. Joe Jason stated that the developer, Steve Rosen, would give the Association $50,000 in lieu of gates. Many owners spoke of the advantages and disadvantages of having a gated community. After much discussion, Ray King moved and Gil Barker seconded a motion to table the issue. Ray King withdrew his motion, but the seconded would not withdraw his second. A voice vote was taken and the withdrawal was upheld by an overwhelming majority.

At 7:30 p.m. those owners who had not voted by proxy cast their ballots.

The meeting was adjourned while the ballots were counted. (While this meeting was adjourned a hearing was held on the proposed easement for a cable wiring and the 2006 budget and fees.)

At 8:20 p.m. the meeting was reconvened and the results of the vote were announced as follows:

FOR installing gates–49 ballots and 91 proxies for a total of 140 votes
NOT to install gates–51 ballots and 130 proxies for a total of 181 votes
Gates will not be installed.

Submitted by Sue Garrison, secretary.

PETITIONER'S
EXHIBIT NO. 8

This is a draft and will be considered for approval at the April 11th meeting of the Board.

WINDSOR CONDOMINIUMS AT PERRY HALL FARMS
BOARD OF DIRECTORS
MINUTES OF MARCH 14, 2006
CAMP CHAPEL UNITED METHODIST CHURCH

PETITIONER'S
EXHIBIT NO. 9
SEE LAST PAGE (starting P.3)

ATTENDEES:
Joe Jason, president
Robert Bryant, vice president
Sue Garrison, secretary
Bernadette Huber, treasurer
Judy Stoney, member at large
Louis Panos and Margie Heath, property managers, Thornhill

Joe Jason stated that the format of the meeting has changed. Since the meetings have been lasting for nearly two hours many people left before the committee reports were given. Committee work is vital to the functioning of the community and their work deserves hearing.

COMMITTEE REPORTS

ARCHITECTURAL No official report. However, four members of the committee along with Joe Jason and Bob Bryant toured numerous buildings and found some things that were pleasing and may be added to the approved list. They also found some things that were not so pleasing. A full report is anticipated for the April meeting.

COMMUNICATIONS Penny Harrell expressed appreciation to all who have contributed to the newsletter and the feedback given by the building captains. She feels it is evolving into a quality community newsletter. Information booklets are available for new residents from Fay Marsiglia.

MAINTENANCE Suggested that building captains remind residents to check the batteries in the smoke detectors and change filters in the furnace. Several problems have been corrected in various buildings. Since we are considering changing the numerals at the entrances from brass to black for easier reading, a couple of buildings have taken down the brass numerals, roughed them up, painted them black, and reinstalled them. They are time testing them for durability. Joe has asked the committee to be thinking about kinds of maintenance issues that are anticipated in the coming months with some of the older buildings. He has asked Ryan for some suggestions of things to check and kinds of materials they have found to be effective, i.e. caulk, paint, etc.

SAFETY AND SECURITY Pan Lehman reported that a towing policy has been formulated. If a vehicle is illegally parked the following procedure will be followed. Contact the building captain who will try to locate the owner and have the vehicle moved. If the owner cannot bfound or refuses to move the vehicle, contact the designated contact person who will notify Thornhill. Towing fees begin when the truck arrives. The contact person must be on the scene to insure the correct vehicle is towed. An effort will be made to find the owner of any vehicle that is parked in an unassigned space for several days without being moved. If the owner cannot be located the

February 14, 2006

Mr. Stephen E. Weber
Director of Traffic Engineering
Baltimore County
111 W. Chesapeake Ave.
Towson, MD. 21204

PETITIONER'S
EXHIBIT NO. 10 ba

Dear Mr. Weber:

As a member of the Safety & Security Committee of the Windsor Condominiums of Perry Hall Farms, we have been concerned for quite some time about the speed and the growing traffic on Honeygo Blvd. As you may know, we have two entrances into our community, one at the north end of the property, Brockwell, and one at the south end, Amberleigh Lane. This community was half heartedly sold as a gated community. There have been many in the community that did not want the gates and it came to a vote in December of 2005 and the gates were voted down. It was protested by the proponents for the gates and someone in the county has told the developer he must install the gates no matter what the majority of the community wants. Having said all of that, our committee is concerned about people entering the community and having to wait for the gates to open. It is our understanding that the gates at the north entrance will be closed and locked from dusk to dawn by someone manning the gates at the south entrance. If this is the case, that will force ALL traffic to enter and leave by the south entrance. This has a very definite possibility of backing up traffic on Honeygo Blvd. since only 3 cars can line up on our property waiting for a gate to open. Even if we adjust the dusk to dawn times as suggested in the letter we received from Mr Darrell A. Wiles, the potential of rear end collisions and turn accidents are still a concern of our committee. What we are asking you to do now is to survey Honeygo Blvd. from Brockwell/Gunpowder Farms Rd. to Amberleigh/Redwing with an eye to narrowing the present lanes somewhat and installing a left turn lane. It is my personal belief that the roadway is at least as wide as it is in front of Joppa View Elementary School where there is a left turn lane.

Thank you for your consideration of this matter, and I await your reply.

Sincerely,

Robert H. Bryant
9511 Kingscroft Terrace Unit F
Perry Hall, MD 21128

Safety & Security Committee
Windsor Condominiums of Perry Hall Farms
Vice President of the Board of Directors
Concerned Citizen of Baltimore County

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

EDWARD C. ADAMS, JR, *Director*
Department of Public Works

February 24, 2006

PETITIONER'S

EXHIBIT NO. 10 b

Mr. Robert H. Bryant
9511 Kingscroft Terrace, Unit F
Perry Hall, MD 21128

Dear Mr. Bryant:

Thank you for the expression of your concerns regarding access in and out of your development from Honeygo Blvd. As you point out, Darrell Wiles responded to the issue of the gates in a recent letter to Joseph Jason. Your inquiry dealt with the issue of remarking the lane lines on Honeygo Blvd near the Gunpowder Farms Rd area to provide a two-way left-turn lane, as exists near Joppa View Elementary School.

While you are correct that the roads are of comparable width at both locations, the striping of Honeygo Blvd north of Ebenezer Rd was specifically altered due to requirements contained within the Honeygo Plan approved by both the Baltimore County Planning Board and the County Council. That plan deals with the requirement of making purposeful accommodations for bicyclists within the Honeygo area. This is an issue which has gained a high priority consideration by the State Highway Administration in the construction and modification of roadways and has become an increasing element of consideration when placed in context of the Bicycle Plan for Eastern Baltimore County, which has been in the planning process for the past couple of years. The intent is to make sure new developments are being designed to make reasonable and safe accommodations for bicyclists and pedestrians and to encourage use of transportation alternatives other than the car. In some cases this is done by providing separate pathways and in other cases it is to make sure that the roadways can serve that purpose in a manner that does not discourage their use by bicyclists. Therefore, Honeygo Blvd is striped with wide curb lanes which provides greater separation between the bicyclists and vehicles in the curb lanes. There are a number of other major arteries in the County with wide curb lanes (such as York Rd & Liberty Rd) and the wide curb lanes provide a number of other safety benefits to both drivers on the main road as well as those entering from side streets and driveways. Therefore, the tradeoffs of a two-way left-turn lane on one side and gaining wide curb lanes on the other side is merely that, and it is an issue of balancing a number of needs and desires. The sight lines on Honeygo Blvd are certainly long enough to adequately see left-turning vehicles and to properly and safely react to left-turning vehicles stopped in the left lane of traffic.

Therefore, at this time we are not in a position to change the markings on Honeygo Blvd. We do not find that the lack of a two-way left-turn lane will significant affect the safety aspects of the roadway. However, it is hoped that some resolution can be reached with regard to the proposed gates of your development because that has the potential of far greater impacts on safety issues on Honeygo Blvd, both for your residents and those who travel along Honeygo Blvd. Should you wish to discuss this matter further, please feel free to give me a call at 410-887-3554.

Sincerely,

Stephen E. Weber, P.E., Chief
Division of Traffic Engineering

SEW
J:\2006 Documents\Ad - Weber\Letters\sew022406HoneygoMarkings.doc

Bureau of Traffic Engineering and Transportation Planning
111 West Chesapeake Avenue, Room 326 | Towson, Maryland 21204 | Phone 410-887-3554 | Fax 410-887-5784
www.baltimorecountymd.gov

Sue

Windsor Condominium @ Perry Hall Farms, Inc.
c/o Trenton Property Services, Inc.
126 S. Main Street, P.O. Box 767
Bel Air, MD 21014

October 28, 2005

PETITIONER'S

EXHIBIT NO. 11

Dear Neighbor:

This mailing includes information on four issues:

1 - Special meeting of the Council of Unit Owners and Proxy Form on the issue of whether or not the community should have gates at entrances;
2 - The proposed budget and condo fee of $160.00 per month for 2006 (does not include $5.00 for Master Association);
3 - Proposed easement for cable installation;
4 - Cleaning of the dryer vents.

There will be a Special Meeting of the Council of Unit Owners on Tuesday, November 29, 2005, 6:00 p.m. at the Camp Chapel United Methodist Church, Joppa Road and Honeygo Boulevard.

The purpose of this meeting will be to discuss and vote on whether or not the community should have gates installed at the entrances to the community. No other business may be discussed at this meeting. Information and a proxy form are enclosed with this mailing.

Immediately following the Special Meeting of the Council of Unit Owners, the Board of Directors will hold a hearing on the proposed easement for cable wiring and the proposed budget for 2006 following which the Board will hold its regular meeting.

Gates: Our attorney has advised that we should hold a special meeting and have the entire community vote on the question of whether to install gates at the entrances to our community. An explanation of the pros and cons of gates and gatehouse at the entrances and a proxy form on which you may register your vote is enclosed. If you are not going to attend the meeting on November 29, please mail your proxy no later than November 26. Please read the enclosed material and **send in your proxy or attend the meeting to register your vote.**

Cable easement: Our buildings have all been wired for cable with wiring that met the code at the time the plans were approved by the county. Time and technology has moved on since then and will continue to do so. In five or ten years, everyone will have digital TV. The wiring installed in most of our buildings does not provide for digital cable signals for the upper floors. Rather than have wires popping out of the buildings at

This is a draft which will be considered for approval at the January 10th meeting of the Board.

WINDSOR CONDOMINIUMS AT PERRY HALL FARMS
BOARD OF DIRECTORS
MINUTES OF DECEMBER 21, 2005
WHITE MARSH LIBRARY

PETITIONER'S

EXHIBIT NO. 12

ATTENDEES:
Joe Jason, president
Bernadette Huber, vice president
Sue Garrison, secretary
Judy Stoney, treasurer
Bob Bryant, building representative coordinator
Debra Bell, property manager, Trenton

Joe Jason called the meeting to order at 6:30 p.m. and the Board members introduced themselves.

DISCUSSION WITH RESIDENTS AND UPDATES

STATUS WITH RYAN We have finalized an agreement on our end and it is now in Ryan's hands. If they agree, we will notify everyone immediately. If they do not agree , Ryan's representatives and lawyers along with our Board and lawyers will meet face to face for talks. This will not be handled via email.

MANAGEMENT CONTRACT We have finalized the contract on our end and are waiting for Thornhill's agreement. Bob Bryant met with Louis Panos and one of Thornhill's maintenance representatives, Kevin Boyle, to survey our property and get a feel for what is here and what is needed to maintain it. They checked out the gutters at 9504–9600 Amberleigh Lane. Kevin said they take care of cleaning gutters at other communities they service. What they normally do is bring in a cherry picker, but we can't bring cherry picker around to the back. He explained that what they do is go up to the roof in the front and walk to back. The workers will be secured with a harness so they won't fall. The fee would be the cost of the cherry picker plus $67.50 per hour. Kevin estimated it would take about four hours to do the work. This is much cheaper than the $2300 per building estimate we received a year or so ago. They will also get us a price for this work from another company. During the survey they also found some places in the older buildings that need to be painted. Bob proposed to the Board that we have Thornhill come out and evaluate some of our trouble spots, then separate the ones that are Ryan's responsibility from the ones we will need to resolve. Coupon books will be mailed by Monday, December 26,2005.

SUMP PUMP INSPECTIONS All inspections and repairs are complete. Questions was raised as to why the Association has to pay for the pumps. Joe explained that upon inspection they found some pumps were not installed properly. Ryan agreed to pay for the labor and we pay for the pumps. Eight new and better pumps were installed in buildings that were out of warranty. They were installed in such a way as to make it easier to check and service them. Every

PROTESTANT'S EXHIBITS

20070113 "A"
supplemental

B-95-2-41616-12

Case No.: 07-113-SPH

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	RED LINED SITE PLAN	PERRY HALL FARMS - SECTION III
No. 2	9/5/06 DRC APPROVAL	FINAL LANDSCAPE PLAN
No. 3	SITE PLAN OF CONDO AREA IN QUESTION	Condo Registration Public OFFERING STATEMENT
No. 4	~~Dele~~ Declaration of WINDSOR CONDOMINUM	FENSING - Photo
No. 5	BY LAWS OF WINDSOR CONDOMINIUM	South East ISLAND DENOTING LOCATION OF GATE HOUSE (PROPOSED)
No. 6	Bureau of Traffic Engineering - Wiles Letter	ROUGH IN FOR Protestant UTILITIES ON ISLAND (Exhibit 5)
No. 7 (ID ONLY)	NOTICE LETTER re Special Mtg	Ryan Homes Advertisement (objected to)
No. 8	MINUTES OF SPECIAL HEARING	Literature Rec'd at Visit to Perry Hall farms
No. 9	3/14/05 Mtg - Resolution to Move Gate	The Ryan Promise
No. 10 (ID ONLY)	A - Letter to Traffic engineering B - Response re left turn lane	Public Offering Statement
No. 11	10/28/05 - LETTER to unit Owners	PHOTO OF NORTHERN GATE LOCATION
No. 12	MINUTES of 12/21/05 BRD MEETING	

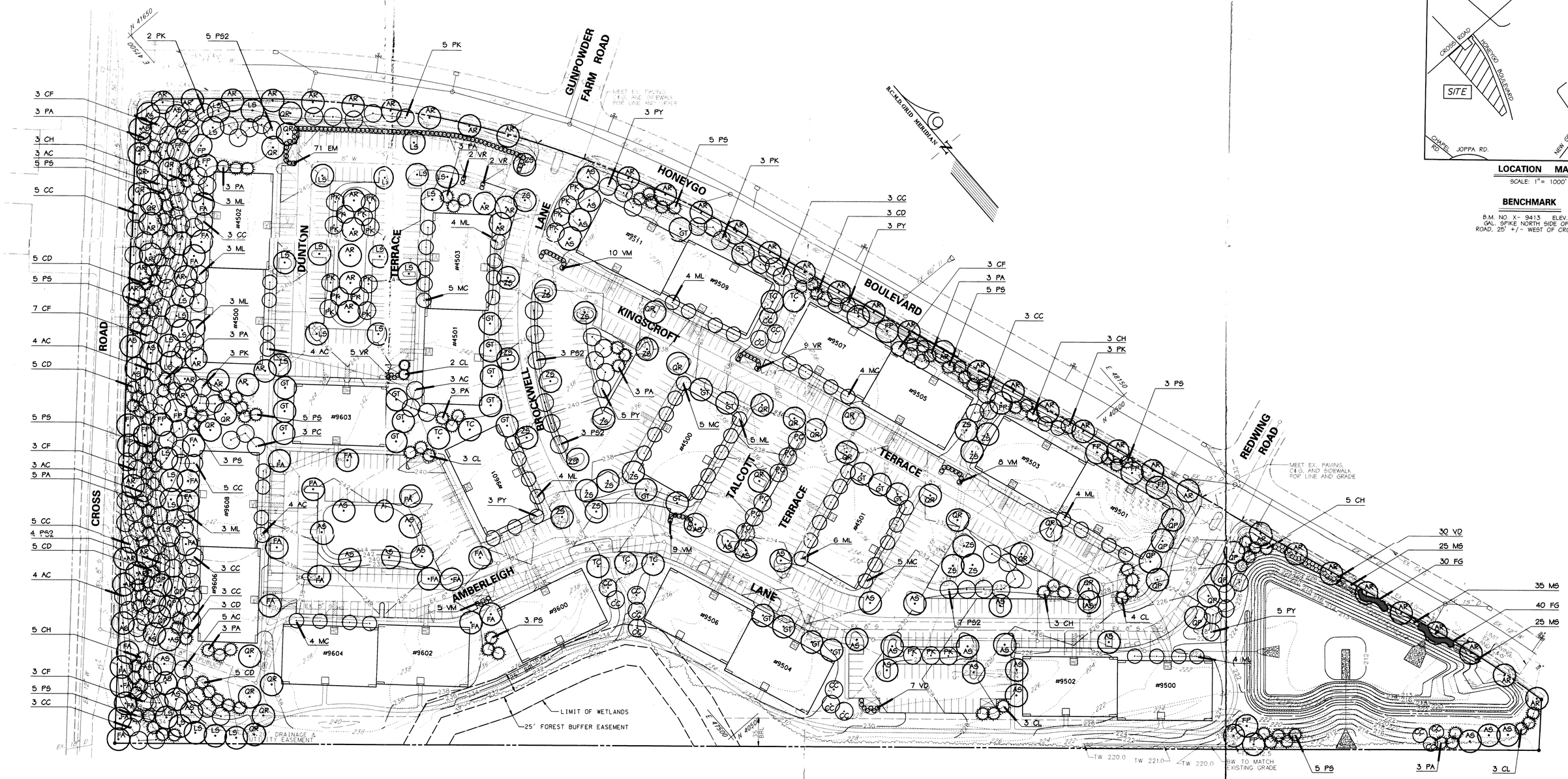
LOCATION MAP
SCALE 1" = 1000'

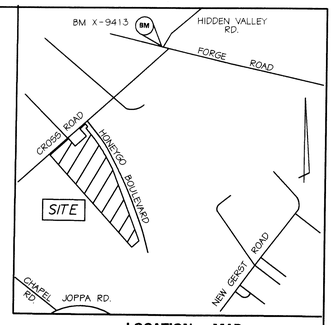
KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030 (410) 316-7800

PERRY HALL FARMS – SECTION III

0 50 100 200
SCALE: 1" = 50'

PROTESTANT'S
EXHIBIT NO. 1





LOCATION MAP

SCALE: 1" = 1000'

BENCHMARK

B.M. NO. X- 9413 ELEV. 275.99
GAL. SPIKE NORTH SIDE OF FORGE ROAD, 25' +/- WEST OF CROSS ROAD.

LEGEND

- Existing Contours
- 242 Proposed Contours
- Property Boundary
- Shade Tree
- Flowering Tree
- Evergreen Tree
- Shrubs
- Ornamental Grasses
- #9604 Building Number

DATE	REVISIONS

FINAL LANDSCAPE PLAN OWNER CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of the approved Final Landscape Plan upon completion of the landscape installation prior to PWA closeout if applicable or not later than one(1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, Room 207, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Edward A. Personette	6/1/01	EDWARD A. PERSONETTE
Applicant Signature	Date	Print Name
9607 CROSS ROAD		
Address (Print)	Street	
BALTIMORE	MD	21128
City	State	Zip
PDM# XI-623	Permit#	

FINAL LANDSCAPE PLAN LANDSCAPE ARCHITECT CERTIFICATION FORM

It is certified that this landscape plan is in compliance with all plans previously approved by Baltimore County and the Baltimore County comments attendant thereto.

TLKester	Tobi Louise Kester
Signature	Print Name
6/1/01	LANDSCAPE ARCHITECT No. 3341 TOBI LOUISE KESTER STATE OF MARYLAND
Date	Affix Seal

BALTIMORE COUNTY
DEPT. OF PERMITS & DEV. MGMT.
LANDSCAPE PLAN APPROVED
BY
DATE 6-8-01

JUN - 5 2001

KCI TECHNOLOGIES

KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030 (410) 316-7800

LANDSCAPE PLAN

FOR

PERRY HALL FARMS SECTION III

ELEVENTH ELECTION DISTRICT

PROTESTANT'S EXHIBIT NO. 2

LANDSCAPE ARCHITECT No. 3341 TOBI LOUISE KESTER STATE OF MARYLAND
6/1/01

DESIGN BY: TLK	SCALE	DATE	SHEET	
DRAWN BY: ND	1" = 50'	05-30-01	1 OF 2	01-91028
CHECKED BY: NML				

M:\1991\0191028\ULAND01.DGN © KCI Technologies, Inc.

OFFICE OF THE SECRETARY OF STATE
APPLICATION FOR THE REGISTRATION
OF A CONDOMINIUM IN THE STATE
OF MARYLAND

PUBLIC OFFERING STATEMENT

Part 5. Budget

Insert this sheet immediately before the following:

A. A copy of the actual or projected annual operating budget for the *condominium, including reasonable details* concerning:

The estimated payments by the purchaser for assessments;

Monthly charges for the use, rental, or lease of any facilities not part of the condominium;

The amount of the reserve fund for repair and replacement and its intended use, or a statement that there is no reserve fund; and

(Include details concerning the method of calculating the reserve fund, i.e.: life expectancy and replacement costs.)

Any initial capital contributions or similar fees; other than assessments for common expenses to be paid by unit owners to the council of unit owners or vendor, and a statement of how the fees will be used.

PROTESTANT'S

EXHIBIT NO. 3

PROTESTANT'S

EXHIBIT NO. 4

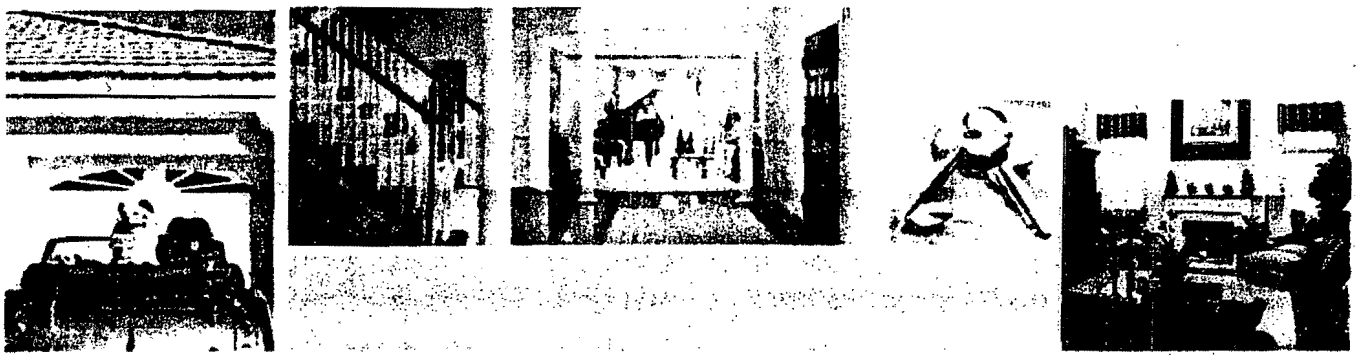
PROTESTANT'S

EXHIBIT NO. 5

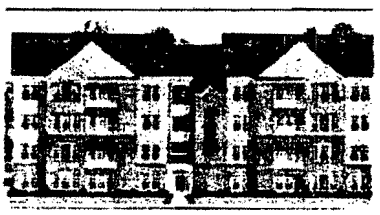
SOUTH EAST ISLAND

PROTESTANT'S

EXHIBIT NO. 6



Welcome to Windsor at Perry Hall Farms



Perry Hall, MD

School District - Baltimore County Schools
Directions - I-695 to Rte. 1 North for 5 miles to a right on Forge Rd. Go 1 mile and turn right on Cross Rd. then left on Honeygo and follow directional signs to Perry Hall Farms.
Contact Us - (410) 256-7027
Hours - Monday 1-7 pm, Tuesday-Friday 11-7, Saturday & Sunday 11am -6pm

Ryan Homes
Welcoming Families Home For Over 50 Years

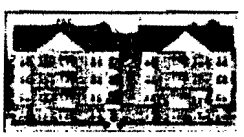
With 1600 square feet of elegant living space, our homes feature 2-bedrooms, 2-baths, a sunroom, formal dining and living room, 9 foot ceilings and an owner's bedroom with sitting room. All this is set in a gated community with elevator buildings and walking paths for a private, peaceful way of life.

Request More Information | View A Map POWERED BY MAPQUEST®

Get Directions POWERED BY MAPQUEST®

***Mapquest directions should be used in conjunction with the specific directions noted on the community information pages.**

Available Home Types



Windsor
Low $220's

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PROTESTANT'S
EXHIBIT NO. 7

WELCOME! With 1658 square feet of elegant living space, our homes feature 2-bedrooms, 2-baths, a sunroom, formal dining and living room, 9 foot ceilings and an owner's bedroom with sitting room. All this is set in a gated community with elevator buildings and walking paths for a private, peaceful way of life.

SCHOOLS Baltimore County

TRANSPORTATION Convenient to Honeygo Blvd., Route 43, I-695 and Route 1

PROTESTANT'S
EXHIBIT NO. 8

EQUAL HOUSING OPPORTUNITY

Ryan Homes
WELCOMING FAMILIES HOME FOR OVER 50 YEARS

THE RYAN PROMISE

Our concern with quality construction doesn't stop at the point of sale. We carefully select the people who build your home. To give you peace of mind, we make at least two service inspections with our homeowners, one prior to settlement and another six months after settlement. We back up everything we do with Ryan's exceptional Limited Warranty. There is no additional cost to the homeowner for this level of service. We promise to be there for our customers, both before and after they purchase. Our service program is proactive, sincere and convenient. It's part of our overall concern for our customers and helps to explain why more than half our business is generated through referrals.

PROTESTANT'S
EXHIBIT NO. 9

Ryan Homes
ryanhomes.com

EQUAL HOUSING OPPORTUNITY

STATE OF MARYLAND
EXECUTIVE DEPARTMENT

PARRIS N. GLENDENING
GOVERNOR

KATHLEEN KENNEDY TOWNSEND
LT. GOVERNOR

OFFICE OF THE SECRETARY OF STATE
STATE HOUSE
ANNAPOLIS, MARYLAND 21401
(410) 974-5521
TOLL FREE 888-874-0013
FAX(410)974-5190
TDD 800-735-2258

JOHN T. WILLIS
SECRETARY OF STATE

Condominium Division
(410-974-5531 X2)
February 26, 2001

Cynthia Hitt Kent, Esquire
Law Office of Cynthia Hitt Kent. LLC
3600 Crondall Lane, Ste. 105
Owings Mills MD 21117

RE: THE WINDSOR CONDOMINIUM AT PERRY HALL FARMS, INC.

Dear Ms. Kent:

Enclosed is an Order of Registration which I have signed and I am pleased to transmit for the above-captioned condominium.

The issuance of this Order of Registration is conditioned upon the developer and its agents continuing to comply with the requirements of the Maryland Condominium Act. All advertising and solicitation materials for the registered condominium must be consistent with the contents of the public offering statement as approved by this office. If at anytime there is a failure to comply with these regulations, this office will take all actions necessary to enforce the requirements of The Maryland Condominium Act.

Please be reminded that the developer has a continuing duty under The Maryland Condominium Act to file copies of any changes or amendments in the public offering statement with this office. *Additionally, you should be aware that effective October 1, 1999, a public offering statement must contain the following disclosure:*

A plain language statement of the policies and procedures for collecting assessments and handling collection of delinquencies, including reasonable details concerning:

(i) The number and percentage of unit owners who are delinquent or in arrears in an amount equal to or greater than 50% of the annual assessment of the unit owner.

(ii) The number of unsatisfied liens currently recorded against unit owners under the Maryland Contract Lien Act.

(iii) The number of unsatisfied judgements obtained against unit owners for unpaid assessments; and

(iv) The total amount of all arrearages among all unit owners.

In order to expeditiously review amendments, the Secretary of State requires that all amendments be submitted in a form that indicates the exact language stricken from the documents and the exact language added to the documents. Section 11-127 of the Maryland Condominium Act requires that a developer notify this office when all of the registered units have been conveyed to unit owners other than the developer, and the developer cannot or will not add additional units to the condominium.

PROTESTANT'S

EXHIBIT NO. 10

PROTESTANT'S

EXHIBIT NO. 11