

**IN RE: DEVELOPMENT PLAN HEARING &
PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

15th Election District

6th Council District

RAVENHURST PROPERTY

(Mohrs Lane & Campbell Boulevard)

Sligh & Howarth Associates, LLC and
Sleepy Hollow Woods, Inc., *Owners*
Ravenhurst, LLC, *Developer*

BEFORE THE OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

**HOH Case No. 15-0867 and
Zoning Case No. 2014-0171-SPHA**

* * * * *

**ADMINISTRATIVE LAW JUDGE'S COMBINED ZONING AND
DEVELOPMENT PLAN OPINION & ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for a public hearing on a development proposal submitted in accordance with the development review and approval process contained in Article 32, Title 4, of the Baltimore County Code ("B.C.C."). The hearing also involves requests for special hearing and variance relief under the Baltimore County Zoning Regulations (B.C.Z.R.), Zoning Commissioner's Policy Manual (Z.C.P.M.), and the Comprehensive Manual of Development Policies (C.M.D.P). Sligh & Howarth Associates, LLC and Sleepy Hollow Woods, Inc., legal owners, and Ravenhurst, LLC, the developer of the subject property (hereinafter "the Developer"), submitted for approval a three-sheet redlined Development Plan prepared by Matis Warfield, Inc., known as "Ravenhurst Property." Developer's Exhibit 2A-2C.

The Developer proposes 83 single-family attached dwellings accessed via private roads on a 19⁺ acre parcel. The site is currently unimproved and has a riparian feature situated to the south of the tract. The developer further proposes to construct a half section of Campbell Boulevard from existing Mohrs Lane to the site. The tract was the subject of 2012

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Comprehensive Map Process Issue 6-026, wherein the property was rezoned from D.R. 3.5 to D.R. 10.5.

In addition to the Hearing Officer's Hearing (HOH), the Developer is requesting Special Hearing relief pursuant to § 1B01.3 of the B.C.Z.R. and § 1B01.3.A.7.c of the Z.C.P.M. for: (1) an amendment to the Final Development Plan (FDP) entitled "Sleepy Hollow" (PAI No. 15-415), which plat is recorded among the Land Records of Baltimore County in Plat Book 64, folio 135; (2) from Page 30 of Division II, Section A of the C.M.D.P., if necessary, for the Hearing Officer to grant an increase in the number of town house units in a group up to 8 (from the maximum of 6 units per building group); and (3) for such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

Finally, variance relief is sought as follows:

1. To permit setbacks from front building faces to property lines of no less than 10 ft. in lieu of the required 25 ft. for unit numbers 8-15 and 77-83 (§ 1B01.2.C.1.c);
2. To permit setbacks from rear building faces to rear property lines of no less than 25 ft. in lieu of the required 30 ft. for unit numbers 8-15 and 77-83 (§ 1B01.2.C.1.c);
3. If necessary, to permit decks in the rear yard to extend a distance of 40% of the required rear yard setback in lieu of the maximum permitted 25% (§ 301.1.A) and/or page 33 of Division II, Section A of the C.M.D.P.; and
4. For such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

The property was posted with the required Notices on April 3, 2014, for 20 working days prior to the hearing, in order to inform all interested citizens of the date and location of the hearing. The undersigned conducted the hearing on Thursday, May 1, 2014, at 10:00 AM, Room

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205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland.

Appearing at the Hearing Officer's Hearing in support of the Development Plan on behalf of the Developer and property owner was Brian Roberts with Roberts Real Estate Development, Inc., Ernest Sligh, Tom Loomis, Mickey Cornelius, and Salvatore C. Crupi, P.E., with Matis Warfield, Inc., the consulting firm that prepared the plans. David Gildea, Esquire and Jason T. Vettori, Esquire, with Smith, Gildea & Schmidt, LLC, appeared and represented the Developer.

Several interested citizens attended the hearing, and their concerns will be addressed in a separate section of this Memorandum.

Numerous representatives of the various Baltimore County agencies, who reviewed the Development Plan, also attended the hearing, including the following individuals from the Department of Permits and Development Management: Jan M. Cook (Project Manager), Dennis Kennedy and Jean M. Tansey, Development Plans Review, Brad Knatz, Real Estate Compliance, and Jason Seidelman (Office of Zoning Review). Also appearing on behalf of the County were David Lykens from the Department of Environmental Protection and Sustainability (DEPS), and Brett Williams and Lloyd Moxley from the Department of Planning (DOP).

County agencies are required by law to perform an independent and thorough review of the Development Plan as it pertains to their specific areas of concern and expertise. The agencies specifically comment on whether the plan complies with all applicable laws, policies, rules and regulations pertaining to development and related issues. In addition, these agencies carry out this role throughout the entire development plan review and approval process, which includes providing input to the Hearing Officer either in writing or in person at the hearing. Continued review of the plan is undertaken after the Hearing Officer's Hearing during the Phase II review of the project. This continues until a plat is recorded in the Land Records of Baltimore

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County and permits are issued for construction.

Pursuant to §§ 32-4-227 and 32-4-228 of the B.C.C., which regulate the conduct of the Hearing Officer's Hearing, I am required first to determine whether there are any unresolved agency comments or issues as of the date of the hearing. At the hearing, each of the Baltimore County agency representatives identified above indicated that the redlined Development Plan (marked as Developer's Exhibit 2A-2C) addressed all comments submitted by their agency, and they each recommended approval of the plan. Ms. Tansey explained that the Developer, in lieu of providing the requisite 83,000 square feet of open space, is proposing to construct a trail system on the site, which will connect to an adjacent parcel to the south owned by Neighbor Space. The Developer must post a bond or letter of credit in the amount of \$235,222.00, which security would be released upon completion of the trail system. More complete details concerning the scope of the trail system, and the Developer's responsibilities, are set forth in the documents marked and admitted as County Exhibit #1, which will be incorporated into the Order which follows.

DEVELOPER'S CASE

The Developer presented one witness, Salvatore C. Crupi, a professional engineer whose firm prepared the Development Plan. Mr. Crupi, who was accepted as an expert, explained the project by referring to the three-sheet Development Plan. Mr. Crupi noted that under the D.R. 10.5 zoning classification, the property would support a much higher density than the 83 townhomes proposed. The homes will be 20' x 42', and most of the units would abut "green space" of some sort. Mr. Crupi identified each of the redlined changes his firm made to the plan to address concerns raised by the County. The witness explained the Developer proposes to construct a hike/bike trail on a portion of the property, which trail would be extended onto an

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adjoining 13± acre parcel owned by Neighbor Space of Baltimore County, Inc.

Mr. Crupi testified the project will be accessed by two entrances off of Campbell Blvd. (extended), and that the roads in the development will be privately owned. The witness explained that the site contains a 5.1 acre flood plain area, which is surrounded by forest buffers as shown on the plan. In conclusion, the witness opined that the development proposal satisfied all Baltimore County rules and regulations.

COMMUNITY ISSUES

Members of the community expressed concern about a number of issues. Initially, and as they had at the community input meeting, they object to the County's extension of Campbell Boulevard, which they fear will increase traffic in the community. Though the citizens believe this roadway project is being done to accommodate developers, it is clear the project has long been part of the County's planned capital infrastructure program. Mr. Kennedy stated that contracts have been awarded and construction has begun on the new roadway. Baltimore County is entitled, in the exercise of its police powers, to construct and expand roads, and the Campbell Boulevard project is not an obstacle to plan approval.

The other concerns raised by the community also involve matters of infrastructure. Residents noted that traffic conditions are very congested in the area, and that waiting periods during peak hours are on the rise. Even so, Baltimore County records indicate there are no "failing intersections" within the relevant area. While one citizen testified one or more signalized intersections in the vicinity is currently rated "D," the law provides that development approval may be withheld only when an intersection receives a failing (i.e., "F") grade. B.C.Z.R. §4A02.4.D.

Community members also testified that the sewage treatment facilities were inadequate

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and cannot accommodate the spate of recently approved residential developments. Historically, this is a valid point, and the County's aging sanitary sewer infrastructure led to a 2005 Consent Decree with the Environmental Protection Agency (EPA), filed in the United States District Court for the District of Maryland. The Consent Decree, in addition to imposing large fines and penalties, also required Baltimore County to undertake numerous capital improvement projects to prevent what the EPA deemed an excessive number of sanitary sewer overflows.

One of the projects included in the Consent Decree was the Bird River pumping station located on Ebenezer Road, which would service the proposed development. Although Mr. Kennedy was at the time of the hearing unsure, he later confirmed, after consultation with the County's sewer design section, that the Ebenezer Road pumping station project has been completed, and that the sewer has enough capacity to accommodate the proposed development.

School overcrowding was the final issue raised by the community, and this too is a well founded concern. But as I explained at the hearing, state and county law, which I am obliged to follow, specifically permits student enrollment beyond 100% of state rated capacity (SRC).

In this case, it is only the elementary school (Vincent Farms) that is at issue. At present, the school is at 102.43% of SRC, but it is projected (when considering this and other recently approved projects) to be at 123.32% of SRC. These figures are set forth in the School Impact Analysis, which was admitted as Baltimore County Exhibit No. 2. Under the law, a school is not deemed "overcrowded" until its enrollment exceeds 115% of SRC. BCC § 32-6-103(a)(3). Even if a school is "overcrowded," if there is sufficient capacity in any school in an adjacent district to accommodate additional children, the law allows housing developments to be approved. BCC § 32-6-103(f)(3).

In this case, the DOP's School Impact Analysis showed that Chase Elementary School

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could accommodate 58 additional students, which would thereby reduce Vincent Farms Elementary School to 115% of SRC. Whether or not this is sound public policy is a valid point for debate. But what is clear is that under the law development approval may be granted in these circumstances.

The Baltimore County Code provides that the "Hearing Officer shall grant approval of a development plan that complies with these development regulations and applicable policies, rules and regulations." B.C.C. §32-4-229. After due consideration of the testimony and evidence presented by the Developer, the exhibits offered at the hearing, and confirmation from County agencies that the development plan satisfies those agencies' requirements, I find that the Developer has satisfied its burden of proof and is entitled to approval of the redlined Development Plan.

ZONING REQUESTS

SPECIAL HEARING

In addition to the Development Plan approval, the Developer sought special hearing relief under the B.C.Z.R., Z.C.P.M. and the C.M.D.P. The first request, as noted by counsel, is essentially a "housekeeping" matter that will remove a small portion of property (known as Parcel B) previously shown on the "Sleepy Hollow" Final Development Plan (FDP) (PAI # 15-415). Developer's Exhibit No. 9. The prior owner of Parcel B (which is now included within the Ravenhurst Development Plan) proposed to construct eight (8) additional mobile home lots on the property, while the Developer now proposes twelve (12) town homes. I believe this change is consistent with the spirit and intent of the prior approved FDP for the Sleepy Hollow mobile home park, and that the Developer satisfies the requirements set forth in B.C.Z.R. §1B01.3.A.7.

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The other aspect of Special Hearing relief concerns the number of town home units permitted in any given "block" or cluster of homes. The C.M.D.P. provides for a maximum of six, but permits the ALJ, upon recommendation of the DOP, to increase that number to ten. Here, the DOP supports and recommends the requested "modification of standards," and the Developer proposes one (1) block of eight (8) townhomes and four (4) blocks each containing seven (7) townhomes. The width of those groupings will be well below the 220' maximum allowed in the C.M.D.P. (p.30), and I believe the modification will enhance the design and appearance of the project.

As such, I will grant the requests for special hearing relief.

VARIANCE

Based upon the testimony and evidence presented, I will also grant the requests for variance relief. Under Maryland law, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

The Developer has met this test. Mr. Cruppi testified (via proffer in the zoning case) that the property was irregularly shaped, as is readily seen when viewing the site plan marked as Developer's Ex. No. 10. Thus, I find that the property is unique for zoning purposes, and that the Developer would experience a practical difficulty if the regulations were strictly interpreted, since it would be unable to position the homes as requested by the DOP. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

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THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 9th day of May, 2014, that the three-sheet redlined "RAVENHURST PROPERTY" Development Plan, marked and accepted into evidence as Developer's Exhibit 2A-2C, be and is hereby **APPROVED**.

IT IS FURTHER ORDERED that the Petition for Special Hearing for: (1) an amendment (as shown on Developer's Ex. No. 9) to the Final Development Plan (FDP) entitled "Sleepy Hollow" (PAI No. 15-415), which plat is recorded among the Land Records of Baltimore County in Plat Book 64, folio 135; and (2) from the Comprehensive Manual of Development Policies (C.M.D.P.) to grant an increase in the number of town house units in a group up to 8 (from the maximum width of 6 units per building), be and is hereby **GRANTED**.

IT IS FURTHER ORDERED that the Petition for Variance as follows:

1. To permit setbacks from front building faces to property lines of no less than 10 ft. in lieu of the required 25 ft. for unit numbers 8-15 and 77-83;
2. To permit setbacks from rear building faces to rear property lines of no less than 25 ft. in lieu of the required 30 ft. for unit numbers 8-15 and 77-83; and
3. If necessary, to permit decks in the rear yard to extend a distance of 40% of the required rear yard setback in lieu of the maximum permitted 25%.

be and is hereby **GRANTED**.

The development approval and zoning relief granted herein shall be subject to the following:

1. To satisfy its Local Open Space obligations, the Developer shall construct the trail system or pay a fee-in-lieu in the amount of \$235,222.00, all as more particularly described in Baltimore County Ex. No. 1, which is attached hereto and incorporated herein.

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Any appeal of this Order shall be taken in accordance with Baltimore County Code §§ 32-3-401 & 32-4-281.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

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Date 5/9/14
By sen

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

May 9, 2014

David Gildea, Esquire
Jason T. Vettori, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

RE: Hearing Officer's Hearing (HOH)
HOH Case No. 15-0867 and Zoning Case No. 2014-0171-SPHA
Ravenhurst Property
(Mohrs Lane and Campbell Boulevard)

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Joseph Ayres, 10003 Van Winkle Lane, Baltimore, Maryland 21220
Ron Grove, 10031 Ichabod Lane, Middle River, Maryland 21220
Linda Felts, 10101A Bird River Road, Middle River, Maryland 21220
Jeff Beard, 2011 Leland Avenue, Middle River, Maryland 21220
Devin Crum, 513 Eastern Blvd., Essex, Maryland 21221



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address Existing Mohrs Lane, Future Campbell Blvd Extended, Between Pulaski Hwy and Bird River Rd which is presently zoned DR 10.5
Deed References: 11962/00109 and 21521/00296 10 Digit Tax Account # 2000008184 and 2200013930
Property Owner(s) Printed Name(s) Sligh & Howarth Associates LLC and Sleepy Hollow Woods Inc

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See Attachment

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

See Attachment

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Please see attached.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER

2014-0171 SPHA

Filing Date

2/19/2014

Do Not Schedule Dates:

Reviewer

JCM

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REV. 10/4/11

Date

5/9/14

By

den

ATTACHMENT TO PETITION FOR ZONING HEARING

Existing Mohrs Lane, Future Campbell Boulevard Extended, Between Pulaski Highway
and Bird River Road

LEGAL OWNERS:

SLEEPY HOLLOW WOODS, INC.

Map 0082, Parcel 0385

By: Ernest E. Sligh
Name: Ernest E. Sligh
Title: President

SLIGH & HOWARTH ASSOCIATES, LLC

Map 0082, Parcel 0119B

By: Ernest E. Sligh
Name: Ernest E. Sligh
Title: President

ATTACHMENT TO PETITION FOR ZONING HEARING

*Existing Mohrs Lane, Future Campbell Boulevard Extended, Between Pulaski Highway and
Bird River Road*

Special Hearing relief pursuant to:

1. BCZR § 1B01.3 and Section 1B01.3.A.7.c of the Zoning Commissioner's Policy Manual (ZCPM) for an amendment to the Final Development Plan (FDP) entitled "Sleepy Hollow" (PAI #15-415), which plat is recorded among the Land Records of Baltimore County in Plat Book 64, folio 135;
2. Page 30 of Division II, Section A of the CMDP (See BCZR §§ 504.1 and 504.2), if necessary, for the Hearing Officer to grant an increase in the number of town house units in a group up to 8 (from the maximum width of 6 units per building) on the recommendation of the Director of the Office of Planning and Zoning; and
3. For such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County

Variance relief from Section(s):

1. 1B01.2.C.1.c of the BCZR to permit setbacks from front building faces to property lines of no less than 10 feet in lieu of the required 25 feet for unit numbers 8-15 and 77-83;
2. 1B01.2.C.1.c of the BCZR to permit setbacks from rear building faces to rear property lines of no less than 25 feet in lieu of the required 30 feet for unit numbers 8-15 and 77-83;
3. 301.1.A of the BCZR, and/or page 33 of Division II, Section A of the CMDP (See BCZR §§ 301.1, 504.1 and 504.2), if necessary, to permit decks in the rear yard to extend a distance of 40% of the required rear yard setback in lieu of the maximum permitted 25%; and
4. For such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

MATISWARFIELD

Consulting Engineers

ZONING DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING FOR

**RAVENHURST – PAI# 15-0867
CAMPBELL BOULEVARD
ELECTION DISTRICT NO. 15
BALTIMORE COUNTY, MARYLAND**

Beginning at a point along the south side of **Campbell Boulevard**, which is 60-feet wide at a distance of 1,252-feet southeast of the centerline of the nearest improved intersecting street, Pulaski Highway (U.S. Route 40) which is 150-feet wide. Thence the following courses and distances:

- 
- 1) R = 970.00' L = 105.34';
 - 2) S 52°51'29" E 423.69';
 - 3) R = 3,970.00' L = 248.28';
 - 4) S 49°20'19" E 5.99';
 - 5) S 18°41'20" W 34.07';
 - 6) S 18°43'27" W 1,044.77'
 - 7) S 59°55'53" W 273.00';
 - 8) N 47°57'50" W 747.51';
 - 9) N 45°06'37" E 1,102.86';
 - 10) N 66°09'16" W 402.69';
 - 11) N 28°01'33" E 216.49';

To the point of beginning,

As recorded in Deeds Liber 21521, Folio 296 and Liber 11962, Folio 109
Containing **19.399-acres±** and located in the
15th Election District, 6th Councilmanic District of
Baltimore County, Maryland.

THIS DESCRIPTION COMPILED FOR ZONING
PURPOSES ONLY AND IS NOT INTENDED TO BE USED
FOR CONVEYANCES OR AGREEMENTS.



**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: 2014-0171-SPHA
Petitioner: Ernest E. Sligh
Address or Location: Existing Mohr Lane, Future Campbell Blvd. Ext., Between
Pulaski Hwy and Bird River Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jason T. Vettori, Esquire
Address: 600 Washington Ave., Suite 200
Towson, MD 21204
Telephone Number: 410-821-0070

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **108002**

Date: **2/19/14**

PAID RECEIPT

BUSINESS - ACTUAL TIME
 2/17/2014 2/19/2014 09:20:14

REC: 8505 WALKIN ROOS LTD

> RECEIPT # 723500 2/19/2014

Dep: 5 528 ZHONG VERIFICATION

CH: 108002

Recpt Tot \$1,200.00

\$1,200.00 CR \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1,200.00

Total: **1,200.00**

Rec From: **SLEEPY HOLLOW WOODS, INC.**

For: **2014-0171-SPHA**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/3/2014

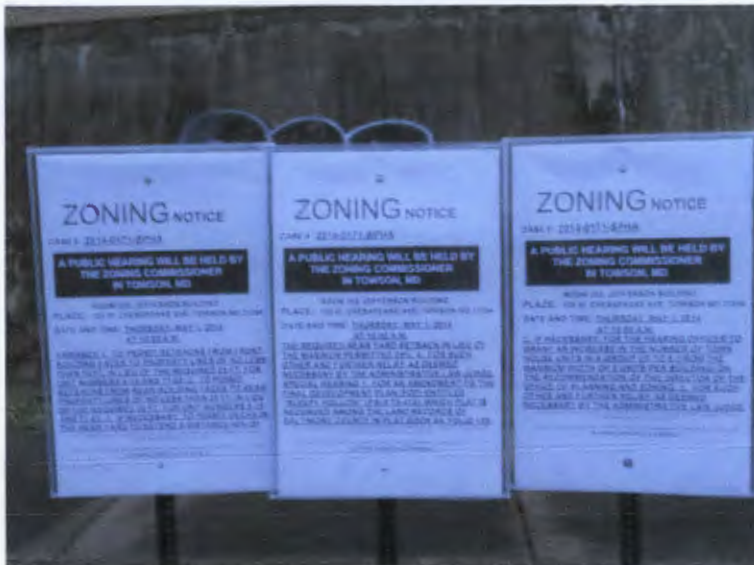
Case Number: 2014-0171-SPHA

Petitioner / Developer: JASON VETTORI of SMITH, GILDEA & SCHMIDT LLC

Date of Hearing (Closing): MAY 1, 2014

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
MOHR'S LANE – (ON-SITE)

The sign(s) were posted on: APRIL 3, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

April 10, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on April 10th, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2014-0171-SPHA

Mohrs Lane

SW/s Mohrs Lane at the future Campbell Blvd. extension

15th Election District - 6th Councilmanic District

Legal Owner(s): Sleepy Hollow Woods, Inc., Sligh &

Howarth Associates, LLC

Variance 1. To permit setbacks from front building faces to property lines of no less than 10 ft. in lieu of the required 25 ft. for unit numbers 8-15 and 77-83; **2.** To permit setbacks from rear building faces to rear property lines of no less than 25 ft. in lieu of the required 30 ft. for unit numbers 8-15 and 77-83; **3.** If necessary, to permit decks in the rear yard to extend a distance of 40% of the required rear yard setback in lieu of the maximum permitted 25%; **4.** For such other and further relief as deemed necessary by the Administrative Law Judge. **Special Hearing 1.** For an amendment to the Final Development Plan (FDP) entitled "Sleepy Hollow" (PAI #15-415), which plat is recorded among the Land Records of Baltimore County in Plat Book 64, folio 135; **2.** If necessary, for the Hearing Officer to grant an increase in the number of town house units in a group up to 8 (from the maximum width of 6 units per building) on the recommendation of the Director of the Office of Planning and Zoning; **3.** For such other and further relief as deemed necessary by the Administrative Law Judge.

Hearing: Thursday, May 1, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

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

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

4/143 April 10

975182



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 24, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2014-0171-SPHA

Mohrs Lane

SW/s Mohrs Lane at the future Campbell Blvd. extension

15th Election District – 6th Councilmanic District

Legal Owners: Sleepy Hollow Woods, Inc., Sligh & Howarth Associates, LLC

Variance 1. To permit setbacks from front building faces to property lines of no less than 10 ft. in lieu of the required 25 ft. for unit numbers 8-15 and 77-83; 2. To permit setbacks from rear building faces to rear property lines of no less than 25 ft. in lieu of the required 30 ft. for unit numbers 8-15 and 77-83; 3. If necessary, to permit decks in the rear yard to extend a distance of 40 % of the required rear yard setback in lieu of the maximum permitted 25 %; 4. For such other and further relief as deemed necessary by the Administrative Law Judge. Special Hearing 1. For an amendment to the Final Development Plan (FDP) entitled "Sleepy Hollow" (PAI #15-415), which plat is recorded among the Land Records of Baltimore County in Plat Book 64, folio 135; 2. If necessary, For the Hearing Officer to grant an increase in the number of town house units in a group up to 8 (from the maximum width of 6 units per building) on the recommendation of the Director of the Office of Planning and Zoning; 3. For such other and further relief as deemed necessary by the Administrative Law Judge.

Hearing: Thursday, May 1, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, APRIL 11, 2014**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 10, 2014 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt
600 Washington Ave., Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2014-0171-SPHA

Mohrs Lane

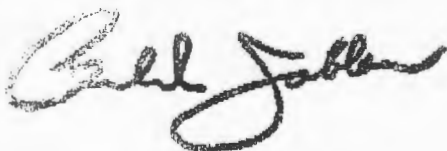
SW/s Mohrs Lane at the future Campbell Blvd. extension

15th Election District – 6th Councilmanic District

Legal Owners: Sleepy Hollow Woods, Inc., Sligh & Howarth Associates, LLC

Variance 1. To permit setbacks from front building faces to property lines of no less than 10 ft. in lieu of the required 25 ft. for unit numbers 8-15 and 77-83; 2. To permit setbacks from rear building faces to rear property lines of no less than 25 ft. in lieu of the required 30 ft. for unit numbers 8-15 and 77-83; 3. If necessary, To permit decks in the rear yard to extend a distance of 40 % of the required rear yard setback in lieu of the maximum permitted 25 %; 4. For such other and further relief as deemed necessary by the Administrative Law Judge. Special Hearing 1. For an amendment to the Final Development Plan (FDP) entitled "Sleepy Hollow" (PAI #15-415), which plat is recorded among the Land Records of Baltimore County in Plat Book 64, folio 135; 2. If necessary, For the Hearing Officer to grant an increase in the number of town house units in a group up to 8 (from the maximum width of 6 units per building) on the recommendation of the Director of the Office of Planning and Zoning; 3. For such other and further relief as deemed necessary by the Administrative Law Judge.

Hearing: Thursday, May 1, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

2/26/14
WCR
8

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: February 25, 2014

FROM: ^{DAK}Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For March 03, 2014
Item No. 2014-0165, 0166, 0167, 0168, 0170 and 0171

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

DAK:CEN.
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC03032014 -.doc

M E M O R A N D U M

DATE: June 10, 2014

TO: Division of Development Processing, PAI

FROM: Office of Administrative Hearings

RE: HOH Case No. 15-0867 – Ravenhurst **AND**
Zoning Case No. 2014-0171-SPHA

The appeal period for the above-referenced case expired on June 9, 2014. There being no appeal filed, the HOH file is ready for return to the Development Processing Division of PAI and the Zoning file is ready for return to the Office of Zoning Review.

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
Mohrs Lane; SW/S Mohrs Lane at future	*	OF ADMINSTRATIVE
Campbell Boulevard Extension		
15 th Election & 6 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Sleepy Hollow Woods, Inc		
And Sligh & Howarth Associates LLC	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2014-171-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

FEB 27 2014

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 2014, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014- 0171-SPHA

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

2/25/14

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

2/24/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4/10/14

SIGN POSTING

Date:

4/3/14

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

April 25, 2014

Sleepy Hollow Woods, Inc.
Sligh & Howarth Associates, LLC
Ernest E. Sligh, President
C/O Jason T. Vettori, Esquire
600 Washington Avenue, Suite 200
Towson MD 21204

RE: Case Number: 2014-0171 SPHA Address: Existing Mohrs Ln, Future Campbell Blvd Extended,
Between Pulaski Hwy and Bird River Rd

Dear Mr. Sligh:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 19, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Jason T. Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 2-24-14

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

RE: Baltimore County
Item No 2014-0171-SPHA..
Variance Special Hearing
Sleepy Hollow Woods, Inc.
Sligh & Howarth, Associates, LLC.
Ernest E. Sligh.

Dear Ms. Lewis:

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. 2014-0171-SPHA.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Richard Zeller' or 'Steven D. Foster', written over a horizontal line.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

SMITH, GILDEA & SCHMIDT LLC

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
MICHAEL G. DEHAVEN
RAY M. SHEPARD
JASON T. VETTORI
DAVID W. TERRY*

CHRISTOPHER W. COREY
LAUREN M. DODRILL
CHARLES B. MAREK, III
NATALIE MAYO
ELYANA TARLOW

of counsel:

DAVID T. LAMPTON

*LICENSED IN MO, IL, AR ONLY

February 18, 2014

Via Hand Delivery

Arnold Jablon, Director
Department of Permits, Approvals and Inspections
111 W. Chesapeake Avenue, Suite 105
Towson, MD 21204

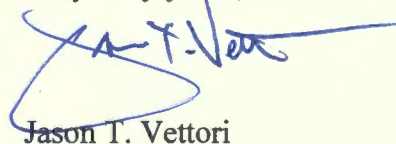
Re: Roberts Real Estate Development – Ravenhurst, PAI No.: 15-0867

Dear Mr. Jablon:

Pursuant to Baltimore County Code ("BCC") § 32-4-230, Roberts Real Estate Development ("Roberts"), the applicant/petitioner for certain zoning and development approvals regarding the above referenced project, hereby requests that the public hearing on a petition for a variance under Subtitle 2 of Title 3 of the BCC be combined with the Hearing Officer's Hearing ("HOH") on the Development Plan and heard together by the Administrative Law Judge.

Should you have any questions regarding this matter, please contact me. With kind regards, I am

Very truly yours,



Jason T. Vettori

JTV: lw

CC: Colleen Kelly, Development Manager (PAI)
Carl Richards, Chief of Zoning Review (PAI)
Kristen Lewis, Zoning Review (PAI)
Brian Roberts, Roberts Real Estate Development
Sal Crupi, Matis Warfield
David K. Gildea, Esquire

**BALTIMORE COUNTY,
MARYLAND**

Inter - Office Memorandum

To: Arnold Jablon
From: Jean Tansey
Subject: Local Open Space Waiver Request
Name: Ravenhurst
Owner: Sligh & Howarth Associates, LLC
Developer: Ravenhurst, LLC
Location: Mohrs Ln & Campbell Blvd.
Election District: 15
Area of County: East
Gross Acreage: 19.94 Acres +/-
Units Allowed: 209
Active Local Open Space Required: 53,950 sq. ft.
Passive Local Open Space Required: 29,050 sq. ft.
Fee in Lieu of Open Space: DR-10.5
Fee Required: \$235,222.00*

Date: April 30, 2014

Councilmanic District: 6

Zoning: DR-10.5
Units Proposed: 83
Provided: 0 sq. ft.
Provided: 83,319 sq. ft.*
Waiver Request: 53,950 sf

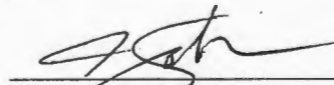
*Provision of 1.64 ac (71,439 SF) of passive open space is contingent upon construction of trails connecting it to the adjacent properties.

Factors Influencing Department Recommendation

- ☐ Project is located in a RAE zone or CT district
- ☐ Project is () an elderly housing facility as defined in the zoning regulations or () dormitories for the housing of not less than 50 students attending an accredited higher education institution; and
- ☒ The Department of Recreation and Parks determines that there is no suitable land to meet the open space requirements
- ☐ Local Open Space required is less than 20,000sf
- ☐ There are no contiguous public recreational or educational lands
- ☒ There is no Master Plan and/or other County plan conflict (i.e., Community Plan, Greenway issue, etc.)

Department Recommendation

Approve Request. Pathways and other developed site amenities provide suitable recreational opportunities.


Arnold Jablon

Deputy Administrative Officer

Director, Department of Permits, Approvals and Inspections

ORDER RECEIVED FOR FILING

Date: 5/9/14

By: Sen

ALTIMORE COUNTY

EXHIBIT NO. 1

REQUEST FOR WAIVER OF LOCAL OPEN SPACE



Date: APRIL 30, 2014

Project: RAVENHURST-PAI#15-0867

Location: MORHS LN (CAMPBELL BLVD)

Election District: 15

Councilmanic District: 6

Bureau of Development Plans Review for
Baltimore County Dept. of Rec. & Parks
111 West Chesapeake Avenue, Suite 119
Towson, Maryland 21204

Gross Acreage: 19.4-AC, +/- Zoning: DR-10.5 Number of Proposed Units: 83

Active L.O.S. Required: 53,950 sf (No. of units x 650 sf) Proposed: 0 sf

Passive L.O.S. Required: 29,050 sf (No. of units x 350 sf) Proposed: 83,319* sf

Fee in Lieu of Acreage: \$ DR-10.5 @ \$4.36/SF = \$235,222 (53,950-SF)

* 1.64-AC. (71,439-SF) CONTINGENT UPON THE CONSTRUCTION OF TRAILS CONNECTING
REASONS FOR REQUESTING A WAIVER (Check all that apply): TO ADJACENT PROPERTIES

☐ Project is located in a RAE zone or CT district

☐ Project is (☐) an elderly housing facility as defined in the zoning regulations or
(☐) dormitories for the housing of not less than 50 students attending an
accredited higher education institution; and

☒ The Department of Recreation and Parks determines that there is no suitable land to meet
the open space requirements

☐ Local Open Space required is less than 20,000sf

☐ There are no contiguous public recreational or educational lands

☒ There is no Master Plan and/or other County plan conflict (i.e., Community Plan,
Greenway issue, etc.)

RR
Signature of Applicant

Please type or print name, address and
phone number of applicant/representative below:

Name: BRIAN V. ROBERTS-RAVENHURST, LLC

Address: 2124 PRIEST BRIDGE DRIVE, STE.1

Phone: (240) 461-9172

City/State/Zip: CROFTON, MARYLAND 21114

ORDER RECEIVED FOR FILING
Date 5/9/14
By Sen

SMITH, GILDEA & SCHMIDT LLC

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
MICHAEL G. DEHAVEN
RAY M. SHEPARD
JASON T. VETTORI

LAUREN M. DODRILL
CHARLES B. MAREK, III
NATALIE MAYO
ELYANA TARLOW

of counsel:

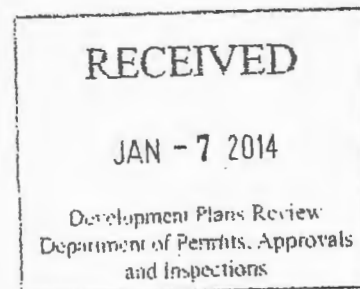
DAVID T. LAMPTON

January 7, 2014

Via Hand Delivery

Ms. Jean Tansey
111 W. Chesapeake Ave.
Towson, MD 21204

RE: Ravenhurst
PAI No.: 15-0867



Dear Ms. Tansey:

This letter is intended to memorialize our conversations, the last being on December 9, 2013, regarding local open space (LOS) issues for the above referenced property.

Attached is a Local Open Space Plan (LOS Plan). As shown on the LOS Plan, Neighbor Space of Baltimore County, Inc. (Neighbor Space) owns the parcel ("Neighbor Space Parcel") directly south of Ravenhurst and wishes to develop it with walking/running/biking Trails. The Developer of the project, Ravenhurst, LLC ("Ravenhurst, LLC"), is willing to assist in the design, processing and construction of the Trail System on the Neighbor Space parcel as schematically depicted on the LOS Plan.

The LOS Plan for the project shows eighty-three (83) Townhouses. Under the local open space requirements, 83,000 square feet of local open space should be provided or a waiver granted. The LOS Plan shows ~~96,066~~ square feet of passive open space and zero square feet of active open space.

83,319-SF

As discussed, we agree to the following:

- (1) If Ravenhurst, LLC provides connections to the adjacent Greenbriar Community and Hawkins Manor developments/properties, Baltimore County will accept the ~~96,066~~ square feet of passive local open space to satisfy the 83,000 square feet local open space requirement.

ORDER RECEIVED FOR FILING
Date: 1/9/14
By: [Signature]

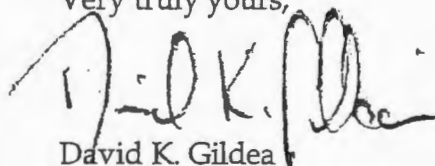
83,319-SF

Jean Tansey
January 7, 2014
Page 2

- (2) Ravenhurst, LLC will enter into an Agreement with Baltimore County and Neighbor Space to design, process, and construct the Trail System on the Neighbor Space parcel at no cost to Baltimore County or Neighbor Space. The trail will be five feet wide constructed of wood chip material.
- (3) Ravenhurst, LLC will post a bond in the amount of the active local open space fee, such bond shall be released upon close out of the Neighbor Space Trail System.
- (4) Ravenhurst, LLC will install bike racks and sitting area in the passive local open space area directly adjoining Campbell Blvd for use of the public.
- (5) Ravenhurst, LLC will provide connections of the Trail System from the Ravenhurst parcel to the adjacent Greenbriar Community and the Hawkins Manor parcel.
- (6) Ravenhurst, LLC will secure a letter from Neighbor Space waiving any right to any local open space fees associated with the Ravenhurst project.

Should you have any questions or comments, please contact me.

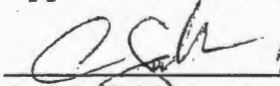
Very truly yours,



David K. Gildea

DKG: lw

Approved and Accepted:

 1/13/14 *OK*
Arnold Jablon Date: *1-7-14*
Deputy Administrative Officer
Director of Permits, Approvals and Inspections

cc: Brian Roberts (without enclosure)
Jim Matis (without enclosure)
Sal Crupi (without enclosure)

ORDER RECEIVED FOR FILING
Date 5/9/14
By sen

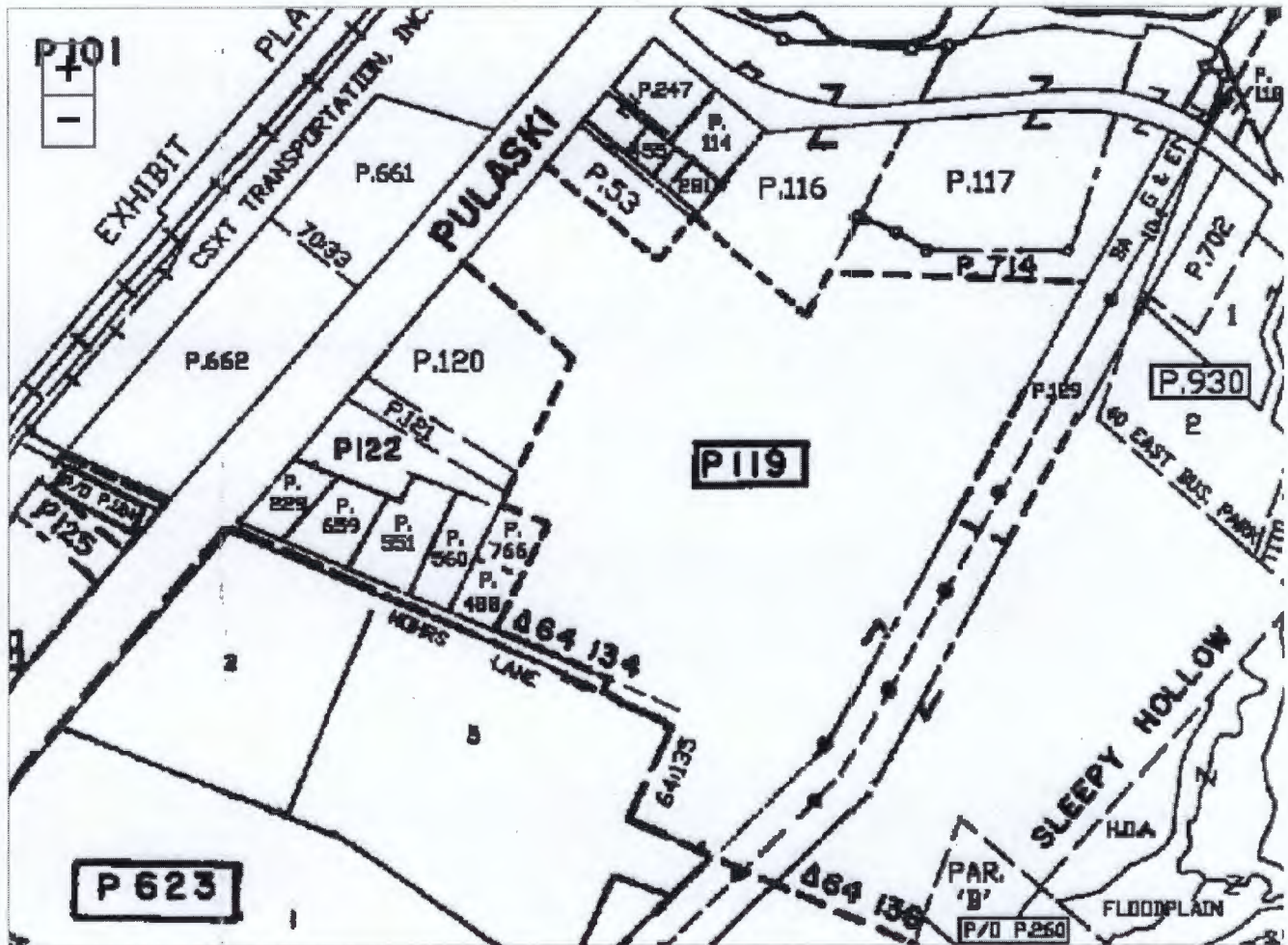
Real Property Data Search (w4)

Our feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 15 Account Number - 2200013930	
Owner Information		
Owner Name:	SLIGH & HOWARTH ASSOCIATES LLC	Use: INDUST
Mailing Address:	11401 SYMPHONY WOODS LN SILVER SPRING MD 20901-5031	Principal Residence: NO Deed Reference: 1) /21521 2)
Location & Structure Information		
Premises Address:	MOHRS LN 0-0000	Legal Description: 2.3289 A SWS MC SLEEPY
Map: 0082	Grid: 0017	Parcel: 0119
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Special Tax Areas:	Town:	Plat No: NONE
	Ad Valorem:	Plat Ref:
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 2.3300 AC
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	46,500	46,500
Improvements	0	0
Total:	46,500	46,500
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/
Transfer Information		
Seller: SLIGH & HOWARTH ASSOCIATES INC	Date: 03/07/2005	Price:
Type: NON-ARMS LENGTH OTHER	Deed1: /21521/ 00296	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **15** Account Number: **2200013930**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

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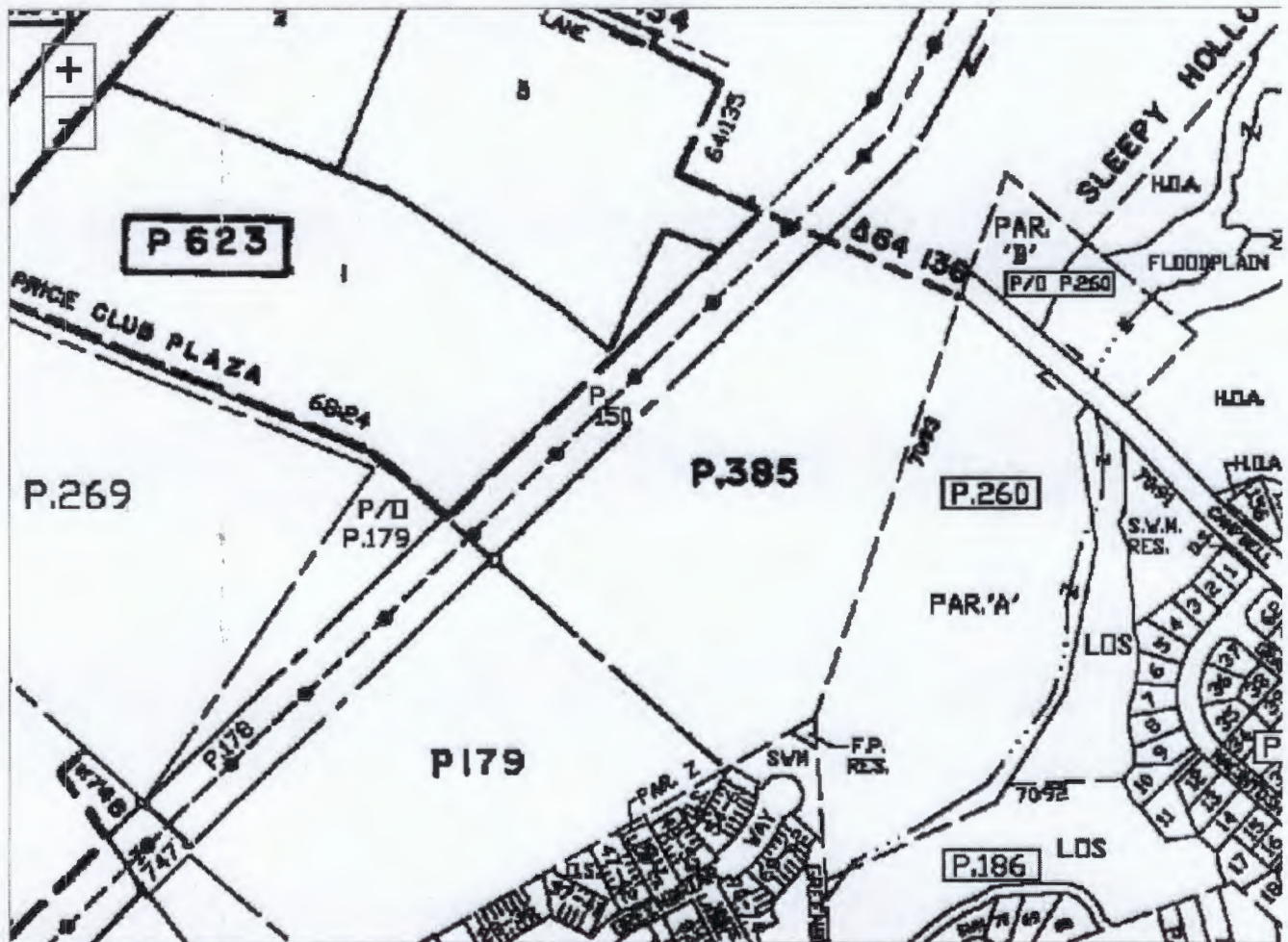
Real Property Data Search (w4)

Your feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 15 Account Number - 2000008184	
Owner Information		
Owner Name:	SLEEPY HOLLOW WOODS INC	Use: COMM
Mailing Address:	11401 SYMPHONY WOODS LN SILVER SPRING MD 20901-5031	Principal Residence: NO Deed Reference: 1) /119 2)
Location & Structure Information		
Premises Address:	PULASKI HWY 0-0000	Legal Description: 17.079 PULASKI CORNER
Map: 0082	Grid: 0017	Parcel: 0385
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Special Tax Areas:	Town: NONE	Ad Valorem:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Value Information	Base Value	Value
Land:	509,200	As of 01/01/2012 509,200
Improvements	0	0
Total:	509,200	509,200
Preferential Land:	0	0
Phase-in Assessments	As of 07/01/2013	As of 07/01/2013
Transfer Information	Date: 12/30/1996	Price:
Seller: PRICE ENTERPRISES INC	Deed1: /11962/ 00109	Deed2:
Type: NON-ARMS LENGTH OTHER	Date: 03/06/1995	Price:
Seller: PRICE COMPANY	Deed1: /10962/ 00462	Deed2:
Type: NON-ARMS LENGTH OTHER	Date: 04/10/1986	Price:
Seller: PRICE COMPANY	Deed1: /07132/ 00001	Deed2:
Type: NON-ARMS LENGTH OTHER		
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **2000008184**

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Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

<http://imsweb05.mdp.state.md.us/website/mosp/>☒ Loading... Please

Loading... Please Wait.

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CASE NAME RAVECH, RST
CASE NUMBER 15-0867
DATE MAY 1, 2014

CITIZEN'S SIGN - IN SHEET

2014-0171-SPA

[illegible]

DATE MAY 1, 2014

PETITIONER'S SIGN-IN SHEET

2014-0171-SPHA

[illegible]

CASE NAME RAVENHURST
CASE NUMBER 15-0867
DATE MAY 1, 2014
2014-0171-SPHA

[illegible]

HOH # 15-0867 (Ravenhurst)

5-1-2014

Case No.: Zoning # 2014-0171-SHA

Exhibit Sheet

5-1-14

Original Exhibits in File located in HOH Case File 15-0867

Petitioner/Developer

Protestant BALD. COUNTY

No. 1	Cropi CV	Local Open Space Waiver
No. 2	2A-2C Redlined Dev. Plan	School Analysis
No. 3	Pattern Book (Redlined) dated 4-30-2014	
No. 4	Schematic Landscape Plan	
No. 5	Aerial Exhibit - Locality	
No. 6	"Color Exhibit" rendering of Dev. Plan	
No. 7	County ZAC Comments	
No. 8	Dept. of Planning Dev. Plan Confer. Comments	
No. 9	F.D.P. for Sleepy Hollow Mobile Home Park	
No. 10	Site plan to accompany Zoning petition	
No. 11		
No. 12		

