

Patricia A. Malone
Counsel

t 410.494.6206
f 410.821.0147
pamalone@venable.com

February 9, 2017

W. Carl Richards, Supervisor
Baltimore County
Office of Zoning Review
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: **Request for Confirmation of Zoning "Spirit and Intent"**
Legal Owner: 11121 Pfeffers Road, LLC
Property Address: 11121 Pfeffers Road
Zoning Case No.: 2016-86-X
5th Councilmanic District, 11th Election District

Dear Mr. Richards:

I am writing on behalf SGC Power, LLC ("SGC"), lessee of a portion of the above-referenced property located in Kingsville ("Property"), to request confirmation that a proposed improvement, described in this letter, is within the "spirit and intent" of the zoning relief granted in Case No. 2016-0086-X.

In 2015, on behalf of SGC, I filed a Petition for Special Exception requesting approval for use of 11 acres of the Property for the installation of a solar panel array as a "public utility use" pursuant to § 1A04.2.B.12 of the Baltimore County Zoning Regulations. A hearing was held, and on December 16, 2015, the Administrative Law Judge issued an order approving the requested special exception, subject to certain conditions. (See Case No. 2016-0086-X, a copy of which is attached for your review).

SGC has installed the solar panel array (consistent with the revised layout presented to Judge Beverungen at the hearing). Now that the array is operational, SGC wishes to construct a shed (12' x 20') on the Property for the storage of equipment related to the maintenance of the array. This shed was not shown on prior site plans.

SGC intends to locate the shed on the northwest corner of the leased area in the approximate location shown on the enclosed redlined Site Plan to Accompany Permit Application. The shed will be placed within the boundaries of the 11 acre special exception area and will be located within the existing security fence that surrounds the array.

W. Carl Richards, Supervisor

February 9, 2017

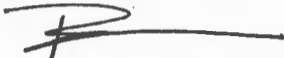
Page 2

I have also enclosed a portion of the approved Final Landscape Plan on which the shed has been redlined. From this exhibit, you will see that the shed will be located inside of the landscape screen that was proposed and installed for the benefit of adjacent property owners. Lastly, in compliance with the conditions in Judge Beverungen's order, the shed will not be lighted.

After you have reviewed the relevant materials, I would appreciate your confirming that the proposed installation of the shed, as described in this letter, is within the spirit and intent of the prior approved zoning relief and is permitted without any additional zoning relief being required.

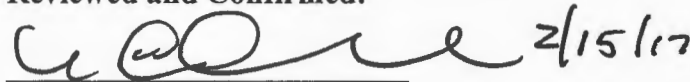
I have included a check in the amount of \$150.00 to cover the administrative costs of this request. Please let me know if you need any additional information in order to issue the requested confirmation.

Very truly yours,



Patricia A. Malone

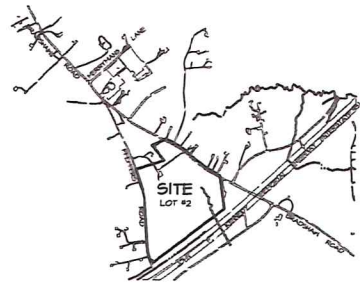
Reviewed and Confirmed:



W. Carl Richards, Jr., Supervisor
Baltimore County Office of
Zoning Review

Enclosures

PAM/ant



NORTH

VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

- Development Name: THE RYE PROPERTY
- Owner: LOT #2, 11121 PFEFFERS ROAD, BALTIMORE, MD 21205
- Property Reference: 11121 PFEFFERS ROAD
- Parcel: 0636, Tax Account #: 1700000290, Tax Map Grid: 6476, Deed: 30422/00385, ADC Map: 30e1/30e2
- Boundary: BPS Land Technology, Plat SM 1, Folio 25, Recorded 2/1/82
- Zoning: Baltimore County, 200 scale 2012 Zoning Map, 615 site 06482
- District: N/A
- School District: N/A
- Waterbody: There is a riverine floodplain on site (per plat SM 1.25).
- Site Area: Lot #2 = 9.58 AC± (net and gross). Zoned RC-3
- Density: no density is proposed.
- Parking: Required: 0
- Provided: 0 (service vehicle) along the gravel driveway
- Existing Use: Residential and Agricultural
- Site History: Major Subdivision Plan "The Rye Property" (2/1/82)
- CRIC: Prince Georges dated 6/21/2015
- Special Exception Hearing pending.
- The property has been held intact since 1982.
- The site is not located within the Chesapeake Bay Critical Area.
- The site is located beyond the Urban Rural Demarcation Line (URDL).
- There were no commercial permits or active zoning violations found on file with Baltimore County.
- No signage is proposed.
- Stormwater management will not be required for the solar array field providing the following conditions are met:
 - The distance between rows of panels is greater than or equal to the width of the panels.
 - Total site disturbance is less than 5,000 sq. ft.
- These stipulations are a result of Maryland Department of the Environment guidance and Maryland Code Section 4-210 (2013) - c) which identifies solar panels as a pervious surface.
- Any Forest Buffer Easement 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.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.
- The installation of the gravel service road will not require site grading. The gravel shall be placed upon existing topography.

STANDARD UTILITY NOTES

- Contractor should open only that section of trench that can be backfilled and stabilized each day. Trench must remain open longer than one day, silt fence shall be placed below (down slope) the trench.
- Place all excavated material on uphill side of trench.
- Any sediment controls disturbed by utility construction are to be repaired immediately.

SEDIMENT CONTROL NOTES

- Earth disturbance shall be limited to trench excavation and the construction of the equipment pad shown hereon.
- Installation of the gravel service road shall consist of gravel placement along the existing topography and will not include grading work.
- Contractor shall refer to the standard plan permit and comply with all limitations and requirements.
- The limit of disturbance shall not exceed 5,000 sq. ft.
- The proposed limit of disturbance is 4,805 sq. ft.

DISTURBANCE NOTES

- Total limit of disturbance: 4,805 sq. ft.
- Areas of disturbance include: access road (2,065 sq. ft.), trenching (2,300 sq. ft.), and equipment pads (420 sq. ft.)
- All other features are to be placed on existing grade and will not disturb existing topography.

PROJECT NAME: 11121 PFEFFERS ROAD PART OF THE RYE PROPERTY

PLAN TITLE: SITE PLAN TO ACCOMPANY PERMIT APPLICATION AND STANDARD PLAN FOR SEDIMENT AND EROSION CONTROL

PAI #: 15-048H BUILDING PERMIT #: B401254

COUNCILMANIC DIST. 5th ELECTION DIST. 11th

OWNER: 11121 PFEFFERS ROAD, LLC 2501 COOL SPRING ROAD BAL AIR, MARYLAND 21205

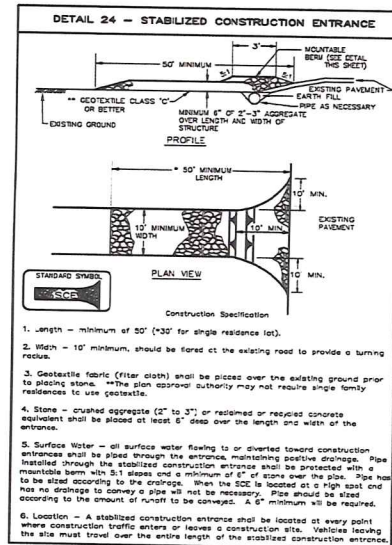
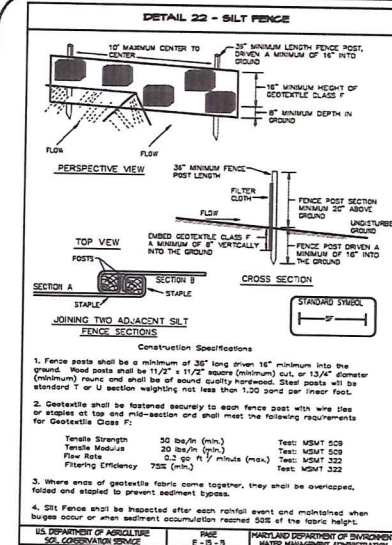
APPLICANT: SGC POKER 5316 LYNN LANE ELLICOTT CITY, MARYLAND 21043 ATTN: JACK COPUS

DSThaler & ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS
115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-1428
410-944-3647
www.dsthaler.com

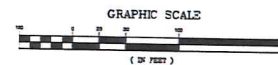
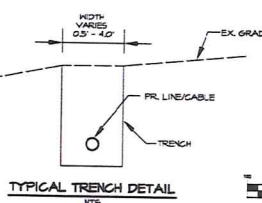
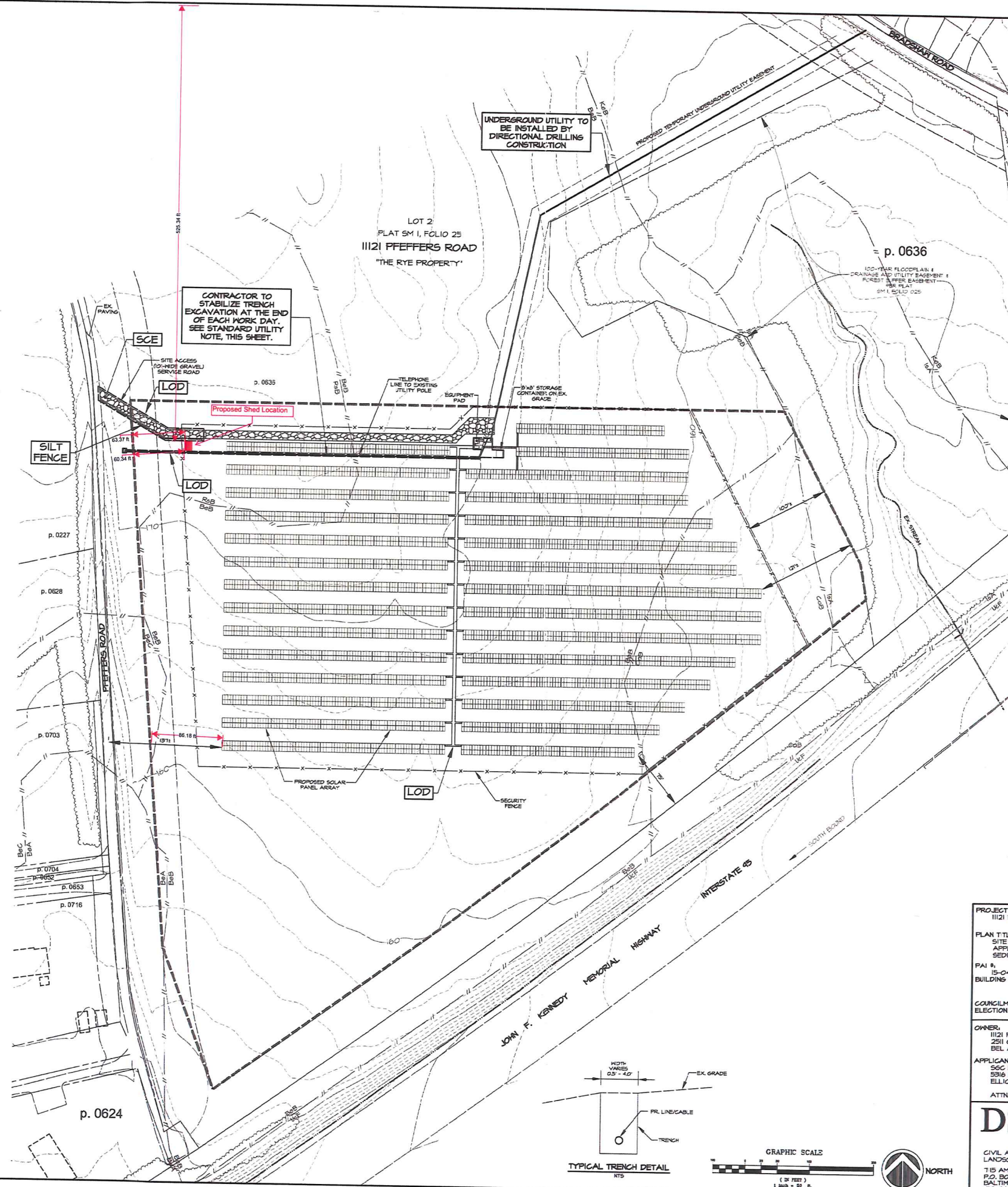


DATE: 01-12-2016
SCALE: 1"=50'
PROJ. NO.: 09872
SHEET 1 OF 1

File name: \\V:\11121 PFEFFERS ROAD\11121 PFEFFERS ROAD.dwg Date: 01-12-2016 10:00 AM



- LEGEND**
- TRACT BOUNDARY
 - EASEMENT
 - ROAD
 - SOLAR PANELS
 - FENCE
 - GRAVEL SERVICE ROAD
 - STABILIZED CONSTRUCTION ENTRANCE (SCE)
 - SOILS
 - LIMIT OF DISTURBANCE (LOD)
 - SILT FENCE



MEMORANDUM

DATE: January 19, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0086-X- Appeal Period Expired

The appeal period for the above-referenced case expired on January 15, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION *

(11121 Pfeffers Road)

11th Election District *

5th Council District *

11121 Pfeffers LLC *

Legal Owner

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0086-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 11121 Pfeffers Road. The Petition was filed on behalf of the legal owner of the subject property, 11121 Pfeffers LLC. The Special Exception petition seeks relief pursuant to §1A04.2.B.12 of the Baltimore County Zoning Regulations (B.C.Z.R) to approve a solar panel array field as a “public utility use”. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit No. 1.

Appearing in support of the request was Aaron Menger and Brian Childress, whose firm prepared the site plan. Patricia A. Malone, Esq. represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. Several citizens, whose names are listed on the sign-in sheets, attended the hearing to obtain additional information regarding the requests.

Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). Those agencies did not oppose the request, but provided suggested conditions for inclusion in the final Order.

The subject property is approximately 31.59 acres and is zoned RC-5. The site is improved with a single-family dwelling, and has a large area currently being used for agricultural purposes.

ORDER RECEIVED FOR FILING

Date 12/16/15

By Den

Petitioner proposes to lease an 11 acre portion of the site to be used for an array of solar panel devices. As shown on the plan, the solar panels will be situated in the southern portion of the site, near to where Interstate 95 adjoins the property. The RC-5 zone permits by special exception a "public utility" use, although that term is not defined in the Regulations.

Aaron Mengle, employed by SGC Power, LLC (the Lessee) described the components which will be used in the project, which he estimated will provide on a yearly basis 2.2 megawatts of electricity; i.e., roughly the amount of energy which is used by about 200 homes every year. The energy produced by the solar panels will be transferred to the electric "grid" and ultimately sold to consumers by energy suppliers, as shown on Petitioner's Exhibit 6. Though his company will lease approximately 11 acres of the site, Mr. Mengle estimated the solar panels and necessary equipment will occupy roughly 6 acres of the property. Mr. Mengle opined that B.C.Z.R. §502.1 (concerning special exceptions) was satisfied, and that the use would have little to no impact upon surrounding properties.

The only interpretive difficulty in the case arises because the B.C.Z.R. does not define what constitutes a "public utility," and by all accounts that term is harder to apply in light of the emergence of wind, solar and other alternative energy sources. Industry literature and the Solar Energy Industries Association, the leading trade group for solar developers, recognize that "utility-scale" solar (in contrast to residential-scale (rooftop) systems) is defined as greater than 1 megawatt. In this case the solar panels are projected to generate 2.2 megawatts, which under prevailing industry standards would constitute "utility-scale solar." For similar reasons, I believe the proposed use is properly characterized under the Regulations as a "public utility."

Special Exception Law in Maryland

Under Maryland law, a special exception use (in this case, a public utility) enjoys a presumption

ORDER RECEIVED FOR FILING

2

Date

12/16/15

By

Del

that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. No evidence was presented in this case regarding that issue, and the petition will therefore be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 16th day of December, 2015, that the Petition for Special Exception to approve a solar panel array field as a "public utility use" be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

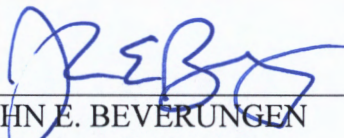
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The special exception area shall be restricted to the 11 acre tract shown on the site plan, and all public utility uses must be restricted to that area.
3. Petitioner must comply with the ZAC comments of DOP and DPR, both of which are attached hereto and incorporated herein.
4. No lighting shall be permitted on the special exception area.
5. No signage (other than customary "No Trespassing" signs) shall be permitted in connection with the public utility use.

ORDER RECEIVED FOR FILING

Date 12/16/15
By Sen

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 12/16/15

By sln



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 11121 Pfeffers Road

which is presently zoned RC5

Deed Reference 30922/385

10 Digit Tax Account # 1 7 0 0 0 0 5 2 3 0

Property Owner(s) Printed Name(s) 11121 Pfeffers LLC

CASE NUMBER 2016-0086-X Filing Date 10/5/15 Estimated Posting Date / / Reviewer RJD

(SELECT THE HEARING(S) BY MARKING X 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

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

See attached

3. a **Variance** from Section(s)

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 the 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 bounded 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:

Patricia A. Malone

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Towson

MD

Mailing Address

City

State

21204

410-494-6206

pamalone@venable.com

Zip Code

Telephone #

Email Address

REV. 2/23/11

Legal Owners:

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:

Patricia A. Malone

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Towson

MD

Mailing Address

City

State

21204

410-494-6206

pamalone@venable.com

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING

Date

12/16/15

By

sen

Petition for Special Exception

11121 Pfeffers Road

Petition for Special Exception, pursuant to BCZR Section 502, to approve a solar panel array field as a "public utility use" under BCZR Section 1A04.2.B.12.

Legal Owner:

11121 Pfeffers LLC
2511 Cool Spring Road
Bel Air, Maryland 21015

By:

Signature:

Printed Name:

Title:

Item #0086

September 29, 2015

11121 Pfeffer Road

(Description for zoning purposes only)

Beginning for the same in the center of Pfeffers Road southeasterly approximately 1,610 feet, more or less distant from the centerline intersection of Pfeffers Road and Bradshaw Road and at the end of the North 04°15'00" West 703.75 feet line as shown on a Minor Subdivision Plat entitled "The Rye Property" as recorded in the Land Records of Baltimore County, Maryland in Minor Subdivision Plat S.M. No. 1 Folio 25, thence leaving said point and running South 69°54'36" East 49.39 feet to the point of beginning of the Area Subject to Special Exception, thence running the following eight (8) courses and distances,

1. South 90°00'00" East 795.72' to a point, thence
2. South 27°30'00" East 206.75' to a point, thence
3. South 10°00'00" East 44.34' to a point, thence
4. South 50°40'34" West 382.76' to a point, thence
5. South 52°17'12" West 255.45' to a point, thence
6. South 53°49'49" West 356.35' to a point, thence
7. North 20°16'07" West 184.00' to a point, thence
8. North 04°15'00" West 665.41' to the point of beginning.

Containing 11.0 +/- acres of land.

Located within the Fifth Councilmanic District and Eleventh Election District of Baltimore County, Maryland.

Item #0086

H:\Correspondence\PROJECTS\Pfeffers Road\Zoning Description BFL 10 01 15.docx



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

No. **128776**

Date: **10/5/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 10/06/2015 10/05/2015 11:19:19 5
 RES WSDS WALKIN R90S LRB
 RECEIPT # 823335 10/05/2015 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 128776
 Rept Tot \$500.00
 \$500.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				5500.00

Total: **\$500.00**

Rec From: **Patricia Malone**

For: **zoning hearing - case # 2016-0086-X**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2016-0086-X

Petitioner: _____

Address or Location: 11121 PFEFFERS RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam ROSENBLATT

Address: 210 W. Penn Ave
Towson, MD 21204

Telephone Number: 410-494-6271



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3763513

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON,MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON,MD 21204-5304

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Nov 24, 2015

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: # 2016-0086-X	
11121 Pfeffers Road	
East side of Pfeffers Road, 1610 feet south of the centerline of Bradshaw Road	
11th Election District - 5th Councilmanic District	
Legal Owner(s) 11121 Pfeffers Road, LLC	
Special Exception: to approve a solar panel array field as a "public utility use."	
Hearing: Monday, December 14, 2015 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.	
JT 11/795 November 24	3763513

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising



KEVIN KAMENETZ
County Executive

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

October 28, 2015

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: 2016-0086-X

11121 Pfeffers Road

East side of Pfeffers Road, 1610 feet south of the centerline of Bradshaw Road

11th Election District – 5th Councilmanic District

Legal Owners: 11121 Pfeffers Road, LLC

Special Exception to approve a solar panel array field as a "public utility use."

Hearing: Monday, December 14, 2015 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: Patricia Malone, 210 W. Pennsylvania Avenue, Towson 21204
George Majchrzak, 2511 Cool Springs Road, Bel Air 21015

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 24, 2015.**
- (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
Tuesday, November 24, 2015 Issue - Jeffersonian

Please forward billing to:
Adam Rosenblatt
Venable
210 W. Pennsylvania Avenue
Towson, MD 21204

410-494-6271

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: 2016-0086-X

11121 Pfeffers Road
East side of Pfeffers Road, 1610 feet south of the centerline of Bradshaw Road
11th Election District – 5th Councilmanic District
Legal Owners: 11121 Pfeffers Road, LLC

Special Exception to approve a solar panel array field as a "public utility use."

Hearing: Monday, December 14, 2015 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.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
11121 Pfeffers Road; E/S 11121 Pfeffers		
Road, 1610' S of c/line of Bradshaw Road	*	OF ADMINSTRATIVE
11 th Election & 5 th Councilmanic Districts		
Legal Owner(s): 11121 Pfeffers LLC	*	HEARINGS FOR
By George Majchrzak		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2016-086-X

* * * * *

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

OCT 22 2015

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 22th day of October, 2015, a copy of the foregoing Entry of Appearance was mailed to Patricia Malone, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 17, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11121 Pfeffers Road

RECEIVED

INFORMATION:

NOV 18 2015

Item Number: 16-086

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Patricia A. Malone

Zoning: RC 5

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS (refined):

The Department of Planning has reviewed the petition for special exception to use the property for a solar panel array field as a public utility use.

The Department has no objection to granting the petitioned zoning relief subject to the following:

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For further information concerning the matters stated herein, please contact Joseph W. Wiley at 410-887-3480.

Division Chief:
AVA/KS

Kathy Schlabach

C: Joseph W. Wiley
Patricia A. Malone, Venable, Baetjer and Howard, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

12/16/15

By

sen

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2015
Item No. 2016-0086

DATE: October 22, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Planting shall be accomplished to enhance existing vegetation along Pfeffer Road to screen the use from adjacent residences.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0086-10122015.doc

ORDER RECEIVED FOR FILING

Date 12/16/15
By Den

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Mike Pierce	7448 Bradshaw Rd	Kingsville MD 21087	MPIERCE1@AOL.COM
Joan Thurman	10998 Pfeifers Rd	Kingsville MD 21087	noaj6491@gmail.com
Scott Rich Redden	11121 Pfeifers Rd	Kingsville MD 21087	rscurtred@gmail.com

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>10/23</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
<u>11/17</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>10/21</u>	STATE HIGHWAY ADMINISTRATION	<u>no Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/24/15SIGN POSTING Date: 11/23/15 by SSG BlockPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

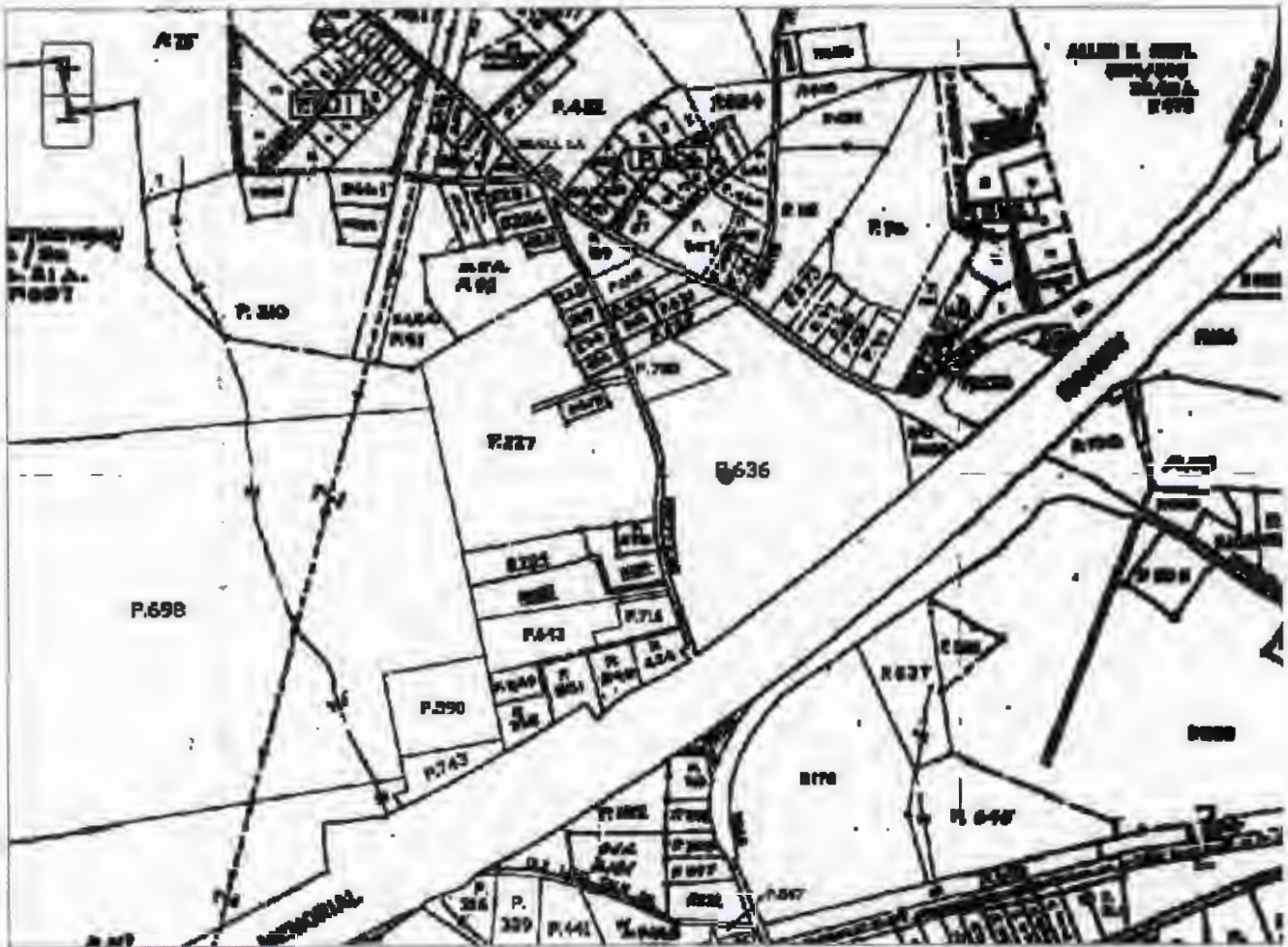
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1700005230			
Owner Information					
Owner Name:		11121 PFEFFERS LLC		Use:	AGRICULTURAL
Mailing Address:		2511 COOL SPRING ROAD BEL AIR MD 21015-		Principal Residence:	YES
				Deed Reference:	/30922/ 00385
Location & Structure Information					
Premises Address:		11121 PFEFFERS RD 0-0000		Legal Description:	11121 PFEFFERS RD 474FT S OF BRADSHAW RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0064	0016	0636		0000	
				Assessment Year:	Plat No: Plat Ref:
				2015	
Special Tax Areas:				Town: Ad Valorem: Tax Class:	NONE
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1950		1,893 SF			31.3400 AC
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	MANUFACTURED HOME	SIDING	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		103,500	103,500		
Improvements		104,800	103,200		
Total:		208,300	206,700	206,700	206,700
Preferential Land:		8,500			8,500
Transfer Information					
Seller: RYE EUGENE JACOB/SYLVIA ALLEN			Date: 06/17/2011		Price: \$345,000
Type: ARMS LENGTH IMPROVED			Deed1: /30922/ 00385		Deed2:
Seller: RYE EUGENE JACOB/SYLVIA ALLEN			Date: 10/28/2003		Price: \$0
Type: NON-ARMS LENGTH OTHER			Deed1: /19041/ 00317		Deed2:
Seller: RYE EUGENE JACOB			Date: 04/17/1997		Price: \$0
Type: NON-ARMS LENGTH OTHER			Deed1: /12133/ 00231		Deed2:
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2015		07/01/2016
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00		0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		AGRICULTURAL TRANSFER TAX			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: **11** Account Number: **1700005230**



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.

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>).



KEVIN KAMENETZ
County Executive

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

December 9, 2015

11121 Pfeffers LLC
George Majchrzak
2511 Cool Spring Road
Bel Air, MD 21015

RE: Case Number: 2016-0086 X, Address: 11121 Pfeffers Road

Dear Mr. Majchrzak:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 5, 2015. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Patricia A Malone, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/21/15

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

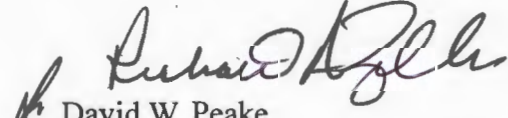
RE: Baltimore County
Item No. 2016-0086-X
Special Exception
11121 Pfeffers LLC, George Majchrzak
11121 Pfeffers Road

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. 2016-0086-X

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 17, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11121 Pfeffers Road

RECEIVED

INFORMATION:

NOV 18 2015

Item Number: 16-086

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Patricia A. Malone

Zoning: RC 5

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS (refined):

The Department of Planning has reviewed the petition for special exception to use the property for a solar panel array field as a public utility use.

The Department has no objection to granting the petitioned zoning relief subject to the following:

- Site the utility in a way that any components which may emit sound are located to the furthest extent possible away from the existing dwellings on 11016 and 11024 Pfeffers Road. Site the entire utility in a way that results in minimal disturbance to the existing vegetation on site adjacent to Pfeffers Road and Interstate 95.
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For further information concerning the matters stated herein, please contact Joseph W. Wiley at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS

C: Joseph W. Wiley
Patricia A. Malone, Venable, Baetjer and Howard, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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It is the recommendation of the Department that through the hearing process the Administrative Law Judge determine the applicability of the setback and coverage requirements of BCZR Section 1A04.3.B.2 .b and .3

For further information concerning the matters stated herein, please contact Joseph W. Wiley at 410-887-3480.

Division Chief:
AVA/KS

Kathy Schlabach

C: Joseph W. Wiley
Patricia A. Malone, Venable, Baetjer and Howard, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 23 2015



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 23, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0086-X
Address 11121 Pfeffers Road
(Majchrzak Property)

Zoning Advisory Committee Meeting of October 19, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 10-23-2015

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2015
Item No. 2016-0086

DATE: October 22, 2015

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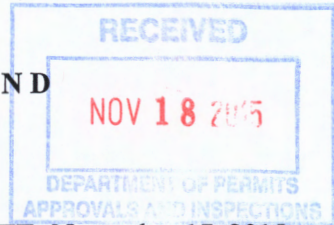
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* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0086-10122015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 17, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11121 Pfeffers Road

INFORMATION:

Item Number: 16-086

Petitioner: Patricia A. Malone

Zoning: RC 5

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Patricia A. Malone, Venable, Baetjer and Howard, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

Case No.:

2016-086-X

Exhibit Sheet

2-19-16

12-14-15
DEN

Petitioner/Developer

Protestants

No. 1	Site plan	
No. 2	Aerial Exhibit	
No. 3	Photos	
No. 4	DOP ZAC comment	
No. 5	Overlay to site plan	
No. 6	Public utility diagram	
No. 7	Energy-gas printout	
No. 8	Childress resume	
No. 9		
No. 10		
No. 11		
No. 12		

* * Exhibit 5 is attached to
Exhibit 2.

Attendees:

David Thaler and Brian Childress with DST

Jack Copus and Al Mengel with SGC Power

Jack Hachmann with WGL Energy

~~**George Majchrzak** — Owner of Property~~

Exhibits:

1: Plan to Accompany Petition for Special Exception

2: Aerial Exhibit

3: Photos

4: Planning Comment

5: Plan Overlay with revised layout

6: Graphic for Deregulated Power System?

7: Overview of Maryland's RPS

8: Childress CV



Picture 1 – End of Pfeffers Road looking North



Picture 2 – Pfeffers Road midpoint of array looking North



Picture 3 – North end of array on Pfeffers Road looking North



Picture 4 – Looking at North terminus of the wetland



Picture 5 – North of the wetland – immature trees. Interconnection path goes through the middle of these trees. Suggest realignment to the south.



Picture 6 – Suggested path for interconnection between trees and wetland.



Picture 7 – Midpoint on suggested path for interconnection looking West



Picture 8 – Midpoint on suggested path for interconnection looking East.



Picture 9 – Panoramic picture from West to East from just North of the Array.



Picture 10 – Continued panoramic.



Picture 11 – Continued panoramic.



Picture 12 – Continued panoramic.



Picture 13 – Continued panoramic.



Picture 14 – 3 phase to the east of Bradshaw Road

BALTIMORE COUNTY, MARYLAND

NOV 16 2015

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 16, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11121 Pfeffers Road

INFORMATION:

Item Number: 16-086
Petitioner: Patricia A. Malone
Zoning: RC 5
Requested Action: Special Exception

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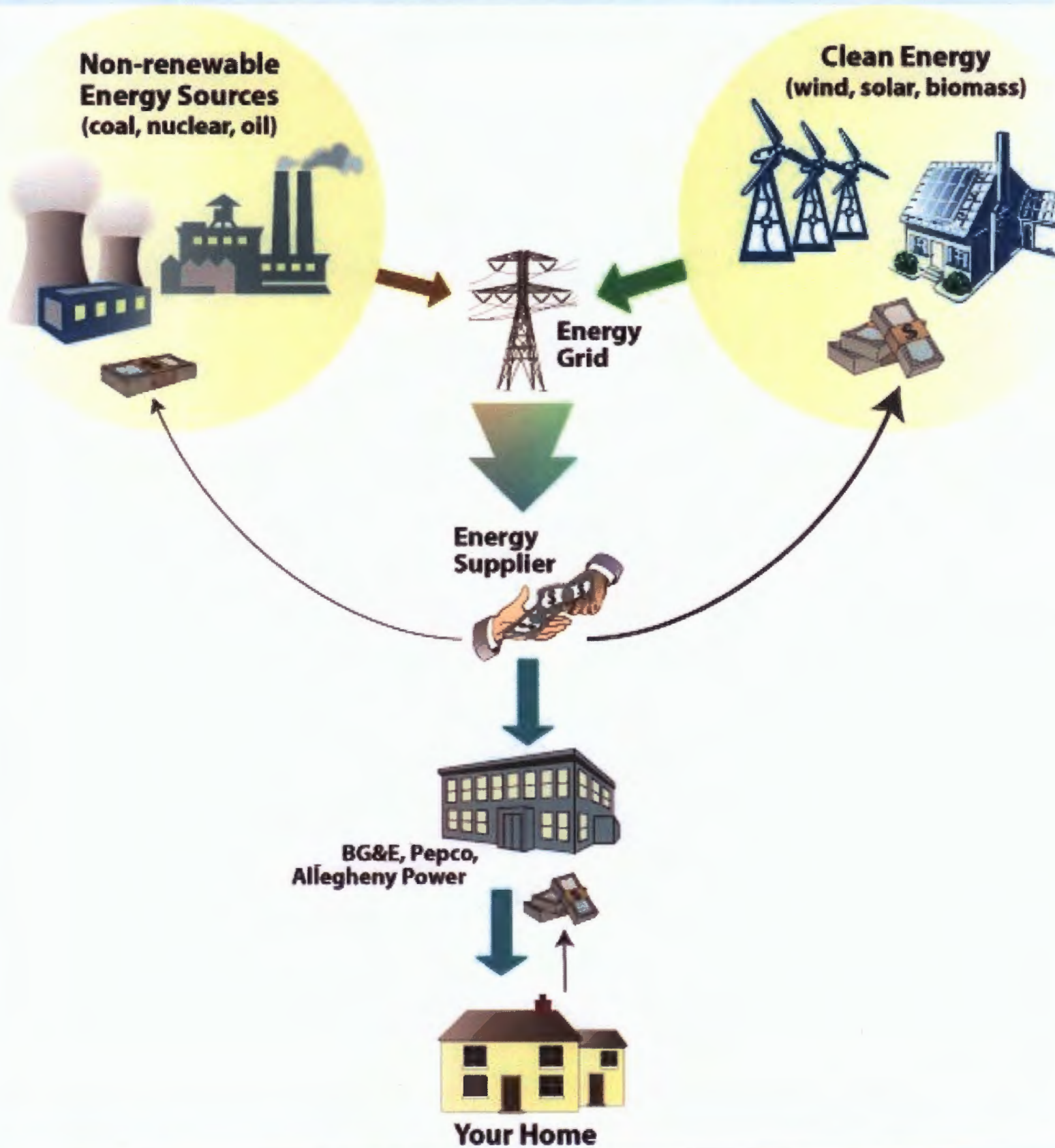
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C: Joseph W. Wiley
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People's Counsel for Baltimore County





ENERGY.GOV

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RENEWABLE ENERGY PORTFOLIO STANDARD

[< Back](#)**ELIGIBILITY**

Investor-Owned
Utility,
Local Government,
Retail Supplier

SAVINGS**CATEGORY**

Solar Water Heat,
Geothermal
Electric,
Solar Thermal
Electric,
Solar Photovoltaics,
Wind (All),
Biomass,
Hydroelectric,
Geothermal Heat
Pumps,
Municipal Solid
Waste,
Landfill Gas, Tidal,
Wave,
Ocean Thermal,
Wind (Small),
Geothermal Direct-
Use,
Anaerobic
Digestion,
Fuel Cells using
Renewable Fuels

PROGRAM INFO**SECTOR NAME**

State

WEBSITEhttp://webapp.psc.state.md.us/intranet/ElectricInfo/home_new.cfm**STATE**

Maryland

PROGRAM TYPE

Renewables Portfolio Standard

SUMMARY**Eligible technologies:**

Maryland's Renewable Energy Portfolio Standard, enacted in May 2004 and revised numerous times since, requires electricity suppliers (all utilities and competitive retail suppliers) to use renewable energy sources to generate a minimum portion of their retail sales. Beginning in 2006, electricity suppliers were required to provide 1% of retail electricity sales in the state from Tier 1 renewables and 2.5% from Tier 2 renewables. Tier 1 renewables include solar, wind, biomass, anaerobic decomposition, geothermal, ocean, fuel cells powered through renewables, small hydro, poultry-litter incineration facilities, waste-to-energy facilities. Tier 2 renewables include hydroelectric power other than pump-storage generation. The renewables requirement increases gradually, ultimately reaching a level of 20% from Tier 1 resources in 2022 and beyond, and 2.5% from Tier 2 resources from 2006 through 2018. The Tier 2 requirement eventually sunsets, dropping to 0% in 2019 and beyond.

Carve-outs:

A solar carve-out was established in 2007, and currently requires that a total of 2% of retail electricity sales come from solar resources by 2020. In April 2013 Maryland enacted legislation (H.B. 226) creating a resource carve-out for offshore wind

facilities. The carve-out is stated as a maximum percentage of 2.5% of retail electricity sales in 2017 and beyond, with the actual requirements to be determined by the Maryland Public Service Commission (PSC) subject to the 2.5% limitation. The definition of a qualifying offshore wind facility is limited to facilities located on the outer continental shelf between 10 and 30 miles off the coast of Maryland in a U.S. Department of Interior designated leasing zone. Facilities must connect to PJM Interconnection at a point on the Delmarva Peninsula and are subject to PSC approval. Both the solar carve-out and the offshore wind carve-out are part of the overall Tier 1 requirement, thus they have the effect of reducing the requirements for other Tier 1 resources.

Compliance:

Electricity suppliers demonstrate compliance with the standard by accumulating renewable energy credits (RECs) equivalent to the required percentages outlined below:

Year	Solar	Other Tier I	Tier II
2006	0.00%	1.00%	2.50%
2007	0.00%	1.00%	2.50%
2008	0.005%	2.00%	2.50%
2009	0.01%	2.00%	2.50%
2010	0.025%	3.00%	2.50%
2011	0.05%	4.95%	2.50%
2012	0.10%	6.40%	2.50%
2013	0.25%	7.95%	2.50%

2014	0.35%	9.95%	2.50%
2015	0.50%	10.00%	2.50%
2016	0.70%	12.00%	2.50%
2017	0.95%	12.15%	2.50%
2018	1.40%	14.40%	2.50%
2019	1.75%	15.65%	0.00%
2020	2.00%	16.00%	0.00%
2021	2.00%	16.70%	0.00%
2022+	2.00%	18.00%	0.00%

A REC has a three-year life during which it may be transferred, sold, or otherwise redeemed. In other words, a REC may be used for compliance during the year of generation and the following two calendar years. Formerly, RECs generated within the PJM region, in states adjacent to the PJM, or delivered into the PJM were eligible to be counted towards RPS compliance. However, this provision was amended in 2008 by H.B. 375 to remove PJM-adjacent states from the geographic eligibility list, effective beginning in 2011.

Each electricity supplier must submit a report to the Public Service Commission annually that demonstrates compliance with the RPS. An electricity supplier that fails to meet the standard must pay into the Maryland Strategic Energy Investment Fund (SEIF). The alternative compliance fee schedule, as amended by S.B. 277 in May 2010, is as follows:

- 4.0¢/kWh for non-solar Tier 1 shortfalls (increased from to 2.0¢/kWh by H.B. 375 of 2008, effective beginning in 2011);
- 1.5¢/kWh for Tier 2 shortfalls;

- 45¢/kWh for solar shortfalls in 2008, 40¢/kWh in 2009 through 2014, 35¢/kWh in 2015 and 2016, 20¢/kWh in 2017 and 2018 and continuing to decline by 5¢ bi-annually until it reaches 5¢/kWh in 2023 and beyond; and
- 0.8¢/kWh for Tier 1 shortfalls for industrial process load (IPL) in 2006-2008, declining incrementally to 0.2¢/kWh in 2017 and later; no fee for Tier 2 shortfalls for industrial process load.

Compliance fees paid into the SEIF, which is administered by the Maryland Energy Administration, will be used to fund grant and loan programs for Tier 1 renewable energy resources. Compliance fees for the solar obligation may only be used to support new solar resources in the state. The SEIF replaces the Maryland Renewable Energy Fund, which was repealed by H.B. 368 in 2008. The PSC is required to submit annual reports (see **2011 RPS Report**) to the state legislature detailing utility compliance with the standard.

Credit Multipliers:

Initially, the RPS included credit multipliers for wind, solar, and methane. The multiplier for solar was replaced by the 2% solar requirement in 2007. Multipliers for wind and methane remained for facilities placed in service on or after January 1, 2004, although both have subsequently expired.

History

Maryland's RPS was originally enacted in 2004, but has been revised on numerous occasions since that time. The 2004 enactment established a standard of 7.5% Tier 1 renewables by 2019 and 2.5% Tier 2 renewables by 2018 (sunsetting in 2019). Legislation enacted in April 2007 (S.B. 595) added a provision requiring electricity suppliers to derive 2% of electricity sales from solar energy in addition to the 7.5% renewables derived from other Tier 1 resources as outlined in the initial RPS law. The solar set-aside began at 0.005% of retail sales in 2008 and increases incrementally each year to reach 2% by 2020. The set-aside is projected to result in the development of more than 1,250 MW of solar capacity by 2020. In April 2008 H.B. 375 more than doubled the overall Tier 1 requirement and accelerated the compliance schedule. The Tier 2 and solar requirements were left unchanged at this time, but in May 2010 S.B. 277 accelerated the solar compliance schedule and increased solar alternative compliance payment levels for 2011 through 2016. Finally, Maryland enacted S.B. 717 allowing solar water heating systems commissioned on or after June 1, 2011 to qualify as eligible resources for the solar carve-out, effective January 1, 2012. In order to qualify for the standard solar water heating systems must: be commissioned on or after June 1, 2011; not be used solely to heat a pool or a hot tub; and use SRCC OG-100 certified equipment.

Also in May 2011, Maryland enacted S.B. 690 reclassifying waste-to-energy facilities connected to the Maryland distribution grid as Tier 1 resources. Formerly, all waste-to-energy facilities were considered Tier 2 facilities. The legislation also classifies

facilities connected to the Maryland distribution grid that use refuse-derived fuel (formerly not specifically addressed) as Tier 1 resources, effective October 1, 2011. In May 2012 Maryland enacted a suite of bills affecting the RPS. The most significant bill, S.B. 791/H.B. 1187, accelerates the solar carve-out compliance requirements by varying degrees beginning in 2013; pushes up the date for the ultimate 2% target from 2022 to 2020; and allows solar water heating energy production measurements for some systems to be estimated under a certification system other than SRCC OG-300 (subject to Public Service Commission approval). The changes also have the effect of reducing the minimum Tier I resource requirements from 2013 - 2021.

Apart from solar-related changes, in 2012 Maryland also enacted S.B. 652/H.B. 1186 allowing geothermal heating and cooling systems commissioned on or after January 1, 2013 that meet certain standards to qualify as a Tier I resource. Finally, in May 2012 the legislature also enacted S.B. 1004/H.B. 1339 allowing thermal energy associated with biomass systems that primarily use animal waste (possibly supplemented by other biomass resources) to qualify as Tier I resources, effective January 1, 2013.

SOURCE

<http://programs.dsireusa.org/system/program/detail/1085>

CAREERS & INTERNSHIPS >

CONTACT US >



U.S. DEPARTMENT OF



1000 Independence Ave. SW
Washington DC 20585
202-586-5000

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[The White House](#)
[USA.gov](#)

PROFESSIONAL QUALIFICATIONS

Brian L. Childress

7115 Ambassador Road, P.O. Box 47428
Baltimore, Maryland 21244-7428

EMPLOYMENT HISTORY

1983 to Present Senior Vice President, *D.S. Thaler & Associates, Inc.*

WORK HISTORY AND EXPERIENCE

Mr. Childress is currently the Senior Vice President for D.S. Thaler & Associates, Inc. Initially employed as a drafter / designer, he has held numerous positions within the company ranging from, designer, project engineer and project manager. His responsibilities relate to the preparation and management of all aspects of land development engineering in various jurisdictions. Specific areas include Baltimore and Anne Arundel Counties, Baltimore City, and the City of Frederick. Mr. Childress is responsible for supervising and assigning personnel to a variety of projects and tasks; coordinating work efforts, monitoring budgets and reviewing the project cost reports.

He has been involved in various levels of civil engineering since 1983 and has worked on hundreds of site development projects. His responsibilities extend through all phases of project development from land surveying, site planning and development plan preparation to final engineering, including the County and State approval processes, permits and construction coordination. Mr. Childress' is experienced in residential and commercial roadway and drainage plans, water and sewer plans, grading and erosion control plans, stormwater management systems, zoning and development plans.

Mr. Childress is qualified and has testified as an Expert Witness before the Courts of Baltimore County and the Baltimore County Board of Appeals.

PROFESSIONAL ACHIEVEMENTS

- Baltimore County Soil Conservation District, Consultant of the Year-2006
- MDE-Responsible Personnel Certificate Program for Erosion & Sediment Control-2004

EDUCATION

- Pennsylvania State University
H.E.C.-2 Flood Plain Hydraulics Continuing Education Certificate – 1987
- The Community College of Baltimore County
Continuing Education Certificate –2006 MDE Stormwater Management Practices
- The Community College of Baltimore County
Associates of Applied Science in Survey Technology, completion anticipated 2015
TR-20 and H.E.C.-2 Course Studies.

IN RE: PETITION FOR SPECIAL EXCEPTION *

(11121 Pfeffers Road)

11th Election District *

5th Council District

11121 Pfeffers LLC *

Legal Owner

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0086-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 11121 Pfeffers Road. The Petition was filed on behalf of the legal owner of the subject property, 11121 Pfeffers LLC. The Special Exception petition seeks relief pursuant to §1A04.2.B.12 of the Baltimore County Zoning Regulations (B.C.Z.R) to approve a solar panel array field as a "public utility use". The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit No. 1.

Appearing in support of the request was Aaron Menger and Brian Childress, whose firm prepared the site plan. Patricia A. Malone, Esq. represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. Several citizens, whose names are listed on the sign-in sheets, attended the hearing to obtain additional information regarding the requests.

Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). Those agencies did not oppose the request, but provided suggested conditions for inclusion in the final Order.

The subject property is approximately 31.59 acres and is zoned RC-5. The site is improved with a single-family dwelling, and has a large area currently being used for agricultural purposes.

Petitioner proposes to lease an 11 acre portion of the site to be used for an array of solar panel devices. As shown on the plan, the solar panels will be situated in the southern portion of the site, near to where Interstate 95 adjoins the property. The RC-5 zone permits by special exception a "public utility" use, although that term is not defined in the Regulations.

Aaron Mengle, employed by SGC Power, LLC (the Lessee) described the components which will be used in the project, which he estimated will provide on a yearly basis 2.2 megawatts of electricity; i.e., roughly the amount of energy which is used by about 200 homes every year. The energy produced by the solar panels will be transferred to the electric "grid" and ultimately sold to consumers by energy suppliers, as shown on Petitioner's Exhibit 6. Though his company will lease approximately 11 acres of the site, Mr. Mengle estimated the solar panels and necessary equipment will occupy roughly 6 acres of the property. Mr. Mengle opined that B.C.Z.R. §502.1 (concerning special exceptions) was satisfied, and that the use would have little to no impact upon surrounding properties.

The only interpretive difficulty in the case arises because the B.C.Z.R. does not define what constitutes a "public utility," and by all accounts that term is harder to apply in light of the emergence of wind, solar and other alternative energy sources. Industry literature and the Solar Energy Industries Association, the leading trade group for solar developers, recognize that "utility-scale" solar (in contrast to residential-scale (rooftop) systems) is defined as greater than 1 megawatt. In this case the solar panels are projected to generate 2.2 megawatts, which under prevailing industry standards would constitute "utility-scale solar." For similar reasons, I believe the proposed use is properly characterized under the Regulations as a "public utility."

Special Exception Law in Maryland

Under Maryland law, a special exception use (in this case, a public utility) enjoys a presumption

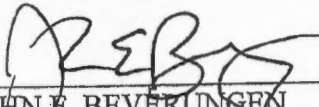
that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. No evidence was presented in this case regarding that issue, and the petition will therefore be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 16th day of December, 2015, that the Petition for Special Exception to approve a solar panel array field as a "public utility use" be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The special exception area shall be restricted to the 11 acre tract shown on the site plan, and all public utility uses must be restricted to that area.
3. Petitioner must comply with the ZAC comments of DOP and DPR, both of which are attached hereto and incorporated herein.
4. No lighting shall be permitted on the special exception area.
5. No signage (other than customary "No Trespassing" signs) shall be permitted in connection with the public utility use.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

12-14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 17, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11121 Pfeffers Road

RECEIVED

INFORMATION:

NOV 18 2015

Item Number: 16-086

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Patricia A. Malone

Zoning: RC 5

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS (refined):

The Department of Planning has reviewed the petition for special exception to use the property for a solar panel array field as a public utility use.

The Department has no objection to granting the petitioned zoning relief subject to the following:

- Site the utility in a way that any components which may emit sound are located to the furthest extent possible away from the existing dwellings on 11016 and 11024 Pfeffers Road. Site the entire utility in a way that results in minimal disturbance to the existing vegetation on site adjacent to Pfeffers Road and Interstate 95.
- Security fencing shall not incorporate barbed or concertina type wire.
- Security lighting should be allowed only to the extent necessary and shall not spill glare onto the adjacent residential properties.
- No signage beyond that necessary for identification purposes shall be permitted. The face area shall be determined by the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Joseph W. Wiley at 410-887-3480.

Division Chief:
AVA/KS

Kathy Schlabach

C: Joseph W. Wiley
Patricia A. Malone, Venable, Baetjer and Howard, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2015
Item No. 2016-0086

DATE: October 22, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

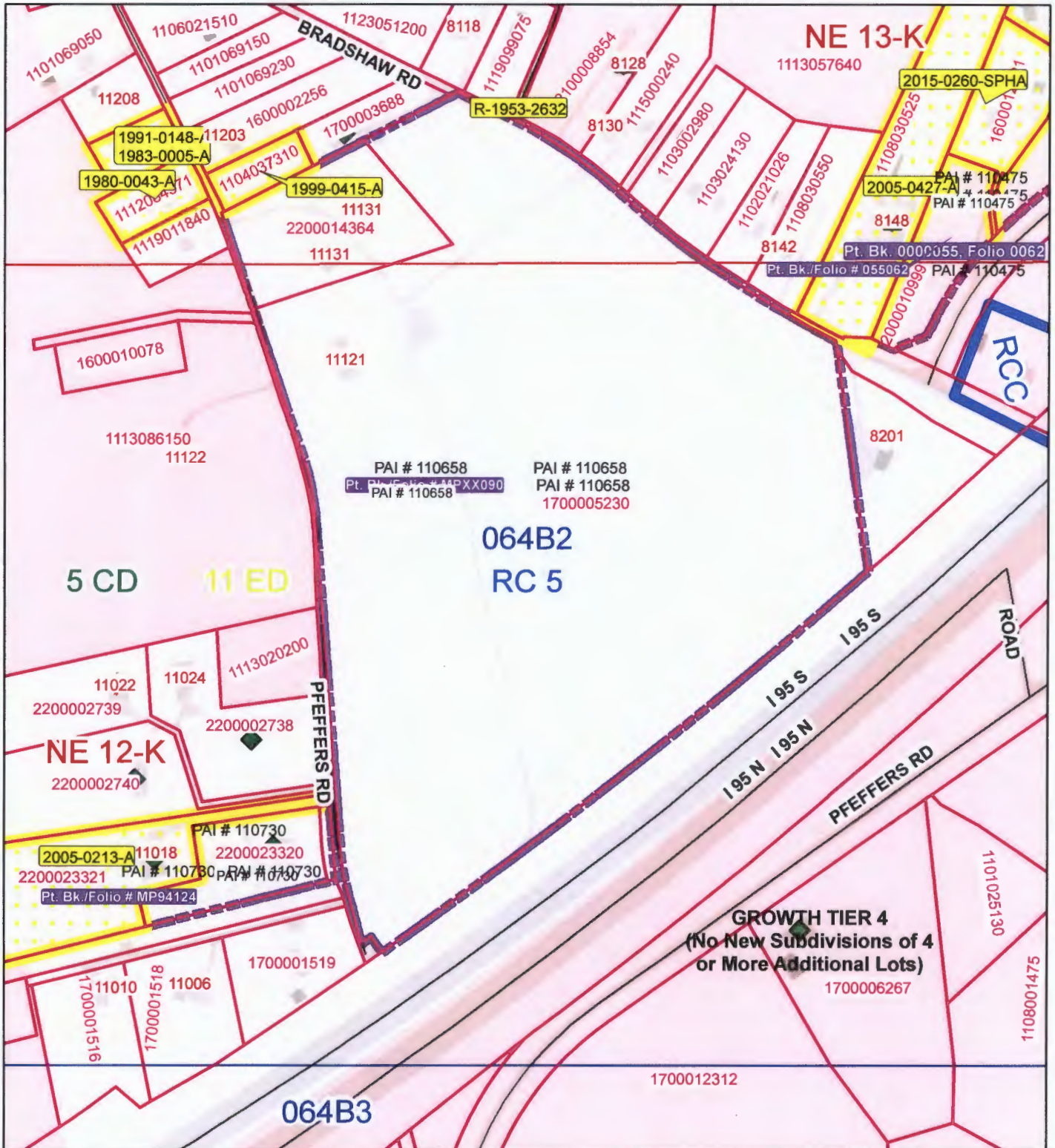
Planting shall be accomplished to enhance existing vegetation along Pfeffer Road to screen the use from adjacent residences.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0086-10122015.doc

11121 Pfeffer Road



Publication Date: 10/5/2015



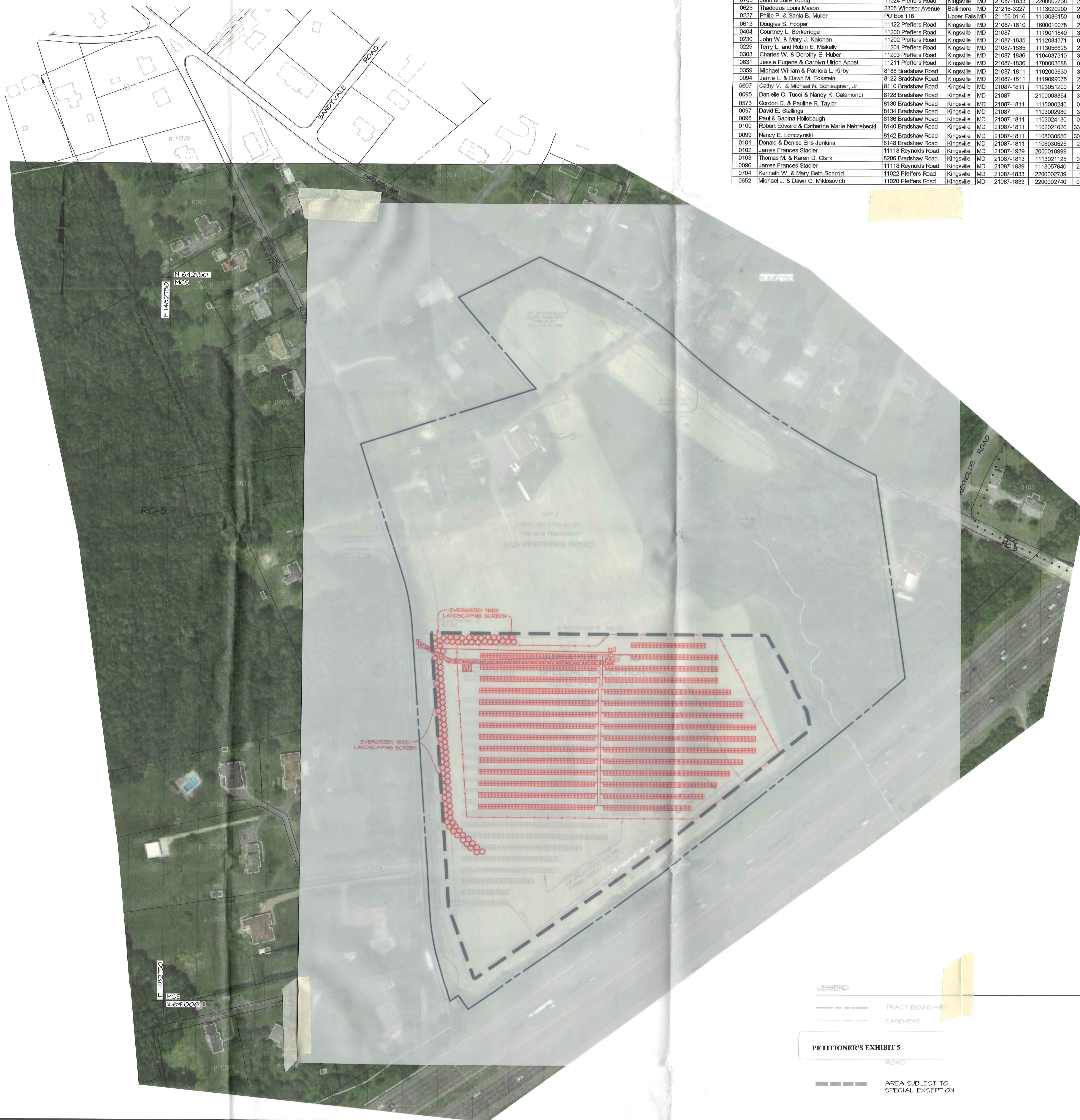
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



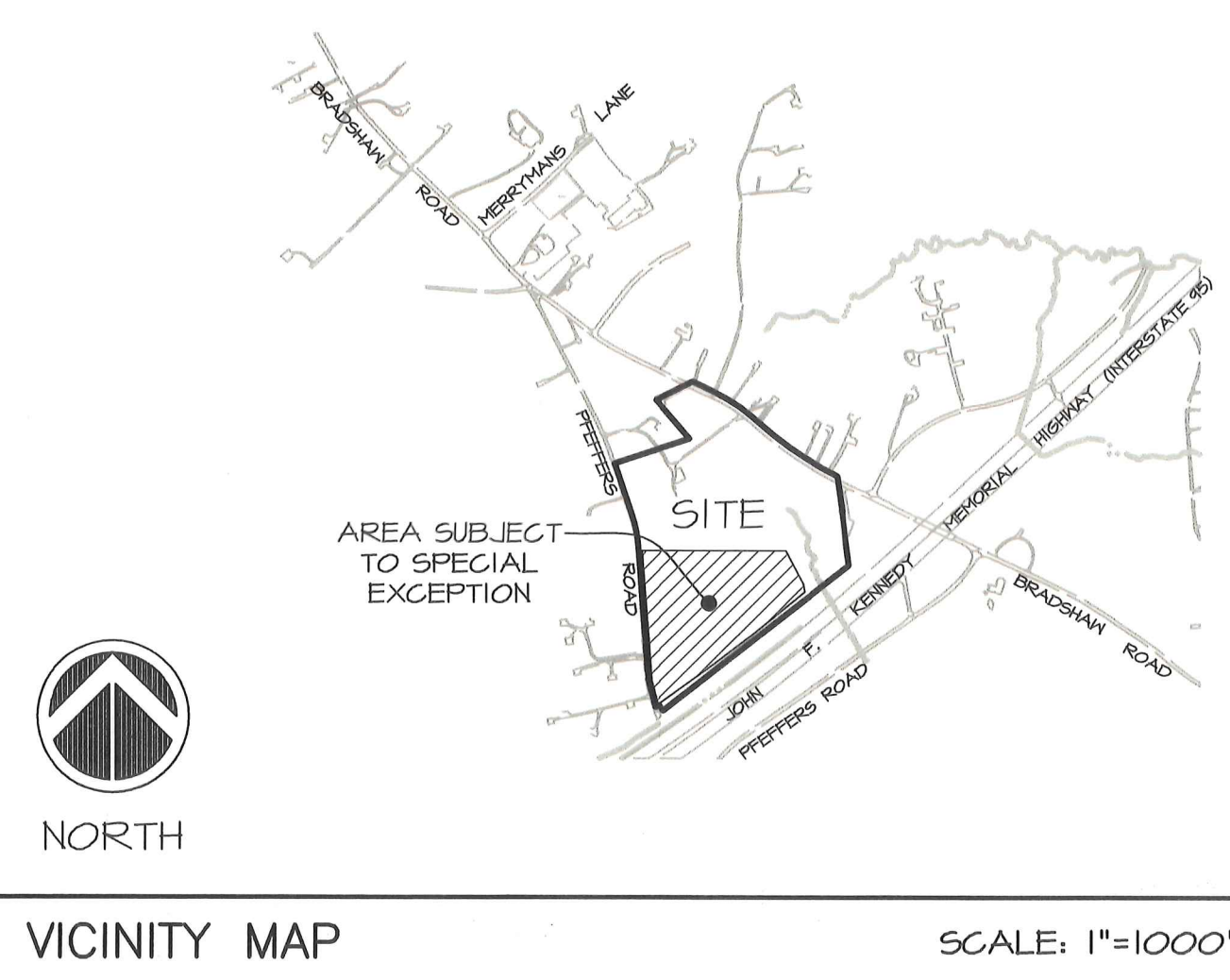
0 75 150 300 450 600 Feet

1 inch = 300 feet

Item # 0086



ADJACENT OWNERS WITHIN SITE VICINITY									
Parcel #	Name /Company	Address	Town/City	State	Zip Code	Tax Account #	Deed 1	Land Use	
0708	Michael Smith	11131 Pefffers Road	Kingville	MD	21087-1830	2200014364	15067/00683	Residential	
0636	11121 Pefffers LLC	2511 Cool Spring Road	Bel Air	MD	21015	1700005230	30922/00385	Agricultural	
0624	Joan C. Thurman	10988 Pefffers Road	Bradshaw	MD	21087-1824	1700001519	13556/00355	Residential	
0716	Timothy & Sharon Iannuzzi	12001 Cedar Lane	Kingville	MD	21087-1635	2200023320	24284/00037	Residential	
0703	John & Julie Young	11024 Pefffers Road	Kingville	MD	21087-1833	2200002738	28458/00062	Residential	
0628	Thaddeus Louis Mason	2305 Windsor Avenue	Baltimore	MD	21216-3227	1113020200	26377/00242	Residential	
0227	Philip P. & Santa B. Muller	PO Box 116	Upper Falls	MD	21156-0116	1113086150	04257/00371	Residential	
0613	Douglas S. Hooper	11122 Pefffers Road	Kingville	MD	21087-1810	1600010078	23493/00205	Residential	
0404	Courtney L. Berkeridge	11200 Pefffers Road	Kingville	MD	21087	1119011840	32797/00331	Residential	
0230	John W. & Mary J. Ketchan	11202 Pefffers Road	Kingville	MD	21087-1835	1112084371	07035/00336	Residential	
0229	Terry L. and Robin E. Miskelly	11204 Pefffers Road	Kingville	MD	21087-1835	1113056625	23207/00318	Residential	
0303	Charles W. & Dorothy E. Huber	11203 Pefffers Road	Kingville	MD	21087-1836	1104037310	31031/00018	Residential	
0631	Jessie Eugene & Carolyn Ulrich Appel	11211 Pefffers Road	Kingville	MD	21087-1836	1700003688	05570/00727	Residential	
0359	Michael William & Patricia L. Kirby	8188 Bradshaw Road	Kingville	MD	21087-1811	1102003630	33617/00483	Residential	
0094	Jamie L. & Dawn M. Eckstein	8122 Bradshaw Road	Kingville	MD	21087-1811	1119090075	24055/00331	Residential	
0507	Cathy V. & Michael N. Schneegener, Jr.	8110 Bradshaw Road	Kingville	MD	21087-1811	1123051200	24908/00415	Residential	
0095	Danielle C. Tucci & Nancy K. Calamunci	8128 Bradshaw Road	Kingville	MD	21087	2100008854	34598/00051	Residential	
0673	Gordon D. & Pauline R. Taylor	8130 Bradshaw Road	Kingville	MD	21087-1811	1115000240	05221/00184	Residential	
0097	David E. Stallings	8134 Bradshaw Road	Kingville	MD	21087	1103002980	31840/00239	Residential	
0098	Paul & Sabine Holobaugh	8136 Bradshaw Road	Kingville	MD	21087-1811	1103024130	08455/00122	Residential	
0100	Robert Edward & Catherine Marie Nehrebecki	8140 Bradshaw Road	Kingville	MD	21087-1811	1102021026	33524/00287	Residential	
0099	Nancy E. Lonczynski	8142 Bradshaw Road	Kingville	MD	21087-1811	1108030550	30991/00218	Residential	
0101	Donald & Denise Ellis Jenkins	8148 Bradshaw Road	Kingville	MD	21087-1811	1108030525	20455/00125	Residential	
0102	James Frances Stadler	11118 Reynolds Road	Kingville	MD	21087-1839	2000010959		Residential	
0103	Thomas M. & Karen D. Clark	8206 Bradshaw Road	Kingville	MD	21087-1813	1113021125	06860/00735	Residential	
0096	James Frances Stadler	11118 Reynolds Road	Kingville	MD	21087-1839	1113057640	20562/00439	Residential	
0704	Kenneth W. & Mary Beth Schmid	11022 Pefffers Road	Kingville	MD	21087-1833	2200002739	1504/00135	Residential	
0652	Michael J. & Dawn C. Mikosovitch	11020 Pefffers Road	Kingville	MD	21087-1833	2200002740	08916/00693	Residential	



GENERAL NOTES

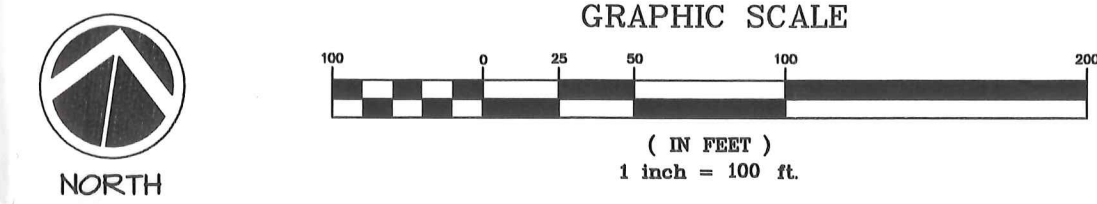
- Development Name: 11121 PFEFFERS ROAD
- Owner: 11121 Pefffers, LLC
2511 Cool Spring Road
Bel Air, MD 21015
Applicant: SGC Power
5316 Lynn Lane
Ellicott City, MD 21043
ATTN: Jack Copus
(443)-831-5634
Plan Prepared by: D.S. Thaler & Associates, Inc.
1115 Ambassador Road
P.O. Box 41426
Baltimore, MD 21244
ATTN: Brian Childress
(410) 444-3641
- Property Reference: 11121 PFEFFERS ROAD

PARCEL	TAX ACCOUNT #	TAX MAP GRID	DEED	ADC MAP
0636	1700005230	6416	30422/00385	30e1 30e2

Boundary: BPS Land Technology; Plat SM 1, Folio 25; Recorded 2/19/92
Zoning: Baltimore County, 200 scale 2012 Zoning Map, 615 tile 064B2
Floodplain: There is a riverine Floodplain on site (per plat SM 1.25).
Site Area: Lot #2 = 31.54 Ac.1 (net and gross); Zoned RC-5
Parking: Required: 0
Provided: 1 sp. (Vehicle Service)
Existing Use is Residential and Agricultural.
Site History: Minor Subdivision Plan "The Rye Property" (1/21/1992)
There was no Zoning History per Baltimore County My Neighborhood.
DCGA 1855A
The property has been held intact since 1992.
The site is not located within the Chesapeake Bay Critical Area.
The site is located beyond the Urban Rural Demarcation Line (URDL).
There were no commercial permits or active zoning violations found on file with Baltimore County.
No signage is proposed.

SPECIAL EXCEPTION REQUEST

THE APPROVAL OF A SOLAR PANEL ARRAY FIELD AS A "PUBLIC UTILITY USE" UNDER BCZR SECTION 1A04.2.B.12



PROJECT NAME: 11121 PFEFFERS ROAD
PLAN TITLE: AERIAL TO SUPPLEMENT PETITION FOR SPECIAL EXCEPTION
COUNCILMANIC DIST.: 5th
ELECTION DIST.: 11th

APPLICANT: SGC POWER
5316 LYNN LANE
ELICOTT CITY, MARYLAND
21043
ATTN: JACK COPUS
443-831-5634

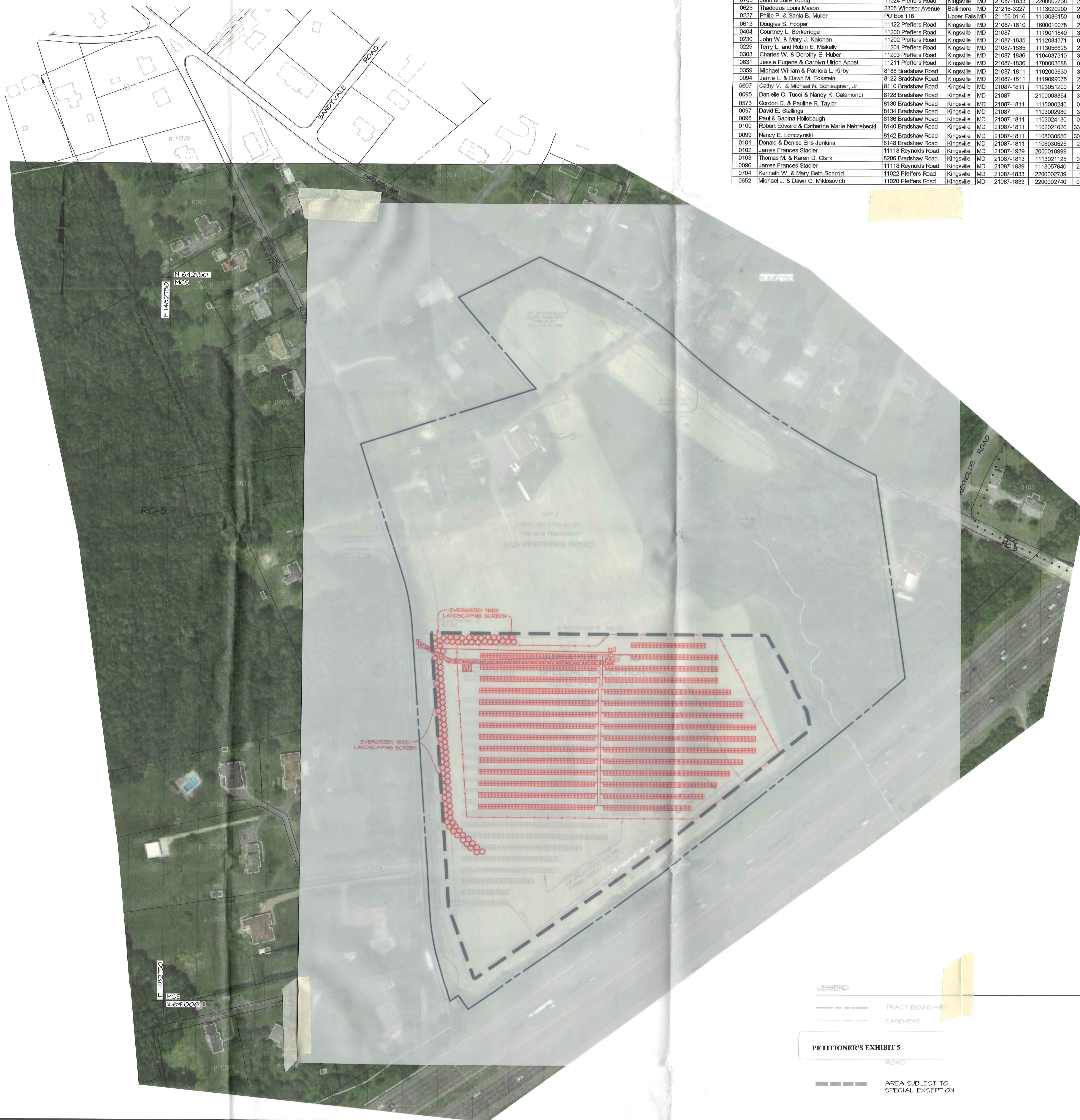
REVISIONS:

PETITIONER'S EXHIBIT 2

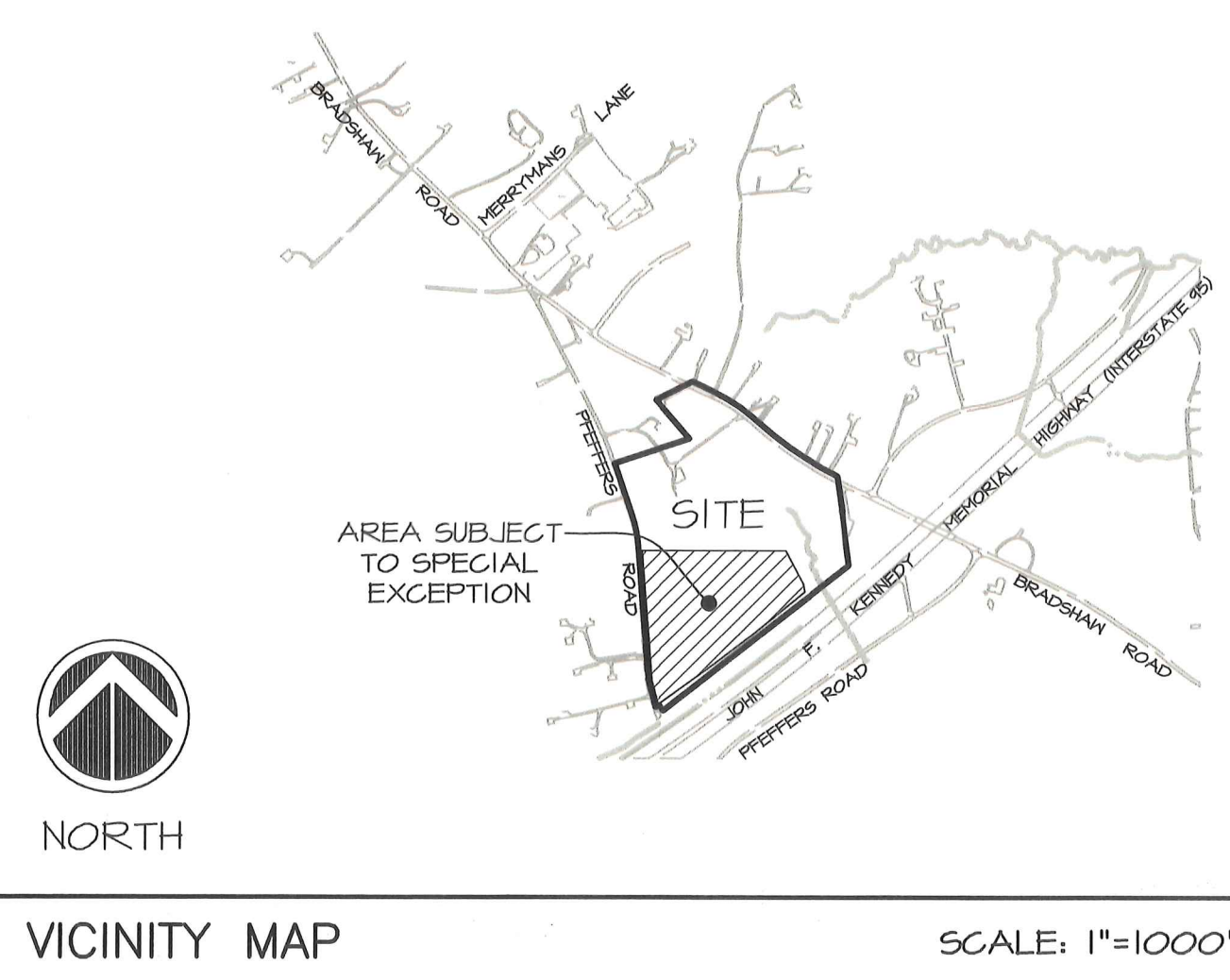
DSThaler & ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS
1115 AMBASSADOR ROAD
P.O. BOX 41426
BALTIMORE, MARYLAND 21244-1426
410-444-3641
www.dsthaler.com

DATE: 10.5.2015
SCALE: 1"=100'
PROJ. NO.: 03472
SHEET 1 OF 1

11121 PFEFFERS ROAD



ADJACENT OWNERS WITHIN SITE VICINITY									
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0673	Gordon D. & Pauline R. Taylor	8130 Bradshaw Road	Kingville	MD	21087-1811	1115000240	05221/00184	Residential	
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0652	Michael J. & Dawn C. Mikosovitch	11020 Pefferers Road	Kingville	MD	21087-1833	2200002740	08916/00693	Residential	



GENERAL NOTES

1. Development Name: 11121 PFEFFERS ROAD

2. Owner: 11121 Pefferers, LLC
2511 Cool Spring Road
Bel Air, MD 21015

Applicant: SGC POWER
5316 Lynn Lane
Ellicott City, MD 21043
ATTN: Jack Copus
(443)-831-5634

Plan Prepared by: D.S. Thaler & Associates, Inc.
1115 Ambassador Road
P.O. Box 41426
Baltimore, MD 21244
ATTN: Brian Childress
(410) 444-3641

3. Property Reference: 11121 PFEFFERS ROAD

PARCEL	TAX ACCOUNT #	TAX MAP GRID	DEED	ADC MAP
0636	1700005230	6416	30422/00385	30e1 30e2

Boundary: BPS Land Technology; Plat SM 1, Folio 25; Recorded 2/1/92

Zoning: Baltimore County, 200 scale 2012 Zoning Map, 615 tile 064B2

Floodplain: There is a riverine Floodplain on site (per plat SM 1.25).

4. Site Area: Lot #2 = 31.54 Ac.± (Net and gross); Zoned RC-5

5. Parking: Required: 0
Provided: 1 sp. (Vehicle Service)

6. Existing Use is Residential and Agricultural.

7. Site History: Minor Subdivision Plan "The Rye Property" (1/21/92)
There was no Zoning History per Baltimore County My Neighborhood.
DECA 1855A

8. The property has been held intact since 1992.

9. The site is not located within the Chesapeake Bay Critical Area.

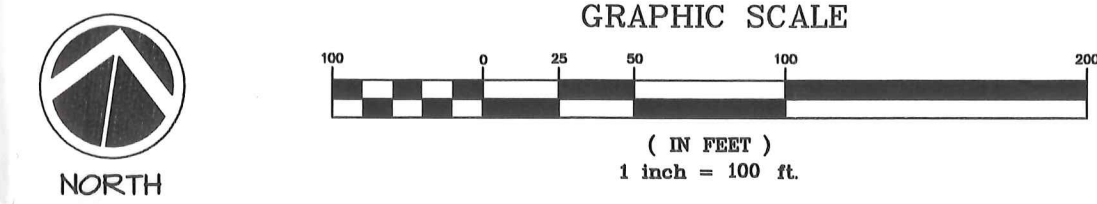
10. The site is located beyond the Urban Rural Demarcation Line (URDL).

11. There were no commercial permits or active zoning violations found on file with Baltimore County.

12. No signage is proposed.

SPECIAL EXCEPTION REQUEST

THE APPROVAL OF A SOLAR PANEL ARRAY FIELD AS A "PUBLIC UTILITY USE" UNDER BCZR SECTION 1A04.2.B.12



PROJECT NAME: 11121 PFEFFERS ROAD

PLAN TITLE: AERIAL TO SUPPLEMENT PETITION FOR SPECIAL EXCEPTION

COUNCILMANIC DIST.: 5th
ELECTION DIST.: 11th

APPLICANT: SGC POWER
5316 LYNN LANE
ELICOTT CITY, MARYLAND
21043

ATTN: JACK COPUS
443-831-5634

REVISIONS:

PETITIONER'S EXHIBIT 2

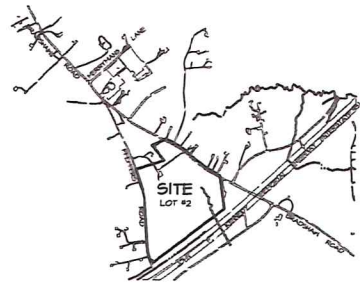
DSThaler & ASSOCIATES, INC.

CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
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www.dsthaler.com

DATE: 10.5.2015
SCALE: 1"=100'
PROJ. NO.: 03472
SHEET 1 OF 1

11121 PFEFFERS ROAD



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

- Owner: 11121 PFEFFERS ROAD
- Site: LOT 2, 11121 PFEFFERS ROAD, BALTIMORE, MD 21244
- Property Reference: 11121 PFEFFERS ROAD
- Parcel: 0636, Tax Account: 1700000290, Tax Map Grid: 6476, Deed: 30422/00385, ADC Map: 30e1/30e2
- Boundary: BPS Land Technology, Plat SM 1, Folio 25, Recorded 2/1/82
- Zoning: Baltimore County, 200 scale 2012 Zoning Map, 615 site 06482
- District: N/A
- School District: N/A
- Waterbody: There is a riverine floodplain on site (per plat SM 1.25).
- Site Area: Lot #2 = 9.58 AC. (net and gross). Zoned RC-3
- Density: no density is proposed.
- Parking: Required: 0
- Provided: 0 (service vehicle) along the gravel driveway
- Existing Use: Residential and Agricultural
- Site History: Minor Subdivision Plan "The Rye Property" (2/1/82)
- CRIC: Prince Georges dated 6/21/2015
- Special Exception Hearing pending.
- The property has been held intact since 1982.
- The site is not located within the Chesapeake Bay Critical Area.
- The site is located beyond the Urban Rural Demarcation Line (RDL).
- There were no commercial permits or active zoning violations found on file with Baltimore County.
- No signage is proposed.
- Stormwater management will not be required for the solar array field providing the following conditions are met:
 - The distance between rows of panels is greater than or equal to the width of the panels.
 - Total site disturbance is less than 5,000 sq. ft.
- These stipulations are a result of Maryland Department of the Environment guidance and Maryland Code Section 4-210 (2013) - c) which identifies solar panels as a pervious surface.
- Any Forest Buffer Easement 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.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.
- The installation of the gravel service road will not require site grading. The gravel shall be placed upon existing topography.

STANDARD UTILITY NOTES

- Contractor should open only that section of trench that can be backfilled and stabilized each day. Trench must remain open longer than one day, silt fence shall be placed below (down slope) the trench.
- Place all excavated material on uphill side of trench.
- Any sediment controls disturbed by utility construction are to be repaired immediately.

SEDIMENT CONTROL NOTES

- Earth disturbance shall be limited to trench excavation and the construction of the equipment pad shown hereon.
- Installation of the gravel service road shall consist of gravel placement along the existing topography and will not include grading work.
- Contractor shall refer to the standard plan permit and comply with all limitations and requirements.
- The limit of disturbance shall not exceed 5,000 sq. ft.
- The proposed limit of disturbance is 4,805 sq. ft.

DISTURBANCE NOTES

- Total limit of disturbance: 4,805 sq. ft.
- Areas of disturbance include: access road (2,065 sq. ft.), trenching (2,300 sq. ft.), and equipment pads (420 sq. ft.)
- All other features are to be placed on existing grade and will not disturb existing topography.

PROJECT NAME: 11121 PFEFFERS ROAD PART OF THE RYE PROPERTY

PLAN TITLE: SITE PLAN TO ACCOMPANY PERMIT APPLICATION AND STANDARD PLAN FOR SEDIMENT AND EROSION CONTROL

PAI #: 15-048H BUILDING PERMIT #: B301254

COUNCILMANIC DIST. 5th ELECTION DIST. 11th

OWNER: 11121 PFEFFERS ROAD, LLC 2501 COOL SPRING ROAD BEL AIR, MARYLAND 21015

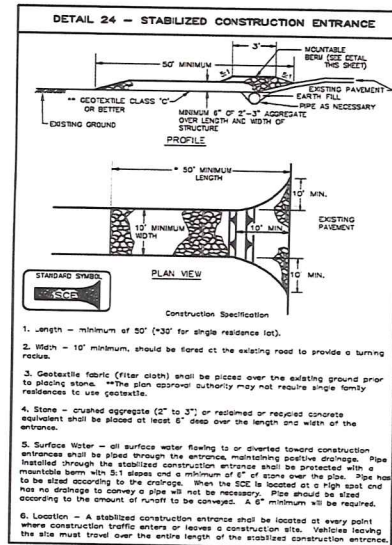
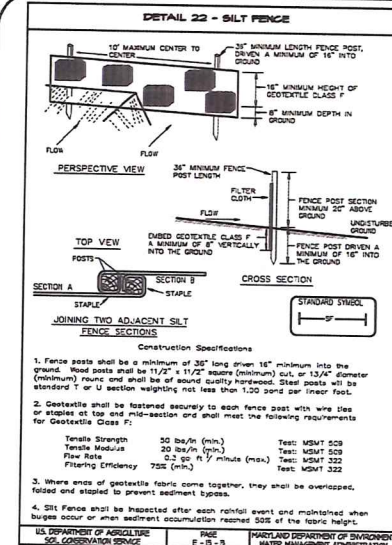
APPLICANT: SGC POKER 5316 LYNN LANE ELLICOTT CITY, MARYLAND 21043 ATTN: JACK COPUS

DSThaler & ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS
115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-1428
410-944-3647
www.dsthaler.com

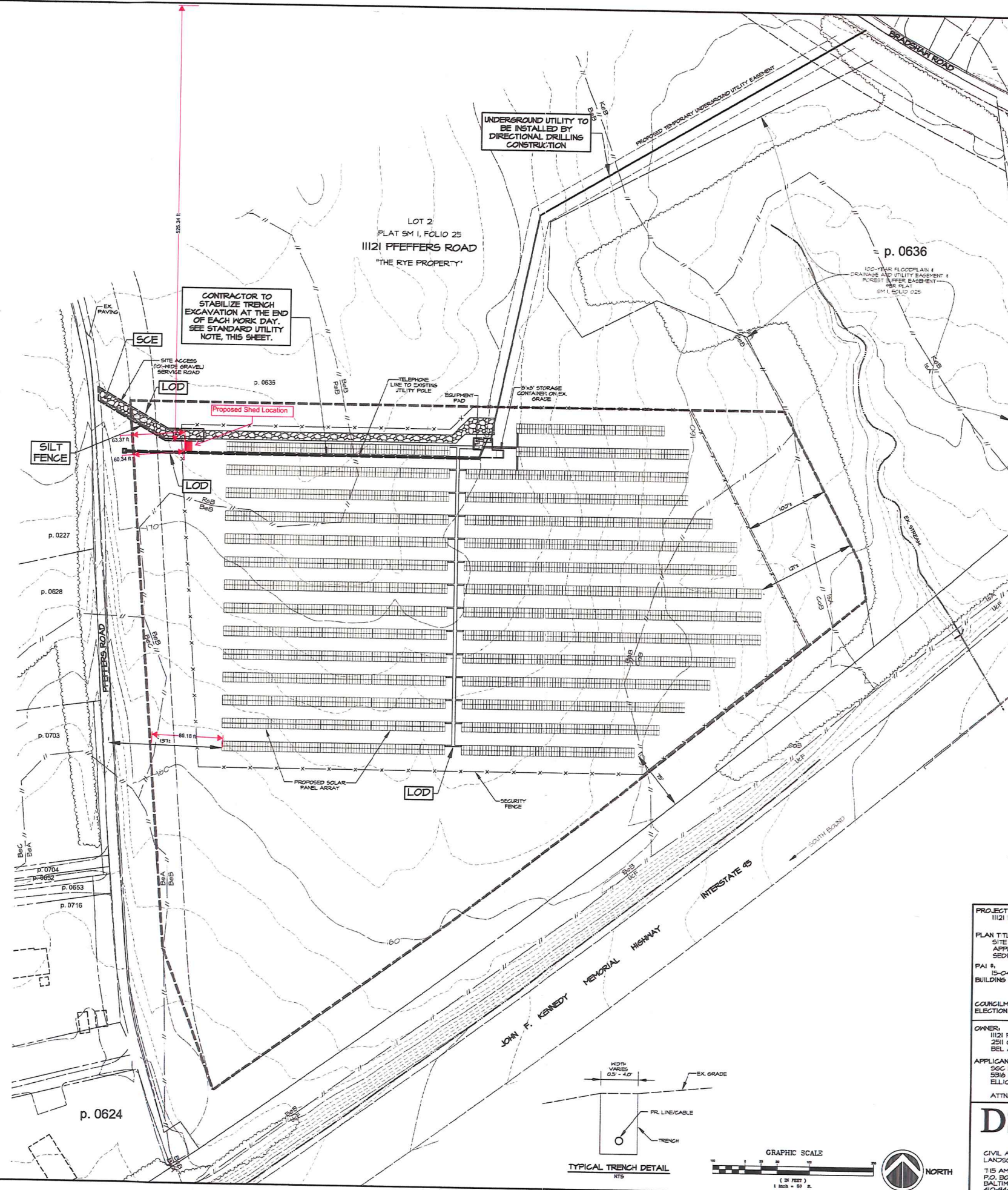


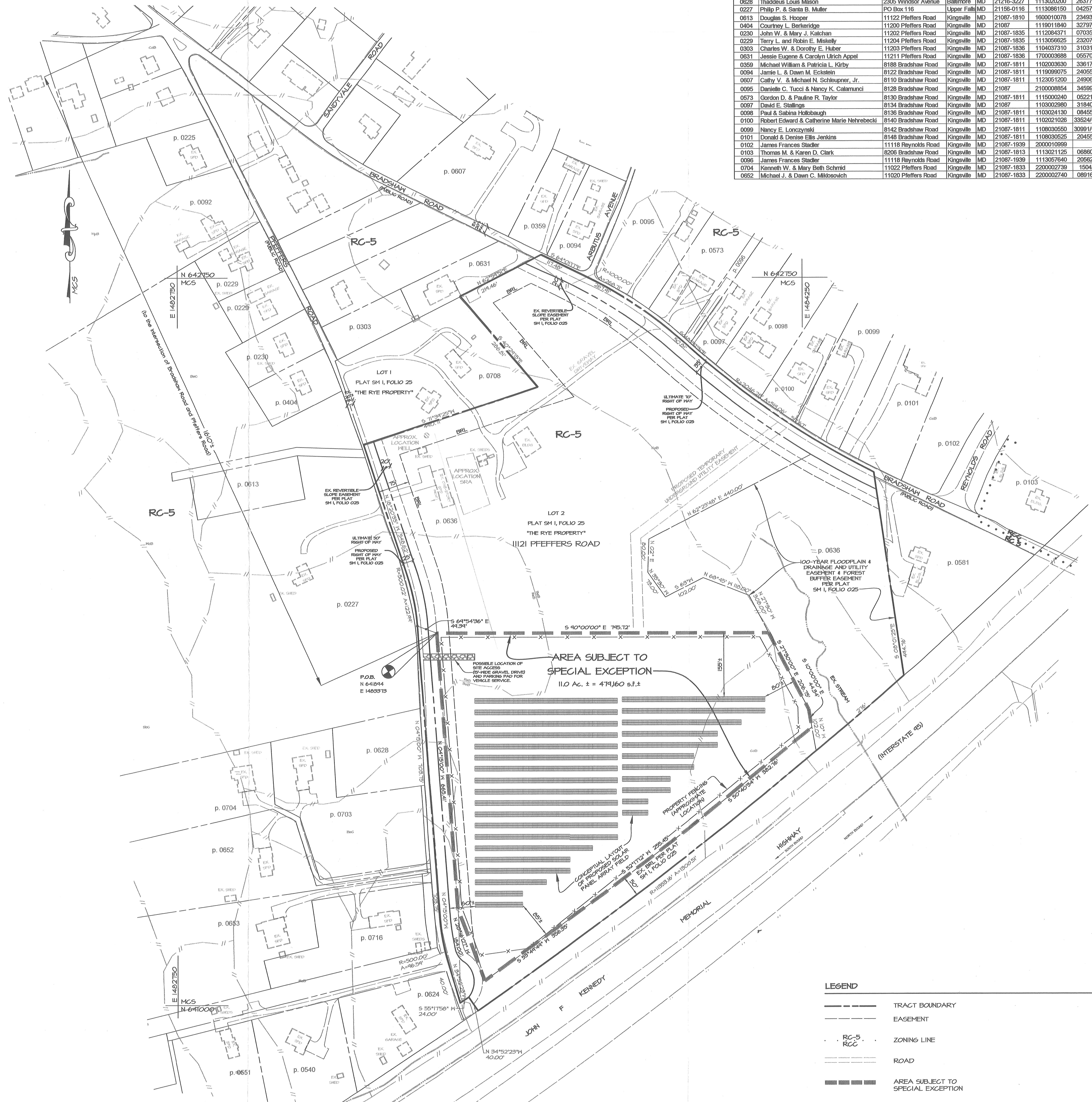
DATE: 01-12-2016
SCALE: 1"=50'
PROJ. NO.: 09872
SHEET 1 OF 1

File name: \\V:\11121 PFEFFERS ROAD\11121 PFEFFERS ROAD.dwg

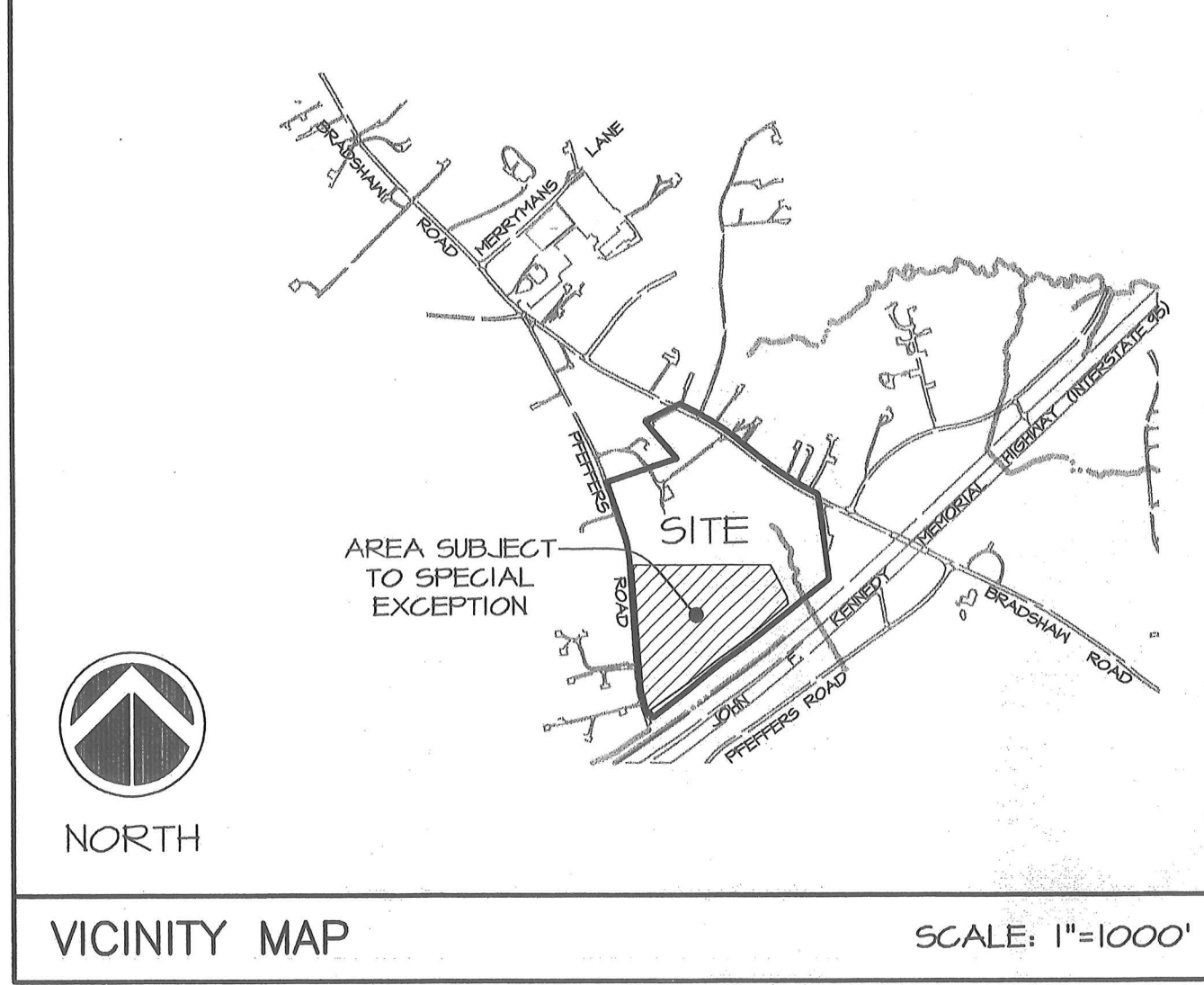


- LEGEND**
- TRACT BOUNDARY
 - EASEMENT
 - ROAD
 - SOLAR PANELS
 - FENCE
 - GRAVEL SERVICE ROAD
 - STABILIZED CONSTRUCTION ENTRANCE (SCE)
 - SOILS
 - LIMIT OF DISTURBANCE (LOD)
 - SILT FENCE





ADJACENT OWNERS WITHIN SITE VICINITY						
Parcel #	Name / Company	Address	Town/City	State	Zip Code	Deed #
0708	Michael Smith	11131 Pfeffers Road	Kingsville	MD	21087-1830	2200014364
0636	11121 Pfeffers LLC	2511 Cool Spring Road	Bel Air	MD	21015	1700005230
0624	Joan C. Thurman	10986 Pfeffers Road	Bradshaw	MD	21087-1824	1700001519
0716	Timothy & Sharon Iannuzzi	12001 Cedar Lane	Kingsville	MD	21087-1835	2200023320
0703	John & Julie Young	11024 Pfeffers Road	Kingsville	MD	21087-1833	2200002738
0628	Thaddeus Louis Mason	2305 Windsor Avenue	Baltimore	MD	21218-3227	1113020200
0227	Philip P. & Santa B. Muller	PO Box 116	Upper Falls	MD	21158-0116	1113086150
0613	Douglas S. Hooper	11122 Pfeffers Road	Kingsville	MD	21087-1810	1600010078
0404	Courtney L. Berkenridge	11200 Pfeffers Road	Kingsville	MD	21087	1119011840
0230	John W. & Mary J. Kalchauer	11202 Pfeffers Road	Kingsville	MD	21087-1835	1112084371
0229	Terry L. and Robin E. Miskelly	11204 Pfeffers Road	Kingsville	MD	21087-1835	1113058625
0303	Charles W. & Dorothy E. Huber	11203 Pfeffers Road	Kingsville	MD	21087-1836	1104037310
0631	Jessie Eugene & Carolyn Ulrich Appel	11211 Pfeffers Road	Kingsville	MD	21087-1836	1700003688
0359	Michael William & Patricia L. Kirby	8188 Bradshaw Road	Kingsville	MD	21087-1811	1102003630
0094	Jamie L. & Dawn M. Eckstein	8122 Bradshaw Road	Kingsville	MD	21087-1811	1119098075
0087	Colby V. & Michael N. Schleppner, Jr.	8110 Bradshaw Road	Kingsville	MD	21087-1811	1123051200
0095	Danielle C. Tucci & Nancy K. Calamunci	8128 Bradshaw Road	Kingsville	MD	21087	2100008854
0573	Gordon D. & Pauline R. Taylor	8130 Bradshaw Road	Kingsville	MD	21087-1811	1115000240
0097	David E. Stallings	8134 Bradshaw Road	Kingsville	MD	21087	1103002980
0098	Paul & Sabina Hollobaugh	8136 Bradshaw Road	Kingsville	MD	21087-1811	1103024130
0100	Robert Edward & Catherine Marie Nehrebecki	8140 Bradshaw Road	Kingsville	MD	21087-1811	1102021028
0099	Nancy E. Lenczynski	8142 Bradshaw Road	Kingsville	MD	21087-1811	1108030550
0101	Donald & Denise Ellis Jenkins	8148 Bradshaw Road	Kingsville	MD	21087-1811	1109030525
0102	James Frances Stadler	11118 Reynolds Road	Kingsville	MD	21087-1939	2000010999
0103	Thomas M. & Karen D. Clark	8208 Bradshaw Road	Kingsville	MD	21087-1813	1113021125
0096	James Frances Stadler	11118 Reynolds Road	Kingsville	MD	21087-1939	1113057640
0704	Kenneth W. & Mary Beth Schmid	11022 Pfeffers Road	Kingsville	MD	21087-1833	2200002738
0652	Michael J. & Dawn C. Mikosovich	11020 Pfeffers Road	Kingsville	MD	21087-1833	2200002740

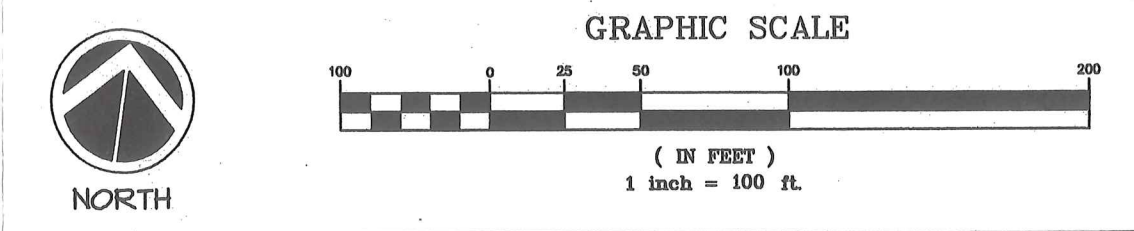


GENERAL NOTES

- Development Name: 11121 PFEFFERS ROAD
- Owner: 11121 Pfeffers, LLC
Applicant: SEC Power, 5316 Lynn Lane, Ellicott City, MD 21043
ATTN: Jack Copus (443)-831-5634
Plan Prepared by: D.S. Thaler & Associates, Inc., 7115 Ambassador Road, P.O. Box 41428, Baltimore, MD 21244
ATTN: Brian Childress (410) 444-3641
- Property Reference: 11121 PFEFFERS ROAD
Boundary: BPS Land Technology: Plat SM 1, Folio 25; Recorded 2/14/92
Zoning: Baltimore County, 200 scale 2012 Zoning Map, 615 the 064B2
Floodplain: There is a riverine floodplain on site (per plat SM 1.25).
Site Area: Lot #2 = 31.54 Ac.± (Net and gross), Zoned RC-5
Parking: Required: 0
Provided: 1 sp. (Vehicle Service)
Existing Use is Residential and Agricultural.
Site History: Minor Subdivision Plan "The Rye Property" (1/21/1992)
There was no Zoning History per Baltimore County My Neighborhood, DRG# 4155A.
The property has been held intact since 1992.
The site is not located within the Chesapeake Bay Critical Area.
The site is located beyond the Urban Rural Demarcation Line (URDL).
There were no commercial permits or active zoning violations found on file with Baltimore County.
No signage is proposed.

SPECIAL EXCEPTION REQUEST

THE APPROVAL OF A SOLAR PANEL ARRAY FIELD AS A "PUBLIC UTILITY USE" UNDER BCZB SECTION 1A04.2.B.12.



PROJECT NAME: 11121 PFEFFERS ROAD	REVISIONS:
PLAN TITLE: PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION	
COUNCILMANIC DIST. 5th ELECTION DIST. 11th	
APPLICANT: SEC POWER 5316 LYNN LANE ELICOTT CITY, MARYLAND 21043 ATTN: JACK COPUS 443-831-5634	#2016-0086-X RJD

11121 PFEFFERS ROAD

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION

11121



VICINITY MAP

SCALE: 1"=1000

GENERAL NOTES

1. Development Name: 1121 PEEFFERS ROAD
2. Owner:
1121 Peffers, LLC
1801 Cool Spring Road
Baltimore, MD 21208
3. Applicant:
S&C Power
5916 Lynn Lane
Ellicott City, MD 21429
ATTN: Jack Copus
(443)-897-5634
4. Plan Prepared by:
D.S. Thibodeau & Associates, Inc.
715 Amblesder Road
P.O. Box 41429
Baltimore, MD 21244
ATTN: Brian Orlowski
(410) 944-3647
5. Property Reference: 1121 PEEFFERS ROAD
- | PARCEL | TAX ACCOUNT # | TAX MAP GRID | DEED | ADC MAP |
|--------|---------------|--------------|-------------|--------------|
| 0636 | 1700005230 | 64/6 | 30422/00895 | 3041
3062 |
- Boundary: BPS Land Technology, Plat SM 1, Folio 25, Recorded 2.7.1942
- Zoning: Baltimore County 200 scale 2012 Zoning Map, 615 site 064B2
- Floodplain: There is a riverine floodplain on site (per plat SM 1.25).
6. Site Area: Lot #2 = 31.54 Ac.1 (Net and gross), Zoned RG-5
7. Parking:
Required 0
Provided: 1 sp. (Vehicle Service)
8. Existing Use is Residential and Agricultural.
9. Site History: Minor Subdivision Plan "The Rye Property" (2.7.1942)
There was no Zoning History per Baltimore County P.1 Neighborhood.
DRC # 4151A
10. The property has been held intact since 1942.
11. The site is located within the Chesapeake Bay Critical Area.
12. The site is located beyond the Urban Rural Demarcation Line (URDL).
13. There were no commercial permits or active zoning violations found on file with Baltimore County.
14. No signage is proposed.

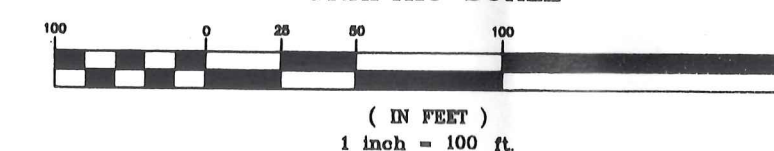
PARCEL	TAX ACCOUNT #	TAX MAP GRID	DEED	ADG MAP
0636	1700005230	64/16	30922/00385	30e1 30e2

SPECIAL EXCEPTION REQUEST

THE APPROVAL OF A SOLAR PANEL ARRAY FIELD AS A 'PUBLIC UTILITY USE'
UNDER BCZR SECTION 1A04.2.B.12.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 :

PROJECT NAME:
11121 PFEFFERS ROAD
PLAN TITLE:
PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION

COUNCILMANIC DIST.: 5th
ELECTION DIST.: 11th

APPLICANT:
SGC POWER
5316 LYNN LANE
ELLCOTT CITY, MARYLAND
21043

ATTN: JACK COPUS
443-837-5634

REVISIONS:

PETITIONER'S EXHIBIT 1

DSThaler & ASSOCIATES, INC.

CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS

7115 AMBASSADOR ROAD
P.O. BOX 41428
BALTIMORE, MARYLAND 21244-7428
410-944-3647 www.dsthaller.com

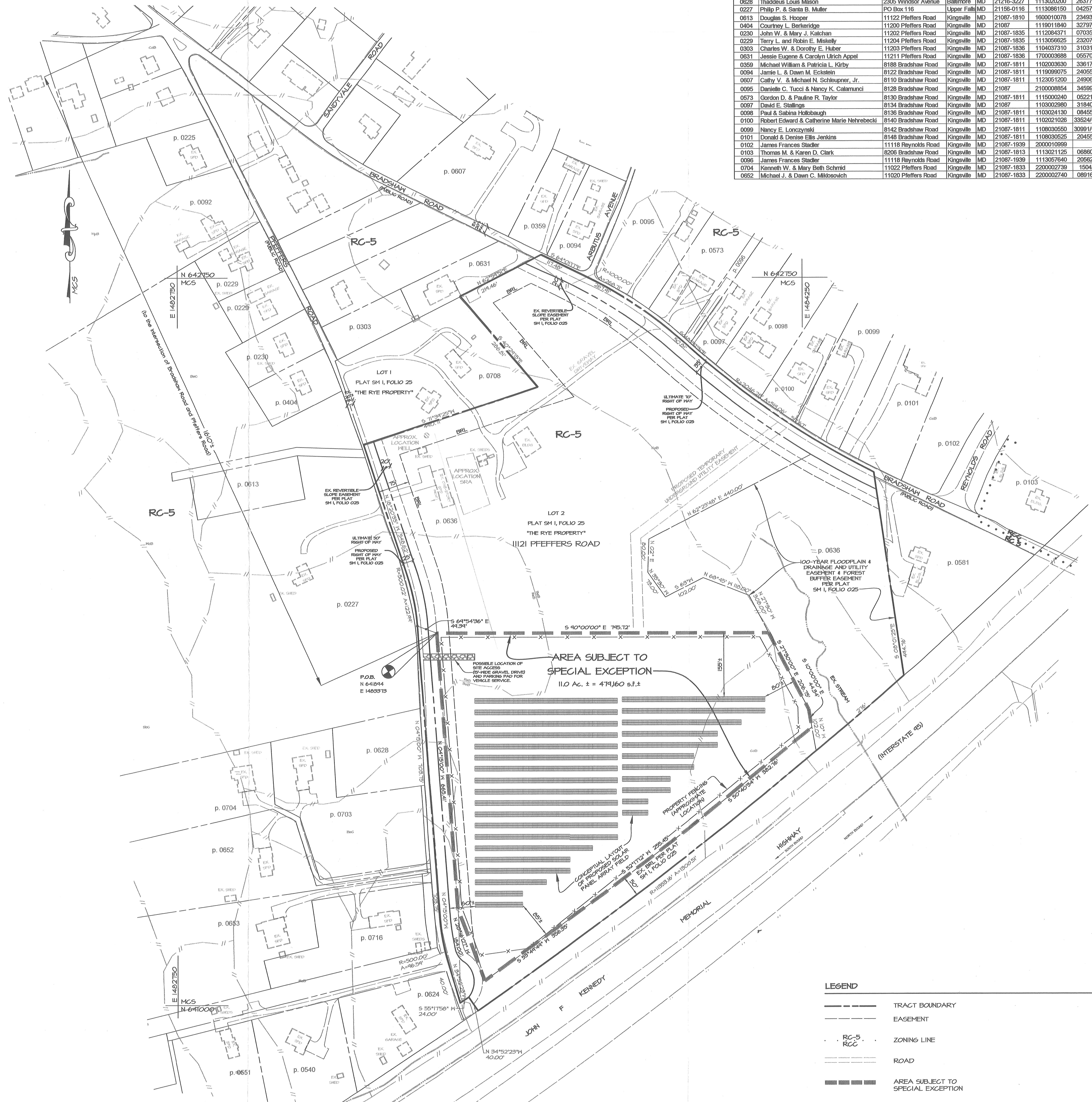


DATE: 10.5.2015
SCALE: 1"=100'
PROJ. NO.: 03912
SHEET 1 OF 1

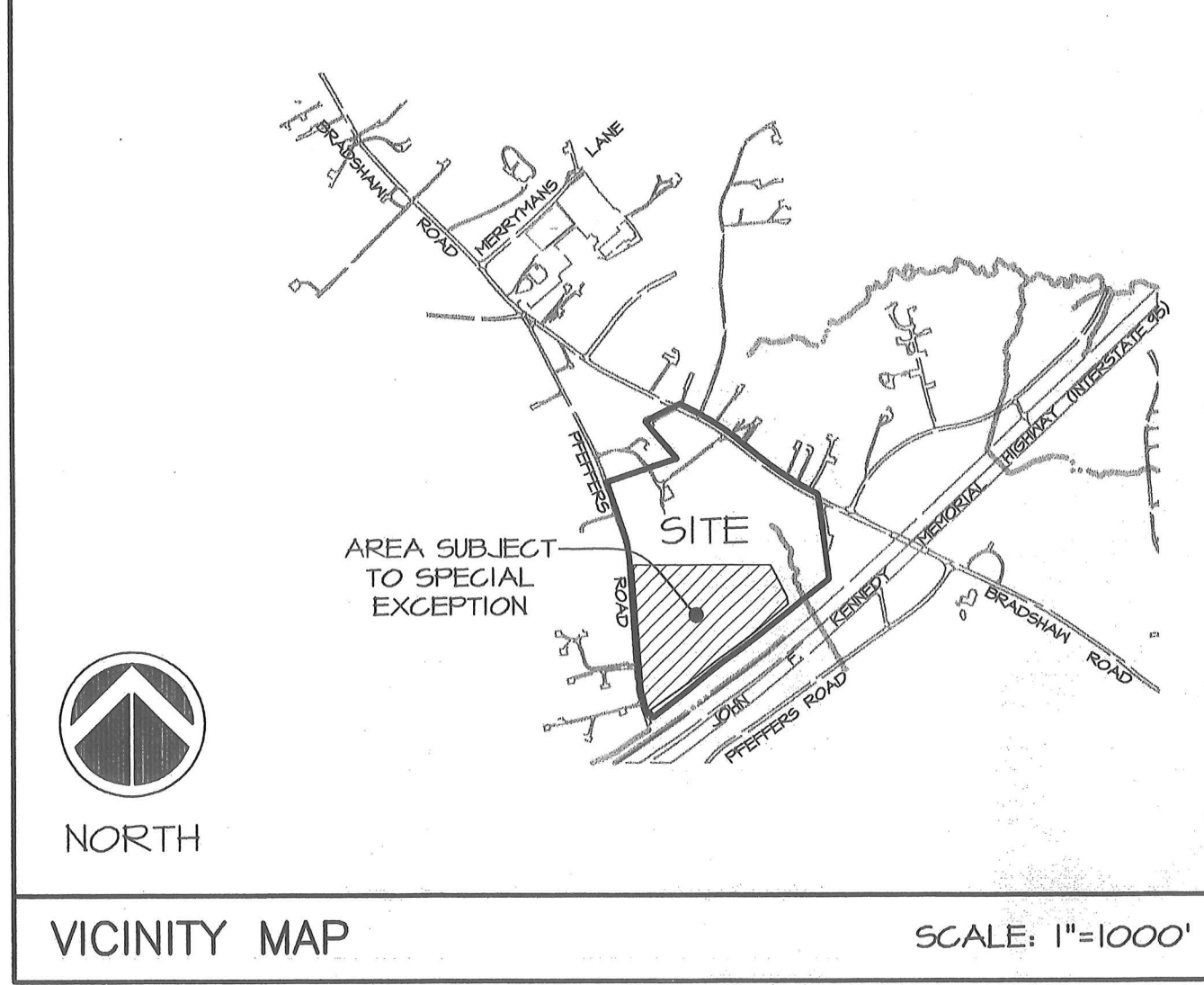
Parcel #	Name/Company	Address	Town/City	State	Zip Code	Tax Account #	Deed 1	Land Use
0708	Michael Smith	11131 Pfeifers Road	Kingsville	MD	21087-1300	220014364	15087/00823	Residential
0636	1121 Pfeifers LLC	2001 Cook Spring Road	Belt Air	MD	21015	170006529	302920/03985	Agriculture
0624	David J. Thompson	10298 Pfeifers Road	Kingsville	MD	21087-1824	170001619	13556/03985	Residential
0716	Timothy & Sharon Iannuzzi	12001 Cedar Lane	Kingsville	MD	21087-1635	220020330	13556/03985	Residential
0703	John & Julie Young	10201 Cedar Lane	Kingsville	MD	21087-1833	220002738	28458/00062	Residential
0628	Thaddeus Louis Mason	2308 Windsor Avenue	Baltimore	MD	21126-3227	113022010	26377/00242	Residential
0627	James C. & Susan L. Miller	PO Box 116	Upper Falls	MD	21156-3117	113086150	04267/00371	Residential
0613	Douglas S. Hooper	1122 Pfeifers Road	Kingsville	MD	21087-1810	168001400	04267/00371	Residential
0404	Courtney L. Berkeledge	11200 Pfeifers Road	Kingsville	MD	21087	111901184	32729/03035	Residential
0400	John W. & Mary J. Katchan	11202 Pfeifers Road	Kingsville	MD	21087	112084371	03075/00336	Residential
0225	Terry L. and Eugene E. Meeley	11204 Pfeifers Road	Kingsville	MD	21087-1835	113505625	23207/00318	Residential
0333	Charles W. Johnson	7302 Pfeifers Road	Kingsville	MD	21087-1836	103737310	13031/00018	Residential
0631	Jessie Eugene & Carolyn Uppel Appel	11211 Pfeifers Road	Kingsville	MD	21087-1837	720035570	04267/00371	Residential
0359	Marshall Wallin & Patricia L. Kirby	8188 Bradshaw Road	Kingsville	MD	21087-1811	1102003630	33617/00434	Residential
0094	James L. & Dawn M. Eckstein	8122 Bradshaw Road	Kingsville	MD	21087-1811	110999075	24055/00331	Residential
0097	Garry D. & Thelma N. Schweyger, Jr.	8110 Bradshaw Road	Kingsville	MD	21087	1123051200	24906/00415	Residential
0095	Doreen C. Gault & Thomas J. Calamunici	8110 Bradshaw Road	Kingsville	MD	21087	1100008954	34599/00051	Residential
0673	Dan & Pauline R. Taulinger, Jr.	8130 Bradshaw Road	Kingsville	MD	21087-1811	1130002400	05227/00184	Residential
0097	David E. Stallings	8134 Bradshaw Road	Kingsville	MD	21087	1100330280	31849/04398	Residential
0098	Paul & Sabrina Hollobauch	8136 Bradshaw Road	Kingsville	MD	21087-1811	1103024130	08455/00122	Residential
0090	Robert Edward & Catherine Marie Nehrebecki	8140 Bradshaw Road	Kingsville	MD	21087-1811	1102021026	33542/00297	Residential
0095	Donny E. Lenczyk	8142 Bradshaw Road	Kingsville	MD	21087-1811	1108303550	39091/00218	Residential
0101	Daniel & Denise Ellis Jenkins	8146 Bradshaw Road	Kingsville	MD	21087-1811	1108303550	20455/00125	Residential
0102	James Frances Stadler	11118 Reynolds Road	Kingsville	MD	21087-1939	200010959		Residential
0103	Thomas M. & Karen D. Clark	8206 Bradshaw Road	Kingsville	MD	21087-1813	1131021125	06860/00735	Residential
0098	James Frances Stadler	1118 Reynolds Road	Kingsville	MD	21087-1939	113305784	20562/00439	Residential
0704	John W. & Mary J. Schmid	8206 Bradshaw Road	Kingsville	MD	21087-1939	220002738	15040/0135	Residential
0652	Michael J. & Dawn C. Milkosovich	11020 Pfeifers Road	Kingsville	MD	21087-1833	220002738	15040/0135	Residential

LEGEND

-
- TRACT BOUNDARY
- EASEMENT
- RC-5
RCC
- ZONING LINE
- ROAD
- AREA SUBJECT TO
SPECIAL EXCEPTION

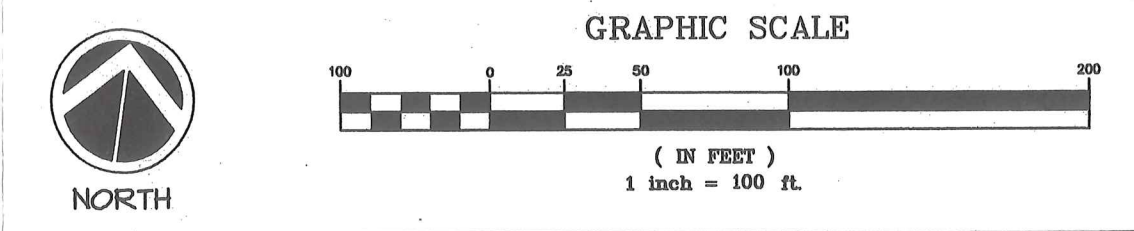


Parcel #	Name / Company	Address	Town/City	State	Zip Code	Tax Account #	Deed #	Land Use
0708	Michael Smith	11131 Pfeffers Road	Kingsville	MD	21087-1830	2200014364	15087/00683	Residential
0636	11121 Pfeffers LLC	2511 Cool Spring Road	Bel Air	MD	21015	1700005230	30922/00385	Agricultural
0624	Joan C. Thurman	10986 Pfeffers Road	Bradshaw	MD	21087-1824	1700001519	13556/00359	Residential
0716	Timothy & Sharon Iannuzzi	12001 Cedar Lane	Kingsville	MD	21087-1835	2200023530	24284/00037	Residential
0703	John & Julie Young	11024 Pfeffers Road	Kingsville	MD	21087-1833	2200002738	28459/00062	Residential
0628	Thaddeus Louis Mason	2305 Windsor Avenue	Baltimore	MD	21218-3227	1113020200	26377/00242	Residential
0227	Philip P. & Santa B. Muller	PO Box 116	Upper Falls	MD	21158-0116	1113086150	04257/00371	Residential
0613	Douglas S. Hooper	11122 Pfeffers Road	Kingsville	MD	21087-1810	1600010078	23483/00205	Residential
0404	Courtney L. Berkenridge	11200 Pfeffers Road	Kingsville	MD	21087	1119011840	32797/00331	Residential
0230	John W. & Mary J. Kalchauer	11202 Pfeffers Road	Kingsville	MD	21087-1835	1112084371	07035/00336	Residential
0229	Terry L. and Robin E. Miskelly	11204 Pfeffers Road	Kingsville	MD	21087-1835	1113058625	23207/00318	Residential
0303	Charles W. & Dorothy E. Huber	11203 Pfeffers Road	Kingsville	MD	21087-1836	1104037310	31031/00018	Residential
0631	Jessie Eugene & Carolyn Ulrich Appel	11211 Pfeffers Road	Kingsville	MD	21087-1836	1700003688	05570/00727	Residential
0359	Michael William & Patricia L. Kirby	8188 Bradshaw Road	Kingsville	MD	21087-1811	1102003630	33617/00483	Residential
0094	Jamie L. & Dawn M. Eckstein	8122 Bradshaw Road	Kingsville	MD	21087-1811	1119098075	24055/00331	Residential
0087	Colly V. & Michael N. Schleppner, Jr.	8110 Bradshaw Road	Kingsville	MD	21087-1811	1123051200	24006/00415	Residential
0095	Danielle C. Tucci & Nancy K. Calamunci	8128 Bradshaw Road	Kingsville	MD	21087	2100008854	34599/00051	Residential
0573	Gordon D. & Pauline R. Taylor	8130 Bradshaw Road	Kingsville	MD	21087-1811	1115000240	05221/00184	Residential
0097	David E. Stallings	8134 Bradshaw Road	Kingsville	MD	21087	1103002980	31840/00239	Residential
0098	Paul & Sabina Hollobaugh	8136 Bradshaw Road	Kingsville	MD	21087-1811	1103024130	08455/00122	Residential
0100	Robert Edward & Catherine Marie Nehrebecki	8140 Bradshaw Road	Kingsville	MD	21087-1811	1102021028	33524/00297	Residential
0099	Nancy E. Lenczynski	8142 Bradshaw Road	Kingsville	MD	21087-1811	1108030550	30591/00218	Residential
0101	Donald & Denise Ellis Jenkins	8148 Bradshaw Road	Kingsville	MD	21087-1811	1109030525	20455/00125	Residential
0102	James Frances Stadler	11118 Reynolds Road	Kingsville	MD	21087-1939	2000010999		Residential
0103	Thomas M. & Karen D. Clark	8208 Bradshaw Road	Kingsville	MD	21087-1813	1113021125	06860/00735	Residential
0096	James Frances Stadler	11118 Reynolds Road	Kingsville	MD	21087-1939	1113057640	20562/00439	Residential
0704	Kenneth W. & Mary Beth Schmid	11022 Pfeffers Road	Kingsville	MD	21087-1833	2200002738	15040/00135	Residential
0652	Michael J. & Dawn C. Mikosovich	11020 Pfeffers Road	Kingsville	MD	21087-1833	2200002740	08916/00693	Residential



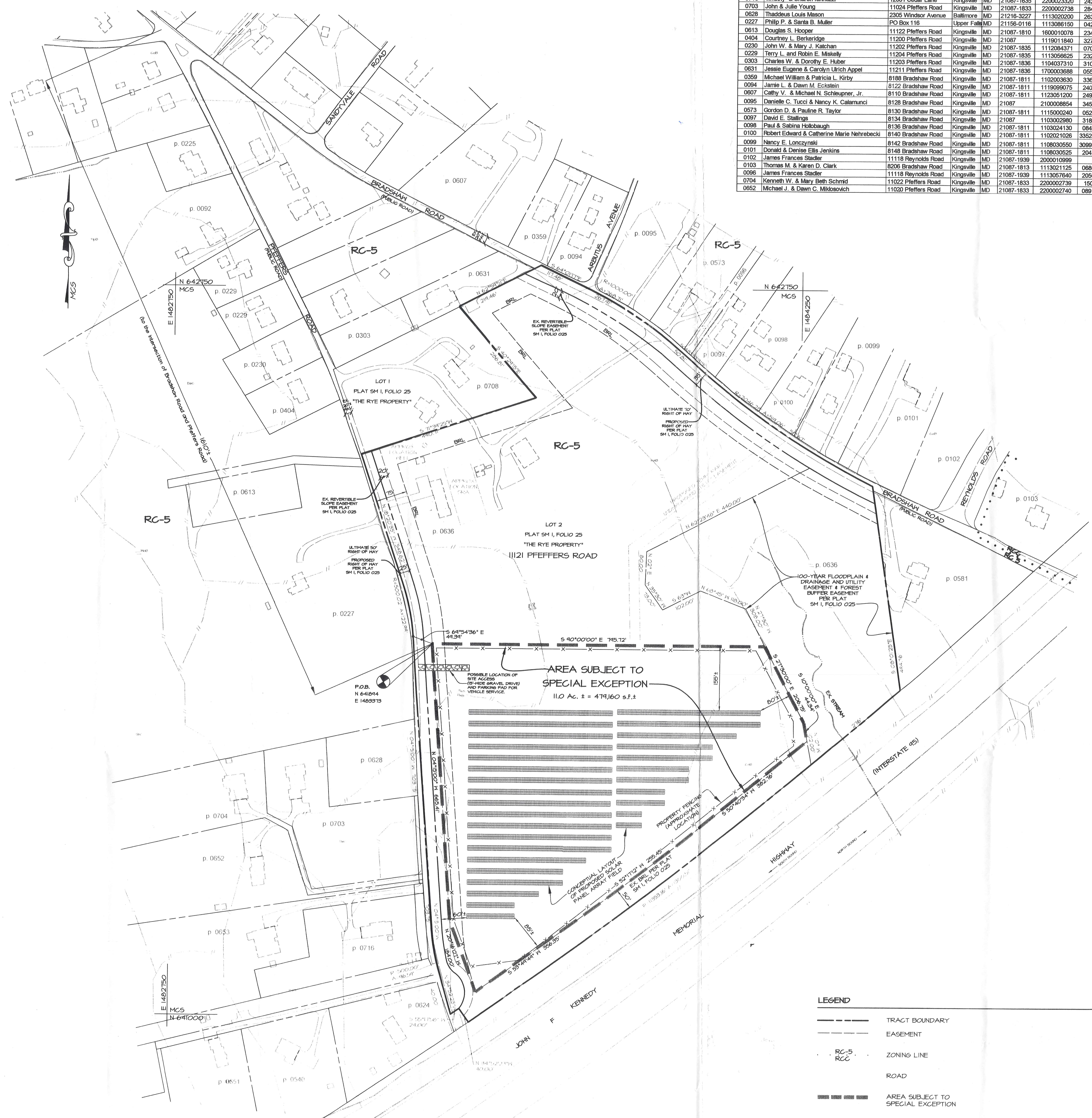
- GENERAL NOTES**
- Development Name: 11121 PFEFFERS ROAD
 - Owner: 11121 Pfeffers, LLC
Applicant: SSC Power, 5316 Lynn Lane, Ellicott City, MD 21043, ATTN: Jack Copus (443)-831-5634
Plan Prepared by: D.S. Thaler & Associates, Inc., 7115 Ambassador Road, P.O. Box 41428, Baltimore, MD 21244, ATTN: Brian Childress (410) 444-3641
 - Property Reference: 11121 PFEFFERS ROAD
Boundary: BPS Land Technology: Plat SM 1, Folio 25; Recorded 2/14/92
Zoning: Baltimore County, 200 scale 2012 Zoning Map, 615 the 064B2
Floodplain: There is a riverine floodplain on site (per plat SM 1.25).
Site Area: Lot #2 = 31.54 Ac.± (Net and gross), Zoned RC-5
Parking: Required: 0
Provided: 1 sp. (Vehicle Service)
Existing Use is Residential and Agricultural.
Site History: Minor Subdivision Plan "The Rye Property" (1/21/92)
There was no Zoning History per Baltimore County My Neighborhood, DRG# 4155A.
The property has been held intact since 1992.
The site is not located within the Chesapeake Bay Critical Area.
The site is located beyond the Urban Rural Demarcation Line (URDL).
There were no commercial permits or active zoning violations found on file with Baltimore County.
No signage is proposed.

SPECIAL EXCEPTION REQUEST
THE APPROVAL OF A SOLAR PANEL ARRAY FIELD AS A "PUBLIC UTILITY USE" UNDER BCZB SECTION 1A04.2.B.12.

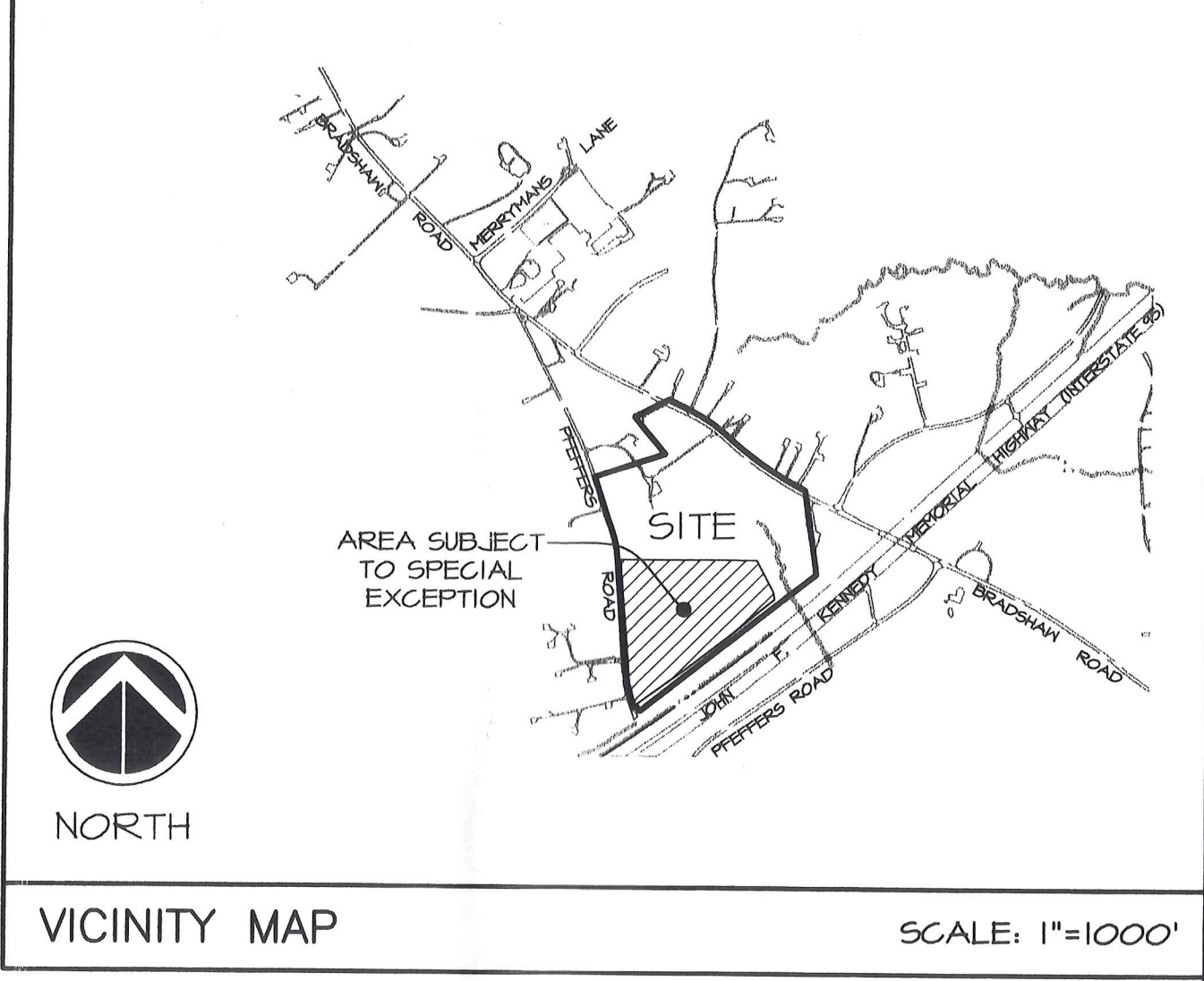


PROJECT NAME: 11121 PFEFFERS ROAD
PLAN TITLE: PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
COUNCILMANIC DIST.: 5th
ELECTION DIST.: 11th
APPLICANT: SSC POWER, 5316 LYNN LANE, ELLICOTT CITY, MARYLAND 21043, ATTN: JACK COPUS, 443-831-5634
REVISIONS:
#2016-0086-X
RJD

11121 PFEFFERS ROAD
PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION



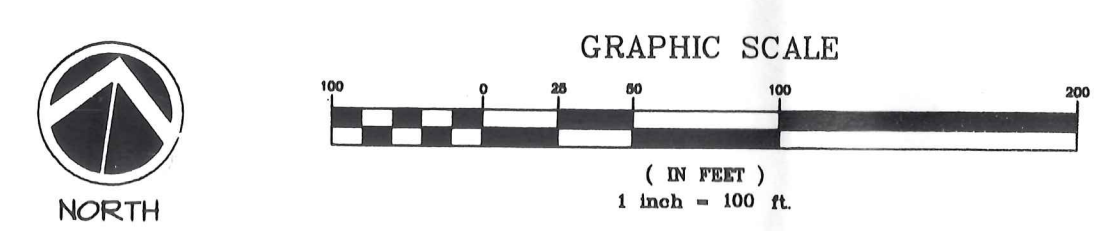
ADJACENT OWNERS WITHIN SITE VICINITY						
Parcel #	Name / Company	Address	Town/City/State	Zip Code	Tax Account #	Deed 1
0708	Michael Smith	11131 Pfeffers Road	Kingsville	MD 21087-1830	2200014364	15087/00883
0636	11121 Pfeffers LLC	2611 Cool Spring Road	Bel Air	MD 21015	1700005230	30922/00385
0624	Joan C. Thurman	10989 Pfeffers Road	Brashear	MD 21087-1824	1700001519	13586/00355
0716	Timothy & Sharon Iannuzzi	12001 Cedar Lane	Kingsville	MD 21087-1835	2200023320	24284/00337
0703	John & Julie Young	11024 Pfeffers Road	Kingsville	MD 21087-1833	220002738	28458/00062
0628	Thaddeus Louis Mason	2305 Windsor Avenue	Baltimore	MD 21216-3227	1113020200	26377/00242
0227	Philip P. & Santa B. Muller	PO Box 116	Upper Falls	MD 21156-0116	1113086150	04257/00371
0613	Douglas S. Hopper	11125 Pfeffers Road	Kingsville	MD 21087-1810	1600010078	23493/00205
0404	Courtney L. Besteridge	11200 Pfeffers Road	Kingsville	MD 21087	1119011840	32797/00331
0230	John W. & Mary J. Katchan	11202 Pfeffers Road	Kingsville	MD 21087-1835	1112084371	07035/00336
0229	Terry L. and Robin E. Miskelly	11204 Pfeffers Road	Kingsville	MD 21087-1835	1113056825	23207/00318
0303	Charles W. & Dorothy E. Huber	11203 Pfeffers Road	Kingsville	MD 21087-1836	1104037310	31031/00018
0631	Jessie Eugene & Carolyn Ulrich Appel	11211 Pfeffers Road	Kingsville	MD 21087-1836	170003688	05570/00727
0359	Michael William & Patricia L. Kirby	8148 Bradshaw Road	Kingsville	MD 21087-1811	1102033630	33617/00483
0094	Jamie L. & Dawn M. Eckstein	8122 Bradshaw Road	Kingsville	MD 21087-1811	1119099075	24055/00331
0607	Cathy V. & Michael N. Schleupner, Jr.	8110 Bradshaw Road	Kingsville	MD 21087-1811	1123051200	24590/0415
0095	Danielle C. Tucci & Nancy K. Calamunci	8128 Bradshaw Road	Kingsville	MD 21087	2100008854	34599/00051
0573	Gordon D. & Pauline R. Taylor	8130 Bradshaw Road	Kingsville	MD 21087-1811	1115000240	06221/00184
0097	David E. Stallings	8134 Bradshaw Road	Kingsville	MD 21087	1103002980	31840/00239
0098	Paul & Sabine Hollobaugh	8136 Bradshaw Road	Kingsville	MD 21087-1811	1103024130	08456/00127
0100	Robert Edward & Catherine Marie Nehrebecki	8140 Bradshaw Road	Kingsville	MD 21087-1811	1102021028	33524/00297
0099	Nancy E. Lonczynski	8142 Bradshaw Road	Kingsville	MD 21087-1811	1108030550	30991/00218
0101	Donald & Denise Ellis Jenkins	8148 Bradshaw Road	Kingsville	MD 21087-1811	1108030525	20455/00125
0102	James Frances Stadler	11118 Reynolds Road	Kingsville	MD 21087-1939	2000010999	
0103	Thomas M. & Karen D. Clark	8206 Bradshaw Road	Kingsville	MD 21087-1813	1113021125	06860/00735
0096	James Frances Stadler	11022 Pfeffers Road	Kingsville	MD 21087-1833	1113057640	20562/00439
0704	Kenneth W. & Mary Beth Schmid	11024 Pfeffers Road	Kingsville	MD 21087-1833	2200002739	15040/00135
0652	Michael J. & Dawn C. Mikosovich	11020 Pfeffers Road	Kingsville	MD 21087-1833	2200002740	08916/00699



- GENERAL NOTES**
- Development Name: 11121 PFEFFERS ROAD
 - Owner: 11121 Pfeffers, LLC
2911 Cool Spring Road
Belair, MD 21015
Applicant: SSC Power
5916 Lynn Lane
Ellicott City, MD 21043
ATTN: Jack Copus
(443)-637-5634
Plan Prepared by:
D.S. Thaler & Associates, Inc.
1115 Ambassador Road
P.O. Box 41428
Baltimore, MD 21244
ATTN: Brian Childress
(410) 444-3647
 - Property Reference: 11121 PFEFFERS ROAD
- | PARCEL | TAX ACCOUNT # | TAX MAP GRID | DEED | ADC MAP |
|--------|---------------|--------------|-------------|--------------|
| 0636 | 1700005230 | 64/16 | 30422/00385 | 30e1
30a2 |
- Boundary: BPS Land Technology, Plat SM 1, Folio 25, Recorded 2.7.1992
Zoning: Baltimore County, 2002 scale 2012 Zoning Map, GIS title 064B2
Floodplain: There is a riverine floodplain on site (per plat SM 1, Folio 25).
4. Site Area: Lot #2 = 31.59 Ac. (Net and gross), Zoned RC-5
5. Parking:
Required: 0
Provided: 1 sp. (Vehicle Service)
6. Existing Use is Residential and Agricultural.
7. Site History: Minor Subdivision Plan "The Rye Property" (1.27.1992).
There was no Zoning History per Baltimore County by Neighborhood.
DRC# 1652A
8. The property has been held intact since 1992.
9. The site is not located within the Chesapeake Bay Critical Area.
10. The site is located beyond the Urban Rural Demarcation Line (URDL).
11. There were no commercial permits or active zoning violations found on file with Baltimore County.
12. No signage is proposed.

SPECIAL EXCEPTION REQUEST

THE APPROVAL OF A SOLAR PANEL ARRAY FIELD AS A 'PUBLIC UTILITY USE' UNDER BCZR SECTION 1A04.2.B.12.



PROJECT NAME: 11121 PFEFFERS ROAD PLAN TITLE: PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION COUNCILMANIC DIST.: 5th ELECTION DIST.: 11th	REVISIONS:
APPLICANT: SSC POWER 5916 LYNN LANE ELICOTT CITY, MARYLAND 21043 ATTN: JACK COPUS 443-637-5634	PETITIONER'S EXHIBIT 1

DSThaler
& ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 41428
BALTIMORE, MARYLAND 21244-7428
410-444-3647
www.dsthaler.com

DATE: 10.5.2015
SCALE: 1"=100'
PROJ. NO.: 03412
SHEET 1 OF 1

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION

11121 PFEFFERS ROAD