

IN RE: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION & VARIANCE *
(Pulaski Hwy.) *
15th Election District *
6th Council District *
Sligh & Howarth Assoc., Inc. *
Legal Owner *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0252-SPHXA

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

By letter dated July 7, 2016, counsel for Petitioner in the above case sought a "modification" of the June 7 Order issued therein. This will be treated as a Motion for Reconsideration under the Zoning Commissioner's Rules.

The June 7 Order granted variance relief for a 57 ft. setback in lieu of the required 75 ft. for site #8 in the Sleepy Hollow Mobile Home Park. Counsel states in the motion that the engineer who prepared the site plan (David Long from Whitman, Requardt & Associates) mistakenly identified the setback, which is actually 40 ft., not 57 ft. That is the sole basis of the motion.

As noted in the original Order, this mobile home park has been in operation for many years and the grounds and facilities are well-kept and attractive. The 75 ft. setback required by the regulations is larger than any other setback for a residential use. It still remains the case that a variance is needed for only one home site, and a 40' setback for that unit is reasonable and will not be in any way detrimental to the community. As such, the request will be granted.

WHEREFORE, it is this 14th day of July, 2016 by this Administrative Law Judge Ordered that the Motion for Reconsideration be and is hereby GRANTED.

IT IS FURTHER Ordered that a variance under B.C.Z.R. §414.4 to allow a mobile home (Unit No. 8) to be situated 40 ft. from a boundary line in lieu of the required 75 ft., be and is hereby

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Date

7/14/16

By

Sen

GRANTED.

All other terms and conditions of the June 7, 2016 Order shall continue in full force and effect. 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:slh

ORDER RECEIVED FOR FILING

Date 7/14/16
By slh

IN RE: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION & VARIANCE
(Pulaski Hwy.) *
15th Election District *
6th Council District *
Sligh & Howarth Assoc., Inc. *
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Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0252-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Sligh & Howarth Assoc., Inc., legal owner ("Petitioner").

The Petition for Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve the relocation of a lot line situated between two separate parcels of property under common ownership. In addition, an amended Petition for Variance seeks to allow a mobile home to be placed within 75 ft. to a boundary line for Unit Nos. 1, 2, 3, 4 & 8. Finally, a Petition for Special Exception was filed pursuant to B.C.Z.R. §253.2.A.4 to allow a mobile home park addition in an ML-IM zone contiguous to a lawfully existing mobile home park, as shown on the site plan.

Appearing at the public hearing in support of the requests was Margaret Teal, Doris Sligh, Ernest Sligh and professional engineer John Gate. Timothy M. Kotroco, Esq., represented the Petitioner. Richard Pitz, on behalf of the Essex Middle River Civic Council, attended the hearing to express concern about certain aspects of the case. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Zoning Advisory Committee (ZAC) comments were submitted by the Bureau of Development Plans Review (DPR) and the Department

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Date 6/7/16
By Sen

of Planning (DOP).

The subject property is approximately 4.84 acres in size and is split-zoned MH-IM, ML-AS and ML-IM. The property is unimproved and is adjacent to a much larger parcel also owned by Petitioner, on which is operated the Sleepy Hollow mobile home park. Petitioner proposes to use the subject property for an expansion of the existing park, and the original site plan (Pet. No. 1) proposed 10 new mobile homes and also reflected Petitioner would need certain environmental variances to remove two specimen trees and reduce principal building setbacks from a forest buffer. Following review by County agencies, an amended plan was filed (Pet. No. 2) proposing 8 new mobile homes and eliminating the requests for the environmental variances that were filed with the Department of Environmental Protection and Sustainability (DEPS). This is somewhat of an unusual case, in that after reviewing the plans and other exhibits it appears only a fraction of the relief requested originally is required, as explained below.

Variances

The variances were sought under B.C.Z.R. §414, which regulates mobile home parks. That section requires (among other things) each mobile home to be located at least 75' from a boundary line. In this case, that "boundary" was created by Petitioner's acquisition of the subject property. In other words, except with regard to Unit No. 8 the variances are sought from an internal lot line. Petitioner owns the property on both sides of the boundary and mobile homes would be located on both parcels. Moreover, the site plan indicates several of the new mobile homes would actually straddle the "boundary" line in question, and Petitioner's goal and intent is to integrate the subject property and the 8 new units into the longstanding Sleepy Hollow mobile home park.

In these circumstances, I believe the lots would merge for zoning purposes such that (except for Unit No. 8) there would be no "boundary" line from which a 75' setback would be

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By Sen

required. Maryland's highest court has noted that when a landowner integrates or uses contiguous lots in service of a single structure or project, the plotted lines remain for title purposes but a single parcel is created for zoning purposes. Friends of the Ridge v. BGE, 352 Md. 645 (1999). As such, the only variance needed pertains to Unit No. 8, which would be situated 57' from the boundary line of the property owned by William & Sandra Gephardt. This is a modest request which is unlikely to have any discernable impact upon the community.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The subject property has irregular dimensions and is bisected by Reames Road, a public street. As such it is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to locate Unit No. 8 as proposed. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

Special Exception

Under Maryland law, a special exception use 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.

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Date

6-7-16

By

Sen

In this case Mr. Gate testified (via proffer) Petitioner satisfied the requirements of B.C.Z.R. §502.1 governing special exceptions, and it was noted the County Council enacted legislation in 2015 permitting by special exception a “mobile home park addition” in the ML-IM zone when “contiguous to a lawfully existing mobile home park.” Bill No. 27-2015, codified at B.C.Z.R. §253.2.A.4. While Mr. Pitz on behalf of the community noted his organization is opposed to variances being granted as a routine matter, none of his testimony was directed towards the special exception factors or standards. As such, the petition will be granted.

Special Hearing

A petition for special hearing was filed to approve a lot line adjustment between “two separate parcels of property under common ownership.” It appears Petitioner seeks this relief to avoid the scenario where Unit Nos. 1-4 would straddle the existing property line. As discussed at the hearing, I do not believe such relief is required in this case since as noted above the parcels will merge by operation of law. In any event, I do not believe the ALJ has authority to approve a lot line adjustment, which is a development matter to be handled by the Department of Permits, Approvals and Inspections or the Development Review Committee, per B.C.C. § 32-4-106.

ZAC Comments

The DOP had no objection to the plan, but requested landscaping be provided to screen the non-residential buildings located to the west of the site. Such a condition is included in the order below. The Bureau of DPR expressed two concerns, both of which have been addressed herein. The first related to the lot line adjustment. As noted above I believe that relief is unnecessary, and in any event cannot be obtained through a special hearing. That agency was also concerned with the potential loss of open space shown on the plat for Sleepy Hollow. In response to that concern, Petitioner reduced from ten to eight the number of units proposed,

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By Sen

which in turn allowed it to create two open space parcels on site totaling 0.27 acres. This additional space will exceed the amount of open space "taken" from the existing mobile home park (i.e., 0.18 acres), as shown on Pet. Ex. No. 3.

THEREFORE, IT IS ORDERED this 7th day of **June, 2016**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to approve the relocation of a lot line situated between two separate parcels of property under common ownership, be and is hereby DISMISSED without prejudice as unnecessary.

IT IS FURTHER ORDERED that the Petition for Special Exception filed pursuant to B.C.Z.R. §253.2.A.4 to allow a mobile home park addition in an ML-IM zone contiguous to a lawfully existing mobile home park, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance from B.C.Z.R. §414.4 to allow a mobile home (Unit No. 8) to be situated 57 ft. from a boundary line in lieu of the required 75 ft., be and is hereby GRANTED. The remainder of the variance requests shall be DISMISSED without prejudice as unnecessary.

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. Petitioner must submit for approval by Baltimore County a landscape plan for the subject property.

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Date 6-7-16

5

By Sen

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:slm

ORDER RECEIVED FOR FILING

Date 6-7-16

By Sen



PETITION FOR ZONING HEARING(S)

FLOOD

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 5.23 ac SES Pulaski Hwy 1450 N. of Mohrs La. which is presently zoned MH-IM/ML-AS/ML-IM
 Deed References: 35158/00462 10 Digit Tax Account # 1514650910
 Property Owner(s) Printed Name(s) Sligh & Howarth Associates, Inc.

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

SEE ATTACHED

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)

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:

Ernest E. Sligh
 Name- Type or Print
Ernest E. Sligh
 Signature
11401 Symphony Woods La. Silver Spring MD
 Mailing Address City State
20901 301-681-8617 301-754-3718
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco
 Name- Type or Print
Timothy Kotroco
 Signature
305 Washington Avenue, Suite 502, Towson, Maryland
 Mailing Address City State
21204 410-299-2943 TKotroco@gmail.com
 Zip Code Telephone # Email Address

CASE NUMBER 2016-0252-SPHXA Filing Date 4/20/16

Legal Owners (Petitioners):

Sligh & Howarth Associates, Inc., c/o Ernest Sligh

Name #1 - Type or Print Name #2 - Type or Print
Ernest E. Sligh
 Signature #1 Signature #2
11401 Symphony Woods La., Silver Spring, MD
 Mailing Address City State
20901 301-681-8617 ernestsligh@yahoo.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner
 Name - Type or Print
 Signature
6-7-16
 Mailing Address City State
 Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
6-7-16
SEN

Do Not Schedule Dates: BY Reviewer RD

ATTACHMENT TO SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE PETITION

The Petitioner, requests the following zoning relief:

SPECIAL EXCEPTION RELIEF, pursuant to section 253.2.A.4 of the BCZR to allow a mobile home park addition, contiguous to a lawfully existing mobile home park, in an MH-IM zone and a ML zone within an I.M. district, as shown on the attached site plan.

AND For such other and further relief as the nature of this cause may require.

VARIANCE RELIEF from section 414.4 of the BCZR to allow a mobile home to be placed within 75 feet to a boundary line as follows:

The following lots will require **Revised** setback variances:

Lot #1. #2, and #3, 12' from boundary line in lieu of 75'

Lot #4. 20' from boundary line in lieu of 75'

Lot #~~4~~⁸. 57' from boundary line in lieu of 75'

Open space reduced from Existing Mobile Home Park = 0.18 Ac. New open space provided on new parcel to make up for extracted area from existing Sleepy Hollow = 0.27 Ac. (Applicant is providing more open space than was lost)

AND For such other and further relief as the nature of this cause may require.

SPECIAL HEARING RELIEF, to approve the relocation of a lot line situated between two separate parcels of property under common ownership.

AND For such other and further relief as the nature of this cause may require.

ATTACHMENT TO SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE PETITION

The Petitioner, requests the following zoning relief:

SPECIAL EXCEPTION RELIEF, pursuant to section 253.2.A.4 of the BCZR to allow a mobile home park addition, contiguous to a lawfully existing mobile home park, in an MH-IM zone and a ML zone within an I.M. district, as shown on the attached site plan.

AND For such other and further relief as the nature of this cause may require.

VARIANCE RELIEF from section 414.4 of the BCZR to allow a mobile home to be placed within 75 feet to a boundary line as follows:

<i>Setbacks of</i> Mobile home on Lot #1: 10 feet	Mobile home on Lot # 10: 13 feet
Mobile home on Lot #9: 52 feet	Mobile home on Lot # 6: 29 feet
Mobile home on Lot #5: 32 feet	Mobile home on Lot # 4: 55 feet
Mobile home on Lot #3: 12 feet	Mobile home on Lot # 2: 22 feet <i>...in lieu of 75' each</i>

AND For such other and further relief as the nature of this cause may require.

SPECIAL HEARING RELIEF, to approve the relocation of a lot line situated between two separate parcels of property under common ownership.

AND For such other and further relief as the nature of this cause may require.

Item #0252

Zoning property description for Pulaski Highway (MD. RTE. 40)

Property is located in the White Marsh area of Baltimore County, along the southeast side of Pulaski Highway (Md. Rte. 40) and intersecting with Reames Road. The property (Parcel 0116) is bisected by Reames Road, with a variable width Right-of- Way.

Beginning for the First at a point on the northeast side of Pulaski Highway (MD. RTE. 40) with a 150' wide Right-of-Way at the distance of 50' northeast of the centerline of Reames Road . Thence the following courses and distances: 1) N 40° 40' 11"E 98.35', 2) S 67° 23' 22"E 232.23', 3) S 85° 23'22" E 297.03', 4) N 81° 28' 37"E 108.04', 5) S 27° 59' 39"W 203.06', 6) Running with and binding on the outlines of Reames Road Right-of Way line S 86° 32'19"W 90.89'. 7) Continuing along said right-of way line with a radius of 588.11' and a length of 455.59' and 8) N 49° 04' 36"W 98.73' to the point of beginning for this part of Parcel 0116, containing 2.28 acres.

Beginning for the Second at a point on the south side of Reames Road at the distance of 398' northeast of the centerline of Pulaski Highway (MD. Rte. 40) . Thence the following courses and distances: 1) Running with and binding on the Reames Road Right-of-Way line 1) S 49° 04' 36"E 10.54', 2) N 86° 32' 19"E 320.61', 3) S 27° 54'35" W 487.15', 4) N 49° 14' 39"W 348.63', 5) N 40° 45'21" E 251.40' to the point of beginning for this part of parcel 0116, containing 2.56 acres.

As recorded in Deed Liber 35158, Folio 462, containing a total of 4.84 Acres. Located in the 15th Election District, 6th Councilmanic District.



14039

Expires/Renews 02-07-18

Item #0252



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 4165868

Sold To:

Ernest Sligh - CU00536450
11401 Symphony Woods Ln
Silver Spring, MD 20901-5031

Bill To:

Ernest Sligh - CU00536450
11401 Symphony Woods Ln
Silver Spring, MD 20901-5031

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

May 12, 2016

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: # 2016-0252-SPHX
Pulaski Highway
SE/s Pulaski Highway, 50 ft. NE of Reames Road, s/e of centerline of Pulaski Highway
15th Election District - 6th Councilmanic District
Legal Owner(s) Sligh & Howarth Associates, Inc., c/o Ernest Sligh

Special Hearing: to approve the relocation of a lot line situated between two separate parcels of property under common ownership. Special Exception: to allow a mobile home park addition, contiguous to a lawfully existing mobile home park in an ML-IM zone and a ML zone with an IM district, as shown on attached site plan; for such other and further relief as the nature of this cause may require.

Variance: to allow a mobile home to be placed within 75 ft. to a boundary line as follows: setbacks of Mobile home on Lot #1: 10 ft.; Mobile home on Lot #9: 52 ft.; Mobile home on Lot #5: 32 ft.; Mobile home on Lot #3: 12 ft.; Mobile home on Lot #10: 13 ft.; Mobile home on Lot #6: 29 ft.; Mobile home on Lot #4: 55 ft.; Mobile home on Lot #2: 22 ft. in lieu of 75 ft. each

Hearing: Thursday, June 2, 2016 at 1:30 p.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.

5/081 May 12 4165868

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2016-0252-SPHX A

PETITIONER/DEVELOPER

TIM KOTZCO

DATE OF HEARING/CLOSING:

JUNE 2, 2016

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

PULASKI HIGHWAY

THIS SIGN(S) WERE POSTED ON MAY 13, 2016
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/13/14
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2016-0252-SPHXA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave. Towson MD 21204

DATE AND TIME: THURSDAY, JULY 2, 2016 AT 1:30 P.M.

REQUEST: SPECIAL HEARING TO APPROVE THE RELOCATION OF A LOT LINE SITUATED BETWEEN TWO SEPARATE PARCELS OF PROPERTY UNDER COMMON OWNERSHIP. SPECIAL EXCEPTION TO ALLOW A MOBILE HOME PARK ADDITION, CONTIGUOUS TO A LANDFULLY EXISTING MOBILE HOME PARK IN AN ML-1M ZONE AND A ML ZONE WITH AN IM DISTRICT, AS SHOWN ON ATTACHED SITE PLAN; FOR SUCH OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE. VARIANCE TO ALLOW A MOBILE HOME TO BE PLACED WITHIN 75 FT. TO A BOUNDARY LINE, AS FOLLOWS: SETBACKS OF MOBILE HOME ON LOT #1: 10 FT; MOBILE HOME ON LOT #4: 52 FT; MOBILE HOME ON LOT #5: 32 FT; MOBILE HOME ON LOT #3: 12 FT; MOBILE HOME ON LOT #10: 13 FT; MOBILE HOME ON LOT #6: 24 FT; MOBILE HOME ON LOT #4: 55 FT; MOBILE HOME ON LOT #2: 23 FT. IN EACH OF 75 FT. EACH.

POSTPONEMENTS DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING, PLEASE CALL 410-331-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

made 5/13/16

Handwritten signature

IN LONDON, MD
THE ZONING COMMISSIONER
A PUBLIC HEARING WILL BE HELD AT
CASE NO. 2018-0525-26HXX
ZONING NOTICE



KEVIN KAMENETZ
County Executive

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

April 26, 2016

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: 2016-0252-SPHXA

Pulaski Highway

SE/s Pulaski Highway, 50 ft. NE of Reames Road, s/e of centerline of Pulaski Highway

15th Election District – 6th Councilmanic District

Legal Owners: Sligh & Howarth Associates, Inc., c/o Ernest Sligh

Special Hearing to approve the relocation of a lot line situated between two separate parcels of property under common ownership. **Special Exception** to allow a mobile home park addition, contiguous to a lawfully existing mobile home park in an ML-IM zone and a ML zone with an IM district, as shown on attached site plan; for such other and further relief as the nature of this cause may require. **Variance** to allow a mobile home to be placed within 75 ft. to a boundary line as follows: setbacks of Mobile home on Lot #1: 10 ft.; Mobile home on Lot #9: 52 ft.; Mobile home on Lot #5: 32 ft.; Mobile home on Lot #3: 12 ft.; Mobile home on Lot #10: 13 ft.; Mobile home on Lot #6: 29 ft.; Mobile home on Lot #4: 55 ft.; Mobile home on Lot #2: 22 ft. in lieu of 75 ft. each.

Hearing: Thursday, June 2, 2016 at 1:30 p.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: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Ernest Sligh, 11401 Symphony Woods Lane, Silver Spring 20901

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 13, 2016**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 12, 2016 Issue - Jeffersonian

Please forward billing to:
Ernest Sligh
11401 Symphony Lane
Silver Spring, MD 20901

301-681-8617

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: 2016-0252-SPHX

Pulaski Highway

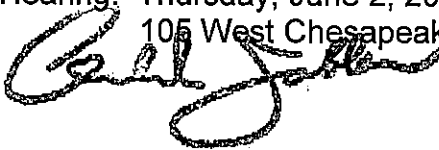
SE/s Pulaski Highway, 50 ft. NE of Reames Road, s/e of centerline of Pulaski Highway

15th Election District – 6th Councilmanic District

Legal Owners: Sligh & Howarth Associates, Inc., c/o Ernest Sligh

Special Hearing to approve the relocation of a lot line situated between two separate parcels of property under common ownership. **Special Exception** to allow a mobile home park addition, contiguous to a lawfully existing mobile home park in an ML-IM zone and a ML zone with an IM district, as shown on attached site plan; for such other and further relief as the nature of this cause may require. **Variance** to allow a mobile home to be placed within 75 ft. to a boundary line as follows: setbacks of Mobile home on Lot #1: 10 ft.; Mobile home on Lot #9: 52 ft.; Mobile home on Lot #5: 32 ft.; Mobile home on Lot #3: 12 ft.; Mobile home on Lot #10: 13 ft.; Mobile home on Lot #6: 29 ft.; Mobile home on Lot #4: 55 ft.; Mobile home on Lot #2: 22 ft. in lieu of 75 ft. each.

Hearing: Thursday, June 2, 2016 at 1:30 p.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 HEARING	*	BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE		
5.23 Acres SE/S Pulaski Highway,	*	OF ADMINSTRATIVE
1450' N of Mohrs Lane		
15 th Election & 6 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner: Sligh & Howarth Associates, Inc		
by Ernest Sligh	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2016-252-SPHXA

* * * * *

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.

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

RECEIVED

APR 29 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of April, 2016, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0252-SPHXA
Property Address: SOUTHEAST SIDE OF PULASKI HIGHWAY AND REAMES ROAD
Property Description: 5.23 ACRES LOCATED IN MIDDLE RIVER AT THE
INTERSECTION OF PULASKI HWY. AND REAMES ROAD
Legal Owners (Petitioners): SLIGH & HOWARTH ASSOCIATES INC.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: ERNEST SLIGH
Company/Firm (if applicable): SLIGH & HOWARTH ASSOCIATES, INC.
Address: 11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901

Telephone Number: 301-681-8617

Revised 5/20/2014

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

No. **134740**

Date: **4/20/16**

PAID RECEIPT

DEBITESS ACTUAL TIME DAY
 4/20/2016 4/20/2016 10:12:24 2

REG: MS02 WALKIN JEVA JEE

>> RECEIPT # 943791 4/20/2016 OFLW

FE: 5 529 ZONING VERIFICATION

CR: 134740

Receipt Tot \$1,200.00

\$1,200.00 OK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	306	0003		6150					51200

Total: **51200**

Rec From:

For: **zoning hearing - case # 2016-0252-SPHXA**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 25, 2016

Sligh & Howarth Associates Inc.
C/O Ernest Sligh
11401 Symphony Woods Lane
Silver Spring MD 20901

RE: Case Number: 2016-0252 SPHXA, Address: 5.23 acres SE/S Pulaski Hwy 1450 N of Mohrs Lane

Dear Mr. Sligh:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 20, 2016. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204

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



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

Date: 4/27/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016 - 0252-SPHXA

*Special Exception Variance Special Hearing
Sligh & Howard, Ernest Sligh
Pulaski Highway*

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,

A handwritten signature in blue ink, appearing to read 'Richard Zeller', is written over the word 'Sincerely,'.

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

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: May 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-252

INFORMATION:

Property Address: 5.23 acres SES of Pulaski Highway; 1450 North of Mohrs Lane
Petitioner: Sligh & Howarth Associates, Inc.
Zoning: MH-IM, ML-AS, ML-IM
Requested Action: Special Hearing, Special Exception and Variance

The Department of Planning has reviewed the petition for special hearing to determine whether the Administrative Law Judge should approve the relocation of a lot line situated between two separate parcels of property under common ownership and the petition for special exception to allow a mobile home park addition, contiguous to a lawfully existing mobile home park, in an MH IM zone and a ML zone within an IM district. The Department has also reviewed the petition for a variance to allow a mobile home to be situated as a close as 10' to the boundary line (and as listed on the attachment accompanying the petition).

A site visit was conducted on May 4, 2016.

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

- Submit landscaping plan, to the Baltimore County Landscape Architect for approval. Such a plan should provide vegetative screening from the existing non-residential buildings located to the west.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:

A handwritten signature in black ink, appearing to be "Lloyd T. Moxley".

Lloyd T. Moxley

AVA/KS/LTM/ka

Division Chief:

A handwritten signature in black ink, appearing to be "Kathy Schlabach".

Kathy Schlabach

c: Ngone Seye Diop
Jeanette M. S. Tansey, R.L.A., Permits, Approvals and Inspections
Timothy M. Kotroco, Attorney
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: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 2, 2016
Item No. 2016-0252

DATE: May 2, 2016

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

Because this site has an approved CRG plan, that plan must be amended through the development process and it may not be done as a lot line adjustment through a Special Hearing as requested.

Adjusting the lot line as proposed would result in the loss of 0.6 acres of local open space as shown on plat 61/134. The Department of Recreation and Parks will not approve that, given that more living units are being added.

The full development process is required whether this is an addition to the CRG or not.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0252-0502016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: April 28, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0252-SPHXA
Pulaski Highway
(Sligh Property)

Zoning Advisory Committee Meeting of **May 2, 2016**.

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

Reviewer: Steve Ford

Date: 04-28-2016

TIMOTHY M. KOTROCO, Esq.

305 Washington Avenue, Suite 502

Towson, Maryland 21204

410-299-2943

Tkotroco@gmail.com

July 7, 2016

The Honorable John E. Beverungen
Administrative Law Judge for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

**Re: Case No. 2016-0252-SPHXA
Sleepy Hollow Mobile Home Park
Request for Modification of Order**

Dear Judge Beverungen:

You may recall presiding over and rendering a decision in the above referenced matter. The case involved the expansion of the Sleepy Hollow Mobile Home Park located in the vicinity of Pulaski Highway and Reames Road in White Marsh.

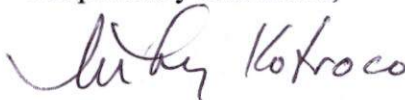
I write to you today to request a modification of your prior Order, as I have been advised by our engineer, David Long from Whitman, Requardt & Associates that he found a clerical mistake on his site plan that impacts the decision that you rendered.

The only variance we requested, after you correctly ruled that merger occurred between our properties, involved mobile home site #8. For that site, a variance was requested to allow the mobile home to be situated 57' from the tract boundary line in lieu of the permitted 75'. The mobile home on lot #8 is correctly depicted on the plan and the location of that home will remain exactly as it is shown on the plan. However, the clerical mistake made by our engineer was that the distance to the tract boundary line is actually 40' and not the 57' as labeled on the plan.

We therefore request that your Order be amended to correct this mistake and that the language of the variance for lot #8 be changed to reflect the distance to the tract boundary line to be 40' and not the mistaken distance of 57'.

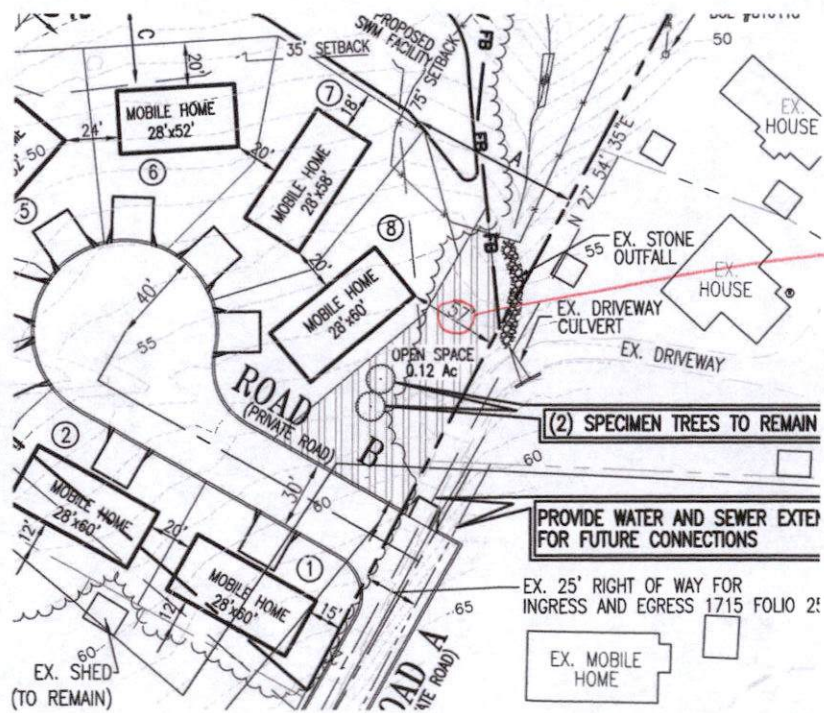
We thank you for your consideration of this request and look forward to your reply.

Respectfully Submitted,



Timothy M. Kotroco

TMK/tk



This was labeled 10' incorrectly it should be 40' setback

0 1 MILE

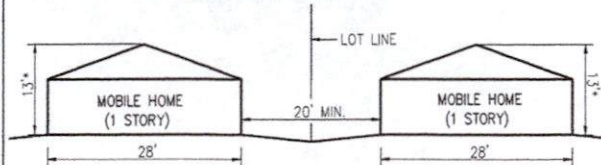
VARIANCES TO BE REQUESTED:

UNITS REQUIRING A VARIANCE TO BE LOCATED LESS THAN 75 FT. FROM A PROPERTY LINE. SEE PLAN VIEW FOR PROPOSED SETBACK DIMENSIONS.

LOT 1
LOT 2
LOT 3
LOT 4
LOT 8



ELEVATION VIEW
NO SCALE



* BUILDING HEIGHT = 13' MEASURED FROM FRAME TO CENTER OF ROOF
BUILDING HEIGHT DETAIL
SCALE: 1"=10'

EXISTING PROPERTY LINE TO BE RELOCATED
PROPOSED PROPERTY LINE CHANGE, REVISED LOCATION

P. 0119
SLUGH & HOWARTH ASSOCIATES, INC.
0061/0134
TAX ACCT. 2200013928
USE: RESIDENTIAL (SLEEPY HOLLOW MOBILE HOME PARK)

PLAN
1"=40'

SETBACK REQUIREMENTS:

- A75' SETBACK FROM BOUNDARY LINE
- B100' SETBACK FROM PUBLIC ROAD RIGHT-OF-WAY
- C35' PRINCIPAL BUILDING SETBACK FROM A FOREST BUFFER

LEGEND:

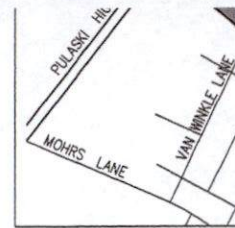
- FB FOREST BUFFER
- WETLAND LIMITS
- 60 EXISTING CONTOUR
- TREE LINE
- TRACT BOUNDARY
- SPECIMEN TREES

NOTES:

- PROPERTY OWNER:
SLUGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617
- APPLICANT:
ERNEST E. SLUGH
SLUGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617
- PROPERTY INFORMATION:
PARCEL 0115 MAP #0082 GRID 0017
TAX ACCOUNT No. 1514650910
DEED REFERENCE 35158/00462 (AREA SITE AREA: 227736 SF/5.23 AC. (4.84 EXIS PAR)
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 6
- PROPERTY IN CHESAPEAKE BAY CRITIC/
- PROPERTY IN MORATORIUM OR FAILED
- AREA TO BE SUBJECTED TO SPECIAL E
- AREA OF REMAINING PARCEL: 99317 S
- PROPOSED USE: EXPANSION TO AN E PARK.
- ALL MOBILE HOMES ARE FOR PRIMARY
- THERE ARE TWO PROPOSED OFF SITE SPACES FOR EACH MOBILE HOME.
- THE SEWER FOR SLEEPY HOLLOW WIL 8" SEWER LOCATED ON THE EAST SIDE
- THE WATER FOR SLEEPY HOLLOW WIL 8" WATER LINE LOCATED IN SLEEPY HOMES WILL HAVE INDIVIDUAL WATER
- THE FOREST BUFFER BOUNDARY LINE TO DEFINE THE MOST RESTRICTIVE SE WETLANDS, CLASS IV STREAMS, FLOOD
- OPEN SPACE - FEE IN LIEU OF.
- CURRENT ZONING: ML-BM, ML-AS &
- ZONING HISTORY:

CASE #1971-0032X
ZONING ORDER DATED SEPTEMBER 14, 1971 FOR CONTROLLED EXCAVATION WITHOUT GRANTED SEPTEMBER 14, 1970. SHOULD EXTENDED FOR A PERIOD OF (3) YEAR 1972, AND ENDING SEPTEMBER 14, 19

VICINITY
1"=500'



TIMOTHY M. KOTROCO, Esq.

305 Washington Avenue, Suite 502

Towson, Maryland 21204

410-299-2943

Tkotroco@gmail.com

September 14, 2016

The Honorable John E. Beverungen
Administrative Law Judge for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

SEP 14 2016

OFFICE OF ADMINISTRATIVE HEARINGS

**Re: Case No. 2016-0252-SPHXA
Sleepy Hollow Mobile Home Park
Request for Spirit & Intent Approval**

Dear Judge Beverungen:

You may recall presiding over and rendering a decision in the above referenced matter. This case involved the expansion of the Sleepy Hollow Mobile Home Park located in the vicinity of Pulaski Highway and Reames Road in White Marsh.

I write to you today to request your approval that we have met the landscaping obligation imposed by you in your decision dated June 7, 2016. (Copy attached) In your Order, on page 4, third paragraph, first sentence, you imposed a restriction, at the suggestion of the Department of Planning, that the owner of the property provide landscaping to screen the non-residential buildings located to the west of our property.

Those non-residential buildings are zoned manufacturing and contain automotive service uses with many cars and pieces of equipment stored in open view. The aerial photograph of the property attached hereto shows that this particular area of our property is densely wooded and contains a very mature stand of trees. This existing natural vegetative buffer already does an excellent job of screening the "non-residential buildings" located to the west of our property. An additional photo of this wooded area, taken at ground level, is also attached to this letter for your review.

We respectfully request that you consider and approve the existing vegetative wooded buffer as satisfying the landscaping requirement imposed upon this applicant by your decision. It would make little sense for the owner of the property to remove the existing trees only to replant new growth in their place. No better buffer could be provided than what exists on the property today.

We ask that you affix your signature in the space provided at the bottom of this letter indicating your concurrence with the statements contained herein and relieving the owner of this property from having to provide any additional landscaping to screen the non-residential buildings located to the west of this property.

We thank you for your consideration of this request and look forward to your reply.

Respectfully Submitted,



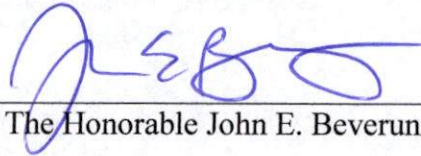
Timothy M. Kotroco

TMK/tk
Attachments

By signing below, I hereby consider the existing wooded vegetative buffer located along the western boundary of the property to satisfy the landscaping conditions imposed by me in my Order dated June 7, 2016 and to be within the spirit and intent of my decision.

9-14-2016

Date



The Honorable John E. Beverungen



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.





IN RE: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION & VARIANCE *
(Pulaski Hwy.) *
15th Election District *
6th Council District *
Sligh & Howarth Assoc., Inc. *
Legal Owner *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0252-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Sligh & Howarth Assoc., Inc., legal owner ("Petitioner").

The Petition for Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the relocation of a lot line situated between two separate parcels of property under common ownership. In addition, an amended Petition for Variance seeks to allow a mobile home to be placed within 75 ft. to a boundary line for Unit Nos. 1, 2, 3, 4 & 8. Finally, a Petition for Special Exception was filed pursuant to B.C.Z.R. §253.2.A.4 to allow a mobile home park addition in an ML-IM zone contiguous to a lawfully existing mobile home park, as shown on the site plan.

Appearing at the public hearing in support of the requests was Margaret Teal, Doris Sligh, Ernest Sligh and professional engineer John Gate. Timothy M. Kotroco, Esq., represented the Petitioner. Richard Pitz, on behalf of the Essex Middle River Civic Council, attended the hearing to express concern about certain aspects of the case. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Zoning Advisory Committee (ZAC) comments were submitted by the Bureau of Development Plans Review (DPR) and the Department

of Planning (DOP).

The subject property is approximately 4.84 acres in size and is split-zoned MH-IM, ML-AS and ML-IM. The property is unimproved and is adjacent to a much larger parcel also owned by Petitioner, on which is operated the Sleepy Hollow mobile home park. Petitioner proposes to use the subject property for an expansion of the existing park, and the original site plan (Pet. No. 1) proposed 10 new mobile homes and also reflected Petitioner would need certain environmental variances to remove two specimen trees and reduce principal building setbacks from a forest buffer. Following review by County agencies, an amended plan was filed (Pet. No. 2) proposing 8 new mobile homes and eliminating the requests for the environmental variances that were filed with the Department of Environmental Protection and Sustainability (DEPS). This is somewhat of an unusual case, in that after reviewing the plans and other exhibits it appears only a fraction of the relief requested originally is required, as explained below.

Variances

The variances were sought under B.C.Z.R. §414, which regulates mobile home parks. That section requires (among other things) each mobile home to be located at least 75' from a boundary line. In this case, that "boundary" was created by Petitioner's acquisition of the subject property. In other words, except with regard to Unit No. 8 the variances are sought from an internal lot line. Petitioner owns the property on both sides of the boundary and mobile homes would be located on both parcels. Moreover, the site plan indicates several of the new mobile homes would actually straddle the "boundary" line in question, and Petitioner's goal and intent is to integrate the subject property and the 8 new units into the longstanding Sleepy Hollow mobile home park.

In these circumstances, I believe the lots would merge for zoning purposes such that (except for Unit No. 8) there would be no "boundary" line from which a 75' setback would be

required. Maryland's highest court has noted that when a landowner integrates or uses contiguous lots in service of a single structure or project, the plotted lines remain for title purposes but a single parcel is created for zoning purposes. Friends of the Ridge v. BGE, 352 Md. 645 (1999). As such, the only variance needed pertains to Unit No. 8, which would be situated 57' from the boundary line of the property owned by William & Sandra Gephardt. This is a modest request which is unlikely to have any discernable impact upon the community.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The subject property has irregular dimensions and is bisected by Reames Road, a public street. As such it is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to locate Unit No. 8 as proposed. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

Special Exception

Under Maryland law, a special exception use 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.

In this case Mr. Gate testified (via proffer) Petitioner satisfied the requirements of B.C.Z.R. §502.1 governing special exceptions, and it was noted the County Council enacted legislation in 2015 permitting by special exception a “mobile home park addition” in the ML-IM zone when “contiguous to a lawfully existing mobile home park.” Bill No. 27-2015, codified at B.C.Z.R. §253.2.A.4. While Mr. Pitz on behalf of the community noted his organization is opposed to variances being granted as a routine matter, none of his testimony was directed towards the special exception factors or standards. As such, the petition will be granted.

Special Hearing

A petition for special hearing was filed to approve a lot line adjustment between “two separate parcels of property under common ownership.” It appears Petitioner seeks this relief to avoid the scenario where Unit Nos. 1-4 would straddle the existing property line. As discussed at the hearing, I do not believe such relief is required in this case since as noted above the parcels will merge by operation of law. In any event, I do not believe the ALJ has authority to approve a lot line adjustment, which is a development matter to be handled by the Department of Permits, Approvals and Inspections or the Development Review Committee, per B.C.C. § 32-4-106.

ZAC Comments

The DOP had no objection to the plan, but requested landscaping be provided to screen the non-residential buildings located to the west of the site. Such a condition is included in the order below. The Bureau of DPR expressed two concerns, both of which have been addressed herein. The first related to the lot line adjustment. As noted above I believe that relief is unnecessary, and in any event cannot be obtained through a special hearing. That agency was also concerned with the potential loss of open space shown on the plat for Sleepy Hollow. In response to that concern, Petitioner reduced from ten to eight the number of units proposed,

which in turn allowed it to create two open space parcels on site totaling 0.27 acres. This additional space will exceed the amount of open space "taken" from the existing mobile home park (i.e., 0.18 acres), as shown on Pet. Ex. No. 3.

THEREFORE, IT IS ORDERED this 7th day of June, 2016, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to approve the relocation of a lot line situated between two separate parcels of property under common ownership, be and is hereby DISMISSED without prejudice as unnecessary.

IT IS FURTHER ORDERED that the Petition for Special Exception filed pursuant to B.C.Z.R. §253.2.A.4 to allow a mobile home park addition in an ML-IM zone contiguous to a lawfully existing mobile home park, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance from B.C.Z.R. §414.4 to allow a mobile home (Unit No. 8) to be situated 57 ft. from a boundary line in lieu of the required 75 ft., be and is hereby GRANTED. The remainder of the variance requests shall be DISMISSED without prejudice as unnecessary.

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. Petitioner must submit for approval by Baltimore County a landscape plan for the subject property.

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

A handwritten signature in black ink, appearing to read 'JEB', is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

IN RE: PETITIONS FOR SPECIAL HEARING, *	BEFORE THE
SPECIAL EXCEPTION & VARIANCE *	OFFICE OF
(Pulaski Hwy.) *	
15 th Election District *	ADMINISTRATIVE HEARINGS
6 th Council District *	
Sligh & Howarth Assoc., Inc. *	FOR BALTIMORE COUNTY
Legal Owner *	
Petitioner *	Case No. 2016-0252-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Sligh & Howarth Assoc., Inc., legal owner ("Petitioner").

The Petition for Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the relocation of a lot line situated between two separate parcels of property under common ownership. In addition, an amended Petition for Variance seeks to allow a mobile home to be placed within 75 ft. to a boundary line for Unit Nos. 1, 2, 3, 4 & 8. Finally, a Petition for Special Exception was filed pursuant to B.C.Z.R. §253.2.A.4 to allow a mobile home park addition in an ML-IM zone contiguous to a lawfully existing mobile home park, as shown on the site plan.

Appearing at the public hearing in support of the requests was Margaret Teal, Doris Sligh, Ernest Sligh and professional engineer John Gate. Timothy M. Kotroco, Esq., represented the Petitioner. Richard Pitz, on behalf of the Essex Middle River Civic Council, attended the hearing to express concern about certain aspects of the case. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Zoning Advisory Committee (ZAC) comments were submitted by the Bureau of Development Plans Review (DPR) and the Department

of Planning (DOP).

The subject property is approximately 4.84 acres in size and is split-zoned MH-IM, ML-AS and ML-IM. The property is unimproved and is adjacent to a much larger parcel also owned by Petitioner, on which is operated the Sleepy Hollow mobile home park. Petitioner proposes to use the subject property for an expansion of the existing park, and the original site plan (Pet. No. 1) proposed 10 new mobile homes and also reflected Petitioner would need certain environmental variances to remove two specimen trees and reduce principal building setbacks from a forest buffer. Following review by County agencies, an amended plan was filed (Pet. No. 2) proposing 8 new mobile homes and eliminating the requests for the environmental variances that were filed with the Department of Environmental Protection and Sustainability (DEPS). This is somewhat of an unusual case, in that after reviewing the plans and other exhibits it appears only a fraction of the relief requested originally is required, as explained below.

Variances

The variances were sought under B.C.Z.R. §414, which regulates mobile home parks. That section requires (among other things) each mobile home to be located at least 75' from a boundary line. In this case, that "boundary" was created by Petitioner's acquisition of the subject property. In other words, except with regard to Unit No. 8 the variances are sought from an internal lot line. Petitioner owns the property on both sides of the boundary and mobile homes would be located on both parcels. Moreover, the site plan indicates several of the new mobile homes would actually straddle the "boundary" line in question, and Petitioner's goal and intent is to integrate the subject property and the 8 new units into the longstanding Sleepy Hollow mobile home park.

In these circumstances, I believe the lots would merge for zoning purposes such that (except for Unit No. 8) there would be no "boundary" line from which a 75' setback would be

required. Maryland's highest court has noted that when a landowner integrates or uses contiguous lots in service of a single structure or project, the plotted lines remain for title purposes but a single parcel is created for zoning purposes. Friends of the Ridge v. BGE, 352 Md. 645 (1999). As such, the only variance needed pertains to Unit No. 8, which would be situated 57' from the boundary line of the property owned by William & Sandra Gephardt. This is a modest request which is unlikely to have any discernable impact upon the community.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The subject property has irregular dimensions and is bisected by Reames Road, a public street. As such it is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to locate Unit No. 8 as proposed. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

Special Exception

Under Maryland law, a special exception use 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.

In this case Mr. Gate testified (via proffer) Petitioner satisfied the requirements of B.C.Z.R. §502.1 governing special exceptions, and it was noted the County Council enacted legislation in 2015 permitting by special exception a "mobile home park addition" in the ML-IM zone when "contiguous to a lawfully existing mobile home park." Bill No. 27-2015, codified at B.C.Z.R. §253.2.A.4. While Mr. Pitz on behalf of the community noted his organization is opposed to variances being granted as a routine matter, none of his testimony was directed towards the special exception factors or standards. As such, the petition will be granted.

Special Hearing

A petition for special hearing was filed to approve a lot line adjustment between "two separate parcels of property under common ownership." It appears Petitioner seeks this relief to avoid the scenario where Unit Nos. 1-4 would straddle the existing property line. As discussed at the hearing, I do not believe such relief is required in this case since as noted above the parcels will merge by operation of law. In any event, I do not believe the ALJ has authority to approve a lot line adjustment, which is a development matter to be handled by the Department of Permits, Approvals and Inspections or the Development Review Committee, per B.C.C. § 32-4-106.

ZAC Comments

The DOP had no objection to the plan, but requested landscaping be provided to screen the non-residential buildings located to the west of the site. Such a condition is included in the order below. The Bureau of DPR expressed two concerns, both of which have been addressed herein. The first related to the lot line adjustment. As noted above I believe that relief is unnecessary, and in any event cannot be obtained through a special hearing. That agency was also concerned with the potential loss of open space shown on the plat for Sleepy Hollow. In response to that concern, Petitioner reduced from ten to eight the number of units proposed,

which in turn allowed it to create two open space parcels on site totaling 0.27 acres. This additional space will exceed the amount of open space "taken" from the existing mobile home park (i.e., 0.18 acres), as shown on Pet. Ex. No. 3.

THEREFORE, IT IS ORDERED this 7th day of **June, 2016**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to approve the relocation of a lot line situated between two separate parcels of property under common ownership, be and is hereby DISMISSED without prejudice as unnecessary.

IT IS FURTHER ORDERED that the Petition for Special Exception filed pursuant to B.C.Z.R. §253.2.A.4 to allow a mobile home park addition in an ML-IM zone contiguous to a lawfully existing mobile home park, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance from B.C.Z.R. §414.4 to allow a mobile home (Unit No. 8) to be situated 57 ft. from a boundary line in lieu of the required 75 ft., be and is hereby GRANTED. The remainder of the variance requests shall be DISMISSED without prejudice as unnecessary.

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. Petitioner must submit for approval by Baltimore County a landscape plan for the subject property.

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

A handwritten signature in black ink, appearing to read 'JEB', is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

5/2

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

C

4/28

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

N/C

5/10

FIRE DEPARTMENT

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

no obj w/ comment

4/27

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/12/16

SIGN POSTING

Date:

5/13/16 by OGle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

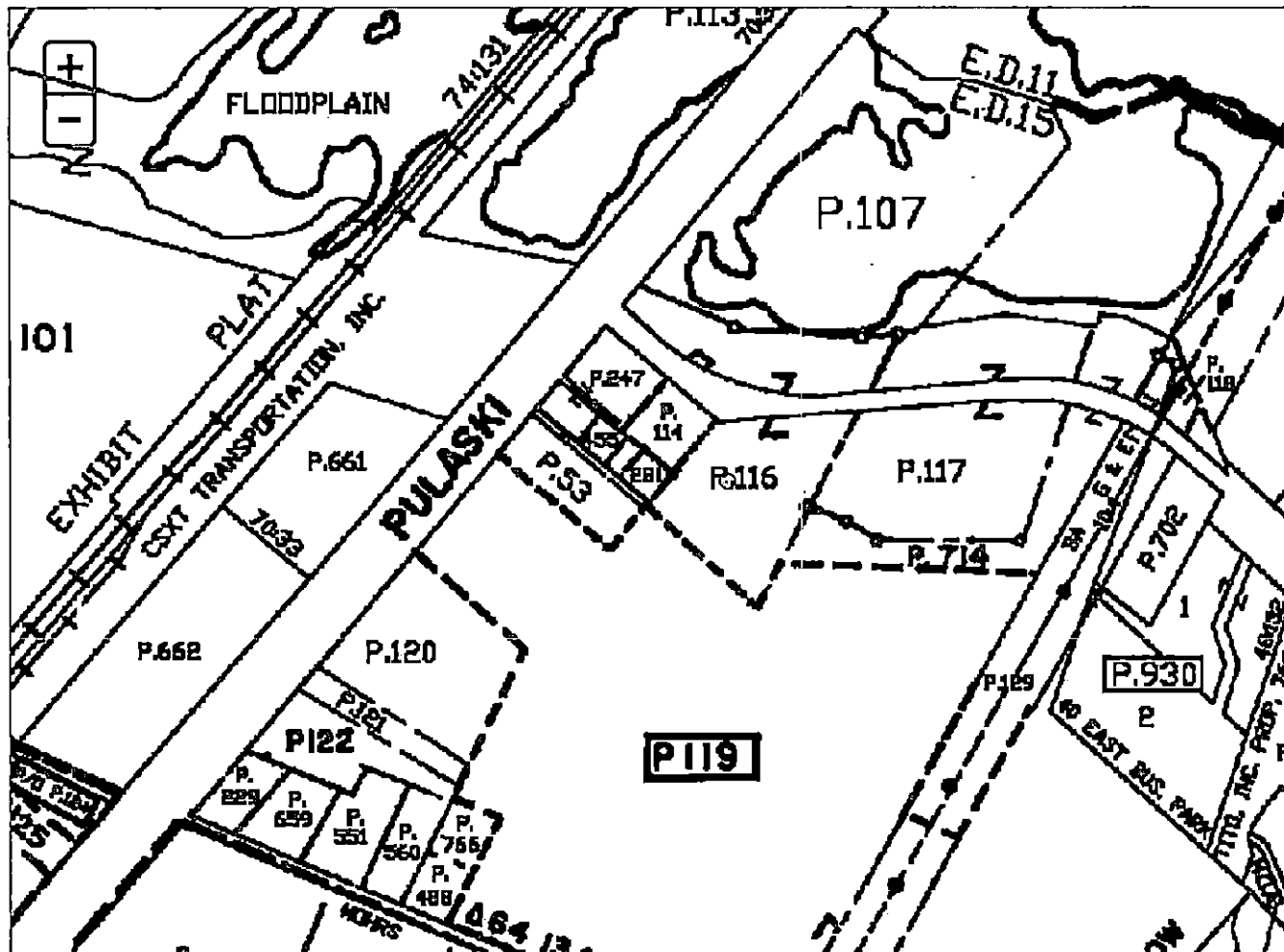
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1514650910			
Owner Information					
Owner Name:	SLIGH & HOWARTH ASSOCIATES INCORPORATED		Use:	INDUSTRIAL NO	
Mailing Address:	11401 SYMPHONY WOODS LN		Deed Reference:	/35158/ 00462	
SILVER SPRING MD 20901-					
Location & Structure Information					
Premises Address:	PULASKI HWY 0-0000		Legal Description:	4.84 AC SES PULASKI HGWY 1450 N OF MOHRS LA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0082	0017	0116		0000	2015
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			4.8400 AC	07	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		33,300	33,300		
Improvements		0	0		
Total:		33,300	33,300	33,300	33,300
Preferential Land:		0			0
Transfer Information					
Seller: REAMES COMMERCIAL LLC		Date: 07/15/2014		Price: \$185,000	
Type: ARMS LENGTH VACANT		Deed1: /35158/ 00462		Deed2:	
Seller: REAMES ROAD SOUTH		Date: 07/27/2010		Price: \$33,325	
Type: NON-ARMS LENGTH OTHER		Deed1: /29712/ 00227		Deed2:	
Seller: NOTTINGHAM FARMS INC		Date: 02/13/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25209/ 00685		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:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1514650910**

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>).

Case No.:

2016-252-SPHXA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	Letter from Community Assoc.
No. 2	amended site plan	
No. 3	exhibit re: open space	
No. 4	photos - vicinity	
No. 5	photos - Sleepy Hollow Park.	
No. 6	plan showing building envelope within site.	
No. 7	CRG Plan	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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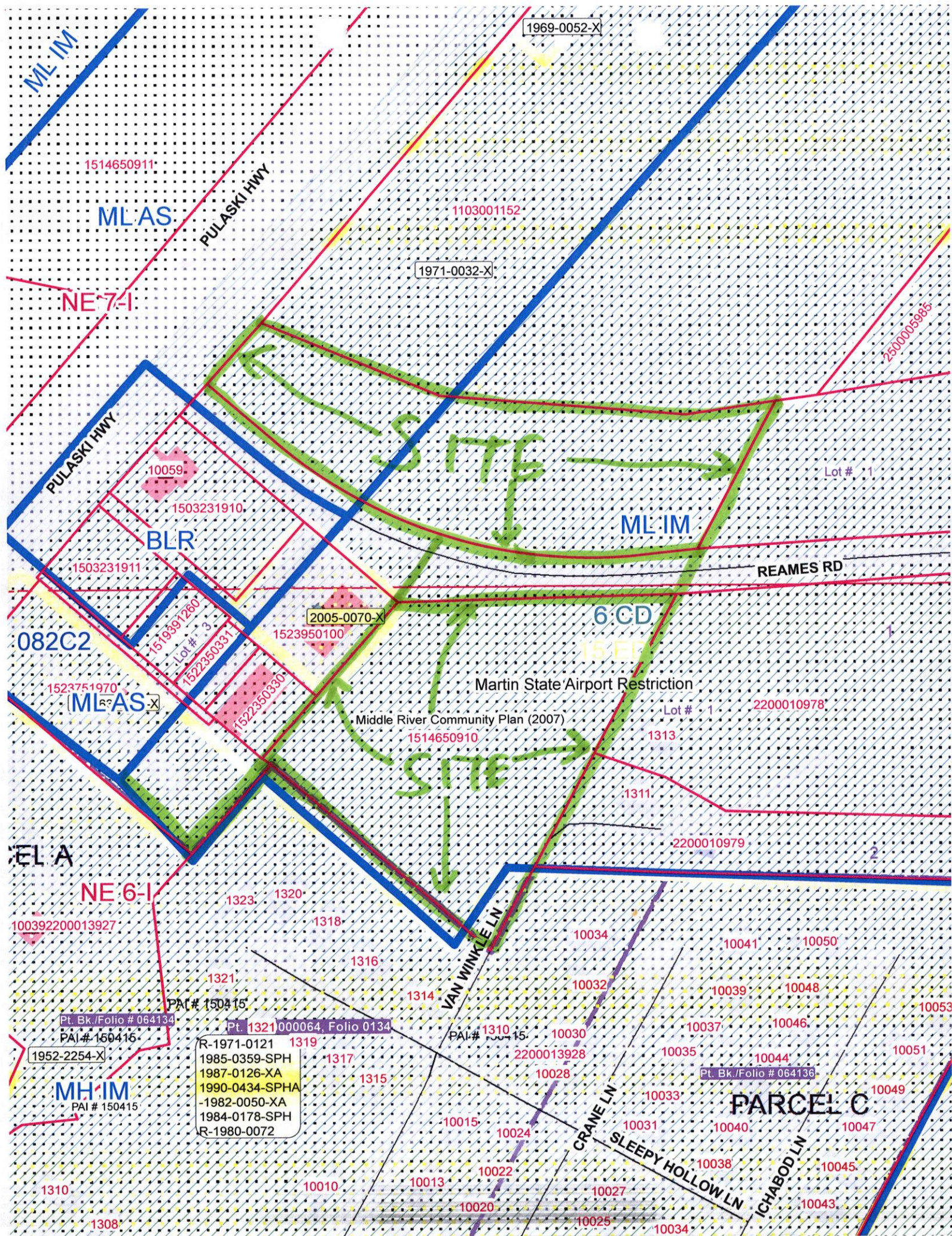
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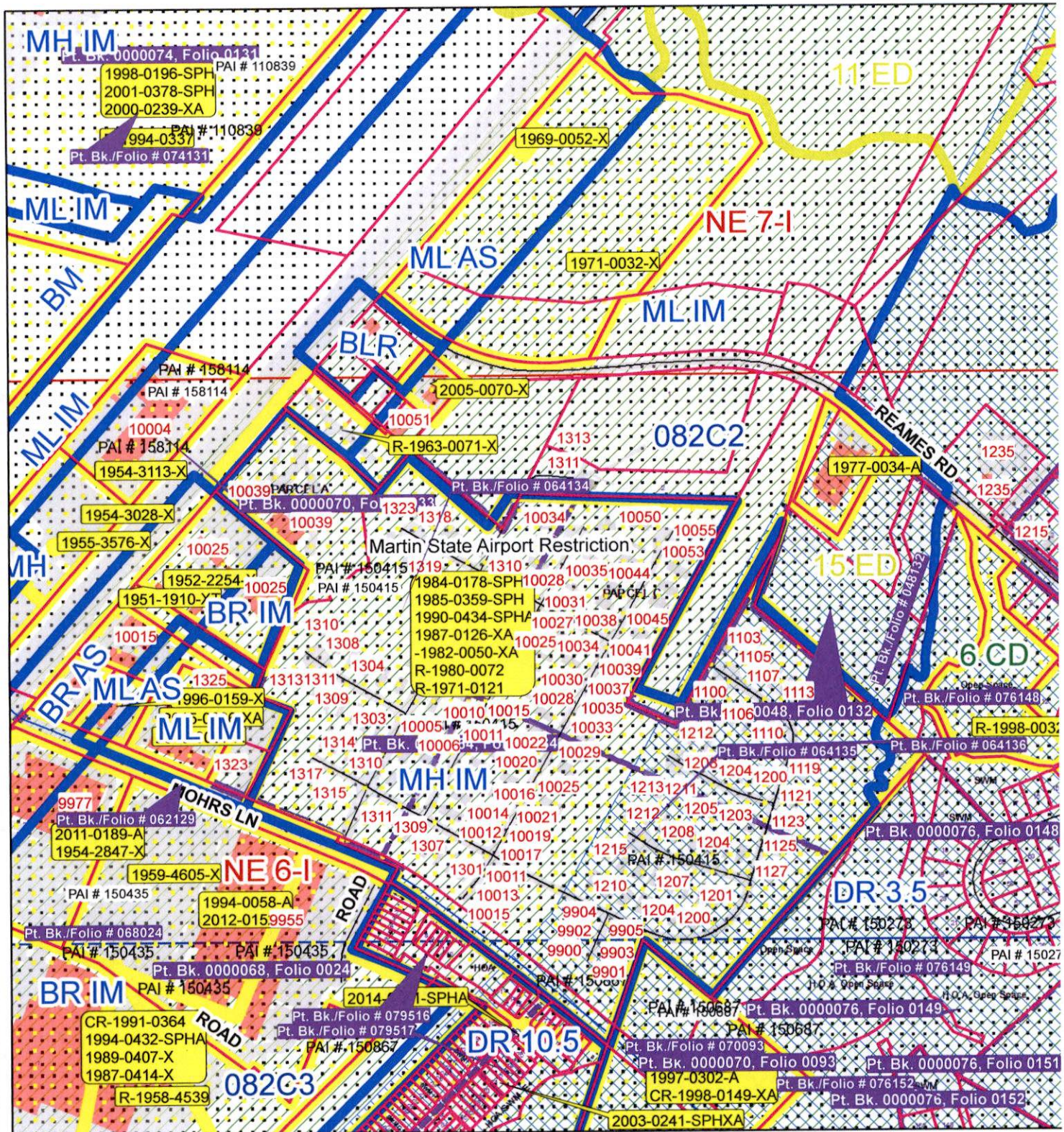
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Sleepy Hollow



Publication Date: 4/20/2016



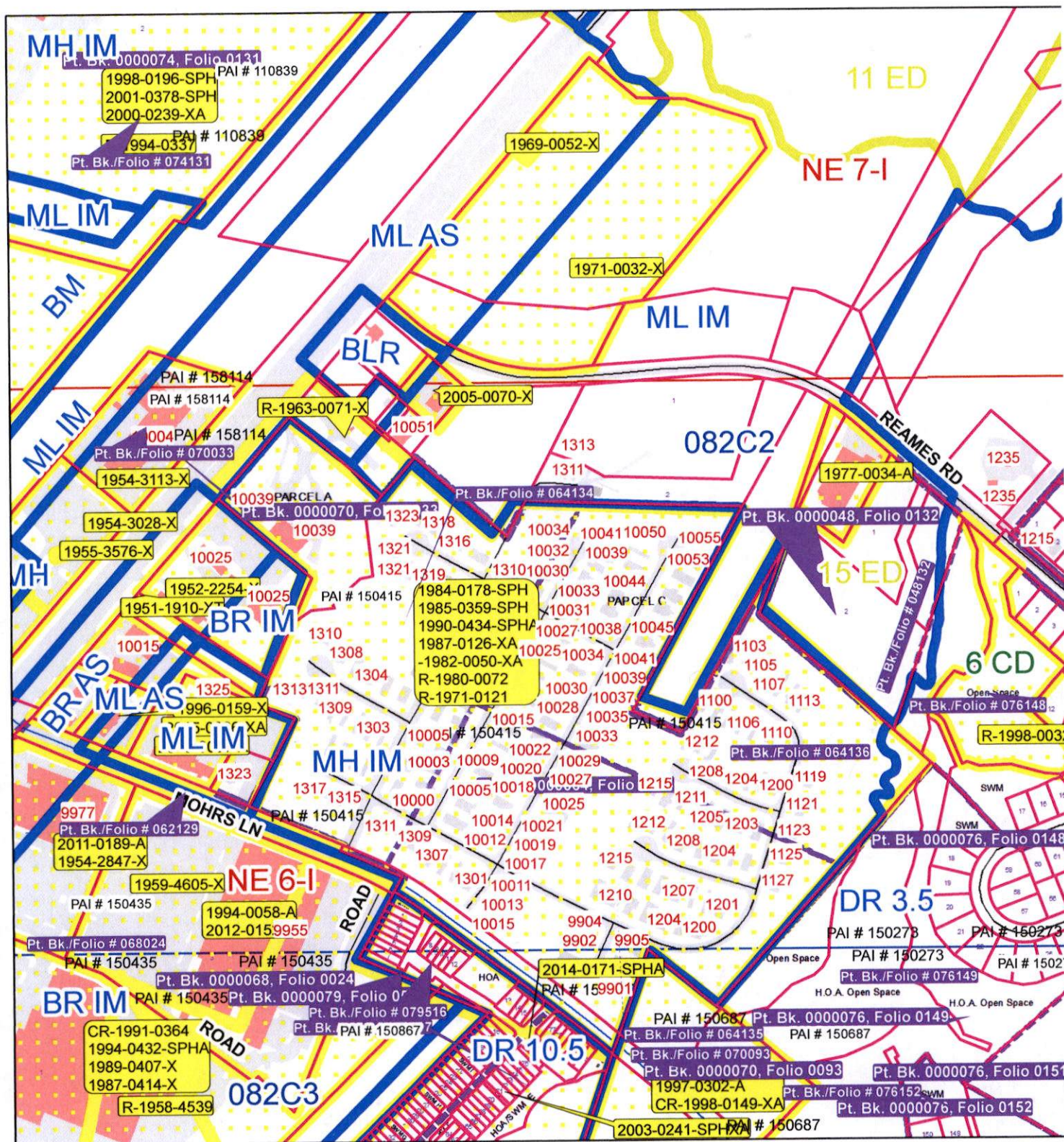
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 112.5 225 450 675 900 Fe

1 inch = 400 feet

Sleepy Hollow



Publication Date: 4/20/2016



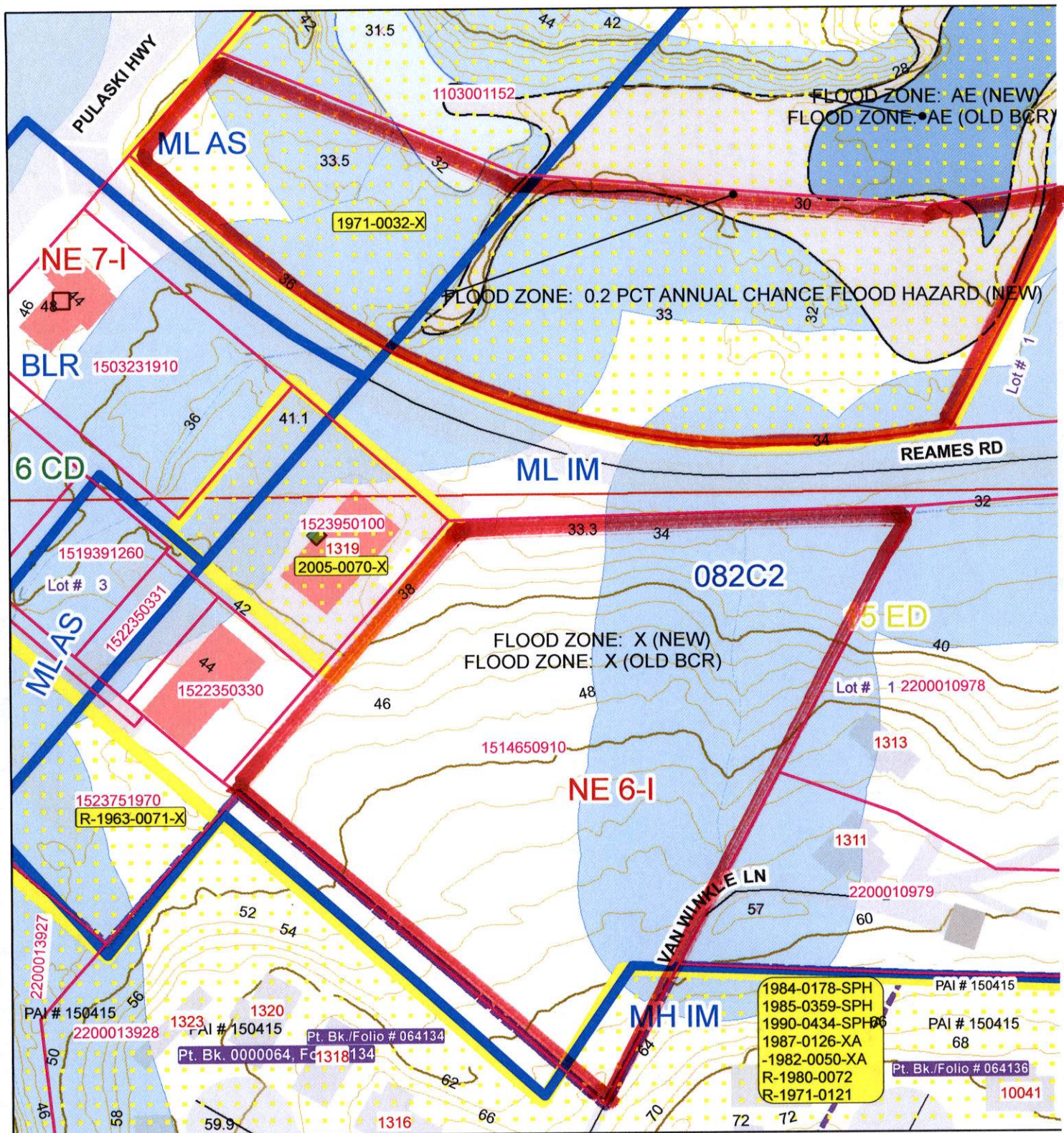
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 112.5 225 450 675 900 Fe

1 inch = 400 feet

Elevations and Flood Hazards



Publication Date: 4/20/2016



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

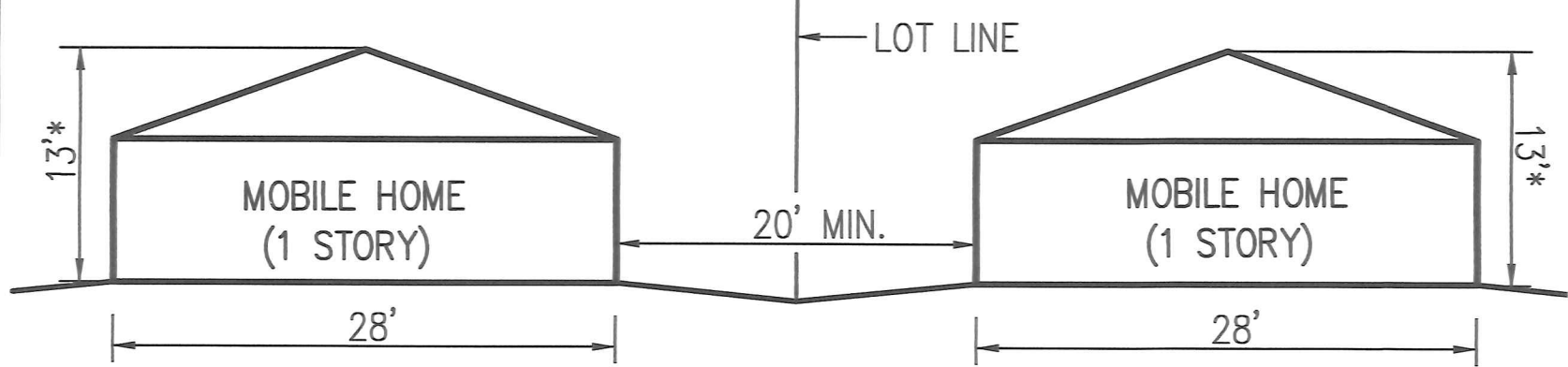


LOT #	LOT AREA (SF)
1	5980
2	5909
3	6564
4	5714
5	6076
6	7522
7	5007
8	5985
9	6411
10	7188

VARIANCES TO BE REQUESTED:	
UNITS REQUIRING A VARIANCE TO BE LOCATED LESS THAN 75 FT. FROM A PROPERTY LINE. SEE PLAN VIEW FOR PROPOSED SETBACK DIMENSIONS.	UNITS REQUIRING A VARIANCE FOR A 20' PRINCIPAL BUILDING SETBACK FROM A FOREST BUFFER IN LIEU OF 35'
LOT 1	LOT 6
LOT 2	LOT 7
LOT 3	LOT 10
LOT 4	
LOT 5	
LOT 6	
LOT 9	
LOT 10	



ELEVATION VIEW
NO SCALE



* BUILDING HEIGHT =13' MEASURED FROM FRAME TO CENTER OF ROOF

BUILDING HEIGHT DETAIL
SCALE: 1"=10'

PULASKI HIGHWAY (MD. RTE. 40)
150' R/W
EX CONC. BRIDGE WALL

PARCEL 247
K.A. BUILDERS, INC.
26022/308
1503231910
USE: COMMERCIAL

P. 0114
HENRY JOHN JR. & LINDA LOU SCHLOGL
20694/00385
TAX ACCT. 1523950100
USE: COMMERCIAL

P. 0281
GERARD GILBERT JASINSKI

P. 0053
TRIL LIMITED PARTNERSHIP LLC
12482/00470
TAX ACCT. 1523751970
USE: INDUSTRIAL

EXISTING PROPERTY LINE TO BE REVEALED
PROPOSED PROPERTY LINE CHANGE, REVISED LOCATION

EX. 10' DRAINAGE & UTILITY WALKWAY EASEMENT (TO BE RELEASED)

P. 0119
SLIGH & HOWARTH ASSOCIATES, INC.
0061/0134
TAX ACCT. 2200013928
USE: RESIDENTIAL (SLEEPY HOLLOW MOBILE HOME PARK)

FEMA MAP DATED SEPTEMBER 26, 2008
FEMA MAP #2400100430F
ZONE X

MARYLAND TRANSPORTATION AUTHORITY
ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND
29264-488

PART OF
P. 0116
SLIGH & HOWARTH ASSOCIATES INC.
35158/00462
USE: INDUSTRIAL

PROPOSED FLOOD PLAIN EASEMENT
2.29 AC.

REAMES ROAD
VARIABLE WIDTH R/W
4832-139

(2) SPECIMEN TREES, TO BE REMOVED
FOREST CONSERVATION VARIANCE IS REQUIRED

PROVIDE WATER AND SEWER EXTENSIONS FOR FUTURE CONNECTIONS

EX. 25' RIGHT OF WAY FOR INGRESS AND EGRESS 1715 FOLIO 259

P. 117
HARRY A. & SUSANNA MAY GEPHARDT
09066/490
TAX ACCT. 2200010978
USE: AGRICULTURAL

P. 0117
HARRY A. & SUSANNA MAY GEPHARDT
09066/00490
TAX ACCT. 2200010978
USE: AGRICULTURAL

P. 0714
WILLIAM E. & SANDRA A. GEPHARDT
09066/00490
TAX ACCT. 2200010978
ML-IM USE: RESIDENTIAL

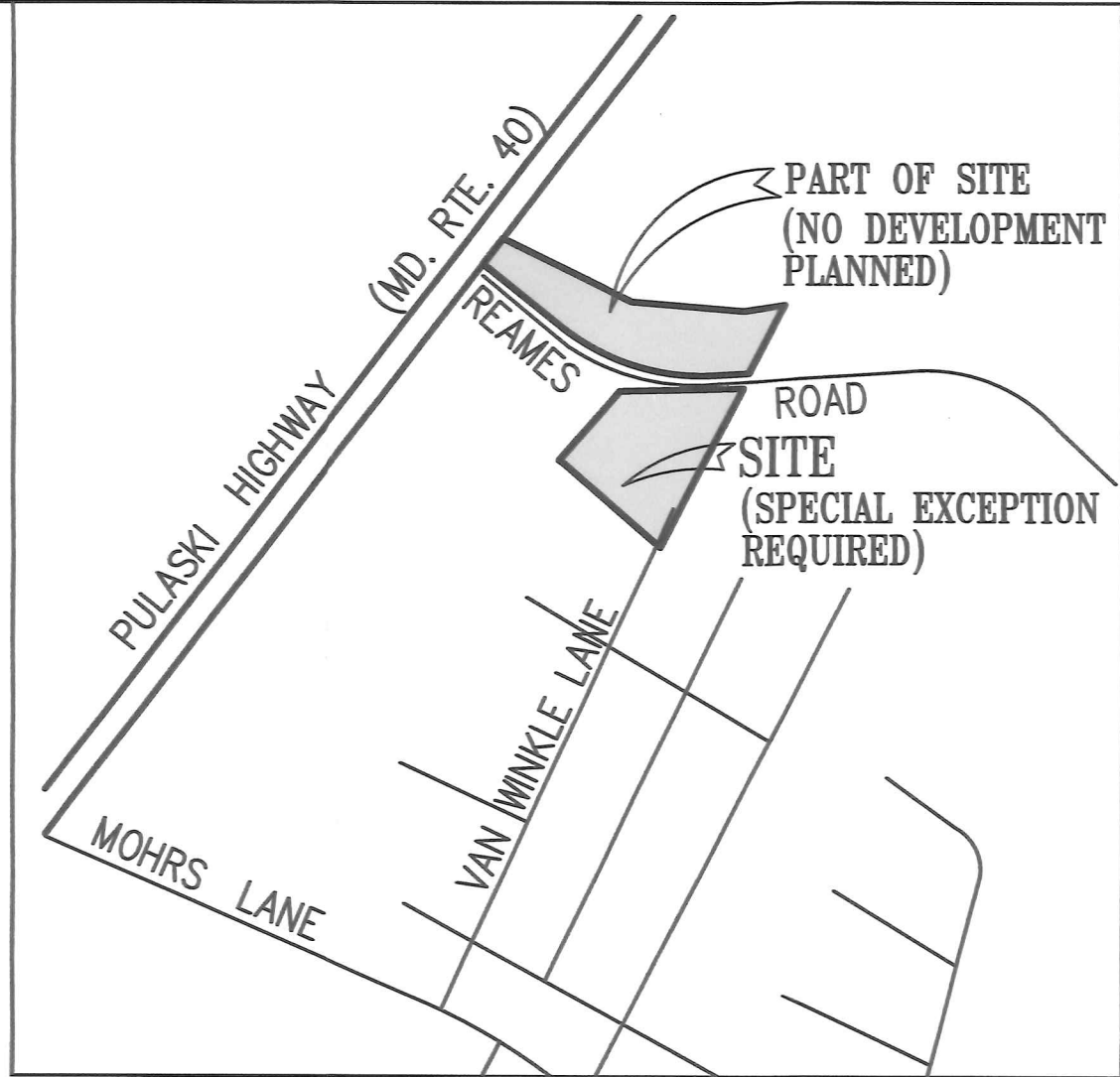
P. 0119
SLIGH & HOWARTH ASSOCIATES, INC.
0064/0134
TAX ACCT. 2200013928
USE: RESIDENTIAL (SLEEPY HOLLOW MOBILE HOME PARK)

SETBACK REQUIREMENTS:

- A75' SETBACK FROM BOUNDARY LINE
- B100' SETBACK FROM PUBLIC ROAD RIGHT-OF-WAY
- C35' PRINCIPAL BUILDING SETBACK FROM A FOREST BUFFER

LEGEND:

- FB FOREST BUFFER
- WETLAND LIMITS
- 60 EXISTING CONTOUR
- TREE LINE
- TRACT BOUNDARY
- SPECIMEN TREES



VICINITY MAP
1"=500'

NOTES:

- PROPERTY OWNER:
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617
- APPLICANT:
ERNEST E. SLIGH
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617
- PROPERTY INFORMATION:
PARCEL 0119, GRID 0017
TAX ACCT. 2200013928
AREA 210830SF/ 4.84 Ac.)
.44 Ac. + 0.39 Ac. TAKEN FROM EXISTING SLEEPY HOLLOW MOBILE PARK.)
- ELECTION DISTRICT: 6
- COUNCILMANIC DISTRICT: 6
- PROPERTY IN CHESAPEAKE BAY CRITICAL AREA: NO
- PROPERTY IN MORATORIUM OR FAILED BASIC SERVICE AREA: NO
- AREA TO BE SUBJECTED TO SPECIAL EXCEPTION: 128502 SF/2.95 AC.
- AREA OF REMAINING PARCEL: 99317 SF/2.28 AC.
- PROPOSED USE: EXPANSION TO AN EXISTING LAWFUL MOBILE HOME PARK.
- ALL MOBILE HOMES ARE FOR PRIMARY RESIDENTIAL USE ONLY.
- THERE ARE TWO PROPOSED OFF STREET ASPHALT PAVED PARKING SPACES FOR EACH MOBILE HOME.
- THE SEWER FOR SLEEPY HOLLOW WILL CONNECT TO THE EXISTING 8" SEWER LOCATED ON THE EAST SIDE OF THE PROPERTY.
- THE WATER FOR SLEEPY HOLLOW WILL COME FROM THE EXISTING 8" WATER LINE LOCATED IN SLEEPY HOLLOW LANE. ALL NEW MOBILE HOMES WILL HAVE INDIVIDUAL WATER AND METERS.
- THE FOREST BUFFER BOUNDARY LINE HAS BEEN ACCURATELY DRAWN TO DEFINE THE MOST RESTRICTIVE SETBACK OF THOSE IMPOSED BY WETLANDS, CLASS IV STREAMS, FLOOD PLAINS.
- OPEN SPACE - FEE IN LIEU OF.
- CURRENT ZONING: ML-IM , ML-AS & MH-IM
- ZONING HISTORY:
CASE #1971-0032X
ZONING ORDER DATED SEPTEMBER 14, 1970 SPECIAL EXCEPTION FOR CONTROLLED EXCAVATION WITHOUT THE USE OF EXPLOSIVES SHOULD BE GRANTED FROM AND AFTER THE DATE OF THIS ORDER, SUBJECT TO THE APPROVAL OF THE SITE PLAN BY THE STATE ROADS COMMISSION, THE BUREAU OF PUBLIC SERVICES AND THE OFFICE OF PLANNING AND ZONING.
ZONING ORDER DATED AUGUST 17 1972, THAT THE SPECIAL EXCEPTION FOR CONTROLLED EXCAVATION WITHOUT THE USE OF EXPLOSIVES, GRANTED SEPTEMBER 14, 1970, SHOULD BE AND THE SAME IS HEREBY EXTENDED FOR A PERIOD OF (3) YEARS, BEGINNING SEPTEMBER 14, 1972, AND ENDING SEPTEMBER 14, 1975.

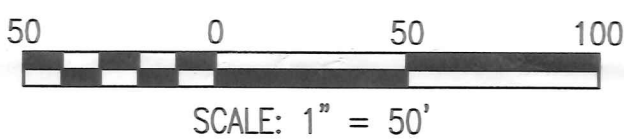
REVISIONS	

ERNEST E. SLIGH
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617

SLEEPY HOLLOW PLAN TO ACCOMPANY SPECIAL EXCEPTION

KEY PLAN

GRAPHIC SCALES



SIGNATURE

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19376
EXPIRATION DATE: 9/22/17

WR&A

WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, Maryland 21231

EXHIBIT

Scale: 1"=50'

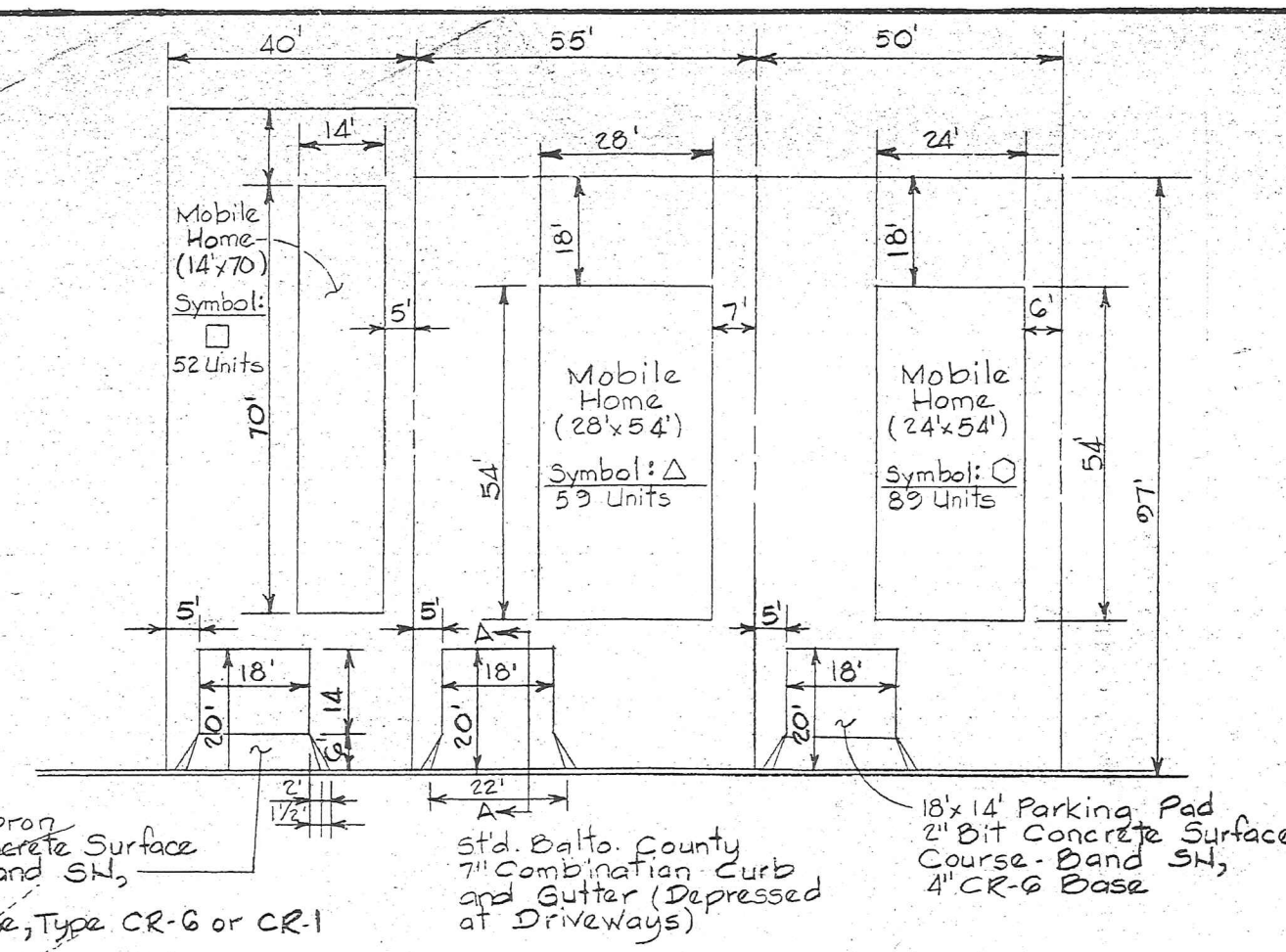
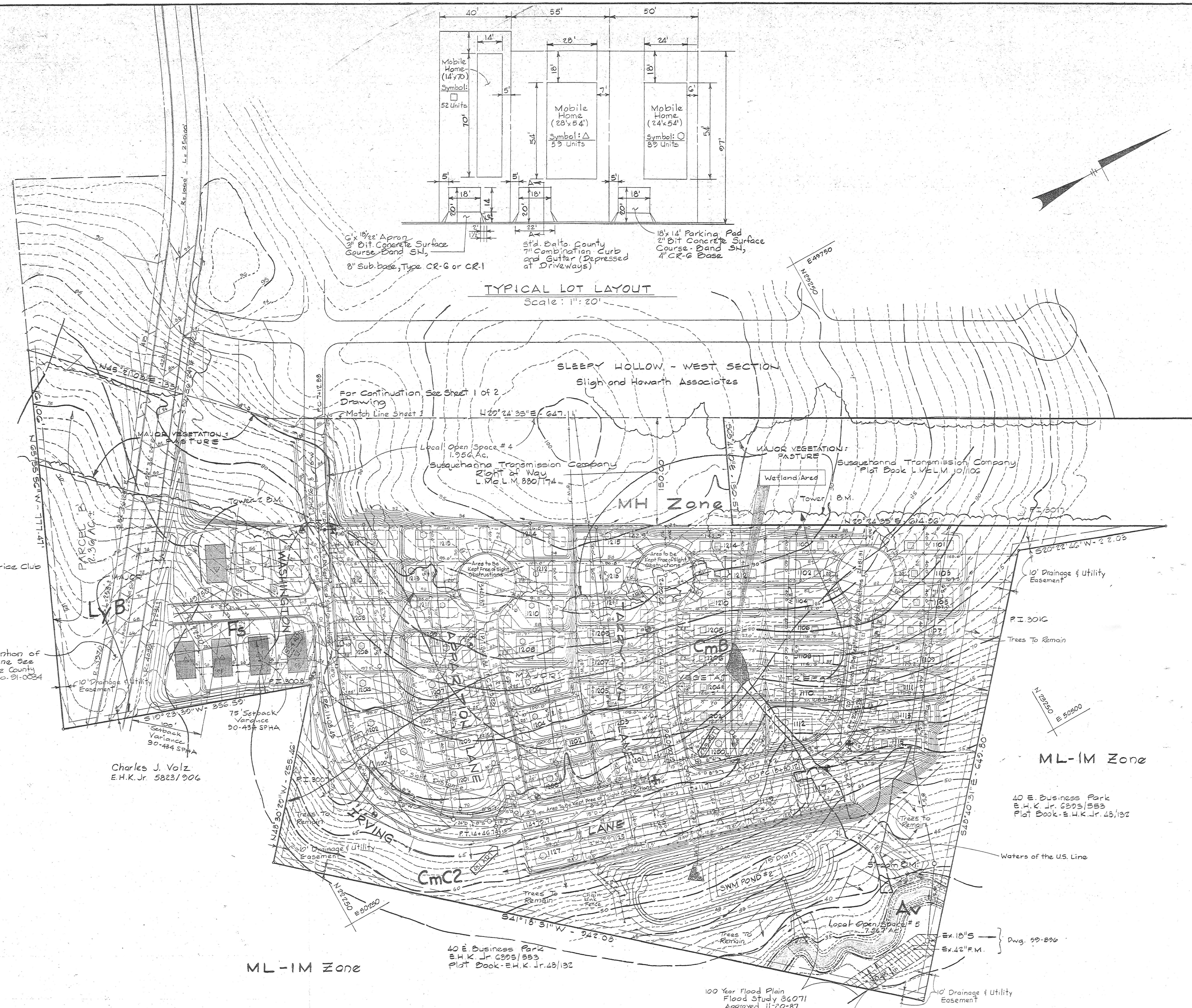
Date: 4-20-2016

Sheet 1 of 1

Des: D.J.L.

Drawn: D.J.L.

Check: J.D.



PARCEL "C" (MOBILE HOME PARK)		
-- LOTS STATUS --		
CONSTRUCTED (EXISTING)	TO BE CONSTRUCTED IN THE FUTURE	2ND. AMENDED CRG.
10024, 10026, 10028 AND 10031 - 10035 ICHABOD LANE	PHASE III CONSTRUCTION WILL TAKE PLACE FALL OF 1991 AND THOSE LOTS ARE AS FOLLOWS: 10012, 10014, 10016-10023, 10027, ICHABOD LANE	1000-1006 VAN TASSEL LANE
10001 - 10041 CRANE LANE		1001 - 1005 ICHABOD LANE
10001 - 10015 VAN WINKLE LANE		CUL-DE-SAC AT WEST END OF SLEEPY HOLLOW LANE AND LOTS 1323, 1324 SLEEPY HOLLOW LANE. HAS BEEN MODIFIED
1300 - 1313 GUNPOWDER CROSS LANE	SLEEPY HOLLOW LANE	
1310 SLEEPY HOLLOW LANE	PHASE IV CONSTRUCTION WILL TAKE PLACE FALL OF 1992 AND THOSE LOTS ARE AS FOLLOWS: 1100-1127 IRVING LANE	
1301 - 1317 WASHINGTON IRVING LANE	1200-1212 IRVING LANE	
	1200-1215 TARRYTOWN LANE	
	1200-1215 APPARITION LANE	

Note: For Extension of Mchrs Lane See Baltimore County Drawing No. 91-0354

Charles J. Volz
E.H.K. Jr. 5823/906

PLAN
Scale: 1"=50'

(15) SOIL TYPES: LIMITATIONS FOR DEVELOPMENT									
SOIL	SUITABILITY AS A SOURCE OF:			SOIL FEATURES AFFECTING:					
	TOPSOIL	SAND AND GRAVEL	ROAD CONSTRUCTION	RESERVOIR	EMBANKMENT	DRAINAGE	GRASSED WATERWAYS	PIPE CONSTRUCTION	
CHRISTIANA	FAIR TO 7" DEEP	UNSUITABLE	CUTS AND FILLS NEEDED: SLOPES UNSTABLE & HARD TO VEGETATE	PLASTIC: SLOWLY PERMEABLE MATERIALS	POOR STABILITY: POOR CAPACITY: HIGH COMPRESSION: BILLY: GOOD RESISTANCE TO PIPING	NOT NEEDED: WELL DRAINED	PLASTIC MATERIALS: DIFFICULT TO VEGETATE	PLASTIC MATERIALS: TRENCHES SUBJECT TO CAVING WHEN WET.	
LOAMY AND CLAYEY LYS. LTD.	FAIR ABOVE CLAY LAYER	UNSUITABLE	CUT SLOPES UNSTABLE & HARD TO VEGETATE: PLASTIC MATERIALS	N/A	N/A	NOT NEEDED: WELL DRAINED	PLASTIC MATERIALS: DIFFICULT TO VEGETATE	PLASTIC MATERIALS: TRENCHES WILL CAVE WHEN WET.	
FALLSINGTON FA, SS,	FAIR	SAND-FAIR BELOW 30": GRAVEL UNSUITABLE	SEASONAL HIGH WATER TABLE: FROST ACTION	N/A	N/A	SEASONAL HIGH WATER TABLE: MODERATE TO HIGH PERMEABILITY: RUNNING SAND IN SUBSTRUCTURE.	SEASONAL HIGH WATER TABLE: MODERATE TO HIGH MOISTURE HOLDING CAPACITY.	SEASONAL HIGH WATER TABLE: TRENCHES SUBJECT TO CAVING.	

DR. J.W.	SCALE: AS NOTED
CK. N.K.	DATE:
DES. W.D.	SHT. 2 OF 2
CK. W.D.	

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP	
This Plan Was Reviewed By The CRG On 11-25-82 With The Following Action Taken	
2-19-92	PLAN APPROVED
2-19-92	Plan Approved DPW
2-19-92	Plan Approved OPZ
2-19-92	Approval Expiration Date 11-25-92
Plan Disapproved	
Continued (ing. Required)	
Plan Referred To Planning	
SECOND AMENDED C. R. G. PLAN FOR SLEEPY HOLLOW FORMERLY KNOWN AS BONNIE BROOK MOBILE HOME PARK BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT 15 COUNCILMANIC DISTRICT NO. 6	
SHEET 2 OF 2 DATE: AUG 30, 1991	
ENGINEER: Thomas J. Shaper THOMAS J. SHAPER REGISTERED P.E. NO. 8457 AUG 30, 1991	
WHITMAN, REQUARDT & ASSOCIATES 2315 SAINT PAUL STREET BALTIMORE, MARYLAND 21218 301-235-3450	
APPLICANT & OWNER ERNEST E. SLIGH SLIGH & HOWARTH ASSOCIATES INC. 11401 SYMPHONY WOODS LANE SILVER SPRING, MD. 20901 301-681-8617	
REVISIONS DATE: DESCRIPTION	
C.R.G. NO. 86071	
PLANNING NO.	
WAIVER NO.	

DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND
RESOURCE MANAGEMENT (DEPRM)

FOREST BUFFER NOTE:

- A VARIANCE TO ARTICLE IX, SECTION 14-341 OF THE BALTIMORE COUNTY CODE TO PERMIT A 50 FOOT FOREST BUFFER FROM AN INTERMITTENT STREAM IN LIEU OF THE REQUIRED 100 FOOT BUFFER WAS GRANTED BY DEPRM ON OCTOBER 15, 1991. CONTINUED UPON THE FOLLOWING WITH THE RESOURCES:
1. A 50 FOOT WIDE FOREST BUFFER SHALL BE ESTABLISHED ALONG THE SOUTHEAST SIDE OF THE STREAM FROM THE STORMWATER MANAGEMENT (SWM) FACILITY DOWNSTREAM TO THE PROPERTY LINE. THIS FOREST BUFFER LIMIT SHALL BE POSTED WITH "FOREST BUFFER - DO NOT DISTURB" SIGNS AVAILABLE FROM 9:00 P.M. AT 100 FEET INTERVALS PRIOR TO OCCUPANCY OF ANY RESIDENTIAL UNITS AFFECTED BY THE FOREST BUFFER.
 2. ALL PROPOSED UNITS AT SLEEPY HOLLOW LANE SHALL BE A MINIMUM OF 15 FEET FROM THE FOREST BUFFER LIMITS.
 3. FOREST BUFFER LIMITS BEHIND THE EXISTING RESIDENTIAL UNITS AT SLEEPY HOLLOW LANE (UPSTREAM OF THE SWM POND) SHALL BE POSTED WITH THE ABOVE-MENTIONED SIGNS CONSISTENT WITH THE LIMITS SHOWN ON THE APPROVED CRG PLAN AS "UNDISTURBED VEGETATED AREAS." THIS POSTING SHALL OCCUR CONCURRENTLY WITH THE FOREST BUFFER POSTING AT SLEEPY HOLLOW LANE.
 4. THE FOREST BUFFER SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE IX, SECTION 14-342. THE REQUIREMENTS OUTLINED IN SECTION 14-342 SHALL BE INCLUDED IN THE LEASES FOR ALL UNITS ADJACENT TO THE FOREST BUFFER. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY REMEDIATION OF FOREST BUFFER DAMAGE CAUSED BY ANY TENANT.
 5. UPON SUBDIVISION OF THE COMMERCIAL LOT ON THE NORTHEAST SIDE OF THE STREAM, THE FOREST BUFFER SHALL BE RECORDED BY METES AND BOUNDS ON THE SUBDIVISION PLAN WITH A DECLARATION OF PROTECTIVE COVENANTS RESTRICTING THE USE OF THE FOREST BUFFER. THE FOREST BUFFER WIDTH ON THE COMMERCIAL LOT SHALL BE 50 FEET FROM THE STREAM.
 6. PRIOR TO ISSUANCE OF ANY USE AND OCCUPANCY PERMIT FOR THE PROPOSED COMMERCIAL DEVELOPMENT, THE NON-FORESTED PORTION OF THE FOREST BUFFER ON THAT LOT SHALL BE ATTACHED TO THIS DEPARTMENT'S SPECIFICATIONS AND THE FOREST BUFFER LIMIT BY A QUALIFIED ENVIRONMENTAL CONSULTANT SHALL BE SUBMITTED TO AND APPROVED BY D.E.P.R.M. PRIOR TO GRADING PLAN OR BUILDING PERMIT APPROVAL.

MOHR'S LANE EXTENSION NOTE:

THE NUMBER OF DWELLINGS BEING SERVED BY MOHR'S LANE WILL BE RESTRICTED TO 200 (INCLUDING THE EXISTING RESIDENCES ON MOHR'S LANE) UNTIL THE SECOND ENTRANCE AT 14300 LANE IS CONSTRUCTED.

UNDISTURBED
VEGETATED
AREAS

Price Club
Formerly Domenick Greco, Et Al
N.R. 3705/400 & N.E. 3705/414

BR-IM Zone

Price Club
Formerly James Cox
O.T.S. 4551/50

--UNITS WITH A VARIANCE TO
BE LOCATED LESS THAN 100
FT. FROM A STREET R/W.
(90-434 S.P.A.)

--UNITS WITH A VARIANCE
TO BE LOCATED LESS
THAN 75 FT. FROM A
TRACT BOUNDARY

Note: For Extension Mohr's Lane
See Baltimore County
Construction Drawing
No. 91-0034

For Continuation See Sheet 2 of 2
Drawing No.

PLAN
SCALE: 1"=50'

NOTE: FUTURE ENTRANCE TO PULASKI HIGHWAY FROM PARCEL "A"
WILL BE DETERMINED DURING CRG PLAN FOR THAT PARCEL.

ZONING HISTORY
(AS APPEARED ON CRG PLAN)

- 82-50-5A
8/27/81 HEARING FOR SPECIAL EXCEPTION FOR TRAILER PARK
11/12/81 ORDER FOR SPECIAL EXCEPTION GRANTED WITH RESTRICTIONS
ORDINANCE NO. 82-50-5A GRANTED BY DEPUTY ZONING
COMMISSIONER.
- 88-178-37A
1/16/89 SPECIAL HEARING FOR UTILIZATION OF SPECIAL EXCEPTION
TO BE EXTENDED FOR THREE (3) YEARS FROM 11/12/88.
- 1/19/89 ORDER BY ZONING COMMISSIONER THAT SPECIAL HEARING
BE GRANTED.
- 2/17/89 APPEAL BY PEOPLE'S COUNSEL - \$86.00 PAID
4/3/89 PURSUANT TO PEOPLE'S COUNSEL FILING A MOTION FOR
DISMISSAL, BOARD OF APPEALS HEREBY DISMISSED THIS
CASE'S APPEAL.
- 85-95-50-1A
2/27/85 ACCEPTED FOR FILING-SPECIAL HEARING FOR AN AMENDMENT
TO THE SITE PLAN IN SPECIAL EXCEPTION CASE NO. 82-50-5A
AND 88-128-37A TO CHANGE THE LAYOUT OF THE TRAILER
PARK AND AMEND THE RESTRICTIONS.
- 6/12/85 HEARING HELD
9/13/85 CONTINUATION REQUESTED BY DAVID L. LYON, ATTORNEY FOR
OWNER.
- 11/12/86 EXPIRATION DATE OF THE EXTENSION GRANTED TO SPECIAL
EXCEPTION 82-50-5A.
- 8/6/86 AMENDED PETITION FOR SPECIAL HEARING (86-353 SPM)
WITHDRAWN BY PETITIONER WITHOUT PREJUDICE.
- 7/8/87 CASE NO. 87-126-5A AND NO. 88A-86-131 SPECIAL EXCEPTION
FOR THE TRAILER PARK GRANTED BY THE COUNTY BOARD OF
APPEALS SUBJECT TO THE FOLLOWING RESTRICTIONS: AND THE
VARIANCES ABOUT THE POWER LINE ARE GRANTED; AND THE
2. VARIANCES ON THE PROPERTIES ADJUTING THE PROPOSED
ACCESS ARE DENIED:

1. THE PLAN SHALL BE MODIFIED ONLY AS REQUIRED FOR STORM
WATER MANAGEMENT.
 2. LOTS SHALL BE RENTAL ONLY.
 3. EACH TRAILER SHALL HAVE A PITCHED, SHINGLED ROOF.
 4. THE OWNER SHALL ESTABLISH A RESTRICTIVE RENTAL
AGREEMENT, INCLUDING, BUT NOT LIMITED TO SIZE AND TYPE
OF UNIT, TRASH DISPOSAL, MAINTENANCE AND REPAIR
STANDARDS, PLACEMENT OF GAS AND OIL TANKS, SKIPPING
AND FOUNDATION REQUIREMENTS. THESE SHALL BE NO CHANGING
OF OIL, NO MOTOR VEHICLE SERVICE AND NO STORAGE OF
RECREATIONAL VEHICLES. ONE COPY OF THAT AGREEMENT SHALL
BE SUBMITTED FOR THE FILE AND ONE SHALL BE AVAILABLE
TO THE PUBLIC.
 5. THERE SHALL BE A RESIDENT MANAGER.
 6. OPEN SPACE SHALL BE NO LESS THAN 15 PERCENT OF THE SITE.
7. THE FUTURE CHANNELLED ENTRANCE AT PULASKI HIGHWAY MUST
BE CREATED IN CONFORMITY WITH THE FIVE CONDITIONS NOTED
IN THE UPPER LEFT HAND CORNER OF EXHIBIT 91.
- THE MOTION TO DISMISS THE CRG APPEAL IN CASE NO. 88A-86-131 IS
GRANTED.

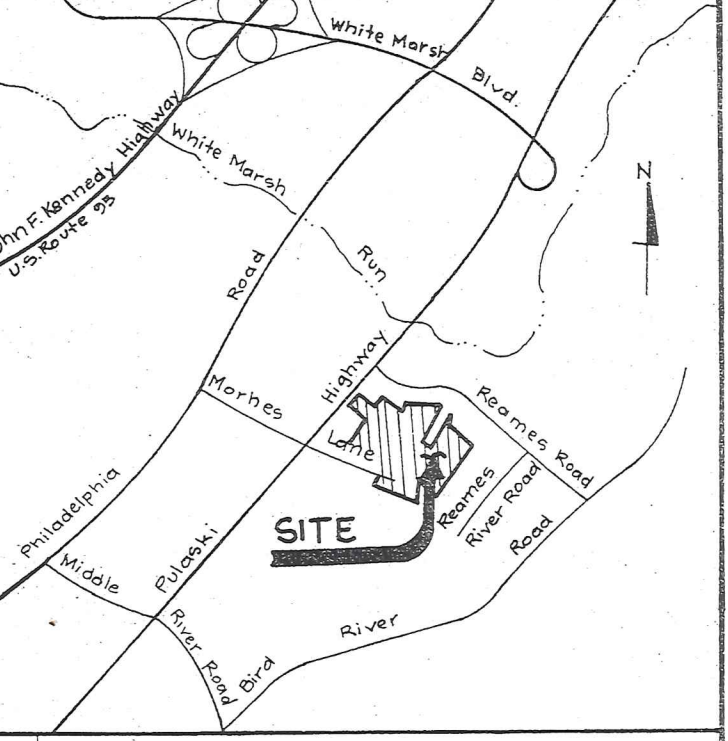
ZONING NOTE 9
414-6-AN AREA OF NOT LESS THAN 2,000 SQUARE FEET SHALL BE ALLOCATED
TO EACH TRAILER, WHICH MUST BE CONNECTED TO SEWER, WATER, AND
ELECTRICITY. (B.C.Z.R. 1985)

414-6-THERE SHALL BE A SPACE OF NOT LESS THAN 25 FEET BETWEEN EACH
TRAILER AND ALSO A SPACE OF NOT LESS THAN 25 FEET BETWEEN ANY TRAILER
AND ANY SERVICE BUILDING OR STRUCTURE USED IN CONNECTION WITH SUCH
PARK. (B.C.Z.R. 1985)

- GENERAL NOTES
1. ALL PROPOSED ON-SITE ROADS, SEWERS, STORM DRAINS AND WATER
LINES SHALL BE PRIVATELY OWNED AND MAINTAINED.
 2. ALL 192 LOTS ARE FOR RENTAL.
 3. ALL GRADING OF EXISTING SOILS SHALL BE DONE UNDER OPTIMUM
MOISTURE CONDITIONS.
 4. DEVELOPER SHALL BACKFILL ALL EXISTING WELLS AND SEPTIC
SYSTEMS ON THIS PROPERTY.
 5. THE ZONING OF THIS PROPERTY IS MH.

- ZONING HISTORY (CONTINUED)
- 10/1/91 CASE NO. 90-484-SHA SPECIAL HEARING TO APPROVE AN
AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN
CASE NO. 87-126-5A AND TO AMEND THE FINAL DEVELOPMENT
PLAN FOR SLEEPY HOLLOW COMMUNITY GRANTED: PETITION FOR
ZONING VARIANCE FROM SECTION 414.6 OF B.C.Z.R. TO PERMIT
1) TRAILERS TO BE LOCATED LESS THAN 100 FEET FROM A STREET
RIGHT-OF-WAY LINE AND 5) TRAILERS TO BE LOCATED LESS THAN 75
FEET FROM A TRACT BOUNDARY GRANTED BY THE DEPUTY ZONING
COMMISSIONER SUBJECT TO THE FOLLOWING RESTRICTIONS:
1. THE PETITIONERS ARE HEREBY MADE AWARE THAT PROCEEDING AT
THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30-DAY
APPEAL PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR
WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONERS
WILL BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR
RETURNING SAID PROPERTY TO ITS ORIGINAL CONDITION.
 2. THE PETITIONERS SHALL PROVIDE ADDITIONAL SCREENING ALONG
THE NORTH SIDE OF MOHR'S LANE. SAID SCREENING TO CONSIST OF
WHITE PINKS, 10 FEET IN CENTER, NOT TO INTERFERE WITH THE
TRANSMISSION LINES OR THE PROPOSED SECOND ACCESS ROAD OFF
OF MOHR'S LANE (EXTENDED).
 3. THE PETITIONERS AGREE AND CONSENT TO GRANT AND CONVEY THE
PROPERTY DESIGNATED AS MOHR'S LANE (EXTENDED) PETITIONER'S
EXHIBIT 1 TO BALTIMORE COUNTY AT NO COST TO THE COUNTY.
SO LONG AS THE PETITIONER IS NOT REQUIRED TO PAY FOR THE
PAVING OF MOHR'S LANE (EXTENDED). IN THE EVENT THAT THE
PETITIONER MUST PAY FOR SAID PAVING, THEN PETITIONER SHALL
NOT HAVE TO DONATE THE PROPERTY TO BALTIMORE COUNTY.

* AS AMENDED
10/28/91



VICINITY MAP
Scale: 1"=200'

ZONING HISTORY
SPECIAL EXCEPTION 82-50-5A

- LIST OF RESTRICTIONS:
1. COMPLIANCE WITH THE CONDITIONS SUBMITTED BY THE BALTIMORE DEPARTMENT
OF TRANSPORTATION, DATED JULY 15, 1981. THE PETITIONERS SHALL INSTALL THE
"FULLY CHANNELLED ENTRANCE AS AN ALTERNATE TO EMERGENCY ACCESS" AND
PERMANENTLY CLOSE THE "EMERGENCY ACCESS FOR MOBILE HOMES" IF REQUIRED
AT A LATER DATE.
 2. THE KEY TO THE EMERGENCY ACCESS GATES SHALL BE THE RESPONSIBILITY OF THE
OWNER AND OR MANAGER OF THE TRAILER PARK, N.Y.
 3. THE ZONING LINES SHALL BE INDICATED ON THE SITE PLAN.
 4. N/A (PUTTING GREEN AND GARDEN)
 5. N/A (TENNIS COURT)
- NOTE NO. 11 ON THE SITE PLAN SHALL BE REVISED TO READ: "THE ACCURACY OF
THIS PLAN IS THE SAME AS THAT ACCURACY REQUIRED FOR A PRELIMINARY PLAN
OF SUBDIVISION. ANY CHANGES MADE IN THIS MOBILE PARK DURING THE
SUBDIVISION DEVELOPMENT APPROVAL PROCESS SHALL BE REVIEWED BY THE ZONING
OFFICE TO INSURE THAT SUCH CHANGES ARE MAJOR AND IN THE SPIRIT OF THE
SPECIAL EXCEPTION GRANTED."
7. THE "EXISTING HOUSE" SHOWN ON PETITIONER'S EXHIBIT 2 AND LOCATED
APPROXIMATELY 50 FEET FROM MOHR'S LANE SHALL NOT BE USED AS A SERVICE
BUILDING.
 8. THE STORAGE AREA FOR RECREATIONAL VEHICLES SHALL BE SET BACK A
MINIMUM OF 50 FEET FROM THE PROPERTY LINE AND SHALL BE SCREENED BY
CRUISEBY (PRIVATE) TREES.
 9. COMPLIANCE WITH SECTION 414 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 10. A REVISED SITE PLAN, INCORPORATING THE ABOVE RESTRICTIONS, SHALL BE
SUBMITTED FOR APPROVAL BY THE BALTIMORE DEPARTMENT OF TRANSPORTATION,
THE DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING AND ZONING.
INCLUDING LANDSCAPING AND SCREENING REQUIRED FOR APPROVAL BY THE CURRENT
PLANNING AND DEVELOPMENT DIVISION.

CRG CHECKLIST NOTES

4. ELECTION DISTRICT 15 (5) COUNCILMANIC DISTRICT 6.
 5. CENSUS TRACT 431.01
 7. WATERSEWER 61-000-0000-18
 8. SITE ACREAGE: 68.00 - 47.84 NET - 48.572
COMMON OPEN SPACE: REQUIRED - 6.23 AC. PROPOSED - 9.25 ACRES =
18.26% OF GROSS AREA: [50] TO BE MAINTAINED BY OWNER
PARKING: REQUIRED - 2.39 UNITS; NO DWELLING UNITS - 192; UNITS
ALLOWED: 978; AVERAGE LOT SIZE = 4888 SQ. FT.
4-W-0 UNITS/0.000 ACRE TYPICAL LOT LAYOUT: SEE DIAGRAM LANDSCAPE
PLANNING REQUIRED AND PROPOSED: 192 TREES TO BE PLANTED AS PER BALTIMORE
COUNTY LANDSCAPE MANUAL FOR RESIDENTIAL AREAS - ONE TREE PER
DWELLING UNIT
FLOOR AREA RATIO IN MH ZONE: MAX. = 3.0; PROPOSED = 0.13
 13. REFERENCE DRAINAGE: WATER - 68-040-1; SEWER 61-102-1
 16. ALL EXISTING ROADWAY AREA TO BE REMOVED EXCEPT IN OPEN SPACE, AS NOTED.
 30. PROPOSED ADDITIONAL LOT'S ON MOHR LANE: 1600
 30. STORMWATER MANAGEMENT PROPOSAL:
STORMWATER MANAGEMENT DETENTION POND TO INFILTRATE DOWNP
FROM FIRST FLOOR OF STORM AND RELEASE 2 AND 10 YEAR STORM RUNOFF
AT PREDEVELOPMENT RATES OF 80 AND 100 CFS, RESPECTIVELY.
FACETING SOILS INCAPABLE OF GREATER INFILTRATION CAPACITIES.
 - 40.1. PROJECT AREA OUTSIDE OF METROLOGICAL AND CRITICAL AREAS
 - 40.2. PROJECT AREA ENCOMPASSES NO MAJOR BIOLOGICAL SPECIES OR ENDANGERED
SPECIES HABITATS.
 41. HAZARDOUS MATERIALS ARE NOT KNOWN TO HAVE BEEN DEPOSITED ON OR WITHIN
A QUARTER MILE OF THE PROJECT AREA
 27. THE OWNER OF THE SUBJECT PROPERTY IS SLIGH AND HENKART ASSOC., INC.
THE DEED REFERENCE IS 8.N.747 FOLIO 717.
 - 1000 PULASKI HIGHWAY
- * 192 UNITS SHOWN ON EXHIBIT 1, CASE 82-50-5A IN SOME CASES,
190 UNITS WERE INCORRECTLY TABULATED ON EXHIBIT 1.

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG On
11-25-92 With The Following Action Taken

2-1-92 PLAN APPROVED

Plan Approved DPW [Signature]
Plan Approved OPZ [Signature]
Approval Expiration Date 11-25-92

Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

SECOND AMENDED C.R.G. PLAN
FOR
SLEEPY HOLLOW
FORMERLY KNOWN AS
BONNIE BROOK MOBILE HOME PARK
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 15
COUNCILMANIC DISTRICT NO. 6

SHEET 1 OF 2 DATE: AUG. 30, 1991

ENGINEER:
[Signature]
THOMAS A. SHAFFER
REGISTERED P.E. NO. 9457
AUG. 30, 1991
DATE

WHITMAN, REQUARDT & ASSOCIATES
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218
301-235-3450

APPLICANT & OWNER
ERNEST E. SLIGH
SLIGH & HOWARD ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MD. 20901
301-681-8617

REVISIONS	DATE	DESCRIPTION

DR. J.W.
CK. N.K.
DES. W.D.
CK. W.D.

SCALE: AS NOTED

DATE:

SHT. 1 OF 2

C.R.G. NO. 86071

PLANNING NO.

WAIVER NO.

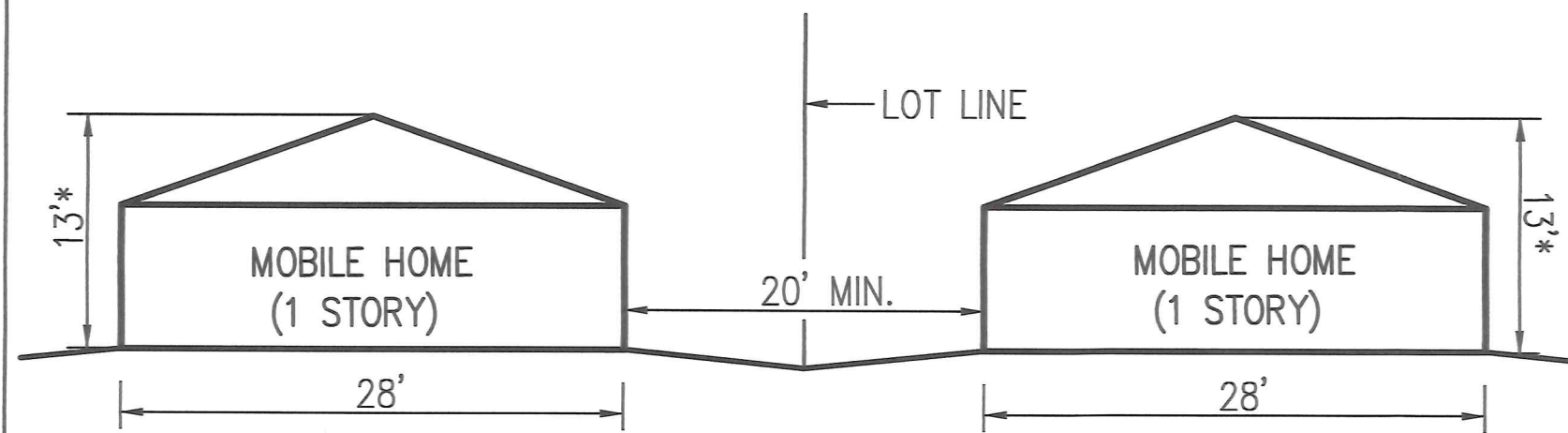
Pt. Ex. 7

LOT #	LOT AREA (SF)
1	5383
2	5295
3	4780
4	4823
5	6843
6	6012
7	6026
8	6782

VARIANCES TO BE REQUESTED:	
UNITS REQUIRING A VARIANCE TO BE LOCATED LESS THAN 75 FT. FROM A PROPERTY LINE. SEE PLAN VIEW FOR PROPOSED SETBACK DIMENSIONS.	
LOT 1	
LOT 2	
LOT 3	
LOT 4	
LOT 8	



ELEVATION VIEW
NO SCALE



* BUILDING HEIGHT =13' MEASURED FROM FRAME TO CENTER OF ROOF
BUILDING HEIGHT DETAIL
SCALE: 1"=10'

PULASKI HIGHWAY (MD. RTE. 40)
150' R/W
EX. CONC. BARRIER WALL

PARCEL 247
K.A. BUILDERS, INC.
26022/308
1503231910
USE: COMMERCIAL

P. 0114
HENRY JOHN JR. & LINDA LOU SCHLOGL
20694/00385
TAX ACCT. 1523950100
USE: COMMERCIAL

P. 0281
GERARD GILBERT JASINSKI
15842/00169
TAX ACCT. 1522350330
USE: INDUSTRIAL

P. 0053
TRIL LIMITED PARTNERSHIP LLC
12482/00470
TAX ACCT. 1523751970
USE: INDUSTRIAL

EXISTING PROPERTY LINE TO BE RELOCATED
PROPOSED PROPERTY LINE CHANGE, REVISED LOCATION

EX. 10' DRAINAGE & UTILITY WALKWAY EASEMENT (TO BE RELEASED)

P. 0119
SLIGH & HOWARTH ASSOCIATES, INC.
0061/0134
TAX ACCT 2200013928
USE: RESIDENTIAL (SLEEPY HOLLOW MOBILE HOME PARK)

FEMA MAP DATED SEPTEMBER 26, 2008
FEMA MAP #2400100430F
ZONE X

MARYLAND TRANSPORTATION AUTHORITY
ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND
29264-488

PART OF P. 0116
SLIGH & HOWARTH ASSOCIATES INC.
35158/00462
USE: INDUSTRIAL

PROPOSED FLOOD PLAIN EASEMENT
2.29 AC.

REAMES ROAD
VARIABLE WIDTH R/W
4832-139

EX. 54'S (OWG. #6151021)

EX. 86' 32' 19"W

EX. 49' 04' 36"E

EX. 10' UTILITY EASEMENT

50665-449, 5418-260

EX. 10' UTILITY EASEMENT

50665-449, 5418-260

EX. 10' UTILITY EASEMENT

50665-449, 5418-260

EX. 10' UTILITY EASEMENT

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EX. 10' UTILITY EASEMENT

50665-449, 5418-260

EX. 10' UTILITY EASEMENT

50665-449, 5418-260

P. 117
HARRY A. & SUSANNA MAY GEPHARDT
09066/490
TAX ACCT. 2200010978
USE: AGRICULTURAL

P. 0117
HARRY A. & SUSANNA MAY GEPHARDT
09066/00490
TAX ACCT. 2200010978
USE: AGRICULTURAL

P. 0714
WILLIAM E. & SANDRA A. GEPHARDT
09066/00490
TAX ACCT. 2200010978
USE: RESIDENTIAL

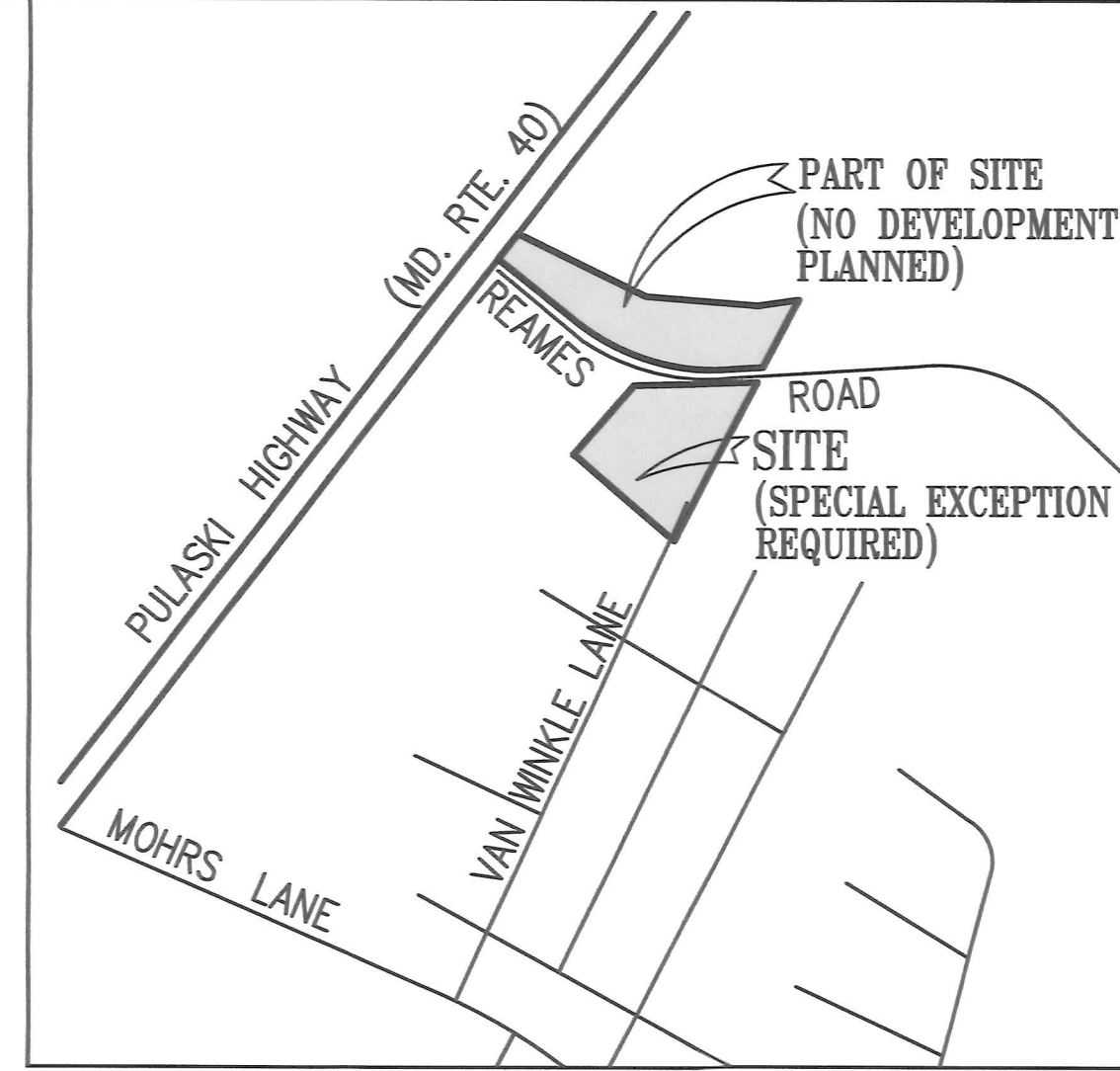
P. 0119
SLIGH & HOWARTH ASSOCIATES, INC.
0064/0134
TAX ACCT. 2200013928
USE: RESIDENTIAL (SLEEPY HOLLOW MOBILE HOME PARK)

SETBACK REQUIREMENTS:

- 75' SETBACK FROM BOUNDARY LINE
- 100' SETBACK FROM PUBLIC ROAD RIGHT-OF-WAY
- 35' PRINCIPAL BUILDING SETBACK FROM A FOREST BUFFER

LEGEND:

- FB FOREST BUFFER
- WETLAND LIMITS
- 60 EXISTING CONTOUR
- TREE LINE
- TRACT BOUNDARY
- SPECIMEN TREES



VICINITY MAP
1"=500'

NOTES:

- PROPERTY OWNER:
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617
- APPLICANT:
ERNEST E. SLIGH
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617
- PROPERTY INFORMATION:
PARCEL 0116 MAP #0082 GRID 0017
TAX ACCOUNT No. 1514650910
DEF. REFERENCE 35158/00462 (AREA 210830SF/ 4.84 AC.)
SITE AREA: 227736 SF/5.23 AC. (.84 AC. + 0.39 AC. TAKEN FROM EXISTING SLEEPY HOLLOW MOBILE PARK.)
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 6
- PROPERTY IN CHESAPEAKE BAY CRITICAL AREA: NO
- PROPERTY IN MORATORIUM OR FAILED BASIC SERVICE AREA: NO
- AREA TO BE SUBJECTED TO SPECIAL EXCEPTION: 128502 SF/2.95 AC.
- AREA OF REMAINING PARCEL: 99317 SF/2.28 AC.
- PROPOSED USE: EXPANSION TO AN EXISTING LAWFUL MOBILE HOME PARK.
- ALL MOBILE HOMES ARE FOR PRIMARY RESIDENTIAL USE ONLY.
- THERE ARE TWO PROPOSED OFF STREET ASPHALT PAVED PARKING SPACES FOR EACH MOBILE HOME.
- THE SEWER FOR SLEEPY HOLLOW WILL CONNECT TO THE EXISTING 8" SEWER LOCATED ON THE EAST SIDE OF THE PROPERTY.
- THE WATER FOR SLEEPY HOLLOW WILL COME FROM THE EXISTING 8" WATER LINE LOCATED IN SLEEPY HOLLOW LANE. ALL NEW MOBILE HOMES WILL HAVE INDIVIDUAL WATER AND METERS.
- THE FOREST BUFFER BOUNDARY LINE HAS BEEN ACCURATELY DRAWN TO DEFINE THE MOST RESTRICTIVE SETBACK OF THOSE IMPOSED BY WETLANDS, CLASS IV STREAMS, FLOOD PLAINS.
- OPEN SPACE - FEE IN LIEU OF.
- CURRENT ZONING: ML-IM, ML-AS & MH-IM
- ZONING HISTORY:

CASE #1971-0032X
ZONING ORDER DATED SEPTEMBER 14, 1970 SPECIAL EXCEPTION FOR CONTROLLED EXCAVATION WITHOUT THE USE OF EXPLOSIVES SHOULD BE GRANTED FROM AND AFTER THE DATE OF THIS ORDER, SUBJECT TO THE APPROVAL OF THE SITE PLAN BY THE STATE ROADS COMMISSION, THE BUREAU OF PUBLIC SERVICES AND THE OFFICE OF PLANNING AND ZONING.

ZONING ORDER DATED AUGUST 17 1972, THAT THE SPECIAL EXCEPTION FOR CONTROLLED EXCAVATION WITHOUT THE USE OF EXPLOSIVES, GRANTED SEPTEMBER 14, 1970, SHOULD BE AND THE SAME IS HEREBY EXTENDED FOR A PERIOD OF (3) YEARS, BEGINNING SEPTEMBER 14, 1972, AND ENDING SEPTEMBER 14, 1975.

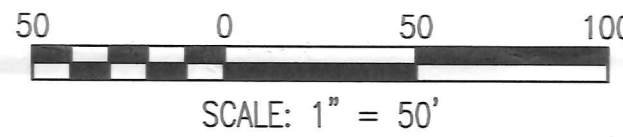
REVISIONS

ERNEST E. SLIGH
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617

SLEEPY HOLLOW PLAN TO ACCOMPANY SPECIAL EXCEPTION

KEY PLAN

GRAPHIC SCALES



SIGNATURE

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19376
EXPIRATION DATE: 9/22/17

WR&A

WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, Maryland 21201

EXHIBIT

2

Scale: 1"=50'

Date: 4-20-2016

Sheet 1 of 1

Des: D.J.L.

Drawn: D.J.L.

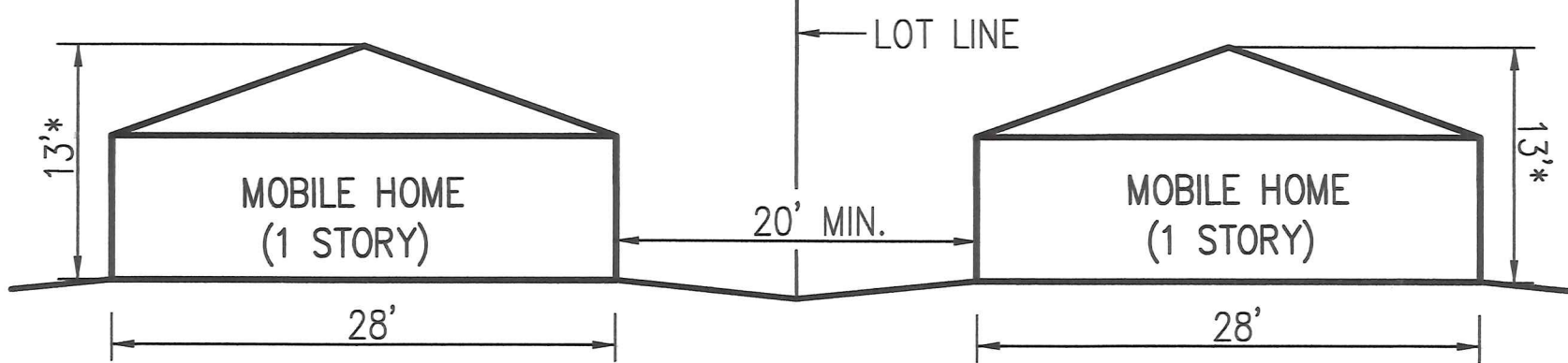
Check: J.D.

LOT AREAS	
LOT #	LOT AREA (SF)
1	5980
2	5909
3	6564
4	5714
5	6076
6	7522
7	5007
8	5985
9	6411
10	7188

VARIANCES TO BE REQUESTED:	
UNITS REQUIRING A VARIANCE TO BE LOCATED LESS THAN 75 FT. FROM A PROPERTY LINE. SEE PLAN VIEW FOR PROPOSED SETBACK DIMENSIONS.	UNITS REQUIRING A VARIANCE FOR A 20' PRINCIPAL BUILDING SETBACK FROM A FOREST BUFFER IN LIEU OF 35'
LOT 1	LOT 6
LOT 2	LOT 7
LOT 3	LOT 10
LOT 4	
LOT 5	
LOT 6	
LOT 9	
LOT 10	

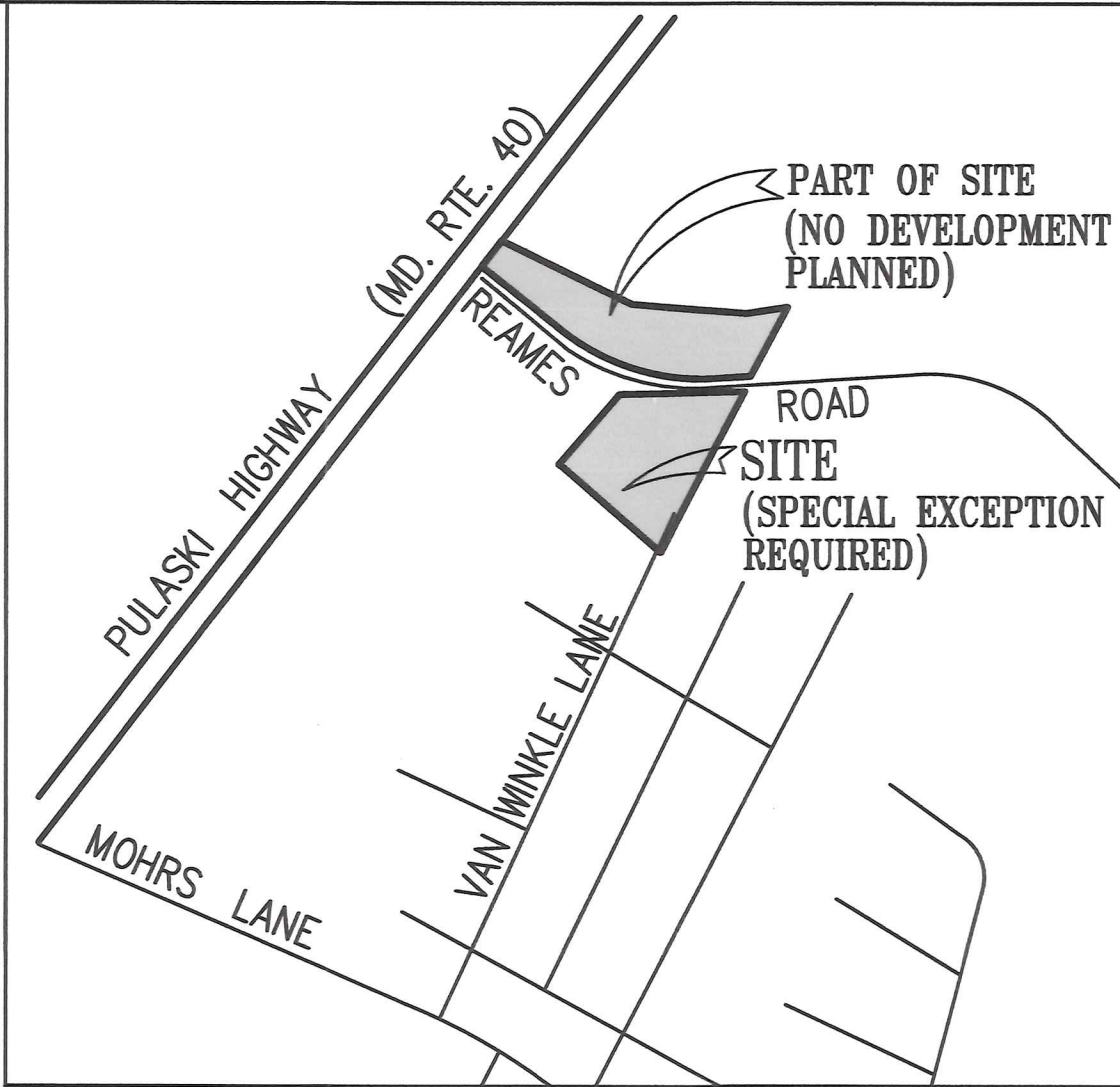
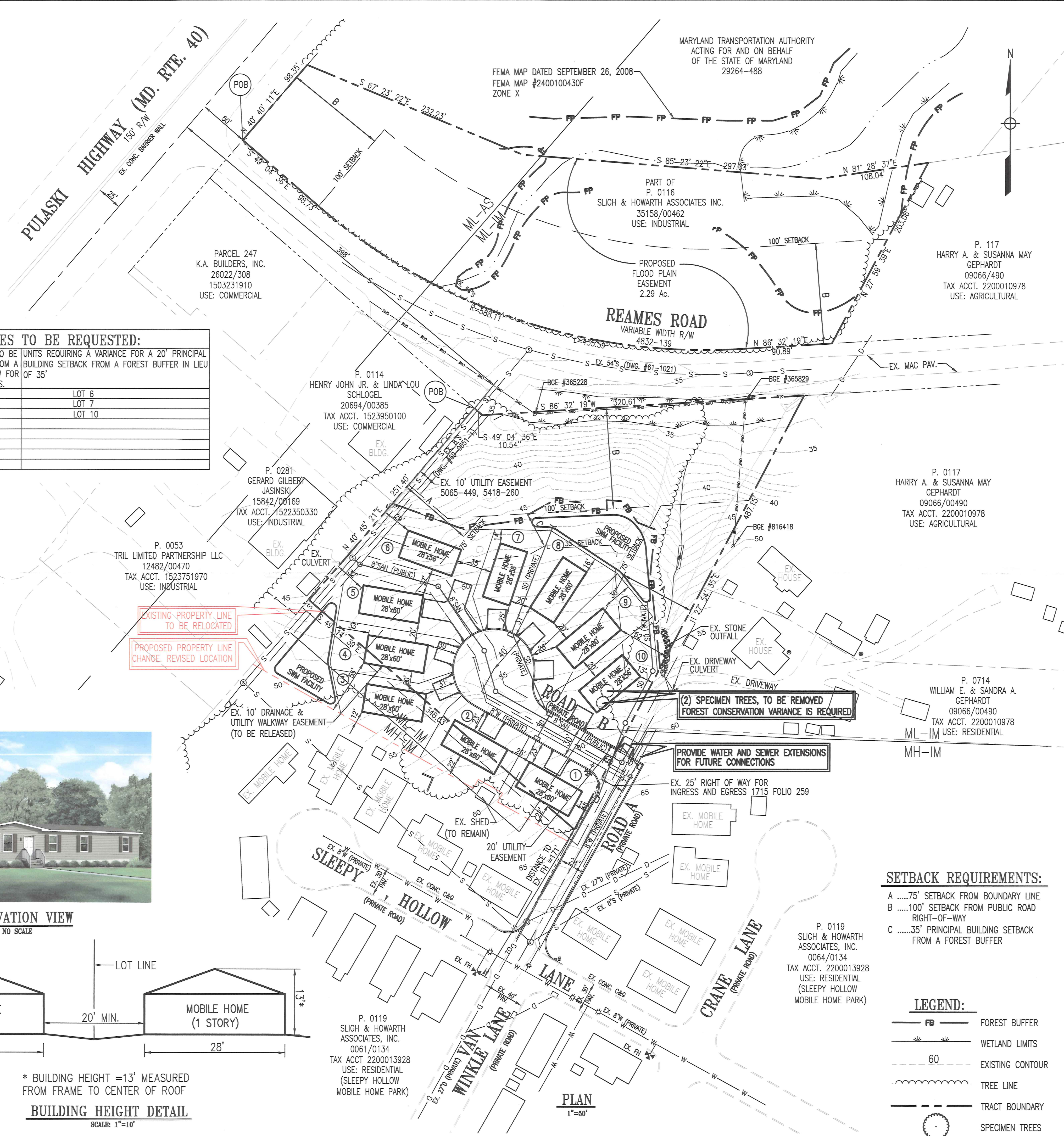


ELEVATION VIEW
NO SCALE



* BUILDING HEIGHT =13' MEASURED FROM FRAME TO CENTER OF ROOF

BUILDING HEIGHT DETAIL
SCALE: 1"=10'



VICINITY MAP
1"=500'

NOTES:

- PROPERTY OWNER:
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617
- APPLICANT:
ERNEST E. SLIGH
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617
- PROPERTY INFORMATION:
PARCEL 0116 MAP #0082 GRID 0017
TAX ACCOUNT NO. 1514650910
DEED REFERENCE 35158/00462 (AREA 210830SF/ 4.84 Ac.)
SITE AREA: 227736 SF/5.23 Ac. (4.84 Ac. + 0.39 Ac. TAKEN FROM EXISTING SLEEPY HOLLOW MOBILE PARK.)
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 6
- PROPERTY IN CHESAPEAKE BAY CRITICAL AREA: NO
- PROPERTY IN MORATORIUM OR FAILED BASIC SERVICE AREA: NO
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- OPEN SPACE - FEE IN LIEU OF.
- CURRENT ZONING: ML-IM , ML-AS & MH-IM
- ZONING HISTORY:

CASE #1971-0032X
ZONING ORDER DATED SEPTEMBER 14, 1970 SPECIAL EXCEPTION FOR CONTROLLED EXCAVATION WITHOUT THE USE OF EXPLOSIVES SHOULD BE GRANTED FROM AND AFTER THE DATE OF THIS ORDER, SUBJECT TO THE APPROVAL OF THE SITE PLAN BY THE STATE ROADS COMMISSION, THE BUREAU OF PUBLIC SERVICES AND THE OFFICE OF PLANNING AND ZONING.

ZONING ORDER DATED AUGUST 17 1972, THAT THE SPECIAL EXCEPTION FOR CONTROLLED EXCAVATION WITHOUT THE USE OF EXPLOSIVES, GRANTED SEPTEMBER 14, 1970, SHOULD BE AND THE SAME IS HEREBY EXTENDED FOR A PERIOD OF (3) YEARS, BEGINNING SEPTEMBER 14, 1972, AND ENDING SEPTEMBER 14, 1975.

#2016-0252-SPHXA
RJD

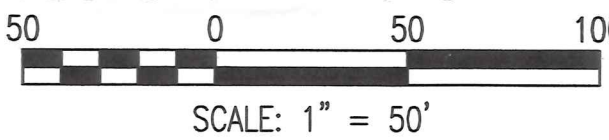
REVISIONS

ERNEST E. SLIGH
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617

SLEEPY HOLLOW PLAN TO ACCOMPANY SPECIAL EXCEPTION

KEY PLAN

GRAPHIC SCALES



SIGNATURE



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19376
EXPIRATION DATE: 9/22/17

WR&A

WHITMAN, REQUARDT
& ASSOCIATES, LLP
801 South Caroline Street, Baltimore, Maryland 21201

Scale: 1"=50'

Date: 4-20-2016

Sheet 1 of 1

Des: D.J.L.

Drawn: D.J.L.

Check: J.D.

Note: For Extension of
Mains Lane See
Baltimore County
Drawing No. SH-0034

Charles J. Volz
E.H.K. Jr. 5823/906

For Continuation, See Sheet 1 of 2
Drawing
Match Line Sheet 1

Local Open Space #4
1.956 Ac.
Susquehanna Transmission Company
2201 W. of Hwy
L.M. L.M. 880/174

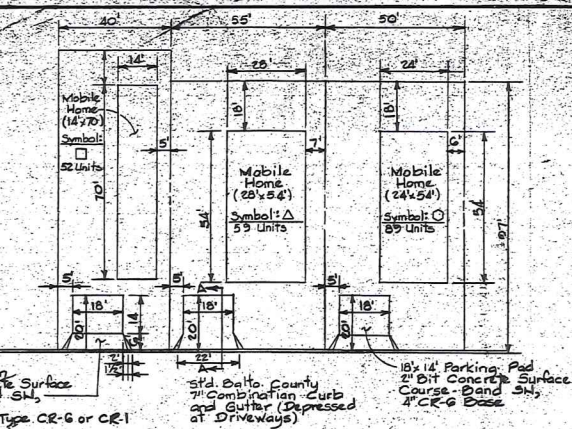
MAJOR VEGETATION:
PASTURE
Susquehanna Transmission Company
Flat Book L.M.L.M. 10/100

40 E. Business Park
E.H.K. Jr. 6395/553
Plot Book E.H.K. Jr. 45/132

PLAN
Scale: 1"=50'

100 Year Flood Plain
Flood Study 36071
Approved 11-20-87

Ex. 90' Utility Easement
Plot # R.W. 99-45-6



PARCEL "C" (MOBILE HOME PARK) -- LOTS STATUS --		
CONSTRUCTED (EXISTING)	TO BE CONSTRUCTED IN THE FUTURE	2ND - AMENDED CRG
10024, 10026, 10028 AND 10021 - 10025 ZACHARY LANE	PHASE III CONSTRUCTION WILL TAKE PLACE FALL OF 1991 AND THOSE LOTS ARE AS FOLLOWS: 10026, 10024, 10016 10001 - 10015 VAN WINKLE LANE 1300 - 1313 SHOFORDE CROSS LANE	1000-1005 VAN TASSLE LANE 1001 - 1005 ZACHARY LANE 1006-1008 AT WEST END OF SLEEPY HOLLOW LANE AND LOTS 1323, 1325 SLEEPY HOLLOW LANE HAS BEEN MODIFIED
1310 SLEEPY HOLLOW LANE 1301 - 1317 WASHINGTON IRVING LANE	PHASE IV CONSTRUCTION WILL TAKE PLACE FALL OF 1992 AND THOSE LOTS ARE AS FOLLOWS: 1000-1127 IRVING LANE 1200-1212 IRVING LANE 1200-1215 TARRANT LANE 1200-1215 APPARITION LANE	

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
11-25-82 With The Following Action Taken
2nd AMENDED PLAN APPROVED
3-19-92
Plan Approved DFW
Plan Approved OPZ
Approval Expiration Date 11-25-92
Plan Disapproved
Continued h.c. Required
Plan Referred To Plan, etc.

SECOND AMENDED C. R. G. PLAN
THIRD
FOR
SLEEPY HOLLOW
FORMERLY KNOWN AS
BONNIE BROOK MOBILE HOME PARK
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 15
COUNCILMANIC DISTRICT NO. 6

SHEET 2 OF 2 DATE: 2003/05/09
ENGINEER:
June 2, 2016
THOMAS J. SHAFER
REGISTERED PE NO. 8457
AUG 30/1988
DATE
WHITMAN, REQUARDT & ASSOCIATES
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218
301-235-3450

APPLICANT & OWNER
ERNEST E. SLIGH
SLIGH & HOWARD ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MD. 20901
301-681-8617

REVISIONS	DATE	DESCRIPTION

C.R.G. NO. 86071

PLANNING NO.

WAIVER NO.

(15) SOIL TYPES: LIMITATIONS FOR DEVELOPMENT									
SOIL	SUITABILITY AS A SOURCE OF:			SOIL FEATURES AFFECTING:					
	TOPSOIL	SAND AND GRAVEL	ROAD CONSTRUCTION	RESERVOIR	EMBANKMENT	DRAINAGE	GRASSED WATERWAYS	PIPE CONSTRUCTION	
CHRISTIANA	FAIR TO 7' DEEP	UNSATURABLE	CUTS ARE FILLS NEEDS SLOPED UNSATURABLE & HARD TO VEGETATE PLASTIC MATERIAL	PLASTIC SLOPE PERMEABLE WATERWAYS	POOR STABILITY: POOR CAPACITY: HIGH COMPRESS- IBILITY GOOD RESISTANCE TO PIPING	NOT NEEDED: WELL DRAINED	PLASTIC MATERIALS: DIFFICULT TO VEGETATE	PLASTIC MATERIALS: TRENCHES SUBJECT TO CAVING WHEN WET.	
LOAMY AND CLAYEY LIM. LYS.	FAIR ABOVE CLAY LAYER	UNSATURABLE	CUT SLOPES UNSATURABLE & HARD TO VEGETATE: PLASTIC MATERIALS:	N/A	N/A	NOT NEEDED: WELL DRAINED	PLASTIC MATERIALS: DIFFICULT TO VEGETATE	PLASTIC MATERIALS: TRENCHES WILL CAVE WHEN WET.	
FALLSTON FA, FS.	FAIR	SAND-FAIR BELOW 90" UNSATURABLE	SEASONAL HIGH WATER TABLE: POOR ACTION	N/A	N/A	SEASONAL HIGH WATER TABLE: POOR ACTION: POOR STABILITY: POOR SAND IN SUBSTRUCTURE.	SEASONAL HIGH WATER TABLE: MODERATE TO HIGH MOISTURE HOLDING CAPACITY.	SEASONAL HIGH WATER TABLE: TRENCHES SUBJECT TO CAVING.	

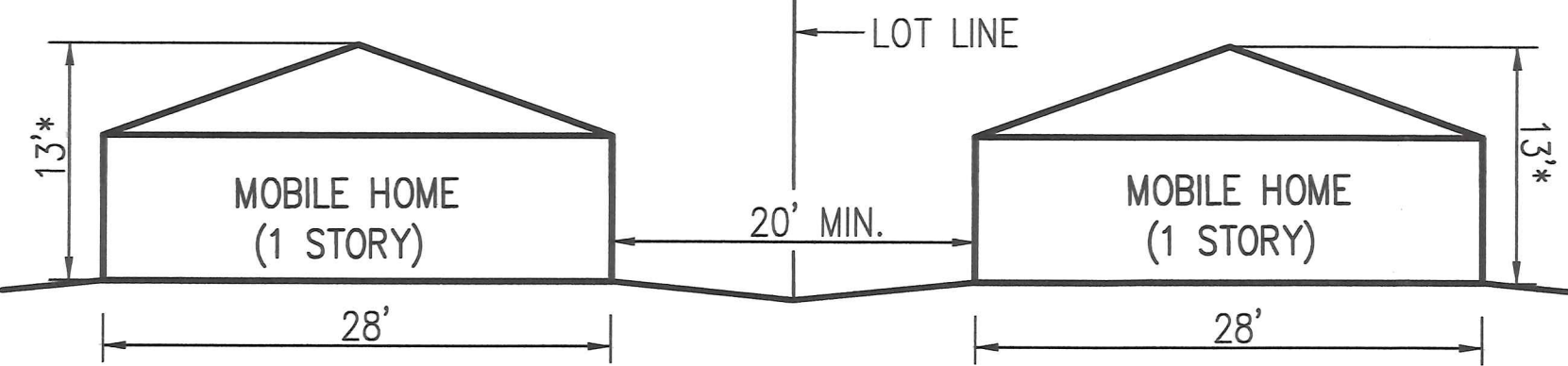
DR. J.W.	SCALE: AS NOTED
CK. M.K.	DATE:
DES. W.D.	
CK. W.D.	SHT. 2 OF 2

LOT #	LOT AREA (SF)
1	5980
2	5909
3	6564
4	5714
5	6076
6	7522
7	5007
8	5985
9	6411
10	7188

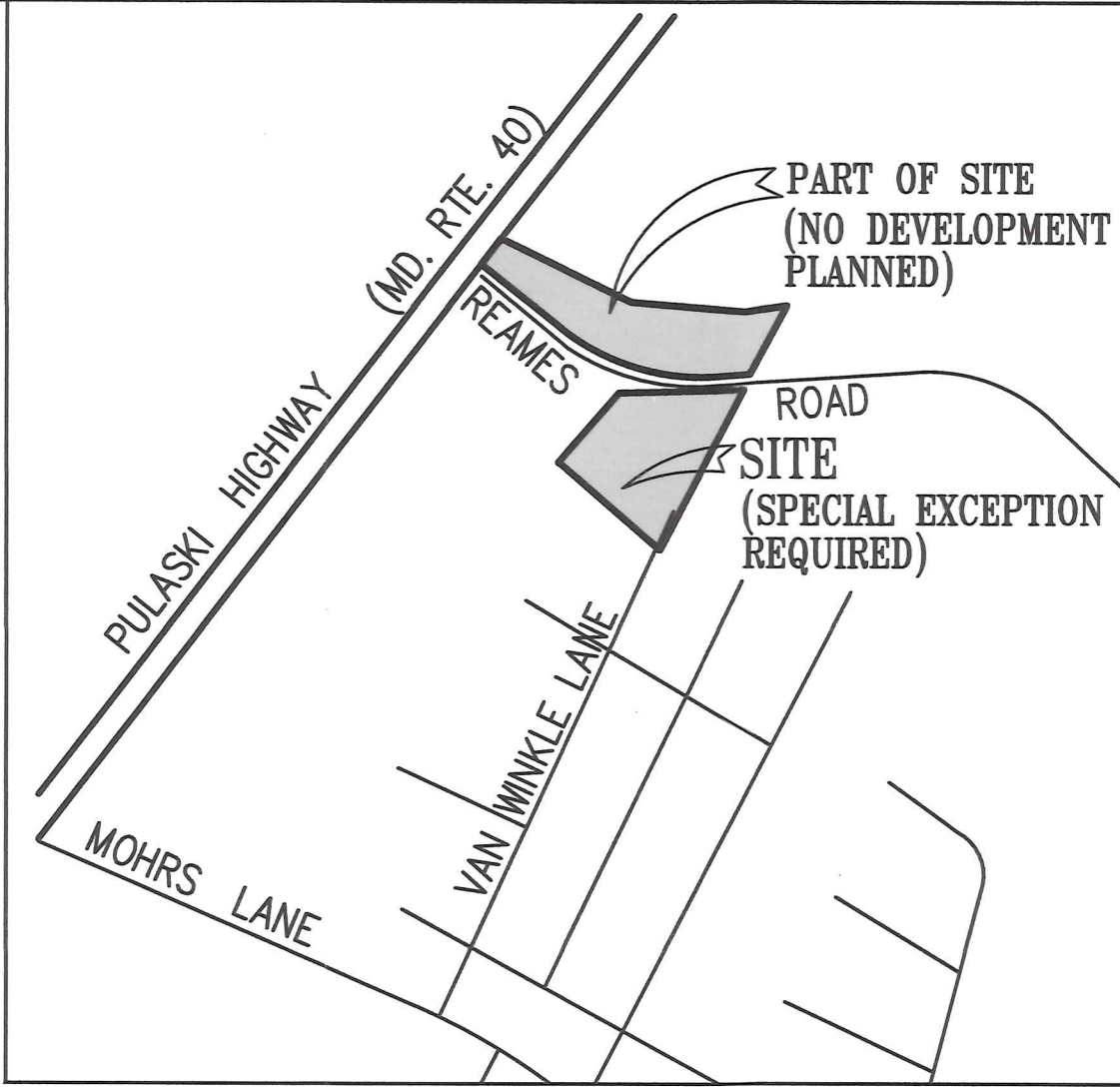
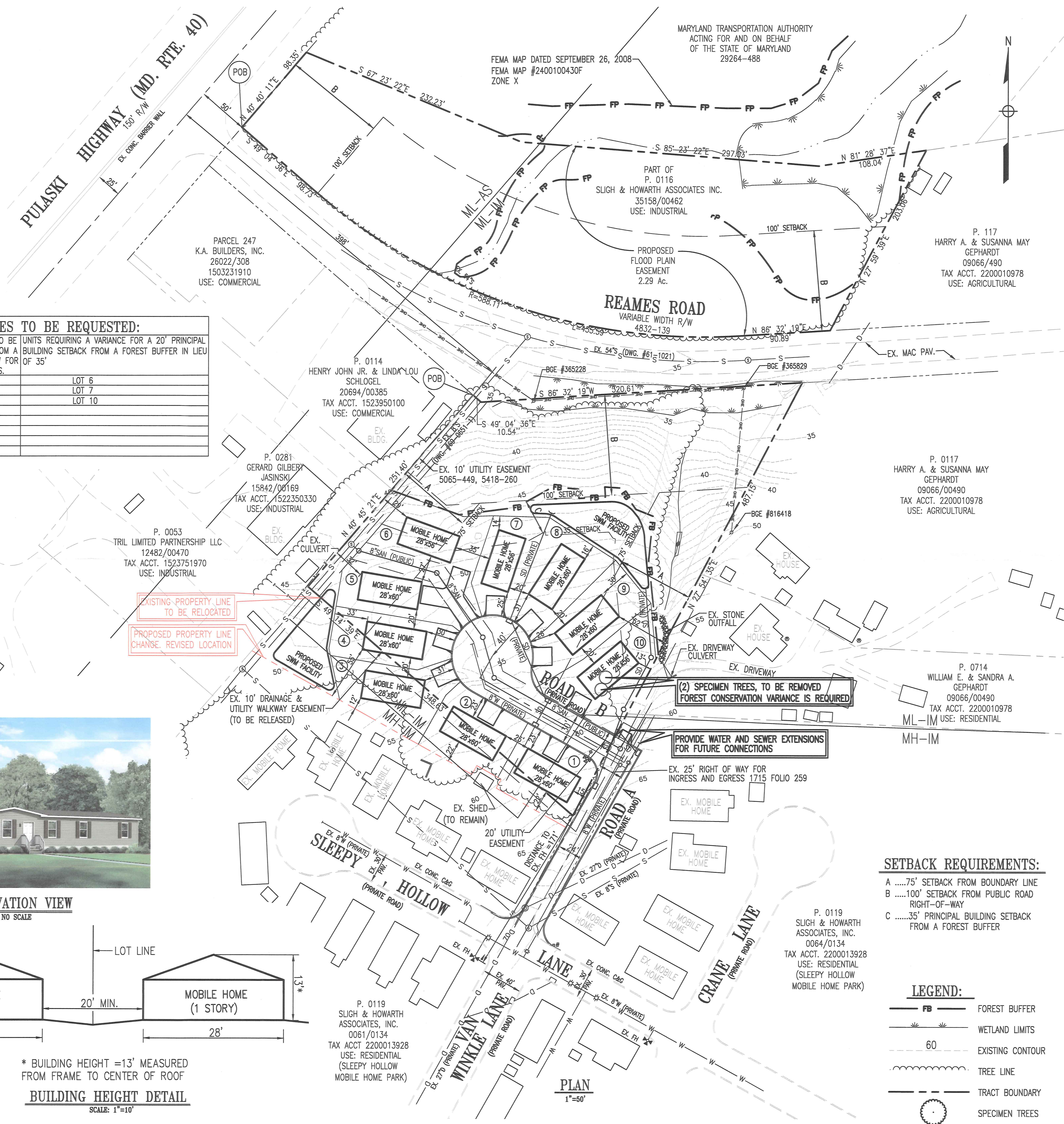
VARIANCES TO BE REQUESTED:	
UNITS REQUIRING A VARIANCE TO BE LOCATED LESS THAN 75 FT. FROM A PROPERTY LINE. SEE PLAN VIEW FOR PROPOSED SETBACK DIMENSIONS.	UNITS REQUIRING A VARIANCE FOR A 20' PRINCIPAL BUILDING SETBACK FROM A FOREST BUFFER IN LIEU OF 35'
LOT 1	LOT 6
LOT 2	LOT 7
LOT 3	LOT 10
LOT 4	
LOT 5	
LOT 6	
LOT 9	
LOT 10	



ELEVATION VIEW
NO SCALE



* BUILDING HEIGHT =13' MEASURED FROM FRAME TO CENTER OF ROOF
BUILDING HEIGHT DETAIL
SCALE: 1"=10'



- NOTES:
- PROPERTY OWNER:
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617
 - APPLICANT:
ERNEST E. SLIGH
SLIGH & HOWARTH ASSOCIATES INC.
11401 SYMPHONY WOODS LANE
SILVER SPRING, MARYLAND 20901
301-681-8617
 - PROPERTY INFORMATION:
PARCEL 0116 MAP #0082 GRID 0017
TAX ACCOUNT No. 1514650910
DEED REFERENCE 35158/00462 (AREA 210830SF/ 4.84 Ac.)
SITE AREA: 227736 SF/5.23 Ac. (4.84 Ac. + 0.39 Ac. TAKEN FROM EXISTING SLEEPY HOLLOW MOBILE PARK.)
 - ELECTION DISTRICT: 15
 - COUNCILMANIC DISTRICT: 6
 - PROPERTY IN CHESAPEAKE BAY CRITICAL AREA: NO
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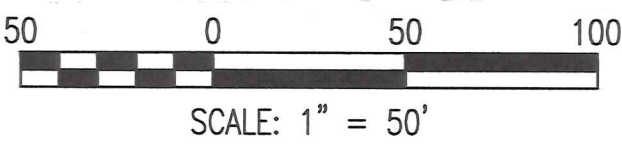
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GRAPHIC SCALES



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EXPIRATION DATE: 9/22/17

WR&A

WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, Maryland 21231

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Date: 4-20-2016

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