

SMITH, GILDEA & SCHMIDT LLC

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

MARIELA C. D'ALESSIO*
MELISSA L. ENGLISH
DUKE MAY, V
CARMELO D. MORABITO
SARAH A. ZADROZNY
of counsel:
EUGENE A. ARBAUGH, JR.
DAVID T. LAMPTON
MARY G. LOKER
*Admitted in MD, FL, PA

September 20, 2018

Sent Via Email and First Class Mail

Arnold Jablon, Director
Permits, Approvals and Inspections
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

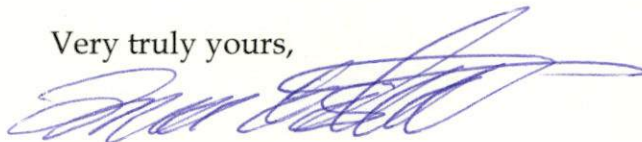
**In the Matter of: Forefront Power, LLC
 20135 Old York Road
 7th Election District, 3rd Councilmanic District
 Case No. 2019-056-X**

Dear Mr. Jablon,

Please accept this letter as notice of withdrawal of the Petition for Special Exception without prejudice in the above matter. The Petitioner no longer wishes to pursue this matter at this time.

Thank you for your courtesy.

Very truly yours,



Lawrence E. Schmidt

LES/amf

cc: Peter Max Zimmerman, Esquire, People's Counsel for Baltimore County
 Stacey McArthur, D.S. Thaler & Associates
 Forefront Power, LLC



PETITION FOR ZONING HEARING(S)

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

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

Address 20135 Old York Road

which is presently zoned RC 2

Deed References: 21470/00422

10 Digit Tax Account # 0719071500

Property Owner(s) Printed Name(s) The Farm, LLC

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

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

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

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
Please see attached.

3. ☐ a Variance from Section(s)

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

TO BE PRESENTED AT HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Brian Maliszewski, Authorized Rep. of Forefront Power, LLC

Name Type or Print

Signature

100 Montgomery Street, Suite 725 San Francisco CA

Mailing Address City State

94104

908-399-6967

Bmaliszewski

Zip Code

Telephone #

Email Address

@forefrontpower.com

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204

(410) 821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Dennis Danielczyk, Jr. Authorized Rep. of The Farm, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1600 Shore Road

Baltimore

MD

Mailing Address

City

State

21220

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address

City

State

21204

(410) 821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0056-X Filing Date 8/20/18

Do Not Schedule Dates:

Reviewer

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

20135 Old York Road
3rd Councilmanic District
7th Election District

Special Exception Relief:

1. To grant Special Exception relief for a solar facility pursuant to BCZR § 4F-102 (as established by Bill 37-17); and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Item #0056

August 13, 2018

ZONING DESCRIPTION

20135 OLD YORK ROAD

south side

Beginning for the same on the centerline of West Liberty Road, approximately 580 feet northeasterly from the centerline of Old York Road, thence running the following 11 courses and distances:

1. North 62°30'39" East 149.86 feet to a point; thence,
2. North 56°02'35" East 209.69 feet to a point; thence
3. North 55°38'24" East 335.60 feet to a point; thence
4. South 44°15'59" East 1,076.22 feet to a point; thence
5. South 41°33'39" East 702.05 feet to a point; thence
6. South 41°59'57" West 630.00 feet to a point; thence
7. North 44°33'26" West 690.00 feet to a point; thence
8. South 88°07'35" West 1095.00 feet to a point; thence
9. North 02°20'02" East 560.00 feet to a point; thence
10. North 63°18'18" East 347.12 feet to a point; thence
11. North 31°37'19" West 255.00 feet to a point; thence

Containing 40.0 acres of land, more or less.

Located in the Seventh Election District and the Third Councilmanic District of Baltimore County, Maryland.

Item #0056



RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
20135 Old York Road; S/S W Liberty Road,		
580' E of c/line of Old York Road	*	OF ADMINISTRATIVE
7 th Election & 3 rd Councilmanic Districts		
Legal Owner(s): The Farm, LLC	*	HEARINGS FOR
by Dennis Danielczyk, Jr.		
Contract Purchaser(s): Forefront Power, LLC*		BALTIMORE COUNTY
Petitioner(s)	*	2019-056-X

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

AUG 29 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 2018, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, 600 Washington Avenue, Suite 200, 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 twenty (20) 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:

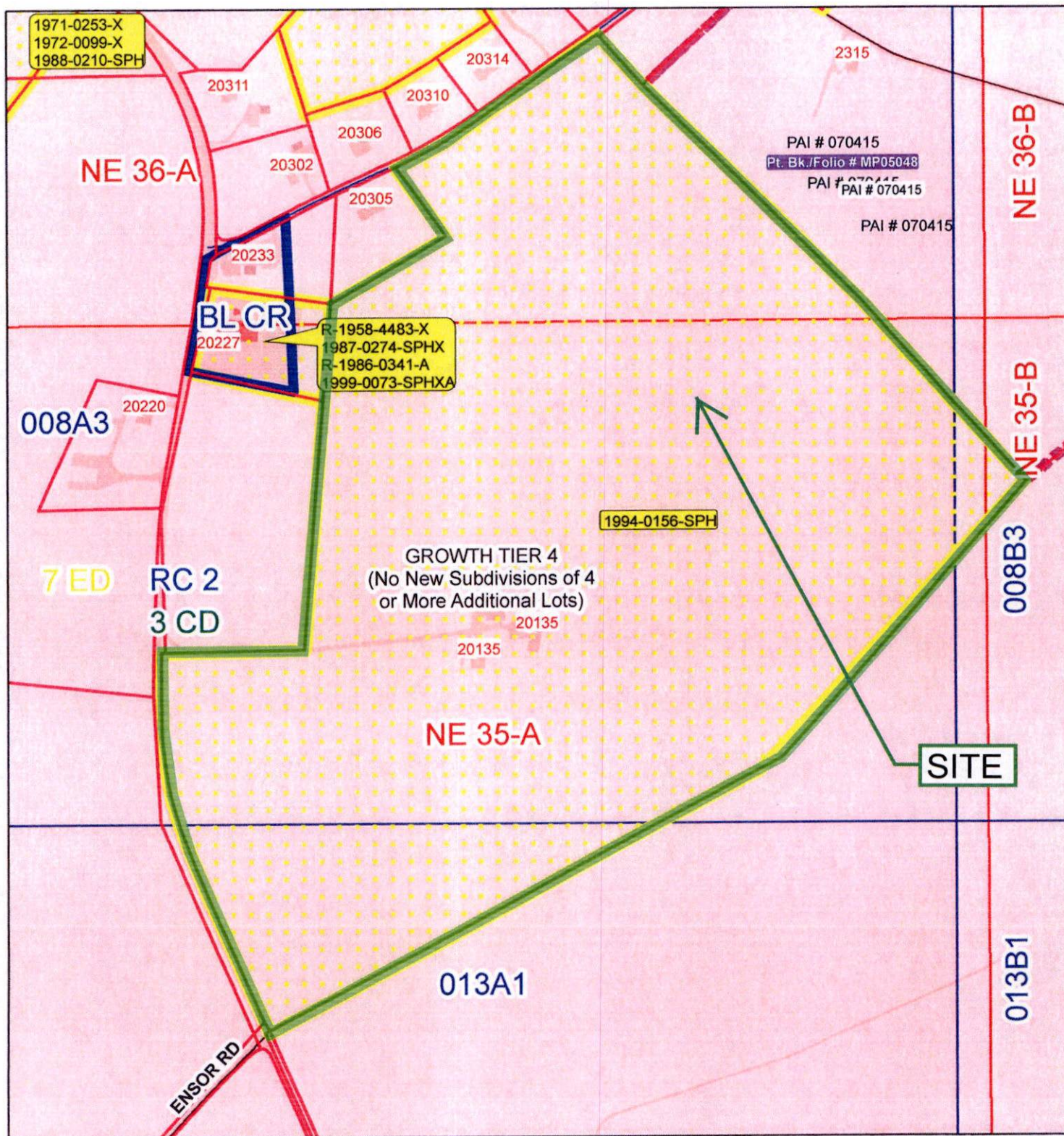
Case Number: 2019-0056-X
Property Address: 20135 Old York Road
Property Description: south side of West Liberty Rd, +/-580
east of Old York Rd
Legal Owners (Petitioners): The Farm, LLC
Contract Purchaser/Lessee: Forefront Power, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt, Esquire
Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC
Address: 600 Washington Avenue, Suite 200
Towson, MD 21204
Telephone Number: 410-821-0070

Revised 7/9/2015

20135 Old York Road



Publication Date: 8/10/2018



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
 Feet

1 inch = 400 feet

Item #0056

No. 171686
Date: 8/20/82

[illegible]

BUSINESS	ACTUAL	TIME	ISW
3/21/2013	3/20/2013	10:24:44	5

RECEIVED # 971297 5/20/2013 OFCN

5-228 ZONING VERIFICATION
NO. 17156

Recpt Tot 500.00
500.00 OK 4.00 TA

Baltimore County, Maryland

[illegible]

Total: 12500

Rec: The Farm LLC
From:

For zoning hearing - case # 2019-0056-X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

Date: 8/27/18

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

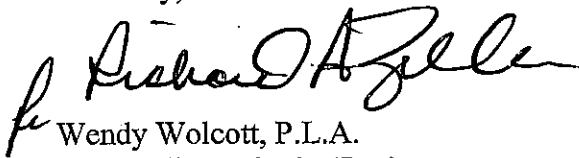
Dear Ms. Lewis:

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. 2019-0056-X

*Special Exception
The Farm LLC, Dennis Domiclezyk, Jr.
20135 Old York Road.*

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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: September 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0056-X
Address 20135 Old York Road
(The Farm, LLC Property)

Zoning Advisory Committee Meeting of **September 3, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code), for the entire site.

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code), for the entire site.

Additional Comments:

The plan does not contain sufficient information to determine whether or not the project, as proposed, will result in forest buffer impacts.

Reviewer: Thomas Panzarella
Environmental Impact Review

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: September 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0056-X
Address 20135 Old York Road
(The Farm, LLC Property)

Zoning Advisory Committee Meeting of **September 3, 2018.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code), for the entire site.
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code), for the entire site.

Additional Comments:

The plan does not contain sufficient information to determine whether or not the project, as proposed, will result in forest buffer impacts.

Reviewer: Thomas Panzarella
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For September, 2018
Item No. 2019-0056-X

DATE: September 12, 2018

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

If Special Exception is granted, a Landscape Plan is required per the requirements of the Landscape Manual, Bill No. 37-17 and the CMDP.

Proposed gravel access road should be paved in order to be dustless and durable.

Developer shall dedicate highway widening along W. Liberty Rd. to the County.

Specific landscape comments:

1. Old York Road is a Baltimore County Scenic Route,
2. Perimeter landscape buffers are required,
3. Must minimize tree and vegetation removal,
4. Solar panels are considered a utility and should be designed and located to harmonize with the surroundings and to create the least visual impact. (See Comment # 7 & 8 below),
5. More comments may be rendered during review of the landscape plan and additional landscape buffers (including contour strip buffers) may be required to address existing topography changes, Scenic Views, Scenic Routes, etc. depending on a number of items including the subject properties topography,
6. Proposed perimeter fence shall be black vinyl-coated chain-link fence,
7. Landscape screening appears to be needed to address adjacent properties views when it relates to the proposed solar facility. Including but not limited to 20305 thru 20324 West Liberty Road, 20220 Old York Road (Scenic Route) and 2301 thru 2315 Meredith Road.
8. Proposed access road needs to be moved approximately 50 to 60 feet +/- to the northeast and include a chicane or bends to assure screening of the solar array field from West Liberty Road views if landscape screening does not.

* * * * *

VKD: cen
cc: file

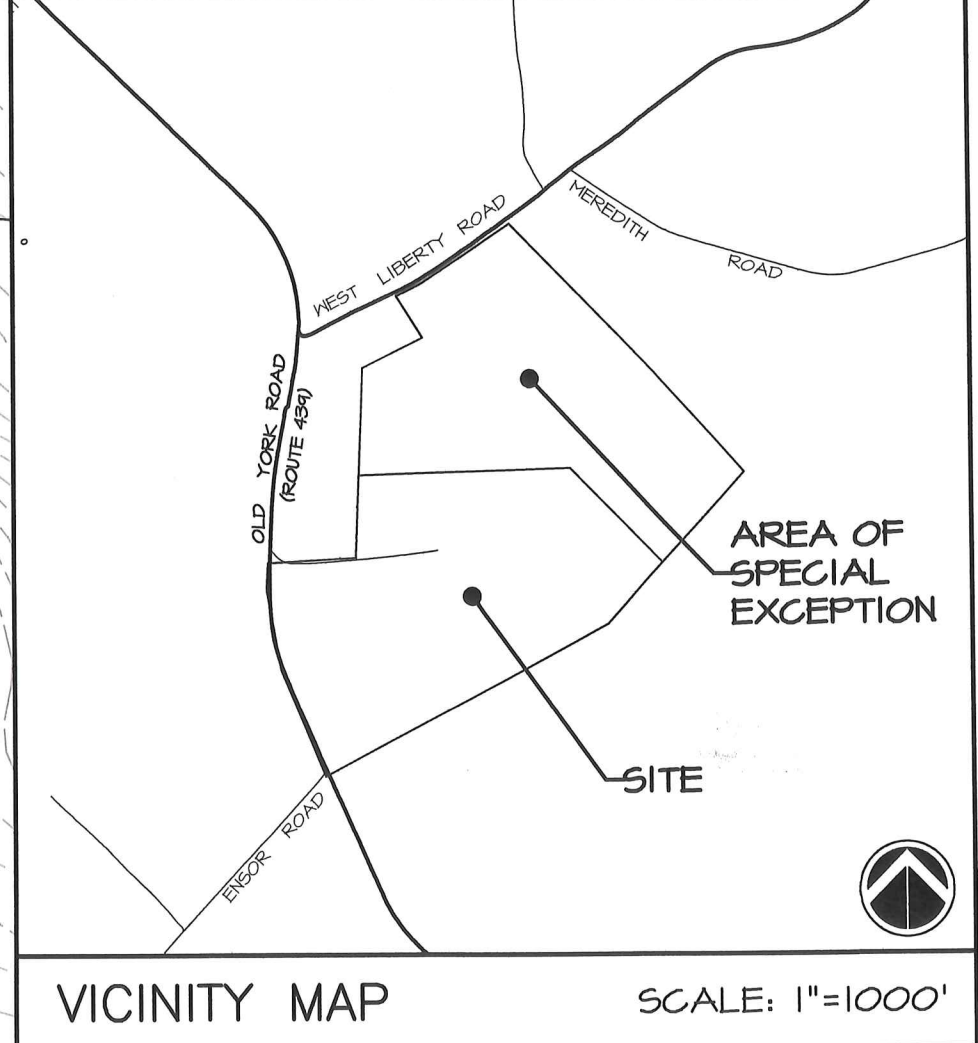
ZONING CASE NUMBER 1994-0156-SPH

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of November, 1993 that the Petition for Special Hearing to approve an addition to the existing farm house to provide living quarters for their son and daughter-in-law, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 10-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed addition shall be occupied only by the Petitioners' son and daughter-in-law, Stanley H. and Betty Lou Stull. The addition shall not be occupied by any other individuals, including other family members, without a public hearing to determine the appropriateness of same. In the event Stanley and Betty Lou Stull no longer reside in the proposed addition, then all kitchen facilities provided therein shall be removed and the dwelling reconverted back to a single family dwelling.
- 3) In the event the Petitioners desire to sell the subject property, it shall be listed and sold as a single family dwelling and shall in no way be represented as a two-family or two apartment dwelling.
- 4) Within sixty (60) days of the date of this Order and prior to the issuance of any occupancy permits, the Petitioners shall cause a copy of this Order to be recorded in the Land Records of Baltimore County so that any potential purchaser of the property will be on notice that this property can only be conveyed as a single family dwelling.
- 5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy H. Kuroki
TIMOTHY H. KUROKI
Deputy Zoning Commissioner
for Baltimore County

TWK:bja



GENERAL NOTES

1. Owner: The Farm LLC, 1600 Shore Road, Baltimore, MD 21220. Applicant: Forefront Power, LLC, 100 Montgomery Street, Suite 1400, San Francisco, CA 94104. ATTN: Mr. Brian Maliszewski, 415-800-1582. Plan Prepared by: D.S. Thaler & Assoc., LLC, 7115 Ambassador Road, P.O. Box 47428, Baltimore, MD 21244. ATTN: Brian Maliszewski, 410-444-3647.
2. Property Reference:

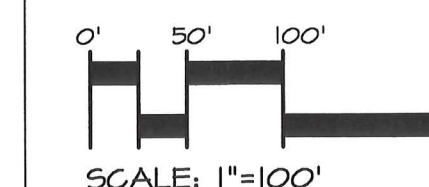
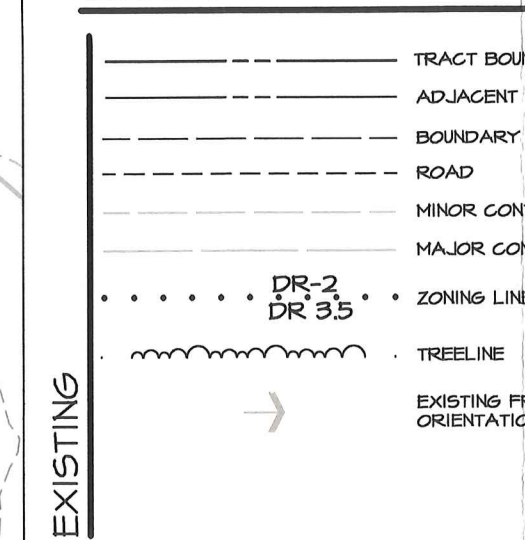
PARCEL	TAX ACCOUNT #	TAX MAP/GRID	HELD SINCE	DEED	ADC MAP
82	071071300	8/20	2005	21410/00432	4DB

Boundary: Baltimore County GIS. Zoning: Baltimore County 2016 Zoning Map, 615 Use 00043. Concomitant District: B. Election District: 7. Floodplain: There is no floodplain on site (per FEMA Panel 65 of 580, Map #240100068F).
3. Site Area: 41.1 Ac.± (Net). 41.1 Ac.± (Gross). (Area of Special Exception: 40.0 Ac.±).
4. Zoning: RC-2.
5. Parking: Required: 0. Provided: 0.
6. Existing Use is Agricultural & Residential. Site History: Zoning History Case Number 1894-0156-SPH, granted 11/24/1993 to allow a farm house addition. The site is not located within the Chesapeake Bay Critical Area. The site is located beyond the Urban Rural Demarcation Line (URDL). There were no commercial permits or active zoning violations found on file with Baltimore County. No signage is proposed. Basic Services: N/A - Site is beyond the URDL.

ADJACENT OWNERS (WITHIN VICINITY OF SITE)

Parcel #	Name/Company	Address	City	State	Zip Code	Acct #	Deed #	Land Use
38	Jay Carroll McGilvra	1824 Graystone Rd.	White Hall	MD	21161-9135	0713028877	71677-00305	Agricultural
37	Mark S. & Cheryl D. Troyer	17905 Troyer Rd.	White Hall	MD	21161	0702086430	71561-00202	Agricultural
37	Kris D. & Anne McGilvra Jones	18945 Enner Rd.	White Hall	MD	21161-8803	0723013300	71074-00381	Agricultural
38	The Farm LLC	1600 Shore Road	Baltimore	MD	21226	0719071501	71472-00303	Agricultural
170	James M. Norton	16000 Oak View Rd.	White Hall	MD	21161-0023	1900012214	70655-00120	Residential
83	Donald E. Wanner, Jr.	14001 Thornton Hill Rd.	Sparks	MD	21154-8640	0719064210	71335-00116	Commercial
88	Theodore J. Goldsboro	17000 Graystone Rd.	White Hall	MD	21161	0702086170	70644-00367	Commercial
218	Penn-Mar Organization, Inc.	11000 Frederick Rd.	Frederick	MD	21053	1700003802	71467-00234	Exempt
4	Michael North	20011 Oak View Rd.	White Hall	MD	21161-0073	0719071910	70382-00449	Residential
101	April L. & William T. Marks, IV	20000 W. Liberty Rd.	White Hall	MD	21161-0098	0719044260	70807-00302	Residential
88	Matthew Hamra	19950 Oak View Rd.	White Hall	MD	21161-0098	0705080300	71918-00109	Residential
91	Thomas D. & Elinore M. Winkler	20010 Oak View Rd.	White Hall	MD	21161	0719088100	70693-00804	Residential
92	Moly & Andrew J. Capp	20010 W. Liberty Rd.	White Hall	MD	21161-0098	0719068100	70745-00001	Residential
229	Michael W. & Monica Golder	20020 W. Liberty Rd.	White Hall	MD	21161-0098	2000025272	71025-00181	Residential
15	Dennis M. & Shirley A. Danner	20324 W. Liberty Rd.	White Hall	MD	21161-0026	0708065668	70950-00731	Residential
12	Joseph & Kathleen Gratz	20334 W. Liberty Rd.	White Hall	MD	21161-0026	0710045960	70924-00027	Residential
12	Joseph & Kathleen Gratz	20334 W. Liberty Rd.	White Hall	MD	21161-0026	0710045960	70927-00027	Residential
106	Wayne Carroll & Harriet H. McGilvra	823 Zurich Dr.	Frederick	MD	21053	0702020370	70385-00138	Agricultural
88	Walter B. Koppel	8601 Lillian Dr. Ste. 102	Towson	MD	21286	0702020150	70176-00232	Residential
58	Gregory S. Cornett	2475 Meredith Rd.	White Hall	MD	21161-0053	0720069325	70428-00144	Agricultural
63	Troyer Farms LLC	17905 Troyer Rd.	White Hall	MD	21161-9018	0712020375	70583-00386	Agricultural

LEGEND



PROJECT NAME:
20195 OLD YORK ROAD

PLAN TITLE:
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION

COUNCILMANIC DIST.: 3RD.
ELECTION DIST.: 7TH
SITE ADDRESS: 20195 OLD YORK ROAD

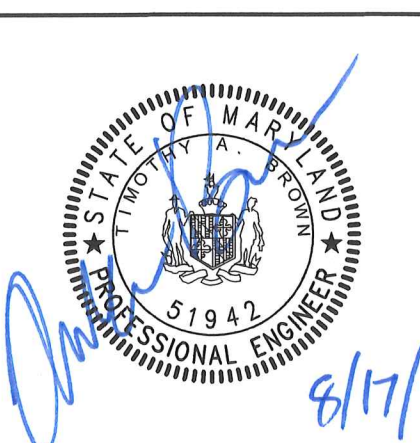
DEVELOPER:
FOREFRONT POWER, LLC
100 MONTGOMERY STREET
SUITE 1400
SAN FRANCISCO, CALIFORNIA 94104
ATTN: MR. BRIAN MALISZEWSKI
415-800-1582

Special Exception Relief:

1. To grant Special Exception relief for a solar facility pursuant to BCZR Section 4F-102 (as established by Bill 31-17); and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

#2019-0056-X
RD

DSThaler
& ASSOC., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS,
LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-444-3647
www.dsthaler.com



DATE: 8/13/2019
SCALE: 1"=100'
C.J.: 2'
PROJ. NO.: 04355
SHEET 1 OF 1

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
20195 OLD YORK ROAD

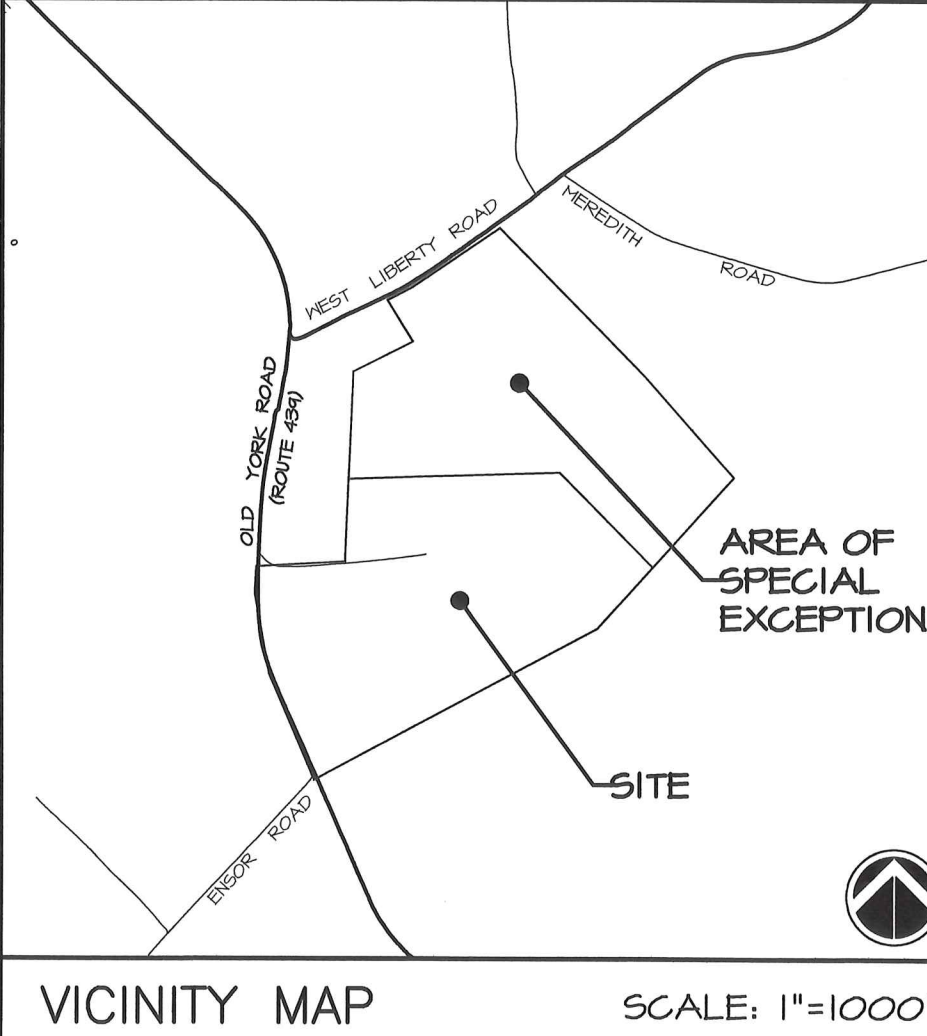
ZONING CASE NUMBER 1944-0156-SPH

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of November, 1993 that the Petition for Special Hearing to approve an addition to the existing farm house to provide living quarters for their son and daughter-in-law, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed addition shall be occupied only by the Petitioners' son and daughter-in-law, Stanley H. and Betty Lou Stall. The addition shall not be occupied by any other individuals, including other family members, without a public hearing to determine the appropriateness of same. In the event Stanley and Betty Lou Stall no longer reside in the proposed addition, then all kitchen facilities provided therein shall be removed and the dwelling reconverted back to a single family dwelling.
- 3) In the event the Petitioners desire to sell the subject property, it shall be listed and sold as a single family dwelling and shall in no way be represented as a two-family or two apartment dwelling.
- 4) Within sixty (60) days of the date of this Order and prior to the issuance of any occupancy permits, the Petitioners shall cause a copy of this Order to be recorded in the Land Records of Baltimore County so that any potential purchaser of the property will be on notice that this property can only be conveyed as a single family dwelling.
- 5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Therapy H. Kozlowski
THERAPY H. KOZLOWSKI
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs



GENERAL NOTES

1. Owner: The Farm LLC, 1600 Shore Road, Baltimore, MD 21220. Applicant: Forefront Power, LLC, 100 Montgomery Street, Suite 1400, Baltimore, MD 21204. Plan Prepared by: D.S. Thaler & Assoc., LLC, 715 Ambassador Road, P.O. Box 41426, Baltimore, MD 21244. ATTN: Mr. Brian Maliszewski, 410-444-3641.
2. Property Reference: PARCEL TAX ACCOUNT # TAX MAP/GRID HELD SINCE DEED ADG MAP. 82 07101500 B/20 2005 21410/00422 4DB.
- Boundary: Baltimore County GIS. Zoning: Baltimore County 2016 Zoning Map, 619 file 00843. Conventions: District: 3. Election District: 1. Floodplain: There is no floodplain on site (per FEMA Panel 65 of 580, Map #240000065P).
3. Site Area: 41.1 Ac.± (Net). 41.1 Ac.± (Gross). (Area of Special Exception: 40.0 Ac.±).
4. Zoning: RC-2.
5. Parking: Required: 0. Provided: 0.
6. Existing Use is Agricultural & Residential.
- Site History: Zoning History Case Number: 1944-0156-SPH, granted 11/24/1993 to allow a farm house addition.
7. The site is not located within the Chesapeake Bay Critical Area.
8. The site is located beyond the Urban Rural Demonstration Line (URDL).
9. There have no commercial permits or active zoning violations found on file with Baltimore County.
10. No signage is proposed.
11. Basic Services: N/A - Site is beyond the URDL.

ADJACENT OWNERS (WITHIN VICINITY OF SITE)

Parcel #	Name/Company	Address	City	State	Zip Code	Ass'n #	Deed #	Land Use
36	Jay Carroll McElvins	15524 Graystone Rd.	White Hall	MD	21161-9135	0713008877	71677 00385	Agricultural
28	Mark S. & Cheryl D. Trayer	17805 Trayer Rd.	White Hall	MD	21161	070206430	21501 00202	Agricultural
37	Rick D. & Anne McMillen Jones	15945 Enner Rd.	White Hall	MD	21161-8803	0723015300	12074 00381	Agricultural
38	The Farm LLC	1600 Shore Road	Baltimore	MD	21286	0718071901	27472 00353	Agricultural
173	James M. Norton	20220 Old York Rd.	White Hall	MD	21161-9023	1900012214	06655 00120	Residential
83	Donald E. Wanner, Jr.	14553 Thornton Mill Rd.	Sparks	MD	21152-9440	0718064210	12356 00116	Commercial
16	Theodore J. Golebowski	19700 Graystone Rd.	White Hall	MD	21161	0702068170	39844 00287	Commercial
218	Penn-Mar Organization, Inc.	310 Old Freeland Rd.	Freeland	MD	21053	1700068302	14897 00234	Exempt
4	Michael Norkus	20211 Old York Rd.	White Hall	MD	21161-9073	0718071910	30382 00449	Residential
101	April L. & William T. Marks, IV	20202 W. Liberty Rd.	White Hall	MD	21161-9096	0718064280	38927 00302	Residential
86	Matthew Hamme	20206 W. Liberty Rd.	White Hall	MD	21161-9096	0705088020	21816 00109	Residential
91	Thomas D. & Eireadna M. O'Brien	19500 Old York Rd.	White Hall	MD	21161	0718088100	28631 00204	Residential
92	Molly & Andrew J. Capp	20214 W. Liberty Rd.	White Hall	MD	21161-9096	0718088100	27451 00201	Residential
229	Michael W. & Monica Goller	20220 W. Liberty Rd.	White Hall	MD	21161-9026	2000070272	71035 00191	Residential
12	Dennis M. & Shelly A. O'Donohue	20224 W. Liberty Rd.	White Hall	MD	21161-9026	0708088028	35559 00271	Residential
13	Joseph & Kathleen Gratz	20234 W. Liberty Rd.	White Hall	MD	21161-9026	0710045860	09504 00207	Residential
130	Joseph & Kathleen Gratz	20234 W. Liberty Rd.	White Hall	MD	21161-9026	0710045860	09507 00207	Residential
134	Wayne Carroll & Harriet H. McGinnis	422 Zenth Dr.	Freeland	MD	21053	0702020278	32585 00138	Agricultural
186	Walter B. Koppel	8521 LeBelle Dr., Ste. 202	Towson	MD	21286	0702020152	40178 00232	Residential
58	Gingray S. Corwell	2475 Menzies Rd.	White Hall	MD	21161-8853	0720068325	24262 00144	Agricultural
63	Trayer Farms LLC	17805 Trayer Rd.	White Hall	MD	21161-9018	0712020275	23883 00286	Agricultural

PROJECT NAME:
20135 OLD YORK ROAD

PLAN TITLE:
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION

COUNCILMANIC DIST.: 3RD.
ELECTION DIST.: 1TH
SITE ADDRESS: 20135 OLD YORK ROAD

DEVELOPER:
FOREFRONT POWER, LLC
100 MONTGOMERY STREET
SUITE 1400
SAN FRANCISCO, CALIFORNIA 94104
ATTN: MR. BRIAN MALISZEWSKI
415-800-1582

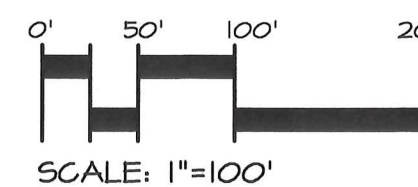
Special Exception Relief:

1. To grant Special Exception relief for a solar facility pursuant to BCZR Section 4F-102 (as established by Bill 37-17); and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

#2019-0056-X
RD

LEGEND

- TRACT BOUNDARY
- ADJACENT LOT
- BOUNDARY OFFSET
- ROAD
- MAJOR CONTOR
- MAJOR CONTOR
- ZONING LINE
- TIE LINE
- EXISTING FRONT ORIENTATION



DSThaler & ASSOC., LLC

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



DATE: 8/17/2018
SCALE: 1"=100'
C.I.: 2'
PROJ. NO.: 04355
SHEET 1 OF 1

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
20135 OLD YORK ROAD