



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

March 4, 2021

Christopher D. Mudd, Esq.
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Michael R. McCann, P.A.
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Pikesville, Maryland 21208

RE: **MOTIONS FOR RECONSIDERATION –**
Development Plan & Zoning – Case Nos. 03-0523 and 2020-0073-SPHA
Project: THE FAIRWAYS AT WODHOLME
Address: Mount Wilson Lane / 300 Woodholme Ave.

Dear Counsel:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Attachment

c: See Email Addresses Next Page

IN RE: DEVELOPMENT PLAN HEARING &	*	BEFORE THE OFFICE OF
PETITION FOR SPECIAL HEARING		
3 rd Election District	*	ADMINISTRATIVE HEARINGS
2 nd Council District		
(300 Woodholme Avenue)	*	FOR
 THE FAIRWAYS AT WOODHOLME	*	BALTIMORE COUNTY
Woodholme Country Club, Inc.	*	CASE NOS. 03-0523 AND
<i>Owner/Applicant</i>		2020-0073-SPHA

* * * * *

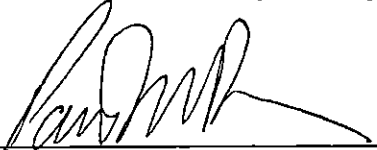
ORDER DENYING MOTIONS FOR RECONSIDERATION

I have reviewed the Motions for Reconsideration filed by Protestant, Pikesville Communities Corporation ("PCC") and by Alan P. Zuckerber, Esquire, in proper person. I have also reviewed the Response thereto filed by Petitioner, Woodholme Country Club, Inc.

While the Board of Appeals may disagree with my interpretation of the RTA issue in this case, I am not convinced that I should reverse my ruling. I also do not believe any of the other matters raised in the Motions warrant a change of position.

IT IS THEREFORE, this 4th day of **March, 2021**, ORDERED, that the Motions for Reconsideration are hereby **DENIED**.

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



 PAUL M. MAYHEW
 Administrative Law Judge
 for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date 3-4-21

By 

Debra Wiley

From: Debra Wiley
Sent: Tuesday, January 26, 2021 5:33 PM
To: 'cdmudd@venable.com'; 'amrosenblatt@venable.com'; 'michael@mmccannlaw.net'; 'aadler@cavesvalleypartners.com'; 'annepfeffer@outlook.com'; 'apzuk@msn.com'; 'bhatch@dovetailcrg.com'; 'bchildress@dsthaler.com'; Caitlin Merritt; 'contact@mcdonogh-field.org'; 'cpasteur@verizon.net'; 'dennissober@gmail.com'; Darryl D Putty; 'dsthaler@dsthaler.com'; Eugene Cauley; 'engr@dsthaler.com'; 'espijc@aol.com'; 'fisherassociation@comcast.net'; 'frandixon@comcast.net'; Glenn E. Shaffer; 'imn@nqgrg.com'; 'jackietcopeland@gmail.com'; 'jennbeeze@gmail.com'; 'jfc25@verizon.net'; James Hermann; Joshua A Levin; Jenifer G. Nugent; 'kschmid@traffic-concepts.com'; LaChelle N. Imwiko; 'lmassouda@gmail.com'; Lloyd Moxley; 'mcdonghfield@live.com'; 'mkeelty@traffic-concepts.com'; Marta Kulchytska; 'pccorppres@gmail.com'; 'pccexdir1@gmail.com'; Peter Max Zimmerman; 'rbs@shg-legal.com'; Rebecca Wheatley; 'savtaandpop@gmail.com'; 'ronapepper@gmail.com'; Roz Johnson; 'smcarthur@dsthaler.com'; Stephen Ford; 'terriynfirst@yahoo.com'; 'thegladiatorgroup@outlook.com'; Vishnubhai K Desai; 'wwds7@verizon.net'
Cc: Donna Mignon
Subject: THE FAIRWAYS AT WOODHOLME - Case Nos. 03-0523 and 2020-0073-SPHA
Attachments: Message from "RNP002673F6C9D3"

Good Afternoon,

Please find attached ALJ Mayhew's Opinion and Order in reference to the above matter.

Thank you and be safe.

Debra Wiley

From: postmaster@outlook.com
To: mcdonghfield@live.com
Sent: Tuesday, January 26, 2021 5:33 PM
Subject: Undeliverable: THE FAIRWAYS AT WOODHOLME - Case Nos. 03-0523 and 2020-0073-SPHA

Delivery has failed to these recipients or groups:

mcdonghfield@live.com

A communication failure occurred during the delivery of this message. Please try to resend the message later. If the problem continues, contact your email admin.

Diagnostic information for administrators:

Generating server: VE1EUR01HT208.mail.protection.outlook.com

mcdonghfield@live.com

Remote Server returned '554 5.5.0 < #5.5.0 smtp;550 5.5.0 Requested action not taken: mailbox unavailable.>'

Original message headers:

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Authentication-Results: spf=pass (sender IP is 167.102.138.101) smtp.mailfrom=baltimorecountymd.gov; live.com; dkim=none (message not signed) header.d=none;live.com; dmarc=bestguesspass action=none header.from=baltimorecountymd.gov;
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IN RE: DEVELOPMENT PLAN HEARING & PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE OF
3 rd Election District	*	ADMINISTRATIVE HEARINGS
2 nd Council District	*	FOR
(300 Woodholme Avenue)	*	
THE FAIRWAYS AT WOODHOLME	*	BALTIMORE COUNTY
Woodholme Country Club, Inc.	*	CASE NOS. 03-0523 AND
<i>Owner/Applicant</i>		2020-0073-SPHA

* * * * *

ADMINISTRATIVE LAW JUDGE'S ("ALJ")
COMBINED DEVELOPMENT PLAN AND ZONING OPINION & ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("BCC"). Woodholme Country Club, Inc., *Owner/Applicant* (herein known as "Developer") submitted for approval a 3-sheet redlined Development Plan ("Plan") prepared by DS Thaler & Assoc., LLC, known as "The Fairways at Woodholme."

The Developer proposes 147 single family attached dwellings. The site currently consists of undeveloped land owned by and adjacent to the Woodholme Country Club ("WCC"). It is surrounded by residential areas and educational institutions. The site is located within the Urban Rural Demarcation Line ("URDL").

The Developer has also filed a Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to determine whether or not the Zoning Commissioner should approve the Petitioner's request to abandon the portion of the Special Exception in Case No. 74-14-XA that overlaps onto the subject property. The Developer has also filed a Petition for a Variance from § 301.1 to permit on each residence a 10 foot deep deck (open porch) to extend into the rear yard, which would exceed the 25% maximum projection permitted. (Lots 1-147).

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By [Signature]

The development and zoning cases were considered at a combined hearing as permitted by BCC § 32-4-230. Details of the proposed development are more fully depicted on the redlined 3-sheet Plan that was marked and accepted into evidence as Developer's Exhibit 1A thru 1C. The property was posted with the Notice of Hearing Officer's Hearing ("HOH") and Zoning Notice, both on October 5, 2020, in compliance with the regulations. Due to the COVID-19 pandemic, the undersigned conducted a public virtual WebEx hearing in lieu of an in-person public hearing on November 5, 2020, November 6, 2020 and December 10, 2020.

The Developer, Arthur H. Adler, attended the HOH in support of the Plan. Also in attendance was Stacey McArthur, a landscape architect with DS Thaler & Assoc., Inc., the firm that prepared the site plan. Her *curriculum vitae* was admitted as Developer's Exhibit 2. Brad Childress of DS Thaler also testified. His *curriculum vitae* was admitted as Developer's Exhibit 25. Kenneth Schmid, a traffic engineer also testified. His *curriculum vitae* was admitted as Developer's Exhibit 16. Dr. Brad Hatch, an anthropologist and expert in historic preservation also testified. His *curriculum vitae* was admitted as Developer's Exhibit 20. Christopher Mudd, Esquire and Adam Rosenblatt, Esquire from Venable, LLP represented the Developer. Michael McCann represented the Pikesville Communities Corporation, and several community members testified in opposition to the proposed development.¹

AGENCY WITNESSES

Numerous representatives of the various Baltimore County agencies who reviewed the Plan also attended the virtual hearing, including the following individuals from the Department of Permits, Approvals and Inspections ("PAI"): Darryl Putty, the Project Manager and Eugene Cauley for the Department of Public Works ("DPW") and Jim Herrmann for the Department of Recreation and Parks

¹ Alan Zuckerberg, Esquire, the President of the Pikesville Communities Corporation, filed several procedural motions in his personal capacity. The motions were made a part of the record. The undersigned heard and addressed his arguments on the record at the beginning of the hearing on November 5 and December 10. The motions were denied.

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("DRP"). LaChelle Imwiko from Real Estate Compliance, and Roz Johnson, Office of Zoning Review ("OZR") also testified. Also appearing on behalf of the County were Steve Ford from the Department of Environmental Protection and Sustainability ("DEPS"), and Marta Kulchytska from the Department of Planning ("DOP").

Each County agency representative indicated the Plan addressed all comments submitted by their agency, and they each recommended approval of the Plan. Specifically, Mr. Cauley testified that the Developer had addressed fourteen site specific comments to the satisfaction of DPW. He confirmed on questioning by Mr. McCann that the Developer's traffic impact study, and sewer capacity study had both been approved by DPR. Next, Marta Kulchytska testified that the redlined plan had also addressed all DOP comments, and that the Pattern Book meets the performance standards of BCZR § 260. She further confirmed that the Developer's School Impact Analysis (County Exhibit 1) establishes compliance with Baltimore County Code § 32-6-103 in that none of the schools' enrollments exceed state rated capacity. She also submitted the DOP Director's Final Hearing Officer Report (County Exhibit 2), and explained that the DOP had made a favorable compatibility finding, as required by BCC § 32-4-402. Finally, she confirmed that DOP recommended approval of the development plan.²

Steve Ford testified next on behalf of DEPS. He explained that the development will be served by public water and sewer so no groundwater management plan was needed. He confirmed that a concept stormwater management plan had been approved. He further stated that he had confirmed with Glenn Shaffer of Environmental Plans Review that they recommended approval.

Roz Johnson appeared on behalf of the Office of Zoning Review. She stated that her agency recommended approval subject to several comments, most of which deal with the variance requests in

² The only outstanding issue raised by DOP was note 31 on the development plan, which referenced building envelopes. Mr. Mudd confirmed that the Developer would remove this note from the final plan.

the companion zoning case. *See*, County Exhibit 4 (Zoning Review Hearing Officer Plan Comments). Finally, Jim Hermann testified on behalf of DRP and confirmed that the schematic landscape plan (County Exhibit 3) had been approved. He testified that the Plan complies with the open space requirements of BCC § 32-6-108. Upon questioning by Mr. Mudd he confirmed that Developer's Exhibit 6 was a letter signed by the heads of PAI and Rec. & Parks, confirming that the Developer had met the open space requirements, in that a portion of one of the Forest Conservation Easements was properly considered open space. Mr. Hermann also recommended approval of the Plan. On cross-examination Hermann again stated that forest conservation areas could be included in a developer's open space calculations as long as they are usable space. He further explained that areas within drainage and utility easements could also be counted in the open space calculations as long as the utilities were subterranean. Finally, Caitlin Merritt from DOP testified about the agency's interactions with the Developer concerning the survey of a portion of the tract where an enslaved persons' cemetery is believed to be. She referenced a formal survey that was performed by an expert retained by the Developer and stated that the DOP was satisfied with the results, as the area will be fenced and a historic marker sign will be erected at the site as part of the development.

DEVELOPER'S CASE

The Developer's first witness was Stacey McArthur, the registered landscape architect who prepared and sealed the Plan. Ms. McArthur was accepted as an expert in land use and development and in the BCZR. She testified that she and her firm have been working on the site plan since 2018 and that the redlined plan was filed on March 11, 2020. She stated that the Plan fully addresses all agency comments. She explained that the development will consist of a north "pod" with 82 single family townhouse units and a south "pod" with 65 such units. These pods are separated by a ridge line, and forest and wetland areas. There is also a part of the tract within a 100 year floodplain. Per the site plan

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there will be approximately 27 acres protected by perpetual forest conservation and forest buffer easements. She explained that there will be three stormwater management areas in the north pod and two in the south pod. She described the open space areas, some of which will be in existing forest conservation areas. She testified that pathways, benches, gazebos and trash receptacles will be provided in the open space areas. She further explained that each pod will have its own ingress/egress point onto Mt. Wilson Road. She testified that at the County's request the Developer moved the south pod ingress/egress point further west than originally proposed in order to improve site distance. She acknowledged that Mt. Wilson Road is quite curvy and steep in places. She testified that the Developer will perform grading along part of Mt. Wilson Road to improve site distance and that curb and gutter will be installed along the entire length of the development on Mt. Wilson Road. She explained that the proposed open spaces will connect with these sidewalks. She also detailed the landscape plan, which she described as similar to those in the surrounding developments. There will be extensive plantings along Mt. Wilson Road and all landscaping will conform to the Baltimore County Landscape Manual, as noted on the Schematic Landscape Plan. (County Exhibit 3). She also explained the parking that will be provided and she explained the architectural features detailed in the Pattern Book (Developer's Exhibit 5A – 5E), which she stated exceed County requirements. She also briefly described the Special Hearing relief requested, by which WCC would "abandon the portion of the special exception in Case No. 74-15-XA that overlaps onto the subject property." She next explained the Compatibility Study (Developer's Exhibit 7) that she performed and which was approved by DOP, as required by BCC § 32-4-402. She described the "neighborhood" as being bound by I-695 to the south, Reisterstown Road to the east, Painter's Mill Road to the north, and I-795 to the west. She described the area as containing an eclectic mix of residential and commercial uses. She stated that in her opinion the proposed development was very compatible with the other residential developments in the neighborhood in terms of the style

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By BJ

of architecture, the street layouts, and the open space areas. She then explained the variance relief they are requesting, which would allow each homeowner to construct a 10 foot deck on the rear of the home. Variance relief is needed because the rear yards are only 30 feet deep and BCZR § 301.1 allow projections to be no greater than 25% of the yard, i.e., 7.5 feet in this instance. She stated that the Developer is seeking this relief as "a courtesy" to these future homeowners, so that they would not each have to file separate variance requests. She acknowledged on questioning by Mr. McCann that these variances would not be needed if the homes were simply built 2.5 feet smaller. Finally, she described the basis for the Special Variance needed under BCC § 32-6-116 to remove 74 specimen trees, a request which was recommended for approval by the Director of DEPS. *See, Developer's Exhibit 11.*³ She stated that the variance was needed because these specimen trees are widely spread across the entire tract and any development would be greatly curtailed if the trees could not be removed. She stressed that even with the removal of these trees the Developer was still preserving approximately five more acres of forest than the 16 acre "break-even point" for this tract. Further, the preserved forest is "contiguous" so that it will better protect natural species habitat. Finally, she stated that together with the planned stormwater management systems, this remaining forest will adequately protect water quality.

Mr. McCann extensively cross-examined Ms. McArthur on each of these issues, with primary focus on compatibility, open space, the Rural Transition Area ("RTA"), traffic safety, and the Special Variance requests. Mr. Mudd then asked follow up questions of this witness on these issues. In response to this questioning Ms. McArthur noted that there are in fact other townhouses and apartments in the neighborhood. She also opined that townhouses are not necessarily incompatible with single family homes. She also confirmed that engineers from the Department of Public Works had done several site

³ Ms. McArthur explained that an additional Special Variance was recommended for approval by the Director in order to allow the removal of two additional specimen trees as part of the grading work planned to improve the site lines along Mt. Wilson Road. *See, Developer's Exhibit 14.*

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visits and had approved the site distances from the ingress/egress points on the site plan. She also identified a letter signed by Carl Richards, then the head of Zoning Review, in which he confirmed that the site plan conforms with the RTA regulations. *See*, Protestant's Exhibit 6. Ms. McArthur's testimony consumed much of the day.

The Developer's next witness was Dr. D. Brad Hatch. He was accepted as an expert in historical preservation, anthropology, and archaeology. He is the Archaeological Division Manager for the Dovetail Cultural Research Group, a firm that focuses on historical preservation. He testified that Dovetail was hired by WCC to conduct a survey and delineation of the slave cemetery believed to be near the corner of Mt. Wilson Road and Division Road. He identified Developer's Exhibit 21 as the Report that was done. Dr. Hatch explained that he did both archival and field research in order to produce this Report. He explained that according to Baltimore County land records the subject tract was part of a seven hundred acre plantation first owned by Dr. William Lyon, an immigrant from Scotland. The Lyon family owned this property until the 1950s. From the late 1700s until 1830 the U.S. Census records indicate that the Lyons family owned between 25 and 30 "enslaved people." Dr. Hatch explained that the first deed reference to this cemetery is in a 1950 conveyance of a 37.89 acre lot from William and Robert Lyon to the Kenwick Company, which states that "a perpetual easement in the right to maintain, care for and forever preserve an old slave burial plot there in located." *See*, Dovetail Report, pps. 13-14. This deed purports to define the boundaries of the cemetery, which are approximately 85 ft. by 45 ft. Dr. Hatch testified, that to be on the safe side, he and his team surveyed a larger area of approximately a tenth of an acre "using ground penetrating radar ("GPR") and electromagnetic induction ("EM") to detect subsurface anomalies." He testified that they located three "anomalies" that are consistent with burial plots. *See*, Dovetail Report, p. 19. Dr. Hatch testified, and the Report notes, that all work was performed in accordance with the Secretary of the Interior's (SOI) Standards and Guidelines for

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By BWP

Archaeology and Historic Preservation (2015).

On cross-examination Mr. McCann asked Dr. Hatch why he hadn't surveyed a larger area and Hatch stated that they stopped at the Division Road boundary to the east and where the land sloped substantially to the south and west because he wouldn't expect graves to be under such slopes. Mr. McCann asked if he was surprised that such a large plantation would have a cemetery this small. Dr. Hatch stated that there were a number of variables and he wasn't necessarily surprised. He explained that these "anomalies" indicate that the soil has been disturbed and then filled back in. He acknowledged that he had not done any "spot checking" anywhere else in the development tract, and he agreed that the only way to be certain that there are no other such "anomalies" is to survey the entire tract. When asked, he stated he didn't know why he wasn't asked to do that. He stated that he was not aware of any other anecdotal evidence to suggest there may be graves elsewhere on the tract. On re-direct by Mr. Mudd he reiterated that the Study was done in accordance with SOI standards.

Developer's next witness was Robert Schulman, the former President and a current member of WCC. He testified that Woodholme was founded in 1927 and has accumulated the Club property incrementally over the years. He stated that the Club acquired this parcel in 1953 but has not actively used it for over ten years. He testified that the golf course is considered one of the finest courses in the Mid-Atlantic. He testified that the Club is in dire financial straits and that the sale of this parcel is critical to their survival because it will generate the funds needed to make improvements that will hopefully draw new members. He testified that as President of the Club he was very involved in the successful effort to get the bulk of this parcel re-zoned to DR 5.5 during the 2016 Comprehensive Zoning Map Process ("CZMP"). He testified that he met numerous times with community associations concerning the rezoning and this proposed development. He identified Developer's Exhibit 29 as the Declaration of Covenants and Restrictions that he executed as WCC President. He explained that this Declaration is

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By EW

the product of negotiations with Ner Israel Rabbinical College, Pikesville Farms Community Association, and Cobblestone Homeowners Association. He testified that this Declaration has been recorded among the County land records (liber 37942 folio 1), and that if the development obtains final approval that these provisions are to be expressly incorporated in the Order. Mr. Schulman also described his interactions with the National Association for the Advancement of Colored People ("NAACP") concerning the slave burial ground. He identified Developer's Exhibit 22 as a letter from Mr. Anthony Fugett, the President of the Baltimore County Branch of the NAACP. This letter states, in relevant part, that "I appreciated the tour that I was given of the development and the opportunity to review the site plan and the report related to the area of the development that is being carved out of the development in case there are slave graves in the corner of Mt. Wilson and Division Lanes. I and our expert are satisfied that Woodholme's development fully protects the area of concern identified in the Deed."

On cross-examination Mr. McCann asked Mr. Schulman why they couldn't have proposed fewer single family homes, rather than townhouses. Schulman testified that this wouldn't raise sufficient funds to meet the Club's financial needs. On re-direct questioning from Mr. Mudd he testified that if this development plan is not approved that the Club would probably go under and all 240 acres would then be sold for development.

Developer next called Ken Schmid, the traffic engineer. He identified Developer's Exhibit 17 as the Traffic Impact Study that he performed. He testified that the traffic engineering at the site was done in conjunction with the DPW and that DPW has approved the design. He explained that the scope of the study was dictated by Greg Carski from the County's Traffic Engineering section. He noted that at DPW's request they used a 40 mph speed limit in their calculations even though the posted limit on Mt. Wilson Road is 30 mph. This insures that the stopping and site distance calculations have some margin

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By [Signature]

for error built in. He testified that the ingress/egress points are “monumental” intersections which provide wide turning radiuses. The plan depicts internal landscaped medians along both entryways. Mr. Schmid testified that the north side of Mt. Wilson is almost fully improved whereas the south side, where the development is proposed, is unimproved. He explained that Mt. Wilson is fairly straight along the stretch where it parallels the northern “pod.” Therefore there are no existing sight distance or stopping distance issues related to that ingress/egress point. However, he explained that the south pod ingress/egress point was moved further west of the original planned point in order to address intersection site distance issues on that winding stretch of Mt. Wilson. He further explained that the road will be widened and curb and gutter installed along the entire length of the development on Mt. Wilson. Further, pedestrian sidewalks are also proposed along Mt. Wilson. Mr. Schmid explained that these additions will greatly improve the existing traffic safety conditions. Finally, he testified that a portion of the bank along Mt. Wilson near the south pod ingress/egress point will be graded back to improve intersection site distance and that undergrowth and brush will also be cleared on the north side of Mt. Wilson to improve stopping site distance.

He next detailed how the traffic impact study was conducted. He noted that there are no failing intersections in the vicinity. He explained that the study was conducted on a Wednesday and Thursday in September, 2019 – prior to the Covid crisis. These were school days. He testified that an elevated crosswalk is proposed across Mt. Wilson near the north pod, which will enable students from the development to safely cross the street. He noted that the traffic peaks were determined to be from 7-8 a.m. and 5-6 p.m. He testified that Mt. Wilson Road could theoretically accommodate 1800 car trips per hour but that currently there are only 3300-4000 a day. He further noted that Mt. Wilson dead ends at the security gate of the Villages of Woodholme Condominium Community just west of the proposed development site. Therefore, virtually all of the cars coming from this proposed development will be

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By 192

turning right onto Mt. Wilson and heading east toward Reisterstown Road. It was his expert opinion that the proposed development would not significantly impact traffic conditions and that the proposed road improvements will enhance traffic safety.

On cross-examination he agreed with Mr. McCann's definitions of stopping sight distance (the distance a driver would need to safely observe and stop for a stationary object in the road) and intersection sight distance (the distance sufficient to provide an adequate time gap for a driver stopped at the intersection to turn in front of an oncoming car without that car having to slow beneath the posted speed limit). Schmid agreed that the County traffic safety design standards follow the American Association of State Highway and Transportation Officials ("AASHTO") design manual. He further agreed, based on Table 9-6 in that AASHTO manual (Protestant's Exhibit 24), that the minimum intersection sight distance for cars travelling 40 mph is 445. However, he then reiterated the design refinements they have made, in conjunction with County traffic engineers, to meet those intersection sight distances at the proposed ingress/egress points. He testified that these measures will improve the stopping sight distances as well, and that if you satisfy the intersection sight distance you also meet the lesser stopping sight distance.

On December 10, 2020 the Developer called Brian Childress, the President of DL Thaler & Associates, to testify further about the traffic design on the project. He identified Developer's Exhibit 31 as an engineering drawing done to demonstrate the intersection and stopping sight distances at the ingress/egress point of the south pod. Mr. Childress testified that he and an engineer from DL Thaler met at the site with Eugene Cauley from DPW in order to measure and verify both the intersection sight distance and stopping sight distance for the southern pod ingress/egress point. Using Exhibit 31 he testified that their field measurements verified that after the proposed shrub clearing and "limbing" is done on the opposite side of Mt. Wilson there will be 513 of stopping sight distance for a car travelling

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By ISW

west on Mt. Wilson approaching a car stopped to turn left into the south pod. He further testified that the County design manual requires only 275 feet of stopping distance for cars travelling 40 mph. Mr. Childress then reiterated Mr. Schmid's testimony about the curb and gutter, sidewalk, and grading improvements planned along the south side of Mt. Wilson heading east from the south pod, and that these improvements will greatly increase current intersection sight distance and will meet all AASHTO and County standards. He further testified that if this proposed clearing and grading does not in fact achieve the required sight distances then permits will not be issued in Phase II of the development process and the proposed development could not be built.

COMMUNITY WITNESSES

As noted above, several of the neighboring property owners and other interested citizens attended the hearing. Ms. Nadine Weinstein testified that she is a long-time resident of the Cobblestone community and that she is primarily concerned with traffic impacts and with the alleged lack of compatibility between the proposed townhouses and the detached homes in Cobblestone.

Ms. Cheryl Pasteur, a resident of the Villages of Woodholme who is also the local school board member. She testified that Woodholme Elementary School ("WES") is already overcrowded, although she acknowledged that enrollment is below the 115% level dictated by law. She testified that WES was designed to be a "walkable" school but now most of its students are bussed there. On cross-examination she conceded that it would be a good thing if students from the proposed development walked to school but she expressed concerns about the safety of them crossing Mt. Wilson Road. She acknowledged the proposed crosswalk but stated she was still concerned because of the hill in the road that she believes will limit visibility of the crosswalk.

Ms. Danielle Rendell testified next. She is a resident of Foxbridge, a development off of McDonogh Road about a mile away from the proposed development. She is the President of the WES

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Parent Teacher Association ("PTA"). She acknowledged that the Developer has pledged to donate \$50,000.00 to WES if the development proposal obtains final approval. However, she stated that this will do little to help with the existing overcrowding and traffic safety conditions. She also acknowledged the proposed crosswalk but did not seem to think this would make much of a difference.

Joshua Levin, the President of the Pikesville Farms Community Association testified that there are about seventy single family detached homes in his community, which is across Division Lane from the proposed development. He explained that the community was first developed in the 1940s and then subsequently from the 1970s through the 1990s. He said that most of the homes are on quarter to half acre lots. He expressed frustration about the development process. In his view the Developer has not modified its original proposal to any substantial degree through the whole process. He believes that the proposed townhouses are incompatible with the existing detached homes in the immediate vicinity. He also voiced concerns about the already crowded WES, where his children attend school. Finally, he acknowledged that Pikesville Farms and Cobblestone had agreed to the terms of the Declaration of Covenants and Restrictions (Developer's Exhibit 29), but only because they thought it was the best compromise they could reach. However, he testified that the open space agreement spelled out in paragraph (g) of the Declaration does not accurately reflect the "meeting of the minds" between the Developer and the named beneficiaries. He claimed that the Developer had agreed to dedicate that .08 as *neighborhood* open space that would not be counted toward the Developer's open space requirements.

Dennis Sober testified next. He is the President of the Villages of Woodholme Condominium Association, the development on the far side of 795. He lamented that the proposed development site is the last contiguous forest in the Pikesville area. He described the proposed development as a "clear cut" of that forest. In his view the proposed townhomes are not compatible with the detached single family homes in the closest adjoining developments, and he believes the Developer's expert defined the

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boundaries of the "neighborhood" far too broadly in order to justify the proposed density. He also suggested that the Developer should be required to modify the site plan so that the ingress/egress would be via South Road to Woodholme Road, i.e., across the golf course to the south. On cross-examination he acknowledged that he and his Community Association had been one of the groups that engaged in protracted discussions with the Developer concerning the site plan. He acknowledged that he and another board member had voted in favor of accepting the terms in Developer's Exhibit 29, but that they were voted down. He agreed that there are 243 "attached villas" in his community and an additional 286 additional residents in the North Oaks retirement condominium building. However, in his view his community is not in the same neighborhood as the proposed development since it is on the other side of 795.

When the hearing resumed on December 10, 2020 Mr. McCann called Ms. Jacqueline Copeland, a former President of the Cobblestone Home Owners Association ("HOA"). She testified that she has lived there for twenty years. On behalf of her HOA she participated in the 2016 CZMP process to oppose the rezoning of the property to DR 5.5. She stated that she had been involved in negotiations with the Developer during the process and that one of the things Cobblestone wanted was for the ingress/egress point to be on the south side of the golf course, not onto Mt. Wilson Road. She said that the Developer told them that this was not financially feasible. She testified that Mr. Levin had incorrectly stated in his testimony that Cobblestone had agreed to the terms of the Declaration (Developer's Exhibit 29). She stated that she had not seen the document at the time it was signed by Mr. Schulman on behalf of WCC. She further testified that the only developments that she considers to be in the "neighborhood" are Cobblestone and Woodholme Reserve. She too objected to the proposed townhouses as being incompatible with her defined neighborhood.

On cross-examination she stated that her involvement in the CZMP process was primarily in

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June of 2016 and that she was not present when the issue was voted on in August 2016. She further acknowledged that neither she nor anyone else from Cobblestone HOA has been involved since then in the development process. She confirmed that Cobblestone has 118 single family detached units on 37 acres and that she believes that is appropriate density for the neighborhood. She further acknowledged that Cobblestone has narrow lots and minimal setbacks. On re-direct she testified that some of the homes in Cobblestone are as much as 4000 square feet and that they have sold for up to \$600,000.00.

Ms. Rhona Fisher testified next. She is a twenty three year resident of Cobblestone and the Cobblestone HOA's designee to the Pikesville Communities Corporation. She identified Protestants' Exhibit 27 as representative photos of the Cobblestone development. She identified Protestants' Exhibit 28 as similarly representative photos of Pikesville Farms; Exhibit 29 as representative photos of Woodholme Preserve; Exhibit 30 as representative of homes on Woodholme Ave; Exhibit 31 as representative photos of homes on South Road; and Exhibit 32 as representative photos of the Woodholme Village community. She further identified Protestants' Exhibits 20 and 22 as a series of photos taken from a car travelling east bound on Mt. Wilson from before WES past the proposed development. She then identified Protestants' Exhibit 25 as a video taken from a car travelling that same route down Mt. Wilson. She explained that her HOA's primary concerns are compatibility and the anticipated traffic impact from this development. They specifically worry that there will be a lot of cut-through traffic on Iron Horse Lane by residents of the proposed development seeking alternative access to Reisterstown Road.

On cross-examination she stated that Alan Zuckerberg usually prepares the agenda and runs the meetings for the Pikesville Communities Corporation. She was asked why she hadn't taken photos of the Courts of Avalon apartment development which directly abuts Cobblestone. She replied that she did not consider them to be part of the neighborhood. She gave the same response when asked about the

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Overlook at Woodholme community. She acknowledged that the video showed apartment buildings on the grounds of the Ner Israel Rabbinical College on Mt. Wilson lane across from the proposed south "pod" of this development, however she stated that she doesn't think they should be considered in the compatibility analysis because they are part of the college, not private housing.

Ms. Terri First testified that she is the Secretary for the Woodholme Reserve Community Association. She explained that they were involved in the CZMP process and had lobbied Councilwoman Vicky Almond not to support the DR 5.5 rezoning because they too were concerned about compatibility and traffic and that they also preferred that access be through the golf course to Woodholme Road as opposed to Mt. Wilson Road.

Finally, Mr. Roland Patterson submitted a letter which was admitted as Protestants' Exhibit 34. His testimony essentially recounted the contents of the letter. Mr. Patterson testified that he is the Chairman of the Legal Redress Committee of the Baltimore Branch of the NAACP. He described a series of conversations and failed meeting attempts he had with the Developer, Mr. Adler, and Mr. Schulman and Mr. Alan Summerfield, officers of WCC. The gist of it is that he is not satisfied with the Study and Report that was done concerning the possible slave burial ground. (Developer's Exhibit 21). Mr. Patterson acknowledged that the Branch President, Anthony Fugett, had written a letter fully accepting the methodology and conclusions of the Report (Developer's Exhibit 22), but Patterson believes that too many questions remain unanswered. He urges that if the Lyon Family had a 2300 acre plantation in operation for many decades that it stands to reason that there must be many more slave grave sites than the three "anomalies" located on this small half acre portion of the tract. He therefore requested that the Developer be ordered to do a full GPR survey of the entire development tract to determine if any further anomalies exist, "with appropriate response to any discovery of human remains." He further asks that "[t]his 'Court' retain jurisdiction of this case, to review the GPR survey

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results and to supervise any exhumation and reburial before the issuance of building and related permits, if circumstances so require.”

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The BCC provides that the “Hearing Officer shall grant approval of a development plan that complies with these development regulations and applicable policies, rules and regulations.” BCC § 32-4-229. In *People’s Counsel v. Elm Street Development, Inc.*, 172 Md. App. 690 (2007), the Court of Special Appeals held that if the county agencies recommend approval of a development plan, it is “then up to [protestants] to provide evidence rebutting the Director’s recommendations.” *Id.* at 703. The *Elm Street* court also observed that in Baltimore County “the development process is indeed an ongoing process, and the hearing officer’s affirmation of the plan is just the first step.” *Monkton Preservation Association, et al. v. Gaylord Brooks Realty Corp.*, 107 Md. App. 573, 585 (1996). Under the development regulations the County agencies will continue to review the Developer’s evolving plans and construction activities through every phase of the development process to insure compliance with all County laws and regulations.

In the instant case, despite skilled and meticulous questioning by Mr. McCann, the testimony of the County agency witnesses and the Developer’s experts was essentially un rebutted and fully supports the requested development approval. I will address the major areas of dispute below, but the fact is that the critical battle in this war was won by WCC and the Developer during the 2016 CZMP, when they successfully obtained DR 5.5 zoning on the majority of the tract. Indeed, the DOP acknowledged in their ZAC comments in the zoning case that “[t]his area of Woodholme Country Club was subject to rezoning during the 2016 CZMP *in order to support townhouse development.*” (emphasis added). And as detailed above, the protesting parties in this case fully participated in that CZMP process.

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Compatibility

I agree that Ms. MacArthur defined the boundaries of the “neighborhood” too broadly by using Painter’s Mill Road as the northern limit, and perhaps by using Reisterstown Road as the eastern edge. In my view the proper boundaries for the compatibility analysis are: 695 to the south, 795 to the west, Franklin Road to the east, and McDonogh Road to the north. In fact, it is arguable that the golf course and the residences on Woodholme and South roads are not properly considered since there is no access from the proposed development to the private golf course and the golf course separates the proposed development from the Woodholme and South road residences. I believe that the developments along Mt. Wilson Road and Iron Horse Lane constitute the neighborhood in this case. Several witnesses urged that Archimedes Court should be the northern boundary of the neighborhood – or rather, that the neighborhood ends just shy of Archimedes. The reason they want to exclude the apartments on Archimedes is obvious, but this demarcation would not be in accordance with BCC §. 32-4-402(a) because Archimedes is not a “primary collector street or arterial street,” it does not in my view represent “a *significant* change in character or land use,” (there are apartment buildings at the rabbinical college) and a wide variety of housing density elsewhere in the neighborhood), and Archimedes is not a “major natural feature.” On the other hand, McDonogh Road *is*, at the least, a primary collector street, and therefore the first boundary that meets one of the defined criteria. I further find, based on the Pattern Book and Ms. McArthur’s testimony, that the colonial style architecture and enhanced design elements; the variety of harmonious home models; the open space; and the layout of the “pods” is compatible with even the most upscale of the surrounding communities. Finally, I must give weight and deference to the DOP Director’s compatibility finding. *Marzullo v. Kahl*, 366 Md. 158, 172 (2001), *Elm Street*, 172 Md. App. at 703. As counsel for the Developer note in their Brief, “compatible does not mean ‘the same.’”

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School Impact

I am sympathetic to the testimony concerning the crowded conditions at Woodholme Elementary School. The witnesses were fervent and their commitment to the school and its students is commendable. However, I am bound by the definition of overcrowded found in BCC §. 32-6-103(a)(3), which dictates that a school is not overcrowded unless it "exceeds 115% of state rated capacity." In this case, the un rebutted School Impact Study, which was accepted by the DOP, shows that WES is at 104.39% capacity, and the middle and high school are below 100% capacity. I therefore cannot reject the development plan on this basis.

Traffic Impacts and Safety

Much of the hearing was devoted to these issues, but again, based on the record evidence I do not find that there are grounds to deny development approval on these issues. Developer's traffic engineering expert, Ken Schmid, conducted a thorough Traffic Impact study which was accepted by DPR and DPW. This study documents that there are no failing intersections in the vicinity of the proposed development, and that the expected traffic generated by the development can easily be accommodated by the existing road network. There was much testimony about the traffic congestion and dangers associated with WES, but the record evidence does not suggest that those existing conditions will be significantly exacerbated by the few additional students projected to come from this development. Further, the substantial and un rebutted expert testimony of both Mr. Schmid and Mr. Childress establish that traffic safety will be *improved* by the proposed road construction associated with this development. Specifically, the sidewalks and curb and gutter along the length of Mt. Wilson adjacent to the development, and, most significantly, the grading back of the south road bank along Mt. Wilson, and the clearing of underbrush and "limbing" of the north side of Mt. Wilson, which will enhance both stopping and intersection site distances.

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RTA and Open Space

The protestants contend that the Residential Transition Areas are not properly provided on the Plan, and that the Open Space requirements are also not met. It is undisputed that the RTA provisions are generated by the “dissimilar” townhouses in a DR 5.5 zone adjacent to detached single family homes in DR 2 zones along Division Lane and South Road. Protestants contend that pursuant to BCZR §. 1B01.1.B.1.e.(2) that a 75 foot setback and 50 foot buffer are required in such a case whether or not the proposed townhouses are within the 100’ RTA. The Developer contends that these setbacks and buffers are triggered only if the townhomes are to be sited *within* the 100 foot RTA. This appears to be the most logical interpretation. And this interpretation is buttressed by the fact that the Zoning Review Supervisor endorsed this interpretation by signing off on a confirmatory letter from Mr. Mudd on April 28, 2020. (Protestants’ Exhibit 6). Again, I must give deference to this agency interpretation.

The same is true for the Open Space issue. The Plan calls for 147 units which requires the Developer to provide 147,000 square feet of Open Space or else pay an approved fee in lieu. Here the Developer is providing 170,895 square feet – well in excess of the minimum. Protestants lodge a variety of criticisms concerning the quality of the proposed Open Space. First, they note that a storm drain is depicted along the entire 325 foot western edge of the Open Space associated with the north pod. *See*, Protestant’s Post Hearing Memorandum at p. 13. But the Developer correctly notes that this square footage has not been counted as Open Space, and because of the excess Open Space they *are* providing it is immaterial. Next, protestants note that 7031 square feet in the north pod Open Space “is encumbered by a drainage and utility easement.” However, Mr. Herrmann explained that other than the storm drain itself, the rest of the rest of the utilities are buried so the surface area is usable Open Space and can be counted under BCC §. 32-6-108(d). Protestants further contend that the Open Space area for the south pod fail to satisfy the requirements of this code section, and that the Directors of DRP and PAI had not

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properly approved the Open Space. Protestant's Memo at pps. 13-14. However, as evidence by Protestant's Exhibit 8, these Directors did in fact approve of the Open Space for the south pod as depicted on the plan. It is true that the Directors did not separately articulate each element of their approvals, but the law does not require such specified findings. Protestants urge that "if the two open space areas are considered separate as they should be, they do not comply with the letter of subsection (d)." Protestant's Memo at p. 15. Again, it is true that 1000 sq. ft. of Open Space is not provided for each unit in the north pod, but that is not required. Indeed, BCC §. 32-6-(e)(1) allows for the Open Space to be provided on or off site, so the fact that the south pod provides a disproportionate share of the Open Space is perfectly acceptable.

Special Variance for removal of Specimen Trees

In this case the Director of DEPS, pursuant to BCC §. 33-6-116(g) has recommended approval of the two Special Variances, one to remove 74 trees within the site and the other to remove 2 trees on the edge of the site as part of the grading proposed to improve site lines along Mt. Wilson Road. *See*, Developer's Exhibits 11 and 13. Although not bound by these recommendations I do give weight to the agency's expertise. And here I specifically note that the Developer has worked with DEPS to preserve over six more acres of contiguous forest than would be required by the "break even" calculations. This contiguous forest, preserved perpetually by easements, will protect water resources on site and provide valuable animal habitat. It is true, as protestants urge, that the Developer could have preserved more trees by building less houses, but that is true in every such situation. And as noted earlier, the density determination was really made during the 2016 CZMP, when the parcel was rezoned to DR 5.5. These Special Variances will therefore be granted.

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The Burial Ground

As explained above, the Developer retained an expert archaeologist to do an archival and field study and Report regarding the possible presence of a slave burial ground at the far northeast corner of the tract. This Study was done in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation. *See*, Developer's Exhibit 21. As a result of this Study, three "anomalies" were found in this area that are consistent with gravesites. This burial area will be protected by a fence and will be identified by a historical plaque describing the significance of the site. I have thoughtfully considered Mr. Patterson's request for a survey of the entire tract, and his request that I maintain jurisdiction over the process he suggests. First, the ALJ's authority is strictly proscribed and limited by the County Code and BCZR and the ALJ does not have the sort of equitable power to retain jurisdiction in the manner suggested. Further, I understand Mr. Patterson's and Mr. McCann's arguments concerning the possible presence of additional graves on site, but I do not think this *possibility*, without any substantial evidence, can warrant the survey of the entire tract. Given our County's several hundred year history, it is possible that there could be undocumented and undiscovered gravesites under virtually all proposed development sites. So to require a full survey in this case, without more than reasonable conjecture, would be to step onto that slippery slope. Further, the local NAACP Branch President has authored a letter expressing complete satisfaction with the Developer's course of conduct and the Report of the expert.⁴

The Zoning Relief – Case No. 2020-0073-SPHA

Special Hearing

Pursuant to BCZR §. 500.7 the Developer has asked to "abandon the portion of the special

⁴ There was conflicting testimony about the extent to which the Developer and the Community Associations reached a "meeting of the minds" regarding the "Declaration of Covenants and Restrictions" submitted as Developer's Exhibit 29. Nevertheless, the terms of that Declaration shall be included herein and shall be fully binding on the Developer.

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exception in Case No. 74-15-XA that overlaps onto the subject property. That prior case approved the golf course use as a special exception. It is still unclear to me exactly what portion of the special exception area "overlaps onto the subject property." However, no evidence was presented to suggest that the grant of this relief would conflict with the spirit and intent of the BCZR or harm the public health, safety, or welfare. It will therefore be granted.

Variances

The Developer also requests that 147 variances be granted "as a courtesy" to their prospective homebuyers so that they will not have to individually apply for variances to build 10 foot rear decks. The general rule is that "the authority to grant a variance should be exercised sparingly and only under exceptional circumstances." *Mueller v. People's Counsel for Baltimore County*, 177 Md. App. 43, 71(2007). This is because "a variance is an authorization for that which is prohibited by a zoning ordinance." *Cromwell v. Ward*, 102 Md. App. 691, 699 (1995). And because "citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations." *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Therefore, "[t]he burden is on the applicant to show facts to warrant a variance," and "the specific need for the variance must be substantial and urgent and not merely for the convenience of the applicant." *Mueller v. People's Counsel for Baltimore County*, 177 Md. App. at 70.

Under BCZR §. 307, and Maryland common law, in order to be entitled to variance relief the Petitioners must satisfy a two-step legal analysis, 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 is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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Cromwell v. Ward, supra. Finally, “unless there is a finding that the property is unique, unusual, or different, the process stops here and the variance is denied without any consideration of practical difficulty or unreasonable hardship.” *Mueller, supra*, 177 Md. App. at 70.

In the instant case it is clear that each of the 147 lots is not “unique in a manner which makes it unlike surrounding properties.” To the contrary, there is great uniformity among the lots. This is why the simultaneous grant of numerous identical variances is disfavored, if not barred altogether. Further, even if I were to reach the second prong of the analysis the variances must still be denied because, as Ms. McArthur acknowledged, the requested relief is “merely for the convenience of the applicant.” *Mueller, supra.* Finally, the need for the relief is entirely self-imposed because the developer could simply build smaller units and thereby avoid the need for the requested variances.

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 26th day of **January 2021**, that the “**THE FAIRWAYS AT WOODHOLME** Plan marked and accepted into evidence as Developer’s Exhibit 1A-1C, be and hereby is **APPROVED**.

IT IS FURTHER ORDERED that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) should approve the Petitioner’s request to Abandon the Portion of the Special Exception in Case No. 74-14-XA that overlaps onto the subject property, be and is hereby **GRANTED**.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to § 301.1 to permit a 10 foot deep deck (open porch) to extend into the required rear yard more than the allowed 25% maximum projection permitted (Lots 1-147), be and is hereby **DENIED**.

IT IS FURTHER ORDERED that the Special Forest Variances, pursuant to BCC § 32-6-116, be and is hereby **GRANTED**.

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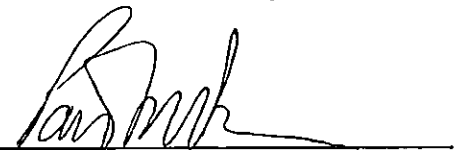
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The relief above is granted herein shall be subject to the following:

1. The terms of the Declaration of Covenants and Restrictions (Developer's Exhibit 29) are incorporated herein and shall be separately attached hereto.
2. The golf maintenance path/road shall never be paved and shall never be used for anything other than golf course maintenance equipment.

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



PAUL M. MAYHEW
Administrative Law Judge
for Baltimore County

PMM:dlm

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By [Signature]



DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION (this "Declaration") is made as of the 30th day of August, 2016 (the "Effective Date"), by WOODHOLME COUNTRY CLUB, INC., a Maryland corporation (the "Declarant"), in favor of NER ISRAEL RABBINICAL COLLEGE, INC., PIKESVILLE FARMS COMMUNITY ASSOCIATION, INC., and COBBLESTONE HOMEOWNERS ASSOCIATION, INC. (collectively the "Beneficiaries") (Declarant and Beneficiaries are, individually, each a "Party" and, any combination of more than one Party are the "Parties").

LR -
Declaration/Covenant
Reserve Fee 20.00
CC# 6828717
Name:
Woodholme country club
inc.
Attendance/Control #:
LP Surcharge 40.00
SubTotal: 60.00
Total: 60.00
08/30/2016 03:46
CC03-TA

RECITALS:

A. Declarant is the owner of approximately 225.57+/- acres of land located along Woodholme Avenue between Reisterstown Road and Mount Wilson Lane in the Pikesville area of Baltimore County (hereinafter the "Property"). The Property is identified as Baltimore County Tax Map No. 68, Parcel 438 and is largely improved with the Woodholme Country Club (the "Club").

B. A request to rezone the Property from its existing Density Residential (D.R. 1) zoning designation was filed by the Baltimore County Council in the 2016 Comprehensive Zoning Map Process (the "2016 CZMP") and assigned Issue No. 2-036 (the "Issue").

C. Declarant does not want the entirety of the Property to be rezoned, but instead is seeking to rezone a 40.94+/- acre portion of the Property shown and indicated on Exhibit A, attached hereto and incorporated herein, to D.R.5.5 (Density Residential) (the "Requested Rezoning"). Declarant seeks the Requested Rezoning in order to develop a townhome community (the "Development") within the 40.94+/- acre portion of the Property to be rezoned. The Concept Plan for the Development (hereinafter the "Plan"), and the subsequent Development Plan prepared following the filing of the Plan, may include additional portions of the Property within its boundaries; however the townhomes are intended to be constructed only within the 40.94+/- acre portion of the Property to be rezoned.

D. Upon achieving the Requested Rezoning, Declarant is willing to place certain restrictions on the 40.94+/- acre portion of the Property to be rezoned in order to preserve the existing character of the area in the vicinity of the Property.

DECLARATIONS:

NOW THEREFORE, Declarant hereby agrees as follows:

1. This Declaration shall not be effective unless the Requested Rezoning occurs on the 40.94+/- acre portion of the Property to be rezoned at the conclusion of the 2016 CZMP (the "Condition Precedent"). Subject to the timely satisfaction of the Condition Precedent, the Declarant, on behalf of itself, its successors and assigns, hereby agrees that the 40.94+/- acre portion of the Property to be rezoned shall be restricted as follows:

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- a. The Development shall be restricted to a maximum of one hundred fifty-three (153) townhomes (with each townhome being a "Unit"). The Development shall contain numerous groups of attached townhome Units (each such group of Units being a "Group").
- b. Each Unit in the Development shall include a two-car garage.
- c. All Units within the Development shall be constructed to be at least twenty-two (22) feet wide. At least seventy-four (74) of the Units within the Development shall be constructed to be at least twenty-four (24) feet wide.
- d. At least thirty (30) days prior to filing the Plan with Baltimore County, Maryland (the "County"), the Declarant shall provide a copy of the then-current draft of the Plan to the Beneficiaries. It is understood that the version of the Plan ultimately submitted to the County may contain non-material differences from the draft version provided to Beneficiaries, provided said differences do not conflict with the provisions of this Declaration.
- e. The architectural design of the Development shall meet the following standards:
- i. No less than 50% of the area of the front façade of a Group of townhomes shall be masonry (brick or stone) or an equivalent quality material, including cultured or cast stone (with the masonry or equivalent material being a "Quality Material").
 - ii. The side façades of each Group shall carry the Quality Material from the front façade of such Group, around the side façade either (1) to a lower window bottom, or (2) to the equivalent height if a lower window is not proposed. The side façades shall also incorporate at least three (3) additional architectural features, including but not limited to: shutters, side main entrances, partial roof returns (bird boxes), sills, transoms, chimneys, etc. (i.e., three (3) of any single feature, or any combination of three (3) such features, so long as there are three (3) total features).
 - iii. Siding material shall be cementitious (such as Hardy Plank) or Vinyl with a minimum thickness of 0.040 inches. Vinyl siding styles shall be Dutch Lap, Beaded, Shake, Scallop, or another style requested by the Department of Planning.
 - iv. The garage door for each Unit shall include windows and decorative patterns and shall be of a similar or blended color to the Quality Material, siding and/or trim of the façade on which the garage door is to be located.
- f. Declarant shall install, at each of the entrances to the Development, a monumental entrance to include a combination of masonry walls, a masonry community sign, median island, and an ornamental gate(s) (with gate(s) to be permanently pinned open). The requirement to install such improvements is subject to approval by Baltimore County, and

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Declarant shall exercise reasonable efforts to advocate for approval of such improvements by the County.

g. Declarant shall preserve, and shall propose no Units within, that portion of the 40.94 +/- acre portion of the Property to be rezoned that is nearest to the corner of Mt. Wilson Lane and Division Lane, in substantially the same location and configuration of the area shown and indicated as "NO-BUILDINGS AREA" on Exhibit B (the "No-Buildings Area"). The precise size of the No-Buildings Area is unknown as of the Effective Date, but it is anticipated that the No-Buildings Area will be approximately 0.8 of an acre in size. The No-Buildings Area shall not be fenced-off along the Division Lane frontage, except as provided in Section 1.j. The No-Buildings Area shall receive a similar landscaped treatment along the Mt. Wilson Lane frontage as provided-for in Section 1.i. Declarant may offer the No-Buildings Area for dedication to the Baltimore County Department of Recreation and Parks.

h. Assuming Declarant obtains final, unappealable approval of the Development in an amount of one hundred and fifty-three (153) units, within sixty (60) days following the subsequent recordation of a subdivision plat for the Development, Declarant shall make a contribution of Fifty Thousand Dollars (\$50,000.00) to the Woodholme Elementary School PTA, Inc.

i. Declarant shall include on the Development Plan a landscape buffer in the areas shown along Mt. Wilson Lane on Exhibit C. The buffer shall include a berm, vegetation, and tubular steel/or the equivalent quality fencing or any combination of these elements and shall be a minimum of twenty-five (25) feet wide. The landscape buffer will not be continuous, in order to provide for access, sight distance, utilities, stormwater management, environmental conditions, preservation of existing trees, fencing as required by Baltimore County, or other similar requirements.

j. Declarant is aware that an indemnity deed of trust recorded in the Baltimore County Land Records at Liber 32187, folio 248 refers to a burial area described by metes and bounds (the "Burial Area"). Declarant may field locate the Burial Area, which is anticipated to be within the boundaries of the No-Buildings Area, and Declarant may install a fence around the perimeter of the Burial Area. Declarant shall erect a plaque (with the approval of Baltimore County) identifying the burial area, in the event that an investigation determines that remains exist within that area.

2. The covenants and restrictions contained in this Declaration shall run with the land and shall automatically terminate twenty-five (25) years following the Effective Date. Notwithstanding the preceding sentence to the contrary, if prior to recordation of a plat that includes no more than one hundred and fifty-three (153) townhomes, the 40.94 +/- acre portion of the Property to be rezoned, or any portion thereof, is rezoned to a classification that does not permit a maximum of 153 townhomes on the 40.94 +/- acre portion of the Property to be rezoned, this Declaration shall automatically terminate and be of no further force or effect.

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3. Within thirty (30) days following satisfaction of the Condition Precedent, Declarant shall record this Declaration among the Land Records of Baltimore County, at Declarant's sole expense. If the Declarant fails to record this Declaration, Beneficiaries, or any one of them, may record this Declaration, and Declarant shall reimburse the Beneficiaries for the actual costs associated with such recordation.

4. In any proceeding for the enforcement of this Declaration or any provision thereof, whether it be an action for damages, declaratory relief, injunctive relief, or any other action, the losing Party or Parties shall pay the reasonable attorneys' fees and expenses of the prevailing Party or Parties. The prevailing Party or Parties shall be entitled to such reasonable attorneys' fees and expenses even if any said proceeding is settled prior to judgment. However, as a prerequisite to recovery of fees and costs under this Section 4, the Party seeking enforcement shall serve the alleged violator of this Declaration with written notice of the alleged violation, and only if the alleged violator has failed to remedy or to make substantial progress toward remedying the violation within thirty (30) days after receipt of this notice may legal action be instituted.

5. The restrictions outlined in Section 1.a through 1.j of this Agreement shall be included on: (a) the Plan and subsequent Development Plan for the Development; or (b) a separate document that is offered by Declarant as an exhibit during the Hearing Officer's Hearing and requested by Declarant to be included as conditions in the Hearing Officer's order.

6. This Declaration may be amended only by written instrument executed by the Declarant and Beneficiaries.

[SIGNATURES ON FOLLOWING PAGES]

ORDER RECEIVED FOR FILING

12963338 v6

Date

1-26-21

4

By

SW

IN WITNESS THEREOF, the Declarant has executed this Declaration as of the day and year first above written.

WITNESS:

DECLARANT

WOODHOLME COUNTRY CLUB, INC.

Angela Torres

By: Robert B. Khubna (SEAL)
Name:
Title: President

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, that on this 25th day of August, 2016, before me, the subscriber, a Notary Public, personally appeared Robert B. Khubna, and that he/she, as President of WOODHOLME COUNTRY CLUB, INC., being authorized to do so, executed the foregoing Declaration for the purposes therein contained, by signing the name of the company by himself.

AS WITNESS my hand and notarial seal.

Shannon Marie Jones
Notary Public

My Commission Expires: 1-18-2017

SHANNON MARIE JONES
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 18, 2017



ORDER RECEIVED FOR FILING

Date 1-26-2017

By [Signature]

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WOODS & WATCHE
ASSOCIATES, INC.

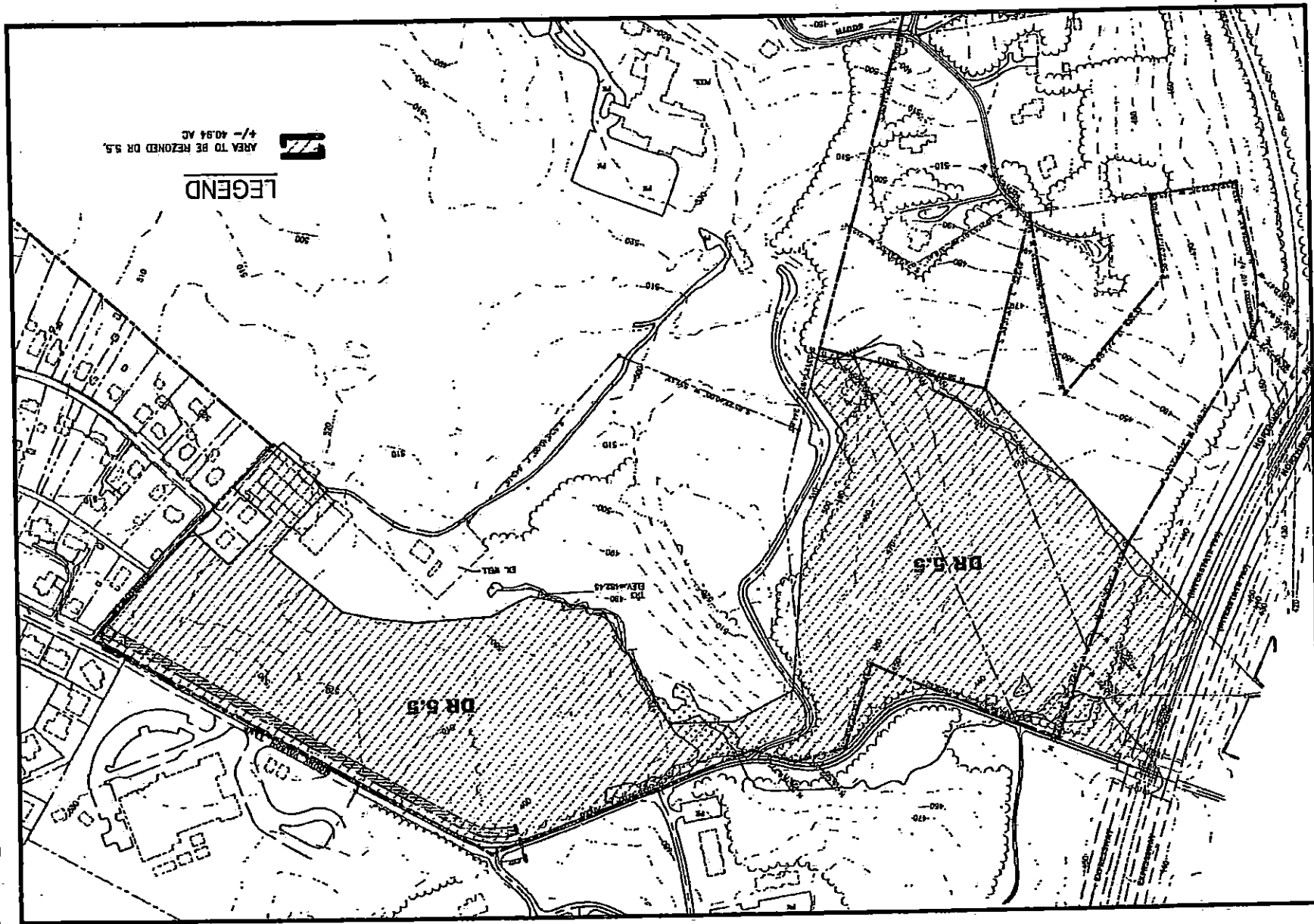
1000 WOODHOLME AVENUE
PINEVILLE, MARYLAND 21208

PROPOSED REZONING EXHIBIT

WOODHOLME COUNTRY CLUB

300 WOODHOLME AVENUE
PINEVILLE, MARYLAND 21208

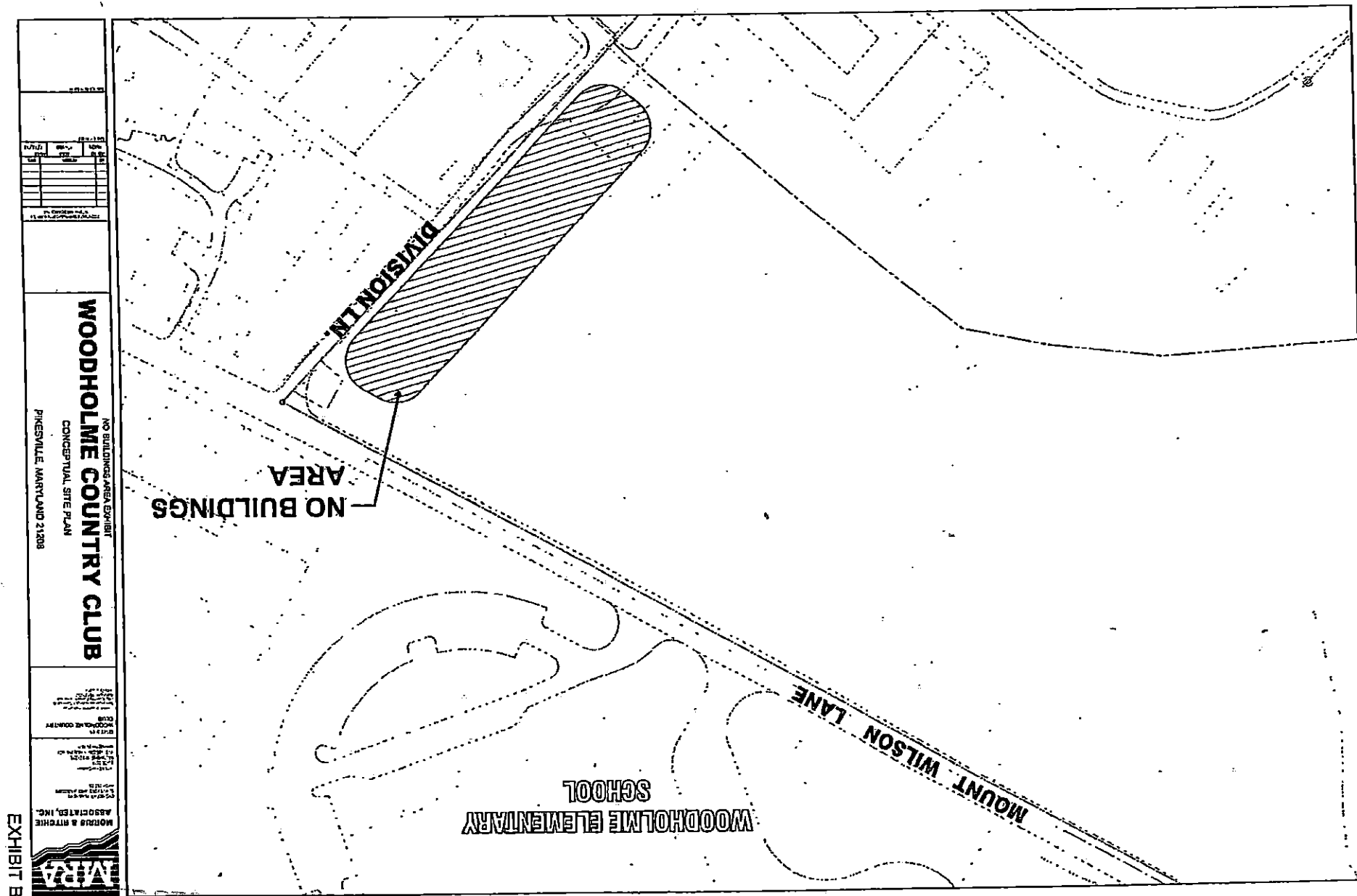
EXHIBIT A



ORDER RECEIVED FOR FILING

Date 1-26-21

By BS



WOODHOLME COUNTRY CLUB
CONCEPTUAL SITE PLAN
PINESVILLE, MARYLAND 21208

NO BUILDINGS AREA EXHIBIT
WOODHOLME COUNTRY CLUB
MORRIS & RITCHIE ASSOCIATES, INC.

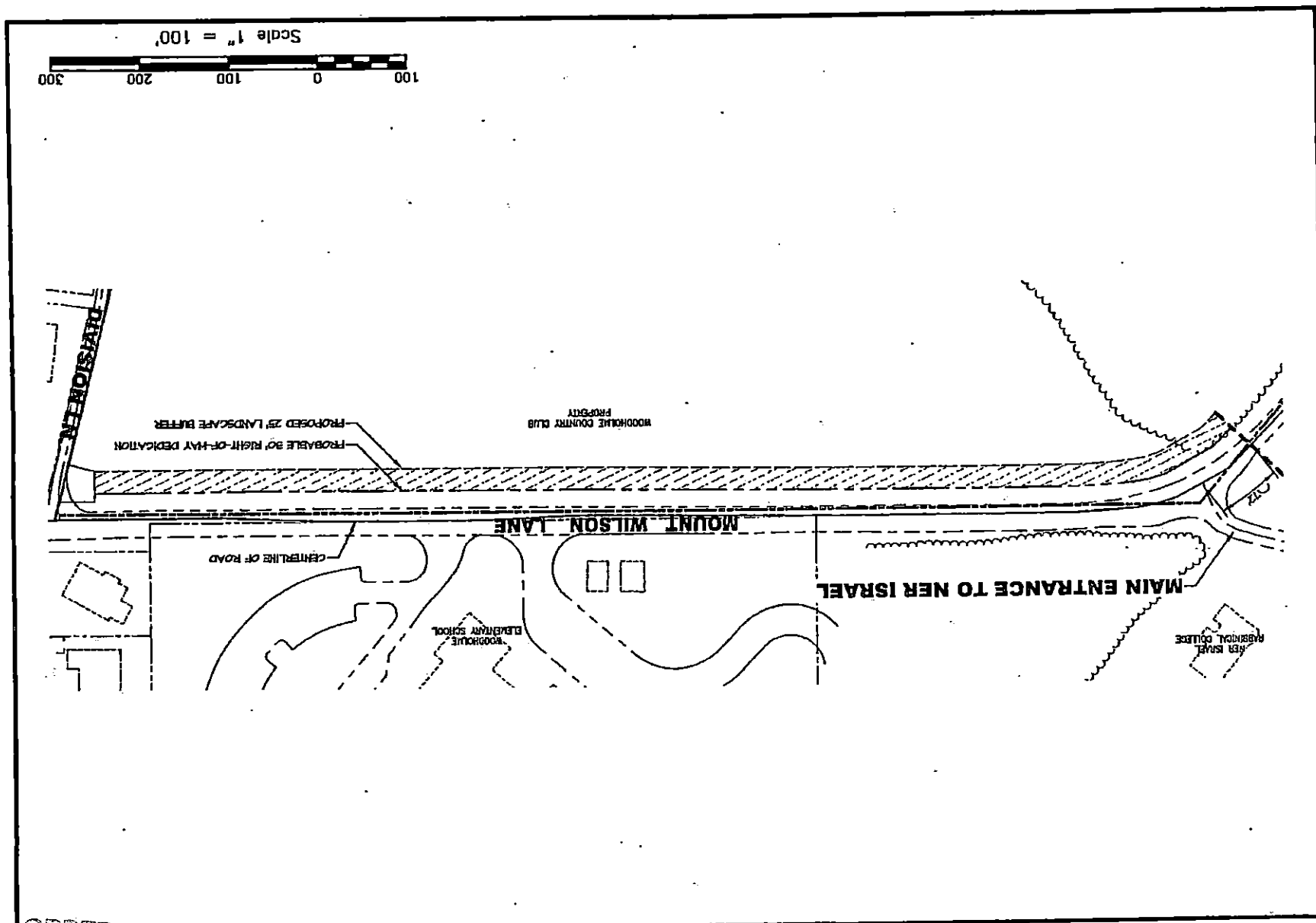
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EXHIBIT B

ORDER RECEIVED FOR FILING

Date 1-26-21

by [signature]



ORDER RECEIVED FOR FILING

Date 1-26-21

34 92

EXHIBIT C

MIRA

MORRIS & RYAN ASSOCIATES, INC.

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Page 12
- 12 -

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THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS 60637

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State of Maryland Land Instrument Intake Sheet																																																																																																																																																							
☐ Baltimore City ☒ County: <u>Baltimore</u> Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)																																																																																																																																																							
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Year: 20	20	Geo. Map	Sub	Block																																																																																																																																																			
Land	Tax: J.R. REL	Grid	Plat	Lot																																																																																																																																																			
Buildings	Director of Budget	Assessment	Parcel	Section																																																																																																																																																			
Total	SALES TAX	Township	Ex. St.	Ex. Cd.																																																																																																																																																			
REMARKS:		<u>1</u> COUNTY TRANSFER TAX <u>2</u> ART 11 TITLES <u>3</u> RECORDED TAX <u>4</u> T.P. ART 12-108																																																																																																																																																					

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 37942, p. 0009, MSA_CE62_37799, Date available 09/12/2016. Printed 10/29/2020.

ORDER RECEIVED FOR FILING

Date 1-26-21

By [Signature]



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 300 Woodholme Avenue, Pikesville, MD 21208-1410 which is presently zoned DR 1, DR 5.5, DR 3.5
Deed References: 646 / 225, 7232/219 10 Digit Tax Account # 2000010697, 0323075426, 0323075427
Property Owner(s) Printed Name(s) Woodholme Country Club, 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. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
SEE ATTACHED SHEET #1
2. ☐ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ **a Variance** from Section(s)

SEE ATTACHED SHEET #2

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:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Christopher D. Mudd, Esquire

Name- Type or Print

Signature

210 W. Pennsylvania Ave., Towson, MD 21204

Mailing Address

City

State

21204

4104946365

cdmudd@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET #3

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Christopher D. Mudd, Esquire

Name - Type or Print

Signature

210 W. Pennsylvania Ave., Towson, MD 21204

Mailing Address

City

State

21204

4104946365

cdmudd@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2020-0073-SPHA

Filing Date

3/9/2020

Do Not Schedule Dates:

Reviewer

AT

PETITION FOR SPECIAL HEARING AND VARIANCE
300 WOODHOLME AVENUE
Attachment No. 1

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 THE PETITIONER'S REQUEST TO ABANDON THE PORTION OF THE SPECIAL EXCEPTION IN CASE NO. 74-15-XA THAT OVERLAPS ONTO THE SUBJECT PROPERTY.

2020-0073-SPHA

PETITION FOR SPECIAL HEARING AND VARIANCE
300 WOODHOLME AVENUE
Attachment No. 2

1. A VARIANCE FROM SECTION 301.1 TO PERMIT A 10 FOOT DEEP DECK (OPEN PORCH) TO EXTEND INTO THE REQUIRED REAR YARD MORE THAN THE ALLOWED 25% MAXIMUM PROJECTION PERMITTED (LOTS 1-147).

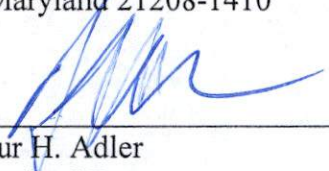
2020 -0073 -SPHA

PETITION FOR SPECIAL HEARING AND VARIANCE
300 WOODHOLME AVENUE
Attachment No. 3

Legal Owner:

Woodholme Country Club, Inc.
300 Woodholme Avenue
Pikesville, Maryland 21208-1410

By:



Arthur H. Adler
Authorized Person
(410) 427-6707

2020-0073-SPHA

March 3, 2020

FAIRWAYS AT WOODHOLME
ZONING DESCRIPTION
(FOR ZONING PURPOSES ONLY)

Beginning for the same at the Northeast corner of the intersection of Mount Wilson Lane, variable width right of way, and Division Lane, a 15 foot right of way, thence running the following courses and distances:

1. South 5°18'28" East 496.85 feet to a point; thence
2. South 39°50'29" West 28.22 feet to a point; thence
3. South 84°58'59" West 112.54 feet to a point; thence
4. South 82°47'10" West 361.81 feet to a point; thence
5. South 34°12'37" West 695.28 feet to a point, thence
6. North 78°30'05" West 157.92 feet to a point; thence
7. South 27°14'03" West 504.40 feet to a point; thence
8. South 53°11'36" East 263.58 feet to a point; thence
9. South 35°11'36" East 396.00 feet to a point; thence
10. South 32°35'36" East 299.15 feet to a point; thence
11. South 57°24'24" West 300.52 feet to a point; thence
12. South 05°35'36" East 315.65 feet to a point; thence
13. North 88°11'36" West 74.24 feet to a point; thence

2020-0073-SPHA

14. South 35°57'36" East 25.29 feet a point; thence
15. North 56°51'36" West 240.42 feet to a point; thence
16. North 60°01'36" West 291.32 feet to a point; thence
17. South 08°47'06" East 435.33 feet to a point; thence
18. South 56°51'36" East 240.42 feet to a point; thence
19. South 33°08'24" West 245.00 to a point, thence binding on the northeasterly side of the CXS Transportation, Inc. right-of-way, the following four (4) courses and distances:
 20. North 65°23'15" West 241.97 feet to a point; thence
 21. North 59°58'49" West 89.46 feet to a point; thence
 22. North 54°14'30" West 96.52 feet to a point; thence
 23. North 21°45'34" West 85.57 feet to a point; thence binding on the easterly side of Interstate Route 795 right-of-way the following three (3) courses and distances:
 24. North 18°16'43" West 649.21 feet to a point; thence
 25. North 28°03'49" West 416.11 feet to a point; thence
 26. North 31°51'14" West 172.66 feet to a point, thence binding on Mt. Wilson Lane the following six (6) courses and distances:
 27. North 63°03'24" East 370.89 feet to a point; thence
 28. South 26°56'36" East 20.00 feet to a point; thence
 29. Northeasterly 327.27 feet by a curve to the left, having a radius of 238.31 feet and a chord bearing North 23°42'54" East 302.15 feet to a point; thence

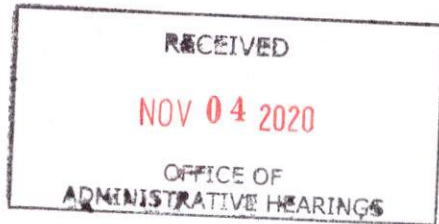
30. Northeasterly 222.52 feet by a curve to the right, having a radius of 177.57 and a chord bearing North 20°16'24" East 208.24 feet to a point; thence
31. North 33°49'36" West 20.00 feet to a point; thence
32. Northeasterly 242.68 feet by a curve left, having a radius of 388.73 feet and a chord bearing North 38°17'18" East 238.76 feet to a point, thence
33. North 20°24'13" East 526.32 to a point; thence
34. Northeasterly 245.85 by a curve to the left having a radius of 280.00 feet and a chord bearing North 45°33'26" East to a point, thence
35. North 70°42'38" East 1160.35 feet to the point of beginning.

Containing 55.87 acres of land, more or less.

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



CERTIFICATE OF POSTING



2020-0073-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Woodholme Country Club

November 5, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

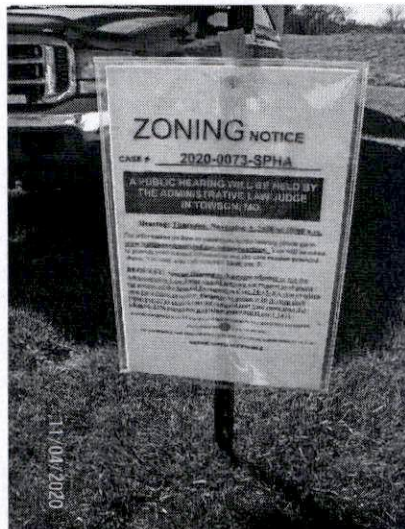
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

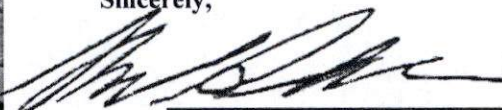
300 Woodholme Ave **SIGN 1 Recertification**
(1 sign on Division Lane and 2 signs on Mt Wilson Lane)

October 5, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 4, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0073-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Woodholme Country Club

November 5, 2020
Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

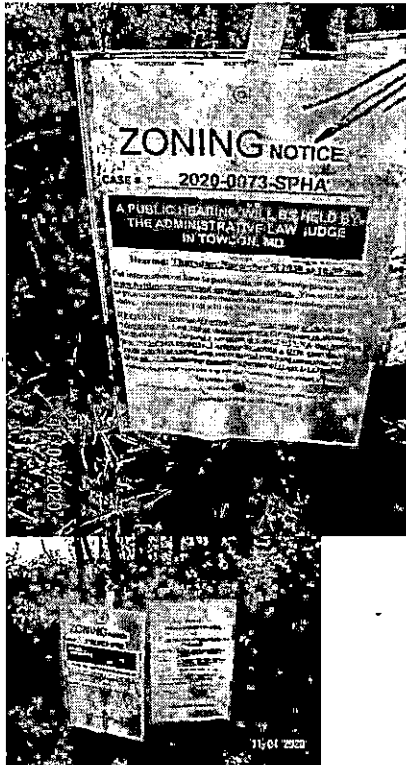
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

300 Woodholme Ave **SIGN 2 Recertification**
(1 sign on Division Lane and 2 signs on Mt Wilson Lane)

October 5, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

November 4, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0073-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Woodholme Country Club

November 5, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

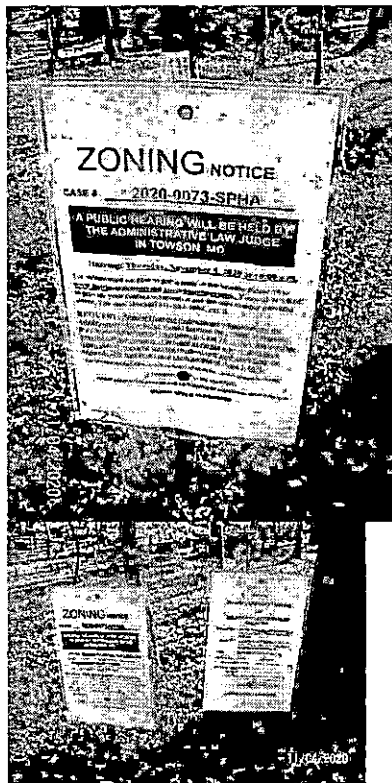
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

300 Woodholme Ave **SIGN 3 Recertification**
(1 sign on Division Lane and 2 signs on Mt Wilson Lane)

October 5, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 4, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 24, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0073-SPHA

300 Woodholme Avenue
Northeast corner of Mt. Wilson Lane & Division Lane
3rd Election District – 2nd Councilmanic District
Legal Owners: Woodholme Country Club

Special Hearing to determine whether or not the Administrative Law Judge should approve the request to abandon the portion of the Special Exception in Case 74-15-XA that overlaps onto the subject property. Variance to permit a 10 ft. deep deck (open porch) to extend into the required rear yard more than the allowed 25 % maximum projection permitted (Lots 1-147).

Hearing: Thursday, November 5, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Christopher Mudd, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Woodholme Country Club, Inc., 300 Woodholme Avenue, Pikesville 21208

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 16, 2020

CERTIFICATE OF POSTING

2020-0073-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Woodholme Country Club

November 5, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

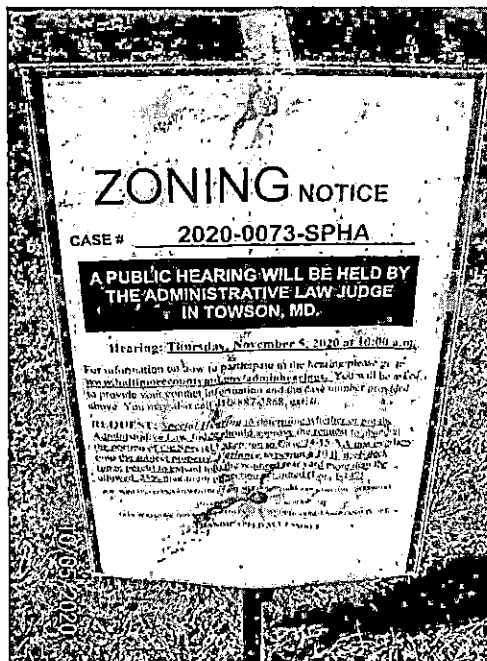
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

300 Woodholme Ave **SIGN 1**
(1 sign on Division Lane and 2 signs on Mt Wilson Lane)

October 5, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 October 5, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0073-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Woodholme Country Club

November 5, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

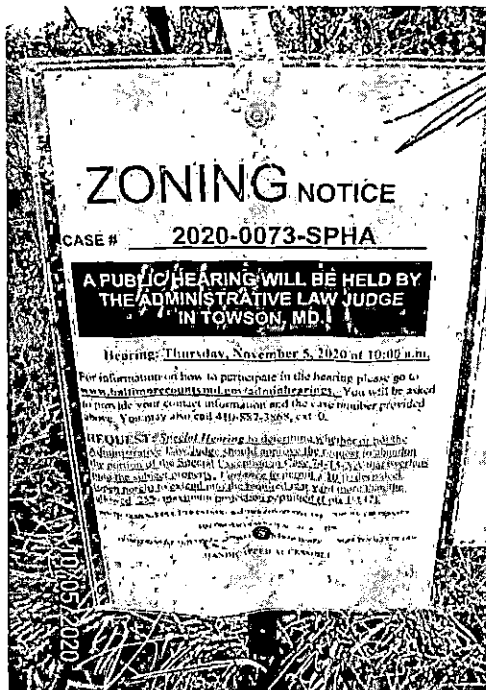
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

300 Woodholme Ave **SIGN 2**
(1 sign on Division Lane and 2 signs on Mt Wilson Lane)

October 5, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

October 5, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0073-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Woodholme Country Club

November 5, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

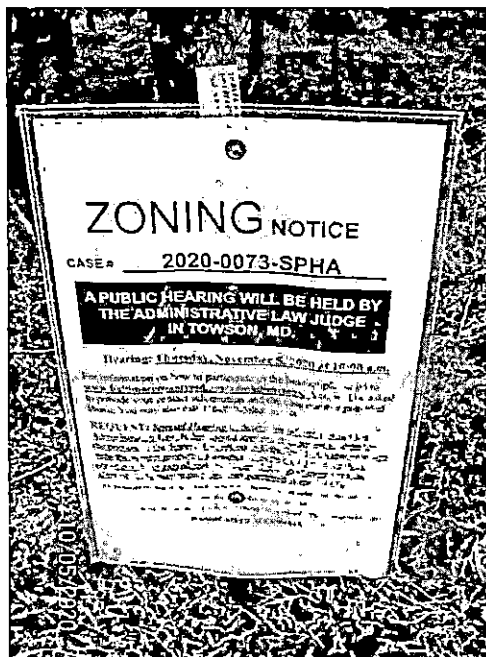
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

300 Woodholme Ave **SIGN 3**
(1 sign on Division Lane and 2 signs on Mt Wilson Lane)

October 5, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

October 5, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: THE DAILY RECORD
Friday, October 16, 2020 - Issue

Please forward billing to:

Barbara Lukasevich

410-494-6352

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0073-SPHA

300 Woodholme Avenue

Northeast corner of Mt. Wilson Lane & Division Lane

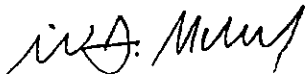
3rd Election District – 2nd Councilmanic District

Legal Owners: Woodholme Country Club

Special Hearing to determine whether or not the Administrative Law Judge should approve the request to abandon the portion of the Special Exception in Case 74-15-XA that overlaps onto the subject property. Variance to permit a 10 ft. deep deck (open porch) to extend into the required rear yard more than the allowed 25 % maximum projection permitted (Lots 1-147).

Hearing: Thursday, November 5, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
300 Woodholme Avenue; NE corner of Mt.	*	OF ADMINSTRATIVE
Wilson Lane & Division Lane		
3 rd Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Woodholme Country Club		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2020-073-SPHA

* * * * *

ENTRY OF APPEARANCE

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

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 30th day of March, 2020, a copy of the foregoing Entry of Appearance was emailed to Christopher Mudd, Esquire, 210 W. Pennsylvania Avenue, 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: 2020-0073-SPHA Filed 3/9/2020 9AM

Property Address: 300 Woodholme Ave.

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Lukasevich

Company/Firm (if applicable): Venable LLP

Address: 200 W. Pennsylvania Ave.

Suite 500

Towson, MD 21204

Telephone Number: 410 494 6352



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 26, 2020

Christopher D. Mudd,
210 W. Pennsylvania Ave
Towson MD 21204

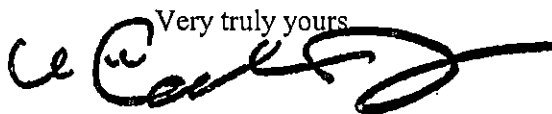
RE: Case Number: 2020-0073-SPHA, 300 Woodholme Ave

To Whom It May Concern;

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 09, 2020. 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


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED

JUN 26 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 5/8/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-073

INFORMATION:

Property Address: 300 Woodholme Avenue
Petitioner: Arthur H. Adler, Woodholme Country Club, Inc.
Zoning: DR 1. DR 5.5, DR 3.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for the following:

Special hearing - under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the administrative law judge should approve the petitioner's request to abandon the portion of the special exception in case number 74-15-XA that overlaps onto the subject property

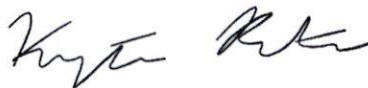
Variance - From Section 301.1 of the Baltimore County Zoning Regulations to permit a 10 foot deep deck to extend into the required rear yard more than the allowed 25% permitted on Lots 1-147.

A site visit was conducted on April 13, 2020. This area of Woodholme Country Club was subject to rezoning during the 2016 Comprehensive Zoning Map process (CZMP) in order to support townhouse development.

The Department of Planning has no objections to the requested variance and shall concur with the decision of the Administrative Law Judge on the special hearing request.

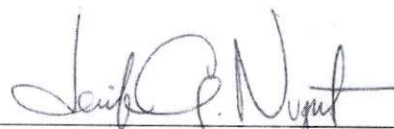
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

•Date: 5/8/2020
Subject: ZAC # 20-073
Page 2

CPG/JGN/kma/

c: Bill Skibinski
Christopher D. Mudd, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

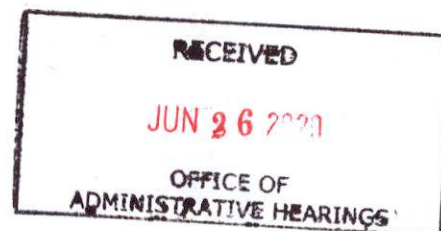
DATE: April 2, 2020

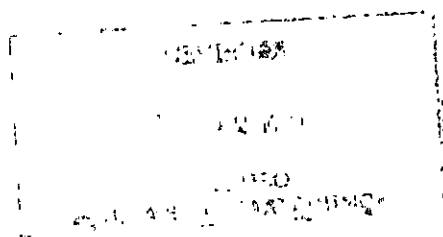
SUBJECT: DEPS Comment for Zoning Item # 2020-0073-SPHA
Address 300 Woodholme Avenue
(Woodholme Country Club, Inc.
Property)

Zoning Advisory Committee Meeting of **March 23, 2020**.

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

Reviewer: Steve Ford





BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals
ERC for VDK
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2020
Item No. 2020-0073-SPHA

DATE: April 8, 2020

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is reviewed per the requirements of the Landscape Manual.

* * * * *

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0073-SPHA
Address 300 Woodholme Avenue
(Woodholme Country Club, Inc.
Property)

Zoning Advisory Committee Meeting of **March 23, 2020**.

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

Reviewer: Steve Ford

Date: May 11, 2020

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. **2020-0073-SPHA**

**Special Hearing, Variance
Woodholme Country Club, Inc.
300 Woodholme Avenue**

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@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

CASE NO. 2020-00735PHA

CHECKLIST

11/5/20

Zoning Case
03-0523

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

Comment

4/8

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

4/2

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

N/C

5/8

FIRE DEPARTMENT

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

No objection

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 10/5/20

by Sgt. Black

SIGN POSTING (2nd) Date: 11/4/20

by

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒

Comments, if any:

Many Request to Testify in
File

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, December 8, 2020 12:04 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Rhona
Last Name	Fisher, PhD
Email	fisherassociation@comcast.net
Phone	443-801-3696
Address	319 Chalk Hill Drive
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	PAI# 03-0523
Scheduled Hearing Date	December 10, 2020

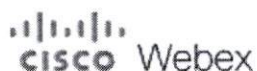
Invited 12/8

Debra Wiley

12/10 10AM
03-0523 + 2020-0073-SPHA

From: messenger@webex.com
Sent: Wednesday, November 25, 2020 10:26 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.



Webex sent the email message "Event Updated to All Panelists" for your event.

Number of email addresses the message was sent to successfully: 39

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

Debra Wiley

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Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Number of email addresses the message could not be sent to: 0

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[Import Contacts...](#)

Panelists to Invite

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☐ Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
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☐ Arthur Adler	aadler@cavesvalleypartners.com	1-	English	New York Time	U.S.
☐ Barry Silverman	pccexdir1@gmail.com	1-	English	New York Time	U.S.
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☐ Darryl Putty	dputty@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ David Thaler	dsthaler@dsthaler.com	1-	English	New York Time	U.S.
☐ Dennis Sober	dennissober@gmail.com	1-	English	New York Time	U.S.
☐ Eugene Cauley	ecauley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Isaac Neuberger	imn@nqgrg.com	1-	English	New York Time	U.S.
☐ James Hermann	jhermann@baltimorecountymd.gov	1-	English	New York Time	U.S.
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☐ LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Lily Massouda	lmassouda@gmail.com	1-	English	New York Time	U.S.
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☐ Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Stacey McArthur	smcarthur@dsthaler.com	1-	English	New York Time	U.S.
☐ Steve Ford	sford@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Valeria Dixon	frandixon@comcast.net	1-	English	New York Time	U.S.

☐ <u>Vishnu Desai</u>	vdesai@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region Number (with area/city code)

Time Zone: ▼

Language: ▼

Locale: ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

12/10

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, December 2, 2020 10:32 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

*Fairways
at
Woodholme*

Results of Form Submission

Request to Testify

Label	Value
First Name	Roland N.
Last Name	Patterson, Jr.
Email	TheGladiatorGroup@Outlook.Com
Phone	4433240600
Address	9050 Iron Horse Lane, Suite 336,
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	03-0523; 2020-0073-spha
Scheduled Hearing Date	December 10th, 2020

*initialed 12/2 ✓
DW*

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☐ <u>Adam Rosenblatt, Esq.</u>	amrosenblatt@venable.com	1-	English	New York Time	U.S.
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☐ <u>Arthur Adler</u>	aadler@cavesvalleypartners.com	1-	English	New York Time	U.S.
☐ <u>Barry Silverman</u>	pcceudir1@gmail.com	1-	English	New York Time	U.S.
☐ <u>Brad Hatch</u>	bhatch@dovetailcrg.com	1-	English	New York Time	U.S.
☐ <u>Brian Childress</u>	bchildress@dsthaler.com	1-	English	New York Time	U.S.
☐ <u>Caitlin Merritt</u>	cmerritt@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Cheryl Pasteur</u>	cpasteur@verizon.net	1-	English	New York Time	U.S.
☐ <u>Christopher Mudd, Esq.</u>	cdmudd@venable.com	1-	English	New York Time	U.S.
☐ <u>Conference Room 110</u>	cobconfrm110@baltimorecountymd.gov	1-	English	New York Time	U.S.
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☐ <u>Dennis Sober</u>	dennissober@gmail.com	1-	English	New York Time	U.S.
☐ <u>Eugene Cauley</u>	ecauley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Isaac Neuberger</u>	imn@nqgrg.com	1-	English	New York Time	U.S.
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☐ <u>Valeria Dixon</u>	frandixon@comcast.net	1-	English	New York Time	U.S.

☐	Vishnu Desai	vdesa@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	Roland N. Patterson, Jr.	thegladiatorgroup@outlook.com	1-	English	New York Time	U.S.
Invite Select All Clear All Delete Cancel						

New Panelist

Full name: (required)

Email address: (required)

Country/Region Number (with area/city code)

Phone number: 1

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Add to Invitation List

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, December 4, 2020 10:15 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Jennifer
Last Name	Boeller-Ziolkowski
Email	jennbeezee@gmail.com
Phone	4439560027
Address	33 Mount Wilson Lane, Pikesville, MD, USA
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	2020-0073-SPHA
Scheduled Hearing Date	12-10-2020

✓ *mailed 12-7-20*

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Anne Pfeffer	annepfeffer@outlook.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Barry Silverman	pccexdir1@gmail.com	1-	New York Time	English	U.S.
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David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Dennis Sober	dennissober@gmail.com	1-	New York Time	English	U.S.
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Jennifer Boeller-Ziolkowski	jennbeeze@gmail.com	1-	New York Time	English	U.S.
John Canoles	espijc@aol.com	1-	New York Time	English	U.S.
John Motsco	engr@dsthaler.com	1-	New York Time	English	U.S.
Josh Levin	jlevin@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.

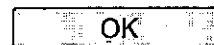
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lily Massouda	lmassouda@gmail.com	1-	New York Time	English	U.S.
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Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Valeria Dixon	frandixon@comcast.net	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

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PAI COB Conf Rm 101	pai-cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rhona Fisher, PhD	fisherassociation@comcast.net	1-	New York Time	English	U.S.
Robert Schulman	rbs@shg-legal.com	1-	New York Time	English	U.S.
Roland N. Patterson, Jr.	thegladiatorgroup@outlook.com	1-	New York Time	English	U.S.
Rona Pepper	ronapepper@gmail.com	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArther	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Valeria Dixon	frandixon@comcast.net	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.



Debra Wiley

12/10
(0.4m)

From: webmaster@baltimorecountymd.gov
Sent: Monday, December 7, 2020 3:34 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

2020-0073-
SPHA

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	M
Last Name	Whitfield
Email	Contact@McDonogh-Field.org
Phone	4109989798
Address	8019 McDonogh
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	2020-0073-SPHA
Scheduled Hearing Date	December 10

✓ Invited
12/8

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Monday, December 7, 2020 3:39 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	M
Last Name	Whitfield
Email	Contact@McDonogh-Field.org
Phone	4109989798
Address	8019 McDonogh
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	2020-0073-SPHA
Scheduled Hearing Date	December 10

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Monday, December 7, 2020 5:14 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Rhona
Last Name	Fisher, PhD
Email	fisherassociation@comcast.net
Phone	443-801-3696
Address	319 Chalk Hill Drive
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	2020-0073 SPHA
Scheduled Hearing Date	December 10, 2020

Amited
12/8

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Barry Silverman	pccexdir1@gmail.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Caitlin Merritt	cmerritt@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Valeria Dixon	frandixon@comcast.net	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, December 8, 2020 11:27 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	alan
Last Name	zuckerberg
Email	pccorppres@gmail.com
Phone	4104845047
Address	7919 Long Meadow Rd
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	PAI 03-0523
Scheduled Hearing Date	december 10, 2020

✓ Initialed 12/8

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Valeria Dixon	frandixon@comcast.net	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, December 8, 2020 11:24 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	alan
Last Name	zuckerberg
Email	apzuk@msn.com
Phone	4104845047
Address	7919 Long Meadow Rd
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	PAI 03-0523
Scheduled Hearing Date	december 10, 2020



Invited 12/8

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, December 8, 2020 9:04 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	M
Last Name	Whitfield
Email	mcdonghfield@live.com
Phone	4109989798
Address	8019 McDonogh
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	2020-0073-SPHA
Scheduled Hearing Date	December 10

✓ *Printed 12/8*

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, December 8, 2020 11:20 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Donna
Last Name	Weitz
Email	Wwds7@verizon.net
Phone	410-486-0656
Address	21 Stone Pine Court
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	03-0523
Scheduled Hearing Date	December 10, 2020

✓ *mailed 12/8*

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)
[Import Contacts...](#)

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Adam Rosenblatt, Esq.</u>	amrosenblatt@venable.com	1-	English	New York Time	U.S.
☐	<u>Anne Pfeffer</u>	annepfeffer@outlook.com	1-	English	New York Time	U.S.
☐	<u>Arthur Adler</u>	aadler@cavesvalleypartners.com	1-	English	New York Time	U.S.
☐	<u>Barry Silverman</u>	pccexdir1@gmail.com	1-	English	New York Time	U.S.
☐	<u>Brad Hatch</u>	bhatch@dovetailcrg.com	1-	English	New York Time	U.S.
☐	<u>Brian Childress</u>	bchildress@dsthaler.com	1-	English	New York Time	U.S.
☐	<u>Caitlin Merritt</u>	cmerritt@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Cheryl Pasteur</u>	cpasteur@verizon.net	1-	English	New York Time	U.S.
☐	<u>Christopher Mudd, Esq.</u>	cdmudd@venable.com	1-	English	New York Time	U.S.
☐	<u>Conference Room 110</u>	cobconfrm110@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Danielle Randall</u>	michael@mmccannlaw.net	1-	English	New York Time	U.S.
☐	<u>Darryl Putty</u>	dputty@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>David Thaler</u>	dsthaler@dsthaler.com	1-	English	New York Time	U.S.
☐	<u>Dennis Sober</u>	dennissober@gmail.com	1-	English	New York Time	U.S.
☐	<u>Eugene Cauley</u>	ecauley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Isaac Neuberger</u>	imn@nqgrg.com	1-	English	New York Time	U.S.
☐	<u>Jacqueline Copeland</u>	jackietcopeland@gmail.com	1-	English	New York Time	U.S.
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☐	<u>Jeffrey Cramer</u>	jfc25@verizon.net	1-	English	New York Time	U.S.
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☐	<u>Jennifer Boeller-Ziolkowski</u>	jennbeeze@gmail.com	1-	English	New York Time	U.S.
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☐	Ken Schmid	kschmid@traffic-concepts.com	1-	English	New York Time	U.S.
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☐	Lily Massouda	lmassouda@gmail.com	1-	English	New York Time	U.S.
☐	Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	English	New York Time	U.S.
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☒	Alan Zukerberg	apzuk@msn.com	1-	English	New York Time	U.S.
☒	M. Whitfield	mcdonghfield@live.com	1-	English	New York Time	U.S.
☒	Donna Weitz	wwds7@verizon.net	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Country/Region Number (with area/city code)
 Phone number: 1

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book☐ Invite as alternate host[Add to Invitation List](#)

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, November 4, 2020 7:22 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Danielle
Last Name	Randall
Email	michael@mmccannlaw.net
Phone	4108252150
Address	118 W Pennsylvania Ave
City	baltimore
State	Maryland
ZIP Code	21204
Case Number	03-523
Scheduled Hearing Date	November 5 and 6, 2020 ✓ <i>Invited 11-5-20 8:18 AM</i>

Debra Wiley

From: messenger@webex.com
Sent: Thursday, November 5, 2020 8:16 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 1

Number of email addresses the message could not be sent to: 0

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Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Robert Schulman	rbs@shg-legal.com	1-	New York Time	English	U.S.
Rona Pepper	ronapepper@gmail.com	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.

Steve Ford	sford@baltimorecountymd.gov	1-	New York Time English	U.S.
Valeria Dixon	frandixon@comcast.net	1-	New York Time English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time English	U.S.

A rectangular button with a textured background and the text "OK" in the center.

Debra Wiley

From: messenger@webex.com
Sent: Thursday, November 5, 2020 8:15 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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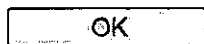
Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
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Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Barry Silverman	pcceudir1@gmail.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
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Cheryl Pasteur	cpasteur@verizon.net	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
Conference Room 110	cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Danielle Randall	michael@mmccannlaw.net	1-	New York Time	English	U.S.
Darryl Putty	dputty@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Dennis Sober	dennissober@gmail.com	1-	New York Time	English	U.S.
Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Lily Massouda	lmassouda@gmail.com	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
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11/5/2020

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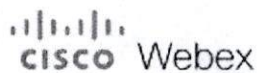
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Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time English	U.S.



Debra Wiley

From: messenger@webex.com
Sent: Wednesday, November 4, 2020 1:53 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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*to both days
11-5 + 11-6
D.W.*

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James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.

11/4/2020

Panelist List

Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Valeria Dixon	frandixon@comcast.net	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Donna Mignon

From: Administrative Hearings
Sent: Wednesday, November 4, 2020 1:45 PM
To: Caitlin Merritt
Cc: Debra Wiley
Subject: RE: Admin Hearing 11/02/2020 - Development Plan Hearing The Fairways at Woodholme

Actually Deb Wiley will be inviting you since she created the event.

You will receive two invites. One for Thursday, November 5, 2020 and one for Friday, November 6th, this is scheduled for a two day hearing.

Thank you.
Donna

From: Caitlin Merritt <cmerritt@baltimorecountymd.gov>
Sent: Wednesday, November 4, 2020 1:36 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Subject: Admin Hearing 11/02/2020 - Development Plan Hearing The Fairways at Woodholme

Hello,

I've been subpoenaed for the above mentioned hearing tomorrow morning. I wasn't aware of the subpoena until today. What is the procedure to join the meeting and how do I submit the files and documents requested?

Thank you,
Caitlin

Caitlin E. Merritt

Chief of Preservation Services
Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204
410-887-3495
Baltimore County Historic Preservation

Debra Wiley

11/5

From: messenger@webex.com
Sent: Wednesday, November 4, 2020 7:42 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.



Vishnu Desai

frandi@comcast.net
vdesai@baltimorecountymd.gov

1-
1-

New York Time English U.S.
New York Time English U.S.

OK

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, November 3, 2020 1:20 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Valeria
Last Name	Dixon
Email	frandixon@comcast.net
Phone	4104098684
Address	329 Lyon CT
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	PAI-03-0523
Scheduled Hearing Date	11/5/2020



Debra Wiley

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Tuesday, November 3, 2020 8:27 AM
To: Administrative Hearings; Debra Wiley
Cc: Mudd, Christopher D.
Subject: Witnesses for HOH on 11/5 and 11/6

RECEIVED

NOV 04 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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Good morning,

We had previously given our project manager, Daryl Putty, a list of witnesses for this upcoming HOH before Judge Mayhew. We just wanted to make sure that you had this list and that all of these people are able to be seen so that they can potentially participate in and testify at the hearing:

- ✓ Christopher D. Mudd <cdmudd@venable.com>;
- ✓ Adam M. Rosenblatt <amrosenblatt@venable.com>;
- ✓ Arthur Adler <aadler@cavesvalleypartners.com>;
- ✓ Robert Schulman <rbs@SHG-Legal.com> 11-4 ✓
- ✓ Mark Keeley <mkeeley@traffic-concepts.com>
- ✓ Ken Schmid <kschmid@traffic-concepts.com>
- ✓ Brian Childress <bchildress@dsthaler.com>
- ✓ David Thaler <dsthaler@dsthaler.com>
- ✓ Stacey McArthur <smcarthur@dsthaler.com>
- ✓ John Motsco <ENGR@dsthaler.com> 11-4 ✓
- ✓ Brad Hatch <Bhatch@dovetailcrg.com>
- ✓ John Canoles <espijc@aol.com> 11-4 ✓

Thank you so much for your help.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | www.Venable.com

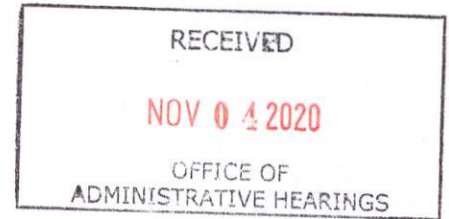
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Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, November 3, 2020 10:07 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify



Label	Value
First Name	Rona
Last Name	Pepper
Email	ronapepper@gmail.com
Phone	4433864558
Address	8612 Snowreath Road
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	2020-0073-SPHA
Scheduled Hearing Date	November 5, 2020

✓ 11-4

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, November 3, 2020 5:00 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify



Results of Form Submission

Request to Testify

Label	Value
First Name	Josh
Last Name	Levin
Email	jlevin@baltimorecountymd.gov
Phone	4108005036
Address	118 W Pennsylvania Ave
City	Towson
State	Maryland
ZIP Code	21204
Case Number	03-523
Scheduled Hearing Date	November 5, 2020

✓ 11-4

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, November 3, 2020 5:14 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify



Label	Value
First Name	Barry
Last Name	Silverman
Email	pccexdir1@gmail.com
Phone	4108252150
Address	118 W Pennsylvania Ave
City	Towson
State	Maryland
ZIP Code	21204
Case Number	05-023
Scheduled Hearing Date	November 5, 2020

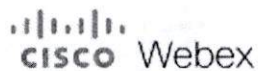
✓ 11-4

Debra Wiley

11/4

From: messenger@webex.com
Sent: Wednesday, November 4, 2020 7:48 AM
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Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.

11/4/2020

Panelist List

Valeria Dixon

Vishnu Desai

frandi@comcast.net

vdesai@baltimorecountymd.gov

1-

1-

New York Time English U.S.

New York Time English U.S.

OK

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Monday, November 2, 2020 10:02 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Dennis
Last Name	Sober
Email	dennissober@gmail.com
Phone	4103569088
Address	8309 Meadowsweet rd
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	PAI#03-0523
Scheduled Hearing Date	11-05-2020

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
Anne Pfeffer	annepfeffer@outlook.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Cheryl Pasteur	cpasteur@verizon.net	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
Conference Room 110	cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Darryl Putty	dputty@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Dennis Sober	dennissober@gmail.com	1-	New York Time	English	U.S.
Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lily Massouda	lmassouda@gmail.com	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Mark Keelty	mkeelty@traffic-concepts.com	1-	New York Time	English	U.S.
Marta Kulchytska	mkulchytska@baltimorecountymd.gov	1-	New York Time	English	U.S.
Michael McCann, Esq.	michael@mmccannlaw.net	1-	New York Time	English	U.S.
Nadine Weinstein	savtaandpop@gmail.com	1-	New York Time	English	U.S.
PAI COB Conf Rm 101	pai-cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rhona Fisher, PhD	fisherassociation@comcast.net	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArther	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Debra Wiley

From: messenger@webex.com
Sent: Monday, November 2, 2020 10:19 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Monday, November 2, 2020 10:02 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Dennis
Last Name	Sober
Email	dennissober@gmail.com
Phone	4103569088
Address	8309 Meadowsweet rd
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	PAI#03-0523
Scheduled Hearing Date	11-05-2020 and 11-6-2020

Debra Wiley

From: messenger@webex.com
Sent: Monday, November 2, 2020 10:20 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Panelist List

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Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Cheryl Pasteur	cpasteur@verizon.net	1-	New York Time	English	U.S.
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Conference Room 110	pai-cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Darryl Putty	dputty@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Dennis Sober	dennissober@gmail.com	1-	New York Time	English	U.S.
Donna Weitz	wwds7@verizon.net	1-	New York Time	English	U.S.
Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lily Massouda	lmassouda@gmail.com	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Nadine Weinstein	savtaandpop@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rhona Fisher, PhD	fisherassociation@comcast.net	1-	New York Time	English	U.S.
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Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Monday, November 2, 2020 9:27 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Michael
Last Name	McCann
Email	michael@mmccannlaw.net
Phone	4108252150
Address	118 W Pennsylvania Ave
City	Towson
State	Maryland
ZIP Code	21204-4518
Case Number	PAI 03-523 and 2020-073SPHA
Scheduled Hearing Date	November 5, 2020

Panelist List

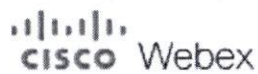
Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
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Conference Room 110	pai-cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Mark Keelty	mkeelty@traffic-concepts.com	1-	New York Time	English	U.S.
Marta Kulchytska	mkulchytska@baltimorecountymd.gov	1-	New York Time	English	U.S.
Michael McCann, Esq.	michael@mmccannlaw.net	1-	New York Time	English	U.S.
Nadine Weinstein	savtaandpop@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rhona Fisher, PhD	fisherassociation@comcast.net	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Debra Wiley

From: messenger@webex.com
Sent: Monday, November 2, 2020 9:38 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Monday, November 2, 2020 9:27 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Michael
Last Name	McCann
Email	michael@mmccannlaw.net
Phone	4108252150
Address	118 W Pennsylvania Ave
City	Towson
State	Maryland
ZIP Code	21204-4518
Case Number	PAI 03-523 and 2020-073SPHA
Scheduled Hearing Date	November 5, 2020 and Nov. 6, 2020

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
Anne Pfeffer	annepfeffer@outlook.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Cheryl Pasteur	cpasteur@verizon.net	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
Conference Room 110	cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
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David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
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LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lily Massouda	lmassouda@gmail.com	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Mark Keelty	mkeelty@traffic-concepts.com	1-	New York Time	English	U.S.
Marta Kulchytska	mkulchytska@baltimorecountymd.gov	1-	New York Time	English	U.S.
Michael McCann, Esq.	michael@mmccannlaw.net	1-	New York Time	English	U.S.
Nadine Weinstein	savtaandpop@gmail.com	1-	New York Time	English	U.S.
PAI COB Conf Rm 101	pai-cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Debra Wiley

From: messenger@webex.com
Sent: Monday, November 2, 2020 9:39 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Friday, October 30, 2020 4:25 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Donna
Last Name	Weitz
Email	Wwds7@verizon.net
Phone	410-486-0656
Address	21 Stone Pine Court
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	PAI# 03-0523
Scheduled Hearing Date	November 5, 2020

✓ Invited 11-2 7:36 AM

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
Anne Pfeffer	annepfeffer@outlook.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Cheryl Pasteur	cpasteur@verizon.net	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
Conference Room 110	pai-cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lily Massouda	lmassouda@gmail.com	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Debra Wiley

11-6-2020
10 AM

From: Debra Wiley
Sent: Friday, October 30, 2020 1:03 PM
To: Kristen L Lewis; Janice M Kemp
Cc: Donna Mignon
Subject: LINK FOR 2ND DAY ONLY IF NEEDED -- Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

Good Afternoon Ladies,

It has been brought to my attention that a second day for the above should be created in the event that it is needed.

Please be sure to post the following link for the second day on the zoning and development calendar, and thanks in advance.

Event Information

Event: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

Type: Listed Event

Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec>

Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eft>

Date and time: Friday, November 6, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)

Duration: 8 hours

Description: Development and Zoning Hearing - 2ND DAY ONLY IF NEEDED
Case Nos. 03-0523 and 2020-0073-SPHA
Fairways at Woodholme - Woodholme Country Club, Inc.
2ND DAY ONLY IF NEEDED

Event number: 172 762 6893

Event password: 1234

Host key: 187755

Alternate Host: Donna Mignon, Henry Ayakwah

Panelist Info:

Panelist password:

Panelist numeric password: 674394

Video Address: 1727626893@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 762 6893

Maximum number of registrants: 10000

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Conference Room 110	cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Darryl Putty	dputty@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lily Massouda	lmassouda@gmail.com	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Mark Keelty	mkeelty@traffic-concepts.com	1-	New York Time	English	U.S.
Marta Kulchytska	mkulchytska@baltimorecountymd.gov	1-	New York Time	English	U.S.
Nadine Weinstein	savtaandpop@gmail.com	1-	New York Time	English	U.S.
PAI COB Conf Rm 101	pai-cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rhona Fisher, PhD	fisherassociation@comcast.net	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Updated 10-30 1:51 PM
DW

Create Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)
[Import Contacts...](#)

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ <u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Adam Rosenblatt, Esq.</u>	amrosenblatt@venable.com	1-	English	New York Time	U.S.
☐ <u>Anne Pfeffer</u>	annepfeffer@outlook.com	1-	English	New York Time	U.S.
☐ <u>Arthur Adler</u>	aadler@cavesvalleypartners.com	1-	English	New York Time	U.S.
☐ <u>Brad Hatch</u>	bhatch@dovetailcrg.com	1-	English	New York Time	U.S.
☐ <u>Brian Childress</u>	bchildress@dsthaler.com	1-	English	New York Time	U.S.
☐ <u>Cheryl Pasteur</u>	cpasteur@verizon.net	1-	English	New York Time	U.S.
☐ <u>Christopher Mudd, Esq.</u>	cdmudd@venable.com	1-	English	New York Time	U.S.
☐ <u>Conference Room 110</u>	cobconfm110@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Darryl Putty</u>	dputty@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>David Thaler</u>	dsthaler@dsthaler.com	1-	English	New York Time	U.S.
☐ <u>Eugene Cauley</u>	ecauley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Isaac Neuberger</u>	imn@nqgrg.com	1-	English	New York Time	U.S.
☐ <u>James Hermann</u>	jhermann@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Jeffrey Cramer</u>	jfc25@verizon.net	1-	English	New York Time	U.S.
☐ <u>Jenifer Nugent</u>	jnugent@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Ken Schmid</u>	kschmid@traffic-concepts.com	1-	English	New York Time	U.S.
☐ <u>LaChelle Imwiko</u>	limwiko@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Lily Massouda</u>	lmassouda@gmail.com	1-	English	New York Time	U.S.
☐ <u>Lloyd Moxley</u>	lmoxley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Mark Keelty</u>	mkeelty@traffic-concepts.com	1-	English	New York Time	U.S.
☐ <u>Marta Kulchytska</u>	mkulchytska@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Nadine Weinstein</u>	savtaandpop@gmail.com	1-	English	New York Time	U.S.
☐ <u>Rhona Fisher, PhD</u>	fisherassociation@comcast.net	1-	English	New York Time	U.S.
☐ <u>Roz Johnson</u>	rvjohnson@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Stacey McArthur</u>	smcarthur@dsthaler.com	1-	English	New York Time	U.S.
☐ <u>Steve Ford</u>	sford@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Vishnu Desai</u>	vdesai@baltimorecountymd.gov	1-	English	New York Time	U.S.

[Invite](#)
[Select All](#)
[Clear All](#)
[Delete](#)
[Cancel](#)

New Panelist

Full name: (required)

Email address: (required)

Country/Region: Number (with area/city code):

Phone number:

Time Zone: New York Eastern Daylight Time, GMT-04:00

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book☐ Invite as alternate host[Add to Invitation List](#)

Debra Wiley

From: messenger@webex.com
Sent: Friday, October 30, 2020 1:00 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Debra Wiley

From: messenger@webex.com
Sent: Friday, October 30, 2020 1:00 PM
To: Debra Wiley
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Number of email addresses the message could not be sent to: 0

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Debra Wiley

Subject: Web seminar scheduled: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6b397d4331e2af202ca8ce32bc8f65ae>
Start: Fri 11/6/2020 10:00 AM
End: Fri 11/6/2020 6:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start the Webex event here.

Host: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 172 762 6893

Friday, November 6, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6b397d4331e2af202ca8ce32bc8f65ae>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e03b20ebaa54a68ef7a94e42146f65ae>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1727626893@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 674394

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ef9d8ba1f762334e2a1b7320942e44498>

Need help? Go to <http://help.webex.com>

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
Anne Pfeffer	annepfeffer@outlook.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Cheryl Pasteur	cpasteur@verizon.net	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
Conference Room 110	pai-cobconfm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lily Massouda	lmassouda@gmail.com	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Mark Keelty	mkeelty@traffic-concepts.com	1-	New York Time	English	U.S.
Marta Kulchytska	mkulchytska@baltimorecountymd.gov	1-	New York Time	English	U.S.
Nadine Weinstein	savtaandpop@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rhona Fisher, PhD	fisherassociation@comcast.net	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Monday, October 26, 2020 3:02 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Cheryl
Last Name	Pasteur
Email	Cpasteur@verizon.net
Phone	4436025175
Address	4414 Summer Grape Rd
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	PAI#03-0523
Scheduled Hearing Date	Nov.5,2020

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
Anne Pfeffer	annepfeffer@outlook.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
✓ Conference Room 110	pai-cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Darryl Putty	dputty@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Mark Keelty	mkeelty@traffic-concepts.com	1-	New York Time	English	U.S.
Marta Kulchytska	mkulchytska@baltimorecountymd.gov	1-	New York Time	English	U.S.
Nadine Weinstein	savtaandpop@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rhona Fisher, PhD	fisherassociation@comcast.net	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Invited 10-21-2020

(1-5-2020

Fairways @ Woodhams
PAI #03-0523

Here is the summary for the upcoming Development Plan Hearing:

Name:.....**The Fairways at Woodholme PAI #03-0523**
Date:.....**Thursday, November 5, 2020** at 10:00 am
Owner/Dev:.....Arthur Adler – Woodholme Country Club
Location:.....Mount Wilson Lane
Proposal:.....147 Single Family Dwellings
Engineer:.....D. S. Thaler & Associates, Inc.
Attorney:.....Chris Mudd – Venable
Opposing Attorney:.....None
Outstanding Issues:.....None

*along with
Zoning Case No.
2020-0073-
SPHA*



Panelists Information:

Arthur Adler – Woodholme Country Club
aadler@cavesvalleypartners.com
David Thaler
dsthaler@dsthaler.com
Brian Childress – D. S. Thaler & Associates, Inc.
bchildress@dsthaler.com
Stacey McArthur – D. S. Thaler & Associates, Inc.
smcarthur@dsthaler.com
Brad Hatch
bhatch@dovetailcrg.com
Mark Keelty
mkeelty@traffic-concepts.com
Ken Schmid
kschmid@traffic-concepts.com
Christopher Mudd, Attorney for Applicant
Cdmudd@venable.com
Adam Rosenblatt, Attorney for Applicant
amrosenblatt@venable.com

✓
*initiated
10-2
4:10 pm*

County Agency Representatives:

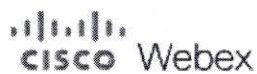
Marta Kulchytska - mkulchytska@baltimorecountymd.gov
Jenifer Nugent - jnugent@baltimorecountymd.gov
Eugene Cauley - ecauley@baltimorecountymd.gov
Vishnu Desai - vdesai@baltimorecountymd.gov
Steve Ford - sford@baltimorecountymd.gov
Roz Johnson - rvjohnson@baltimorecountymd.gov
James Hermann - jhermann@baltimorecountymd.gov
LaChelle Imwiko - limwiko@baltimorecountymd.gov
Darryl Putty - dputty@baltimorecountymd.gov
Lloyd Moxley - lmoxley@baltimorecountymd.gov

11-5-2020
10 Am

Debra Wiley

From: messenger@webex.com
Sent: Friday, October 9, 2020 9:22 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Friday, October 9, 2020 8:34 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Isaac
Last Name	Neuberger
Email	imn@nqgrg.com ✓
Phone	410-332-8510
Address	1 South Street, 27th Floor
City	Baltimore
State	Maryland
ZIP Code	21202
Case Number	PAI #03-0523
Scheduled Hearing Date	November 5, 2020

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, October 8, 2020 7:55 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Jeffrey
Last Name	Cramer
Email	jfc25@verizon.net ✓
Phone	4104868370
Address	28 Woodholme Village Ct.
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	03-0523
Scheduled Hearing Date	11/5/20

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, October 8, 2020 5:31 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Nadine
Last Name	weinstein
Email	savtaandpop@gmail.com ✓
Phone	4105801481
Address	33 stone pine ct.
City	Balto.
State	Maryland
ZIP Code	21208
Case Number	PAI#03-0523
Scheduled Hearing Date	11/05/2020

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
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✓ Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
✓ Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
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Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

✓ Sent Fri. 10/9
DWS

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, October 10, 2020 11:49 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Completed

Results of Form Submission

Request to Testify

Label	Value
First Name	Anne
Last Name	Pfeffer
Email	annepfeffer@outlook.com
Phone	4104842506
Address	8332 Meadowsweet RD
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	PAI#03-0523
Scheduled Hearing Date	Nov. 5 & 6, 2020

Debra Wiley

From: messenger@webex.com
Sent: Tuesday, October 13, 2020 8:02 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Number of email addresses the message could not be sent to: 0

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✓ Anne Pfeffer	annepfeffer@outlook.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
Darryl Putty	dputty@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Mark Keelty	mkeelty@traffic-concepts.com	1-	New York Time	English	U.S.
Marta Kulchytska	mkulchytska@baltimorecountymd.gov	1-	New York Time	English	U.S.
Nadine Weinstein	savtaandpop@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

✓ Invited 10-13

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
Darryl Putty	dputty@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Mark Keelty	mkeelty@traffic-concepts.com	1-	New York Time	English	U.S.
Marta Kulchytska	mkulchytska@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.



11-5-20
03-05234
2020-0073-
SPHA

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
Anne Pfeffer	annepfeffer@outlook.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
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David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
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Marta Kulchytska	mkulchytska@baltimorecountymd.gov	1-	New York Time	English	U.S.
Nadine Weinstein	savtaandpop@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
✓ Rhona Fisher, PhD	fisherassociation@comcast.net	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Invited 10-14-20
DW

Debra Wiley

From: messenger@webex.com
Sent: Wednesday, October 14, 2020 1:16 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairways at Woodholme - Woodholme Country Club, Inc.

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Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 1

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, October 14, 2020 12:31 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Rhona
Last Name	Fisher, PhD
Email	fisherassociation@comcast.net
Phone	4438013696
Address	319 Chalk Hill Drive
City	Baltimore
State	Maryland
ZIP Code	21208
Case Number	PAI#03-0523
Scheduled Hearing Date	November 5, 2020 & November 6 2020

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt, Esq.	amrosenblatt@venable.com	1-	New York Time	English	U.S.
Anne Pfeffer	annepfeffer@outlook.com	1-	New York Time	English	U.S.
Arthur Adler	aadler@cavesvalleypartners.com	1-	New York Time	English	U.S.
Brad Hatch	bhatch@dovetailcrg.com	1-	New York Time	English	U.S.
Brian Childress	bchildress@dsthaler.com	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
Conference Room 110	pai-cobconfirm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Darryl Putty	dputty@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Thaler	dsthaler@dsthaler.com	1-	New York Time	English	U.S.
Eugene Cauley	ecauley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Isaac Neuberger	imn@nqgrg.com	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeffrey Cramer	jfc25@verizon.net	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ken Schmid	kschmid@traffic-concepts.com	1-	New York Time	English	U.S.
LaChelle Imwiko	limwiko@baltimorecountymd.gov	1-	New York Time	English	U.S.
Lily Massouda	lmassouda@gmail.com	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Mark Keelty	mkeelty@traffic-concepts.com	1-	New York Time	English	U.S.
Marta Kulchytska	mkulchytska@baltimorecountymd.gov	1-	New York Time	English	U.S.
Nadine Weinstein	savtaandpop@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rhona Fisher, PhD	fisherassociation@comcast.net	1-	New York Time	English	U.S.
Roz Johnson	rvjohnson@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stacey McArthur	smcarthur@dsthaler.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Vishnu Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Saturday, October 24, 2020 8:29 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Lily
Last Name	Massouda
Email	lmassouda@gmail.com
Phone	14106539173
Address	4305 Scotch Rose Ct
City	Baltimore, MD 21208
State	Maryland
ZIP Code	21208
Case Number	03-0523
Scheduled Hearing Date	11/05/2020

Donna Mignon

From: Donna Mignon
Sent: Monday, November 2, 2020 12:47 PM
To: 'Robinson, Drew'; Debra Wiley
Subject: RE: 2020-0073-SPHA
Attachments: 2020-0073-SPHA.pdf

Good Afternoon,
Please find the attached. Thanks.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Monday, November 2, 2020 10:57 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: 2020-0073-SPHA

CAUTION: This message from CARobinson@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna, Debbie,

Good morning – hope you both had a nice weekend. Could you please send over any recent correspondence or subpoenas from the file for Case No. 2020-0073-SPHA? The hearing is Thursday at 10am.

Thanks,

Drew

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | www.Venable.com

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Debra Wiley

From: Kristen L Lewis
Sent: Wednesday, September 30, 2020 11:58 AM
To: Donna Mignon; Debra Wiley
Subject: Webex
Attachments: 20200930115603001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello ladies,

This case is set to be heard along with a Development Plan (Fairways). I have not yet received any other participant information from the attorney. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 24, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0073-SPHA

300 Woodholme Avenue
Northeast corner of Mt. Wilson Lane & Division Lane
3rd Election District – 2nd Councilmanic District
Legal Owners: Woodholme Country Club

Special Hearing to determine whether or not the Administrative Law Judge should approve the request to abandon the portion of the Special Exception in Case 74-15-XA that overlaps onto the subject property. Variance to permit a 10 ft. deep deck (open porch) to extend into the required rear yard more than the allowed 25 % maximum projection permitted (Lots 1-147).

Hearing: Thursday, November 5, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Christopher Mudd, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Woodholme Country Club, Inc., 300 Woodholme Avenue, Pikesville 21208

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 16, 2020



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 300 Woodholme Avenue, Pikesville, MD 21208-1410 which is presently zoned DR 1, DR 5.5, DR 3.5
 Deed References: 646 / 225, 7232/219 10 Digit Tax Account # 2000010697, 0323075426, 0323075427
 Property Owner(s) Printed Name(s) Woodholme Country Club, 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
 SEE ATTACHED SHEET #1

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

3. X a Variance from Section(s)

SEE ATTACHED SHEET #2

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:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Christopher D. Mudd, Esquire

Name- Type or Print

Signature

210 W. Pennsylvania Ave., Towson, MD 21204

Mailing Address

City

State

21204

4104946365

cdmudd@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET #3

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Christopher D. Mudd, Esquire

Name - Type or Print

CAR

Signature

210 W. Pennsylvania Ave., Towson, MD 21204

Mailing Address

City

State

21204

4104946365

cdmudd@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2020-0073-SPHA

Filing Date

3/19/2020

Do Not Schedule Dates:

Reviewer

AT

Debra Wiley

The Fairways at Woodholme

*11-5-20 10 am
PAL + Zoning
03-0523 + 2020-0073 -
SPHA*

From: Debra Wiley
Sent: Friday, October 2, 2020 4:42 PM
To: Kristen L Lewis; Janice M Kemp
Subject: UPDATED Link - Nov. 5th - Development and Zoning Hearing

Hi there,

Please use this link as it has more information identifying the development and zoning matter.

Thanks.

Event Information

Event: Development and Zoning Hearing - Case Nos. 03-0523 and 2020-0073-SPHA - Fairway Country Club, Inc.

Type: Listed Event

Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0840e>

Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef3c976>

Date and time: Thursday, November 5, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)

Duration: 7 hours

Description: Development and Zoning Hearing
Case No(s) 03-0523 and 2020-0073-SPHA
The Fairways at Woodholme / 300 Woodholme Avenue
Woodholme Country Club, Inc. - Arthur Adler

Event number: 172 202 0648

Event password: 1234

Host key: 913413

Alternate Host: Donna Mignon, Henry Ayakwah

Panelist Info:

Panelist password:

Panelist numeric password: 367359

Video Address: 1722020648@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 202 0648

From: Debra Wiley
Sent: Friday, October 2, 2020 4:08 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>; Janice M Kemp <JMKemp@baltimorecountymd.gov>
Subject: Link - Nov. 5th - Development and Zoning Hearing

Hi,

Not sure who gets the "combined development and zoning hearing" link so sending it to both of you.

Hope you have a great and safe weekend !

Event Information

Event: Development and Zoning Hearing
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0840e>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef3c976>
Date and time: Thursday, November 5, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 7 hours
Description: Development and Zoning Hearing
Case No(s) 03-0523 and 2020-0073-SPHA
The Fairways at Woodholme / 300 Woodholme Avenue
Woodholme Country Club, Inc. - Arthur Adler
Event number: 172 202 0648
Event password: 1234
Host key: 913413
Alternate Host: Donna Mignon, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 367359
Video Address: 1722020648@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 202 0648

Debra Wiley

From: Debra Wiley
Sent: Friday, October 2, 2020 4:08 PM
To: Kristen L Lewis; Janice M Kemp
Subject: Link - Nov. 5th - Development and Zoning Hearing

Hi,

Not sure who gets the "combined development and zoning hearing" link so sending it to both of you.

Hope you have a great and safe weekend !

Event Information

Event: Development and Zoning Hearing
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0840e>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef3c97f>
Date and time: Thursday, November 5, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 7 hours
Description: Development and Zoning Hearing
Case No(s) 03-0523 and 2020-0073-SPHA
The Fairways at Woodholme / 300 Woodholme Avenue
Woodholme Country Club, Inc. - Arthur Adler
Event number: 172 202 0648
Event password: 1234
Host key: 913413
Alternate Host: Donna Mignon, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 367359
Video Address: 1722020648@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 202 0648

Debra Wiley

Subject: Web seminar scheduled: Development and Zoning Hearing
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef21fc567f71486573e17b786ea0889f6>
Start: Thu 11/5/2020 10:00 AM
End: Thu 11/5/2020 5:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start the Webex® event here.

Host: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 172 202 0648

Thursday, November 5, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef21fc567f71486573e17b786ea0889f6>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e2dbd0104a2d910ef6bf65676073>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1722020648@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.



Panelist numeric password: 367359

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e39fc7c414fd5858ee201976ed47123fa>

Need help? Go to <http://help.webex.com>

Debra Wiley

From: messenger@webex.com
Sent: Friday, October 2, 2020 4:07 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing

CAUTION: This message from messenger@webex.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.



**Webex sent the email message
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your event.**

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Debra Wiley

From: messenger@webex.com
Sent: Friday, October 2, 2020 4:07 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Development and Zoning Hearing

CAUTION: This message from messenger@webex.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 20

Number of email addresses the message could not be sent to: 0

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Debra Wiley

From: Google Calendar <calendar-notification@google.com> on behalf of Brad Hatch <bhatch@dovetailcrg.com>
Sent: Monday, October 5, 2020 6:33 AM
To: Debra Wiley
Subject: Accepted: Development and Zoning Hearing @ Thu Nov 5, 2020 10am - 5pm (EST) (Debra Wiley)
Attachments: invite.ics

CAUTION: This message from 3ePZ6XwYPBIMw2vEx2y9GzEv36xC1.x97yH36zJwv6E379Czx9F8EJ7y.19G@calendar-server.bounces.google.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Brad Hatch has accepted this invitation.

Development and Zoning Hearing

When Thu Nov 5, 2020 10am – 5pm Eastern Time - New York

Where <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef21fc567f71486573e17b786e>
([map](#))

Calendar Debra Wiley

Who

- Debra Wiley - organizer
- Brad Hatch - creator
- Brad Hatch

Hello Brad Hatch,

Debra Wiley invites you to be a panelist in a Web seminar.

Topic: Development and Zoning Hearing

Host: Debra Wiley

Thursday, November 5, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event number: 172 202 0648

Panelist password: The Event has no Panelist Password

Video Address: 1722020648@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 367359

To join as a panelist.

1. Go to <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e600a317283a182ef37007b998ec5b>

2. Click "Join Now".

If you experience a problem joining the event as a panelist, you can join as an attendee.

Event password: 1234

To join the event as an attendee

1. Go to <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e39742c27fb352fa0fe9e9a565681ed>

2. Click "Join Now".

Join the audio conference only

US Toll: +1-415-655-0001

Global call-in numbers:

<https://baltimorecountymd.webex.com/baltimorecountymd/globalcallin.php?MTID=ec83f0876dd8d4d7d6f05ef54cc93d05e>

Access code: 172 202 0648

For assistance

To contact your host, Debra Wiley, send a message to dwiley@baltimorecountymd.gov

The playback of UCF (Universal Communications Format) rich media files requires appropriate players. To view this type of rich media files in the meeting, please check whether you have the players installed on your computer by going to <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/systemdiagnosis.php>

<https://www.webex.com>

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Invitation from Google Calendar

You are receiving this courtesy email at the account dwiley@baltimorecountymd.gov because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://www.google.com/calendar> to control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their invitation status, or to modify your RSVP. [Learn More](#)

Debra Wiley

From: Debra Wiley
Sent: Friday, October 2, 2020 8:38 AM
To: Darryl D Putty
Cc: Donna Mignon; Kristen L Lewis
Subject: Fairways Development & Zoning Hearing - November 5

Good Morning Darryl,

Just a reminder per our conversation on 9/30, I cannot create this WebEx event until I receive the following development information from you:

PAI Case No. with Project Name, Address, Legal Owner and Proposal (A Summary or Hearing Sheet would be very beneficial since all needed information can be obtained from this), AND

List of names and addresses for any participants, including one representative from each County agency.

Once the above is received, I can then create this event.

Thanks and have a great and safe day.

Debra Wiley

From: Arthur Adler <aadler@cavesvalleypartners.com>
Sent: Friday, October 2, 2020 4:10 PM
To: Debra Wiley
Subject: Accepted: Invitation to join Web seminar as a panelist: Development and Zoning Hearing

CAUTION: This message from aadler@cavesvalleypartners.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Debra Wiley

11-5 10Am
03-0523 +
2020-0073-SPHA

From: Google Calendar <calendar-notification@google.com> on behalf of kschmid@traffic-concepts.com
Sent: Tuesday, October 6, 2020 9:35 AM
To: Debra Wiley
Subject: Accepted: Development and Zoning Hearing @ Thu Nov 5, 2020 10am - 5pm (EST) (Debra Wiley)
Attachments: invite.ics

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kschmid@traffic-concepts.com has accepted this invitation.

Development and Zoning Hearing

When Thu Nov 5, 2020 10am – 5pm Eastern Time - New York
Where <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef21fc567f71486573e17b786e>
([map](#))
Calendar Debra Wiley
Who

- Debra Wiley - organizer
- kschmid@traffic-concepts.com - creator
- Ken Schmid

Hello Ken Schmid,

Debra Wiley invites you to be a panelist in a Web seminar.

Topic: Development and Zoning Hearing

Host: Debra Wiley

Thursday, November 5, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event number: 172 202 0648

Panelist password: The Event has no Panelist Password

Video Address: 1722020648@baltimorecountymd.webex.com

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Panelist numeric password: 367359

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2. Click "Join Now".

If you experience a problem joining the event as a panelist, you can join as an attendee.

Event password: 1234

To join the event as an attendee

1. Go to <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eae87efc657e940ed1be45bc018866>

2. Click "Join Now".

Join the audio conference only

US Toll: +1-415-655-0001

Global call-in numbers:

<https://baltimorecountymd.webex.com/baltimorecountymd/globalcallin.php?MTID=ec83f0876dd8d4d7d6f05ef54cc93d05e>

Access code: 172 202 0648

For assistance

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ZAC AGENDA

Case Number: 2020-0073

Reviewer: Aaron Tsui

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Woodholme Country Club Inc

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 300 WOODHOLME AVE

Location: North East Corner of the intersection of Mt. Wilson Lane and Division Lane.

Existing Zoning: DR 1, DR 5.5, DR 3.5

Area: 55.87 AC

Proposed Zoning:

SPECIAL HEARING:

Under section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning commissioner should approve the petitioner's request to abandon the portion of the special exception in case number 74-15-XA that overlaps onto the subject property.

VARIANCE:

From section 301.1 To permit a 10 foot deep deck (open porch) to extend into the required rear yard more than the allowed 25% maximum projection permitted (Lots 1-147).

Attorney: Christopher D. Mudd

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Donna Mignon

From: Donna Mignon
Sent: Thursday, October 29, 2020 12:13 PM
To: 'Rosenblatt, Adam M.'
Subject: RE: Woodholme Country Club, LLC PAI#III-523 and Zoning Case No: 2020-0073-SPHA

Hi Adam,
Deb did tell me. I have received the below email and it has been noted. Thank you.
Have a great day.

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Thursday, October 29, 2020 12:09 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Mudd, Christopher D. <CDMudd@Venable.com>; Robinson, Drew <CARobinson@Venable.com>; Malone, Patricia A. <PAMalone@Venable.com>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Woodholme Country Club, LLC PAI#III-523 and Zoning Case No: 2020-0073-SPHA

CAUTION: This message from AMRosenblatt@venable.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna,

I just spoke with Debbie and explained that Chris and I just finished a 48 marathon with Judge Mayhew and could really use an extra day to prepare and submit all of our Exhibits for the hearing next Thursday. Donna confirmed with the Judge that we can submit the Exhibits next Tuesday so that they are all submitted before you arrive at the office next Wednesday.

We greatly appreciate the extra 24 hours to submit our Exhibits and will make sure that they are all sent in on Tuesday so that they are waiting in your inbox when you arrive Wednesday morning.

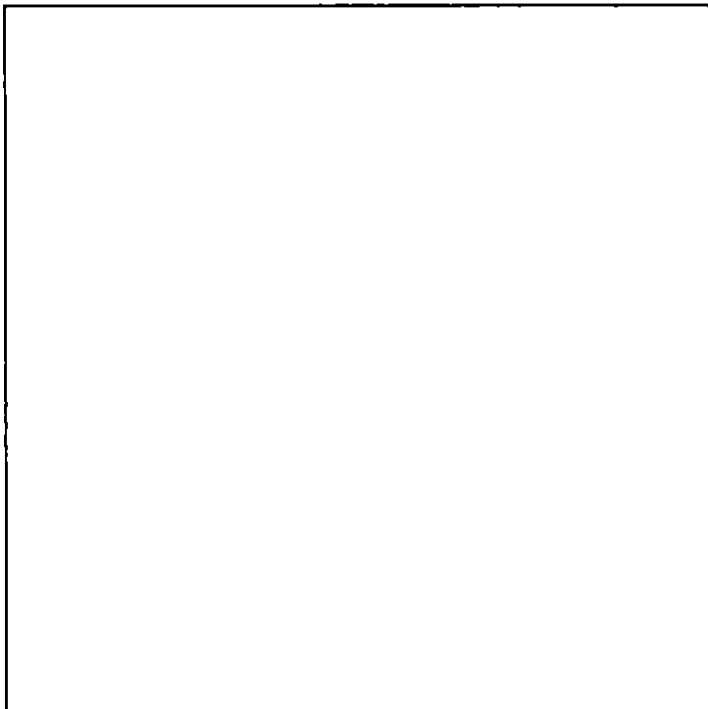
From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Thursday, October 29, 2020 9:29 AM
To: Mudd, Christopher D. <CDMudd@Venable.com>
Cc: Robinson, Drew <CARobinson@Venable.com>; Malone, Patricia A. <PAMalone@Venable.com>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Woodholme Country Club, LLC PAI#III-523 and Zoning Case No: 2020-0073-SPHA

Caution: External Email

Good Morning,
Just wanted to remind you we have a hearing scheduled for November 5, 2020 at 10:00 a.m., in regard to the above referenced Development and Zoning cases.
Please note that we will need all Exhibits emails to us by, Monday, November 2, 2020 by early afternoon, since the office is closed, Tuesday November 3, 2020.

Thank you.
Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



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Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: COUNTRY CLUB AGREEMENT		
Account Identifier: District - 03 Account Number - 0323075425		
Owner Information		
Owner Name:	WOODHOLME COUNTRY CLUB	Use: COUNTRY CLUB Principal Residence: NO
Mailing Address:	300 WOODHOLME AVE PIKESVILLE MD 21208-1410	Deed Reference: /41995/ 00454
Location & Structure Information		
Premises Address:	300 WOODHOLME AVE PIKESVILLE 21208-1410	Legal Description: 149.4359 AC WS WOODHOLME AVE 480 NW WOODHOLME AV
Map: 0068	Grid: 0019	Parcel: 0438
Neighborhood: 10000.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 2000	Above Grade Living Area 45,892 SF	Finished Basement Area
		Property Land Area 149.4400 AC
		County Use 27
Stories	Basement	Type CLUB HOUSE
		Exterior /
		Quality C4
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	149,400	149,400
Improvements	4,650,600	4,374,300
Total:	4,800,000	4,523,700
Preferential Land:	149,400	
		Phase-In Assessments
		As of 07/01/2020
		As of 07/01/2021
		4,523,700
		4,523,700
		149,400
Transfer Information		
Seller: WOODHOLME COUNTRY CLUB	Date: 10/15/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41995/ 00454	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00 0.00
		0.00 0.00
Special Tax Recapture: COUNTRY CLUB AGREEMENT		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		