

MEMORANDUM

DATE: February 3, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0145-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 27, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: DEVELOPMENT PLAN HEARING &	*	BEFORE THE OFFICE OF
PETITION FOR SPECIAL HEARING	*	ADMINISTRATIVE HEARINGS
2 nd Election District	*	
4 th Council District	*	FOR
(3002, 3010, 3022 North Rolling Road)	*	BALTIMORE COUNTY
& 3711 Clifmar Road)	*	
ROLLING MANOR ESTATES	*	
BVS Holdings, LLC	*	CASE NOS. 02-0701 and
Owner/Applicant	*	2020-0145-A

* * * * *

ADMINISTRATIVE LAW JUDGE'S
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"). BVS Holdings, LLC, *Owner/Applicant* (herein known as "Developer") submitted for approval a 4-sheet redlined Development Plan ("Plan") prepared by Colbert Matz Rosenfelt known as "Rolling Manor Estates".

The Developer proposes to develop 40 single-family semi-detached dwellings on 7.631+ acres of land zoned DR 5.5. The site is mostly vacant with an existing dwelling and two ancillary structures on site.

The Developer has also filed a Petition for Variance from the Baltimore County Zoning Regulations ("BCZR") § 504.2 and the Comprehensive Manual of Development Policies ("CMDP") - Private Yard Areas, pg. 33, to permit a private yard area with a minimum 8 ft. dimension in lieu of the required 15 ft. dimension (Lots 2, 3, 6, 7, 12, 13, 16, 17, 20-26 and 28-32); to permit a private yard area of 475 contiguous sq. ft. in lieu of the required 500 contiguous sq. ft. (Lot 26); to permit no private yard area in lieu of the required 500 contiguous sq. ft. (Lots 8-11, 14 and 15); and, finally, from BCZR § 1B01.2.C.1.B, if necessary, to permit a side building

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By BW

face to a private road (alley) setback of 9 ft. in lieu of the required 25 ft. (Lots 13, 26 and 40). And, for such other and further relief as may be required by the Administrative Law Judge ("ALJ") for Baltimore County.

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 4-sheet Development 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 November 19, 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 December 17, 2020.

The Developer, Howard M. Saperstein, attended the HOH in support of the Plan. Also in attendance was Richard Matz, with Colbert Matz & Rosenfelt, Inc., the firm that prepared the site plan. His *curriculum vitae* was admitted as Developer's Exhibit 3. David K. Gildea, Esquire and Zachary J. Wilkins, Esquire with Smith, Gildea & Schmidt, represented the Developer. There was only one neighbor who opposed any aspect of the relief sought. As explained below, the Developer has agreed to address her stated concerns, and these modifications of the Development Plan will be incorporated into this Order.

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"): Patrick Williams, the Project Manager, Jim Hermann of Development Plans Review ("DPR"), and Department of Recreation and Parks ("R&P"), LaChelle Imwiko from Real Estate Compliance, and Roz Johnson, Office of Zoning Review

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("OZR") also testified. Also appearing on behalf of the County were Jeff Livingston from the Department of Environmental Protection and Sustainability ("DEPS"), Vishnu Desai from DPR, and Brett M. Williams 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. Brett Williams, on behalf of the DOP, submitted the Hearing Officer Hearing Final Report, which was admitted as County Exhibit 1. He confirmed that, per the Final Report, the redlined site plan addresses all DOP comments. He also submitted the approved School Impact Analysis ("SIA"), which was admitted as County Exhibit 2. As stated in the SIA, none of the affected schools will be even near the State Rated Capacity even after this proposed development, and any others in the pipeline are built. Finally, Mr. Williams submitted the approved Pattern Book, which was admitted as County Exhibit 3.

On behalf of DPR, Mr. Herrman testified that a final Schematic Landscape Plan has been approved (Developer's Exhibit 4). On behalf of Recreation and Parks, Mr. Herrman testified that the proposed 40 residential units require 40,000 sq. ft. of Open Space. He explained that the Developer is providing 11,638 sq. ft. of on-site HOA Open Space, and 70,641 sq. ft. of off-site Open Space that the Developer owns in this councilmanic district. Therefore the developer is providing more than double the required open space. Ms. Johnson testified that OZR does not oppose the zoning variances requested in the zoning petition and that they recommend approval of the final redlined development plan. On behalf of DPR, Vishnu Desai testified that Michael Viscarra reviewed the final redlined development plan and recommends approval. Jeff Livingston testified that DEPS has approved both the groundwater management and stormwater management concept plans. He further testified that Environmental Impact Review ("EIR") recommends

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approval of the redlined development plan, subject to a modification of the forest buffer limit on sheet 3 of the Plan, as described in an Inter-Office memo dated December 16, 2020, which was admitted as Developer's Exhibit 15. Finally, LaChelle Imwiko testified that Real Estate Compliance also recommends approval of the final redlined development plan.

DEVELOPER'S CASE

Mr. Wilkins gave an overview of the development proposal, explaining that 40 semi-detached single family homes are planned on this seven plus acre site, which is zoned DR 5.5. He further explained how the open space is being provided and that two new public roads will be constructed in accordance with the Master Plan, as well as two stormwater management facilities.

The Developer's first witness was Devin Leary, a licensed professional landscape architect. After he testified to his credentials and experience he was accepted as an expert in his field and in the BCZR, the Development Regulations, and the Baltimore County Landscape Manual ("BCLM"). His *curriculum vitae* was admitted as Developer's Exhibit 7. He explained that the site is currently mostly fallow fields and young forest with a small non-tidal wetland in roughly the center of the site which will be protected by forest buffers and forest conservation easements as depicted on the Plan. He further explained that a special Forest Conservation Variance was approved by DEPS so as to allow the removal of 3 specimen trees, two of which are in poor condition and are what are considered "hazard" trees. The Special Variance approval was admitted as Developer's Exhibit 9A. He described the three separate open space areas. Finally, he explained the forest buffer Alternatives Analysis that had been performed and the Plan that was approved by DEPS, subject to six conditions. This Alternatives Analysis and Approval were admitted as Developer's Exhibit 8A-C. Mr. Leary testified that in his expert opinion the Plan meets all federal, state, and county laws and regulations and that the development will have no

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adverse environmental impacts. In fact, he testified that the Groundwater Management ("GWM") and Stormwater Management ("SWM") facilities and the reforestation will improve existing site conditions.

Professional Engineer, Richard Matz of Colbert Matz & Rosenfelt testified next. Based on his credentials and extensive experience, Mr. Matz was accepted as an expert in land use and development and in the BCZR and the Baltimore County Development Regulations. He testified that this development proposal began back in 2004 and was delayed several times by the County's sporadic attempts to exercise eminent domain over a portion of the site in order to widen Rolling Road. He explained that the site is made up of three separately deeded parcels. The northernmost parcel has an existing residential structure that will be razed, along with its existing septic system, which will be removed. He explained that the site is within the Urban Rural Demarcation Line ("URDL") and is served by public water and sewer. Further, there are no basic services map issues associated with the site. He testified that the site has a gross acreage of 7.63 acres and a net acreage of 7.15 acres. He noted that it is designated as a T-4 Urban transect in the 2020 Master Plan, which envisions this type of semi-detached single family housing in this DR 5.5 zone. He testified that the Plan calls for the construction of two new public roads, one of which – Fairbrook Road – is a county Master Plan road, which is planned to ultimately connect Rolling Road with Security Boulevard. Mr. Matz further explained the layout of the houses and parking, including the fact that 104 public parking spaces are required and that 120 are being provided. He also explained the SWM designs, as well as the proposed water and sewer connections. In conclusion, he stated that in his expert opinion the redlined development plan meets or exceeds all provisions of federal, state, and county laws and regulations and that it will not negatively impact the public health, safety, or welfare.

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By [Signature]

Mr. Matz next explained in detail the basis for each of the requested zoning variances. He first noted that the site is an irregular triangular shape, with wetlands in the center. In addition, as noted above, the proposed Fairbrook Road is a Master Plan road, and Rolling Road is an arterial road, so reverse frontage lots are not permitted. He testified that these features make the site unique in a zoning sense. He then explained how these unique aspects of the site necessitate the requested variances. He explained that private alleys are proposed in order to avoid reverse frontage lots and to allow rear garage access for the lots along the proposed Fairbrook and Rolling Manor Roads. He also explained how various utility easements necessitated variance relief. He testified that these variances would not have a negative aesthetic visual impact because the open space was still largely provided. In sum, he testified that in his expert opinion the variances could be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety or welfare.

COMMUNITY TESTIMONY

Ms. Evangeline Speights testified that she and her husband reside at 2914 N. Rolling Road and that the rear of their two acre property abuts proposed Lots 26 and 27 on the south end of the proposed development. She explained that she and her sister run the Willow Park Academy and Early Learning Center in a building on the premises and she requested that the Developer be required to construct a privacy fence along this boundary. The Developer agreed to do so and this will be a condition of the Order. Ms. Speights testified that she has no other objections to the project.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to BCC § 32-4-229, the "Hearing Officer *shall* grant approval of a development plan that complies with these development regulations and applicable policies, rules and

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regulations.” (emphasis added). 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. It should also be noted 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). Indeed, 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 the testimony of the County agency witnesses and the Developer’s experts was un rebutted. Mr. Leary and Mr. Matz took several hours explaining every aspect of the proposed development and both experts are of the opinion that the redlined Plan satisfies all aspects of federal, state, and county law. After considering the testimony and evidence presented by the Developer, the exhibits offered at the hearing, and confirmation from the various County agencies that the Plan satisfies those agencies’ requirements, I find that the Developer has satisfied its burden of proof and is, therefore, entitled to approval of the Plan.

I further find that the variance relief should be granted under the principles set forth in *Cromwell v. Ward*, 102 Md. App. 691 (1995). First, the property in question is unique, and it is the unique features of the property that necessitate the variance relief. Further, the petitioner would suffer practical difficulty and hardship if the variances were denied because they would not be able to build the development as planned. Finally, I find that the variances can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare.

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By kw

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 28th day of **December, 2020**, that the **"ROLLING MANOR ESTATES"** 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 Variance from the Baltimore County Zoning Regulations ("BCZR") § 504.2 and the Comprehensive Manual of Development Policies ("CMDP") - Private Yard Areas, pg. 33, to permit a private yard area with a minimum 8 ft. dimension in lieu of the required 15 ft. dimension (Lots 2, 3, 6, 7, 12, 13, 16, 17, 20-26 and 28-32); to permit a private yard area of 475 contiguous sq. ft. in lieu of the required 500 contiguous sq. ft. (Lot 26); to permit no private yard area in lieu of the required 500 contiguous sq. ft. (Lots 8-11, 14 and 15); and, finally, from BCZR § 1B01.2.C.1.B, if necessary, to permit a side building face to a private road (alley) setback of 9 ft. in lieu of the required 25 ft. (Lots 13, 26 and 40), be and hereby is **GRANTED**.

IT IS FURTHER ORDERED that the Special Variance approved by the Director of DEPS under B.C.C. § 33-6-116 also be **GRANTED**.

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

- The Developer shall construct, at its sole expense, a 6 ft. tall privacy fence along the entire 298 ft. of the boundary line between the rear of proposed Lots 26 and 27 and the rear boundary line of 2914 N. Rolling Road.

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

PMM:dln/dlw


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

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Date 12-28-20

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 3002/3010/3022 North Rolling Road

which is presently zoned DR 5.5

Deed References: 30740/124; 19926/305; 39235/161

10 Digit Tax Account # 0223500880 / 0208000110 / 1700002324

Property Owner(s) Printed Name(s) BVS Holdings, LLC

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

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

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

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

3. ☒ a **Variance** from Section(s)

Please see attached.

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

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Zachary J. Wilkins, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

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

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

BVS Holdings, LLC / Howard M. Saperstein

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

14876 Enclave Lakes Dr., Apt. T2 Delray Beach FL

Mailing Address City State

33484

Zip Code

Telephone #

Email Address

Representative to be contacted:

Zachary J. Wilkins, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

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

Zip Code Telephone # Email Address

CASE NUMBER 2020-0145-A Filing Date 6/21/20

Do Not Schedule Dates: _____

Reviewer JS



(DUPLICATED)

To be filed with the Department of Permits, Approvals and Inspections
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Address 3002/3010/3022 North Rolling Road

which is presently zoned DR 5.5

Deed References: 30740/124; 19926/305; 39235/161

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Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Zachary J. Wilkins, Gildea & Schmidt, LLC

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(DUPLICATED)

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To the Office of Administrative Law of Baltimore County for the property located at:
Address 3002/3010/3022 North Rolling Road which is presently zoned DR 5.5
Deed References: 30740/124; 19926/305; 39235/161 10 Digit Tax Account # 0223500880 / 0208000110 / 1700002324
Property Owner(s) Printed Name(s) BVS Holdings, LLC

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Mailing Address City State

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Zip Code Telephone # Email Address



PETITION FOR ZONING VARIANCE(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 3002/3010/3022 North Rolling Road

which is presently zoned DR 5.5

Deed References: 30740/124; 19926/305; 39235/161

10 Digit Tax Account # 0223500880 / 0208000110 / 1700002324

Property Owner(s) Printed Name(s) BVS Holdings, LLC

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

3. ☒ a **Variance** from Section(s)

Please see attached.

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

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Attorney for Petitioner:

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Towson

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zwilkins@sgs-law.com

Zip Code

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Legal Owners (Petitioners):

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Howard M. Saperstein

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zwilkins@sgs-law.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0145-1 Filing Date 6/24/20

Do Not Schedule Dates: _____ Reviewer JS

ATTACHMENT TO PETITION
ZONING RELIEF REQUESTED

BVS Holdings, LLC (Owner)
3002/3010/3022 North Rolling Road (Property)
Rolling Manor Estates, PAI No.: 02-0701 (Project)
2nd Election District
4th Councilmanic District

Variance relief:

1. From BCZR § 504.2. (Comprehensive Manual of Development Policies – Private Yard Areas, pg. 33) to permit a private yard area with a minimum 8 foot dimension in lieu of the required 15 foot dimension (Lots 2, 3, 6, 7, 12,13, 16, 17, 20-26, 28-32);
2. From BCZR § 504.2. (Comprehensive Manual of Development Policies – Private Yard Areas, pg. 33) to permit a private yard area of 475 contiguous square feet in lieu of the required 500 contiguous square feet (Lot 26);
3. From BCZR § 504.2. (Comprehensive Manual of Development Policies – Private Yard Areas, pg. 33) to permit no private yard area in lieu of the required 500 contiguous square feet (Lots 8-11, 14, 15);
4. From BCZR § 1B01.2.C.1.B., if necessary, to permit a side building face to a private road (alley) setback of 9 feet in lieu of the required 25 feet (Lots 13, 26, 40); and
5. For such other and further relief as may be required by the ALJ for Baltimore County.

2020-0145-A



ZONING DESCRIPTION
3002, 3010 & 3022 North Rolling Road
Baltimore, Maryland 21244

Beginning at a point on the south west side of North Rolling Road (60' Ultimate R/W) at a distance of 183'+/- from the center of Rollwin Road. (variable width), and thence leaving said North Rolling Road and running with and binding on the land of the herein petitioner,

1. South 73 degrees 54 minutes 42 seconds West 187.74 feet,
2. South 16 degrees 05 minutes 18 seconds East 160.00 feet,
3. South 73 degrees 54 minutes 42 seconds West 68.92 feet
4. South 12 degrees 59 minutes 41 seconds East 94.31 feet,
5. North 65 degrees 30 minutes 20 seconds West 141.90 feet
6. South 23 degrees 47 minutes 52 seconds West 160.41 feet
7. North 65 degrees 22 minutes 26 seconds West 298.72 feet
8. North 23 degrees 42 minutes 42 seconds East 337.57 feet
9. North 23 degrees 42 minutes 42 seconds East 221.39 feet
10. North 23 degrees 42 minutes 42 seconds East 480.05 feet
11. 376.31 feet along the arc of a curve to the right; said curve having a radius of 1,335.00 feet, and a chord bearing South 23 degrees 48 minutes 10 seconds East 375.06 feet; thence,
12. South 13 degrees 24 minutes 35 seconds East 200.49 feet
13. South 13 degrees 02 minutes 02 seconds East 136.44 feet back to the point of beginning.

Containing 311,350 Square Feet or 7.14 Acres more or less.

Located in the 2nd Election District and 4th Councilmanic District. Known as 3002, 3010 & 3022 North Rolling Road.



2020-0145-A

6-22-20

*Der Kristen
Development wants to set up
9:00
waiting *



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 20, 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: 2020-0145-A

3002, 3010, 3022 North Rolling Road
Southwest side of North Rolling Road, 177 ft. northwest of intersection with Rolling Road
2nd Election District – 4th Councilmanic District
Legal Owners: BVS Holdings, LLC

Variance From BCZR 504.2 (Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit a private yard area with a minimum 8 foot dimension in lieu of the required 15 foot dimension (Lot 2,3,6,7,12,13,16,17,20-26,28-32). From BCZR 504.2(Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit a private yard area of 475 contiguous square feet in lieu of the required 500 contiguous square feet (Lot 26). From BCZR 504.2(Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit no private yard area in lieu of the required 500 contiguous square feet (Lot 8-11,14,15). BCZR 1B01.2.C.1.B, If necessary, to permit a side building face to a private road (alley) setback of 9 feet in lieu of the required 25 feet (Lot 13,26,40). For such other further relief as may be required by the ALJ for Baltimore County.

Hearing: Thursday, December 17, 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 blue ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Zachary Wilkins, 600 Washington Avenue, Ste. 200, Towson 21204
Howard Saperstein, 14876 Enclave Lakes Drive, Apt. T2, Delray Beach FL

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 27, 2020.

Patrick
Wilkins
10-11-20



177 (DUPLICATED)

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 3002/3010/3022 North Rolling Road which is presently zoned DR 5.5
 Deed References: 30740/124; 19926/305; 39236/161 10 Digit Tax Account # 0223500860 / 0208000110 / 1700002324
 Property Owner(s) Printed Name(s) BVS Holding, LLC

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)

Please see attached.

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

TO BE PRESENTED AT HEARING

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

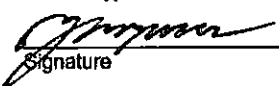
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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).

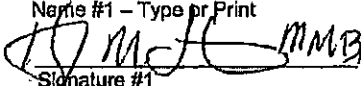
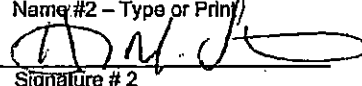
Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

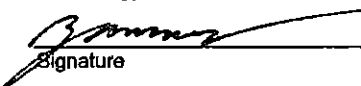
Attorney for Petitioner:

Zachary J. Wilkins, Gildea & Schmidt, LLC
 Name- Type or Print _____
 Signature  _____
 600 Washington Avenue, Suite 200 Towson MD
 Mailing Address _____ City _____ State _____
 21204 (410) 821-0070 zwilkins@sgs-law.com
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

BVS Holdings, LLC , **Howard M. Saperstein**
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1  MMB Signature #2 
 14876 Enclave Lakes Dr., Apt. T2 Delray Beach FL
 Mailing Address _____ City _____ State _____
 33484 _____
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Zachary J. Wilkins, Gildea & Schmidt, LLC
 Name - Type or Print _____
 Signature  _____
 600 Washington Avenue, Suite 200 Towson MD
 Mailing Address _____ City _____ State _____
 21204 (410) 821-0070 zwilkins@sgs-law.com
 Zip Code _____ Telephone # _____ Email Address _____

Woodholme
12/10 10:00

Red Maple
12/16/20

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Page 1 of 1

PUBLISHER'S AFFIDAVIT

Order #: 11938992
Case #: 2020-0145-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0145-A

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

11/27/2020



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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 the property identified herein as follows:

CASE NUMBER: 2020-0145-A

3002, 3010, 3022 North Rolling Road

Southwest side of North Rolling Road, 177 ft. northwest of intersection with Rolling Road

2nd Election District - 4th Councilmanic District

Legal Owners: BVS Holdings, LLC

Variance From BCZR 504.2 (Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit a private yard area with a minimum 8 foot dimension in lieu of the required 15 foot dimension (Lot 2,3,6,7, 12, 13, 16, 17, 20-26, 28-32). From BCZR

504.2 (Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit a private yard area of 475 contiguous square feet in lieu of the required 600 contiguous square feet (Lot 26). From BCZR 504.2 (Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit no private yard area in lieu of the required 500 contiguous square feet (Lot 8-11, 14, 15). BCZR I B01.2C.1.B, if necessary, to permit a side building face to a private road (alley) setback of 9 feet in lieu of the required 25 feet (Lot 13, 26, 40). For such other further relief as may be required by the ALJ for Baltimore County.

Hearing: Thursday, December 17, 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 410-837-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

n27

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/19/2020

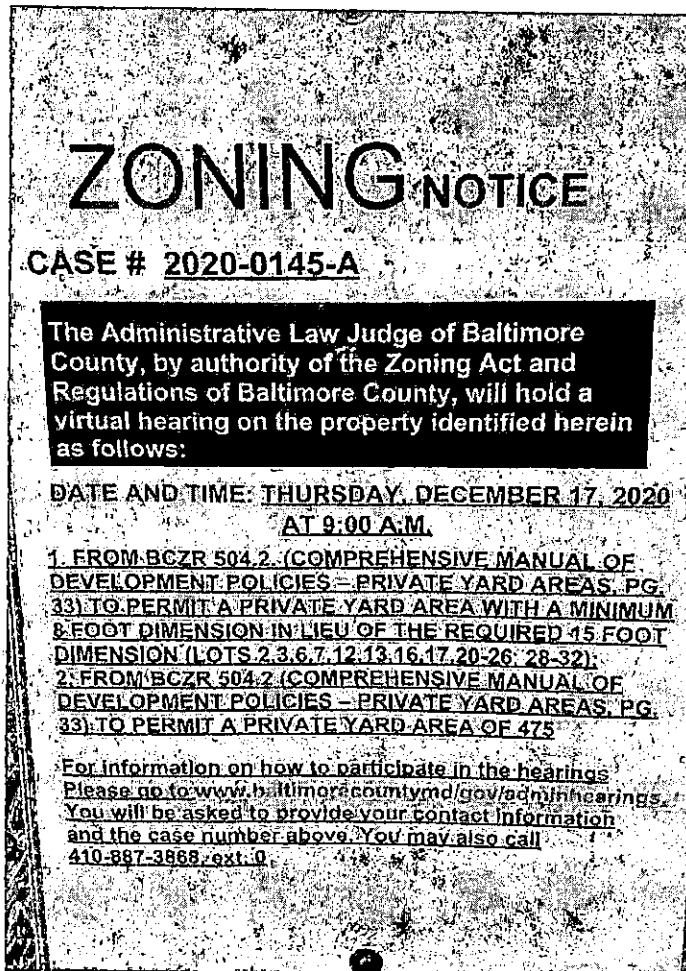
Case Number: 2020-0145-A

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
BVS HOLDINGS, LLC

Date of Hearing: DECEMBER 17, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3002, 3010, 3022 NORTH ROLLING ROAD – (ON-SITE)

The sign(s) were posted on: NOVEMBER 19, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/22/2020

Case Number: 2020-0145-A

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
BVS HOLDING, LLC

Date of Hearing: DECEMBER 17, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3002,3010,3022 NORTH ROLLING ROAD – (ON-SITE)

The sign(s) were posted on: NOVEMBER 19, 2020

The sign(s) were RE-POSTED on: NOVEMBER 22, 2020

ZONING NOTICE

CASE # 2020-0145-A

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:

**DATE AND TIME: THURSDAY, DECEMBER 17, 2020
AT 1000 A.M.**

1. FROM BCZR 504.2 (COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES – PRIVATE YARD AREAS, PG. 33) TO PERMIT A PRIVATE YARD AREA WITH A MINIMUM 8 FOOT DIMENSION IN LIEU OF THE REQUIRED 15 FOOT DIMENSION (LOTS 2,3,6,7,12,13,16,17,20-26, 28-32);

2. FROM BCZR 504.2 (COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES – PRIVATE YARD AREAS, PG. 33) TO PERMIT A PRIVATE YARD AREA OF 475

For information on how to participate in the hearings Please go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868 ext. 0

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

ZONING NOTICE

CASE # 2020-0145-A

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:

DATE AND TIME: THURSDAY, DECEMBER 17, 2020
AT 10:00 A.M.

CONTIGUOUS SQUARE FEET IN LIEU OF THE REQUIRED 500 CONTIGUOUS SQUARE FEET (LOT 26):
3. FROM BCZR 504.2 (COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES - PRIVATE YARD AREA, PG. 33) TO PERMIT NO PRIVATE YARD AREA IN LIEU OF THE REQUIRED 500 CONTIGUOUS SQUARE FEET (LOTS 8-11, 14, 15):

For information on how to participate in the hearings Please go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868, ext. 0

ZONING NOTICE

CASE # 2020-0145-A

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:

DATE AND TIME: THURSDAY, DECEMBER 17, 2020
AT 10:00 A.M.

4. FROM BCZR 1B01.2.C.1.B. IF NECESSARY TO PERMIT A SIDE BUILDING FACE TO A PRIVATE ROAD (ALLEY) SETBACK OF 9 FEET IN LIEU OF THE REQUIRED 25 FEET (LOTS 13, 26, 40) AND
5. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ALJ FOR BALTIMORE COUNTY, 3002 NORTH ROLLING ROAD

For information on how to participate in the hearings Please go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868, ext. 0

SIGN #2

SIGN #3

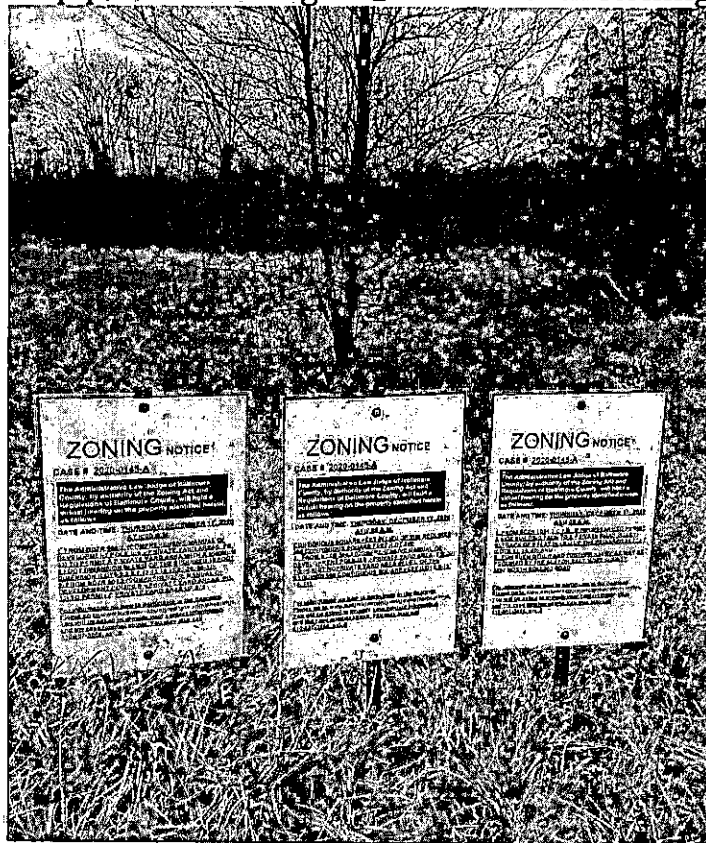
RE-POSTED 3002 N. ROLLING RD. 11/22/2020

CASE # 2020-0145-A



RE-POSTED

Background Group photo 1 set signs @ 3002 North Rolling Rd. ~ 11/22/2020



RE-POSTED

Background Group Photo 2nd set of signs @ 3002 North Rolling Rd. ~ 11/22/2020

CASE # 2020-0145-A

ZONING NOTICE

CASE # 2020-0145-A

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:

DATE AND TIME: THURSDAY, DECEMBER 17, 2020
AT 9:00 A.M.

CONTIGUOUS SQUARE FEET IN LIEU OF THE REQUIRED 500 CONTIGUOUS SQUARE FEET (LOT 26);
3. FROM BCZR 504.2 (COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES - PRIVATE YARD AREA, PG. 33) TO PERMIT NO PRIVATE YARD AREA IN LIEU OF THE REQUIRED 500 CONTIGUOUS SQUARE FEET (LOTS 8-11, 14-15);

For information on how to participate in the hearings, please go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868 ext. 0.

Sign # (2) 3002 N. Rolling Rd. ~ 11/19/2020

ZONING NOTICE

CASE # 2020-0145-A

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:

DATE AND TIME: THURSDAY, DECEMBER 17, 2020
AT 9:00 A.M.

4. FROM BCZR 1801.2 C.1.B. IF NECESSARY TO PERMIT A SIDE BUILDING FACE TO A PRIVATE ROAD (ALLEY) SETBACK OF 9 FEET IN LIEU OF THE REQUIRED 25 FEET (LOTS 13, 26, 40) AND
5. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ALJ FOR BALTIMORE COUNTY, 3002 NORTH ROLLING ROAD

For information on how to participate in the hearings, please go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868 ext. 0.

Sign # (3) 3002 N. Rolling Rd. ~ 11/19/2020 ~ CASE # 2020-0145-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 20, 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: 2020-0145-A

3002, 3010, 3022 North Rolling Road
Southwest side of North Rolling Road, 177 ft. northwest of intersection with Rolling Road
2nd Election District – 4th Councilmanic District
Legal Owners: BVS Holdings, LLC

Variance From BCZR 504.2 (Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit a private yard area with a minimum 8 foot dimension in lieu of the required 15 foot dimension (Lot 2,3,6,7,12,13,16,17,20-26,28-32). From BCZR 504.2(Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit a private yard area of 475 contiguous square feet in lieu of the required 500 contiguous square feet (Lot 26). From BCZR 504.2(Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit no private yard area in lieu of the required 500 contiguous square feet (Lot 8-11,14,15). BCZR 1B01.2.C.1.B, If necessary, to permit a side building face to a private road (alley) setback of 9 feet in lieu of the required 25 feet (Lot 13,26,40). For such other further relief as may be required by the ALJ for Baltimore County.

Hearing: Thursday, December 17, 2020 at 10:00 a.m.

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

Michael Mallinoff
Director

MM:kl

C: Zachary Wilkins, 600 Washington Avenue, Ste. 200, Towson 21204
Howard Saperstein, 14876 Enclave Lakes Drive, Apt. T2, Delray Beach FL

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 27, 2020.

TO: THE DAILY RECORD
Friday, November 27, 2020 - Issue

Please forward billing to:

Zachary Wilkins
Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

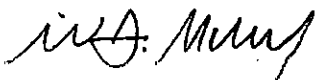
CASE NUMBER: 2020-0145-A

3002, 3010, 3022 North Rolling Road
Southwest side of North Rolling Road, 177 ft. northwest of intersection with Rolling Road
2nd Election District – 4th Councilmanic District
Legal Owners: BVS Holdings, LLC

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Hearing: Thursday, December 17, 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 VARIANCE * BEFORE THE OFFICE
3002/3010/3022 North Rolling Road; SW/S *
Of North Rolling Road, 177' NW Rolling Rd * OF ADMINISTRATIVE
2nd Election & 4th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): BVS Holdings, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2020-145-A

* * * * *

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 2nd day of July, 2020, a copy of the foregoing Entry of Appearance was emailed to Zachary J. Wilkins, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, zwilkins@sgs-law.com, 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: 2020-0145-A

Property Address: 3002, 3010, 3022 North Rolling Road

Property Description: _____

Legal Owners (Petitioners): BVS Holdings, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Zachary J. Wilkins

Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC

Address: 600 Washington Avenue, Suite 200

Towson, MD 21204

Telephone Number: 410-821-0070

Revised 7/9/2015

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

No. 195699

Date: 6/24/20

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					\$ 1200.00

Total: \$ 1200.00

Rec From: BVS HOLDINGS, LLC

For: 2020-0145-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

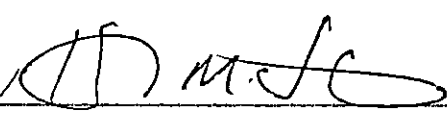
BVS Holdings, LLC
c/o Howard Saperstein
14876 Enclave Lakes Dr Apt T2
Delray Beach, FL 33484-8819

126

63-215/631

PAY TO THE ORDER OF BALTIMORE COUNTY, MARYLAND \$ 1,200.00

ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS  Security Features Details on back
SunTrust

FOR VARIANCE ZONING PETITION  MP

⑈063102152⑈1000203073548⑈ 0126



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 07, 2020

Zachary J. Wilkins,
600 Washington Ave Suite 200
Towson MD 21286

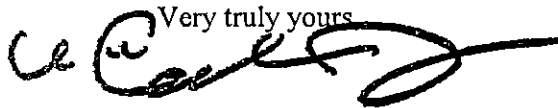
RE: Case Number: 2020-0145-A, 3002/3010/3022 North Rolling Road

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 June 24, 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 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: July 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0145-A
Address 3002, 3010, 3022 North Rolling
Road
(BVS Holdings, LLC Property)

Zoning Advisory Committee Meeting of **July 6, 2020.**

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

Reviewer: Steve Ford



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

JOHN A. OLSZEWSKI, JR.
County Executive

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

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

DATE: 8/13/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-145

INFORMATION:

Property Address: 3002, 3010, 3022 North Rolling Road
Petitioner: Howard M. Saperstein - BVS Holdings, LLC
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for Variance relief from the following:

1. From Section 504.2 of the Baltimore County Zoning Regulations (BCZR) and the Comprehensive Manual of Development Policies (CMDP) pg. 33 to permit a private yard area with a minimum 8 foot dimension in lieu of the required 15 foot dimension (Lots 2, 3, 6, 7, 12, 13, 16, 17, 20-26, 28-32);
2. From Section 504.2 of the BCZR and the Comprehensive Manual of Development Policies (CMDP) pg. 33 to permit a private yard area of 475 contiguous square feet in lieu of the required 500 contiguous square feet (Lot 26);
3. From Section 504.2 of the BCZR and the Comprehensive Manual of Development Policies (CMDP) pg. 33 to permit no private yard area in lieu of the required 500 contiguous square feet (Lot 8-11, 14, 15);
4. From Section 1B01.2.C.1.B of the BCZR, if necessary, to permit a side building face a private road (alley) setback of 9 feet in lieu of the required 25 feet (Lot 13, 26, 40); and
5. For such other and further relief as may be required by the administrative law judge (ALJ) for Baltimore County

The site is located in the Windsor Mill area. The site is the subject of the development plan "Rolling Manor Estates", PAI # 02-0701. The applicant is proposing 40 units of semi-detached dwellings on 7.631 acres of land zoned DR 5.5. The applicant is requesting a combined hearing.

The Department of Planning does not object to granting the petitioned zoning relief conditioned upon the approval of the development plan by the ALJ.

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



Prepared by:
JOHN A. OLSZEWSKI, JR.
County Executive

Krystle Patchak

Krystle Patchak

Division Chief:

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

Jennifer G. Nugent

Jennifer G. Nugent

CPG/JGN/kma/

c: Ngone Seye Diop
Zachary J. Wilkins, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

Donna Mignon

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Monday, November 30, 2020 12:17 PM
To: Patrick Williams
Cc: Zachary Wilkins; Debra Wiley; Kristen L Lewis; Donna Mignon
Subject: RE: (Day 2 if needed)HOH - Rolling Manor Estates - PAI Number 02-0701 and Zoning Case : 20-0145-A

Rolling Manor

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

Perfect! Thanks so much!

Best regards,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Monday, November 30, 2020 12:16 PM
To: Kelly Benton <kbenton@sgs-law.com>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>; Debra Wiley <dwiley@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: (Day 2 if needed)HOH - Rolling Manor Estates - PAI Number 02-0701 and Zoning Case : 20-0145-A

Kristen is not in today, so I am unable to answer that question as of now. I will have to see her calendar and let you know for certain. The rescheduling of the 2nd day can happen as long as there isn't any conflicts with any other parties. Once I speak with Kristen, I will let you know.

Patrick Williams
Project Manager
Development Management
Permits, Approvals, and Inspections
County Office Building, Room 123
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3321 Office
410-887-2877 Fax
pbwilliams@baltimorecountymd.gov



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From: Zachary Wilkins <zwilkins@sgs-law.com> **On Behalf Of** Donna Mignon

Sent: Monday, November 30, 2020 8:46 AM

To: Kelly Benton

Subject: FW: (Day 2 if needed)HOH - Rolling Manor Estates - PAI Number 02-0701 and Zoning Case : 20-0145-A

When: Friday, December 18, 2020 10:00 AM-11:00 AM Eastern Time.

Where:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1c95892e5af1fc1d571b0f2783d1c7f3>

See below

-----Original Appointment-----

From: Donna Mignon <dmignon@baltimorecountymd.gov>

Sent: Wednesday, November 25, 2020 10:00 AM

To: Donna Mignon; Zack Wilkins

Subject: (Day 2 if needed)HOH - Rolling Manor Estates - PAI Number 02-0701 and Zoning Case : 20-0145-A

When: Friday, December 18, 2020 10:00 AM-11:00 AM Eastern Time.

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<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1c95892e5af1fc1d571b0f2783d1c7f3>

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Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 595 2679

Event password: 1234

Panelist password: The Event has no Panelist Password

Friday, December 18, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)



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<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ecbaf20e81b4f81822dc4427d001>

Join the audio conference only

+1-415-655-0001 US Toll

Global call-in numbers

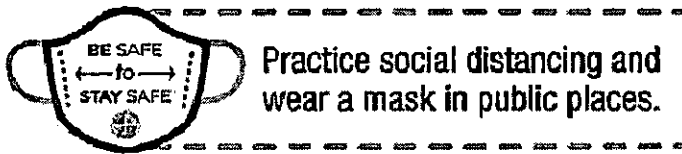
Join from a video system or application

Dial 1805952679@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 158472

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



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Project Manager
Development Management
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Panelist numeric password: 158472

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

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Sent: Monday, November 30, 2020 12:15 PM
To: Donna Mignon
Cc: Zachary Wilkins; Debra Wiley; Kristen L Lewis; Patrick Williams
Subject: RE: (Day 2 if needed)HOH - Rolling Manor Estates - PAI Number 02-0701 and Zoning Case : 20-0145-A

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That makes complete sense!! Thank you!

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From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, November 30, 2020 12:14 PM
To: Kelly Benton <kbenton@sgs-law.com>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>; Debra Wiley <dwiley@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Patrick Williams <pbwilliams@baltimorecountymd.gov>
Subject: RE: (Day 2 if needed)HOH - Rolling Manor Estates - PAI Number 02-0701 and Zoning Case : 20-0145-A

Kelly,
When it comes to HOH cases, I was told to set them in for two days just in case they run over.

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Monday, November 30, 2020 12:12 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>; Debra Wiley <dwiley@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Patrick Williams <pbwilliams@baltimorecountymd.gov>
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Oh ok. He said he didn't schedule the Day 2 date, so I thought I would reach out to you.

Patrick – Is there any way we can push the December 18 date to mid-January? Again, we have a conflict that cannot be moved on December 18 and with the Holidays, I know schedules can be difficult.

Thank you,
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To: Donna Mignon; Zack Wilkins

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**Practice social distancing and
wear a mask in public places.**

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12/17 HOH
12/18

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* list numeric password: 158472

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Donna Mignon

From: Patrick Williams
Sent: Wednesday, November 25, 2020 9:28 AM
To: Debra Wiley
Cc: PAI Dev MGT; Donna Mignon
Subject: RE: Panelists for HOH

Hearing-Rolling Manor Estates

PROPERTY LOCATION: 3002, 3010, 3022 North Rolling Road and 3711 Cliffmar Road

Legal Owners: BVS Holdings, LLC.

Zoning Case Number: 20-145-A.

Meeting Location: WebEx conducted by the Office of Administrative Hearings

PAI Number: 02-0701

Tracking Number: MAJ-2019-00010

Proposal: 40- semi-detached dwellings

Until further notice and in compliance with Baltimore County COVID-19 safety guidelines, all Development Management Development Plan Hearing (DPH) will be held virtually.

For additional information on this development hearing process please visit www.baltimorecountymd.gov/hoh

Engineer: Colbert Matz & Rosenfelt, Inc. **Phone:** 410 821 1690

Project Manager: Patrick B. Williams **Phone:** 410-887-3321

From: Debra Wiley
Sent: Wednesday, November 25, 2020 9:02 AM
To: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

Great, thank you.

From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Wednesday, November 25, 2020 9:02 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

Hopefully today.

From: Debra Wiley
Sent: Wednesday, November 25, 2020 9:01 AM
To: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

Patrick,

In addition, when may we expect to receive a Development Plan Hearing Schedule for this matter?

From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Wednesday, November 25, 2020 8:59 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

I am compiling that email as we speak.

From: Debra Wiley
Sent: Wednesday, November 25, 2020 8:58 AM
To: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

Good Morning Patrick,

Can you please provide the PAI Case No. and the hearing date.

Thanks.

From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Wednesday, November 25, 2020 8:53 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>
Subject: FW: Panelists for HOH

See below. These are the name of the participants who will require panelist invitations. Also please include the following county reviewers:

- Jenifer G. Nugent jnugent@baltimorecountymd.gov
- Stephen Ford sford@baltimorecountymd.gov
- James Hermann jhermann@baltimorecountymd.gov
- Vishnubhai K. Desai vdesai@baltimorecountymd.gov
- Bradley Knatz sknatz@baltimorecountymd.gov
- Brett Williams bmwilliams@baltimorecountymd.gov
- PAI COB Conference Room 123 pai-cobconfrm123@baltimorecountymd.gov
- Patrick Williams pbwilliams@baltimorecountymd.gov

From: Kelly Benton [<mailto:kbenton@sgs-law.com>]
Sent: Tuesday, November 24, 2020 2:35 PM
To: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: RE: Panelists for HOH

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--

Hi Patrick,

The panelists for the Rolling Manor Estates HOH/Zoning Hearing will be:

David Gildea – dgildea@sgs-law.com
Zack Wilkins – zwilkins@sgs-law.com
Jim Roberson – jroberson@sgs-law.com
Stu Darley – sdarley@cmreng.com
Devin Leary – devin@humanandrohde.com

Thank you,
Kelly

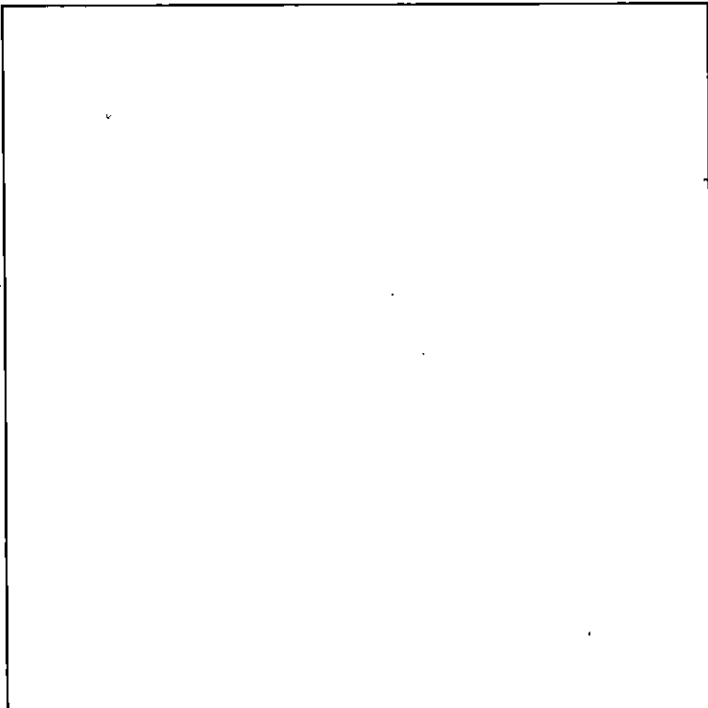
Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Tuesday, November 24, 2020 1:41 PM
To: Kelly Benton <kbenton@sgs-law.com>
Subject: RE: Panelists for HOH

Good Afternoon,

Can you provide with the names and emails of all the participants attending the hearing who wish to be considered panelists? Panelist allows for sharing documents and speaking privileges.



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www.baltimorecountymd.gov

Donna Mignon

Subject: Web seminar scheduled: Rolling Manor Estates HOH Hearing -Case No: 02-0701 and Zoning Case No: 20-0145-A

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6d0a9638491df83ae2a37c051fcdf1a8>

Start: Thu 12/17/2020 10:00 AM

End: Thu 12/17/2020 11:00 AM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: webex

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 833 1685

Thursday, December 17, 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=e6d0a9638491df83ae2a37c051fcdf1a8>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8ab3f2754244874d93bceb9d004>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1808331685@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 501981

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ebb1f6d71088e315a0c8c5666078164b8>

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Donna Mignon

From: messenger@webex.com
Sent: Wednesday, November 25, 2020 9:51 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Rolling Manor Estates HOH Hearing -Case No: 02-0701 and Zoning Case No: 20-0145-A

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Donna Mignon

Subject: Web seminar scheduled: Rolling Manor Estates HOH Hearing -Case No: 02-0701 and Zoning Case No: 20-0145-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6d0a9638491df83ae2a37c051fcdf1a8>
Start: Thu 12/17/2020 10:00 AM
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Thursday, December 17, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

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Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8ab3f2754244874d93bceb9d004>



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Panelist numeric password: 501981

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<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ebb1f6d71088e315a0c8c5666078164b8>

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Donna Mignon

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Donna Mignon

Subject: Web seminar scheduled: (Day 2 if needed)HOH - Rolling Manor Estates - PAI Number 02-0701 and Zoning Case : 20-0145-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1c95892e5af1fc1d571b0f2783d1c7f3>
Start: Fri 12/18/2020 10:00 AM
End: Fri 12/18/2020 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 595 2679

Friday, December 18, 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=e1c95892e5af1fc1d571b0f2783d1>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=edc5866aa3ff92054caf8b9eb9842>



Audio conference information

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Global call-in numbers

Join from a video system or application

Dial 1805952679@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 158472

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=efab6bc03ee1e4a8707af2a4ff7f57a24>

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Donna Mignon

Subject: Web seminar scheduled: (Day 2 if needed)HOH - Rolling Manor Estates - PAI Number 02-0701 and Zoning Case : 20-0145-A

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1c95892e5af1fc1d571b0f2783d1c7f3>

Start: Fri 12/18/2020 10:00 AM

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Friday, December 18, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

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Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=edc5866aa3ff92054caf8b9eb9842>



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<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=efab6bc03ee1e4a8707af2a4ff7f57a24>

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Donna Mignon

From: messenger@webex.com
Sent: Wednesday, November 25, 2020 10:00 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: (Day 2 if needed)HOH - Rolling Manor Estates - PAI Number 02-0701 and Zoning Case : 20-0145-A

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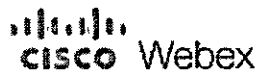
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Donna Mignon

From: messenger@webex.com
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To: Donna Mignon
Subject: Email delivery status for Web seminar: (Day 2 if needed)HOH - Rolling Manor Estates - PAI Number 02-0701 and Zoning Case : 20-0145-A

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Debra Wiley

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Tuesday, December 15, 2020 8:45 AM
To: Administrative Hearings
Cc: Zachary Wilkins
Subject: RE: Rolling Manor Estates
Attachments: Developer's Exhibit 2A - 2B - Aerials of Site.PDF; Developer's Exhibit 3 - Dick Matz Resume.PDF; Developer's Exhibit 4 - School Impact Analysis.PDF; Developer's Exhibit 5 - Concept SWM Approval.PDF; Developer's Exhibit 6 - Approved Landscape Plan.PDF

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Email 2

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Kelly Benton
Sent: Tuesday, December 15, 2020 8:45 AM
To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: Rolling Manor Estates

Good morning,

This is the first of several emails containing the Hearing Exhibits for Case No 2020-145-A and PAI No. 02-701.

Best regards,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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Debra Wiley

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Tuesday, December 15, 2020 8:46 AM
To: Administrative Hearings
Cc: Zachary Wilkins
Subject: RE: Rolling Manor Estates
Attachments: Developer's Exhibit 7 - Devin Leary CV.PDF; Developer's Exhibit 8A - Alternatives Analysis Approval.PDF; Developer's Exhibit 8B - Alternatives Analysis Application.PDF; Developer's Exhibit 8C - Alternatives Analysis Application Plan.PDF

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Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Kelly Benton
Sent: Tuesday, December 15, 2020 8:45 AM
To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: RE: Rolling Manor Estates

Email 2

Kelly Benton | Paralegal
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kbenton@sgs-law.com | www.sgs-law.com

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To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: Rolling Manor Estates

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Debra Wiley

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Tuesday, December 15, 2020 8:47 AM
To: Administrative Hearings
Cc: Zachary Wilkins
Subject: RE: Rolling Manor Estates
Attachments: Developer's Exhibit 9A - Forest Con Variance Approval.PDF; Developer's Exhibit 9B - Forest Con Special Variance Application.PDF; Developer's Exhibit 9C - Forest Buffer Protection & Forest Con Plan.PDF

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Email 4

Kelly Benton | Paralegal
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From: Kelly Benton
Sent: Tuesday, December 15, 2020 8:46 AM
To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: RE: Rolling Manor Estates

Email 3

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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Sent: Tuesday, December 15, 2020 8:45 AM
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Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: RE: Rolling Manor Estates

Email 2

Kelly Benton | Paralegal

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Sent: Tuesday, December 15, 2020 8:45 AM

To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>

Cc: Zachary Wilkins <zwilkins@sgs-law.com>

Subject: Rolling Manor Estates

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Kelly

Kelly Benton | Paralegal

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Debra Wiley

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Tuesday, December 15, 2020 8:48 AM
To: Administrative Hearings
Cc: Zachary Wilkins
Subject: RE: Rolling Manor Estates
Attachments: Developer's Exhibit 10A - DPC Comments.PDF; Developer's Exhibit 10B - ZAC Comments.PDF; Developer's Exhibit 10C - Fire Marshall Comment.PDF; Developer's Exhibit 10D - EIR Comment.PDF

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Email 5

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Subject: RE: Rolling Manor Estates

Email 4

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Subject: RE: Rolling Manor Estates

Email 2

Kelly Benton | Paralegal

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Subject: Rolling Manor Estates

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Best regards,

Kelly

Kelly Benton | Paralegal

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Sent: Tuesday, December 15, 2020 8:51 AM
To: Administrative Hearings
Cc: Zachary Wilkins
Subject: RE: Rolling Manor Estates
Attachments: Developer's Exhibit 11 - Pattern Book.PDF; Developer's Exhibit 12A - Certified Mail Receipts (Notice of Hearing Mailer).PDF; Developer's Exhibit 12B - Notice of Hearing Mailer.PDF; Developer's Exhibit 13A - Certificates of Posting Zoning and Dev. Plan Hearing.PDF; Developer's Exhibit 13B - Certificates of Reposting (time correction).PDF

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Email 6 (and final)

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From: Kelly Benton
Sent: Tuesday, December 15, 2020 8:48 AM
To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: RE: Rolling Manor Estates

Email 5

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Kelly Benton
Sent: Tuesday, December 15, 2020 8:47 AM
To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>

Cc: Zachary Wilkins <zwilkins@sgs-law.com>

Subject: RE: Rolling Manor Estates

Email 4

Kelly Benton | Paralegal

SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

kbenton@sgs-law.com | www.sgs-law.com

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From: Kelly Benton

Sent: Tuesday, December 15, 2020 8:46 AM

To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>

Cc: Zachary Wilkins <zwilkins@sgs-law.com>

Subject: RE: Rolling Manor Estates

Email 3

Kelly Benton | Paralegal

SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

kbenton@sgs-law.com | www.sgs-law.com

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From: Kelly Benton

Sent: Tuesday, December 15, 2020 8:45 AM

To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>

Cc: Zachary Wilkins <zwilkins@sgs-law.com>

Subject: RE: Rolling Manor Estates

Email 2

Kelly Benton | Paralegal

SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

kbenton@sgs-law.com | www.sgs-law.com

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From: Kelly Benton
Sent: Tuesday, December 15, 2020 8:45 AM
To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: Rolling Manor Estates

Good morning,

This is the first of several emails containing the Hearing Exhibits for Case No 2020-145-A and PAI No. 02-701.

Best regards,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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Debra Wiley

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Tuesday, December 15, 2020 8:45 AM
To: Administrative Hearings
Cc: Zachary Wilkins
Subject: Rolling Manor Estates
Attachments: Exhibit List.PDF; Developer's Exhibit 1A - 1D.PDF

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Good morning,

This is the first of several emails containing the Hearing Exhibits for Case No 2020-145-A and PAI No. 02-701.

Best regards,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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Event Information

Event: Continuation of Case No. 180 582
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/join/180582>
Event address for panelists: <https://baltimorecountymd.webex.com/join/180582>
Date and time: Friday, January 15, 2021 10:00 AM Eastern Standard Time
Duration: 1 hour
Description: Continuation of Case No. 180 582. Rolling for Case No. 180 582. 3002 N. Baltimore Avenue, Baltimore, MD 21201.
Event number: 180 582
Event password: 1234
Host key: 424447
Alternate Host: Deb Wilkins
Panelist Info:

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bradley Knatz	sknatz@baltimorecountymd.gov	1-	New York Time	English	U.S.
Brett Williams	bmwilliams@baltimorecountymd.gov	1-	New York Time	English	U.S.
Conference Room	pai-cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Gildea	dgildea@sgs-law.com	1-	New York Time	English	U.S.
Devin Leary	devin@humanandrohde.com	1-	New York Time	English	U.S.
Dick Matz	dmatz@cmrengineers.com	1-	New York Time	English	U.S.
Howard Saperstein	hkia@comcast.net	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.
Jim Roberson	jroberson@korendev.com	1-	New York Time	English	U.S.
Kelly Benton	kbenton@sgs-law.com	1-	New York Time	English	U.S.
Patrick Williams	pbwilliams@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stu Darley	sdarley@cmrengineers.com	1-	New York Time	English	U.S.
Vishnubhai Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.
Zach Wilkins	zwilkins@sgs-law.com	1-	New York Time	English	U.S.

Debra Wiley

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Tuesday, December 15, 2020 9:52 AM
To: Patrick Williams
Cc: Administrative Hearings; Michael Mallinoff; Kristen L Lewis
Subject: RE: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

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

Good morning,

This will confirm that our team is available on 1/15 at 10am for Day 2 hearing.

Thank you,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Monday, December 14, 2020 2:45 PM
To: Kelly Benton <kbenton@sgs-law.com>
Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Michael Mallinoff <mmallinoff@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

Kelly, please advise if this date works for your team.

Patrick Williams
Project Manager
Development Management
Permits, Approvals, and Inspections
County Office Building, Room 123
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3321 Office
410-887-2877 Fax
pbwilliams@baltimorecountymd.gov



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From: Kristen L Lewis
Sent: Monday, December 14, 2020 2:44 PM
To: Patrick Williams <pbwilliams@baltimorecountymd.gov>; Kelly Benton <kbenton@sgs-law.com>; Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: RE: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

Yes, I have Rolling Manor on hold for 1/15 at 10 a.m. if that works for all involved parties.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Patrick Williams
Sent: Monday, December 14, 2020 2:43 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>; Kelly Benton <kbenton@sgs-law.com>; Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: RE: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

Thanks Kristen. We can now offer the rescheduled date for 1/15/2021?

Patrick Williams
Project Manager
Development Management
Permits, Approvals, and Inspections
County Office Building, Room 123
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3321 Office
410-887-2877 Fax
pbwilliams@baltimorecountymd.gov



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From: Kristen L Lewis

Sent: Monday, December 14, 2020 2:42 PM

To: Kelly Benton <kbenton@sgs-law.com>; Michael Mallinoff <mmallinoff@baltimorecountymd.gov>

Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Patrick Williams <pbwilliams@baltimorecountymd.gov>

Subject: RE: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

Good afternoon,

I have confirmed with Mr. Mallinoff that the postponement request has been granted. Thank you,

Kristen Lewis

PAI – Zoning Review

410-887-3391

From: Kelly Benton [<mailto:kbenton@sgs-law.com>]

Sent: Wednesday, December 09, 2020 11:01 AM

To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>

Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Patrick Williams <pbwilliams@baltimorecountymd.gov>

Subject: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

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Good morning,

Please see the attached from Zachary J. Wilkins.

Thank you,

Kelly

Kelly Benton | Paralegal

SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

kbenton@sgs-law.com | www.sgs-law.com

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wear a mask in public places.

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Donna Mignon

Rolling Manor

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Tuesday, December 15, 2020 9:48 AM
To: Donna Mignon
Subject: RE: Panelists for HOH

CAUTION: This message from kbenton@sgs-law.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 had 3 email addresses incorrect in my list for Thursday's hearing (don't know what I was thinking).

Dick Matz – dmatz@cmrengineers.com
Stu Darley – sdarley@cmrengineers.com
Jim Roberson – jroberson@korendev.com

Sorry about that!

Thank you,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Kelly Benton
Sent: Monday, December 14, 2020 4:39 PM
To: 'Donna Mignon' <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

Got it. Thank you!!

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, December 14, 2020 4:35 PM
To: Kelly Benton <kbenton@sgs-law.com>
Subject: RE: Panelists for HOH

Yes, I sent everyone another invite. If they did not get it, please let me know and I will send again. Other people have told us that the invite goes into a deleted or spam folder as well.

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Monday, December 14, 2020 4:31 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

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

Thanks Donna!!

The one meeting we had an issue wasn't scheduled by your office, it was just a weird thing that happened so I wanted to make sure I didn't run into that again since this is actually a hearing.

Did the invite go out to everyone in that list or just the resend to those already invited?

Have a great evening!
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, December 14, 2020 4:28 PM
To: Kelly Benton <kbenton@sgs-law.com>
Subject: RE: Panelists for HOH

Hi Kelly,
I wanted to let you know that the following were already invited but I sent another invite to them: David, Zach, Jim, Stu and Devin.

When Kristen sets up the date, we then schedule it through webex. When we create the event we have a list of people who want to be panelists and we invite them. If the person is not invited by us and just goes in the hearing they will be an attendee. In order to be a panelists you must be invited to the hearing. I just wanted to clarify so you know. Thank you. Have a great evening.

From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Monday, December 14, 2020 3:41 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: FW: Panelists for HOH

Please see below.

Patrick Williams
Project Manager
Development Management
Permits, Approvals, and Inspections
County Office Building, Room 123
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3321 Office
410-887-2877 Fax
pbwilliams@baltimorecountymd.gov



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From: Kelly Benton [<mailto:kbenton@sgs-law.com>]
Sent: Monday, December 14, 2020 3:34 PM
To: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: RE: Panelists for HOH

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--

Hi Patrick,

Can you please make sure the below are all *panelists* and not just attendees for the hearing on Thursday? I am adding 2 people to the list I sent previously.

David Gildea – dgildea@sgs-law.com
Zack Wilkins – zwilkins@sgs-law.com
Jim Roberson – jroberson@sgs-law.com
Stu Darley – sdarley@cmreng.com
Devin Leary – devin@humanandrohde.com
Dick Matz – dmatz@cmreng.com

Kelly Benton -- kbenton@sgs-law.com

I have had a couple of people advise that they haven't received an invite. And I wanted to specify *panelists* because I had a CIM in another project that Mr. Gildea was only added as an attendee and he was not granted participant access even though he was on the participant list I provided.

Thank you,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Kelly Benton
Sent: Tuesday, November 24, 2020 2:35 PM
To: 'Patrick Williams' <pbwilliams@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: RE: Panelists for HOH

Hi Patrick,

The panelists for the Rolling Manor Estates HOH/Zoning Hearing will be:

David Gildea -- dgildea@sgs-law.com
Zack Wilkins -- zwilkins@sgs-law.com
Jim Roberson -- jroberson@sgs-law.com
Stu Darley -- sdarley@cmreng.com
Devin Leary -- devin@humanandrohde.com

Thank you,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Tuesday, November 24, 2020 1:41 PM

To: Kelly Benton <kbenton@sgs-law.com>

Subject: RE: Panelists for HOH

Good Afternoon,

Can you provide with the names and emails of all the participants attending the hearing who wish to be considered panelists? Panelist allows for sharing documents and speaking privileges.



Practice social distancing and
wear a mask in public places.

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Donna Mignon

From: Donna Mignon
Sent: Tuesday, December 15, 2020 9:57 AM
To: 'Kelly Benton'
Subject: RE: Panelists for HOH

Hi Kelly,
I just invited the below to the new email addresses. Thank you.

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Tuesday, December 15, 2020 9:48 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

CAUTION: This message from kbenton@sgs-law.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 had 3 email addresses incorrect in my list for Thursday's hearing (don't know what I was thinking).

Dick Matz – dmatz@cmrengineers.com
Stu Darley – sdarley@cmrengineers.com
Jim Roberson – jroberson@korendev.com

Sorry about that!

Thank you,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Kelly Benton
Sent: Monday, December 14, 2020 4:39 PM
To: 'Donna Mignon' <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

Got it. Thank you!!

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, December 14, 2020 4:35 PM
To: Kelly Benton <kbenton@sgs-law.com>
Subject: RE: Panelists for HOH

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From: Kelly Benton <kbenton@sgs-law.com>
Sent: Monday, December 14, 2020 4:31 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

CAUTION: This message from kbenton@sgs-law.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.
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Thanks Donna!!

The one meeting we had an issue wasn't scheduled by your office, it was just a weird thing that happened so I wanted to make sure I didn't run into that again since this is actually a hearing.

Did the invite go out to everyone in that list or just the resend to those already invited?

Have a great evening!
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, December 14, 2020 4:28 PM
To: Kelly Benton <kbenton@sgs-law.com>
Subject: RE: Panelists for HOH

Hi Kelly,

I wanted to let you know that the following were already invited but I sent another invite to them: David, Zach, Jim, Stu and Devin.

When Kristen sets up the date, we then schedule it through webex. When we create the event we have a list of people who want to be panelists and we invite them. If the person is not invited by us and just goes in the hearing they will be an attendee. In order to be a panelists you must be invited to the hearing. I just wanted to clarify so you know. Thank you. Have a great evening.

From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Monday, December 14, 2020 3:41 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: FW: Panelists for HOH

Please see below.

Patrick Williams
Project Manager
Development Management
Permits, Approvals, and Inspections
County Office Building, Room 123
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3321 Office
410-887-2877 Fax
pbwilliams@baltimorecountymd.gov



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From: Kelly Benton [<mailto:kbenton@sgs-law.com>]
Sent: Monday, December 14, 2020 3:34 PM
To: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: RE: Panelists for HOH

CAUTION: This message from kbenton@sgs-law.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 Patrick,

Can you please make sure the below are all *panelists* and not just attendees for the hearing on Thursday? I am adding 2 people to the list I sent previously.

David Gildea – dgildea@sgs-law.com
Zack Wilkins – zwilkins@sgs-law.com
Jim Roberson – jroberson@sgs-law.com
Stu Darley – sdarley@cmreng.com
Devin Leary – devin@humanandrohde.com
Dick Matz – dmatz@cmreng.com
Kelly Benton – kbenton@sgs-law.com

I have had a couple of people advise that they haven't received an invite. And I wanted to specify *panelists* because I had a CIM in another project that Mr. Gildea was only added as an attendee and he was not granted participant access even though he was on the participant list I provided.

Thank you,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Kelly Benton
Sent: Tuesday, November 24, 2020 2:35 PM
To: 'Patrick Williams' <pbwilliams@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: RE: Panelists for HOH

Hi Patrick,

The panelists for the Rolling Manor Estates HOH/Zoning Hearing will be:

David Gildea – dgildea@sgs-law.com
Zack Wilkins – zwilkins@sgs-law.com
Jim Roberson – jroberson@sgs-law.com
Stu Darley – sdarley@cmreng.com
Devin Leary – devin@humanandrohde.com

Thank you,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Patrick Williams <pbwilliams@baltimorecountymd.gov>

Sent: Tuesday, November 24, 2020 1:41 PM

To: Kelly Benton <kbenton@sgs-law.com>

Subject: RE: Panelists for HOH

Good Afternoon,

Can you provide with the names and emails of all the participants attending the hearing who wish to be considered panelists? Panelist allows for sharing documents and speaking privileges.



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Debra Wiley
Sent: Monday, December 14, 2020 7:53 AM
To: Donna Mignon
Subject: FW: 20-179asph

Donna,

This is one that you created ...

From: Jablon, Arnold E. <AEJablon@Venable.com>
Sent: Sunday, December 13, 2020 4:53 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: 20-179asph

CAUTION: This message from AEJablon@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.

Debbie, hi, hope all is well and you're staying safe. Kristen just scheduled the above for January 11 @10. Please add the following to notify—my co-counsel Drew Robinson (I believe Kristen provided you his email address), and my client Steve Venick at steve@frammonument.com and my expert, Brian Dietz, at brian@dietzsurveying.net. Thanks! Happy holidays!

Sent with BlackBerry Work
(www.blackberry.com)

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Donna Mignon

From: Donna Mignon
Sent: Monday, December 14, 2020 8:04 AM
To: Debra Wiley
Subject: RE: 20-179asph

Thank you. I will invite the list below.

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Monday, December 14, 2020 7:53 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: FW: 20-179asph

Donna,

This is one that you created ...

From: Jablon, Arnold E. <AEJablon@Venable.com>
Sent: Sunday, December 13, 2020 4:53 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: 20-179asph

CAUTION: This message from AEJablon@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.

Debbie, hi, hope all is well and you're staying safe. Kristen just scheduled the above for January 11 @10. Please add the following to notify—my co-counsel Drew Robinson (I believe Kristen provided you his email address), and my client Steve Venick at steve@frammonument.com and my expert, Brian Dietz, at brian@dietzsurveying.net. Thanks! Happy holidays!

Sent with BlackBerry Work
(www.blackberry.com)

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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.

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Henry Akwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Maureen E. Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Bradley Knatz</u>	sknatz@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Brett Williams</u>	bmwilliams@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>David Gildea</u>	dgildea@sgs-law.com	1-	English	New York Time	U.S.
☐ <u>Devin Leary</u>	devin@humanandrohde.com	1-	English	New York Time	U.S.
☐ <u>Dick Matz</u>	dmatz@cmreng.com	1-	English	New York Time	U.S.
☐ <u>Dick Matz</u>	dmatz@cmengineers.com	1-	English	New York Time	U.S.
☐ <u>Howard Saperstein</u>	hkia@comcast.net	1-	English	New York Time	U.S.
☐ <u>James Hermann</u>	jhermann@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Jenifer Nugent</u>	jnugent@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Jim Roberson</u>	jroberson@sgs-law.com	1-	English	New York Time	U.S.
☐ <u>Jim Roberson</u>	jroberson@korendev.com	1-	English	New York Time	U.S.
☐ <u>Kelly Benton</u>	kbenton@sgs-law.com	1-	English	New York Time	U.S.
☐ <u>PAI Conference Room</u>	pai-cobconfm110@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Patrick Williams</u>	pbwilliams@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Stephen Ford</u>	sford@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Stu Darley</u>	sdarley@cmreng.com	1-	English	New York Time	U.S.
☐ <u>Stu Darley</u>	sdarley@cmengineers.com	1-	English	New York Time	U.S.
☐ <u>Vishnubhai Desai</u>	vdesai@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Zack Wilkins</u>	zwilkins@sgs-law.com	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

Donna Mignon

From: Kristen L Lewis
Sent: Monday, December 14, 2020 2:42 PM
To: Kelly Benton; Michael Mallinoff
Cc: Administrative Hearings; Patrick Williams
Subject: RE: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

Good afternoon,

I have confirmed with Mr. Mallinoff that the postponement request has been granted. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Kelly Benton [mailto:kbenton@sgs-law.com]
Sent: Wednesday, December 09, 2020 11:01 AM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Patrick Williams <pbwilliams@baltimorecountymd.gov>
Subject: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

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Good morning,

Please see the attached from Zachary J. Wilkins.

Thank you,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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Donna Mignon

From: Donna Mignon
Sent: Thursday, December 10, 2020 9:20 AM
To: Jenifer G. Nugent; Stephen Ford; James Hermann; Vishnubhai K Desai; Bradley Knatz; Brett Williams; Patrick Williams
Cc: Debra Wiley
Subject: Rolling Manor Estates - Case No: PAI 02-0701 Zoning Case No: 2020-0145A

Good Morning,

Just a friendly reminder, a virtual webex hearing has been scheduled for December 17, 2020 at 10 a.m., in regard to the above-referenced matter. You should have received an invitation to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least **two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much. 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

Donna Mignon

From: Donna Mignon
Sent: Thursday, December 10, 2020 9:09 AM
To: 'Kelly Benton'
Subject: Rolling Manor Estates - PAI No. 02-107, zoning Case No: 20-0145-A

Hi Kelly,

Just a friendly reminder, a virtual webex hearing has been scheduled for December 17, 2020 at 10 a.m. Mr. Wilkins should have received an invitation to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much

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

Ma Mignon

Ken L Lewis
Thursday, December 10, 2020 8:38 AM
Administrative Hearings
Subject: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

Subject:

to Mr. Mallinoff, I will follow up with him.

Good morning

Yes, Ke

Hearings
December 09, 2020 11:15 AM
Lewis@baltimorecountymd.gov
Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

Since this request is outside of the 5 days, can you please see that Mr. Malinoff sees this for his consideration of their postponement request.

Thank you.

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Wednesday, December 9, 2020 11:01 AM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Patrick Williams <pbwilliams@baltimorecountymd.gov>
Subject: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

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Good morning,

Please see the attached from Zachary J. Wilkins.

Thank you,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

email

Debra Wiley

From: Administrative Hearings
Sent: Wednesday, December 9, 2020 11:15 AM
To: Kristen L Lewis
Subject: FW: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A
Attachments: Request for Postponement of Hearing Day 2.PDF

Hi Kristen,

Since this request is outside of the 5 days, can you please see that Mr. Malinoff sees this for his consideration of their postponement request.

Thank you.

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Wednesday, December 9, 2020 11:01 AM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Patrick Williams <pbwilliams@baltimorecountymd.gov>
Subject: Rolling Manor Estates - PAI No. 02-107, Zoning Case No. 20-145-A

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Good morning,

Please see the attached from Zachary J. Wilkins.

Thank you,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
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MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
JASON T. VETTORI
MARIELA C. D'ALESSIO*
MELISSA L. ENGLISH**

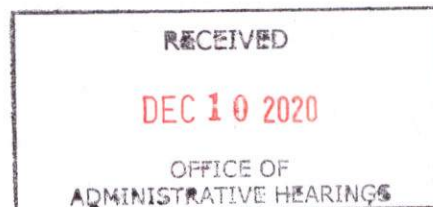
* Admitted in MD, PA, FL
** Admitted in MD, NC

LAUREN S. FLEMING
NICOLE LAMBDIN
CARMELO D. MORABITO
ELIZABETH K. PLATT
ZACHARY J. WILKINS
of counsel:
EUGENE A. ARBAUGH, JR.
MARY G. LOKER
STEPHEN J. NOLAN

December 9, 2020

Sent Via Email:

Mr. Michael D. Mallinoff
Director, Department of Permits, Approvals & Inspections
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204



Re: In the Matter of: Rolling Manor Estates
PAI No.: 02-701
Zoning Case No.: 2020-145-A

Dear Mr. Mallinoff,

The above captioned case is scheduled to be heard by the Administrative Law Judge on December 17, 2020. That date was agreed upon well in advance. Recently, I have been advised that a Day 2 of that hearing has been scheduled for December 18, 2020. While a Day 2 will potentially be required for this matter to be heard, we do have a conflict with that particular date.

As such, I am requesting that the December 18, 2020 hearing date be postponed. Additionally, we would request that, if the calendar permits, the Day 2 of this hearing be set in mid-January.

Thank you for your courtesy. I look forward to hearing from you.

Very truly yours,

Zachary J. Wilkins

ZJW:kmb

cc: Howard Saperstein
Jim Roberson
Stu Darley
Devin Leary
David K. Gildea, Esquire

SMITH, GILDEA & SCHMIL LLC

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
JASON T. VETTORI
MARIELA C. D'ALESSIO*
MELISSA L. ENGLISH**

* Admitted in MD, PA, FL
** Admitted in MD, NC

LAUREN S. FLEMING
NICOLE LAMBDIN
CARMELO D. MORABITO
ELIZABETH K. PLATT
ZACHARY J. WILKINS
of counsel:
EUGENE A. ARBAUGH, JR.
MARY G. LOKER
STEPHEN J. NOLAN

December 9, 2020

Sent Via Email:

Mr. Michael D. Mallinoff
Director, Department of Permits, Approvals & Inspections
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: In the Matter of: Rolling Manor Estates
PAI No.: 02-701
Zoning Case No.: 2020-145-A

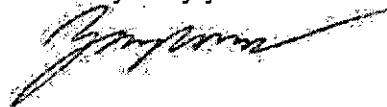
Dear Mr. Mallinoff,

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Thank you for your courtesy. I look forward to hearing from you.

Very truly yours,



Zachary J. Wilkins

ZJW:kmb

cc: Howard Saperstein
Jim Roberson
Stu Darley
Devin Leary
David K. Gildea, Esquire

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 02 Account Number - 1700002324		
Owner Information		
Owner Name:	BVS HOLDINGS LLC	Use: RESIDENTIAL
Mailing Address:	C/O HOWARD SAPERSTEIN 14876 ENCLAVE LAKES DR #T2 DELRAY BEACH FL 33484-	Principal Residence: NO Deed Reference: /39235/ 00161
Location & Structure Information		
Premises Address:	3002 N ROLLING RD WINDSOR MILL 21244-	Legal Description: 4.061 AC WS 3002 N ROLLING RD WS 1300 S WINDSOR MILL RD
Map: 0087	Grid: 0011	Parcel: 0028
Neighborhood: 2020019.04	Subdivision: 0000	Section: 2019
Block: 2019	Lot: 2019	Assessment Year: 2019
Plat No: 2019	Plat Ref: 2019	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	4.0600 AC	County Use 04
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	200,000	200,000
Improvements	0	0
Total:	200,000	200,000
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2020	As of 07/01/2021
	200,000	200,000
		0
Transfer Information		
Seller: BVS HOLDINGS LLC	Date: 07/31/2017	Price: \$297,310
Type: NON-ARMS LENGTH OTHER	Deed1: /39235/ 00161	Deed2:
Seller: ZAHREY KIMBERLY E	Date: 02/24/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	Deed2:
Seller: JANJUA RIAZ A	Date: 11/05/2003	Price: \$580,000
Type: ARMS LENGTH IMPROVED	Deed1: /19104/ 00410	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 02 Account Number - 0208000110		
Owner Information		
Owner Name:	BVS HOLDINGS LLC	Use: RESIDENTIAL
Mailing Address:	C/O HOWARD SAPERSTEIN 14876 ENCLAVE LAKES DR #T2 DELRAY BEACH FL 33484-	Principal Residence: NO Deed Reference: //
Location & Structure Information		
Premises Address:	3010 N ROLLING RD WINDSOR MILL 21244-2021	Legal Description: 2 AC 3010 N ROLLING RD 1320FT E WINDSOR MILL RD
Map: 0087	Grid: 0011	Parcel: 0338
Neighborhood: 2020019.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 2.0000 AC
County Use 04		
Stories	Basement	Type
		Exterior /
Quality	Full/Half Bath	Garage 1 Detached
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		Phase-In Assessments
		As of 07/01/2020
		As of 07/01/2021
Land:	30,100	30,100
Improvements	1,400	1,400
Total:	31,500	31,500
Preferential Land:	0	0
Transfer Information		
Seller: LEXUS HOLDINGS LLC	Date: 08/28/2006	Price: \$0
Type:	Deed1: //	Deed2:
Seller: MAYES PHILLIP E	Date: 04/21/2004	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /19926/ 00305	Deed2:
Seller: HARRISON DOROTHY C	Date: 12/28/1998	Price: \$79,900
Type: ARMS LENGTH IMPROVED	Deed1: /13404/ 00214	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 02 Account Number - 0223500880		
Owner Information		
Owner Name:	BVS HOLDINGS LLC	Use: RESIDENTIAL
Mailing Address:	C/O HOWARD SAPERSTEIN 14876 ENCLAVE LAKES DR #T2 DELRAY BEACH FL 33484-	Principal Residence: NO Deed Reference: /30740/ 00124
Location & Structure Information		
Premises Address:	3022 ROLLING RD WINDSOR MILL 21244-	Legal Description: 1.5 AC 3022 ROLLING RD SWS 1320FT E WINDSOR MILL RD
Map: 0087	Grid: 0011	Parcel: 0128
Neighborhood: 2020019.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1915	1,568 SF	
Property Land Area	County Use	
1.5000 AC	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
ASBESTOS SHINGLE/	4	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	68,900	68,900
Improvements	700	800
Total:	69,600	69,700
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		69,667
		69,700
		0
Transfer Information		
Seller: DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE	Date: 04/22/2011	Price: \$165,750
Type: NON-ARMS LENGTH OTHER	Deed1: /30740/ 00124	Deed2:
Seller: GAST ROBERT M	Date: 01/25/2011	Price: \$165,750
Type: NON-ARMS LENGTH OTHER	Deed1: /30422/ 00303	Deed2:
Seller: WIDERMAN JEANETTE M	Date: 10/02/2006	Price: \$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /24549/ 00534	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture:		0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

BALTIMORE COUNTY, MARYLAND

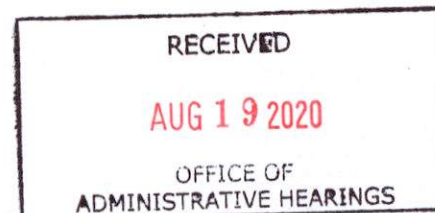
INTER-OFFICE MEMORANDUM

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

DATE: 8/13/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-145



INFORMATION:

Property Address: 3002, 3010, 3022 North Rolling Road
Petitioner: Howard M. Saperstein - BVS Holdings, LLC
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for Variance relief from the following:

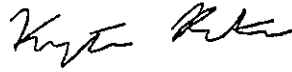
1. From Section 504.2 of the Baltimore County Zoning Regulations (BCZR) and the Comprehensive Manual of Development Policies (CMDP) pg. 33 to permit a private yard area with a minimum 8 foot dimension in lieu of the required 15 foot dimension (Lots 2, 3, 6, 7, 12, 13, 16, 17, 20-26, 28-32);
2. From Section 504.2 of the BCZR and the Comprehensive Manual of Development Policies (CMDP) pg. 33 to permit a private yard area of 475 contiguous square feet in lieu of the required 500 contiguous square feet (Lot 26);
3. From Section 504.2 of the BCZR and the Comprehensive Manual of Development Policies (CMDP) pg. 33 to permit no private yard area in lieu of the required 500 contiguous square feet (Lot 8-11, 14, 15);
4. From Section 1B01.2.C.1.B of the BCZR, if necessary, to permit a side building face a private road (alley) setback of 9 feet in lieu of the required 25 feet (Lot 13, 26, 40); and
5. For such other and further relief as may be required by the administrative law judge (ALJ) for Baltimore County

The site is located in the Windsor Mill area. The site is the subject of the development plan "Rolling Manor Estates", PAI # 02-0701. The applicant is proposing 40 units of semi-detached dwellings on 7.631 acres of land zoned DR 5.5. The applicant is requesting a combined hearing.

The Department of Planning does not object to granting the petitioned zoning relief conditioned upon the approval of the development plan by the ALJ.

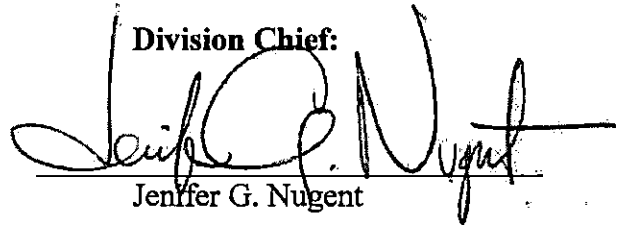
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

CPG/JGN/kma/
CPG/JGN/kma/

c: Ngone Seye Diop
Zachary J. Wilkins, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

ZAC AGENDA

Case Number: 2020-0145-A **Reviewer:** Jason Seidelman

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: VARIANCE

Legal Owner: BVS Holdings LLC

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 3002 3010/3022 NORTH ROLLING RD

Location: South west side of North Rolling Road (25'), 177' North west of intersection with Rolling Road (40').

Existing Zoning: DR 5.5

Area: 7.14 AC

Proposed Zoning:

VARIANCE:

From BCZR 504.2 (Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit a private yard area with a minimum 8 foot dimension in lieu of the required 15 foot dimension (Lot 2,3,6,7,12,13,16,17,20-26,28-32).

From BCZR 504.2(Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit a private yard area of 475 contiguous square feet in lieu of the required 500 contiguous square feet (Lot 26).

From BCZR 504.2(Comprehensive Manual of Development Policies-Private Yard Areas, pg.33) to permit no private yard area in lieu of the required 500 contiguous square feet (Lot 8-11,14,15).

BCZR 1B01.2.C.1.B, If necessary, to permit a side building face to a private road (alley) setback of 9 feet in lieu of the required 25 feet (Lot 13,26,40).

For such other further relief as may be required by the ALJ for Baltimore County.

Attorney: Zachary J. Wilkins Gildea & Schmidt LLC,

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

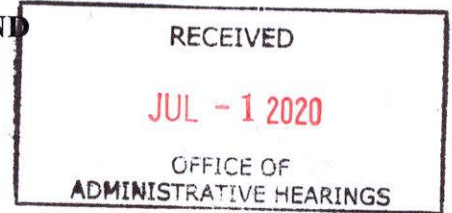
Closing Date:

Miscellaneous Notes:

Must be scheduled with development plan hearing.

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

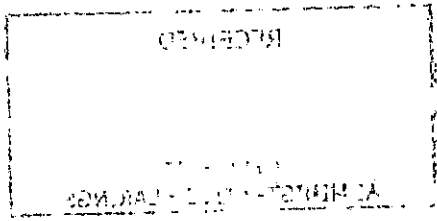
DATE: July 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0145-A
Address 3002, 3010, 3022 North Rolling
Road
(BVS Holdings, LLC Property)

Zoning Advisory Committee Meeting of **July 6, 2020.**

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

Reviewer: Steve Ford



Donna Mignon

From: Donna Mignon
Sent: Tuesday, December 8, 2020 9:04 AM
To: Patrick Williams
Cc: Debra Wiley
Subject: PAI 02-0701 - Rolling Manor Estates

Good Morning,

I am trying to get this file in order before the hearing on December 17, 2020. I wanted to find out when you will be dropping this file off to our office.

I know everyone is teleworking at times and I just want to make sure we coordinate a date.

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

Develop
Plan
Information
Summary
Sheet

From: Patrick Williams <pbwilliams@baltimorecountymd.gov>

Sent: Wednesday, November 25, 2020 9:28 AM

To: Debra Wiley <dwiley@baltimorecountymd.gov>

Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>

Subject: RE: Panelists for HOH

Hearing-Rolling Manor Estates

PROPERTY LOCATION: 3002, 3010, 3022 North Rolling Road and 3711 Cliffmar Road

Legal Owners: BVS Holdings, LLC.

Zoning Case Number: 20-145-A.

Meeting Location: WebEx conducted by the Office of Administrative Hearings

PAI Number: 02-0701

Tracking Number: MAJ-2019-00010

Proposal: 40- semi-detached dwellings

Until further notice and in compliance with Baltimore County COVID-19 safety guidelines, all Development Management Development Plan Hearing (DPH) will be held virtually.

For additional information on this development hearing process please visit www.baltimorecountymd.gov/hoh

Engineer: Colbert Matz & Rosenfelt, Inc. **Phone:** 410 821 1690

Project Manager: Patrick B. Williams **Phone:** 410-887-3321

From: Debra Wiley

Sent: Wednesday, November 25, 2020 9:02 AM

To: Patrick Williams <pbwilliams@baltimorecountymd.gov>

Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>

Subject: RE: Panelists for HOH

Great, thank you.

From: Patrick Williams <pbwilliams@baltimorecountymd.gov>

Sent: Wednesday, November 25, 2020 9:02 AM

To: Debra Wiley <dwiley@baltimorecountymd.gov>

Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>

Subject: RE: Panelists for HOH

Hopefully today.

From: Debra Wiley

Sent: Wednesday, November 25, 2020 9:01 AM

To: Patrick Williams <pbwilliams@baltimorecountymd.gov>

Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>

Subject: RE: Panelists for HOH

Patrick,

Donna Mignon <dmignon@baltimorecountymd.gov>

11/25/2020 9:28 AM

FW: Panelists for HOH

To Donna <donnabowen2013@comcast.net>

1913

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION

PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1913

Vol. 10, No. 19

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CONNECT WITH BALTIMORE COUNTY

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www.baltimorecountymd.gov

In addition, when may we expect to receive a Development Plan Hearing Schedule for this matter?

From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Wednesday, November 25, 2020 8:59 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

I am compiling that email as we speak.

From: Debra Wiley
Sent: Wednesday, November 25, 2020 8:58 AM
To: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Panelists for HOH

Good Morning Patrick,

Can you please provide the PAI Case No. and the hearing date.

Thanks.

From: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Sent: Wednesday, November 25, 2020 8:53 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: PAI Dev MGT <paidevmgt@baltimorecountymd.gov>
Subject: FW: Panelists for HOH

See below. These are the name of the participants who will require panelist invitations. Also please include the following county reviewers:

- Jenifer G. Nugent jnugent@baltimorecountymd.gov
- Stephen Ford sford@baltimorecountymd.gov
- James Hermann jhermann@baltimorecountymd.gov
- Vishnubhai K Desai vdesai@baltimorecountymd.gov
- Bradley Knatz sknatz@baltimorecountymd.gov
- Brett Williams bmwilliams@baltimorecountymd.gov
- PAI COB Conference Room 123 pai-cobconfm123@baltimorecountymd.gov
- Patrick Williams pbwilliams@baltimorecountymd.gov

From: Kelly Benton [kbenton@sgs-law.com]
Sent: Tuesday, November 24, 2020 2:35 PM
To: Patrick Williams <pbwilliams@baltimorecountymd.gov>
Cc: Zachary Wilkins <zwilkins@sgs-law.com>
Subject: RE: Panelists for HOH

CAUTION: This message from kbenton@sgs-law.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 Patrick,

The panelists for the Rolling Manor Estates HOH/Zoning Hearing will be:

David Gildea – dgildea@sgs-law.com

Zack Wilkins – zwilkins@sgs-law.com

Jim Roberson – jroberson@sgs-law.com

Stu Darley – sdarley@cmreng.com

Devin Leary – devin@humanandrohde.com

Thank you,
Kelly

Kelly Benton | Paralegal

SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

kbenton@sgs-law.com | www.sgs-law.com

This email contains information from the law firm of Smith, Gildea & Schmidt, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this e-mail in error, please notify Smith, Gildea & Schmidt, LLC by telephone immediately.

From: Patrick Williams <pbwilliams@baltimorecountymd.gov>

Sent: Tuesday, November 24, 2020 1:41 PM

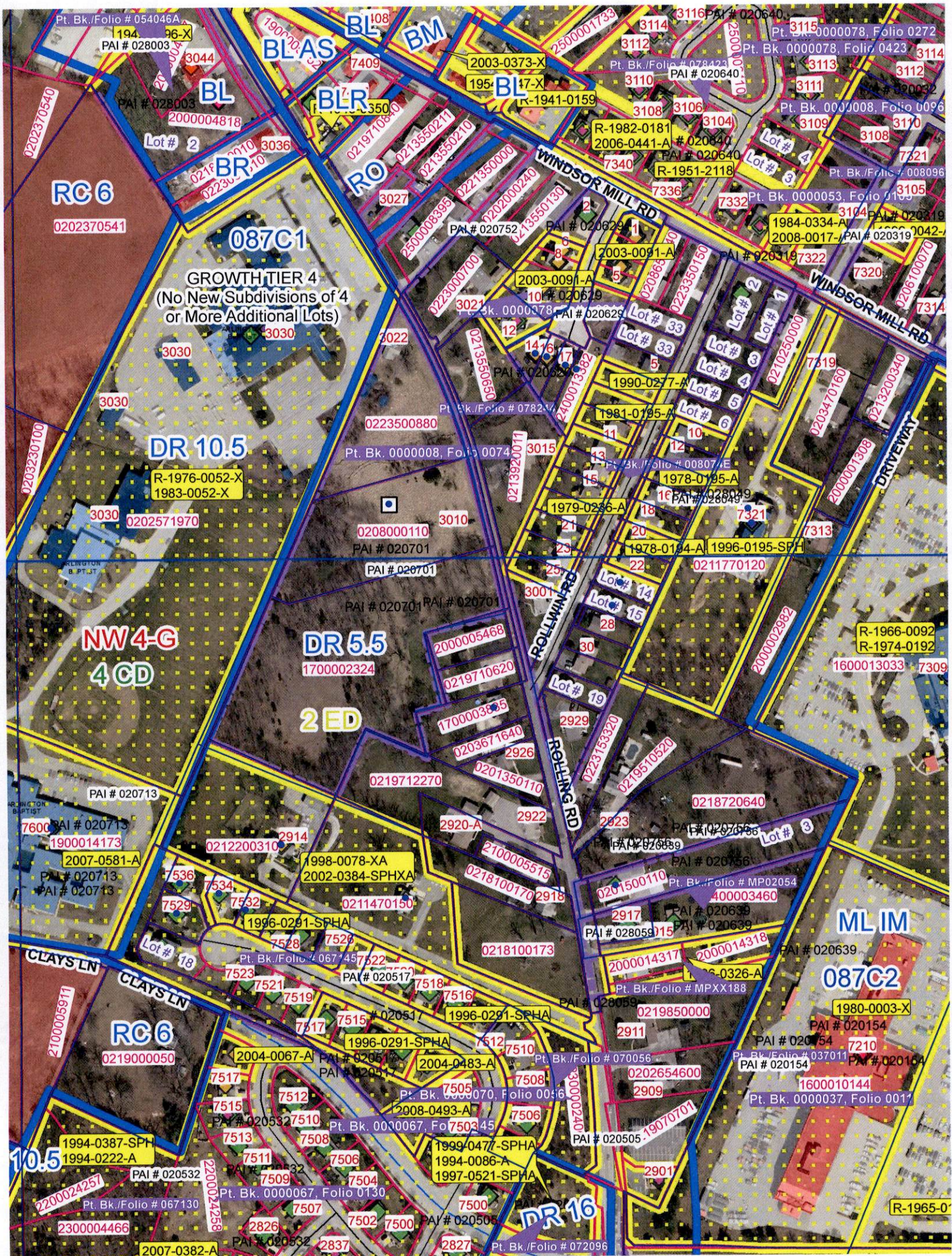
To: Kelly Benton <kbenton@sgs-law.com>

Subject: RE: Panelists for HOH

Good Afternoon,

Can you provide with the names and emails of all the participants attending the hearing who wish to be considered panelists? Panelist allows for sharing documents and speaking privileges.

-
- image001.jpg (2 KB)
 - image002.jpg (1 KB)





1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 84

MACS. 10/11/1954

3010 N ROLLING RD

Tax Account Number	0208000110
Owner Name	BVS HOLDINGS LLC
Premise Address	3010 N ROLLING RD
Tax Map	0087
Parcel	0338
Real Property Report	More info
StreetView	Click for StreetView
PermitReview	Permit Review Tool URL

ZONING INFORMATION

Zoning	DR 5.5
--------	------------------------

SCHOOL DISTRICTS

Elementary School District	Featherbed Lane ES
Middle School District	Woodlawn MS
High School District	Woodlawn HS

CIVIC - GOVERNMENT

Police Precinct	Woodlawn
Councilmanic District	4
Congressional District	7
Legislative District	10
Election District	2
Voting Precinct	02-011

ECONOMIC

Commercial Revitalization District	No Feature Found
Enterprise Zone	No Feature Found
Economic Park Center Name	No Feature Found
Economic Park Center Type	No Feature Found

ENVIRONMENTAL

Watershed Name	Patapsco River
River Basin Name	Patapsco River
Subshed Name	Ben's Run
Soil Name	Jackland silt loam, 3 to 8 percent slopes
Soil Name	Mount Lucas-Urban land complex, 0 to 8 percent slopes
Soil Name	Watchung silt loam, 3 to 8 percent slopes

HISTORIC

National Register Historic District	No Feature Found
Baltimore County Historic District	No Feature Found
Landmark Name	No Feature Found
MIHP Number	No Feature Found

LAND MANAGEMENT

URDL Land Type	Urban
Growth Tier Description	Served by public sewer and inside URDL

ZONING CASE HISTORY

Zoning History Case Number

No Feature Found

3022 ROLLING RD

Tax Account Number

0223500880

Owner Name

BVS HOLDINGS LLC

Premise Address

3022 ROLLING RD

Tax Map

0087

Parcel

0128

Real Property Report

[More info](#)

StreetView

[Click for StreetView](#)

PermitReview

[Permit Review Tool URL](#)

ZONING INFORMATION

Zoning

[DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District

[Featherbed Lane ES](#)

Middle School District

[Woodlawn MS](#)

High School District

[Woodlawn HS](#)

CIVIC - GOVERNMENT

Police Precinct

[Woodlawn](#)

Councilmanic District

[4](#)

Congressional District

[7](#)

Legislative District

[10](#)

Election District

[2](#)

Voting Precinct

[02-011](#)

ECONOMIC

Commercial Revitalization District

No Feature Found

Enterprise Zone

No Feature Found

Economic Park Center Name

No Feature Found

Economic Park Center Type

No Feature Found

ENVIRONMENTAL

Watershed Name

[Patapsco River](#)

River Basin Name

Patapsco River

Subshed Name

Ben's Run

Soil Name

Watchung silt loam, 3 to 8 percent slopes

Soil Name

Legore-Montalto-Urban land complex, 0 to 8 percent slopes

HISTORIC

National Register Historic District

No Feature Found

Baltimore County Historic District

No Feature Found

Landmark Name

No Feature Found

MIHP Number

No Feature Found

LAND MANAGEMENT

URDL Land Type

Urban

Growth Tier Description

Served by public sewer and inside URDL

ZONING CASE HISTORY

Zoning History Case Number

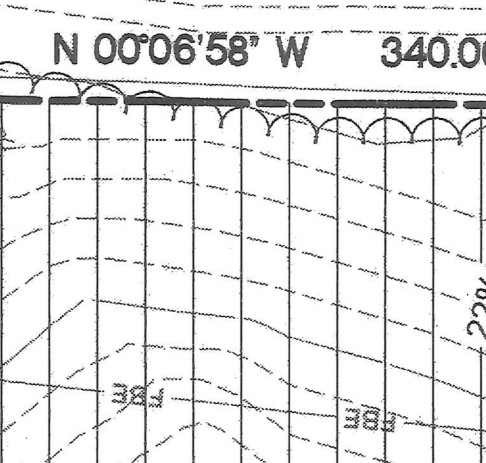
No Feature Found





1. OWNERS:

4. THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WITHIN THE PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY (MHT), BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
5. THE PROJECT SITE IS NOT LOCATED IN ANY BALTIMORE COUNTY OR NATIONAL

[illegible]

* Included in ESDv