

**M E M O R A N D U M**

DATE: 4/27/2021  
TO: ZONING REVIEW  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0219-SPH

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The appeal period for the above-referenced cases expired on April 26, 2021. There being no appeal filed, the subject file is ready for return to the Development Processing Office and is placed in the 'pick up box.'

/dlm

c: ✓ Case File  
Office of Administrative Hearings

IN RE: <b>DEVELOPMENT PLAN HEARING &amp; PETITION FOR SPECIAL HEARING</b>	*	BEFORE THE OFFICE OF
1 <sup>st</sup> Election District	*	ADMINISTRATIVE HEARINGS
1 <sup>st</sup> Council District	*	FOR
<b>(6020 Foxhall Manor Drive)</b>	*	
<b>1<sup>st</sup> Material Amendment Whalen Healy Property fka Foxhall Manor</b>	*	BALTIMORE COUNTY
Terence and Michele Healy	*	<b>CASE NOS. 01-0349 AND</b>
<i>Owner/Applicant</i>	*	<b>2020-0219-A</b>
Foxhall Manor LLC, c/o Gaylord Brooks Realty Co., Inc.	*	
Developer	*	

\* \* \* \* \*

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

This matter comes before the Office of Administrative Hearings ("OAH") for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("BCC"). Terence and Michele Healy, *Owner/Applicant* and Foxhall Manor, LLC, c/o Gaylord Brooks Realty Co., Inc. (herein known as "Developer") submitted for approval a 2-sheet redlined/greenlined Development Plan ("Plan") prepared by Michael J. Pieranunzi from Century Engineering, known as "1<sup>st</sup> Material Amendment Whalen Property FKA Foxhall Manor."

The Developer proposes the following material amendment to the previously approved development plan: Lot A1 will be subdivided into five separate lots: A7 (the existing residence), A8, A9, A10 & A11. The property proposes five single-family detached dwellings on the original Lot A1 in Plat 5. The existing driveway will provide access to the lots via panhandle strips.

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Date 3-26-21  
By [Signature]

The Developer has also filed a Petition for Special Hearing under § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to determine whether or not the zoning commissioner should approve an amendment under BCZR §1B01.3.A.7.B to the Foxhall Farm partial development plan dated September 20, 1989.

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 2-sheet Development Plan that was marked and accepted into evidence as Developer's Exhibit 15. On February 18, 2021, in compliance with the regulations, the property was posted with the Notice of Hearing Officer's Hearing ("HOH") development hearing, and Notice of Zoning hearing. Due to the ongoing COVID-19 restrictions, the undersigned conducted a public virtual WebEx hearing in lieu of an in-person public hearing on March 11, 2021.

The Developer, Stephen Smith, of Foxhall Manor, LLC, c/o Gaylor Brooks Realty Co, Inc., attended the HOH in support of the Plan. Also in attendance was Michael Pieranunzi of Century Engineering, the firm that prepared the site plan. John Canoles, of Eco-Science also attended. Christopher Mudd, Esquire represented the Developer and was assisted by Katie Peach, Esquire, both of Venable LLP. There were no protestants in attendance.

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"): Jerry Chen, the Project Manager, James Hermann and Michael Viscarra (Development Plans Review ("DPR")), and Department of Recreation and Parks ("R&P") and Brad Knatz from Real Estate Compliance, and Gary Hucik, Office of Zoning Review ("OZR") also testified. Also appearing on behalf of the County were Jeff Livingston from

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By [Signature]

the Department of Environmental Protection and Sustainability (“DEPS”), and Te-Sheng Huang from the Department of Planning (“DOP”).

Other than DEPS (which will be discussed below), each County agency representative indicated the Plan addressed all comments submitted by their agency, and they each recommended approval of the Plan. Specifically, Mr. Hermann identified County Exhibit 1 (Developer’s Exhibit 14) as the Schematic Landscape Plan that was approved on March 9, 2021. He also identified an approved Open Space fee in lieu waiver in the amount of \$14,040.00 as County Exhibit 2. On cross-examination Mr. Hermann acknowledged that his agency had requested that the Developer apply for the waiver as a condition of recommending approval of the plan. He explained that for developments of twenty lots or less it is the long standing agency policy to request a fee in lieu rather than the relatively small area of open space since this better serves the statutory goals. He acknowledged that the Plan does provide for more than the 4,000 sq. ft. of required open space and that the designated open space otherwise satisfies the regulations. He noted, however, that the Open Space Manual gives the agency the discretion to request the fee in lieu.

Gary Hucik testified next on behalf of the Office of Zoning Review and recommended approval of the plan. Te-Sheng Huang of DOP testified next. He identified the approved School Impact Analysis (“SIA”) as County Exhibit 3. He explained that none of the impacted schools is above the 115% state rated capacity. The SIA indicates that these 4 proposed homes are expected to add only one additional student to each school. He also identified Developer’s Exhibit 9 as an approved panhandle strip width waiver signed by the DOP Director on March 3, 2021. He further testified that the Pattern Book (Developer’s Exhibit 6) fully complies with BCZR § 260 performance standards, and with the Comprehensive Manual of Development Policies (“CMDP”).

Finally, he testified that the Director of DOP recommends approval of the plan.

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Jeff Livingston from DEPS was the final county witness. He explained that Libby Ericson had reviewed the Plan for the Environmental Impact Review section and recommends approval of the Plan, but that she requested that the Developer add a note regarding the approved specimen tree variance. He explained that the Ground Water Management section had no comment because the property is served by public water and sewer. Finally, he testified that Andrew Fish had reviewed the Developer's submissions for the Storm Water Management ("SWM") section. He explained that Mr. Fish had informed him that he had not received concept storm water management plans or calculations from the Developer and so could not recommend approval of the Plan on behalf of SWM until such plans and calculations had been submitted and approved. Other than that, Mr. Livingston stated that the plan addressed all DEPS comments.

DEVELOPER'S CASE

The Developer's primary witness was Michael Pieranunzi, the landscape architect. His *curriculum vitae* was admitted as Developer's Exhibit 2 and he was accepted as an expert in landscape architecture and in the Baltimore County development laws and zoning regulations. He explained the development proposal in detail, including modifications made in response to concerns raised at the Community Input Meeting ("CIM") and the Development Plan Conference ("DPC"). Specifically, Mr. Pieranunzi explained that the subject parcel is zoned DR 1 and DR 2, and is part of the Foxhall Farm Final Development Plan ("FDP"). This FDP was approved in two phases. Ninety three (93) single family detached homes were approved in 1989, and sixty one (61) single family attached homes were approved in 1990, for a total of one hundred fifty four (154) homes. Based on the total acreage the maximum density permitted is 167 units. A manor house, occupied by Mr. and Mrs. Healy, is currently the only structure on the subject parcel and will remain. The Plan proposes four additional single family detached homes on relatively large lots.

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By [Signature]

All of the homes will be accessed via a single panhandle driveway. Mr. Pieranunzi explained that the panhandle strip width waiver was requested in order to preserve the mature Bradford pear trees that line both sides of the existing driveway. He identified Developer's Exhibit 4 as a series of photos showing existing conditions, including this tree lined drive. One of the photos also shows the open space, which is located in front of the Healy residence. He explained that the panhandle drive design is the most environmentally sound because it will require the minimum amount of impervious surface. He stated that he believes the Developer has satisfied the hardship requirements of BCC § 32-4-409. He explained that the parcel is surrounded by existing homes and that without the panhandle design they would have to construct a full width road with a cul-de-sac turnaround at the end, which would require much more impervious surface. He identified Developer's Exhibit 5 as a simplified version of the plan showing how this 4.9 acre parcel will be subdivided, and how landscape buffers will be planted along each of the adjoining property lines. He explained that the panhandle design was used throughout the existing development and would therefore be compatible. He testified that he believed that the SWM concept plans and calculations had been submitted and stated that he did not know why Mr. Fish had not received them. He agreed to re-submit them. He explained that the plan is to provide a dry well for each of the four new homes. He next identified the Pattern Book as Developer's Exhibit 6. He further noted that per the final plan the Developer has withdrawn the variance request for a panhandle drive exceeding 500 feet in length. He further explained that the Special Hearing relief should be granted because the permissible density on the FDP is 167 units and only 154 were developed, and this proposed amendment adds only 4 units when they could be proposing 9 on this acreage. He noted that the density table on the FDP provides record notice that there are unused density units. He testified that the proposed amendment meets all the factors of BCZR § 502.1. He explained that

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By LSW

no variances are required, that panhandle driveways are compatible with the existing development, that only 50 total new vehicle trips will be generated, and that each proposed home will have its own SWM system. In sum, he testified that in his expert opinion the Plan is within the spirit and intent of the BCZR and will not harm the public health, safety, or welfare.

The Developer, Steve Smith, testified next. He is the President of Gaylord Brooks Realty Co. Based on his many years of experience as a developer, he was also accepted as an expert in land planning and development and in the Baltimore County development law and zoning regulations. He explained that his firm has partnered with the Healys and that they are both intent on building quality homes that will be compatible with the existing development, including the Healys' own home. He too pointed out that they could have proposed as many as nine homes on this 4.9 acre parcel but were only proposing four. He identified Developer's Exhibit 16 as Restrictive Covenants from 1988, when the first phase of the development was approved. Pursuant to these Covenants the parcel in question could not be sub-divided for 25 years, thereby expiring in 2013. He explained that they submitted this exhibit in order to emphasize that the adjoining property owners have been on notice that since 2013 this parcel has had development potential. He also opined that the proposed amendment of the FDP meets all requirements of the BCC and BCZR.

John Canoles was Developer's last witness. His *curriculum vitae* was admitted as Developer's Exhibit 11. He was accepted as an expert in wildlife ecology, including forest and wetland identification and delineation. He is certified by the Department of Natural Resources to provide Forest Conservation Act services and is also an expert in the Baltimore County development law and regulations. He identified, as Developer's Exhibit 12, a Forest Conservation Variance Application that he prepared and submitted. He explained that there are no wetlands in

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By [Signature]

the vicinity. He testified that he identified eight specimen trees on the parcel and that the plan calls for removal of four of them. Looking specifically at BCC § 33-6-116, he explained that subsection (d)(1) is not applicable and that the variance request satisfies both (d)(2) and (3) because the trees to be removed are non-native, and their removal will not alter the essential character of the existing neighborhood. He also explained that the county did not require a mitigation fee because the trees to be removed are non-native and in poor condition. Finally, he identified Developer's Exhibit 13 as the approved Forest Conservation Variance signed by the Director of DEPS.

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The BCC provides that the "Hearing Officer *shall* grant approval of a development plan that complies with these development regulations and applicable policies, rules and regulations." BCC § 32-4-229 (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 persuasive and unrebutted. After considering the testimony and evidence presented by the Developer, the exhibits offered at the hearing, and confirmation from the various County

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By [Signature]



agencies that the Plan satisfies those agencies' requirements, I find that the Developer has satisfied its burden of proof and, therefore, is entitled to approval of the Plan. I do, however, find that the legislative intent of the Open Space regulations will be best served by the payment of the fee in lieu. I further find that the Special Hearing relief should also be granted because it has been proven to be within the spirit and intent of the BCZR and, in my view, will not harm the public health, safety, or welfare. Finally, I will adopt the Director of DEPS' approval of the Forest Conservation Variance.

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 26<sup>th</sup> day of **March 2021**, that the "1<sup>st</sup> Material Amendment Whalen Property FKA Foxhall Manor" development plan, marked and accepted into evidence as Developer's Exhibit 15, be and hereby is **APPROVED**.

IT IS FURTHER ORDERED that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to determine whether or not the zoning commissioner should approve an amendment under BCZR § 1B01.3.A.7.B to the Foxhall Farm partial development plan dated September 20, 1989 be and is hereby **GRANTED**.

IT IS FURTHER ORDERED that the Forest Conservation Variance recommended by DPS, permitting removal of four specimen trees upon satisfaction of certain conditions, be and is hereby **GRANTED**.

IT IS FURTHER ORDERED that the request for waiver of the panhandle length, being withdrawn at the hearing, is hereby **MOOT**.

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

1. Prior to submitting any additional plans (Final Development Plans, Record Plats, Grading and Stormwater Management plans, or building permit applications) to the County for review and approval, the Developer shall submit and obtain approval of a Concept Stormwater Management Plan.

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By [Signature]

2. Developer shall pay a Local Open Space waiver fee in the amount of \$14,040.00.
3. The approval of the panhandle strip width waiver shall be affixed to the Plan.

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



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PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:dlw

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By lsd



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

March 26, 2021

Christopher Mudd, Esquire  
[cdmudd@venable.com](mailto:cdmudd@venable.com)

RE: Zoning Case No: 2020-0219-A  
HOH Case No: 01-0349  
Project: Foxhall Manor, LLC  
Address: 6020 Foxhall Manor Drive, Catonsville, MD

Dear Counsel:

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

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

Sincerely,

A handwritten signature in cursive script that reads "Paul M. Mayhew".

PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:dlm  
Attachment

c: See Email Addresses Next Page

**Email Addresses:**

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**Debra Wiley**

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**From:** postmaster@centuryeng.com  
**To:** afunch@centuryeng.com  
**Sent:** Friday, March 26, 2021 1:31 PM  
**Subject:** Undeliverable: Opinion and Order - Case Nos. 01-0349 and 2020-0219-A - Foxhall Manor LLC

**Delivery has failed to these recipients or groups:**

[afunch@centuryeng.com](mailto:afunch@centuryeng.com)

Your message was rejected by the recipient email system. Please check the recipient's email address and try resending your message, or contact the recipient directly.

**Diagnostic information for administrators:**

Generating server: DM5PR08MB2890.namprd08.prod.outlook.com

[afunch@centuryeng.com](mailto:afunch@centuryeng.com)

Remote Server returned '554 5.1.0 < #5.1.10 smtp;550 5.1.10 RESOLVER.ADR.RecipientNotFound; Recipient [afunch@centuryeng.com](mailto:afunch@centuryeng.com): not found by SMTP address lookup>'

**Original message headers:**

Received: from DM5PR20CA0007.namprd20.prod.outlook.com (2603:10b6:3:93::17) by DM5PR08MB2890.namprd08.prod.outlook.com (2603:10b6:3:145::9) with Microsoft SMTP Server (version=TLS1\_2, cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_256\_GCM\_SHA384) id 15.20.3955.18; Fri, 26 Mar 2021 17:30:44 +0000

Received: from DM6NAM11FT049.eop-nam11.prod.protection.outlook.com (2603:10b6:3:93:cafe::71) by DM5PR20CA0007.outlook.office365.com (2603:10b6:3:93::17) with Microsoft SMTP Server (version=TLS1\_2, cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_256\_GCM\_SHA384) id 15.20.3977.24 via Frontend Transport; Fri, 26 Mar 2021 17:30:44 +0000

Authentication-Results: spf=pass (sender IP is 167.102.138.102) smtp.mailfrom=baltimorecountymd.gov; centuryeng.com; dkim=none (message not signed) header.d=none; centuryeng.com; dmarc=bestguesspass action=none header.from=baltimorecountymd.gov; compauth=pass reason=109

Received-SPF: Pass (protection.outlook.com: domain of baltimorecountymd.gov designates 167.102.138.102 as permitted sender) receiver=protection.outlook.com; client-ip=167.102.138.102; helo=mail3.baltimorecountymd.gov;

Received: from mail3.baltimorecountymd.gov (167.102.138.102) by DM6NAM11FT049.mail.protection.outlook.com (10.13.172.188) with Microsoft SMTP Server (version=TLS1\_2, cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_256\_GCM\_SHA384) id 15.20.3955.18 via Frontend Transport; Fri, 26 Mar 2021 17:30:44 +0000

IronPort-SDR: F98aJSU7HhYJp4iqvlpv9ynqXHUHWlrdFmz6eolRzlrU8dDw53CgxROTCpPSxjs8eeiswIMIYxa0RIyqt3xE1U21DyYdc62xym6iQ0KGWhdpIqXNcAPCSCmsIiJuETRlo2Av9hvODcTB06Vz9ehQZQYvAZf4hj5I9MXLRm4Yko45xG1e8MHZy2Os4/DXEmzQNVicYS/EquYtYfwofeSZQlhNcaFmfYZCglvLbPVwm/YBUVXgGw4bTlYBdvrRUEP5d3BpYRNzPoiWEch34EvsFrebvCpIGqmFlRuTmUdO



# 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 6020 Foxhall Manor Drive, Baltimore, MD 21228 which is presently zoned DR 2  
Deed References: 14350/63 10 Digit Tax Account # 2100014037  
Property Owner(s) Printed Name(s) Terence & Michele Healy

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

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

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

SEE ATTACHMENT TO PETITION FOR SPECIAL HEARING.

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

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

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

TO BE PRESENTED AT HEARING.

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

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

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

### Contract Purchaser/Lessee:

SEE ATTACHED

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

### Legal Owners (Petitioners):

SEE ATTACHED

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

### Attorney for Petitioner:

Christopher D. Mudd, Esq. - Venable LLP

Name- Type or Print

Signature

210 W. Pennsylvania Ave., Suite 500 Towson MD

Mailing Address City State

21204 4104946365 cdmudd@venable.com

Zip Code Telephone # Email Address

### Representative to be contacted:

Stephen R. Smith

Name - Type or Print

Signature

P.O. Box 400, 14346 Jarrettsville Pike, Phoenix, MD

Mailing Address City State

21131 (410) 667-0800 ssmith@gaylordbrooks.com

Zip Code Telephone # Email Address

CASE NUMBER      Filing Date 2/4/2020 Do Not Schedule Dates:      Reviewer RJ

SPHA

Revised  
2020-0219-SPH

**6020 FOXHALL MANOR DRIVE .**

**ATTACHMENT TO PETITION FOR SPECIAL HEARING**

1. A SPECIAL HEARING IS REQUESTED UNDER SECTION 500.7 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY ("BCZR") TO DETERMINE WHETHER OR NOT THE ZONING COMMISSIONER SHOULD APPROVE AN AMENDMENT UNDER 1B01.3.A.7.B, BCZR TO THE FOXHALL FARM PARTIAL DEVELOPMENT PLAN DATED 9/20/89.

*2021-01-01*

**6020 FOXHALL MANOR DRIVE**

**6020 FOXHALL MANOR DRIVE  
TAX MAP 108, PARCEL 801  
TAX ACCOUNT # 2100014037  
DEED REFERENCE 14350/63**

**Contract Purchaser:**

Foxhall Manor, LLC  
c/o Gaylord Brooks Realty Co., Inc.



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By: Stephen R. Smith  
As: Authorized Person

P.O. Box 400  
14346 Jarrettsville Pike  
Phoenix, MD 21131  
(410) 667-0800  
[ssmith@gaylordbrooks.com](mailto:ssmith@gaylordbrooks.com)

*Handwritten scribbles in blue ink at the bottom right of the page.*

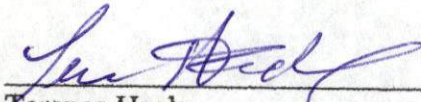


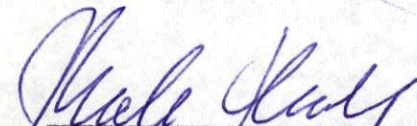
**6020 FOXHALL MANOR DRIVE**

**6020 FOXHALL MANOR DRIVE  
TAX MAP 108, PARCEL 801  
TAX ACCOUNT # 2100014037  
DEED REFERENCE 14350/63**

**Legal Owners (Petitioners):**

Terence Healy, Michele Healy

  
\_\_\_\_\_  
Terence Healy

  
\_\_\_\_\_  
Michele Healy

6020 Foxhall Manor Drive  
Baltimore, MD 21228  
(410) 458-0901

**ZONING DESCRIPTION**  
**LOT A-1**  
**Deed Book SM 14350 Page 63**  
**Plat Book SM 60 Folio 149**  
**6020 Fox Hall Manor Drive**  
**Baltimore County, Maryland**

Beginning for the same at a point on the southwest side of Vineyard Hill Road at the intersection of the east side of Lot A-1, as shown on a subdivision plat titled "Plat 5 Foxhall Farm", dated August 25, 1989 and recorded among the Plat Records of Baltimore County, Maryland in Plat Book SM 60 Folio 149, said point also designated as BD276 on said plat; thence leaving said Vineyard Hill Road, and running with and binding on the outline of said Lot A-1, the following 13 (thirteen) courses and distances, as referenced to the Baltimore County Metropolitan District Coordinate System as shown on said plat,

- 1) South 71° 57' 59" West 21.21 feet,
- 2) by a curve to the left having a radius of 400.00 feet and an arc length of 191.83 feet and subtended by a chord bearing South 13° 13' 07" West for 190.00 feet,
- 3) South 71° 27' 32" East 109.50 feet,
- 4) South 46° 44' 42" East 275.00 feet,
- 5) South 00° 29' 43" West 59.82 feet,
- 6) South 19° 36' 36" West 82.10 feet,
- 7) South 43° 22' 59" West 325.70 feet,
- 8) North 47° 05' 10" West 477.41 feet,
- 9) North 45° 00' 50" East 350.88 feet,
- 10) by a curve to the right having a radius of 450.00 feet and an arc length of 239.46 feet and subtended by a chord bearing North 11° 43' 20" East for 236.64 feet,

- 11) North 17° 25' 32" West 21.44 feet, to the said southwest side of Vineyard Hill Road; thence binding on part of said southwest side of Vineyard Hill Road, and still running with and binding on the outline of said Lot A-1,
- 12) by a curve to the left having a radius of 825.00 feet and an arc length of 25.00 feet and subtended by a chord bearing South 62° 09' 56" East for 25.00 feet, and
- 13) South 63° 02' 01" East 55.00 feet to the place of beginning.

Containing 214,838 square feet or 4.932 acres of land, more or less.

Subject to a 25' Minimum Bldg. Setback Line and Drainage & Utility Easements as shown on Lot A-1 as shown on a subdivision plat titled "Plat 5 Foxhall Farm", dated August 25, 1989 and recorded among the Plat Records of Baltimore County, Maryland in Plat Book SM 60 Folio 149.

Being all of the land described in a Deed from the estate of Robert F. Healy, et al. to Terence C. Healy and Michele O. Healy, dated February 11, 2000 and recorded among the land records of Baltimore County, Maryland in Book SM 14350 Page 63 and shown as Lot A-1 on a subdivision plat titled "Plat 5 Foxhall Farm", dated August 25, 1989 and recorded among the Plat Records of Baltimore County, Maryland in Plat Book SM 60 Folio 149.

Professional Certificate:

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed Property Line Surveyor under the laws of the State of Maryland, License No. 484, Expiration/Renewal Date January 15, 2021.



# The Daily Record

200 St. Paul Place Suite 2480  
Baltimore, Maryland 21202  
1 (443) 524-8100  
www.thedailyrecord.com

Order #: 11966744  
Case #:  
Description:

## PUBLISHER'S AFFIDAVIT

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:

NOTICE OF ZONING HEARING - CASE NUMBER:  
2020-0219-SPHA

2/19/2021



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 on the property identified herein as follows

**CASE NUMBER: 2020-0219-SPHA**  
6020 Foxhall Manor Drive  
SWS of Vineyard Hill Road, s/e of centerline of Stone Spring Court  
1st Election District - 1st Councilmanic District  
Legal Owners: Terence & Michele Hoaly  
Contract Purchaser: Foxhall Manor, LLC  
Variance to permit a pantandle length in excess of 500' for proposed lot A8 (proposed pantandle length 526'). Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment under 1B01.3.A.7.B, BCZR, to the Foxhall Farm Partial Development Plan dated 9/2/89.  
Hearing: Thursday, March 11, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://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 410-687-3868, ext. 0.

Pete Gutwald  
Director of Permits, Approvals and Inspections for Baltimore County

f19

**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.**

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**For Newspaper Advertising:**

Revised

Case Number: 2021-0028-SPH / 2020-0219-SPH

Property Address: 6020 Foxhall Manor Drive, Baltimore, MD 21228

Property Description: see attach

Legal Owners (Petitioners): Terrance & Michele Healy

Contract Purchaser/Lessee: Foxhall Manor LLC

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Barb Lukasewich

Company/Firm (if applicable): Venoble LLP

Address: 210 W. Pennsylvania Ave.  
Ste. 500  
Towson, MD 21204

Telephone Number: 410 494 6352

# CERTIFICATE OF POSTING



2020-0219-A

Case No.: \_\_\_\_\_

JOHN A. OLSZEWSKI, JR.  
County Executive

Petitioner/Developer: PETE GUTWALD, AICP, Director  
Terence & Michele Healy  
Foxhall Manor, LLC  
*Permits, Approvals & Inspections*

March 11, 2021  
Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

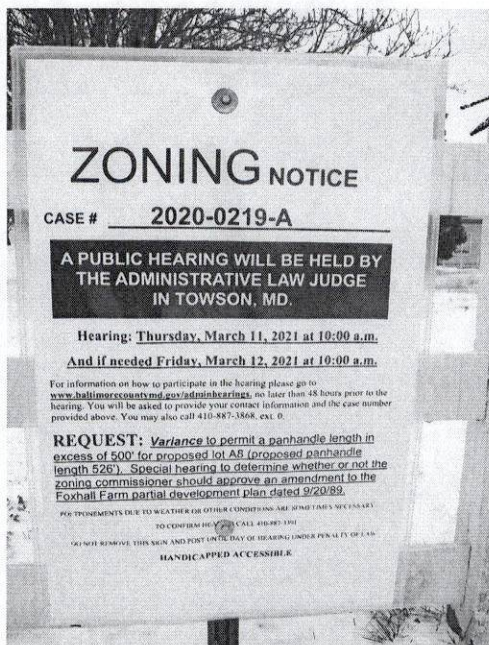
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

6020 Foxhall Manor Drive

# SIGN 1

February 18, 2021

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



Sincerely,

February 18, 2021

\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

# CERTIFICATE OF POSTING



2020-0219-A

Case No.: \_\_\_\_\_

JOHN A. OLSZEWSKI, JR.  
County Executive

Petitioner/Developer: CHRISTOPHER GUTWALD, AICP, Director  
Terence & Michele Healy  
Foxhall Manor, LLC  
*Permits, Approvals & Inspections*

March 11, 2021

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

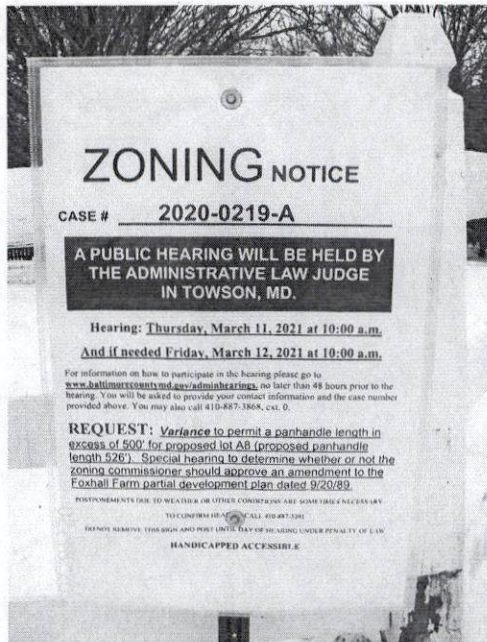
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

6020 Foxhall Manor Drive

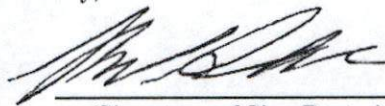
## SIGN 2

February 18, 2021

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



Sincerely,

 February 18, 2021

\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
6020 Foxhall Manor Drive; SW/S of Vineyard \*  
Hill Rd, SE 178' to c/line of Stone Spring Ct \* OF ADMINISTRATIVE  
1<sup>st</sup> Election & 1<sup>st</sup> Councilmanic Districts \*  
Legal Owner(s): Terence & Michele Healy \* HEARINGS FOR  
Contract Purchaser(s): Foxhall Manor LLC \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2020-219-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 10<sup>th</sup> day of September, 2020, a copy of the foregoing Entry of Appearance was emailed to Steve Smith, P.O. Box 400, 14346 Jarrettsville Pike, Phoenix, Maryland 21131, [ssmith@gaylordbrooks.com](mailto:ssmith@gaylordbrooks.com) and Christopher Mudd, Esquire, 210 W.Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, [CDMudd@venable.com](mailto:CDMudd@venable.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/neighborhood 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.**

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---

**For Newspaper Advertising:**

Case Number: 2020-0219-A

Property Address: 6020 Foxhall Manor Drive

Property Description: \_\_\_\_\_  
\_\_\_\_\_

Legal Owners (Petitioners): Terence & Michele Healy

Contract Purchaser/Lessee: Steve, Smith - Foxhall Manor, LLC (c/o Gaylord Brooks Realty Co., Inc.)

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Steve Smith

Company/Firm (if applicable): Foxhall Manor, LLC (c/o Gaylord Brooks Realty Co., Inc.)

Address: P.O. Box 400

14346 Jarrettsville Pike

Phoenix, MD 21131

Telephone Number: (410) 667-0800

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.  
*County Executive*

C. PETE GUTWALD, AICP, *Director*  
*Department of Permits,*  
*Approvals & Inspections*

March 1, 2021

Christopher D. Mudd,  
210 W. Pennsylvania Ave Ste 500  
Towson MD 21204

RE: Case Number: 2020-0219-A, 6020 Foxhall Manor Drive

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 August 27, 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,

Jeff Perlow  
Acting Supervisor  
Department of Zoning

PCG

Enclosures

CC: People's Counsel

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  

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STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Secretary  
Tim Smith, P.E.  
Administrator

February 25, 2021

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2020-0219 SPHA

Terence & Michele Healy  
6020 Foxhall Manor Dr.

Should you have any questions regarding this matter, please contact, Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at [sautry@mdot.maryland.gov](mailto:sautry@mdot.maryland.gov)

Sincerely,



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

WW/RAZ

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



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

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

DATE: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0219-A  
Address 6020 Foxhall Manor Drive  
(Healy Property)

Zoning Advisory Committee Meeting of **September 7, 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**

**TO:** C. Pete Gutwald  
Director, Department of Permits, Approvals and Inspections

**DATE:** 2/9/2021

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 20-0219

**INFORMATION:**

**Property Address:** 6020 Foxhall Manor Drive  
**Petitioner:** Terrance and Michele Healy  
**Zoning:** DR2  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for:

- 1) Variance from Section(s) 32-4-409(e)(1) to permit a panhandle length in excess of 500' for proposed lot A8 (proposed panhandle length 526')

The site is located in Catonsville. The request is part of the development plan (PAI #01-0349). As part of the development plan the applicant (Foxhall Farm Joint Venture), proposed five single family dwelling units with one existing. The applicant proposed to use the existing driveway for access (repaving it once utilities are installed) and to serve the lots via panhandle strips. The applicant initially requested a waiver to allow for 5 panhandle lots with 10' wide frontage in lieu of 12' wide and for length in excess of 500'.

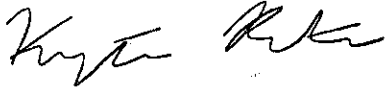
The Department reviewed the development plan and provided recommendations. However, per BCZR Section 32-4-409, the department was not in favor of granting a waiver for access lengths over 500 feet and made a note that a panhandle fee strip must be provided at 60 feet in width. The applicant is now requesting to variance panhandle length in excess of 500' for proposed lot A8 (proposed panhandle length 526'). The subject site is 4.9 acres approximately 213,444 SF and complies with BCZR Sections 32-4-409 (d) (1) and 32-4-409 (d) (2).

The Department recommends that the applicant address the Variance from Section 32-4-409(e) (1) to the satisfaction of Administrative Law Judge (ALJ) and it is up to the ALJ to make the final decision.

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

Date: 2/9/2021  
Subject: ZAC # 20-219  
Page 2

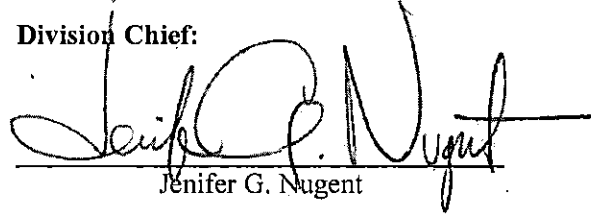
Prepared by:



---

Krystle Patchak

Division Chief:



---

Jenifer G. Nugent

CPG/JGN/KP/

c: Josephine Selvakumar  
Steve Smith  
Christopher Mudd, Venable LLP  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

Set with Dev's case  
01-0319

CASE NO. 2020-

0219-052  
H

**CHECKLIST**

*Original exhibits are contained in Dev. Case file*

3/11  
3/12

**Comment Received**

**Department**

**Support/Oppose/ Conditions/ Comments/ No Comment**

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent \_\_\_\_\_)

9/18

N/C

DEPS

(if not received, date e-mail sent \_\_\_\_\_)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent \_\_\_\_\_)

2/9

Comment

2/25

STATE HIGHWAY ADMINISTRATION

N/C

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date: 2/19/21

SIGN POSTING (1<sup>st</sup>)

Date: 2/18/21

by Sgt. Black

SIGN POSTING (2<sup>nd</sup>)

Date: 3/7/21

by "

PEOPLE'S COUNSEL APPEARANCE

Yes  No

PEOPLE'S COUNSEL COMMENT LETTER

Yes  No

Comments, if any: \_\_\_\_\_

4/26

HOH/ZONING

CASE NOS. 01-0349

AND 2020-0219-A

1<sup>ST</sup> Material

Amendment Whalen

Health Property fka

FOXHALL MANOR LLC

APPEAL DUE ON:

APR. 26, 2021



1/50

## 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.
Andrew Funsch	afunch@centuryeng.com	1-	New York Time	English	U.S.
Bradley Knatz	sknatz@baltimorecountymd.gov	1-	New York Time	English	U.S.
Christopher Mudd	cdmudd@venable.com	1-	New York Time	English	U.S.
Conference Room	pai-cobconfrm110@baltimorecountymd.gov	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
Gary Hucik	ghucik@baltimorecountymd.gov	1-	New York Time	English	U.S.
James Hermann	jhermann@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeff Livingston	jlivingston@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jeff Perlow	jperlow@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jenifer Nugent	jnugent@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jerry Chen	jchen@baltimorecountymd.gov	1-	New York Time	English	U.S.
John Canoles	espijc@aol.com	1-	New York Time	English	U.S.
Katie Peach	knpeach@venable.com	1-	New York Time	English	U.S.
Lloyd Moxley	lmoxley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Michael Viscarra	mviscarra@baltimorecountymd.gov	1-	New York Time	English	U.S.
Mike Pieranunzi	mpieranunzi@centuryeng.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Stephen Whalen	stevewhalen@whalenproperties.com	1-	New York Time	English	U.S.
Steve Ford	sford@baltimorecountymd.gov	1-	New York Time	English	U.S.
Steve Smith	ssmith@gaylordbrooks.com	1-	New York Time	English	U.S.
Te-Sheng Huang	thuang@baltimorecountymd.gov	1-	New York Time	English	U.S.
Terry Healy	tchealy30@gmail.com	1-	New York Time	English	U.S.
Vishnubhai Desai	vdesai@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

## Donna Mignon

---

**From:** Robinson, Drew <CARobinson@Venable.com>  
**Sent:** Tuesday, March 9, 2021 10:17 AM  
**To:** Administrative Hearings  
**Cc:** Peach, Katlynn N.  
**Subject:** RE: (Email 6/6) Developer's/Petitioner's Exhibits - Foxhall Manor - PAI No: 01-0349 & 2020-0219-SPHA

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

Debbie / Donna,

Could you please confirm panelist invitations were sent to the following individuals?

- ✓ Chris Mudd [cdmudd@venable.com](mailto:cdmudd@venable.com)
- ✓ Katie Peach [knpeach@venable.com](mailto:knpeach@venable.com)
- ✓ Steve Smith [ssmith@gaylordbrooks.com](mailto:ssmith@gaylordbrooks.com)
- ✓ Mike Pieranunzi [mpieranunzi@centuryeng.com](mailto:mpieranunzi@centuryeng.com)
- ✓ Andrew Funsch [afunsch@centuryeng.com](mailto:afunsch@centuryeng.com)
- John Canoles [espijc@aol.com](mailto:espijc@aol.com)
- Terry Healy [tchealy30@gmail.com](mailto:tchealy30@gmail.com)

I'd also like to introduce you both to Katie Peach, the most recent addition to our team. I will be moving down to our DC office next month and Katie will be taking over many of my responsibilities. I will miss working with your office, but assure you that you're in capable hands with Katie! We plan to come to your office to view the file today around 12:30/1 as discussed; please let me know if that time still works. Thank you!

Drew

---

**From:** Robinson, Drew  
**Sent:** Tuesday, March 9, 2021 10:06 AM  
**To:** 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>  
**Subject:** RE: (Email 6/6) Developer's/Petitioner's Exhibits - Foxhall Manor - PAI No: 01-0349 & 2020-0219-SPHA

Thanks – will do! Have a great day!

---

**From:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>  
**Sent:** Tuesday, March 9, 2021 10:04 AM  
**To:** Robinson, Drew <CARobinson@Venable.com>  
**Subject:** RE: (Email 6/6) Developer's/Petitioner's Exhibits - Foxhall Manor - PAI No: 01-0349 & 2020-0219-SPHA

**Caution: External Email**

Hi Drew,  
We received Exhibits 1 – 14.  
Please make sure you drop off a copy of the Exhibits in the lobby.

**Donna Mignon**

---

**From:** Donna Mignon  
**Sent:** Monday, March 1, 2021 2:51 PM  
**To:** Jerry S Chen  
**Cc:** Debra Wiley  
**Subject:** Development Case - 1st Material Amend Whalen Healy Property FKA Foxhall Manor -  
PAI Number 01-0349

Hi Jerry,

Just wanted to let you know we will need this file by Thursday, March 4<sup>th</sup>. 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

Dev. & Zoning

3/11/21  
3/12/21

**BALTIMORE COUNTY  
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS  
DEVELOPMENT PLAN HEARING SCHEDULE**

RECEIVED  
FEB 10 2021  
OFFICE OF  
ADMINISTRATIVE HEARINGS

**PROJECT: 1ST MATERIAL AMEND WHALEN HEALY  
PROPERTY FKA FOXHALL MANOR**

**DATE: 03/11/21**

**PROJECT LOCATION: 6020 FOXHALL MANOR DR**

**TIME: 10:00AM**

**PROPOSAL:** The request is for a material amend to the original CRG Plan. Five single family dwellings with one existing.

**PAI NUMBER:** 01-0349

**MEETING LOCATION:** JEFFERSON BUILDING - ROOM 205  
105 W CHESAPEAKE AVE. TOWSON, MD  
21204

**COUNCIL DISTRICT:** 1

**DEVELOPER:** FOXHALL MANOR LLC C/O GAYLORD BROOKS REALTY CO., INC.

**ARCHITECT:** CENTURY ENGINEERING, INC. 443 589-2400

**MANAGER:** Jerry S. Chen 410-887-3321

**TRACKING NO.:**  
MAJ-2020-00001-A

Combined Hearing 3/12/21

**MEETING:** ONLINE OR TELEPHONE VIA WEBEX. THE OFFICE OF ADMINISTRATIVE HEARING WILL PROVIDE COUNTY AGENCY REPRESENTATIVES, APPLICANTS AND OTHER REGISTERED INTERESTED PARTIES WEBEX ACCESS INFORMATION VIA EMAIL.

**ATTENTION:** UNTIL FURTHER NOTICE, DEVELOPMENT PLAN HEARINGS WILL BE HELD ONLINE. FOR MORE INFORMATION AND HOW TO JOIN THIS UPCOMING HEARING, VISIT THE OFFICE OF ADMINISTRATIVE HEARING'S VIRTUAL MEETING WEB PAGE AT:

[www.baltimorecountymd.gov/hoh](http://www.baltimorecountymd.gov/hoh)

**BALTIMORE COUNTY  
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS  
DEVELOPMENT PLAN HEARING SCHEDULE**

RECEIVED  
FEB 10 2021  
OFFICE OF  
ADMINISTRATIVE HEARINGS

**PROJECT: 1ST MATERIAL AMEND WHALEN HEALY  
PROPERTY FKA FOXHALL MANOR**  
PROJECT LOCATION: 6020 FOXHALL MANOR DR

**DATE: 03/12/21**  
**TIME: 10:00AM**

PROPOSAL: The request is for a material amend to the original CRG Plan. Five single family dwellings with one existing.

PAI NUMBER: 01-0349

MEETING LOCATION: JEFFERSON BUILDING - ROOM 205  
105 W CHESAPEAKE AVE TOWSON, MD  
21204

COUNCIL DISTRICT: 1

DEVELOPER: FOXHALL MANOR LLC C/O GAYLORD BROOKS REALTY CO., INC.  
ARCHITECT: CENTURY ENGINEERING, INC. 443 589-2400  
MANAGER: Jerry S. Chen 410-887-3321

TRACKING NO.:  
MAJ-2020-00001-A

Combined Hearing 3/11/21

MEETING: ONLINE OR TELEPHONE VIA WEBEX. THE OFFICE OF ADMINISTRATIVE HEARING WILL PROVIDE COUNTY AGENCY REPRESENTATIVES, APPLICANTS AND OTHER REGISTERED INTERESTED PARTIES WEBEX ACCESS INFORMATION VIA EMAIL.

ATTENTION: UNTIL FURTHER NOTICE, DEVELOPMENT PLAN HEARINGS WILL BE HELD ONLINE. FOR MORE INFORMATION AND HOW TO JOIN THIS UPCOMING HEARING, VISIT THE OFFICE OF ADMINISTRATIVE HEARING'S VIRTUAL MEETING WEB PAGE AT:

[www.baltimorecountymd.gov/hoh](http://www.baltimorecountymd.gov/hoh)

Baltimore County Government  
Department of Permits, Approvals, and Inspections  
Development Management



111 West Chesapeake Avenue  
Towson, MD 21204  
410-887-3321  
February 10, 2021

Michael J. Pieranunzi  
CENTURY ENGINEERING, INC.  
10710 Gilroy Rd  
Hunt Valley, MD 21031

Re: 1ST MATERIAL AMEND WHALEN HEALY PROPERTY FKA FOXHALL MANOR  
PAI No.: 01-0349 Tracking No.: MAJ-2020-00001-A

Dear Michael J. Pieranunzi:

The following meeting(s) have been scheduled for the above referenced project. Please arrange to attend these meetings with appropriate representation and notify your client.

**DEVELOPMENT PLAN CONFERENCE:**

Date : Wednesday, September 30, 2020 Time : 10:00AM  
Location : COUNTY OFFICE BUILDING - ROOM 123  
111 W CHESAPEAKE AVE TOWSON, MD 21204

**DEVELOPMENT PLAN HEARING:**

Date : Thursday, March 11, 2021 Time : 10:00AM  
Location : JEFFERSON BUILDING - ROOM 205  
105 W CHESAPEAKE AVE TOWSON, MD 21204  
Date : Friday, March 12, 2021 Time : 10:00AM  
Location : JEFFERSON BUILDING - ROOM 205  
105 W CHESAPEAKE AVE TOWSON, MD 21204

A copy of a public notification letter of the Development Plan Conference and Development Plan Hearing is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan, and notify all interested parties of the conference and hearing. Please provide this office (Room 123) evidence of the mailing list. Also, it is the developer's responsibility to post the property. Please note the property must be posted by **February 09, 2021**. A county authorized sign posting company must post the sign(s) and this list is available in Room 123 of the County Office Building or on-line. A certificate of posting and photograph of the sign, as posted on the property, must be forwarded to this office prior to the Development Plan Hearing.

DEVELOPMENT PLAN CONFERENCE AND  
DEVELOPEMNT PLAN HEARING NOTIFICATION

Name of Development :

Location :

Dear Sir or Madam:

In anticipation of a public hearing on the above referenced project, I am enclosing a copy of the development plan we have filed with Baltimore County. The Development Plan Hearing (and combined Zoning Hearing, if required), scheduled by the Department of Permits, Approvals, and Inspections of Baltimore County, is as follows:

Hearing Date: \_\_\_\_\_ Time: \_\_\_\_\_

Hearing Location: \_\_\_\_\_ of the \_\_\_\_\_  
Towson, MD 21204

As you are probably aware, the attached plan will receive a thorough review by appropriate agencies for compliance with applicable State and County regulations. Agency comments will be presented to the developer's representative at the Development Plan Conference to be held on (date \_\_\_\_\_) at (time \_\_\_\_\_) in Room 123 of the County Office Building (COB), 111 West Chesapeake Avenue; Towson, MD 21204. The purpose of this conference is to ensure a coordinated review among agencies for the development plan proposal. You are invited to observe this exchange between county staff and the developer; however, the public hearing will provide the proper format for citizen comment.

Please accept this letter as written notification that agency comments, responses, and recommendations as required by the County Code will be available in the official file in Room 123 of the COB until five (5) days preceding the public hearing. At that time the file will be forwarded to the Administrative Law Judges in preparation of the hearing.

Should you have any questions or concerns regarding this matter, you are encouraged to attend the public hearing. For further information, you may also contact Development Management of Permits, Approvals, and Inspections at 410-887-3335.

Respectfully yours,



## Donna Mignon

---

**From:** Jerry S Chen  
**Sent:** Thursday, February 11, 2021 11:35 AM  
**To:** Donna Mignon  
**Cc:** Janice M Kemp; Lloyd Moxley; PAI Dev MGT; Debra Wiley; Shawn Frankton; Jerry S Chen  
**Subject:** RE: HOH SCHEDULED: 1ST MATERIAL AMENDMENT WHALEN HEALY PROPERTY FKA FOXHALL MANOR - PAI-0349

Hi Donna,

HOH has been set for March 11 and March 12, 2021 @10am. Please forward Janice Kemp the url link for the Webex hearing when available. Thank you.

Combined Hearing: Yes 2020-0219-SPHA  
Election/Council District: 1c1  
Development Name: 1ST MATERIAL AMENDMENT WHALEN HEALY PROPERTY FKA FOXHALL MANOR  
Development Location: 6020 FOXHALL MANOR DR, 21286  
Date of Hearing: 3/11/21 & 3/12/21 - WEBEX ONLINE  
Time of Hearing: 10 AM  
Address: WEBEX ONLINE  
PAI Number: 01-0349  
Tracking Number: MAJ-2020-00001  
Proposal: 5 SFD  
Engineer & Phone Number: CENTURY ENGINEERING -- 443-589-2400  
Project Manager & Phone Number: JERRY CHEN; 410-887-3321  
URL for location: TBD BY ALJ OFFICE.

### Developer Panelist Emails:

Mike Pieranunzi: [mpieranunzi@centuryeng.com](mailto:mpieranunzi@centuryeng.com)

Steve Smith: [ssmith@gaylordbrooks.com](mailto:ssmith@gaylordbrooks.com)

Chris Mudd: [cdmudd@venable.com](mailto:cdmudd@venable.com)

Drew Robinson: [carobinson@venable.com](mailto:carobinson@venable.com)

Andrew Funsch: [afunsch@centuryeng.com](mailto:afunsch@centuryeng.com)

### County Panelist Emails:

DEPS - Steve Ford [sford@baltimorecountymd.gov](mailto:sford@baltimorecountymd.gov)

DEPS Jeff Livingston [jlivingston@baltimorecountymd.gov](mailto:jlivingston@baltimorecountymd.gov)

PLANNING - Jennifer Nugent [jnugent@baltimorecountymd.gov](mailto:jnugent@baltimorecountymd.gov)

PLANNING -Te-Sheng Huang: [thuang@baltimorecountymd.gov](mailto:thuang@baltimorecountymd.gov)

DEV PLANS REVIEW - Vishnu Desai [vdesai@baltimorecountymd.gov](mailto:vdesai@baltimorecountymd.gov)

DEV PLANS REVIEW - Michael Viscarra [mviscarra@baltimorecountymd.gov](mailto:mviscarra@baltimorecountymd.gov)

REAL ESTATE COMP – Brad Knatz [sknatz@baltimorecountymd.gov](mailto:sknatz@baltimorecountymd.gov)

DEV MANAGMENT- Jerry Chen [jchen@baltimorecountymd.gov](mailto:jchen@baltimorecountymd.gov)  
DEV MANAGER - Lloyd Moxley [lmoxley@baltimorecountymd.gov](mailto:lmoxley@baltimorecountymd.gov)

RECS AND PARKS - James Hermann [jhermann@baltimorecountymd.gov](mailto:jhermann@baltimorecountymd.gov)

ZONING – Gary Hucik [ghucik@baltimorecountymd.gov](mailto:ghucik@baltimorecountymd.gov)  
ZONING – Jeff Perlow [jperlow@baltimorecountymd.gov](mailto:jperlow@baltimorecountymd.gov)

Jerry Chen, Project Manager  
**Development Management**  
111 W. Chesapeake Ave, Rm 123  
Towson, MD 21204  
410-887-3321  
[jchen@baltimorecountymd.gov](mailto:jchen@baltimorecountymd.gov)

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## Donna Mignon

---

**Subject:** Web seminar scheduled: Development & Zoning Hearing - 1st Material Amend Whaley Healy Property FKA FoxHall Manor- PAI No: 01-0349 & 2020-0219-SPHA  
**Location:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5d6a81c9b9867067ce81e332d5608c88>  
**Start:** Thu 3/11/2021 10:00 AM  
**End:** Thu 3/11/2021 11:00 AM  
**Recurrence:** (none)  
**Meeting Status:** Accepted  
**Organizer:** webex

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

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)  
Event number (access code): 180 836 3200

Thursday, March 11, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5d6a81c9b9867067ce81e332d5>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4c647cddc15b026c6a003f2e0cb>

**Start event**

### Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

### Join from a video system or application

Dial 1808363200@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 339853

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e51b97cb52b021892d9b5bf500a633d74>

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

## Donna Mignon

---

**From:** Kristen L Lewis  
**Sent:** Wednesday, February 10, 2021 10:13 AM  
**To:** Donna Mignon; Debra Wiley  
**Subject:** Webex 2020-0219-A

Good morning,

Below is the information needed for a new webex invite. This is also a combined hearing with the Foxhall Manor HOH that Jerry Chen set in last week.

Case Number 2020-0219-A  
6020 Foxhall Manor Drive  
Legal Owners: Terence & Michele Healy [tchealy30@gmail.com](mailto:tchealy30@gmail.com)  
Contract Purchaser/Lessee: Foxhall Manor LLC – [ssmith@gaylordbrooks.com](mailto:ssmith@gaylordbrooks.com)  
Attorney: Chris Mudd – [CDMudd@Venable.com](mailto:CDMudd@Venable.com)  
3/11 and 3/12 10 a.m.

Thanks,

*Kristen Lewis-Coles*  
PAI – Zoning Review  
410-887-3391

## Donna Mignon

---

**From:** Jerry S Chen  
**Sent:** Wednesday, February 10, 2021 12:03 PM  
**To:** Donna Mignon  
**Cc:** Kristen L Lewis; Debra Wiley  
**Subject:** Re: Webex 2020-0219-A

I was waiting for sign posting requirements to be met before getting the ball rolling. I will send the info soon.

Jerry Chen, Project Manager  
PAI-Development Management  
111. W. Chesapeake Ave, RM 123  
Towson, MD 21204  
410-887-3321

---

**From:** Donna Mignon  
**Sent:** Wednesday, February 10, 2021 10:21:10 AM  
**To:** Jerry S Chen  
**Cc:** Kristen L Lewis; Debra Wiley  
**Subject:** FW: Webex 2020-0219-A

Hi Jerry,  
Can you please send me the information on the HOH case so I can set this in at the same time.

Thank you.

---

**From:** Kristen L Lewis <klewis@baltimorecountymd.gov>  
**Sent:** Wednesday, February 10, 2021 10:13 AM  
**To:** Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** Webex 2020-0219-A

Good morning,

Below is the information needed for a new webex invite. This is also a combined hearing with the Foxhall Manor HOH that Jerry Chen set in last week.

Case Number 2020-0219-A  
6020 Foxhall Manor Drive  
Legal Owners: Terence & Michele Healy [tchealy30@gmail.com](mailto:tchealy30@gmail.com)  
Contract Purchaser/Lessee: Foxhall Manor LLC – [ssmith@gaylordbrooks.com](mailto:ssmith@gaylordbrooks.com)  
Attorney: Chris Mudd – [CDMudd@Venable.com](mailto:CDMudd@Venable.com)  
3/11 and 3/12 10 a.m.

Thanks,

*Kristen Lewis-Colas*  
PAI – Zoning Review  
410-887-3391

3-11-21  
10 AM

**From:** webmaster@baltimorecountymd.gov  
**Sent:** Saturday, February 20, 2021 3:22 PM  
**To:** Administrative Hearings  
**Subject:** Request to Testify

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

## Results of Form Submission

Request to Testify

Label	Value
First Name	stephen
Last Name	whalen
Email	stevewhalen@whalenproperties.com
Phone	4102623191
Address	6201 foxhall farm road
City	catonsville
State	Maryland
ZIP Code	21228
Case Number	01-0349
Scheduled Hearing Date	03-11-2021

# 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
<input type="checkbox"/> <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Andrew Funsch</u>	afunch@centuryeng.com	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Bradley Knatz</u>	sknatz@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Christopher Mudd</u>	cdmudd@venable.com	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Conference Room</u>	pai-cobconfirm110@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Drew Robinson</u>	carobinson@venable.com	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Gary Hucik</u>	ghucik@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>James Hermann</u>	jhermann@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Jeff Livingston</u>	jlivingston@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Jeff Perlow</u>	jperlow@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Jenifer Nugent</u>	jnugent@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Jerry Chen</u>	jchen@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Lloyd Moxley</u>	lmoxley@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Michael Viscarra</u>	mviscarra@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Mike Pieranunzi</u>	mpieranunzi@centuryeng.com	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Stephen Whalen</u>	stevewhalen@whalenproperties.com	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Steve Ford</u>	sford@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Steve Smith</u>	ssmith@gaylordbrooks.com	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Te-Sheng Huang</u>	thuang@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Vishnubhai Desai</u>	vdesai@baltimorecountymd.gov	1-	English	New York Time	U.S.






## New Panelist

Full name:  (required)

Email address:  (required)

Phone number:

Time Zone:  ▾

Language:  ▾

Locale:  ▾

Add new panelist in my address book

Invite as alternate host



Add to Invitation List

## Donna Mignon

---

**From:** Jerry S Chen  
**Sent:** Tuesday, March 2, 2021 1:09 PM  
**To:** Donna Mignon  
**Cc:** Debra Wiley; PAI Dev MGT; Lloyd Moxley; Janice M Kemp; Kristen L Lewis; Jerry S Chen  
**Subject:** RE: Development Case - 1st Material Amend Whalen Healy Property FKA Foxhall Manor - PAI Number 01-0349

Thanks. I will get in touch with Janice.

Jerry Chen, Project Manager  
Development Management  
111 W. Chesapeake Ave, Rm 123  
Towson, MD 21204  
410-887-3321  
[jchen@baltimorecountymd.gov](mailto:jchen@baltimorecountymd.gov)

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---

**From:** Donna Mignon  
**Sent:** Tuesday, March 02, 2021 1:08 PM  
**To:** Jerry S Chen <[jchen@baltimorecountymd.gov](mailto:jchen@baltimorecountymd.gov)>  
**Cc:** Debra Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>; PAI Dev MGT <[paidevmgt@baltimorecountymd.gov](mailto:paidevmgt@baltimorecountymd.gov)>; Lloyd Moxley <[lmoxley@baltimorecountymd.gov](mailto:lmoxley@baltimorecountymd.gov)>; Janice M Kemp <[JMkemp@baltimorecountymd.gov](mailto:JMkemp@baltimorecountymd.gov)>; Kristen L Lewis <[klewis@baltimorecountymd.gov](mailto:klewis@baltimorecountymd.gov)>  
**Subject:** RE: Development Case - 1st Material Amend Whalen Healy Property FKA Foxhall Manor - PAI Number 01-0349

Hi Jerry,

I don't put anything on the County website. I create the hearing event on webex and send the link to Janice who posts it on the website.

Do you want me to include this in the webex event?

---

**From:** Jerry S Chen <[jchen@baltimorecountymd.gov](mailto:jchen@baltimorecountymd.gov)>  
**Sent:** Tuesday, March 2, 2021 1:01 PM  
**To:** Donna Mignon <[dmignon@baltimorecountymd.gov](mailto:dmignon@baltimorecountymd.gov)>  
**Cc:** Debra Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>; PAI Dev MGT <[paidevmgt@baltimorecountymd.gov](mailto:paidevmgt@baltimorecountymd.gov)>; Lloyd Moxley <[lmoxley@baltimorecountymd.gov](mailto:lmoxley@baltimorecountymd.gov)>; Jerry S Chen <[jchen@baltimorecountymd.gov](mailto:jchen@baltimorecountymd.gov)>  
**Subject:** RE: Development Case - 1st Material Amend Whalen Healy Property FKA Foxhall Manor - PAI Number 01-0349

Donna,

The Petitioner has added an additional item to the hearing agenda. Please add the following language written below to the county website under the category "Proposal". This requirement is per BCC: 32-4-107.1.

**"Petitioner requests a waiver from BCC Section 32-4-409(b)(2)(iv), to permit five lots with 10-foot-wide panhandle strips, instead of 12-foot-wide panhandle strips. Date of application - March 1, 2021; Councilmanic District 1; Direct written comments to Director Steve Lafferty, Dept. of Planning, Jefferson Building, Suite 101, 105 W. Chesapeake Ave, Towson, MD 21204 "**

FYI, I did not see in the Code a physical posting requirement for this waiver as this request is not through a *special hearing for petition of variance*.

Please update me when the changes are made so I can update the Petitioner.

Thanks,

Jerry Chen, Project Manager  
Development Management  
111 W. Chesapeake Ave, Rm 123  
Towson, MD 21204  
410-887-3321  
[jchen@baltimorecountymd.gov](mailto:jchen@baltimorecountymd.gov)

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---

**From:** Donna Mignon  
**Sent:** Monday, March 01, 2021 2:51 PM  
**To:** Jerry S Chen <[jchen@baltimorecountymd.gov](mailto:jchen@baltimorecountymd.gov)>  
**Cc:** Debra Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>  
**Subject:** Development Case - 1st Material Amend Whalen Healy Property FKA Foxhall Manor - PAI Number 01-0349

Hi Jerry,  
Just wanted to let you know we will need this file by Thursday, March 4<sup>th</sup>. 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

## Donna Mignon

---

**From:** Jerry S Chen  
**Sent:** Tuesday, March 2, 2021 1:01 PM  
**To:** Donna Mignon  
**Cc:** Debra Wiley; PAI Dev MGT; Lloyd Moxley; Jerry S Chen  
**Subject:** RE: Development Case - 1st Material Amend Whalen Healy Property FKA Foxhall Manor - PAI Number 01-0349

Donna,

The Petitioner has added an additional item to the hearing agenda. Please add the following language written below to the county website under the category "Proposal". This requirement is per BCC: 32-4-107.1.

**"Petitioner requests a waiver from BCC Section 32-4-409(b)(2)(iv), to permit five lots with 10-foot-wide panhandle strips, instead of 12-foot-wide panhandle strips. Date of application - March 1, 2021; Councilmanic District 1; Direct written comments to Director Steve Lafferty, Dept. of Planning, Jefferson Building, Suite 101, 105 W. Chesapeake Ave, Towson, MD 21204 "**

FYI, I did not see in the Code a physical posting requirement for this waiver as this request is not through a *special hearing for petition of variance*.

Please update me when the changes are made so I can update the Petitioner.

Thanks,

Jerry Chen, Project Manager  
Development Management  
111 W. Chesapeake Ave, Rm 123  
Towson, MD 21204  
410-887-3321  
[jchen@baltimorecountymd.gov](mailto:jchen@baltimorecountymd.gov)

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---

**From:** Donna Mignon  
**Sent:** Monday, March 01, 2021 2:51 PM  
**To:** Jerry S Chen <[jchen@baltimorecountymd.gov](mailto:jchen@baltimorecountymd.gov)>  
**Cc:** Debra Wiley <[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)>  
**Subject:** Development Case - 1st Material Amend Whalen Healy Property FKA Foxhall Manor - PAI Number 01-0349

Hi Jerry,

Just wanted to let you know we will need this file by Thursday, March 4<sup>th</sup>. 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

3-11-21  
10Am

**Debra Wiley**

---

**From:** SGT ROBERT BLACK <1opie@comcast.net>  
**Sent:** Monday, March 8, 2021 12:57 AM  
**To:** Barbara Lukasevich; CARobinson@Venable.com; cdmudd@venable.com; Administrative Hearings  
**Subject:** Recertification's For 2020-0219-A  
**Attachments:** Re-Cert 1 2020-0219-A.doc; Re-Cert 2 2020-0219-A.doc

**CAUTION:** This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertifications for 6020 Foxhall Manor Drive. Thanks.

RECEIVED  
MAR 08 2021  
OFFICE OF  
ADMINISTRATIVE HEARINGS

# CERTIFICATE OF POSTING

2020-0219-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Terence & Michele Healy  
Foxhall Manor, LLC

March 11, 2021

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

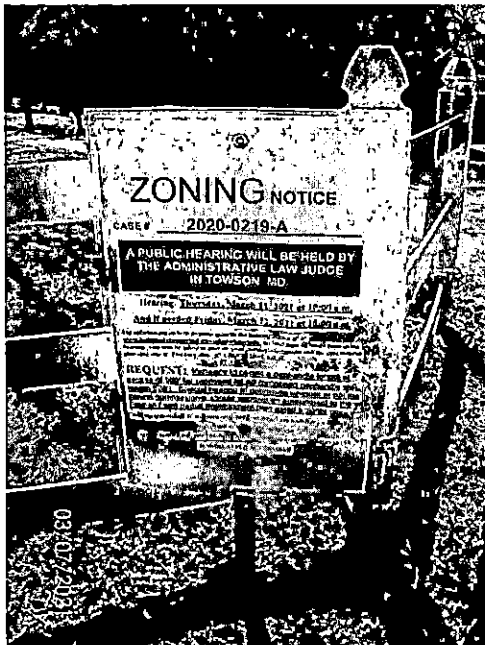
Ladies and Gentlemen:

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


6020 Foxhall Manor Drive **SIGN 1 Recertification**

February 18, 2021

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



Sincerely,

 March 7, 2021

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

2020-0219-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_  
**Terence & Michele Healy  
Foxhall Manor, LLC**

\_\_\_\_\_  
**March 11, 2021**  
Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

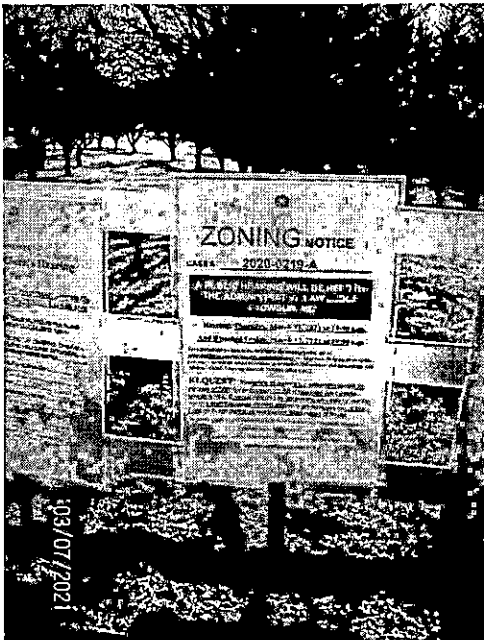
Ladies and Gentlemen:

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

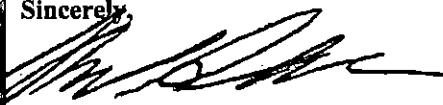
**6020 Foxhall Manor Drive      SIGN 2 Recertification**

**February 18, 2021**

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



Sincerely,

 **March 7, 2021**

\_\_\_\_\_  
(Signature of Sign Poster)      (Date)

**SSG Robert Black**

\_\_\_\_\_  
(Print Name)

**1508 Leslie Road**

\_\_\_\_\_  
(Address)

**Dundalk, Maryland 21222**

\_\_\_\_\_  
(City, State, Zip Code)

**(410) 282-7940**

\_\_\_\_\_  
(Telephone Number)



## **Donna Mignon**

---

**From:** Donna Mignon  
**Sent:** Tuesday, March 2, 2021 9:50 AM  
**To:** 'Mudd, Christopher D.'  
**Cc:** 'Robinson, Drew'  
**Subject:** PAI Case No: 01-0349 and Case No: 2020-0219-A Hearing: 3/11/21 and 3/12/21

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for March 11, 2021 and March 12, 2021. You should have received an invitation in an email which invited you to this hearing.

Please note that all electronic 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](mailto: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. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date. Thank you.**

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



JOHN A. OLSZEWSKI, JR.  
County Executive

STEPHEN LAFFERTY, Director  
Department of Planning

March 3, 2020

Christopher D. Mudd  
Venable LLP  
210 W Pennsylvania Avenue, Suite 500  
Towson, MD 21204

Re: Panhandle Waiver Request  
Whalen/Healey Development Plan aka Foxhall Manor  
PAI# 01-349

Dear Mr. Mudd:

Your request for a waiver from the provision of Section 32-4-409 of the Baltimore County Code (BCC) has been **APPROVED**. Therefore the Department of Planning has waived the need of the required 12 foot panhandle strips serving the panhandle lots required under BCC Section 32-4-409(b)(2) and instead to allow five, 10 foot panhandle strips to allow the five lot subdivision of the 5 acre parcel. The Department of Planning acknowledges by granting this waiver it will allow for a sound design in that it will preserve an existing allee of trees and allow the exiting access to remain unchanged. With this approval it is understood that the access drive is existing and all other requirements of Section 32-4-409 will be met.

Be advised that the above approval does not indicate Baltimore County Department of Planning approval for any future required waiver, variance relief, special hearing, development plan or building permit for the property aside from the current development plan seeking approval. Please affix a copy of this waiver to the plan. Should you have any questions concerning the matters stated herein, please contact Emery Huang in the Department of Planning at 410-887-3482 or [thuang@baltimorecountymd.gov](mailto:thuang@baltimorecountymd.gov).

Sincerely,

A handwritten signature in black ink that reads "Steve Lafferty". The signature is written in a cursive style.


Steve Lafferty  
Director

SL:JGN

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE MEMORANDUM**

**TO:** Paul Mayhew  
Hearing Officers, Administrative Law Judge

**DATE:** 3/4/2021

**FROM:** Steve Lafferty   
Director, Department of Planning

**SUBJECT: HEARING OFFICER'S HEARING FINAL REPORT**  
Project Name: 1<sup>st</sup> Material Amendment Whalen Healy Property fka Foxhall Manor  
PAI #: 01-0349

**GENERAL INFORMATION:**

**Applicant Name:** Foxhall Manor L.L.C.  
P.O. Box 400  
14346 Jarrettsville Pike  
Phoenix, MD 21131

**Location:** 6020 Foxhall Manor Drive

**Zoning:** DR 2

**Project Proposal:**

The applicant (Foxhall Farm Joint Venture) proposes a material amendment to the previously approved development plan in Catonsville. Lot A1 will be subdivided into five separate Lots: A7, A8, A9, A10 & A11. The project proposes five single-family detached dwellings of which one is an existing dwelling on the original Lot A1 in Plat 5. The existing driveway will provide access to the lots via panhandle strips.

**Project History:**

The original development plan included Sections 1 and 2 that were approved in 1989 and 1990 respectively. Section 1 included 93 single-family detached (SFD) dwellings. Section 2 included 61 single-family attached (SFA) dwellings. The total number of dwellings approved on the site was 154, which is lower than the maximum allowed density of 167 units under the site's DR 2 zoning. The project proposes five SFD units of which four would be new.

**MEETINGS**

Development Plan Conference: 9/30/2020      Administrative Law Judge's Hearing: 03/10/2021

**FINAL REPORT TO THE HEARING OFFICER**

**Evaluation and Recommendation**

The Department of Planning has reviewed the Development Plan, received March 2nd, 2021, for conformance with the Development Plan comments from 9/30/2020 and recommends the Development Plan be **APPROVED**.

**1. School Impact Analysis (SIA):** The applicant has submitted a SIA in accordance with BCC §32-6-103. The Department of Planning has reviewed the report received on March 1, 2021 and recommends approval.

The Department of Planning finds that the subject Development Plan, 1<sup>st</sup> Material Amendment Whalen Healy Property fka Foxhall Manor, met the requirements of BCC §32-6-103 at the time of the filing date, June 29, 2020. The SIA performed by the Department of Planning indicates that Catonsville Elementary School has projected pupils of 97.14% of the net state rated capacity; Arbutus Middle School has projected pupils of 94.26% of the net state rated capacity; and Catonsville High School has projected pupils of 104.51% of the net state rated capacity.

**2. Zoning Variance Request, Case Number: 20-219:**

Pursuant to Section 307.1 of the BCZR, the applicant requested a variance from BCC §32-4-409(e)(1) to permit a panhandle length in excess of 500 feet for the proposed lot A8. However, this request is no longer necessary because the length of the panhandle strips has been reduced to under 500 feet.

**3. Waiver Request**


Section 32-4-409(b)(2)(iv) of the BCC requires that a panhandle strip be at least 12 feet in width per lot where there are two or more lots in a development that is within the Metropolitan District. Pursuant to BCC §32-4-107 (a), the applicant requested a waiver to allow the panhandle strips to be 10 feet per lot in lieu of 12 feet per lot. The purpose of this request is to preserve existing mature trees lined on both sides of the panhandle driveway that is 50 feet in width and in accordance to Section 260.5 of the Baltimore County Zoning Regulations (BCZR). The waiver request was received on March 1, 2021 along with photos of the existing mature trees. The Department of Planning recommends that this waiver be approved with the preservation of a continuous street tree canopy.

**4. Residential Performance Standards:** The BCZR § 260 requires the Director of the Department of Planning to make a finding to the Hearing Officer for all residential developments of four lots or more in Baltimore County that is located within the Urban/Rural Demarcation Line. The Department of Planning has reviewed the redline pattern book dated March 2, 2021 and finds that the development is consistent with the spirit and intent of Section 260 of the BCZR.

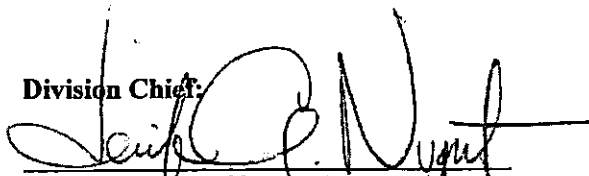
**Final Recommendation:**

It is the recommendation of the Department of Planning that the 1<sup>st</sup> Material Amendment Whalen Healy Property fka Foxhall Manor Development Plan be **APPROVED**.

Prepared by:

  
Te-Sheng Huang

Division Chief:

  
Jenifer G. Nugent

SL/JGN/MK/TH

# SCHOOL IMPACT ANALYSIS

## Form 1

### Current Enrollment

### Department of Planning

Project Name 1st Material Amendment to Whalen Healy Property

PAI Project Number 01-0349

Filing Date 6/29/2020

School District	State Rated Capacity (SRC)	Committed Seats	Net SRC	Actual September 30th Enrollment*	# of Pupils Above or (Below) Net SRC	Actual Enrollment as a Percentage of Net SRC
<b>Catonsville ES</b> Elementary School	664	0	664	642	(22)	96.69%
<b>Arbutus MS</b> Middle School	1,011	0	1,011	951	(60)	94.07%
<b>Catonsville HS</b> High School	1,750	0	1,750	1,826	76	104.34%

\*Enrollment is defined by the full time equivalent enrollment.

# SCHOOL IMPACT ANALYSIS

## Form 2

### Projected Pupil Yield by Development Type

#### Department of Planning

Project Name 1st Material Amendment to Whalen Healy Property

PAI Project Number 01-0349

Filing Date 6/29/2020

Election District

1

	Number of Units	Pupil Yield		
		Elementary School	Middle School	High School
Single Family Detached (Own)	4	0.876	0.420	0.592
Single Family Detached (Rent)	0	0.000	0.000	0.000
Single Family Attached (Own)	0	0.000	0.000	0.000
Single Family Attached (Rent)	0	0.000	0.000	0.000
Multi- Family (Own)	0	0.000	0.000	0.000
Multi- Family (Rent)	0	0.000	0.000	0.000
<b>Totals</b>		<b>0.876</b>	<b>0.420</b>	<b>0.592</b>
<b>Rounded Totals</b>		<b>1</b>	<b>1</b>	<b>1</b>

\*If the calculation of the number of pupils results in a number containing a fraction, the number of pupils shall be rounded to the next highest whole number

# SCHOOL IMPACT ANALYSIS

## Form 3

### Projected Pupil Yield by Development Type Department of Planning

Project Name 1st Material Amendment to Whalen Healy Property

PAI Project Number 01-0349

Filing Date 6/29/2020

Elementary School District Approved Development Plans			Projected* # of Pupils Elementary School
Name of Project	PAI Project Number	Approval Date	
			2

Middle School District Approved Development Plans			Projected* # of Pupils Middle School
Name of Project	PDM Project Number	Approval Date	
			1

High School District Approved Development Plans			Projected* # of Pupils High School
Name of Project	PDM Project Number	Approval Date	
			2

\*If the calculation of the number of pupils results in a number containing a fraction, the number of pupils shall be rounded to the next highest whole number

**SCHOOL IMPACT ANALYSIS**  
**Form 4**  
**Projected Pupil Yield by Development Type**  
**Department of Planning**

Project Name 1st Material Amendment to Whalen Healy Property

PAI Project Number 01-0349

Filing Date 6/29/2020

School District	Net SRC	Actual September 30th Enrollment	Projected # of Pupils for Specific Development	Projected # of Pupils for Approved Development	Total Projected Enrollment	# of Students Above or (Below) Net SRC	Projected* # of Pupils as a Percentage of Net SRC
<b>Catonsville ES</b> Elementary School	664	642	1	2	645	(19)	97.14%
<b>Arbutus MS</b> Middle School	1,011	951	1	1	953	(58)	94.26%
<b>Catonsville HS</b> High School	1,750	1,826	1	2	1,829	79	104.51%

\*Projected Number of Pupils as a Percentage of State Rated Capacity must be shown as a number carried out to at least one decimal place.





**SW 5-F**

**1 ED**

**1 CD**

**DR2**

**SW 6-F**

**RC 2**

**GROWTH TIER 4  
(No New Subdivisions of 4  
or More Additional Lots)**

**108A1**

2005-0615-A

1101

1998-0341-A

1995-0360-A

1700008823

6023

2016-0161-A

2016-0161-A

6021

2100014057

2100014053

1993-0225-SPH

6065 6061

Pt. Bk./Folio # 062138

6069 Pt. Bk./Folio # 067149

1997-0480-SPHA

Pt. Bk. 0000062, Folio 0123

2100014047 Pt. Bk. 0000067, Folio 0149

PAI # 010249

1990-0179-A

1990-0179-A

Pt. Bk./Folio # 062123

Pt. Bk. 0000062, Folio 0130

Pt. Bk./Folio # 062130

Pt. Bk./Folio # 064077

Pt. Bk./Folio # 062124

PAI # 010349

PAI # 010349

PAI # 010349

Pt. Bk. 0000064, Folio 0077

Pt. Bk. 0000062, Folio 0126

PAI # 010349

Pt. Bk. 0000062, Folio 0124

Pt. Bk. 0000060, Folio 0149

Lot # A1 2100014037

6020

Pt. Bk./Folio # 062126

Pt. Bk./Folio # 060149

2100014127

1600003824

PAI # 010563

PAI # 010563

PAI # 010563

Pt. Bk./Folio # MP99A12

PAI # 010563

6015-A

2500005994

Pt. Bk. 0000064, Folio 0034

2200012228

2016-0161-A

2016-0161-A

Pt. Bk./Folio # MP90446

PAI # 010385

PAI # 010385

PAI # 010385

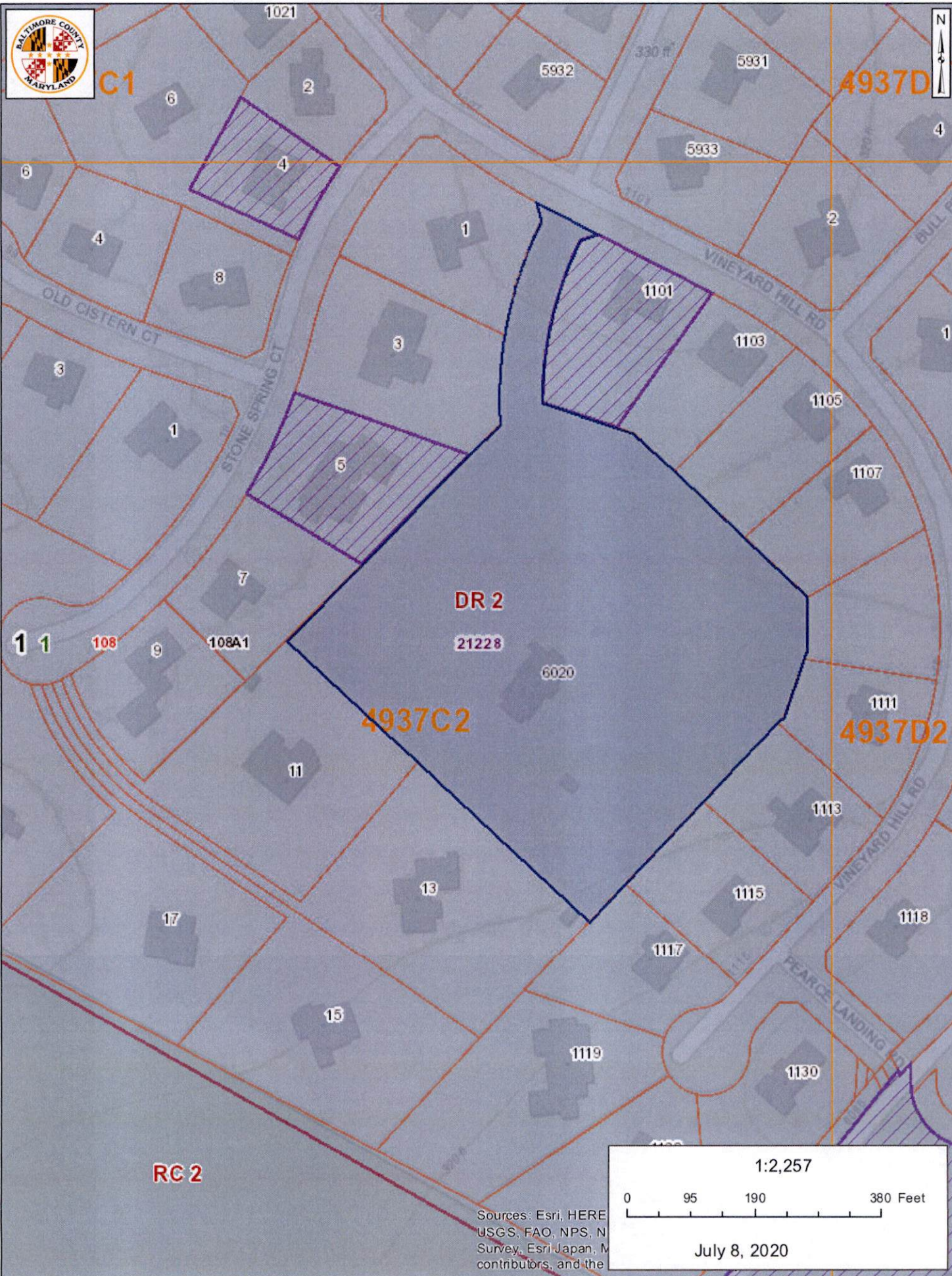
Pt. Bk./Folio # MP90446

2200012220

6021

2016-0161-A

# Baltimore County - My Neighborhood



200-0719-A

## § 32-4-409. - PANHANDLE DRIVEWAYS.

(a) *In general.*

- (1) The county may only allow a panhandle lot:
  - (i) To achieve better use of irregularly shaped parcels;
  - (ii) To avoid development in environmentally sensitive areas;
  - (iii) Where the lot will not be detrimental to adjacent properties; and
  - (iv) Where the lot will not conflict with efforts to provide for public safety and general welfare.
- (2) The county may only allow a panhandle driveway where necessary to provide access to interior lots where a public road is neither feasible nor desirable.

(b) *In-fee strip; required.*

- (1) Except as provided in subsection (c) of this section, the county may permit a panhandle lot if the lot includes an in-fee strip of land for access to the local street.
- (2) Panhandle fee strips shall be a minimum of:
  - (i) 20 feet in width to serve one lot;
  - (ii) 12 feet in width per lot where two lots are involved;
  - (iii) 10 feet in width per lot where three or more lots are involved; or
  - (iv) 12 feet in width per lot where there are two or more lots in a development that is within the metropolitan area where public water and sewer services are available, planned, or considered.

(c) *Same; exception.* In cases where a right-of-way has been established before the submission of the Development Plan, the Hearing Officer may approve access to the local street or collector street through the existing right-of-way instead of an in-fee strip.(d) *Panhandle driveways.*

- (1) A single panhandle driveway may serve up to five dwellings, three of which may be on internal lots not adjacent to the local street or collector street.
- (2) Panhandle driveways serving lots greater than 20,000 square feet may serve five internal lots plus two dwellings on the front lots adjacent to the panhandle driveway and the local street or collector street.

- (3) Front lots are not required to be part of the panhandle driveway development.
  - (4) Notwithstanding the provisions of § 32-4-107 of this title, the requirements of this subsection may not be waived.
- (e) *Length of panhandle in DR and RC zones.*
- (1) In a DR zone, the panhandle length may not exceed 500 feet.
  - (2) In an RC zone, the panhandle length may not exceed 1,000 feet.
  - (3) The maximum permitted length of a panhandle is subject to variance under § 307 of the Baltimore County Zoning Regulations.
- (f) *Panhandle driveways serving multiple lots.*
- (1) For panhandle driveways serving more than one lot, the developer shall note on the record plat any covenants that provide for common use and maintenance of the panhandle driveway and culvert.
  - (2) A use in common agreement is established if the panhandle driveway serves two or more abutting panhandle lots.
- (g) *Dwelling orientation on panhandle lot.*
- (1) The orientation of the dwelling on each panhandle lot shall be indicated on the Development Plan.
  - (2) The dwelling shall be oriented to establish a desirable relationship between:
    - (i) Each of the proposed dwellings and existing adjacent homes; and
    - (ii) The proposed dwellings themselves.
- (h) *Panhandle driveway and street intersection; requirements.* At the intersection of the panhandle driveway and the street, the following shall be provided by the developer:
- (1) A paved trash collection area that:
    - (i) Is located at the right-side intersection of the panhandle driveway and public road, as the driveway is exited; and
    - (ii) Is at least 16 square feet per dwelling unit served by the panhandle driveway;
  - (2) A mail delivery area that is located at the left intersection of the panhandle driveway and public road, as the driveway is exited; and

(3) Numerical identification of each dwelling served by the panhandle driveway in accordance with § 35-2-206 of the Code.

(i) *Construction of panhandle driveway.*

(1) The panhandle driveway shall be built in accordance with standards established by the Director of Public Works.

(2) The panhandle shall be paved within 1 year of the issuance of the first occupancy permit or before the issuance of the occupancy permit of the last lot to be served, whichever comes first.

(3) In DR zones required utilities shall be provided to all lots to be served by the panhandle before the paving of the panhandle driveway.

(j) *Parking along panhandle driveway.* Parking is not permitted along a panhandle driveway.

(k) *Waiver.* Except as provided in subsections (d) and (e) of this section, the Director of Planning may grant a waiver from any provision in this section or title if the Director finds:

(1) That the size, scope, and nature of the subdivision of land into three or fewer lots for residential single-family dwellings does not justify strict compliance with this section;

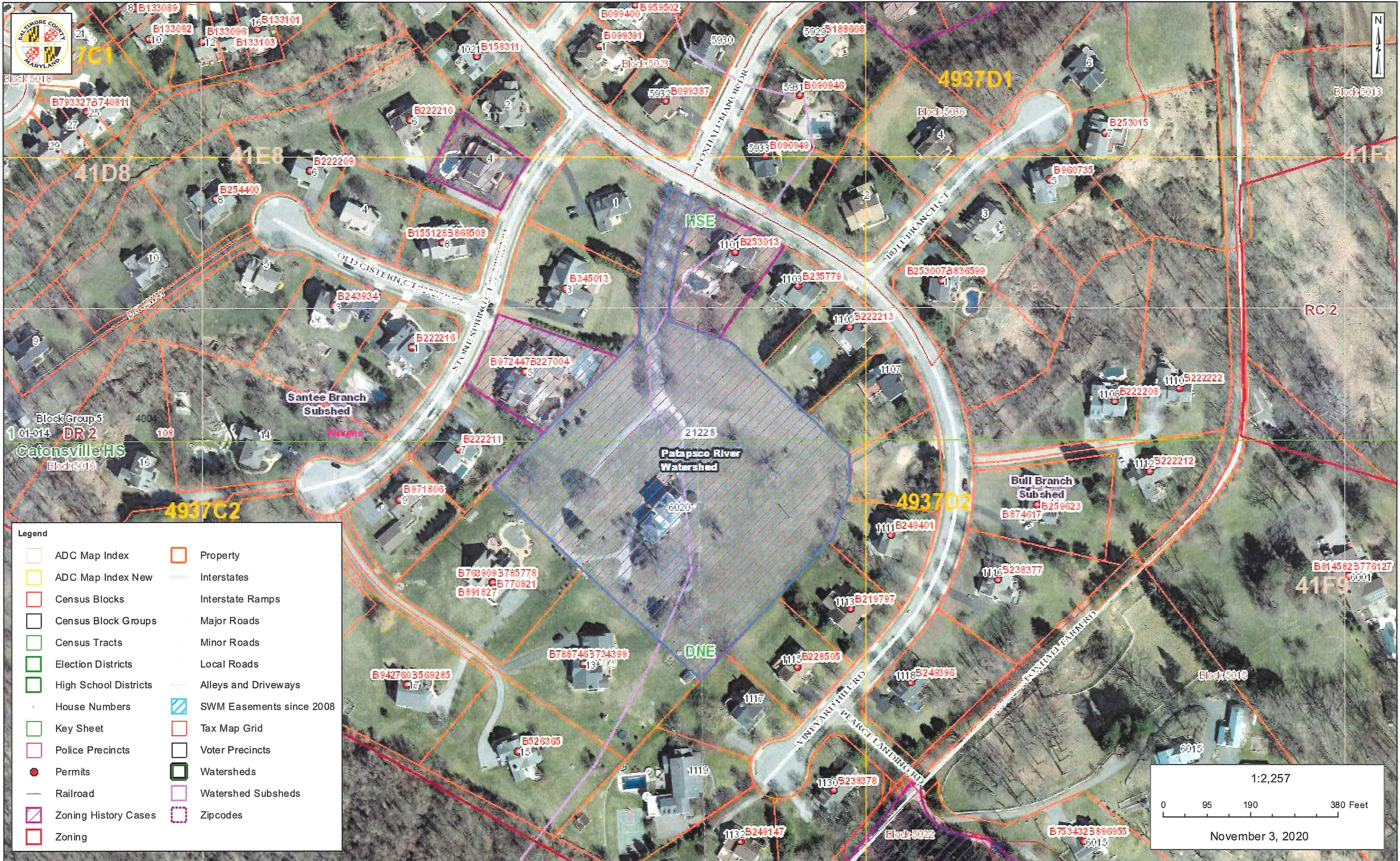
(2) That a waiver would be within the scope, purpose, and intent of this section; and

(3) Compliance with all other county ordinances and regulations.

(1988 Code, §§ 26-168, 26-266) (Bill No. 172, 1989, § 2, 1-26-1990; Bill No. 106, 1990, § 1, 6-29-1990; Bill No. 1, 1992, § 2, 3-2-1992; Bill No. 173-93, § 3, 11-17-1993; Bill No. 61-95, § 1, 6-30-1995; Bill No. 8-96, § 3, 3-23-1996; Bill No. 49-96, § 15, 7-1-1996; Bill No. 38-98, § 4, 6-20-1998; Bill No. 51-99, § 1, 8-26-1999; Bill No. 79-01, § 2, 7-1-2004)

Baltimore County - My Neighborhood

Revised 2020-02-19 SA 2021-10-28 SH



**Legend**

	ADC Map Index		Property
	ADC Map Index New		Interstates
	Census Blocks		Interstate Ramps
	Census Block Groups		Major Roads
	Census Tracts		Minor Roads
	Election Districts		Local Roads
	High School Districts		Alleys and Driveways
	House Numbers		SWM Easements since 2008
	Key Sheet		Tax Map Grid
	Police Precincts		Voter Precincts
	Permits		Watersheds
	Railroad		Watershed Subsheds
	Zoning History Cases		Zipcodes
	Zoning		

1:2,257

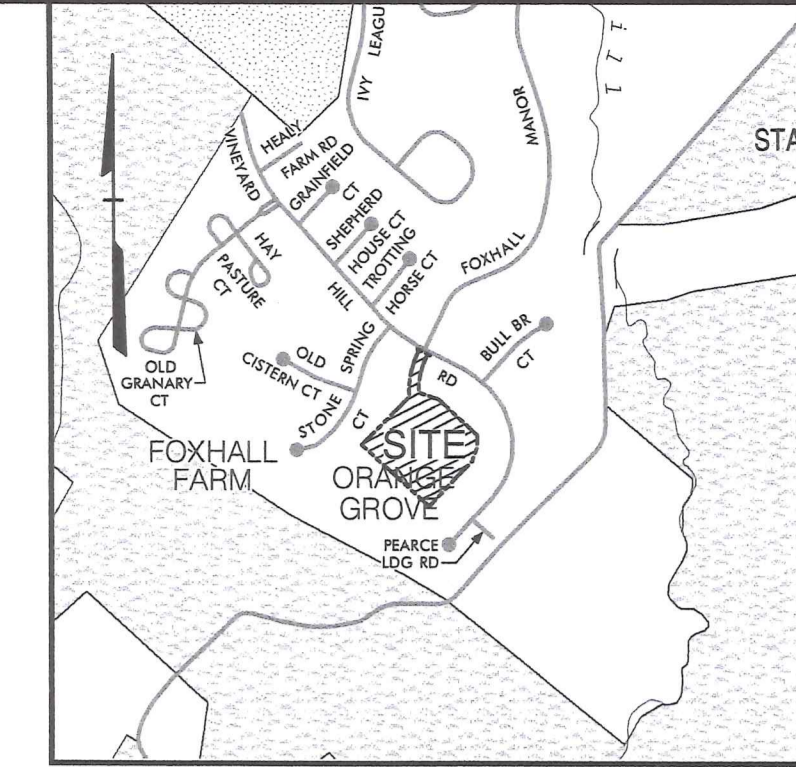
0 95 190 380 Feet

November 3, 2020



**SITE DATA**

- Owner: Terence & Michele Healy  
6020 Foxhall Manor Drive  
Baltimore, Maryland 21228  
Foxhall Manor LLC.  
c/o Gaylord Brooks Realty Co., Inc.  
P.O. Box 400  
14346 Jarrettsville Pike  
Phoenix, MD 21131  
Contact: Steve Smith  
410-667-0800
- Developer: Lot A1  
6020 Foxhall Manor Drive  
Baltimore, MD 21228  
0108 / 0008 / 0801 Lot: A1  
2100014037  
14350/00063
- Address: 1  
5 (Single-family detached)  
DR 2
- Tax Map / Grid / Parcel: Residential  
4004
- Tax Account No: See CRG Plan
- Deed Reference: PN-1
- Existing Parcels: S-1
- Proposed Parcels: Patapsco River
- Existing Zoning: 1
- Proposed Zoning: 1
- Existing Land Use: 1
- Proposed Land Use: 1
- Census Tract: 1
- Density Permitted: 1
- Water Service Area: 1
- Sewer Service Area: 1
- Watershed: 1
- Election District: 1
- Councilmanic District: 1
- The site is located within the U.R.D.L.
- The site is not located within the CBGA or any deficient service map areas.
- Soil lines and types shown are based on the USDA-NRCS soils survey geographic database for Baltimore County published September 10, 2018.
- There are no known endangered species habitats, archeological or historical sites or contaminated areas on the subject property.
- Existing land use within 200' of the site is single-family detached residential.
- Total proposed average daily trips (A.D.T.'S) for this site is 50.
- Forest conservation requirements will be met via offsite banking.
- This property is designated growth tier 1.
- No steep slopes exist onsite.
- All signage will comply with BCZR Section 450.
- There are no known permits associated with this site.
- Previous zoning cases 1998-0341-A and 2020-0219-A are not relevant to the proposed project.



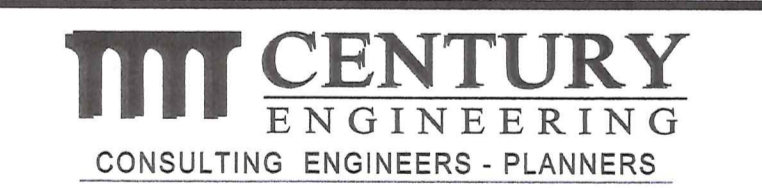
2021-0028-SPH

**LEGEND**

- Existing Minor Contour
- Existing Major Contour
- Soil Line
- Existing Edge of Road
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Existing Drive
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Sewer
- Proposed Water and Fire Hydrant
- Proposed Storm Drain and Inlets
- Proposed Driveway
- Limits of Disturbance
- Proposed Easements

- DATA SOURCES:**
- Planimetrics, offsets topography, and utilities shown are from Baltimore County GIS and Baltimore County construction drawings.
  - Topography shown hereon is based on the Baltimore County GIS portal, Panel 108A1, and "My Neighborhood", obtained in May 2020.
  - Property outline shown is taken from deed information and plats of surrounding properties.

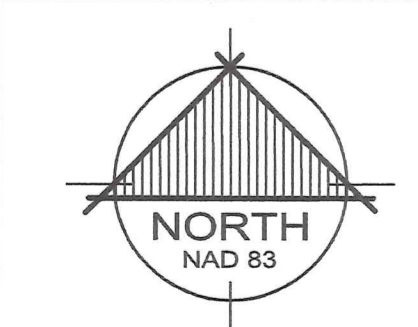
DATE	BY	REVISIONS



Phone: 443.589.2400 Fax: 443.589.2401  
www.centuryeng.com

**Whalen Healy Property (Foxhall Farm)**  
**Plan to Accompany Special Hearing Petition**

PA# 01-0349 Election District: 1 Councilmanic District: 1  
6020 Foxhall Manor Drive  
Baltimore, MD 21228  
Tax Map - 108 Parcel - 801 Lot - 1A  
Tracking # MAJ-2020-00001-A



ISSUE DATES	BASE:	APF
REVIEW: 12/14/2020	DRAWN:	APF
BID:	DESIGNED:	
PERMIT:	CHECKED BY:	
CONSTRUCTION:	DATE CHECKED:	
SCALE:	DRAWING:	
PROJECT NO.: 201019.00		1 of 1

**DELINQUENT ACCOUNTS NOTE**

I, Foxhall Manor, LLC, owner of the subject property, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

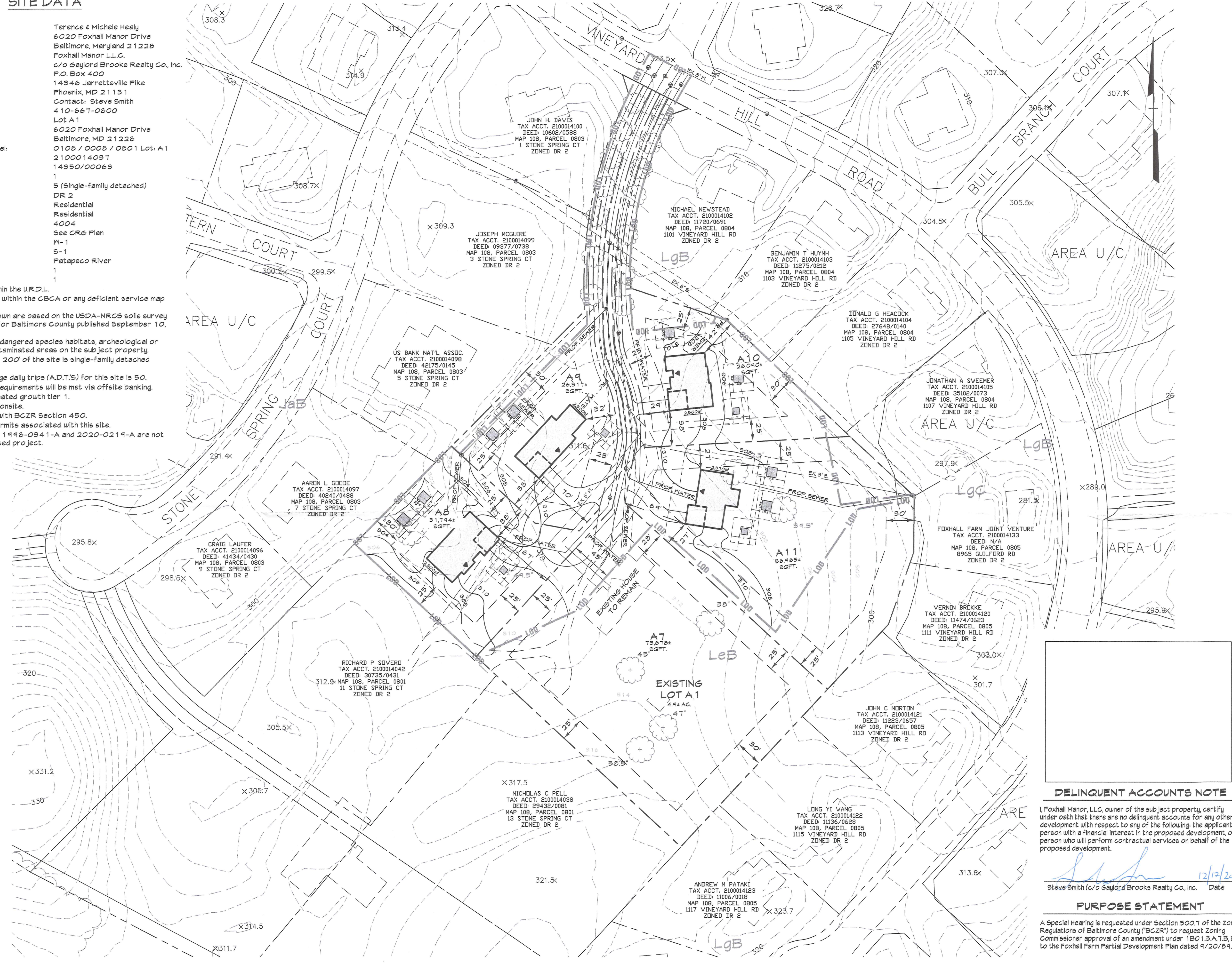
Steve Smith (c/o Gaylord Brooks Realty Co., Inc.) Date 12/17/20

**PURPOSE STATEMENT**

A Special Hearing is requested under Section 500.7 of the Zoning Regulations of Baltimore County ("BCZR") to request Zoning Commissioner approval of an amendment under 1B01.3.A.1.B, BCZR to the Foxhall Farm Partial Development Plan dated 4/20/84.

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE No.: 1008 EXPIRATION DATE: 5/21/21



**PLAN**

SCALE: 1"=50'



T:\2020\Facilities\201019.00\Foxhall\CIVIL\CADD\Drawings\201019.00(5H-01) Special Hearing Petition Planning Dec 16, 2020 9:12:11 am afumtch

Revised 2020-0219-SPH