



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 7, 2023

David Karceski, Esquire – dkarceski@venable.com
Adam Rosenblatt, Esquire arosenblatt@venable.com
Venable, LLP
210 W. Chesapeake Avenue, Suite 500
Towson, MD 21204

RE: **DEVELOPMENT PLAN & ZONING OPINION AND ORDER**
1st Material Amendment – 4th Refinement White Marsh Mall
Aka White Marsh Mall Apartments
PAI #: 14-0110 and 2023-0068-SPHA
Address: 8200 Perry Hall Boulevard

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,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure
c – See Next Page

DEVELOPMENT PLAN OPINION AND ORDER

Page -2-

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IN RE: DEVELOPMENT PLAN HEARING	*	BEFORE THE
& PETITIONS FOR SPECIAL	*	OFFICE OF
HEARING AND VARIANCE	*	ADMINISTRATIVE HEARINGS
(8200 Perry Hall Boulevard)	*	
11 th Election District	*	
6th Council District	*	
1st Material Amendment to the 4th	*	FOR
Refinement White Marsh Mall AKA	*	BALTIMORE COUNTY
White Marsh Mall Apartments	*	
 Bavar Program Group, LLC	*	HOH Case No. 014-0110 &
<i>Owner/Developer</i>		2023-0068-SPHA .

* * * * *

ADMINISTRATIVE LAW JUDGE’S (“ALJ”)
COMBINED DEVELOPMENT PLAN AND ZONING OPINION & ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code (“B.C.C.”). The owner of the subject property, 8200 Perry Hall, LLC, and the developer, Bavar Program Group, LLC (hereinafter “the Developer”), submitted for approval a 10-sheet Bluelined Development Plan (“Plan”) prepared by Morris & Ritchie Associates, Inc., known as the “1st Material Amendment to the 4th Refinement White Marsh Mall a.k.a. White Marsh Mall Apartments.”

The Developer proposes to amend the previous development plan by providing two multi-family building consisting of 516 units with parking structures and surface parking on approximately ± 13.82 acres of land with access on Honeygo Boulevard. The proposed area to be developed is currently occupied by the Sears retail store and surrounding parking lots on the White Marsh Mall site. The proposed buildings are to be 55 ft. ± in height. The development will be done in two phases, with 257 units in phase I and 259 units in phase II. Ancillary parking and amenity open space will be included.

The Developer has also filed Petitions for Special Hearing and Variance as follows:

SPECIAL HEARING: To allow identification signs to be erected on a canopy structure (Sign No. 2) and to project from a building wall (Sign No. 1) as these structural sign types are defined in §§ 450.5.B.3 and 450.5.B.6 of the Baltimore County Zoning Regulations (“BCZR”) rather than be attached to a building wall in a parallel plane to the wall.

VARIANCE:

- 1.) From BCZR § 450.4. Table of Sign Regulations .6(a): To allow a total of 10 identification signs (wall-mounted Sign Nos. 2/3 projecting Sign No.1, and freestanding Sign Nos. 11/12) accessory to a multifamily building with sign areas/faces of 33 sq. ft., 80 sq. ft., 89 sq. ft. and 125 sq. ft. (for a total of 787 sq. ft.) in lieu of the one identification sign permitted for a single road frontage with a sign area face of 25 sq. ft.,
- 2.) From the BCZR § 450.4. Table of Sign Regulations .6(a): To allow freestanding identification signs with a height of 8 ft. in lieu of the permitted 6 ft. (Sign Nos. 11/12),
- 3.) From the BCZR § 450.4. Table of Sign Regulations .6(a): To allow an identification sign to be installed on the top of a canopy (enclosed vestibule entrance) a distance of 11 ft. from the wall and a distance of 2.5 ft. above the vertical face of the canopy in lieu of the requirement that the sign be wall-mounted (Sign No.2),
- 4.) From the BCZR § 450.4. Table of Sign Regulations .3: To allow freestanding directional signs with sign areas/faces of 10 sq. ft. each in lieu of the permitted 8 sq. ft. and to allow the multi-family community name/logo on a directional sign to exceed 30% of the total sign area (Sign No. 10),
- 5.) From the BCZR § 450.5.B.6.a(2): To allow the top of a projecting identification sign to be 43 ft. from the base of the wall below the sign in lieu of the permitted 25 ft. in height (Sign No. 1), and
- 6.) From the BCZR § 450.5.B.6.b: To allow a projecting identification sign to extend horizontally from the wall to which it is affixed a distance of 6 ft. in lieu of the permitted 4 ft. (Sign No. 1).

Details of the proposed development are more fully depicted on the Bluelined 10-sheet Development Plan that was marked and accepted into evidence as Developer’s Exhibit 1. The

property was properly advertised and posted with the Notice of Hearing Officer's Hearing and Notice of Zoning Hearing for 20 working days prior to the hearing in order to inform all interested citizens of the date and location of the hearing. The undersigned conducted a WebEx virtual Hearing Officer's Hearing on August 25, 2023 beginning at 10:00 a.m.

The Developer, Robert Bavar, attended the Hearing Officer's Hearing (HOH) in support of the Plan. Also in attendance on behalf of the Developer were Joshua Sharon, P.E. of Morris & Ritchie Associates, Inc., Daniel McCauley, AIA of the Martin Architectural Group, Brian Reetz, PLA of The Design Collective, and Mickey Cornelius, PTOE of The Traffic Group. David Karceski, Esquire and Adam Rosenblatt, Esquire with Venable, LLP, represented the Developer. Several citizens from the area also attended the hearing, including Pat Keller, the former Director of DOP and the current President of the Perry Hall Improvement Association ("PHIA").

COUNTY AGENCY WITNESSES

All witnesses were sworn in. Numerous representatives of the various Baltimore County agencies who reviewed the Plan attended the hearing, including the following individuals from the Department of Permits and Development Management: John Krach, Project Manager, James Hermann on behalf of both Development Plans Review ("DPR") and Recreation and Parks ("R&P"), LaChelle Imwiko from Real Estate Compliance, and Christina Frink, Office of Zoning Review ("OZR"). Also appearing on behalf of the County were Eugene Cauley representing both DPR and the Department of Public Works and Transportation ("DPW&T"), Jeff Livingston from the Department of Environmental Protection and Sustainability ("DEPS"), and Brett Williams from the Department of Planning ("DOP").

The role of the reviewing County agencies in the development review and approval process is to perform an independent and thorough review of the Development Plan as it pertains to their

specific areas of concern and expertise. The agencies specifically comment on whether the Plan complies with all applicable Federal, State, and/or County laws, policies, rules and regulations pertaining to development and related issues. In addition, these agencies carry out this role throughout the entire development plan review and approval process, which includes providing input to the Hearing Officer either in writing or in person at the hearing. Continued review of the Plan is undertaken after the HOH during the Phase II review of the project. This continues until a plat is recorded in the Land Records of Baltimore County and permits are issued for construction.

The first agency witness was Jim Hermann. He submitted the approved Schematic Landscape Plan (County Exhibit 1), the Landscape Manual Tabulations (County Exhibit 2) and the approved Local Open Space Waiver (County Exhibit 3). He explained that a Final Landscape Plan will need to be approved in Phase II of the project. Regarding the Open Space Waiver, he testified that the proposed 516 apartment units require 516,000 sq. ft. of open space. However, as explained in the Waiver Request submitted by the Developer, only 57,660 sq. ft. of open space is feasible at this site. Therefore there is a deficit of 458,340 sq. ft. Mr. Hermann explained that a \$5000.00 fee in lieu is required for each 25 units for a total fee in lieu in the amount of \$95,000.00. He recommended approval of the Plan on behalf of his agencies.

Eugene Cauley testified next. He explained that all but one of the issues identified by DPR and DPW&T had been addressed and satisfied by the Developer. He explained that the Developer was still working with DPW&T on the design of a crosswalk from the site across the ring road and Honeygo Boulevard. Subject to the resolution of that issue he also recommended approval of the Plan. Mr. Karceski explained that Mr. Cornelius is coordinating the crosswalk design with Kris Nebre, Chief of the County's Traffic Engineering Division, and that the Developer has added a

bluelined note to the Plan acknowledging that Traffic Engineering will have final approval authority over the design and installation.

Jeff Livingston testified next. He explained that he was representing three sub-agencies of DEPS: Environmental Impact Review, Ground Water Management and Storm Water Management. He explained that all DEPS issues had been addressed by the Developer in the Plan and that DEPS recommends approval of the Plan. Christina Frink then testified that the Office of Zoning Review also recommends approval of the Plan.

Brett Williams testified on behalf of DOP. He explained that the DOP Director, Stephen Lafferty, had submitted the Hearing Officer Hearing report on May 17, 2023, and that the Director recommends approval of the Plan. He explained that DOP found that the proposed apartment buildings are in conformance with the 2020 Master Plan's "T5" "urban center" designation for this site. He further explained that the Plan conforms with the Eastern Baltimore County Revitalization community plan and that DOP is also working with the White Marsh Mall Task Force on the final design approval for this site. He then submitted the School Impact Analysis ("SIA") (County Exhibit 4), which was approved by the DOP as being in compliance with BCC § 32-6-103 as of the filing date of February 22, 2023. The projected enrollment for the relevant schools as a percentage of the state rated capacity is as follows:

- Rossville Elementary School: 102.2 %
- Parkville Middle School: 98.16%
- Overlea High School: 116.72%
- Kenwood High School: 102.55%

He explained that although Overlea High is slightly over the 115% limit that DOP still finds that the Plan should be approved due to the excess capacity at Kenwood High. Finally, he explained that DOP believes that the all of the requested sign variances are necessary and appropriate for the proper design of the project. He recommended approval of the Plan on behalf

of DOP.

In sum, all agency witnesses testified that the Plan is in conformance with the development regulations and all recommended approval, subject only to the final approval of the crosswalk design. They also recommended approval of the requested signage variances.

COMMUNITY TESTIMONY

As noted above, Pat Keller, the President of the Perry Hall Improvement Association (“PHIA”), testified in support of the proposed development. He lauded the Development team’s responsiveness to PHIA’s concerns and input throughout the process, starting with their willingness to hold an in-person Community Input Meeting. He also noted that the Developer agreed to prepare a full Pattern Book even though this would not have been specifically required under BCZR § 260 for this development. Mr. Keller then explained that the Developer has worked with PHIA to design the Perry Hall Memorial Park (Developer’s Exhibit 9) which will honor veterans from the Perry Hall area who have served in foreign wars. He explained that it is the shared desire of both the PHIA and the Developer that the Local Open Space fee in lieu will be spent entirely on the construction of this Memorial Park.¹

Finally, Mr. Keller explained that the only remaining concern that PHIA has is that a safe pedestrian crosswalk be constructed from this proposed apartment complex across both Ring Road and Honeygo Blvd. to the entrance of the Avenue of White Marsh.

DEVELOPER’S CASE

The Developer’s first witness was Joshua Sharon, the lead engineer on the project. His *curriculum vitae* was admitted as Developer’s Exhibit 2 and he was accepted as an expert in

¹ Mr. Karceski noted that Mr. Bavar has agreed to make up the 20% of the LOS fee in lieu that would otherwise be deducted for “Neighborspace” funding in accordance with BCC § 32-6-108 (f) (3) so that full fee in lieu amount can be used on construction of the Memorial Park.

engineering and in the Baltimore County zoning and development regulations. He explained the 10 sheet Bluelined Plan in detail.

The first sheet of the Plan is the existing County Review Group (“CRG”) Plan that was approved in 1990 for the White Marsh Mall project. This parcel was rezoned from DR 5.5 to BM-CT in 1971 and has retained that zoning ever since. There are no density limitations for this zoning other than floor area ratios, and this development proposes only a fraction of the permitted floor area ratio. The proposed apartment buildings will be constructed on what is now the vacant Sears retail store and parking lots. A total of 516 units are proposed – 259 in one building and 257 in the other. No bulk area, setback or parking variances are being requested. In accordance with the development regulations two access points will be provided on the Ring Road. Mr. Sharon identified Sheet 5 of the Plan as the concept storm water management plan. He noted that the existing Sears complex has no storm water management facilities as none were required when it was built. The proposed Plan provides micro bio-retention structures, underground sand filter systems, and suitable outfalls. The project will tie into sewer and storm water mains under Honeygo Blvd.

He then identified Sheet 7 as the Open Space plans, which will provide approximately 57,000 sq. ft. of private open space which will be built and maintained by the Developer/Owner. In addition he identified Sheet 10 as the Amenity Open Space that is being provided as required in this BM-CT zone. This will include courtyards with numerous amenities in the center of both buildings, a pool, and a dog park. With regard to the issue of the crosswalk over to the Avenue at White Marsh he explained that DPW&T has sole authority for approval of the design and installation. However, he expressed confidence that the Development team has a safe design

solution that will ultimately be approved.² In conclusion he testified that in his expert opinion this proposed Plan meets all Baltimore County development regulations and should be approved.

Finally, Mr. Sharon explained the numerous signage variances that are requested. He detailed the many unique challenges posed by this site, which is long and rectangular and is completely encircled by the Ring Road. The sign variances are necessary for proper identification of the buildings and amenities and for wayfinding on this 13 acre parcel. He noted that the DOP agrees that the requested sign variances are necessary and appropriate and that the sign designs, colors, and materials tie in with the overall design of the development and will have no adverse impacts.

The next witness for the Developer was Daniel McCauley, the lead architect. His *curriculum vitae* was admitted as Developer's Exhibit 11 and he was accepted as an expert in the field. He identified and described in detail the Pattern Book, which was admitted as Developer's Exhibit 12. He explained that the apartments will be four stories high and constructed of 30% masonry materials and 70% siding and trim. The materials and designs are compatible with the surrounding development, including the Avenue at White Marsh. He described the goal of "futureproofing" the design so that it remains compatible and relevant as more of the area is developed. The buildings have "strong patterns" of design and are "highly articulated." There will be 484 parking spaces for each building in four level garages. Mr. McCauley described all the open space amenities in detail.

Next to testify was Brian Reetz the landscape architect. His *curriculum vitae* was admitted as Developer's Exhibit 13. He was accepted as an expert in his field and in the Baltimore County development regulations, including the Landscape Manual. He identified the Schematic Landscape

² Mr. Sharon also identified Developer's Exhibit 6 as County Council Bill No. 9-22 which amended BCZR § 235B.1 to permit first floor apartment residences on this parcel.

Plan as Developer's Exhibit 14 and he described the landscape design features in detail.

The Developer's final witness was the traffic engineer, Mickey Cornelius. His *curriculum vitae* was admitted as Developer's Exhibit 15 and he was accepted as an expert in the fields of traffic safety and engineering. He identified the extensive traffic impact study he prepared as Developer's Exhibit 16. He noted that the subject site is not within a failing traffic shed, although he acknowledged that the intersection of Rte. 43 and Honeygo Blvd. is currently rated a "D." Regarding that intersection he explained that the State Highway Administration ("SHA") has recently constructed additional turn lanes that should improve traffic flow. In his opinion the next traffic study done by the County should show substantial improvement at this intersection. He described his methodology and the resulting data in detail and he concluded that in his expert opinion the existing road network in the area can accommodate this proposed development.

Finally, Mr. Cornelius explained the proposed crosswalk design depicted in Developer's Exhibit 17, which calls for raised traffic calming crosswalks and a "Hawk" light signal that can be activated by pedestrians. He explained that he is continuing to work with the Traffic Engineering division of DPW&T and acknowledged that they have final authority over the exact location and design of the proposed crosswalk.

Mr. Karceski moved that all of Developer's exhibits be admitted into evidence and that concluded the Developer's case.

FINDINGS AND FACT AND CONCLUSIONS OF LAW

The Administrative Law Judge, sitting as the hearing Officer in review of development plans, has only those powers delegated by statute. BCC, Sec. 32-4-229 *mandates* that a Hearing Officer grant approval of a development plan which meet all of the 4 development rules, regulations and applicable policies as follows:

Hearing Officer ***shall grant approval*** of a development plan that complies with these development regulations and applicable policies, rules and regulations.

Stated conversely, a Hearing Office may not deny a development plan which meets all of the development rules, regulations and applicable policies.

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).

The role of the County agencies in the development process is to perform an independent and thorough review of the development plan as it pertains to their specific areas of expertise and responsibility. As in most cases, in this case the agencies reviewed numerous iterations of the development plan as the Developer refined the Plan in response to agency and community comments during the course of the development process leading up to the Hearing Officer Hearing. The final 10 sheet Bluelined Development Plan (Developer's Exhibit 1) is the Plan that the agencies have recommended for approval. These agencies will continue to review and require refinement of the Plan as necessary during Phase II review of the project. This review and approval process will culminate with the recordation of a final development plat in the Land Records of Baltimore County and the issuance of construction permits.

As detailed above, the Developer presented four expert witnesses and 18 Exhibits in support of their proposal. Each of these experts testified that the Plan meets or exceeds all laws and regulations. The testimony and evidence demonstrates the quality and compatibility of the proposed two building apartment community. The only variances requested relate to the signage

throughout the development and these variances have been deemed necessary and appropriate by the DOP. Indeed, all the county agencies have recommended approval of the Plan. Finally, the President of the PHIA testified on its behalf and expressed full community support for the project.

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 7th day of **September, 2023**, that the **“1st Material Amendment to the 4th Refinement White Marsh Mall Aka White Marsh Mall Apartments”** Bluelined Development Plan, marked and accepted into evidence as Developer’s Exhibit 1, be and is hereby **APPROVED**, subject to the conditions noted below.

IT IS FURTHER ORDERED that the Petition for Variance as follows:

- 1.) From BCZR § 450.4. Table of Sign Regulations .6(a): To allow a total of 10 identification signs (wall-mounted Sign Nos. 2/3 projecting Sign No.1, and freestanding Sign Nos. 11/12) accessory to a multifamily building with sign areas/faces of 33 sq. ft., 80 sq. ft., 89 sq. ft. and 125 sq. ft. (for a total of 787 sq. ft.) in lieu of the one identification sign permitted for a single road frontage with a sign area face of 25 sq. ft.,
- 2.) From the BCZR § 450.4. Table of Sign Regulations .6(a): To allow freestanding identification signs with a height of 8 ft. in lieu of the permitted 6 ft. (Sign Nos. 11/12),
- 3.) From the BCZR § 450.4. Table of Sign Regulations .6(a): To allow an identification sign to be installed on the top of a canopy (enclosed vestibule entrance) a distance of 11 ft. from the wall and a distance of 2.5 ft. above the vertical face of the canopy in lieu of the requirement that the sign be wall-mounted (Sign No.2),
- 4.) From the BCZR § 450.4. Table of Sign Regulations .3: To allow freestanding directional signs with sign areas/faces of 10 sq. ft. each in lieu of the permitted 8 sq. ft. and to allow the multi-family community name/logo on a directional sign to exceed 30% of the total sign area (Sign No. 10),
- 5.) From the BCZR § 450.5.B.6.a(2): To allow the top of a projecting identification sign to be 43 ft. from the base of the wall below the sign in lieu of the permitted 25 ft. in height (Sign No. 1), and

6.) From the BCZR § 450.5.B.6.b: To allow a projecting identification sign to extend horizontally from the wall to which it is affixed a distance of 6 ft. in lieu of the permitted 4 ft. (Sign No. 1),

BE, and hereby **ARE GRANTED**.

The relief granted herein shall be subject to the following:

1. The Developer shall continue to work with and obtain final approval from DPW&T for the crosswalk connection to The Avenue at White Marsh as detailed in Developer's Exhibit 17.
2. It is the intent of this Order that the \$95,000.00 Open Space fee in lieu (less the 20% Neighborspace allocation) be directed exclusively to funding for the Perry Hall Memorial Park as detailed in Developer's Exhibit 9. It is further Ordered that, as agreed to by the Developer, Robert Bavar, that Developer shall pay an additional \$19,000.00 toward the Memorial Park in order to offset the twenty percent "Neighborspace" deduction required by BCC § 32-6-108 (f) (3).

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


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/ dlm - dlw

CERTIFICATE OF POSTING

2023-0068-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

8200 Perry Hall, LLC

August 25, 2023

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: _____

8200 Perry Hall Boulevard ***SIGN 1***

August 1, 2023

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



Sincerely,

 August 1, 2023
(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

2023-0068-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

8200 Perry Hall, LLC

August 25, 2023

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: _____

8200 Perry Hall Boulevard ***SIGN 2***

August 1, 2023

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



Sincerely,

August 1, 2023

(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

2023-0068-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

8200 Perry Hall, LLC

August 25, 2023

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: _____

8200 Perry Hall Boulevard ***Groups 1 & 2***

August 1, 2023

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



Sincerely,

August 1, 2023

(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

2023-0068-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

8200 Perry Hall, LLC

June 15, 2023

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: _____

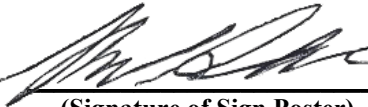
8200 Perry Hall Boulevard *Groups 1 & 2*

May 26, 2023

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



Sincerely,

 May 26, 2023
(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)