



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

May 22, 2024

Patsy Malone, Esquire – pamalone@venable.com
Venable, LLP
210 W. Chesapeake Avenue, Suite 500
Towson, MD 21204

RE: **DEVELOPMENT PLAN OPINION AND ORDER**
Weaver Fields – PAI Case Nos. 15-1041 and 2024-0090-SPH
Address: Campbell Boulevard & Rohe Farm Lane

Dear Ms. Malone:

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,



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure
C: *See Next Page*

DEVELOPMENT PLAN OPINION AND ORDER

Weaver Fields – PAI Case Nos. 15-1041 and 2024-0090-SPH

Page 2

- c: John Stamato - johnstamato@riberadev.com
Ed Gold - EGold@goldstoneproperties.com
Richard Gold - rgold@goldstoneproperties.com
Mike Coughlin - MCoughlin@mragta.com
Katharine Barnes - KBarnes@mragta.com
Matt Jennette - mjennette@gtaeng.com
Mark Keeley - mkeeley@traffic-concepts.com
Craig Carlson - mdnewhomebuilder@gmail.com
Jeff Livingston jlivingston@baltimorecountymd.gov
Earl Wrenn ewrenn@baltimorecountymd.gov
Tracy Scheuing tmorrow@baltimorecountymd.gov
Vishnu Desai vdesai@baltimorecountymd.gov
Kiran Patel kpatel@baltimorecountymd.gov
Teresa Eller TEller@mdot.maryland.gov
Mitch Kellman mjkellman@baltimorecountymd.gov
James Hermann jhermann@baltimorecountymd.gov
LaChelle Imwiko limwiko@baltimorecountymd.gov
Jenifer Nugent jnugent@baltimorecountymd.gov
Krystal Patchak kpatchak@baltimorecountymd.gov
David Blenman - dblenman@baltimorecountymd.gov
Darryl Putty - dputty@baltimorecountymd.gov
Ed and Richard Gold rgold@goldstoneproperties.com
Jen Hurley - jtaylor@jhmi.edu
Jennifer Frankovich jfrankovich@baltimorecountymd.gov
John Krach jkrach@baltimorecountymd.gov
Katharine Barnes kbarnes@mragta.com
Lisette Stamato lstamato@aol.com
MELVIN L KNIGHT mknight@cbmove.com
Matt Jennette mjennette@gtaeng.com
Michael Coughlin mcoughlin@mragta.com
Sean Davis sdavis@mragta.com
TA rainbows1957@hotmail.com
Taylor Bensley tbensley@baltimorecountymd.gov
Teddy Ziolkowski tziolkowski@mragta.com
Weida Stoecker wstoecker2@gmail.com
Zach Brown zwbrown@mragta.com

IN RE: DEVELOPMENT PLAN HEARING &	*	BEFORE THE OFFICE OF
PETITION FOR SPECIAL HEARING		
15 th Election District	*	ADMINISTRATIVE HEARINGS
5 th Council District		
Campbell Boulevard & Rohe Farm Lane	*	FOR
WEAVER FIELDS	*	BALTIMORE COUNTY
Campbell Boulevard & Rohe Farm Lane		
	*	CASE NOS. 15-1041 AND
Ribera Development, LLC,		2024-0090-SPH
<i>Owner/Developer</i>	*	

* * * * *

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”). Ribera Development LLC, Owner/Applicant (herein known as “Developer”) submitted for approval a 9-sheet Development Plan (the “Bluelined/Redlined Development Plan”) prepared by Michael G. Coughlin from Morris & Ritchie, Associates Inc. known as the “Weaver Fields Project” (the “Property”). The Developer proposes to develop 102 duplex units and 52 single family units on 54.89 acres with access off of Campbell Blvd.

Along with the development plan, the Developer has filed a Petition for Special Hearing from Baltimore County Zoning Regulations (“BCZR”), §§1B01.3 and 500.7 to amend the 4th Amended (or more recently approved) Final Development Plan (“FDP”) for Rohe Farm to remove Parcel A.

In accordance with BCC, §32-4-201 *et seq.*, a Concept Plan Conference (“CPC”) was held on October 27, 2022. A Community Input Meeting (“CIM”) was held on November 2, 2022. A Development Plan Conference (“DPC”) was held on September 20, 2023.

The development and zoning cases were considered as a combined hearing as permitted by BCC, §32-4-230. Details of the proposed development are more fully depicted on the Bluelined/Redlined Development Plan. (Dev. Ex. 1). On April 3, 2024, 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. A public virtual WebEx hearing in lieu of an in-person public hearing was conducted on May 2, 2024 at 10:00 a.m.

Testifying on behalf of the Developer was Michael G. Coughlin, P.E. of Morris & Ritchie Associates, Inc., the engineering firm which prepared the Bluelined/Redlined Development Plan. Mark Keeley of the Traffic Concepts and Expert Environmental Scientist, Matt Jennette of Geotechnology Associates also testified. Patsy Malone, Esquire and Venable LLP represented the Developer. Protestant Weida Stoecker testified in opposition to the proposed Development.

AGENCY WITNESSES

Numerous representatives of the various Baltimore County agencies who reviewed the Plan and attended the hearing, including the following individuals from the Department of Permits, Approvals and Inspections ("PAI"): Darryl D. Putty, the Project Manager; James Hermann on behalf of Development Plans Review ("DPR") and Department of Recreation and Parks ("R&P"); LaChelle Imwiko from Real Estate Compliance ("REC"); and Mitchell Kellman from the Office of Zoning Review ("OZR"). Also appearing on behalf of the County was Jeff Livingston from the Department of Environmental Protection and Sustainability ("DEPS"), Kiran Patel of DPR provided comments from the Department of Public Works & Traffic ("DPWT") and Krystle Patchak appeared on behalf the Department of Planning ("DOP").

On behalf of REC, LaChelle Imwiko testified that she reviewed the Bluelined/Redlined Development Plan dated April 23, 2024. Ms. Imwiko confirmed that all DPC comments requested

by REC to be made by the Developer appear on the Bluelined/Redlined Development Plan. (County Ex. 7)

Kiran Patel testified on behalf of DPR in regard to roadways, sidewalks, floodplains, storm drains, water and sanitary sewer systems. DPR prepared an HOH Report dated April 24, 2024 which indicates there must be a final approval of a drainage diversion analysis and verification of the size of the culverts on Campbell Blvd. Mr. Patel explained that all other DPC comments were addressed and DPR recommended approval of the Bluelined/Redlined Plan Development Plan. (County Ex. 8). Developer's expert, Mr. Coughlin verified that a drainage diversion analysis had been submitted to DPWT and was waiting final approval. (County Ex. 12). The record was held open until May 8, 2024 for the submittal of this final approval. Such approval was received and entered into evidence in the form of a May 2, 2024 correspondence from Acting Director of DPWT, Lauren T. Buckler. (County Ex. 13)

Jim Hermann, the Baltimore County Landscape Architect, testified that he approved the Schematic Landscape Plan on November 26, 2024 and, as a result, DPR recommended approval of the Bluelined/Redlined Development Plan. (County Ex. 5). He further testified that pursuant to BCC §32-6-108(c), the project requires that 154,000 feet of open space be provided. Mr. Hermann explained that the Developer's proposed open space includes 3 areas on the east side of Campbell Blvd. and 2 areas on the west side. These areas total 210,783 sq. ft. and exceed the amount of open space required. As a result, Mr. Hermann confirmed REC's approval of the proposed open space and its compliance with BCC §32-6-108(d). (County. Ex. 6).

Mitchell Kellman testified on behalf of OZR and prepared a memorandum dated February 13, 2024 and a revised memorandum dated April 30, 2024, which indicate that OZR reviewed the Bluelined/Redlined Development Plan dated April 24, 2024 and that all issues raised by OZR have

been addressed. (County Ex. 10). Mr. Kellman's memorandum addressed the specifics regarding the removal of Parcel A from the Rohe Farm Development Plan, confirming that with the incorporation of this parcel into the Weaver Fields development, there is sufficient residential density for the proposed 154 dwelling units.

In preparation for the HOH, Krystle Patchak provided a DOP HOH Report dated April 22, 2024, outlining the issues reviewed by DOP. (County Ex. 1). DOP reviewed the School Impact Analysis ("SIA") pursuant to BCC, §32-6-103, with a filing date of August 17, 2023. Ms. Patchak explained that the projected enrollment for Kenwood High School and Middle River Middle School were under the State Rated Capacity ("SRC") of 107.22%, and 111.62% respectively. Vincent Farm Elementary School was above SRC at 149.78%, while neighboring Chase Elementary School was at 99.93% SRC.

Ms. Patchak further testified that the Weaver Fields property is located in the Middle River Design Review Panel Area. She explained that the project was reviewed by the Design Review Panel on September 13, 2023 and final approval was granted via a follow-up administrative review on December 18, 2023. (Dev. Ex. 8)

Ms. Patchak explained that a modification was requested to grant an exception to certain requirements contained in the BCZR, §260. This request relates specifically to the standard outlined in §260.6.B of the Manual of Regulations and apply to the single-family semi-detached (duplex) or "villa" style units. This requested modification noted that each villa (30-ft.-wide units) is proposed to have a two-car garage. She explained that the Developer proposes to use a 16-ft., single panel garage door on these units, which would constitute 54% of the total width of the unit frontage. This exceeds the maximum 45% allowed in the Manual of Regulations, §260.6B.3. Ms. Patchak noted that the DOP is in support of this modification conditioned upon each of the villas

being required to have a front porch with a minimum depth of 6 feet and to utilize an architectural grade carriage-style garage door and explained that this housing product type is unique to the area and Baltimore County as a whole with its attractive options of single-floor living and the convenience of a two-car garage and various amenities.

Regarding Developer's request for Special Hearing, Ms. Patchak testified that the neighboring Rohe Farm Development Plan was approved in 1990. The final Development Plan included a 21.19-acre parcel listed as a "provisory section" (Parcel A), this parcel being the subject of the relief requested in the instant case. Ms. Patchak explained that a "provisory section" is an antiquated definition in the Baltimore County Zoning Regulations that was designed for instances when a DR zoned property was subdivided. This "provisory section" provided a notice that the site could possibly be developed as a "Section 2" at a later date. Rohe Farm never expanded to include a second section, however the corresponding density for this parcel was still available for development. Ms. Patchak stated that DOP has no objections to the requested Special Hearing.

Finally, Ms. Patchak testified that pursuant to BCZR §260 the Director of the Department of Planning had made the finding after reviewing the pattern book that the development is consistent with the spirit and intent of BCZR §260 and recommended that the Weaver Fields Development Plan be approved.

Jeff Livingston testified on behalf of 3 sections within DEPS: (1) Ground Water Management ("GWM"); (2) Stormwater Management ("SWM"); and (3) Environmental Impact Review ("EIR"). A DEPS HOH Report dated April 30, 2024 was provided which confirmed that none of the 3 departments had any open issues and that DEPS recommended approval of the Bluelined/Redlined Development Plan. (County Ex. 9). During the HOH hearing, Mr. Livingston reviewed the Bluelined/Redlined Development Plan and confirmed that all previous comments had

been specifically addressed on the plan.

DEVELOPER'S CASE

The first witness for the Developer was Michael Coughlin, PE, who was accepted as an expert in civil engineering, with special knowledge of land planning; of the relevant provisions of the BCZR; in BCC, Titles 32 and 33; in development policies; and in general design and general compliance with land use and development regulations. (Dev. Ex. 4) Mr. Coughlin testified as to the development proposal in detail as shown on both the Bluelined/Redlined Development Plan (Dev. Ex. 1) and the project's Pattern Book. (Dev. Ex. 2). Using an aerial geographic information system, ("GIS") photograph, he explained that the Property is inside the Urban Rural Demarcation Line ("URDL") and will connect to public water and sewer. (Dev. Ex. 5). He explained that the subject lot consist of two separate parcels – Rohe Parcel A – located on the northwest side of Campbell Blvd., and the Stoecker Property located in the southeast side. The subject property consists of 54.89 unimproved acres in total. The property was previously landlocked before the extension of Campbell Blvd. In building the Campbell Blvd extension, Baltimore County had provided four curb extensions off Campbell Blvd. near the subject site which anticipates roadways to potential development.

Mr. Coughlin testified that the area surrounding the subject site includes White Marsh Blvd., Rt. 43 to the northeast, the Windlass Farms residential development to the northeast, and the Rohe Farms development to the northwest. The property is located in the Middle River Whitmarsh Area of Baltimore County which has seen recent residential and commercial development along Rt. 43 approaching Eastern Blvd.

Mr. Coughlin testified to housing types found in the pattern book. (Dev. Ex. 6) He described that the development will consist of a mixture between "villa" (duplex units) and single-

family dwellings. The 102 villa-style units are unique to the area and will feature first floor master bedrooms and two car-front loading garages. The remainder of houses will be single family dwellings with two car garages and optional first floor master bedrooms. These single-family houses will be located on 75 ft. wide lots.

Mr. Coughlin explained that the villa units require a Modification of Standards in regards to the size of the villa garage doors. Mr. Coughlin explained that the Developer was proposing a 16-foot, single panel garage door on these units, which would constitute 54% of the total width of the unit frontage. This percentage exceeds the maximum 45% allowed in the Manual of Regulations, §260.6B.3. He notes that §260.6.B.7 of the Manual states “The Director of Planning shall have the right to grant exceptions to the applicable regulations when a new housing product has been successful in other parts of the United States and there is desire to make the same product available to the citizens of Baltimore County.” Mr. Coughlin explained that the Developer anticipates greater demand for this type of product due to higher level of privacy and age-appropriate amenities. Similar products have been successful elsewhere in Maryland and throughout the County. (Dev. Ex. 6 & 7)

Mr. Coughlin testified to the roadways within the development being 52 ft. wide with 5 ft. wide sidewalks on both sides of the streets. Additionally, each side will have a 6-ft. landscaping strip. As previously explained by Mr. Hermann, Mr. Coughlin further described the 5 separate open space areas on the site: 2 will be located on the Rohe Farm portion of the development, with 3 being on the southeastern side of Campbell Blvd. This open space will include pocket parks, walking trails, benches, and pickle ball courts. Part of the open space adjacent to the Windlass Run Development will be transferred to, and maintained by Baltimore County and incorporated into the walking trails already present there. A walking bridge will be provided over Campbell

Blvd. connecting both sides of the development with a walking path.

Mr. Coughlin explained that a concept storm water management plan had been completed which includes the addition of two separate gravel wetlands, on the north and south side of the development. There is no storm water management currently present on the site. Mr. Coughlin further explained that an additional development-level storm water management plan may be required in addition to the final storm water plan that is required for final approval. He opined that water from the proposed development will be captured, held and released at a rate that will not negatively impact downstream properties. Additionally, he opined that the development will comply with all environmental regulations, except for the special variance regarding one specimen tree.

In regards to the requested zoning relief, Mr. Coughlin explained how the sole purpose of the Request for Special Hearing was to remove 21.19 acres of the “provisory section” from the previously approved Rohe Farm Project. (Dev. Exs. 14 & 14a) Mr. Coughlin testified that no changes were being made to the Rohe Development in that it had been in existence for many years and the amendment to the Rohe Development Plan was only to remove the “provisory section” and incorporate it into the Weaver Fields Development. He described the amendment as a procedural step for the addition of a plan note to be seen by those researching the Rohe Farm development in the future. Mr. Coughlin testified that the proposed amendment was not in conflict with the Comprehensive Manual of Development Policies (“CMDP”).

In summation, Mr. Coughlin opined that the Weaver Field Development complied with the development regulations contained in the Baltimore County Code as well as other applicable County policies rules and regulations concerning development.

Next to testify on behalf of the Developer was expert environmental scientist, Matt Jennette of Geotechnology Associates. Mr. Jennette worked on the wetland delineation and forest conservation tasks for the proposed development. Mr. Jennette offered testimony regarding Developer's request for Special Variance to remove one specimen tree, offering into evidence an application for Special Variance pursuant to §33-6- 616(d)(1). (Dev. Ex. 12.) Mr. Jennette explained that there are 23 specimen trees on the subject property, but only one is proposed for removal. Fifteen of the specimen trees are grouped together along the southeastern property boundary, and the other nine, including the one proposed for removal, are scattered across the property. Mr. Jennette explained that there are 6 criteria listed in BCC, §33-6-116(d) and (e) that must be used to evaluate the variance request. One of the criteria under §33-6-116(d) must be met, and all three of the criteria under subsection 33-6-116(e) must be met in order to approve the variance. As outlined in Dev. Ex. 12, Mr. Jennette opined that the Developer had met criteria 2 and 3 of subsection (d) and criterion 1 through 3 of subsection (e) and that the variance request should be approved. This variance was approved by the Director of the DEPS on December 14, 2023. (Dev. Ex. 12)

The last witness to testify on behalf of the Developer was J. Mark Keeley, PTP of Traffic Concepts, Inc. who was accepted as an expert professional traffic engineer. (Dev. Ex. 15) Mr. Keeley testified that the proposed development will have access to public streets and that those streets are adequate to handle the anticipated traffic from the development and provide appropriate emergency access. Mr. Keeley prepared a Traffic Impact Study ("TIS") that was submitted to Baltimore County reflecting that the proposed development will have no traffic impact on the surrounding area. He explained that in reviewing both 2022 and 2023 Baltimore County Basic Service Maps, there are no deficiencies on area road or failing intersections. (Dev. Ex 16.) Mr.

Keeley explained that this conclusion was based on the examination of the intersections of Campbell Blvd. with Rt. 43 and with Bird River Road, as well as the 3 proposed access points to the proposed development. He described Campbell Blvd. as a two-lane road with a center turn lane. Using Baltimore County approved limits of study, Mr. Keeley testified that three studies were conducted regarding existing, background, and future trips to be generated by the proposed development. As a result of these studies, Mr. Keeley concluded that the study area found acceptable levels of service. These finding were submitted to Baltimore County and approved on May 18, 2023. (Dev. Ex. 17)

PROTESTANT WITNESSES

The sole witness to testify as a Protestant was Weida Stoecker. Ms. Stoecker testified that she contends that she is an owner of the property in question, being the widow of Charles G. Stoecker, a former tenant in common owner of the subject property. She explained that she does not wish to sell her property nor does she give her consent for its use for the proposed development. Ms. Stoecker explained that there had been prior legal proceedings regarding the lawful ownership of this property. I explained to Ms. Stoecker that such issues were beyond the purview of this hearing and the jurisdiction for the Administrative Law Judge in the instant matter. Ms. Stoecker testified that through the development perspective she is opposed to the proposed development in that it would take away land that was previously used for agricultural purposes.

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 ensure compliance with all County laws and regulations.

In the instant case, the testimony of all of the County agency witnesses and the Developer’s experts was un rebutted.

School Impact Analysis (“SIA”)

The Adequate Public Facilities Ordinance found in BCC, §32-6-103(e)(1)(2) states that development approval may not be granted in existing overcrowded school districts (defined as a district where enrollment exceeds 115% of the state-rated capacity (“SRC”)), or if the development plan is projected to generate additional school population that would result in the school district becoming an overcrowded school district. An exception is set forth in BCC, §32-6-103(f)(3) which permits the development if any school in the district adjacent to the overcrowded school district has sufficient capacity to render the overcrowded school less than 115% of the state-rated capacity.

In instant case, the SIA as submitted by the Developer and approved by the DOP, DOP reviewed the School Impact Analysis (“SIA”) pursuant to BCC, §32-6-103 which SIA had a filing date of August 17, 2023. Ms. Patchak explained that the projected enrollment for Kenwood High School and Middle River Middle School were under the State Rated Capacity (“SRC”) of 107.22% and 111.62% respectively. Vincent Farm Elementary School was above SRC at 149.78%,

however, neighboring Chase Elementary School was at 98.93% SRC. As a result, I find that the Bluelined/Redlined Development Plan meets Adequate Public Facilities Ordinance found in BCC, §32-6-103(e)(1)(2) and (f)(3).

Open Space

Under the Adequate Public Facilities Ordinance in BCC, §32-6-108 for the 154 proposed homes, the Open Space is 154,000 sf. (1,000 sf. per unit). The uncontroverted evidence is that the Developer is proposing to provide 210,783 sf or 4.84 acres of private and County, Open Space – all of which is onsite - as shown on Bluelined/Redlined Development Plan. (County Ex. 1). Accordingly, I find that this requirement has been satisfied.

Forest Conservation Variance

On December 14, 2023, the Director of DEPS recommended approval of the Developer's request to remove one (1) specimen tree as set forth on the Special Variance Application. (Dev. Ex. 10, 11, 12). Mr. Jennette explained that this single tree's location could not be worked-around when laying out the lots and connecting roads for the proposed development and that 22 other specimen trees on the property were being retained. This expert testimony was uncontroverted. Accordingly, pursuant to BCC, §33-6-116, I will grant the Forest Conservation Variance to remove the one (1) specimen tree and adopt the reasons set forth in the Developer's application for Special Variance and DEPS' approval.

Modification of Standards

As Ms. Patchak testified, the Weaver Fields property is located in the Middle River Design Review Panel Area. She explained that the project was reviewed by the Design Review Panel on September 13, 2023 and final approval was granted via a follow-up administrative review on December 18, 2023. Ms. Patchak explained that a modification was requested to grant

an exception to certain requirements contained in Manual of Regulations §260. This request relates specifically to the standard outlined in §260.6.B of the manual and apply to the single-family semi-detached (duplex) or “villa” style units. This requested modification noted that each villa (30 -ft.-wide units) is proposed to have a two-car garage. She explained that the Developer proposes to use a 16-ft. single panel garage door on these units, which would constitute 54% of the total width of the unit frontage. This exceeds the maximum 45% allowed in the Manual of Regulations, §260.6.B.3. Ms. Patchak noted that the DOP is in support of this modification conditioned upon each of the villas being required to have a front porch with a minimum depth of 6 ft. and to utilize an architectural grade carriage-style garage door and explained that this housing product type is unique to the area and Baltimore County as a whole with its attractive options of single-floor living and the convenience of a two-car garage and various amenities.

I concur with DOP’s conclusions as to the Developer’s requested modification of standards and grant the request, finding that it is consistent with the spirit and intent of BCZR and the modification is necessary to achieve the unique housing type that is being proposed.

Pursuant to the advertisement, posting of the property, and the public hearing held thereon, the requirements of which are contained in Article 32, Title 4, of the BCC, that “The Weaver Fields” development shall be approved.

Special Hearing for Removal of Parcel A

BCZR § 1B01.3. Plans and plats.

A. Development plans.

1. Purpose. This paragraph is intended:

a. To provide for the disclosure of development plans to prospective residents and to protect those who have made decisions based on such plans from inappropriate changes therein . . .

As noted above, the legislative purpose behind the disclosure of development plans is to provide notice to prospective residents as to a development's future plans and to protect them from changes to such plan that may be deemed inappropriate.

BCZR § 1B01.7.b outlines the process for the amendment of a development plan such as that requested in the case at bar.

- b. Amendment after sale of interest in nearby property or upon demand for hearing. In the case of an amendment not allowed under Subparagraph a, by reason of sale of property within the area, or in case of a demand for hearing by an eligible individual or group, the plans may be amended through special exception procedures, in the manner provided under Section 502 and subject to the following provisions:
 - (1) The amendment must be in accord with the provisions of the Comprehensive Manual of Development Policies and with the specific standards and requirements of this article, as determined by the Department of Planning. The Director, on behalf of the Planning Board, shall notify the Zoning Commissioner accordingly.
 - (2) Only an owner of a lot abutting or lying directly across a street or other right-of-way from the property in question, an owner of a structure on such a lot, or a home's association (as may be defined under the subdivision regulations or under provisions adopted pursuant to the authority of Section 504) having members who own or reside on property lying wholly or partially within 300 feet of the lot in question are eligible to file a demand for hearing.
 - (3) It must be determined in the course of the hearing procedure that the amendment would be consistent with the spirit and intent of the original plan and of this article.

As noted above, such a request for an amendment to a development plan must be adjudicated through a Request for Special Hearing. A hearing to request special zoning relief is provided for under BCZR, §500.7, which states as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of

appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

In the instant case, as testified to by Mr. Coughlin, since the amendment at issue involves only the removal of a parcel rather than a material change to the Rohe Farm Development plan itself, a majority of the requirements outlined above are not applicable. As DOP has no objection to the proposed amendment, and as the proposed amendment is not in conflict with the requirements of BCZR §502, I find that that the amendment is consistent with the spirit and intent of the original plan and of this BCZR and is granted.

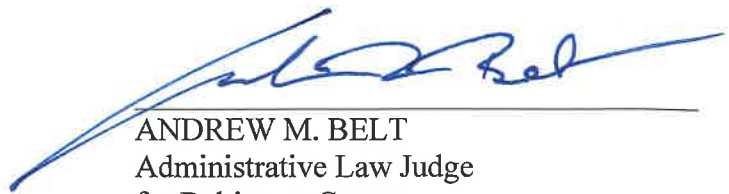
THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 22nd day of **May 2024**, that the “**Weaver Fields**” Bluelined/Redlined Development Plan marked and accepted into evidence as Developer’s Exhibit 1 and attached hereto and incorporated herein, be and it is hereby **APPROVED**; and

IT IS FURTHER ORDERED, that the Forest Conservation Variance to remove one (1) specimen tree as listed on the Developer’s Forest Conservation/Forest Buffer Protection Plan (Dev. Ex. 11), which plan is attached hereto and incorporated herein in its entirety, be, and it is hereby **GRANTED**; and

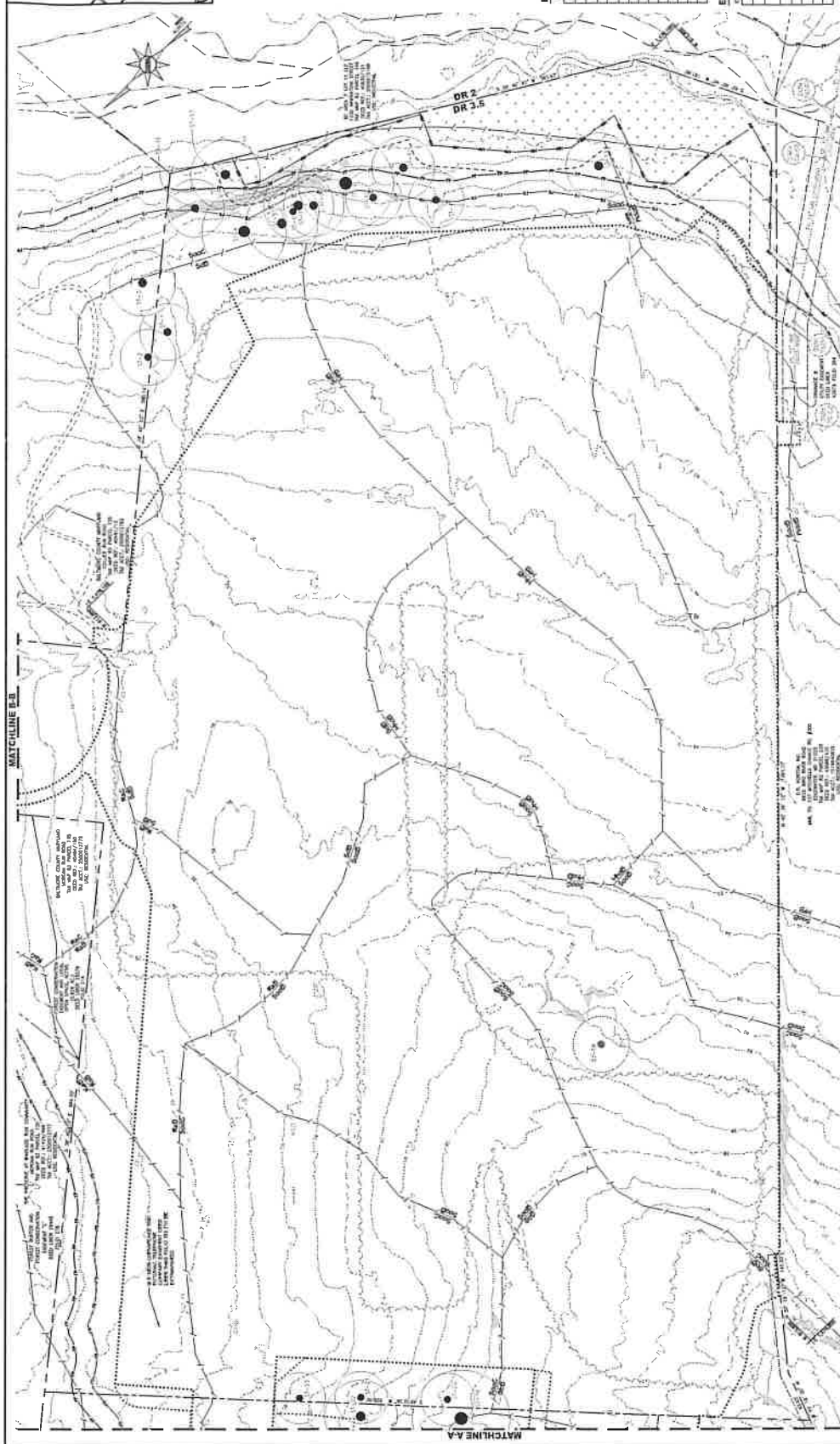
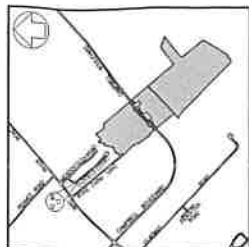
IT IS FURTHER ORDERED, that the Developer’s request for Modification of Standards pursuant to the Manual of Regulations §§260.6.B.3 and 260.6.B.7 outlined in Developer’s Exhibit 7, to allow 16-foot single panel garage doors on the “villa” styled units is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Special Hearing under BCZR §500.7 to amend the 4th Amended (or more recently approved) Final Development Plan ("FDP") for Rohe Farm to remove Parcel A, be and is hereby **GRANTED**.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County



ENVIRONMENTAL INFORMATION

NO.	DATE	DESCRIPTION
1	10/1/88	PRELIMINARY STUDY
2	10/1/88	FINAL STUDY
3	10/1/88	FINAL STUDY
4	10/1/88	FINAL STUDY
5	10/1/88	FINAL STUDY
6	10/1/88	FINAL STUDY
7	10/1/88	FINAL STUDY
8	10/1/88	FINAL STUDY
9	10/1/88	FINAL STUDY
10	10/1/88	FINAL STUDY
11	10/1/88	FINAL STUDY
12	10/1/88	FINAL STUDY
13	10/1/88	FINAL STUDY
14	10/1/88	FINAL STUDY
15	10/1/88	FINAL STUDY
16	10/1/88	FINAL STUDY
17	10/1/88	FINAL STUDY
18	10/1/88	FINAL STUDY
19	10/1/88	FINAL STUDY
20	10/1/88	FINAL STUDY
21	10/1/88	FINAL STUDY
22	10/1/88	FINAL STUDY
23	10/1/88	FINAL STUDY
24	10/1/88	FINAL STUDY
25	10/1/88	FINAL STUDY
26	10/1/88	FINAL STUDY
27	10/1/88	FINAL STUDY
28	10/1/88	FINAL STUDY
29	10/1/88	FINAL STUDY
30	10/1/88	FINAL STUDY
31	10/1/88	FINAL STUDY
32	10/1/88	FINAL STUDY
33	10/1/88	FINAL STUDY
34	10/1/88	FINAL STUDY
35	10/1/88	FINAL STUDY
36	10/1/88	FINAL STUDY
37	10/1/88	FINAL STUDY
38	10/1/88	FINAL STUDY
39	10/1/88	FINAL STUDY
40	10/1/88	FINAL STUDY
41	10/1/88	FINAL STUDY
42	10/1/88	FINAL STUDY
43	10/1/88	FINAL STUDY
44	10/1/88	FINAL STUDY
45	10/1/88	FINAL STUDY
46	10/1/88	FINAL STUDY
47	10/1/88	FINAL STUDY
48	10/1/88	FINAL STUDY
49	10/1/88	FINAL STUDY
50	10/1/88	FINAL STUDY
51	10/1/88	FINAL STUDY
52	10/1/88	FINAL STUDY
53	10/1/88	FINAL STUDY
54	10/1/88	FINAL STUDY
55	10/1/88	FINAL STUDY
56	10/1/88	FINAL STUDY
57	10/1/88	FINAL STUDY
58	10/1/88	FINAL STUDY
59	10/1/88	FINAL STUDY
60	10/1/88	FINAL STUDY
61	10/1/88	FINAL STUDY
62	10/1/88	FINAL STUDY
63	10/1/88	FINAL STUDY
64	10/1/88	FINAL STUDY
65	10/1/88	FINAL STUDY
66	10/1/88	FINAL STUDY
67	10/1/88	FINAL STUDY
68	10/1/88	FINAL STUDY
69	10/1/88	FINAL STUDY
70	10/1/88	FINAL STUDY
71	10/1/88	FINAL STUDY
72	10/1/88	FINAL STUDY
73	10/1/88	FINAL STUDY
74	10/1/88	FINAL STUDY
75	10/1/88	FINAL STUDY
76	10/1/88	FINAL STUDY
77	10/1/88	FINAL STUDY
78	10/1/88	FINAL STUDY
79	10/1/88	FINAL STUDY
80	10/1/88	FINAL STUDY
81	10/1/88	FINAL STUDY
82	10/1/88	FINAL STUDY
83	10/1/88	FINAL STUDY
84	10/1/88	FINAL STUDY
85	10/1/88	FINAL STUDY
86	10/1/88	FINAL STUDY
87	10/1/88	FINAL STUDY
88	10/1/88	FINAL STUDY
89	10/1/88	FINAL STUDY
90	10/1/88	FINAL STUDY
91	10/1/88	FINAL STUDY
92	10/1/88	FINAL STUDY
93	10/1/88	FINAL STUDY
94	10/1/88	FINAL STUDY
95	10/1/88	FINAL STUDY
96	10/1/88	FINAL STUDY
97	10/1/88	FINAL STUDY
98	10/1/88	FINAL STUDY
99	10/1/88	FINAL STUDY
100	10/1/88	FINAL STUDY

EXISTING BUILT CONDITIONS

NO.	DATE	DESCRIPTION
1	10/1/88	PRELIMINARY STUDY
2	10/1/88	FINAL STUDY
3	10/1/88	FINAL STUDY
4	10/1/88	FINAL STUDY
5	10/1/88	FINAL STUDY
6	10/1/88	FINAL STUDY
7	10/1/88	FINAL STUDY
8	10/1/88	FINAL STUDY
9	10/1/88	FINAL STUDY
10	10/1/88	FINAL STUDY
11	10/1/88	FINAL STUDY
12	10/1/88	FINAL STUDY
13	10/1/88	FINAL STUDY
14	10/1/88	FINAL STUDY
15	10/1/88	FINAL STUDY
16	10/1/88	FINAL STUDY
17	10/1/88	FINAL STUDY
18	10/1/88	FINAL STUDY
19	10/1/88	FINAL STUDY
20	10/1/88	FINAL STUDY
21	10/1/88	FINAL STUDY
22	10/1/88	FINAL STUDY
23	10/1/88	FINAL STUDY
24	10/1/88	FINAL STUDY
25	10/1/88	FINAL STUDY
26	10/1/88	FINAL STUDY
27	10/1/88	FINAL STUDY
28	10/1/88	FINAL STUDY
29	10/1/88	FINAL STUDY
30	10/1/88	FINAL STUDY
31	10/1/88	FINAL STUDY
32	10/1/88	FINAL STUDY
33	10/1/88	FINAL STUDY
34	10/1/88	FINAL STUDY
35	10/1/88	FINAL STUDY
36	10/1/88	FINAL STUDY
37	10/1/88	FINAL STUDY
38	10/1/88	FINAL STUDY
39	10/1/88	FINAL STUDY
40	10/1/88	FINAL STUDY
41	10/1/88	FINAL STUDY
42	10/1/88	FINAL STUDY
43	10/1/88	FINAL STUDY
44	10/1/88	FINAL STUDY
45	10/1/88	FINAL STUDY
46	10/1/88	FINAL STUDY
47	10/1/88	FINAL STUDY
48	10/1/88	FINAL STUDY
49	10/1/88	FINAL STUDY
50	10/1/88	FINAL STUDY
51	10/1/88	FINAL STUDY
52	10/1/88	FINAL STUDY
53	10/1/88	FINAL STUDY
54	10/1/88	FINAL STUDY
55	10/1/88	FINAL STUDY
56	10/1/88	FINAL STUDY
57	10/1/88	FINAL STUDY
58	10/1/88	FINAL STUDY
59	10/1/88	FINAL STUDY
60	10/1/88	FINAL STUDY
61	10/1/88	FINAL STUDY
62	10/1/88	FINAL STUDY
63	10/1/88	FINAL STUDY
64	10/1/88	FINAL STUDY
65	10/1/88	FINAL STUDY
66	10/1/88	FINAL STUDY
67	10/1/88	FINAL STUDY
68	10/1/88	FINAL STUDY
69	10/1/88	FINAL STUDY
70	10/1/88	FINAL STUDY
71	10/1/88	FINAL STUDY
72	10/1/88	FINAL STUDY
73	10/1/88	FINAL STUDY
74	10/1/88	FINAL STUDY
75	10/1/88	FINAL STUDY
76	10/1/88	FINAL STUDY
77	10/1/88	FINAL STUDY
78	10/1/88	FINAL STUDY
79	10/1/88	FINAL STUDY
80	10/1/88	FINAL STUDY
81	10/1/88	FINAL STUDY
82	10/1/88	FINAL STUDY
83	10/1/88	FINAL STUDY
84	10/1/88	FINAL STUDY
85	10/1/88	FINAL STUDY
86	10/1/88	FINAL STUDY
87	10/1/88	FINAL STUDY
88	10/1/88	FINAL STUDY
89	10/1/88	FINAL STUDY
90	10/1/88	FINAL STUDY
91	10/1/88	FINAL STUDY
92	10/1/88	FINAL STUDY
93	10/1/88	FINAL STUDY
94	10/1/88	FINAL STUDY
95	10/1/88	FINAL STUDY
96	10/1/88	FINAL STUDY
97	10/1/88	FINAL STUDY
98	10/1/88	FINAL STUDY
99	10/1/88	FINAL STUDY
100	10/1/88	FINAL STUDY

DEVELOPER
MORRIS & RITCHIE ASSOCIATES, INC.
12345 EAST MAIN STREET
DENVER, COLORADO 80202

PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly licensed Professional Engineer in the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me by the developer for the purpose of recording the same.

DATE: 10/1/88
SIGNATURE: [Signature]

WEAVER FIELDS
12345 EAST MAIN STREET
DENVER, COLORADO 80202

DEVELOPMENT PLAN
EXISTING CONDITIONS AND
CONSTRAINTS MAP - EAST

DP-2

SHEET INDEX:

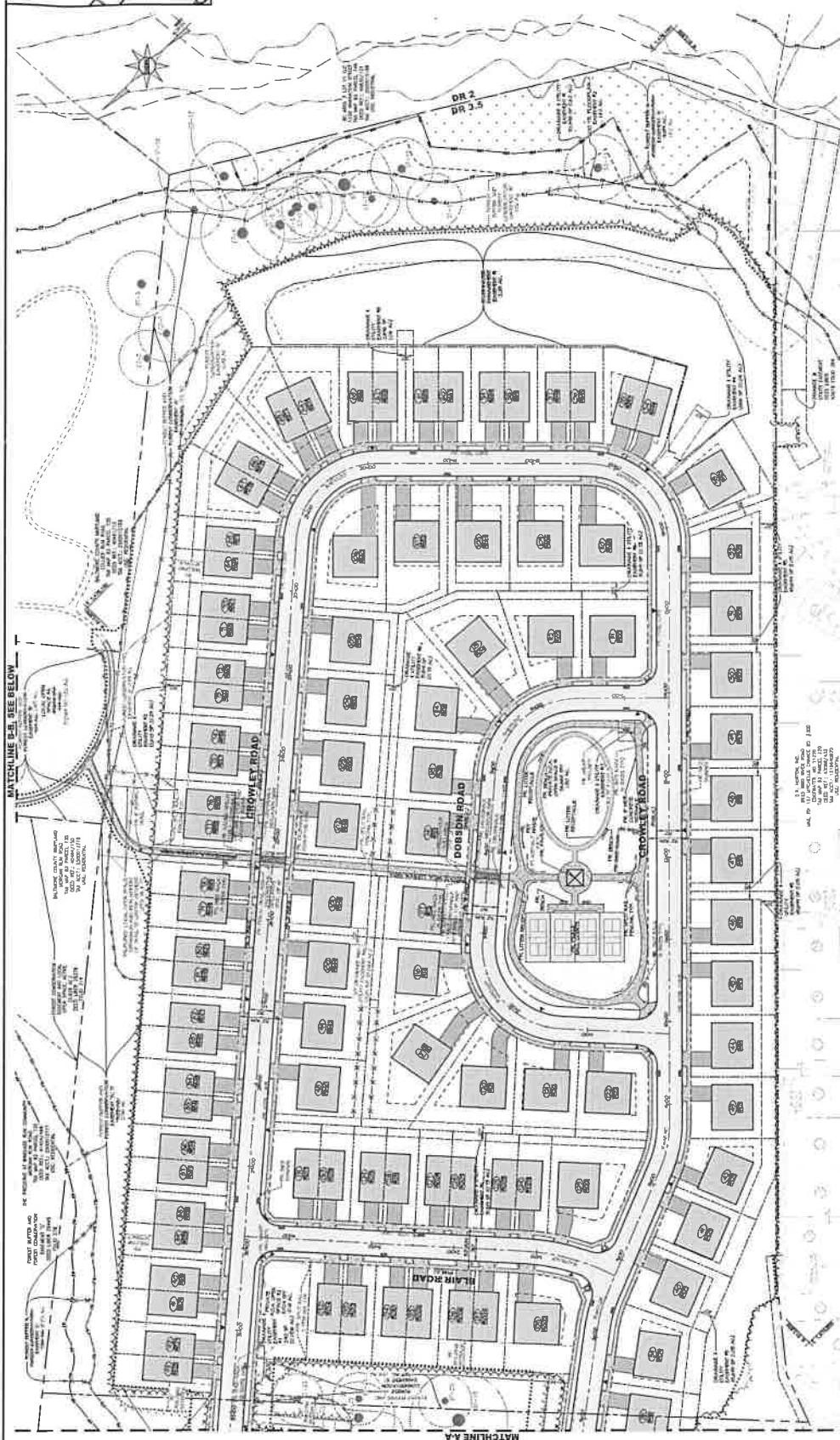
SHEET	DESCRIPTION
DP-1	EXISTING CONDITIONS AND CONSTRAINTS MAP - WEST
DP-2	EXISTING CONDITIONS AND CONSTRAINTS MAP - EAST
DP-3	EXISTING CONDITIONS AND CONSTRAINTS MAP - SOUTH
DP-4	EXISTING CONDITIONS AND CONSTRAINTS MAP - NORTH
DP-5	EXISTING CONDITIONS AND CONSTRAINTS MAP - CENTER

LEGEND

DR 2	DR 3.5	DR 4	DR 5	DR 6	DR 7	DR 8	DR 9	DR 10	DR 11	DR 12	DR 13	DR 14	DR 15	DR 16	DR 17	DR 18	DR 19	DR 20	DR 21	DR 22	DR 23	DR 24	DR 25	DR 26	DR 27	DR 28	DR 29	DR 30	DR 31	DR 32	DR 33	DR 34	DR 35	DR 36	DR 37	DR 38	DR 39	DR 40	DR 41	DR 42	DR 43	DR 44	DR 45	DR 46	DR 47	DR 48	DR 49	DR 50	DR 51	DR 52	DR 53	DR 54	DR 55	DR 56	DR 57	DR 58	DR 59	DR 60	DR 61	DR 62	DR 63	DR 64	DR 65	DR 66	DR 67	DR 68	DR 69	DR 70	DR 71	DR 72	DR 73	DR 74	DR 75	DR 76	DR 77	DR 78	DR 79	DR 80	DR 81	DR 82	DR 83	DR 84	DR 85	DR 86	DR 87	DR 88	DR 89	DR 90	DR 91	DR 92	DR 93	DR 94	DR 95	DR 96	DR 97	DR 98	DR 99	DR 100
------	--------	------	------	------	------	------	------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	--------

SOILS CHART

NO.	DATE	DESCRIPTION
1	10/1/88	PRELIMINARY STUDY
2	10/1/88	FINAL STUDY
3	10/1/88	FINAL STUDY
4	10/1/88	FINAL STUDY
5	10/1/88	FINAL STUDY
6	10/1/88	FINAL STUDY
7	10/1/88	FINAL STUDY
8	10/1/88	FINAL STUDY
9	10/1/88	FINAL STUDY
10	10/1/88	FINAL STUDY
11	10/1/88	FINAL STUDY
12	10/1/88	FINAL STUDY
13	10/1/88	FINAL STUDY
14	10/1/88	FINAL STUDY
15	10/1/88	FINAL STUDY
16	10/1/88	FINAL STUDY
17	10/1/88	FINAL STUDY
18	10/1/88	FINAL STUDY
19	10/1/88	FINAL STUDY
20	10/1/88	FINAL STUDY
21	10/1/88	FINAL STUDY
22	10/1/88	FINAL STUDY
23	10/1/88	FINAL STUDY
24	10/1/88	FINAL STUDY
25	10/1/88	FINAL STUDY
26	10/1/88	FINAL STUDY
27	10/1/88	FINAL STUDY
28	10/1/88	FINAL STUDY
29	10/1/88	FINAL STUDY
30	10/1/88	FINAL STUDY
31	10/1/88	FINAL STUDY
32	10/1/88	FINAL STUDY
33	10/1/88	FINAL STUDY
34	10/1/88	FINAL STUDY
35	10/1/88	FINAL STUDY
36	10/1/88	FINAL STUDY
37	10/1/88	FINAL STUDY
38	10/1/88	FINAL STUDY
39	10/1/88	FINAL STUDY
40	10/1/88	FINAL STUDY
41	10/1/88	FINAL STUDY
42	10/1/88	FINAL STUDY
43	10/1/88	FINAL STUDY
44	10/1/88	FINAL STUDY
45	10/1/88	FINAL STUDY
46	10/1/88	FINAL STUDY
47	10/1/88	FINAL STUDY
48	10/1/88	FINAL STUDY
49	10/1/88	FINAL STUDY
50	10/1/88	FINAL STUDY
51	10/1/88	FINAL STUDY
52	10/1/88	FINAL STUDY
53	10/1/88	FINAL STUDY
54	10/1/88	FINAL STUDY
55	10/1/88	FINAL STUDY
56	10/1/88	FINAL STUDY
57	10/1/88	FINAL STUDY
58	10/1/88	FINAL STUDY
59	10/1/88	FINAL STUDY
60	10/1/88	FINAL STUDY
61	10/1/88	FINAL STUDY
62	10/1/88	FINAL STUDY
63	10/1/88	FINAL STUDY
64	10/1/88	FINAL STUDY
65	10/1/88	FINAL STUDY
66	10/1/88	FINAL STUDY
67	10/1/88	FINAL STUDY
68	10/1/88	FINAL STUDY
69	10/1/88	FINAL STUDY
70	10/1/88	FINAL STUDY
71	10/1/88	FINAL STUDY
72	10/1/88	FINAL STUDY
73	10/1/88	FINAL STUDY
74	10/1/88	FINAL STUDY
75	10/1/88	FINAL STUDY
76	10/1/88	FINAL STUDY
77	10/1/88	FINAL STUDY
78	10/1/88	FINAL STUDY
79	10/1/88	FINAL STUDY
80	10/1/88	FINAL STUDY
81		



LEGEND

Article • Research Study on
Delayed Discharge from
Hospital

DP-4

SHEET INDEX:

1

100

1

—

22

2

[illegible][illegible]

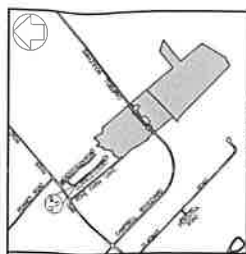
TYPICAL SINGLE FAMILY DWELLING (SFD)

TYPICAL SINGLE FAMILY DWELLING (SFD)

TYPICAL FRONT LOAD VILLAS

1

10



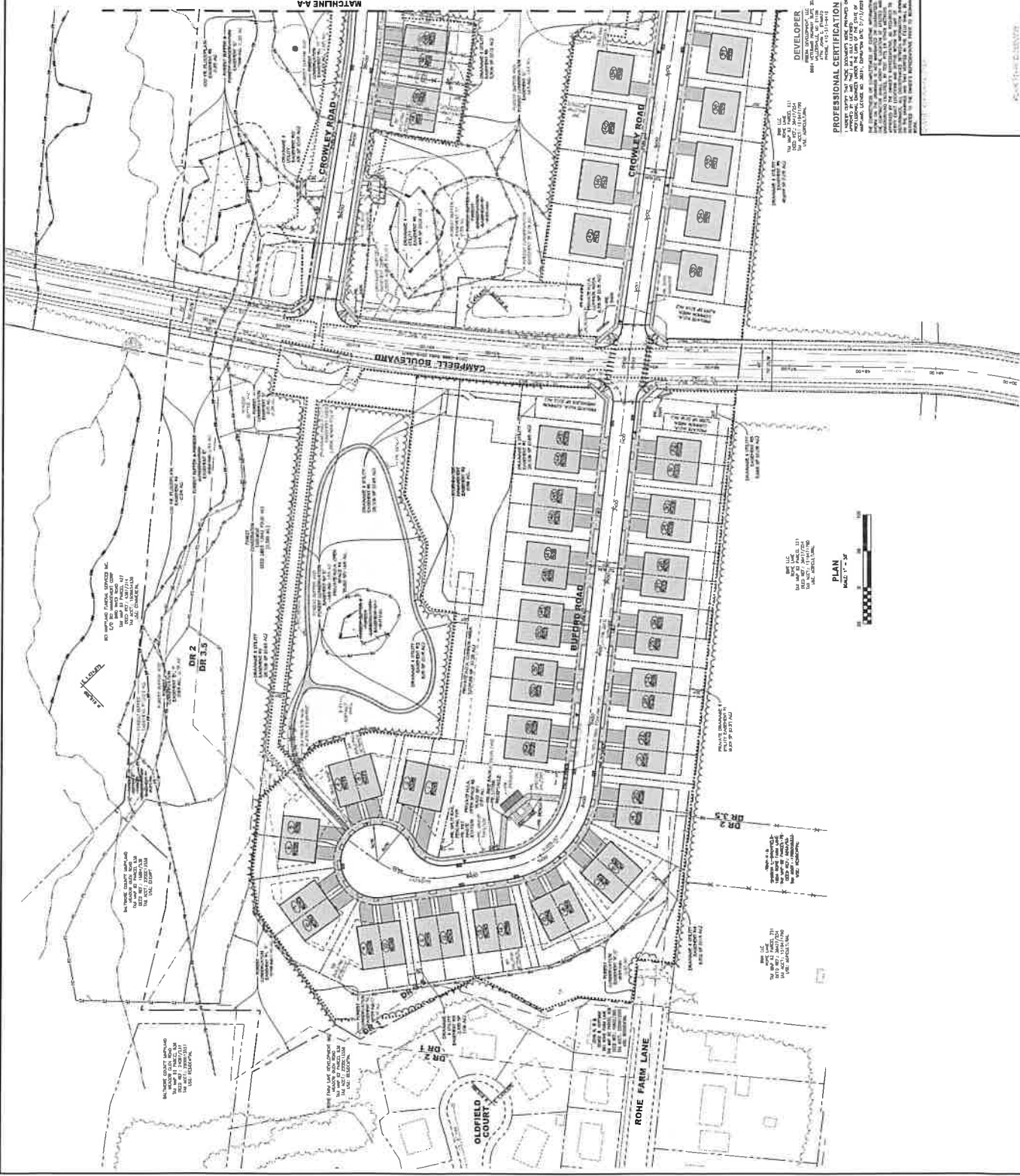
VICINITY MAP

Scale: 1" = 100'

North Arrow

LEGEND

- DR 2
- DR 3.5
- DR 4
- DR 5
- DR 6
- DR 7
- DR 8
- DR 9
- DR 10
- DR 11
- DR 12
- DR 13
- DR 14
- DR 15
- DR 16
- DR 17
- DR 18
- DR 19
- DR 20
- DR 21
- DR 22
- DR 23
- DR 24
- DR 25
- DR 26
- DR 27
- DR 28
- DR 29
- DR 30
- DR 31
- DR 32
- DR 33
- DR 34
- DR 35
- DR 36
- DR 37
- DR 38
- DR 39
- DR 40
- DR 41
- DR 42
- DR 43
- DR 44
- DR 45
- DR 46
- DR 47
- DR 48
- DR 49
- DR 50
- DR 51
- DR 52
- DR 53
- DR 54
- DR 55
- DR 56
- DR 57
- DR 58
- DR 59
- DR 60
- DR 61
- DR 62
- DR 63
- DR 64
- DR 65
- DR 66
- DR 67
- DR 68
- DR 69
- DR 70
- DR 71
- DR 72
- DR 73
- DR 74
- DR 75
- DR 76
- DR 77
- DR 78
- DR 79
- DR 80
- DR 81
- DR 82
- DR 83
- DR 84
- DR 85
- DR 86
- DR 87
- DR 88
- DR 89
- DR 90
- DR 91
- DR 92
- DR 93
- DR 94
- DR 95
- DR 96
- DR 97
- DR 98
- DR 99
- DR 100



PLAN

Scale: 1" = 50'

SHEET WORK

- 1. PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 2. PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 3. PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 4. PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 5. PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 6. PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 7. PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 8. PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 9. PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 10. PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

DP-5



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1000 WEST 10TH AVENUE, SUITE 100

ST. LOUIS, MISSOURI 63102

TEL: (314) 241-1111

FAX: (314) 241-1111

Copyright 2004 Morris & Ritchie Associates, Inc.

ALL RIGHTS RESERVED

NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MORRIS & RITCHIE ASSOCIATES, INC.

WEAVER FIELDS

DEVELOPMENT PLAN

PROPOSED SITE PLAN - WEST

1000 WEST 10TH AVENUE, SUITE 100

ST. LOUIS, MISSOURI 63102

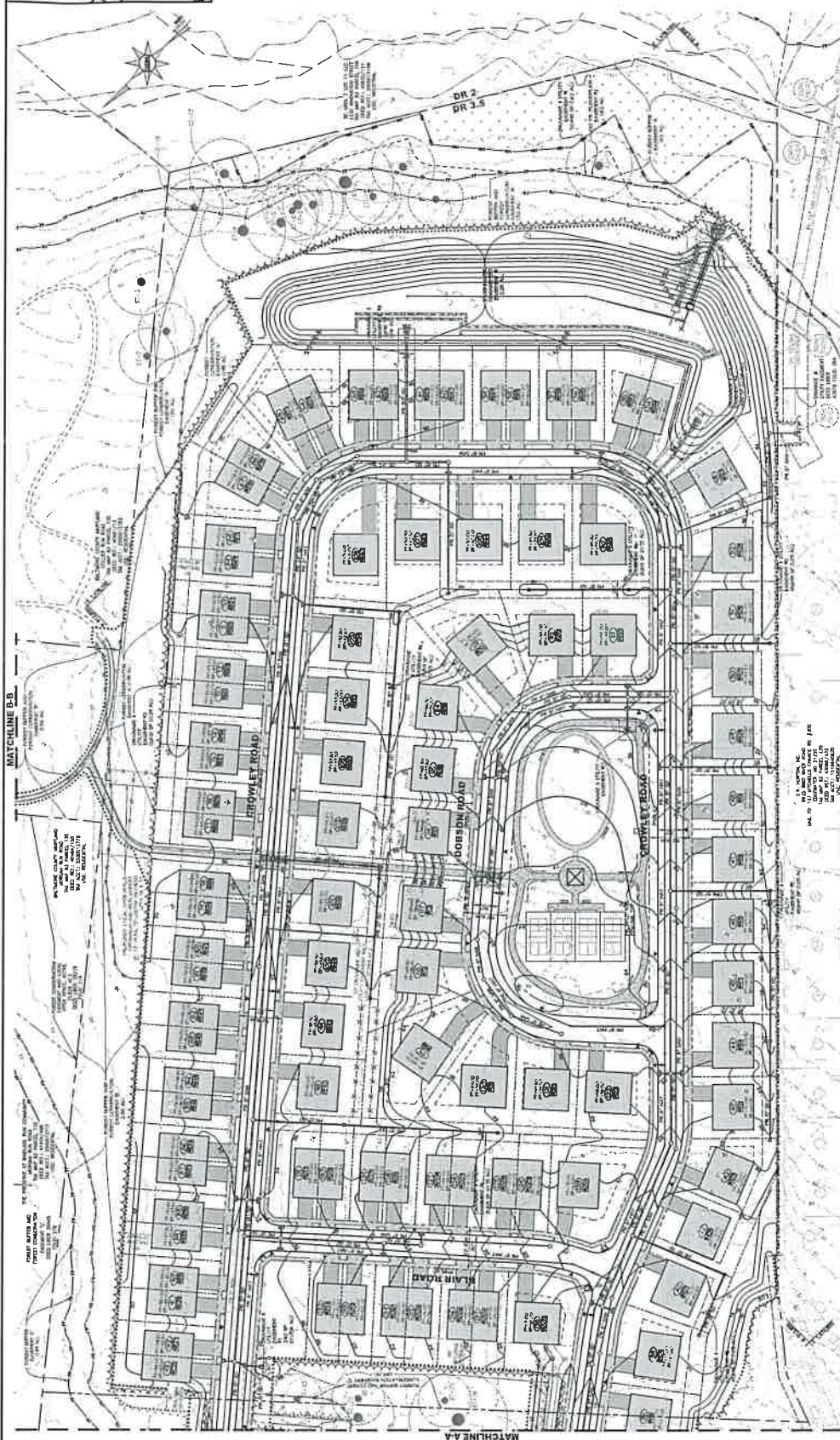
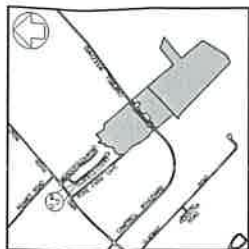
TEL: (314) 241-1111

FAX: (314) 241-1111

Copyright 2004 Morris & Ritchie Associates, Inc.

ALL RIGHTS RESERVED

NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MORRIS & RITCHIE ASSOCIATES, INC.



DEVELOPER:
MORRIS & RITCHIE ASSOCIATES, INC.
1700 EAST JORDAN ROAD, SUITE 400
DALLAS, TEXAS 75201
(214) 871-1100

PROFESSIONAL CERTIFICATION:
I, the undersigned, being a duly Licensed Professional Engineer in the State of Texas, do hereby certify that the above is a true and correct copy of the original as submitted to me by the developer for the purpose of this project.

DATE: 10/10/2019

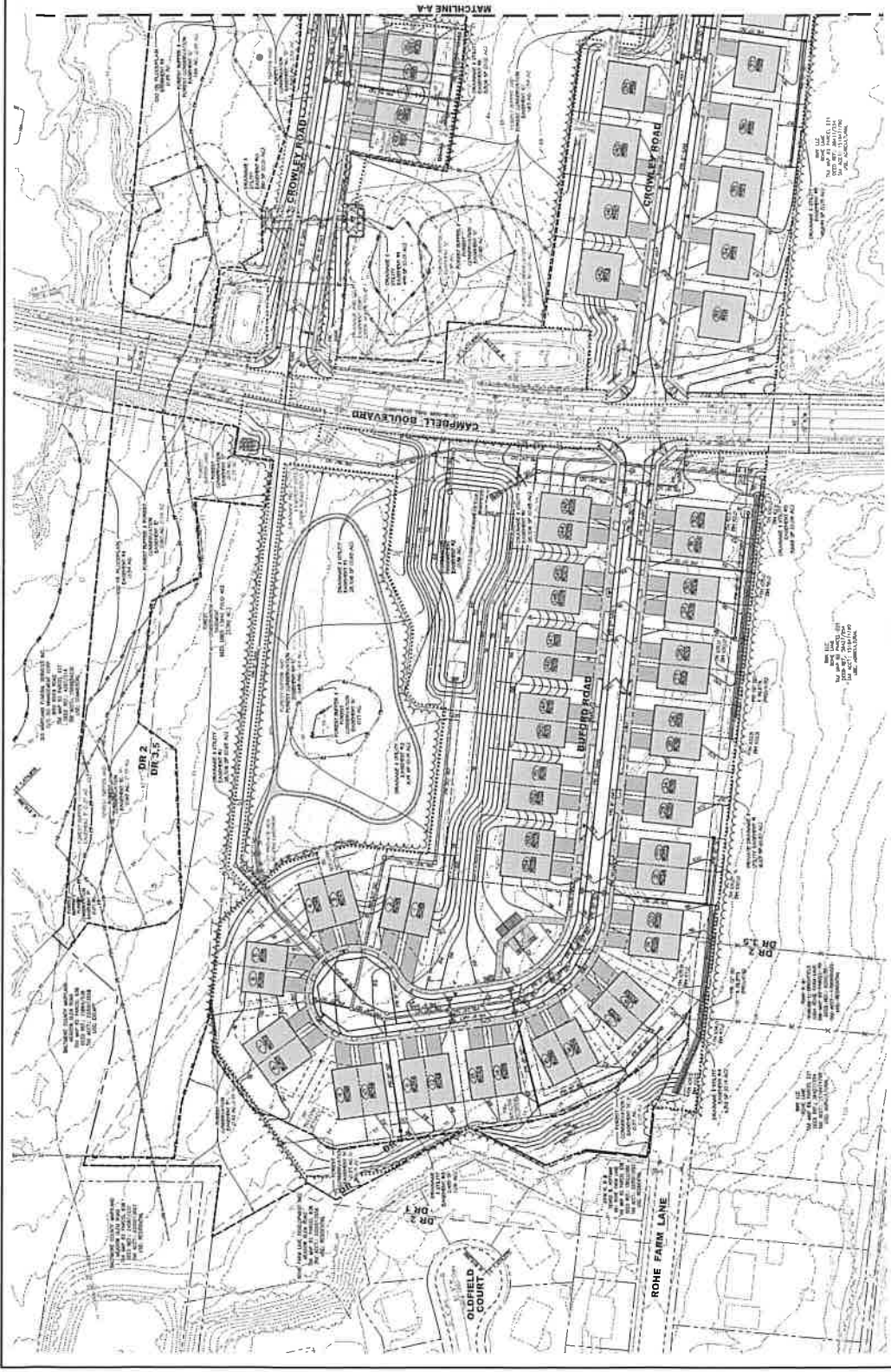
BY: [Signature]

DP-6

WEAVER FIELDS
DEVELOPMENT PLAN
PROPOSED GRADING AND UTILITY
PLAN - EAST

LEGEND:

- 1. EXISTING LOT
- 2. EXISTING LOT
- 3. EXISTING LOT
- 4. EXISTING LOT
- 5. EXISTING LOT
- 6. EXISTING LOT
- 7. EXISTING LOT
- 8. EXISTING LOT
- 9. EXISTING LOT
- 10. EXISTING LOT
- 11. EXISTING LOT
- 12. EXISTING LOT
- 13. EXISTING LOT
- 14. EXISTING LOT
- 15. EXISTING LOT
- 16. EXISTING LOT
- 17. EXISTING LOT
- 18. EXISTING LOT
- 19. EXISTING LOT
- 20. EXISTING LOT
- 21. EXISTING LOT
- 22. EXISTING LOT
- 23. EXISTING LOT
- 24. EXISTING LOT
- 25. EXISTING LOT
- 26. EXISTING LOT
- 27. EXISTING LOT
- 28. EXISTING LOT
- 29. EXISTING LOT
- 30. EXISTING LOT
- 31. EXISTING LOT
- 32. EXISTING LOT
- 33. EXISTING LOT
- 34. EXISTING LOT
- 35. EXISTING LOT
- 36. EXISTING LOT
- 37. EXISTING LOT
- 38. EXISTING LOT
- 39. EXISTING LOT
- 40. EXISTING LOT
- 41. EXISTING LOT
- 42. EXISTING LOT
- 43. EXISTING LOT
- 44. EXISTING LOT
- 45. EXISTING LOT
- 46. EXISTING LOT
- 47. EXISTING LOT
- 48. EXISTING LOT
- 49. EXISTING LOT
- 50. EXISTING LOT
- 51. EXISTING LOT
- 52. EXISTING LOT
- 53. EXISTING LOT
- 54. EXISTING LOT
- 55. EXISTING LOT
- 56. EXISTING LOT
- 57. EXISTING LOT
- 58. EXISTING LOT
- 59. EXISTING LOT
- 60. EXISTING LOT
- 61. EXISTING LOT
- 62. EXISTING LOT
- 63. EXISTING LOT
- 64. EXISTING LOT
- 65. EXISTING LOT
- 66. EXISTING LOT
- 67. EXISTING LOT
- 68. EXISTING LOT
- 69. EXISTING LOT
- 70. EXISTING LOT
- 71. EXISTING LOT
- 72. EXISTING LOT
- 73. EXISTING LOT
- 74. EXISTING LOT
- 75. EXISTING LOT
- 76. EXISTING LOT
- 77. EXISTING LOT
- 78. EXISTING LOT
- 79. EXISTING LOT
- 80. EXISTING LOT
- 81. EXISTING LOT
- 82. EXISTING LOT
- 83. EXISTING LOT
- 84. EXISTING LOT
- 85. EXISTING LOT
- 86. EXISTING LOT
- 87. EXISTING LOT
- 88. EXISTING LOT
- 89. EXISTING LOT
- 90. EXISTING LOT
- 91. EXISTING LOT
- 92. EXISTING LOT
- 93. EXISTING LOT
- 94. EXISTING LOT
- 95. EXISTING LOT
- 96. EXISTING LOT
- 97. EXISTING LOT
- 98. EXISTING LOT
- 99. EXISTING LOT
- 100. EXISTING LOT



SHEET INDEX

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

DP-7

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, DESIGNERS AND LANDSCAPE ARCHITECTS
 1100 BROADWAY, SUITE 200
 NEWTON, MASSACHUSETTS 02459
 TEL: 617/552-1234
 FAX: 617/552-1235

WEAVER FIELDS
 CIVIL ENGINEER
 1100 BROADWAY, SUITE 200
 NEWTON, MASSACHUSETTS 02459
 TEL: 617/552-1234
 FAX: 617/552-1235

DEVELOPMENT PLAN
 PROPOSED GROUND AND UTILITY
 PLAN - WEST

PLANNING BOARD
 TOWN OF NEWTON
 1100 BROADWAY, SUITE 200
 NEWTON, MASSACHUSETTS 02459
 TEL: 617/552-1234
 FAX: 617/552-1235

DEVELOPER

PROFESSIONAL CERTIFICATE

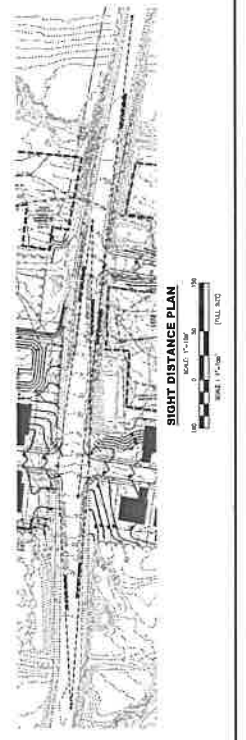
LEGEND

PL 1. CENTERLINE	PL 2. CENTERLINE	PL 3. CENTERLINE	PL 4. CENTERLINE	PL 5. CENTERLINE	PL 6. CENTERLINE	PL 7. CENTERLINE	PL 8. CENTERLINE	PL 9. CENTERLINE	PL 10. CENTERLINE
PL 11. CENTERLINE	PL 12. CENTERLINE	PL 13. CENTERLINE	PL 14. CENTERLINE	PL 15. CENTERLINE	PL 16. CENTERLINE	PL 17. CENTERLINE	PL 18. CENTERLINE	PL 19. CENTERLINE	PL 20. CENTERLINE
PL 21. CENTERLINE	PL 22. CENTERLINE	PL 23. CENTERLINE	PL 24. CENTERLINE	PL 25. CENTERLINE	PL 26. CENTERLINE	PL 27. CENTERLINE	PL 28. CENTERLINE	PL 29. CENTERLINE	PL 30. CENTERLINE
PL 31. CENTERLINE	PL 32. CENTERLINE	PL 33. CENTERLINE	PL 34. CENTERLINE	PL 35. CENTERLINE	PL 36. CENTERLINE	PL 37. CENTERLINE	PL 38. CENTERLINE	PL 39. CENTERLINE	PL 40. CENTERLINE
PL 41. CENTERLINE	PL 42. CENTERLINE	PL 43. CENTERLINE	PL 44. CENTERLINE	PL 45. CENTERLINE	PL 46. CENTERLINE	PL 47. CENTERLINE	PL 48. CENTERLINE	PL 49. CENTERLINE	PL 50. CENTERLINE
PL 51. CENTERLINE	PL 52. CENTERLINE	PL 53. CENTERLINE	PL 54. CENTERLINE	PL 55. CENTERLINE	PL 56. CENTERLINE	PL 57. CENTERLINE	PL 58. CENTERLINE	PL 59. CENTERLINE	PL 60. CENTERLINE
PL 61. CENTERLINE	PL 62. CENTERLINE	PL 63. CENTERLINE	PL 64. CENTERLINE	PL 65. CENTERLINE	PL 66. CENTERLINE	PL 67. CENTERLINE	PL 68. CENTERLINE	PL 69. CENTERLINE	PL 70. CENTERLINE
PL 71. CENTERLINE	PL 72. CENTERLINE	PL 73. CENTERLINE	PL 74. CENTERLINE	PL 75. CENTERLINE	PL 76. CENTERLINE	PL 77. CENTERLINE	PL 78. CENTERLINE	PL 79. CENTERLINE	PL 80. CENTERLINE
PL 81. CENTERLINE	PL 82. CENTERLINE	PL 83. CENTERLINE	PL 84. CENTERLINE	PL 85. CENTERLINE	PL 86. CENTERLINE	PL 87. CENTERLINE	PL 88. CENTERLINE	PL 89. CENTERLINE	PL 90. CENTERLINE
PL 91. CENTERLINE	PL 92. CENTERLINE	PL 93. CENTERLINE	PL 94. CENTERLINE	PL 95. CENTERLINE	PL 96. CENTERLINE	PL 97. CENTERLINE	PL 98. CENTERLINE	PL 99. CENTERLINE	PL 100. CENTERLINE

PLAN

SCALE

1" = 100'





PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address Campbell Boulevard and Rohe Farm Lane Currently Zoned DR 1, DR 2, DR 3.5
Deed Reference 8119.816 / 10 Digit Tax Account # 1600009389
Owner(s) Printed Name(s) Rohe Farm Lane Development, Inc.

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

See attached

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 THE HEARING

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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

8684 Veterans Highway, Suite 203 Millersville MD

Mailing Address City State

21108 / 410-571-9410 /

Zip Code Telephone # Email Address

Attorney for Petitioner:

Patricia A. Malone

Name - Type or Print

Signature

210 W. Penn. Ave, Suite 500 Towson MD

Mailing Address City State

21204 / 410-494-6206 / pamalone@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See attached

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

16 Deer Woods Court

Glen Arm MD

Mailing Address

City State

21057

443-414-1719

Zip Code

Telephone #'s (Cell and Home)

Email Address

Representative to be contacted:

Patricia A. Malone

Name - Type or Print

Signature

210 W. Penn. Ave, Suite 500

Towson

MD

Mailing Address

City

State

21204

410-494-6206

Zip Code

Telephone #

Email Address

Case Number 2024-0090-SPH

Filing Date

4

12 12 2024

Do Not Schedule Dates

Reviewer CP

ATTACHMENT TO PETITION FOR SPECIAL HEARING

Campbell Boulevard and Rohe Farm Lane

Petition for Special Hearing, pursuant to Sections 1B01.3 and 500.7 of the Baltimore County Zoning Regulations, to amend the 4th Amended (or more recently approved) Final Development Plan for Rohe Farm to remove Parcel A.

2024-0090-SPH

ATTACHMENT TO PETITION FOR SPECIAL HEARING

Campbell Boulevard and Rohe Farm Lane

Legal Owner:

Rohe Farm Lane Development, Inc.

By:

Name:

Title:

Thomas O. Frech
Thomas O Frech
President

2024-0090-SPH

ATTACHMENT TO PETITION FOR SPECIAL HEARING

Campbell Boulevard and Rohe Farm Lane

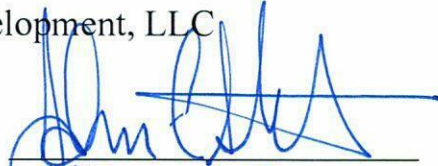
Contract Purchaser/Developer:

Ribera Development, LLC

By:

Name:

Title:


JOHN C. STAMATO
Manager

2024-0090-SPA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description for Rohe Farm Property

Land Of Rohe Farm Lane Development, Inc
Tax map #82 Parcel #741
Fifteenth Election District
Fifth Councilmanic District
Baltimore County, Maryland

Beginning at a point on the Southwest Corner of the Provisionary section of Rohe Farm Property, Southeast from Bird River Road Right of Way which is 70 feet wide, running along Rohe Farm Lane at a Bearing N 39 Degrees 00 minutes 07 seconds West 877.72 feet at the distance of 600 feet Southwest of the centerline of Reames Road. Thence the following courses and distances:

North 50 Degrees 46 minutes 45 seconds East 50.00 Feet, to a point

North 39 degrees 13 minutes 15 seconds West 60.00 Feet, to a shared point, Thence running the following course and distance with said adjoiner Tax map 82 Parcel 838 owned by Rohe Farm Lane development, Inc. and recorded by deed 64/111,

North 50 degrees 46 minutes 45 seconds East 75.00 Feet, to a point, North 21 degrees 40 minutes 00 seconds East 51.85 Feet, to a point, North 71 degrees 59 minutes 58 seconds East 104.09 Feet, to a point, North 16 degrees 30 minutes 02 seconds East 180.00 Feet, to a point, North 75 degrees 31 minutes 53 seconds East 38.64 Feet, to a point, North 15 degrees 03 minutes 14 seconds East 131.15 Feet, to a point, South 38 degrees 28 minutes 30 seconds East 85.00 Feet, to a point, North 44 degrees 53 minutes 32 seconds East 213.62 Feet, to a point, South 38 degrees 28 minutes 30 seconds East 16.53 Feet, to a point, South 38 degrees 11 minutes 18 seconds East 95.00 Feet, to a point,

South 48 degrees 11 minutes 45 seconds East 164.59 Feet, to a shared point and Southwest corner of Tax map 83 Parcel 427 Owned by SCI Maryland Funeral Services Inc., Thence the following course and distance with said adjoiner. South 39 degrees 02 minutes 39 seconds East 626.90 Feet, to a point and running along the following course and distance with Tax Map 83 Parcel 735 Owned by The Preserve at Windlass Run Community recorded by deed 41424/498

South 40 degrees 02 minutes 53 seconds East 520.59 Feet, to a corner. Thence leaving Parcel 735 and running the following course and distance with Tax map 83 and parcel 630 owned by Charles G Stoeker and Irene Hubble ET Al recorded by Deed 39791/48. South 46 degrees 18 minutes 48 seconds West 792.49 Feet, to a corner. Thence leaving said parcel 630 and running along the following course and distance with Tax Map 83 Parcel 221 owned by BWK, LLC Recorded by Deed 38427/254

North 39 degrees 13 minutes 15 seconds West 1792.45 Feet, to the place of beginning.

1220-B East Joppa Road, Suite 400K, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Purcellville, VA ♦ Raleigh, NC ♦ Orlando, FL
(410) 515-9000 (443) 490-7201 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 994-4047 (984) 200-2103 (407) 317-6288

2024-0090-SAH

January 11, 2024

Page 2 of 2

Total parcel Containing 21.19 acres of land, more or less

I, Michael G. Coughlin Professional Engineer license # 38291, certify that this zoning description which is based on the 5th Amended Final Development Plan Provisionary Section Boundary



Michael G. Coughlin

01-11-24

Michael G. Coughlin

Date

Professional Engineer

License Number 38291

Expires January 13, 2026

2024-0090-SAT

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

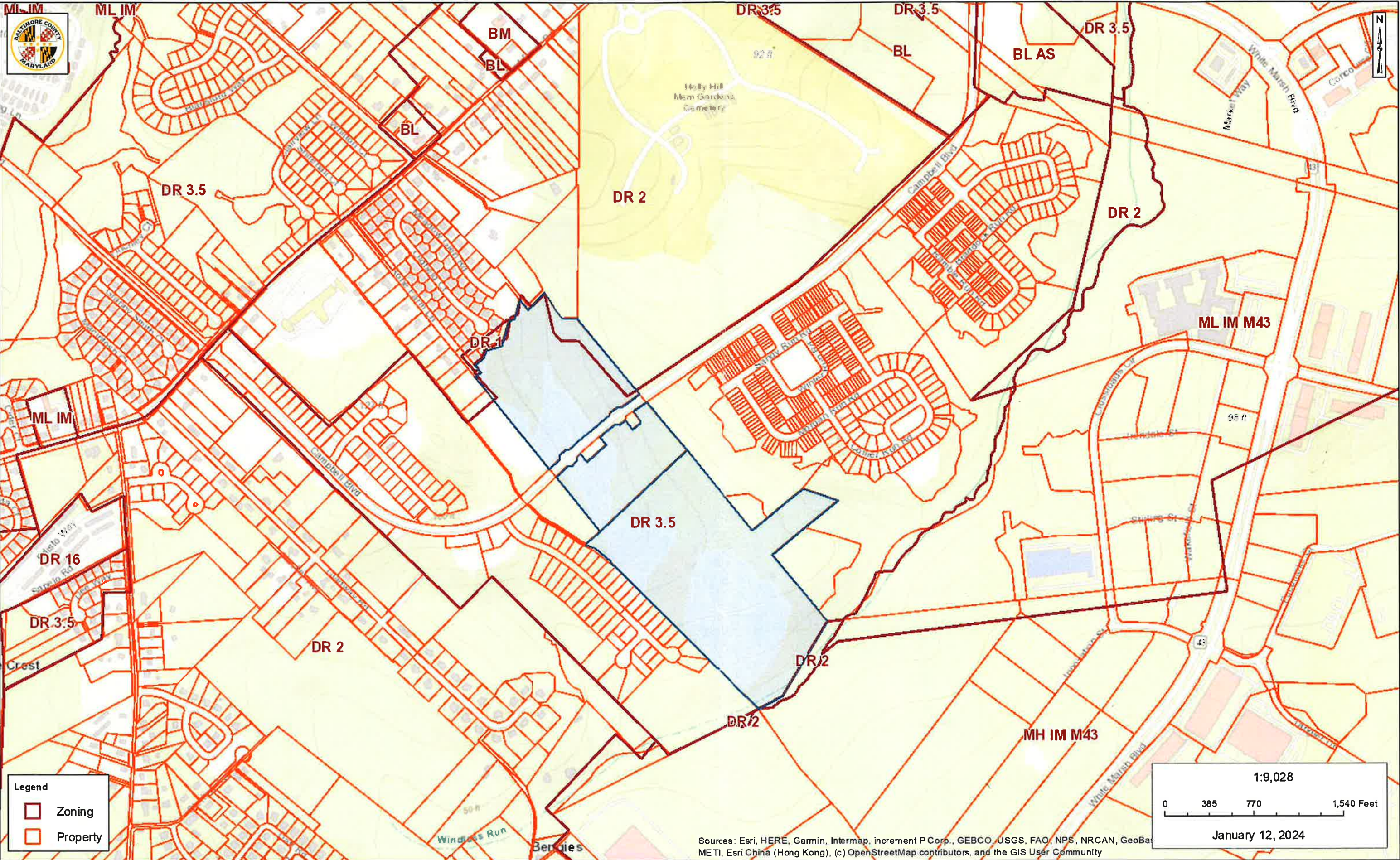
Case Number: 2024-0090-SPH
Property Address: Campbell Blvd & Rohe Farm Lane
Middle River MD 21220
Legal Owners (Petitioners): Rohe Farm Development Inc ; Thomas Frech
Contract Purchaser/Lessee: Ribera Development, LLC ; John Stamatro

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Patricia Malone
Address: 210 W. Pennsylvania Ave STE 500
TOWSON MD 21204
Telephone Number: 410-494-6206

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Baltimore County - My Neighborhood



2024-0090 SH

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

No. 229482

Date: 9-2-2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.06

Total: 500.00

Rec From: Campbell Blvd & Rohe Farm Ln

For: 2024-0090-SPA

DR 1,2,3,5

DISTRIBUTION

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

CASHIER'S
VALIDATION

CF 24-0045-

8713

65-330/550

DATE 1-11-2024

PAY TO THE ORDER OF

Baltimore County, MD

Five Hundred & xx/100

DOLLARS

TRUIST

FOR Special Hearing 11010104

Mike Coughlin

000008713 0055003308000515070708

MORRIS & RITCHIE ASSOCIATES INC

TOWSON ACCOUNT

3445-A BOX HILL CORPORATE CENTER DR

ABINGDON, MD 21009

Security Features

Details on back

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1600009389

Owner Information

Owner Name: ROHE FARM LANE DEVELOPMENT INC USEY RESIDENTIAL

Mailing Address: UNIT 302
9649 BELAIR RD
NOTTINGHAM MD 21236-
Principal Residence: NO
Deed Reference: /08119/ 00316

Location & Structure Information

Premises Address: BIRD RIVER RD
MIDDLE RIVER 21220-
Legal Description: 21.1905 ACS
SS BIRD RIVER RD
SE COR BIRD RIVER RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0082 0024 0741 15010006.04 0000 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
21.1905 AC 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	217,800	260,200		
Improvements	0	0		
Total:	217,800	260,200	217,800	231,933
Preferential Land:	0	0		

Transfer Information

Seller: ROHE FARM PARTNE RSHIP	Date: 03/08/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08119/ 00316	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0090-SAH

CERTIFICATE OF POSTING

2024-0090-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Rohe Farm Lane Development, Inc.
Ribera Development, LLC

May 2 & 3, 2024

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: Jeff Perlow:

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: _____

Campbell Boulevard & Rohe Farm Lane
SIGN 1A & 1B

April 11, 2024

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

Sincerely,

April 11, 2024

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

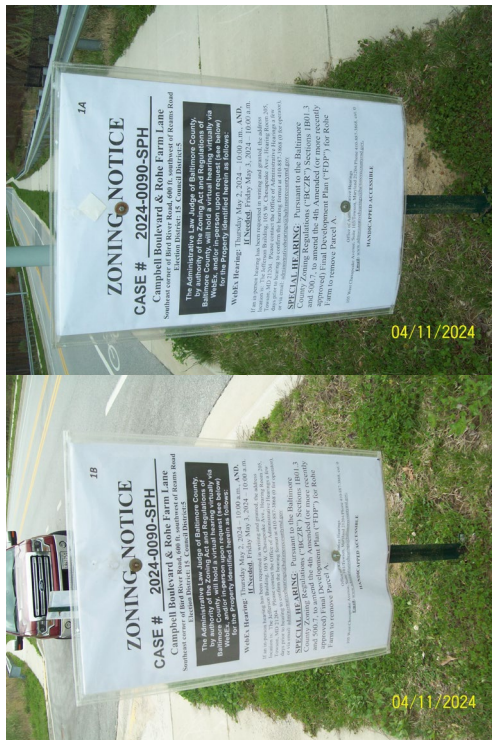
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 10, 2024

FROM: Derek M. Chastain
Bureau of Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0090-A

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

BPR: No comments

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 24, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0090-SPH
Address: CAMPBELL BLVD & ROHE FARM LANE
Legal Owner: Rohn Farm Lane Development, Inc.

Zoning Advisory Committee Meeting of April 9, 2024.

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

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

Reviewer: Gris Batchelder

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/11/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0090-SPH

INFORMATION:

Property Address: Campbell Boulevard and Rohe Farm Lane
Petitioner: Rohe Farm Lane Development, Inc. c/o Thomas Frech
Zoning: DR 1, DR 2, DR 3.5
Requested Action: Special Hearing

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

Special Hearing -

1. Pursuant to Sections 1B01.3 and 500.7 of the Baltimore County Zoning Regulations (BCZR) to amend the 4th Amended (or more recently approved) Final Development Plan for Rohe Farm to remove Parcel A.

The subject site is a 21.19 acre parcel that straddles Campbell Boulevard in the Middle River area. Northwest of the subject site is Rohe Farm (PAI #15-0461). Rohe Farm was a Major Development Plan that was approved in 1990 for the construction of dwelling units on Meadow Glen Road, Oldfield Court, and the north side of Rohe Farm Lane. The Final Development Plan included a 21.19 acre parcel listed as a "Provisory Section"; that parcel is the subject of this Zoning Case.

Southeast of the subject site is Weaver Fields (PAI #15-1041), a Major Development currently undergoing County review. The Development proposes 154 dwelling units with a mix of single family semi-detached front load villas (102) and single family detached dwellings (52) on approximately 54.89 ± acres with access off of Campbell Boulevard. The Hearing Officer's Hearing for Weaver Fields is scheduled for Thursday, May 2nd, 2024.

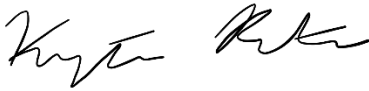
The Department of Planning met with the representative for the petition on April 10th, 2024 seeking additional information on the Provisory Section of the Rohe Farm Final Development Plan and what it entailed. During the meeting, the representative explained that a Provisory Section is an antiquated definition in the Baltimore County Zoning Regulations that was designed for when a DR zoned property was subdivided. Essentially, the Provisory Section provided a notice that the site could possibly developed as a "Section 2" of Rohe Farm at a later date. Rohe Farm never expanded to include a second section and/or the subject site, however, the development did use density from the subject site to support Rohe Farm Section 1. Per the chart available on the site plan submitted with the petition, Rohe Farm used 41.325 density units, leaving 23.675 density units for further use. At this time, the applicants wish to remove the Provisory Section from the Rohe Farm Final Development Plan and show the parcel on the

new plan for Weaver Fields. The remaining density for the parcel will be used to support the density of Weaver Fields.

The Department of Planning has no objections to the requested Special Hearing. The subject site has remaining density, and removal of the site from the Rohe Farms Final Development Plan will allow the site to be included in the Weaver Fields Development Plan, which will make the development process of the property easier to follow and understand.

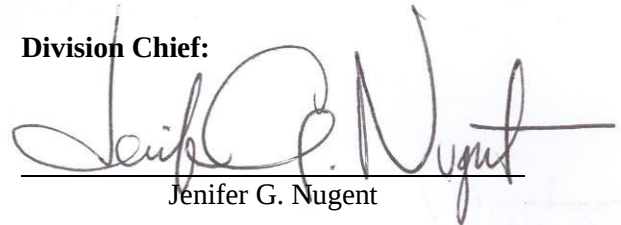
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Patricia Malone
Ainsley Pressl, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 8, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0090-SPH

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

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

Patricia A. Malone
Counsel

t 410.494.6206
f 410.821.0147
pamalone@venable.com

May 22, 2024

Andrew M. Belt, Administrative Law Judge
Baltimore County Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: **Development Plan Opinion and Order**
Weaver Fields – PAI Case Nos. 15-1041 and 2024-0090-SPH
Address: Campbell Boulevard & Rohe Farm Lane

Dear Judge Belt:

This morning we received a copy of the Administrative Law Judge's Combined Development Plan and Zoning Opinion and Order approving the Development Plan in the above-referenced case.

Shortly thereafter, Ms. Teresa Eller, Regional Engineer with the Maryland State Highway Administration ("SHA"), sent an email to your office as well as to others indicating that "SHA is requiring a Traffic Impact Study" for the project and attaching a comment dated May 6, 2024, which requested that plan approval be withheld pending SHA review of a revised traffic study.

As you are aware, the hearing in this matter concluded on May 2, 2024, and the record was formally closed on May 8, 2024. The correspondence received by SHA today cannot be considered as the record is already closed.

As part of our case, Developer presented testimony from our traffic expert Traffic Concepts, confirming the lack of impacts from the development on area roads. Our team intends to continue to work with SHA as we proceed through the next phase of the development process. As indicated in our exhibits, a revised Traffic Impact Study had already been submitted to SHA addressing prior comments, which were minimal. Regardless, Ms. Eller's email to you, after the record had already closed in this case, should have no impact on your decision approving the Development Plan.

Very truly yours,



Patricia A. Malone

May 6, 2024

Mr. Lloyd Moxley
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Moxley:

We have previously reviewed the Development Plan for Weaver Fields located at Campbell Blvd. and Rohe Farm Lane in Baltimore County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plan for the project listed below and is pleased to respond:

Weaver Fields
Baltimore Co MAJ- 2022-00003
MD 43 at Campbell Blvd

MDOT-SHA has previously reviewed the Development Plan and at this time we **withhold approval** of the plan per the Development Plan Hearing until we have had an opportunity to review the recently submitted revised Traffic Impact Study. Our review of the TIS will determine any traffic impacts of this development on the surrounding road network including MD 43. Upon completion of the TIS review, MDOT-SHA may require submittal of access permit plans if roadway improvements are needed. Should you have any questions regarding this matter feel free to contact Ms. Teresa Eller at 410-229-2424 or 1-866-998-0367 (in Maryland only) extension 2424, or by email at (teller@mdot.maryland.gov).

Sincerely,

Teresa Eller, for

Claudine Myers
Acting Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

Cc: Michael Coughlin, MRA

12

TYPICAL LIGHT
DETAIL
NO SCALE



TITO, M.

[illegible]

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

Copyright © 2024 Morris & Ritchie Associates, Inc.

THIS WORK IS UNCLASSIFIED AND ALL RIGHTS ARE RESERVED BY MORRIS & RITCHIE ASSOCIATES, INC.



OWNER & DEVELOPER
ROHE FARM LANE
DEVELOPMENT, INC.
ATTN: JOHN C. STAYATO
PHONE: 1-800-571-5440
16 DEC 1991
12301 BELAIR ROAD
SUITE 4
ATLANTA, GA 30341

FINAL PARTIAL
RC

CONCILIANTIC DISTRICT 5
ELECTION DISTRICT NO. 15

OFFICE OF PLANNING AND ZONING

DIRECTOR PLANNING

DATE

10/3/04

the *Journal of the American Academy of Child and Adolescent Psychiatry* (JACCAP) in 1990. The journal was the first to publish research on the treatment of children and adolescents with mental illness. The journal was founded by Dr. Thomas R. Insel, who was then the director of the National Institute of Mental Health (NIMH). The journal was initially published by the American Psychiatric Association (APA) and later by the American Academy of Child and Adolescent Psychiatry (AACAP). The journal is currently published by the AACAP and is a leading journal in the field of child and adolescent psychiatry.

[illegible]

total number of birds processed, to estimate mean flock size and flock composition. The flock size was estimated by dividing the total number of birds processed by the number of flocks. Flocks were defined as groups of birds that were processed together. The flock composition was estimated by dividing the number of birds of each species by the total number of birds processed. The flock composition was estimated for each of the 10 flocks. The flock composition was estimated for each of the 10 flocks. The flock composition was estimated for each of the 10 flocks.

WORKMAN PLAN S.O.L.D.
 TAX MAP 8.5 PARCEL 725
 SAID INT: 41424/488
 TAX ACCT: 2500012777
 USED RESIDENTIAL
 SECURITY MANAGEMENT CORP.
 677374665

[illegible]

ZONING HISTORY

THE CITY OF CHICAGO HAS A LONG HISTORY OF ZONING. THE FIRST ZONING ORDINANCE WAS PASSED IN 1922, AND SINCE THAT TIME, THE CITY HAS CONTINUALLY ADJUSTED ITS ZONING LAWS TO MEET THE CHANGING NEEDS OF THE COMMUNITY. THE ZONING DEPARTMENT IS RESPONSIBLE FOR ENFORCING THESE LAWS AND FOR PROVIDING GUIDANCE TO PROPERTY OWNERS AND DEVELOPERS. THE ZONING DEPARTMENT ALSO MAINTAINS A RECORD OF ALL ZONING CHANGES AND DECISIONS. FOR MORE INFORMATION, PLEASE CONTACT THE ZONING DEPARTMENT AT (773) 324-1400.

APPROVAL OF AFS AMENDMENT					
DATE	BY				
SUBD.	NO.				
ROUTE	NO.				
LANE	NO.				
LOCAL C/FIRST	CAT				
	TYPE				

5TH AMENDED FINAL DEVELOPMENT PLAN APPROVAL	
DIRECTOR OF PLANNING	SIGNATURE
DIRECTOR OF LAW	DATE

XV-461

OFFICE OF PLANNING AND ZONING

NIGHT PLAN AND PLAN
TO ACCOMPANY
SPECIAL HEARING

ZONING MAPS DISTRICT 9
ELECTION ADVERT NO. 16

THURSDAY JANUARY 10, 2013

10/1/13