



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 15117 Old Hanover Road, Upperco, MD 21155 Currently Zoned RC-2 Agriculture
Deed Reference 49172 / 00057 10 Digit Tax Account # 2000013428
Owner(s) Printed Name(s) Benjamin J. Carson, Lacena R. Carson

(SELECT THE HEARING(S) BY MARKING X 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

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
a solar facility in a RC-2 zone.

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

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

To be presented at hearing.

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

I/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:

Upperco Hanover East, LLC c/o Nexamp
Name - Type or Print

contact: Erick Alves de Sa
Signature

102 Summer St - 2nd Floor, Boston, MA
Mailing Address City State

02110 / 202-527-8402 / ealvesdesa@nexamp.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Benjamin J Carson / Lacena R Carson
Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
Signature #1 Signature #2

15117 Old Hanover Rd Upperco MD
Mailing Address City State

21155 / 443-604-6900 / bcarsonsr@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Benjamin S. Wechsler
Name - Type or Print

[Signature]
Signature

185 Admiral Cochrane Dr, Ste 130, Annapolis, MD
Mailing Address City State

21401 / 443-949-3041 / bwechsler@vyslaw.com
Zip Code Telephone # Email Address

Representative to be contacted:

Benjamin S. Wechsler
Name - Type or Print

[Signature]
Signature

185 Admiral Cochrane Dr, Ste 130, Annapolis, MD
Mailing Address City State

21401 / 443-949-3041 / bwechsler@vyslaw.com
Zip Code Telephone # Email Address

Case Number 2024-0279-X Filing Date 12 / 24 / 24 Do Not Schedule Dates Reviewer JS

Zoning Property Description for Special Hearing Petition
15117 Old Hanover Road

Beginning at a point located on the northeast side of Old Hanover Road which has a right of way width of 20 feet at the distance of 432' to the centerline of the nearest improved intersecting street Byerly Road which has a right of way width of 20 feet. **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

1. South 36 degrees 30 minutes 46 seconds East, 724.74' to a point;
2. North 68 degrees 44 minutes 14 seconds East, 1435.50' to a point;
3. South 47 degrees 02 minutes 25 seconds East, 341.55' to a point;
4. South 45 degrees 02 minutes 25 seconds East, 379.50' to a point;
5. South 40 degrees 10 minutes 25 seconds East, 470.91' to a point;
6. South 54 degrees 41 minutes 43 seconds West, 817.75' to a point;
7. South 67 degrees 46 minutes 21 seconds East, 1240.00' to a point;
8. South 64 degrees 50 minutes 25 seconds East, 212.08' to a point;
9. South 45 degrees 58 minutes 13 seconds West, 30.87' to a point;
10. North 65 degrees 05 minutes 36 seconds West, 199.36' to a point;
11. North 67 degrees 47 minutes 27 seconds West, 1239.23' to a point;
12. North 61 degrees 21 minutes 48 seconds West, 1715.61' to a point;
13. North 65 degrees 05 minutes 36 seconds West, 199.36' to a point;
14. North 36 degrees 31 minutes 48 seconds West, 735.46' to a point;
15. North 70 degrees 57 minutes 23 seconds East, 31.84' to a point and place of beginning.

Containing an area of 1,547,777 square feet or 35.53 acres of land, more or less and being located in the 4th Election District and 4th Councilmanic District of Baltimore County Maryland.



2024-0279-X



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Upperco Hanover East, LLC c/o Nexamp
Name - Type or Print

Erick Alves de Sa
Signature

101 Summer St - 2nd Floor, Boston, MA
Mailing Address City State

02110 / 202-527-8402 / ealvesdesa@nexamp.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Benjamin J Carson / Lacena R Carson
Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
Signature #1 Signature #2

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21155 / 443-604-6900 / bcarsonsr@gmail.com
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Attorney for Petitioner:

Benjamin S. Wechsler
Name - Type or Print

[Signature]
Signature

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21401 / 443-949-3041 / bwechsler@yuslaw.com
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2024-0279-X

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

No. 235049

Date: 12/24/24

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$500.00
Total:								\$500.00

Rec From: CARSON / NEXAMP

For: 2024-0279-X

15117 OLD HANOVER ROAD

JSS 24-1169

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

nexamp

Nexamp Inc

101 Summer Street
2nd Floor
Boston, MA 02110

JP Morgan

63401

11-8166 / 3210

DATE: 12/5/2024

***\$500.00**

PAY Five Hundred and 00/100 DOLLARS

Void After 180 Days

TO
THE
ORDER
OF

BALTIMORE COUNTY
111 WEST CHESAPEAKE AVE - ROOM 124
TOWSON MD 21204

E. J. Holden

Authorized Signature

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

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: 2024-0279-X

Property Address: 15117 Old Hanover Road, Upperco, MD 21155

Legal Owners (Petitioners): Benjamin S. Carson Sr. & Lacena R. Carson

Contract Purchaser/Lessee: Upperco Hanover East Solar, LLC c/o Nexamp

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Erick Alves de Sa (Nexamp)

Address: 101 Summer Street, 2nd Floor
Boston, MA 02110

Telephone Number: 202-527-8402

*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.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/22/2025

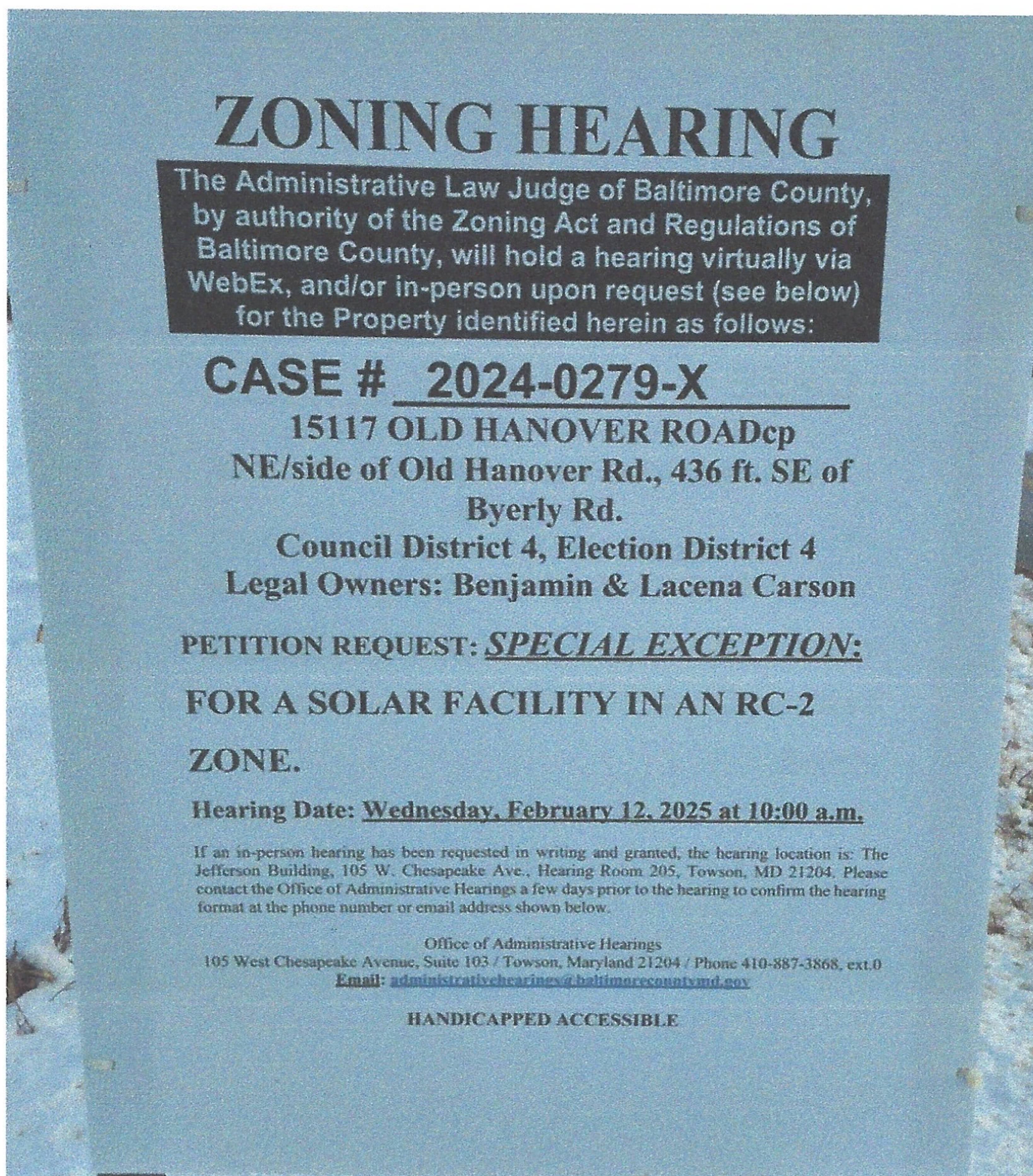
Case Number: 2024-0279-X

Petitioner / Developer: MATTHEW BISHOP of KIMLEY-HORN ~ UPPER HANOVER EAST SOLAR, LLC c/o NEXAMP

Date of Hearing: FEBRUARY 12, 2025

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
15117 OLD HANOVER ROAD

The sign(s) were posted on: JANUARY 22, 2025



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Benjamin S. Wechsler ✦ 443-949-3041 ✦ bwechsler@yvslaw.com

December 16, 2024

VIA ELECTRONIC MAIL

Baltimore County
Department of Permits, Approvals and Inspections
111 W Chesapeake Ave # 105,
Towson, MD 21204

Re: Cover Letter to Special Exception Application
Special Exception for a Solar Facility
15117 Old Hanover Rd Upperco, MD 21155 (the "Property")
Tax Map 31, Grid 5, Parcel 113 and Tax Map 31, Grid 11, Parcel 350

To Whom it May Concern:

This Firm represents Upperco Hanover East Solar LLC (the "Applicant"), on behalf of the landowners Dr. Benjamin S. Carson, Sr. and Lacena R. Carson (the "Property Owners"), with regard to the enclosed special exception application to allow the use of portions of the above-referenced Property as a Solar Facility (the "Facility" or the "Project"). The Applicant has acquired rights (through a ground lease) from the Property Owner to develop a Solar Facility on the Property.

Should you have any questions regarding the enclosed special exception application, please contact me at (410) 916-7345 or bwechsler@yvslaw.com. Thank you for your assistance with this matter.

Very truly yours,

YVS LAW, LLC

A handwritten signature in blue ink, appearing to read "Ben S. Wechsler", written over a light blue circular stamp.

Benjamin S. Wechsler

Attachments

2024-0279-X

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: January 23, 2025

SUBJECT: DEPS Comment for Zoning Item # 2024-0279-X
Address: 15117 OLD HANOVER ROAD
Legal Owner: Benjamin & Lacena Carson

Zoning Advisory Committee Meeting of January 21, 2025.

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

1. EPS-GWM does not oppose the Zoning relief requested, but be advised that the following conditions will be required prior to building permit approval from GWM.
 - a. Ground Water Management approval must be obtained prior to approval of the building permit.
 - b. Requirements for approval will include submission of a site plan that meets GWM site plan requirements and an on-site disposal system (OSDS) inspection report locating all septic system components. Submission of percolation test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.
 - c. Additions must comply with GWM policy regarding additions, interior alterations and change of occupancy permits found on page 12 of the GWM policy manual dated 7-21-23.

Additional Comments:

Reviewer: Mia Lowery

2. 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).
3. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Reviewer: Jannifer Anderson



Benjamin S. Wechsler ✧ 443-949-3041 ✧ bwechsler@yvslaw.com

April 23, 2025

VIA ELECTRONIC MAIL: dwiley@baltimorecountymd.gov

Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: **Notice of Withdraw of Special Exception Applications**
Case No. 2024-0279-X and Case No. 2025-0023-X
15117 Old Hanover Rd Upperco, MD 21155 (the "Property")

To Whom it May Concern:

Upperco Hanover East Solar LLC and Upperco Hanover West Solar LLC (the "Applicants"), on behalf of the landowners Benjamin S. Carson, Sr. and Lacena R. Carson (the "Property Owners"), hereby formally withdraw special exception applications 2024-0279-X and 2025-0023-X without prejudice to refile in the future.

Thank you for your assistance with this matter.

Very truly yours,

YVS LAW, LLC

A handwritten signature in blue ink, appearing to read 'Ben S. Wechsler', is written over the typed name.

Benjamin S. Wechsler

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 14, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0279-X

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

DPR: No comment.

DPW-T: A) An ultimate land use conditions riverine flood study meeting the Baltimore County Department of Public Works and Transportation (DPWT) Design Manual and the Baltimore County Department of Permits, Approvals and Inspections (PAI) Bureau of Development Plans Review is required and must be submitted to PAI to be "Accepted for Filing".

Landscaping:

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/4/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS - Revised
Case Number: 2024-0279-X

INFORMATION:

Property Address: 15117 Old Hanover Road
Petitioner: Benjamin J. Carson/Lacena R. Carson
Zoning: RC 2
Requested Action: Special Exception

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

Special Exception – To approve the use of a solar facility in a RC-2 Zone.

The proposed site is a 35.53-acre property. It is surrounded by mostly rural agricultural properties and is currently improved with existing structures. The applicant proposes a solar facility on approximately 8 acres of land, in which the area is proposed to be fenced.

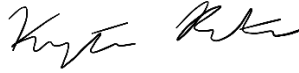
The existing land use is currently an agriculture property zoned RC 2. The plan shows both powerlines and a right-of-way going through a Baltimore County Agricultural Easement. BCZR Sec. 4F-104.A.1 states that “the land on which a solar facility is proposed may not be encumbered by an agricultural preservation easement, and environmental preservation easement, or a rural legacy easement.” This proposed access is part of the solar facility development.

The Deed of Easement (22876/615) Article II, section H states “No other easements including, but not limited to, rights-of-ways to other properties, oil, gas, mineral, power line, microwave towers, forest mitigation, or other similar servitudes may be conveyed, or permitted to be established in, on, under or through the above-described property without the grantee’s express permission.” As of the date of this comment, the Baltimore County Agricultural Land Preservation Advisory Board has not reviewed or approved any rights of way or overlay easements on the County easement.

Given the limitations imposed under Sec. 4F-104.A.1 of the BCZR, as well as the restrictions outlined in the Deed of Easement, Planning does not support the requested Special Exception for the solar facility.

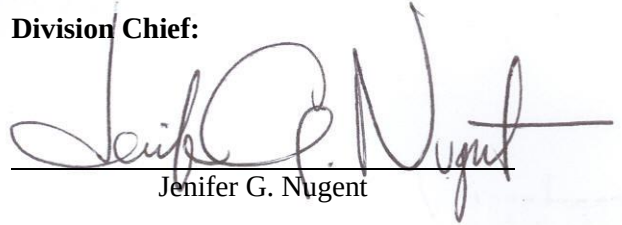
For further information concerning the matters stated herein, please contact the Department of Planning’s Agricultural Preservation Division at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

C: Benjamin J. Wechsler
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 1/15/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0279-X

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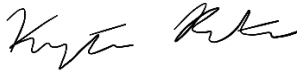
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Given the restrictions outlined in the Deed of Easement, Planning does not support the requested Special Exception for the solar facility. We recommend that the petitioner contact the Baltimore County Agricultural Land Preservation Advisory Board to address these concerns and seek any necessary approvals or modifications.

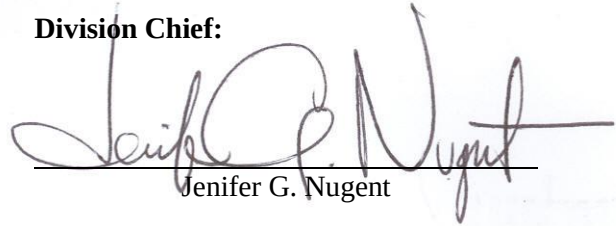
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Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 04 Account Number - 2000013428

Owner Information

Owner Name: CARSON BENJAMIN S SR Use: AGRICULTURAL
CARSON LACENA R Principal Residence: NO
Mailing Address: 15117 OLD HANOVER RD Deed Reference: /49172/ 00057
UPPERCO MD 21155-

Location & Structure Information

Premises Address: 15117 OLD HANOVER RD Legal Description: 35.514 AC ESR
UPPERCO 21155- 15117 OLD HANOVER RD
500 S BYERLY RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0031 0005 0113 4020022.04 0000 2025 Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1988	9,439 SF	800 SF	35.5100 AC	05

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2 1/2	YES	STANDARD UNIT BRICK/	8	7 full/ 4 half	1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	192,500	192,500		
Improvements	1,737,000	1,737,000		
Total:	1,929,500	1,929,500	1,929,500	
Preferential Land:	12,500			

Transfer Information

Seller:	Date:	Price:
CARSON BENJAMIN S SR	06/25/2024	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /49172/ 00057	Deed2:
Seller: BROCKMEYER GARY J	09/13/2001	Price: \$1,500,000
Type: ARMS LENGTH MULTIPLE	Deed1: /15563/ 00321	Deed2:
Seller: BROCKMEYER GARY J	07/24/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11715/ 00324	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

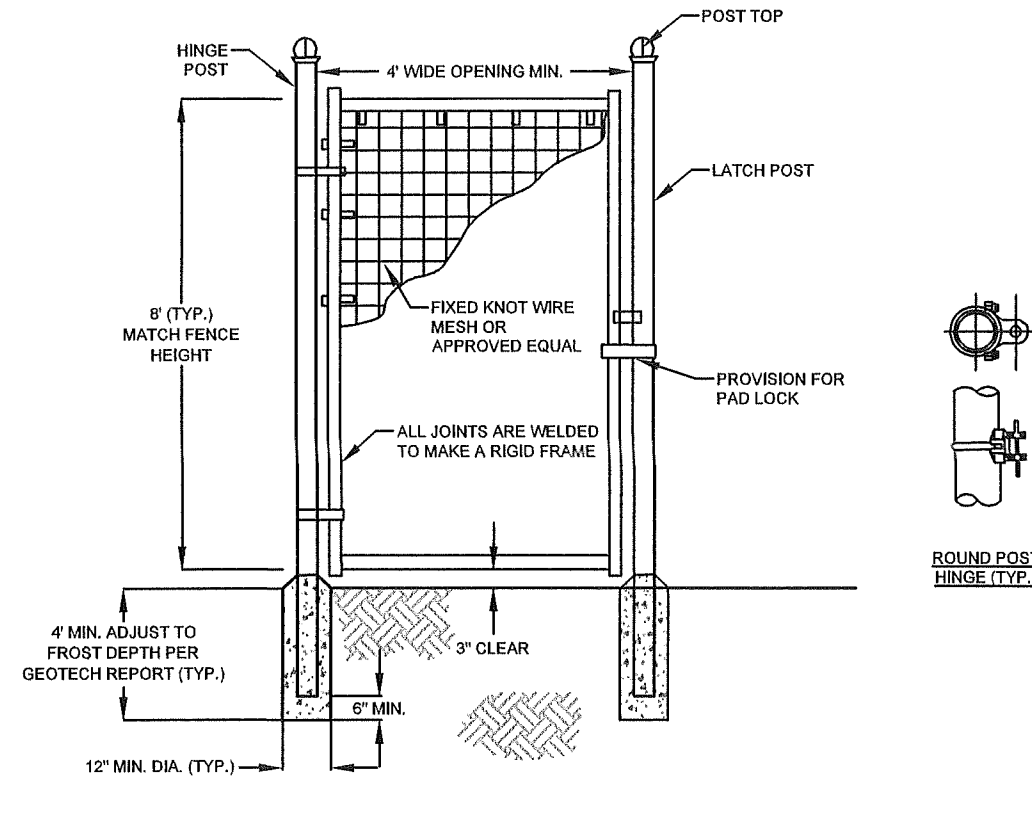
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

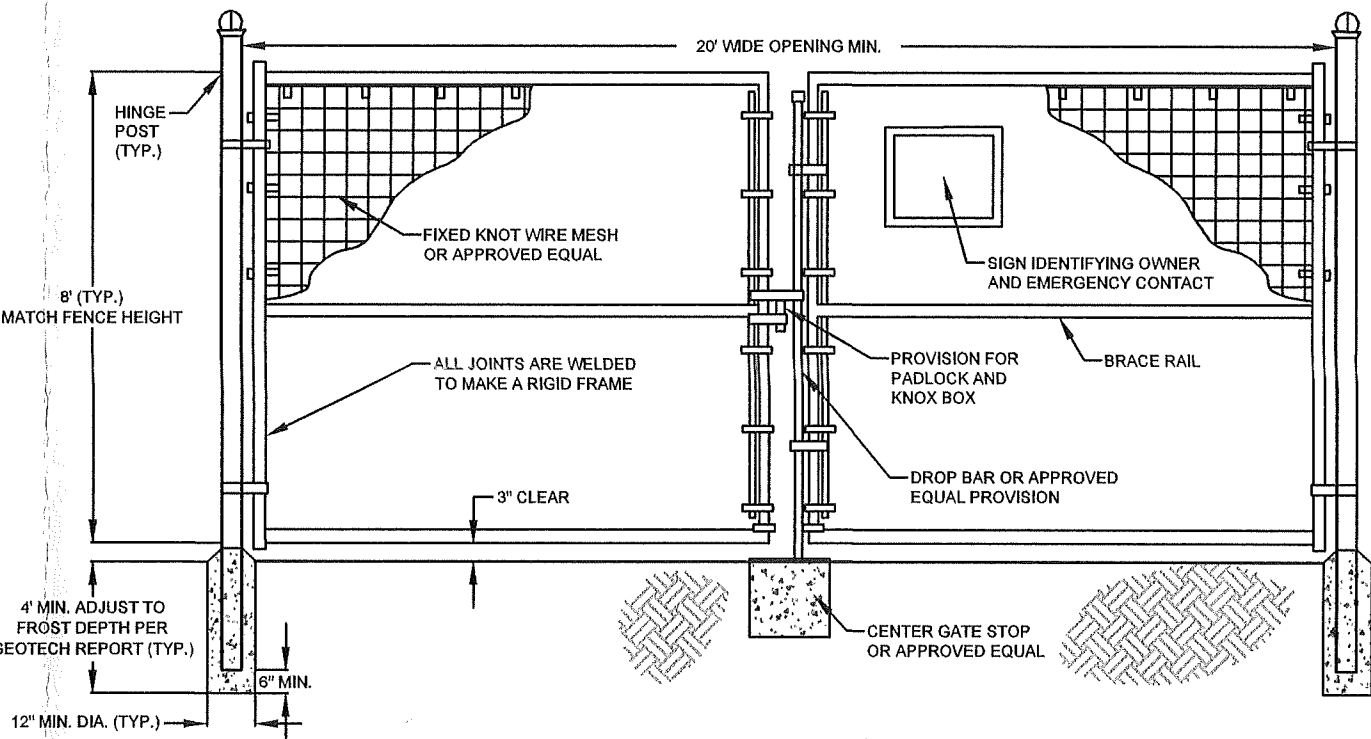
Printed By: Dwyer, Arc. Sheet Set: Perkin, Od. Yea, Solr. Layout: 2 of 2 SPECIAL EXCEPTION DETAILS December 19, 2024 01:44:11pm K:\BAL-DIA\14181-Nescomp\14181007-Upperco North Solar\CAD\Exhibits\2024-10-09-Updated SPX Plan Set\2 Special Exception Plan Notes.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of or improper reliance on this document without written authorization and adaptation by Kimley-Horn or Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- NOTES:
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR JOIST SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
 4. IF CONTRACTOR UTILIZES METAL HINGE POST THRU BOLTS, HINGE POST SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
 5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
 6. FIXED KNOT WIRE MESH TO BE BEKART ROLLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
 7. BRACE RAILS AND/OR THRU BOLDS ARE NOT BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR JOIST SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
 8. FENCE AND REQUIRED FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER.

FIXED KNOT FARM FENCE - PERSONNEL GATE

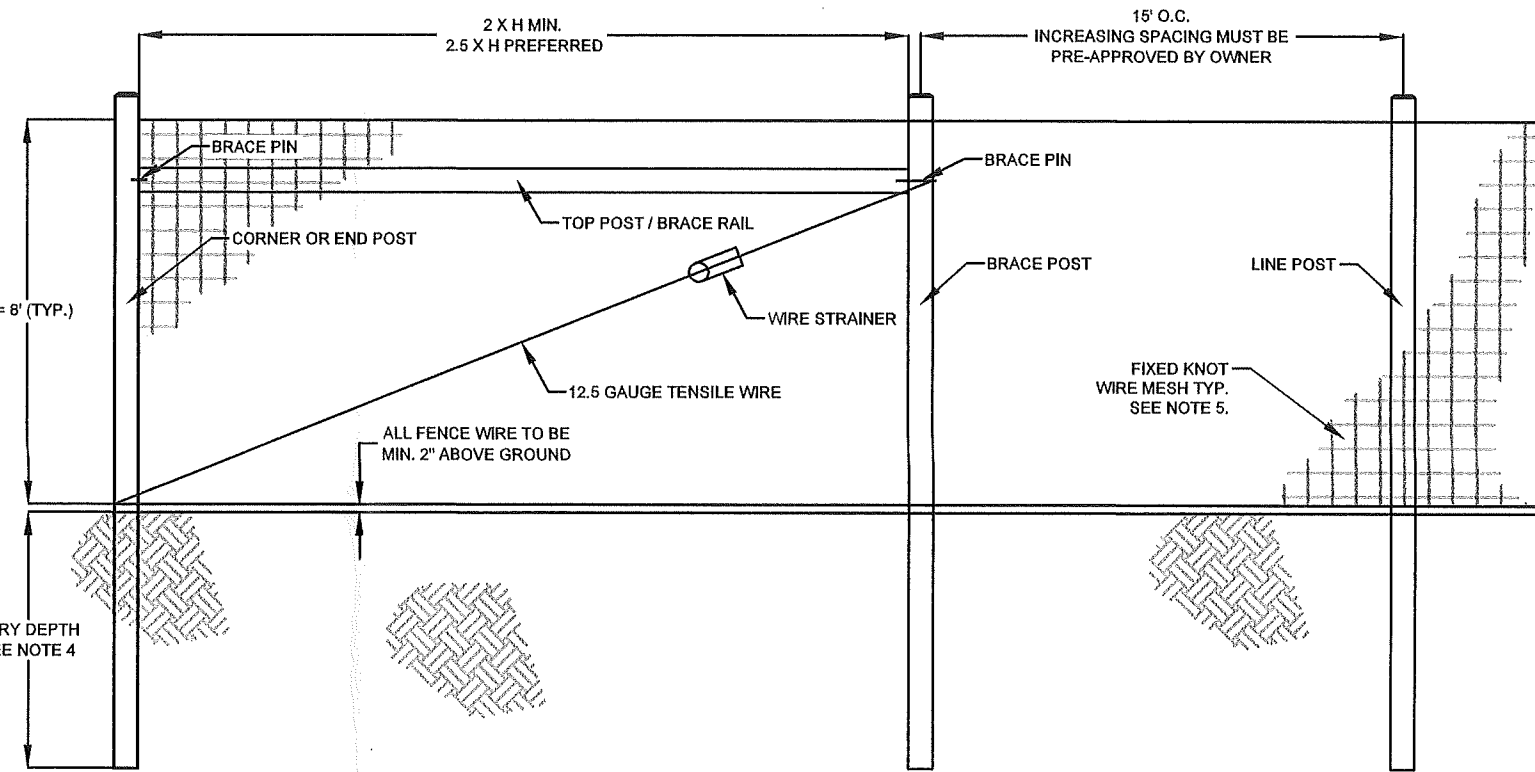
NOT TO SCALE



- NOTES:
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR JOIST SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
 4. IF CONTRACTOR UTILIZES METAL HINGE POST THRU BOLTS, HINGE POST SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
 5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
 6. FIXED KNOT WIRE MESH TO BE BEKART ROLLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
 7. BRACE RAIL SHOWN FOR REFERENCE. ADDITIONAL BRACE RAILS MAY BE REQUIRED. NOT SHOWN OR THRU BOLDS MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
 8. FENCE AND REQUIRED FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER.

FIXED KNOT FARM FENCE - DOUBLE GATE

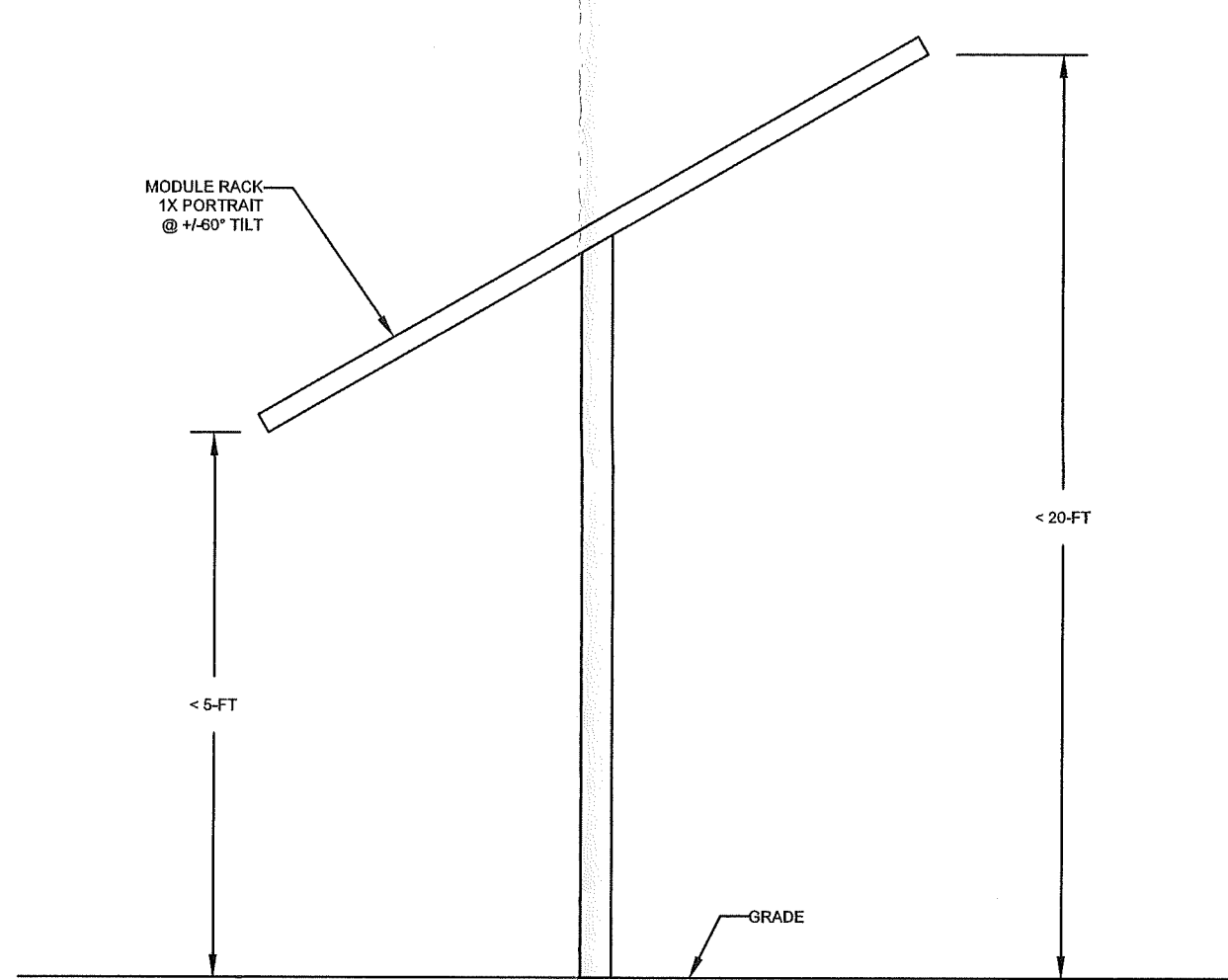
NOT TO SCALE



- NOTES:
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. ALL SQUARE POSTS TO BE MIN. 6" X 6" NOMINAL SIZE OR ROUND POST WITH MIN. 4" DIA. DIAMETER. PRESURE TREATED WOOD OR APPROVED EQUAL. PREFER POSTS TO HAVE A CHAMFERED TOP.
 4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE. ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTED.
 5. FIXED KNOT WIRE MESH TO BE BEKART ROLLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
 6. BRACING IS REQUIRED AT ALL CORNER, END, AND GATE POSTS. DOUBLE BRACING TWO BRACE ASSEMBLIES BE SHOWN SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. ADDITIONAL BRACING MAY BE UTIL. BE REQUIRED OVER UNIFORM TERRAIN. CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTED DURING TENSINGING.
 7. FENCE AND REQUIRED FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER.

FIXED KNOT FARM FENCE

NOT TO SCALE



SOLAR ARRAY RACK DETAIL

NOT TO SCALE



EXTERIOR USE Model #3781

EXTERIOR USE Model #3782



EXTERIOR USE Model #3783

EXTERIOR USE Model #3784



INTERIOR USE Model #3771

INTERIOR USE Model #3774

KNOX PADLOCKS™

EXTERIOR PADLOCK FEATURES AND BENEFITS
Knox exterior padlocks utilize the same master key used with the Knox Rapid Access System. The exterior, heavy-duty Knox Padlocks (Models #3781, 3782, 3783) are built with a stainless-steel shackle designed for securing storage areas, temporary construction sites, gated communities, etc. The shrouded all-weather padlock (Model #3784) provides additional security against pry and cut attacks. The lock cylinder is UL 437 listed which demonstrates it has met the rigorous standard. Performance is tested with a battery of endurance and attack tests.

FEATURES

- All-weather rust-free stainless-steel Grade 6 shackle
- Weather resistant body with durable weather cover includes: cylinder protection, sealed shackle holes, and drainage system
- Available in 4", 3" and 2" shackle lengths
- Attack resistant
- Key retaining (when open)
- Precision pin cylinder
- High-security shroud version available (for all Knox lock cores)
- Authorized agency identification labels available: Fire (red), EMS (white), Police (blue), Sheriff (gold), Security (white)

BENEFITS

- New Shackle lengths support additional applications
- Improved attack resistance provides longer service life
- Key retention prevents dropped/lost keys
- Utilizes the Knox master key solution

INTERIOR PADLOCK FEATURES AND BENEFITS

Knox interior padlocks utilize the same master key used with the Knox Rapid Access System. The interior Knox Padlock (Models 3771 and 3774) are designed to secure fire sprinkler control systems, hazardous chemical supplies, restricted utility areas, equipment lockers, and cases. The lock cylinder is UL Listed which demonstrates it has met the rigorous standard. Performance is tested with a battery of endurance and attack tests.

FEATURES

- Stainless steel shackle, 5/16" diameter available in 2-3/8" and 1-1/8" shackle options
- Heavy-duty lock design and solid brass body resists pull attacks
- Precision pin cylinder
- Key retaining (when open)
- Authorized agency identification labels available: Fire (red), EMS (white), Police (blue), Sheriff (gold), Security (white)

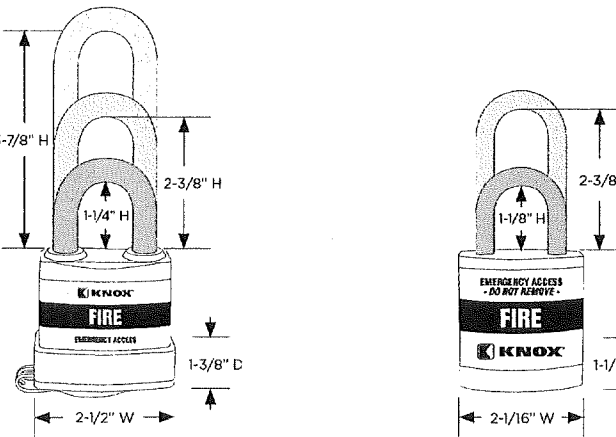
BENEFITS

- Two shackle lengths support additional applications
- Key retention prevents dropped/lost keys
- Utilizes Knox master key solution



KNOX PADLOCKS™

MODEL #	3781	3782	3783	3784	3771	3774
WHERE USED	Gates with wide hasps	Most standard applications and "hubs"	Hasps with limited space or clearance	Areas prone to attack or vandalism	Interior applications: restricted areas, supply cabinets, lockers	Interior applications: basins with limited space or clearance
TOTAL HEIGHT	7"	5-1/2"	4-3/8"	4-3/8"	4-15/16"	3-11/16"
SHACKLE LENGTH	3-9/8"	2-3/8"	1-1/4"	1-9/8"	2-5/8"	1-1/8"
SHACKLE DIAMETER			7/16"		5/16"	
BODY DIMENSIONS		2-1/2" W x 1-3/8" D			2-1/8" W x 1-1/8" D	
MATERIAL		Solid brass lock body and cylinder with all-weather plastic cover and stainless steel ASTM Grade 6 shackle			Solid brass lock body and cylinder with stainless steel shackle	
PADLOCK LOCK			Heavy-duty UL Listed cylinder			



MODEL # CROSS REFERENCE TABLE

The table below provides the recommended replacement model with new shackle options for your existing Knox padlock.

PADLOCK TYPE	IF YOU HAVE KNOX PADLOCK MODEL:	USE PADLOCK MODEL:
MEDIUM SHACKLE	3770 3771	3782 - 2-3/8" shackle or 3781 - 3-7/8" shackle *Ensure hasp can accommodate thicker shackle when replacing 3771, which has a 5/16" shackle
ALL WEATHER SHROUDED	3772	3784 - 1-1/8" shackle
SHORT SHACKLE	3774	3783 - 1-1/4" shackle *Ensure hasp can accommodate thicker shackle when replacing 3774, which has a 5/16" shackle



ABOUT THE KNOX COMPANY

Since 1975, the Knox Company has successfully developed innovative rapid access solutions for first responders with products that provide fast, safe, and secure entry into commercial, industrial, and residential properties, while minimizing damage and maximizing safety. Today, more than 15,000 fire, EMS, and law enforcement departments/agencies depend on Knox products to gain access into over one million buildings/properties.

The 3784 offers the highest security. Protected shackle, greatly reduces shackle attack, deters unauthorized entry.

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DIAL 811



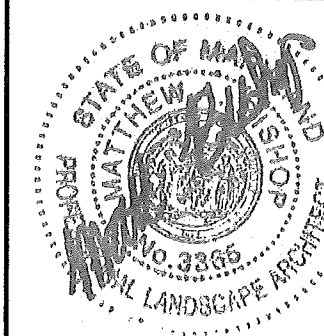
UPPERCO HANOVER
EAST SOLAR

PREPARED FOR
UPPERCO HANOVER EAST SOLAR, LLC

BALTIMORE COUNTY

PLAN TO ACCOMPANY
SPECIAL EXCEPTION
REQUEST DETAILS

KHA PROJECT 114191007	DATE 12/20/2024	SCALE AS SHOWN	DESIGNED BY AND	DRAWN BY AND	CHECKED BY N.J.L.
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Kimley»Horn
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215 WASHINGTON AVE. SUITE 500, TOWSON, MD 21204
PHONE: 443-743-2500
WWW.KIMLEY-HORN.COM

REVISIONS	DATE	BY
No.		

BYERLY RD

NW 23-K

PAI # 040709

PAI # 040709
PAI # 040709

NW 23-J

031C1

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

RC 2

4 ED

4 CD



031B1

NW 22-K

NW 22-J

031B2

031C2

BORINGS PVT RD
OLD HANOVER RD

PAI # 040424

PAI # 040424

PAI # 040176

PLEASANT GROVE RD

BYERLY RD

NW 23-K

PAI # 040709

PAI # 040709
PAI # 040709

NW 23-J

031C1

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

RC 2

4 ED

4 CD



031B1

NW 22-K

NW 22-J

PAI # 040424

PAI # 040424

PAI # 040176

031B2

031C2

BORINGS PVT RD
OLD HANOVER RD

PLEASANT GROVE RD