



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 11130 Pfeffers Road which is presently zoned RC5, RC7
Deed References: 46687/239 10 Digit Tax Account # 1 6 0 0 0 1 0 0 7 9
Property Owner(s) Printed Name(s) Robert Persaud

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

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

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

SEE ATTACHMENT 1

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

See Attachment 2
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attachment 3 /
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 / Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Patricia A. Malone
Name- Type or Print

[Signature]
Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State

21204 / 410-494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

Representative to be contacted:

Patricia A. Malone
Name - Type or Print

[Signature]
Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State

21204 / 410-494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2025-0001-X Filing Date 1/27/2025 Do Not Schedule Dates: _____ Reviewer JJK

ATTACHMENT No. 1

PETITION FOR SPECIAL EXCEPTION

11130 PFEFFERS ROAD

Petition for Special Exception, pursuant to Section 4F-102 of the Baltimore County Zoning Regulations, for a solar facility, and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

ATTACHMENT No. 2
PETITION FOR SPECIAL EXCEPTION
11130 PFEFFERS ROAD

Petitioner:

BP Partners, LLC
801 Key Highway, Unit 433
Baltimore, MD 21230

Signature: 

Phone: 516 816 7259

Email: BOBTERSAUD2@GMAIL.COM


ATTACHMENT No. 3

PETITION FOR SPECIAL EXCEPTION

11130 PFEFFERS ROAD

Legal Owner:

Robert Persaud
801 Key Highway, Unit 433
Baltimore, MD 21230

Signature: 

Phone: 516.816.7259.

Email: BOB.PERSAUD2@GMAIL.COM.

**SPECIAL EXCEPTION PROPERTY DESCRIPTION FOR
11130 PFEFFERS ROAD
5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located at a point on the West side of Pfeffer Road approximately 1,730+/- feet South of the intersection of Pfeffer Road and Bradshaw Road. Then running Southwest away from Pfeffer Road the following bearings and distances:

- 1) South 81°04'45" West 841.39'
- 2) North 52°43'14" West 52.04'
- 3) North 01°21'17" West 328.90'
- 4) North 16°51'00" East 57.36'
- 5) North 08°51'37" East 156.41'
- 6) North 17°25'21" West 63.29'
- 7) North 49°13'36" East 305.05'
- 8) North 61°43'30" East 140.93'
- 9) South 24°01'43" East 165.32'
- 10) North 61°22'31" East 280.56'
- 11) South 18°32'56" East 316.07'
- 12) South 74°44'16" West 135.58'
- 13) South 64°39'16" West 220.45'
- 14) South 25°20'44" East 130.00'
- 15) North 64°39'16" West 217.80'
- 16) North 25°20'44" West 100.00'
- 17) North 74°44'16" East 134.61'
- 18) South 18°32'56" East 152.40'
- 19) By a curve to the right with a Radius=500.00' and Length=140.02', having a chord of South 10°31'35" East 139.56'
- 20) South 02°30'14" East 139.84'

to the place of beginning.

Containing a net area of 583,145 square feet or 13.39 acres +/-.

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2025



5X area

CERTIFICATE OF POSTING

2025-0001-X

RE: Case No.: _____

Petitioner/Developer: _____

**Robert Persaud
BP Partners, LLC**

March 6, 2025

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:

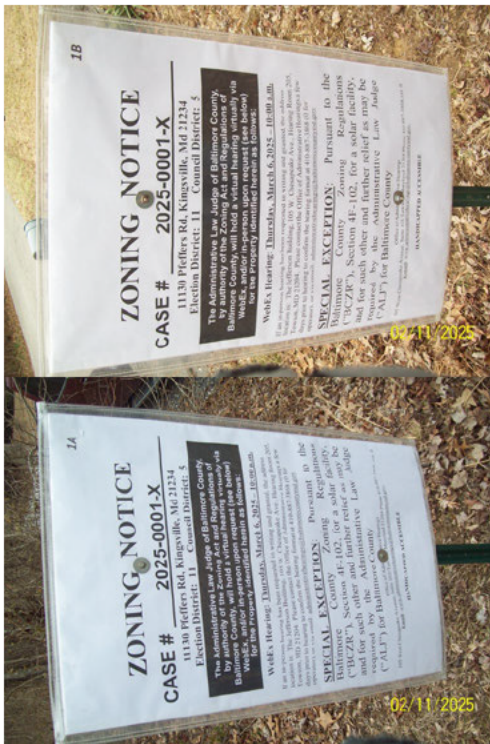
Ladies and Gentlemen:

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: _____

11130 Pfeffers Road ***SIGN 1A & 1B***

February 11, 2025

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



Sincerely,

 February 11, 2025
(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
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **235192**

Date: **01/23/25**

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

Total: **\$500.00**

Rec From: **BP Partners** ck # 5023

For: **Special Exception Petition for**
11130 Pfeffers Rd.

case # 2025-0001-X

CASHIER'S VALIDATION

DISTRIBUTION

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


5023

BP PARTNERS
 PH. 516-816-7259
 1304 N BROADWAY
 BALTIMORE, MD 21213

DATE **12/16/24** 7-177/520

PAY TO THE ORDER OF **Baltimore County** \$ **500.00**

five hundred ————— **to** DOLLARS

FOR **APP**   MP

THE HARBOR BANK OF MARYLAND
 BALTIMORE, MD 21201

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: February 7, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0001-X
Address: 11130 PFEFFERS ROAD
Legal Owner: Robert Persaud

Zoning Advisory Committee Meeting of February 7, 2025.

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

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 7, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0001-X

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

DPR: No Comment.

DPW-T: An ultimate land use conditions non-tidal or 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: If Special Exception is granted, a Landscape Plan is required per the Baltimore County Landscape Manual.

Specific Landscape Comments:

1. Plan to Accompany Zoning Petition - Dated 12-10-2024 – Did not include existing topography, trees, forest, vegetation, etc. all of which are an integral part to DPR – Landscape Review when considering a solar farm, adjacent residential use properties, views in and out of the property, needed landscape screening locations, etc. Therefore, these comments are very preliminary and limited in scope and nature and should be taken as such. Therefore, would expect additional landscape comments as part of the Landscape Review moving forward.
2. Perimeter landscape buffers are required.
3. Must minimize tree and vegetation removal.
4. The planting needs to be set back from the existing overhead power lines to allow the diversity of screen plant materials to mature and not be affected by standard vegetation maintenance typically associated with existing overhead power line. This planting should also be located and follow higher contours to capitalize and maximize screening potential.
5. Perimeter landscape buffers need to be designed to include a diversity of plant materials.
6. Solar panels are considered a utility and should be designed and located to harmonize with the surroundings and to create the least visual impact. (See Comment # 8 below),
7. Proposed perimeter fence shall be black vinyl-coated chain-link,

8. Perimeter landscape buffers should address adjacent property views to provide maximum screening potential when it relates to the proposed solar facility. Was unable to identify specific properties.
9. Proposed access road(s) may need to have a chicane or bends to assure screening of the solar array field from Adjacent Road(s) views if landscape screening does not,
10. More comments may be rendered during review of the landscape plan and additional landscape buffers (including contour strip buffers) may be required to address existing topography changes, Scenic Views, Scenic Routes, etc. depending on a number of items including the subject properties topography.

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: 2/11/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0001

INFORMATION:

Property Address: 11130 Pfeffers Road
Petitioner: Robert Persaud; BP Partners, LLC
Zoning: RC 5 and RC 7
Requested Action: Special Exception

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

Special Exception - Pursuant to Section 4F-102 of the Baltimore County Zoning Regulations, for a solar facility, and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The subject property is located along Pfeffers Road closer to Interstate 95. The property is vacant and encompasses approximately 22.42 acres and a larger part of the property zoned RC5 and smaller section to the west zoned RC7. The applicant intends to build a solar facility on 13.39 acres of the existing 22.42 acres. The property is surrounded by detached residential dwellings, agricultural activities, forest conservation and a solar facility to the east of the proposed site.

The R.C.5 zoning classification was established in response to concerns over wasteful and disorderly rural-residential development and inadequate lot sizes for on-lot sewer and water systems. These issues could result in undue financial hardships and negatively affect the safety and welfare of citizens. In identifying specific areas suitable for rural-residential development, the aim is to direct future growth towards these areas and prevent disorderly development patterns. The R.C.5 zoning classification serves to provide suitable areas for rural-residential development, minimize encroachments on natural resource areas, and provide a minimum lot size for proper on-lot sewer and water system functioning.

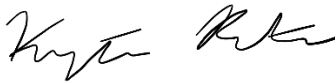
The Department defers all decision-making to the Administrative Law Judge and does not object to the special exception, subject to the following conditions:

1. This site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR.
2. Any intended perimeter fence shall be black vinyl coated chain-link fence or some variation of agricultural type fencing
3. The Department supports the Baltimore County Landscape Architect in planting requirements deemed necessary to include interior contour screening and other planting schemes that will mitigate the visual impact of the special exception proposal upon the scenic route.

4. Pursuant to BCZR §502.1.A, petitioners shall demonstrate to the satisfaction of the Administrative Law Judge that the facility will not be detrimental to the adjacent residential properties as a result of glare emanating from the facility.
5. Petitioners shall note on the plan that the proposed solar facility will be subject to BCZR §4E-107.
6. Petitioners shall certify by note on the plan that the proposed solar facility will not exceed the maximum permitted number of facilities allowed in its respective councilmanic district. If approved, Petitioners shall submit to this Department at the time of building permit application the final fixed location and area of the facility by coordinate data so that an inventory may be kept.
7. Lighting shall be limited to what is required for security purposes only and will be sited in such a way as to have minimal spillage onto neighboring properties.
8. Signage shall be limited to that which is necessary for safety and security purposes.
9. No deliveries or outdoor maintenance which may generate excessive noise may occur on-site between the hours of 6 P.M. through 6 A.M.

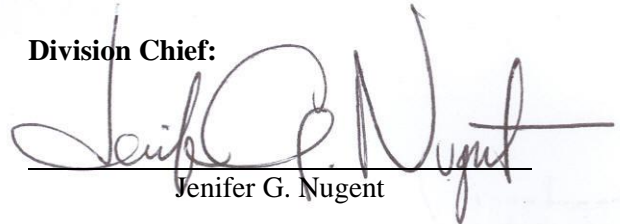
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Patricia A. Malone, Attorney
Megan Oliver, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting **two** signs 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: 2025-0001-X

Property Address: 11130 Pfeffers Road

Legal Owners (Petitioners): Robert Persaud

Contract Purchaser/Lessee: BP Partners, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Patricia A. Malone

Address: Vendre LLP
210 W. Penn. Ave. Suite 500
Towson MD 21204

Telephone Number: 410-494-6200

*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.

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Number: District - 11 Account Identifier - 1600010079

Owner Information

Owner Name: PERSAUD ROBERT Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 801 KEY HGHY 433 Deed Reference: /46687/ 00239
 BALTIMORE MD 21230-

Location & Structure Information

Premises Address: PFEFFERS RD Legal Description: 22.4187 AC WS
 KINGSVILLE 21087- PFEFFERS RD
 850 S BRADSHAW RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0064 0015 0227 11010005.04 0000 2024 Plat Ref:

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use
 22.4100 AC 04

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

Value Information

	Base Value	Value		
		As of 01/01/2024	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	89,600	89,600		
Improvements	0	0		
Total:	89,600	89,600	89,600	89,600
Preferential Land:	0	0		

Transfer Information

Seller: PFEFFERS LAND PARTNERSHIP Date: 04/08/2022 Price: \$355,000

Type: ARMS LENGTH VACANT Deed1: /46687/ 00239 Deed2:

Seller: COLEMAN DOROTHY Date: 02/29/1980 Price: \$59,000

Type: ARMS LENGTH IMPROVED Deed1: /06141/ 00733 Deed2:

Seller: Date: Price:

Type: Deed1: 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	0.00 0.00

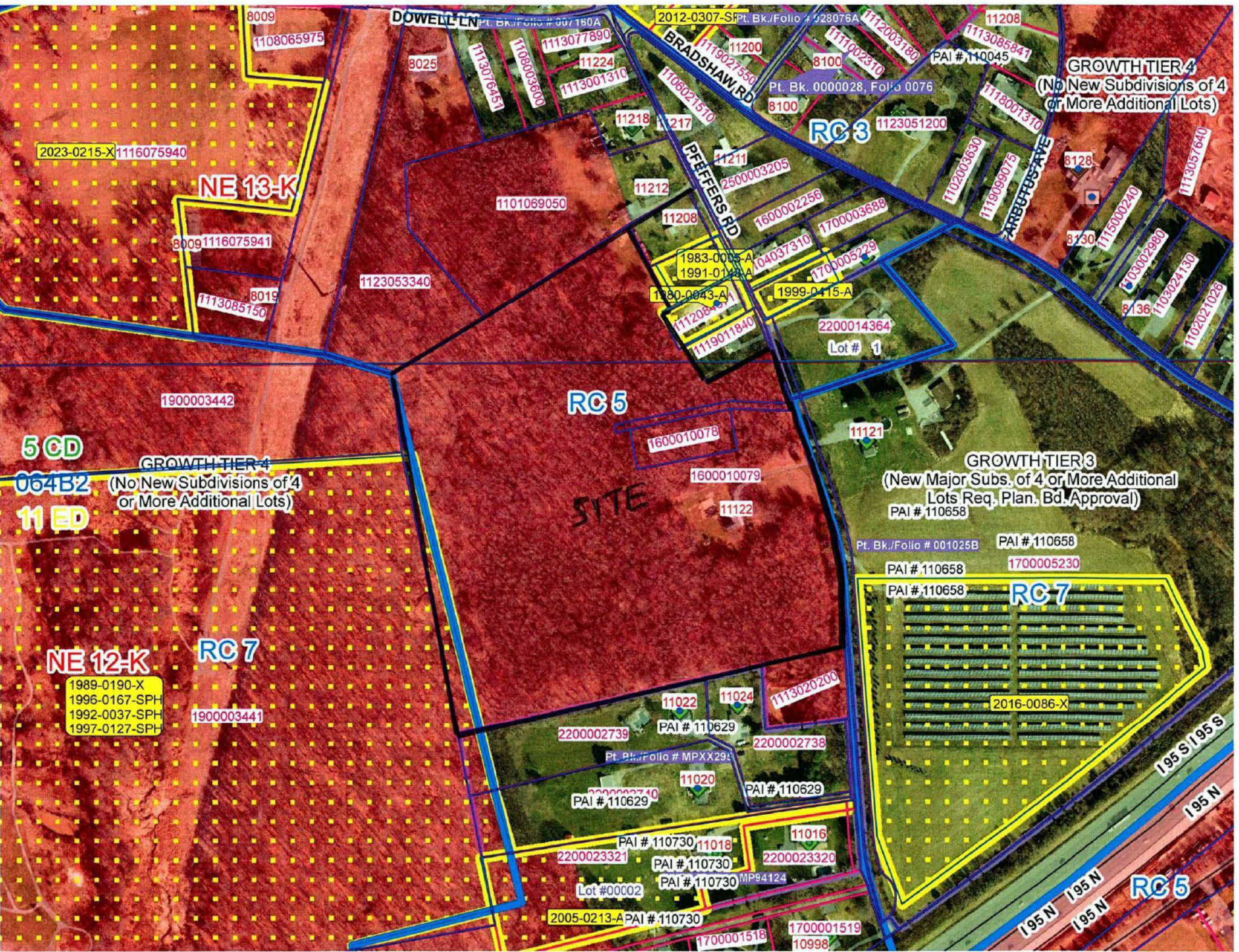
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



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

RC 3

RC 5

GROWTH TIER 3
(New Major Subs. of 4 or More Additional Lots Req. Plan. Bd. Approval)
PAI # 110658

RC 7

RC 7

5 CD
064B2
11 ED

NE 12-K

1900003441

1989-0190-X
1996-0167-SPH
1992-0037-SPH
1997-0127-SPH

SITE

Pt. Bk./Folio # 001025B PAI # 110658
PAI # 110658 1700005230
PAI # 110658

2005-0213-A PAI # 110730

PAI # 110629

PAI # 110629

PAI # 110629

PAI # 110730

PAI # 110730

PAI # 110730

2200023320

1700001518
10998

RC 5

2016-0086-X

Lot # 1

2023-0215-X 1116075940

NE 13-K

8009 1116075941

8019
1113085150

1900003442

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

1123053340

1101069050

11212

2500003205

1600002256

1700003688

1983-0005-A
1991-0122-A

1180-0043-A

1999-0415-A

111208
1119011840

2200014364

11121

1600010078

1600010079

11122

11022

11024

1113020200

2200002739

2200002740

11020

2200023321

2200023320

11016

2005-0213-A PAI # 110730

1700001518
10998

2016-0086-X

Lot # 1

2023-0215-X 1116075940

NE 13-K

8009 1116075941

8019
1113085150

1900003442

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

1123053340

1101069050

11212

2500003205

1600002256

1700003688

1983-0005-A
1991-0122-A

1180-0043-A

1999-0415-A

111208
1119011840

2200014364

11121

1600010078

1600010079

11122

11022

11024

1113020200

2200002739

2200002740

11020

2200023321

2200023320

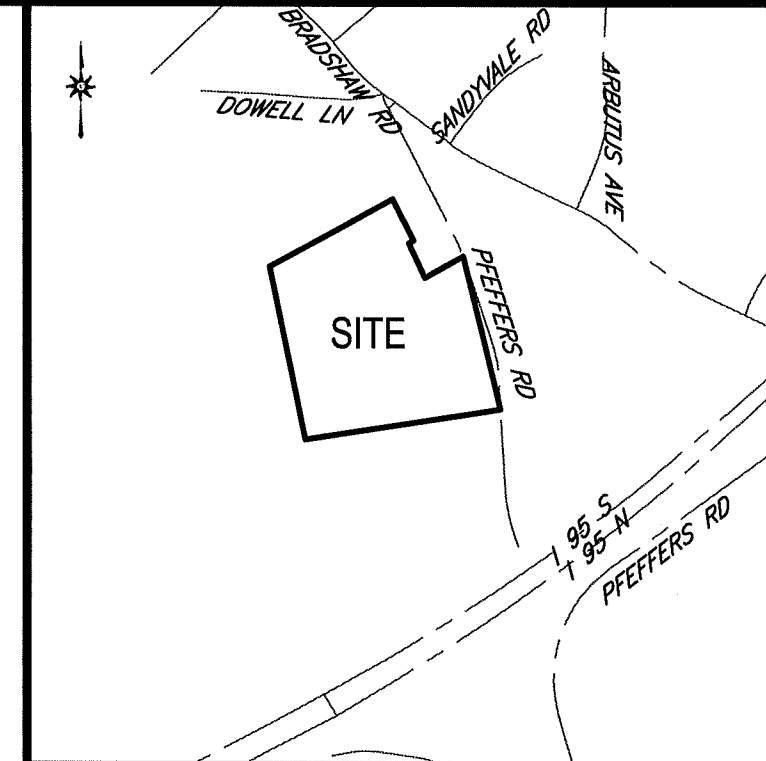
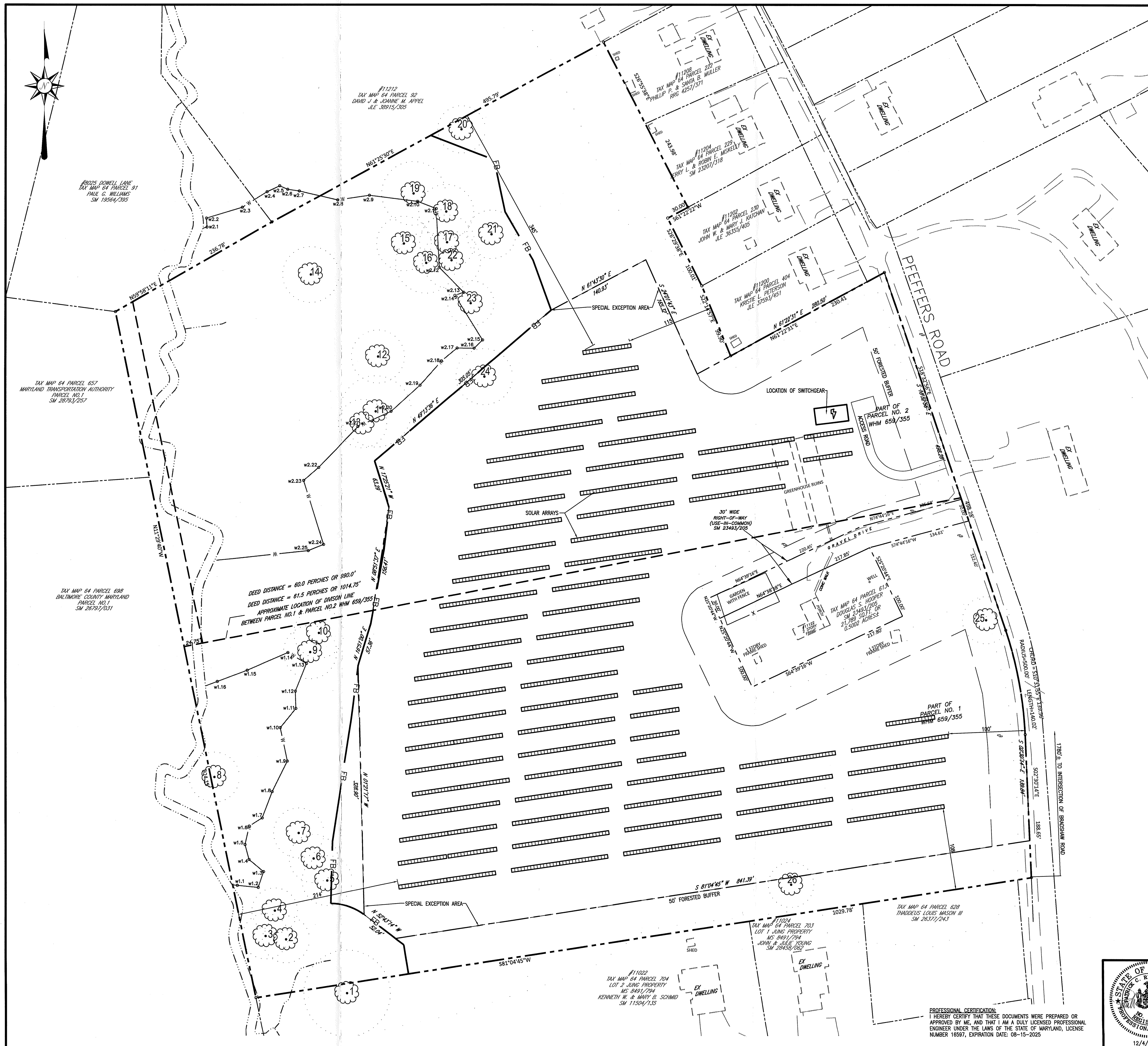
11016

2005-0213-A PAI # 110730

1700001518
10998

2016-0086-X

Lot # 1

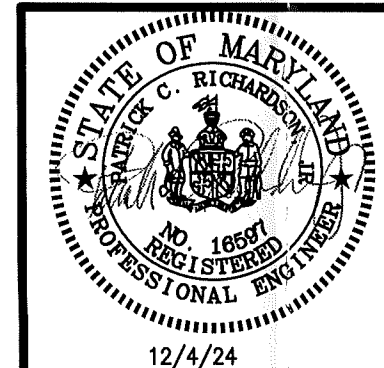


GENERAL NOTES:

1. LEGAL OWNER: ROBERT PERSAUD
801 KEY HIGHWAY, UNIT 433
BALTIMORE, MARYLAND 21230
2. PETITIONER: BP PARTNERS, LLC
C/O ROBERT PERSAUD
801 KEY HIGHWAY, UNIT 433
BALTIMORE, MARYLAND 21230
3. PROPERTY INFORMATION:
PROPERTY ADDRESS: PFEFFERS ROAD, 850 S BRADSHAW ROAD
TAX ACCOUNT NO.: 1600010079
TAX MAP/PARCEL: 0064/0227
DEED REFERENCE: 48887/239
ELECTION DISTRICT: 111
COUNCILMANIC DISTRICT: 5TH
PROPERTY ACREAGE: 22.4187± ACRES
CENSUS TRACT: 41102
WATERSHED: LOWER GUNPOWDER FALLS
CURRENT USE: VACANT
PROPOSED USE: SOLAR FACILITY
AREA OF SPECIAL EXCEPTION: 13.391 ± ACRES
PARKING REQUIRED: 0 SPACES
PARKING PROVIDED: 0 SPACES
4. ZONING:
a. ZONING CLASSIFICATION: RC 5 AND RC 7 (GIS TILE 06482)
b. NO PRIOR ZONING CHANGES ON RECORD.
c. AMENITY OPEN SPACE: N/A
d. FLOOR AREA RATIO: N/A
5. THERE WERE NO COMMERCIAL PERMITS OR ZONING VIOLATIONS ON RECORD.
6. THERE ARE NO SCENIC ROUTES OR SCENIC VIEWS PER BALTIMORE COUNTY'S GIS.
7. THE PROPERTY IS LOCATED OUTSIDE THE URBAN-RURAL DEMARCATION LINE. ANY FUTURE USE OF THE PROPERTY WOULD BE SERVED BY PRIVATE WELL AND SEPTIC.
8. THE PROPERTY IS NOT LOCATED WITHIN A FAILING AREA OR AREA OF SPECIAL CONCERN ON ANY OF THE 2024 BASIC SERVICES MAPS.
9. ENVIRONMENTAL INFORMATION:
a. FOREST BUFFER?
b. FOREST CONSERVATION?
c. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
d. THE PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100295H DATED NOVEMBER 2, 2023.
10. NOTES FOR SPECIAL EXCEPTION USE:
a. PETITIONER REQUESTS APPROVAL OF A PETITION FOR SPECIAL EXCEPTION, PURSUANT TO SECTION 41F-102 OF THE BALTIMORE COUNTY ZONING REGULATIONS, FOR A SOLAR FACILITY.
b. THE FACILITY WILL COMPLY WITH THE REQUIREMENTS OF BOZAR ARTICLE 4F.
c. THE AREA OF THE SPECIAL EXCEPTION IS THE MAXIMUM AREA NECESSARY TO PRODUCE NO MORE THAN TWO MEGAWATTS ALTERNATING CURRENT (AC) OF ELECTRICITY.
d. PETITIONER HAS CONFIRMED THAT LESS THAN TEN SOLAR FACILITIES HAVE BEEN APPROVED IN THE 5TH COUNCILMANIC DISTRICT.
e. THE PROPERTY IS NOT ENCUMBERED BY AN AGRICULTURAL PRESERVATION EASEMENT, AN ENVIRONMENTAL PRESERVATION EASEMENT, OR A RURAL LEGACY EASEMENT.
f. THE PROPERTY IS NOT LOCATED IN A BALTIMORE COUNTY HISTORIC DISTRICT, AND THERE ARE NO STRUCTURES ON THE SITE LISTED ON THE BALTIMORE COUNTY FINAL LANDMARKS LIST.
g. THE PROPERTY IS NOT ENCUMBERED BY ANY FOREST BUFFER OR FOREST CONSERVATION EASEMENTS.
h. THE ABOVEGROUND COMPONENTS OF THE FACILITY (NOT INCLUDING LANDSCAPING, SECURITY FENCING, WIRING, OR POWER LINES) WILL BE SETBACK A MINIMUM OF 50 FEET FROM THE TRACT BOUNDARY.
i. ANY STRUCTURES ASSOCIATED WITH THE FACILITY WILL NOT EXCEED 20 FEET IN HEIGHT.
j. A LANDSCAPE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE FACILITY THAT IS VISIBLE FROM AN ADJACENT RESIDENTIALLY ZONED PROPERTY OR A PUBLIC STREET. SCREENING OF ANY STATE AND LOCAL SCENIC ROUTES AND SCENIC VIEWS WILL BE PROVIDED. A PRELIMINARY LANDSCAPE PLAN WILL BE SUBMITTED FOR APPROVAL PRIOR TO THE PUBLIC HEARING.
k. SECURITY FENCING WILL BE PROVIDED BETWEEN THE LANDSCAPING BUFFER AND THE SOLAR FACILITY.
l. THE SOLAR COLLECTOR PANELS SHALL BE DESIGNED AND LOCATED IN AN ARRANGEMENT THAT MINIMIZES GLARE OR REFLECTION ONTO ADJACENT PROPERTIES AND ADJACENT ROADWAYS. THE FACILITY WILL NOT INTERFERE WITH TRAFFIC OR CREATE A SAFETY HAZARD.
m. PETITIONER WILL COMPLY WITH THE PLAN REQUIREMENTS OF SECTION 33-3-108 OF THE BALTIMORE COUNTY CODE.
n. PARKING IS NOT PROVIDED FOR THIS UNMANNED FACILITY.
o. STORMWATER MANAGEMENT FOR THE SOLAR FACILITY IS ANTICIPATED TO INCLUDE A COMBINATION OF THE FOLLOWING ENVIRONMENTAL SITE DESIGN BEST MANAGEMENT PRACTICES: LEVEL SPREADERS, NON-ROOFTOP DISCONNECTION CREDIT, AND SWM VARIANCE FEE-IN-LIEU.
p. NO SITE LIGHTING IS PROPOSED.
q. SIGNAGE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR SAFETY AND SECURITY PURPOSES ONLY.

Richardson ENGINEERING
 7 Deneison Street
 Timonium, Maryland 21093
 Phone: 410-560-1502, info@richardsonengineering.net
 rick@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
 FOR
BP PARTNERS LLC
SOLAR FARM
 11130 PFEFFERS ROAD
 BALTIMORE COUNTY MARYLAND
 5TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT



PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 1697, EXPIRATION DATE: 08-15-2025

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	EBJ	PCR	1" = 60'
	DATE:	JOB NO.:	SHEET NO.:
	12/10/24	23077	1 OF 1