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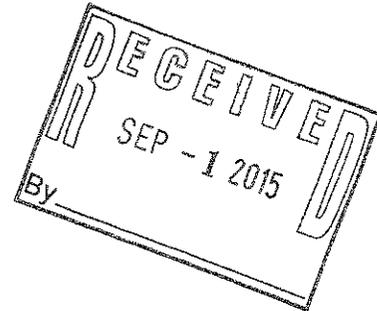
JAMES T. SMITH, JR.
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**Admitted in MD, FL, PA

September 1, 2015

Councilwoman Vicki Almond
Baltimore County Council
400 Washington Avenue
Towson, MD 21204

**Re: Bond Property, LLC
PUD - Victoria Crossing
517 Bond Avenue
Map 49, Parcel 150; Tax Account # 0402085200**



Dear Councilwoman Almond:

In compliance with Baltimore County Code ("BCC") § 32-4-242, Bond Property, LLC ("Applicant") submits this application for a general development Planned Unit Development ("PUD").

I. DESCRIPTION OF PUD PROPOSAL

The PUD is located in the Reisterstown/Owings Mills area of the County. The parcel is located at the southwest corner of Bond Avenue and Owings Mills Boulevard. It is a square shaped, 4.294 acre tract which contains a historic Victorian modeled structure.

The proposed residential community will consist of 26 semi-detached dwellings and 3 condominium apartments in the historic structure. The plan is for the semi-detached dwellings to be akin to the Victorian modeled semi-detached dwellings in the nearby Goldsborough Manor community.

The community benefit proposed by the Applicant will consist of on-site amenities and a public policy benefit. The on-site amenities will consist of a pathway around a bio-retention facility and a tot lot. Applicant will also provide a public policy benefit in the form of condominium apartments in the historic structure for teachers, emergency medical technicians, police and/or fire personnel, or other individuals with occupations which will similarly constitute workforce housing.

Attached please find a schematic representation of the PUD, consisting of an example of a Victorian modeled semi-detached community for the proposed architecture and rendered site plan showing a vicinity map with existing and proposed site data.

II. REQUIREMENTS FOR PUD APPLICATION

The instant general development PUD meets the zoning criteria required. It is located entirely within the Urban Rural Demarcation Line ("URDL") as provided in § 430.3.A of the Baltimore County Zoning Regulations ("BCZR"). The proposed residential uses at the subject site are allowed under the PUD process.

BCC § 32-4-242(b)(3) requires the PUD application to include a table contrasting the PUD with development in accordance with the underlying zoning. The maximum gross residential density permitted by the underlying zoning is 15 dwelling units. The density proposed in the PUD is 29 units, which is equivalent to approximately 6.75 dwelling units per acre. There is no floor area ratio ("FAR") regulation applicable to the underlying zoning. The FAR for the proposed residential uses is 0.44. The number of parking spaces required is 58 for 29 dwelling units. The number of parking spaces provided in the PUD is 111.

The following is a chart contrasting the PUD with development in accordance with the underlying zone and showing compliance with zoning criteria:

Proposed PUD Site Acreage:	4.294 ± Acres
Existing Zoning:	DR 3.5
Existing Use:	Vacant
Proposed Use:	Residential
Permitted Density:	3.5 dwelling units/acre
Proposed Density:	6.75 dwelling units/acre
Allowed Floor Area Ratio:	N/A
Proposed Floor Area Ratio:	0.44
Required Number of Parking Spaces:	58
Proposed Number of Parking Spaces:	111

The principal reason the PUD process is being utilized is to allow the proposed residential uses and density which will enable the historic structure to be occupied by teachers, emergency medical technicians, police and/or fire personnel, or other individuals with occupations which will similarly constitute workforce housing.

A. PROJECTED IMPACT OF PUD

The PUD application is required to provide the projected impact of the PUD on the surrounding community. The following information will address these issues.

1. **Water/Sewer:** The PUD will be served by public water and sewer. According to the 2015 Basic Services Maps, which were enacted by Bill No. 28-15, the property is not located within a deficient area or area of special concern for either water or sewer. The public water and sewer service is sufficiently sized to accommodate the project. Therefore, the project will not result in any negative impacts to the County's water and sewer infrastructure.
2. **Transportation/Roads:** According to the 2015 Basic Services Maps, the site is not within a deficient area for transportation.
3. **Environmental:** The applicant will provide stormwater management facilities in accordance with MDE water quality requirements and meet local stormwater flood control requirements.
4. **Schools:** The property is served by Glyndon Elementary School, Franklin Middle School and Franklin High School. The pupil yield from the PUD includes: 5.4 Elementary School students, 2.5 Middle School students; and 3.4 High School students. Based on the information provided on the Baltimore County website, there will be adequate capacity in the middle and high schools when considering current and future adjacent school capacity for the development in the pipeline.
5. **Police and Fire Resources:** The proposed development will not adversely impact the County's ability to provide police and fire services, specifically, from the Franklin precinct and Glyndon Volunteer Fire Company. The PUD will meet all County and State Building and Fire Code Regulations.

B. COMPATIBILITY

A PUD application must include a statement of how the development will comply with the compatibility objectives as provided in BCC § 32-4-242(b)(5).

BCC § 32-4-402 outlines compatibility requirements and includes eight (8) objectives, which can be broken down into categories as follows: (1) Site Development Context, (2) Building and Parking Layout, (3) Road Widths and Sidewalks, (4) Open Space Planning, (5) Site Features, (6) Site Landscaping, Streetscape and Buffers, (7) Exterior Signs, Lighting and Accessory Structures, and (8) Architectural Design.

1. SITE DEVELOPMENT CONTEXT

Pursuant to BCC § 32-4-402(d)(1) the Site Development Context objective contemplates whether, “[t]he arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.”

The proposed site design envisions a self contained residential community with bicycle and pedestrian access to the nearby commercial and institutional uses.

The PUD will not only blend with the nature of what already exists by following the same pattern of site improvements and amenities, but it will also build on the established pattern of neighborhood interconnectivity. The proposed PUD’s Victorian architecture matches the neighboring Victorian houses.

2. BUILDING AND PARKING LAYOUT

Pursuant to BCC § 32-4-402(d)(2), the Building and Parking Layout objective contemplates whether “[t]he building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.”

The orientation of the residential structure will reinforce the existing building patterns in the neighborhood. The architecture, materials, and colors of the proposed buildings will invoke a modern and efficient layout. The proposed PUD plan will blend seamlessly with existing building patterns in the area.

3. ROAD WIDTHS AND SIDEWALKS

Pursuant to BCC § 32-4-402(d)(3), the Road Widths and Sidewalks objective contemplates whether “[t]he proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.”

The PUD’s ingress and egress will be designed and constructed to efficiently provide access to the site.

Walkways will wind through the development, as well as lead residents to existing local amenities. The walkways will promote a sense of “neighborliness” by encouraging residents to stroll the community. It will also allow for bicycles and pedestrians from the surrounding community to use the same thoroughfare in comfort and safety.

4. OPEN SPACE PLANNING

Pursuant to BCC § 32-4-402(d)(4), the Open Space Planning objective contemplates whether “[t]he open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.”

The site is too small for suitable open space. Therefore, a waiver will be requested in order to pay a fee in lieu which will support vicinal open space projects.

5. SITE FEATURES

Pursuant to BCC § 32-4-402(d)(5), the Site Features objective contemplates whether “[l]ocally significant features of the site such as distinctive buildings or vistas are integrated into the site design.”

The predominant locally significant feature of the site is the historic structure. It is significant to the surrounding residential community that the existing historic structure will be preserved. It is an added bonus that it will be put into meaningful use as workforce housing. The existing Victorian house will provide a vista for the proposed development. The new dwelling units will be centered around the existing Victorian house and will have a vista of the front of that house. The layout of the dwelling units, while being mindful of the historic structure, will be sensitive to the adjoining residential community insofar as its design is concerned.

6. SITE LANDSCAPING, STREETSCAPES AND BUFFERS

Pursuant to BCC § 32-4-402(d)(6), the Site Landscaping, Streetscapes and Buffers objective contemplates whether “[t]he proposed landscape design complements the neighborhood’s landscape patterns and reinforces its functional qualities.”

The PUD will complement the neighborhood’s landscape patterns by conforming to Class “A” screening as provided in the Baltimore County Landscape Manual. Landscape architectural elements, including walks, retaining walls, and decorative screen fences, will be harmonious with the Victorian architecture, as will complimentary foundation plantings, a

central meadow with trees, shrubs and perennials that provide year-round color and interest, and tree-lined shady streets.

7. EXTERIOR SIGNS, LIGHTING, AND ACCESSORY STRUCTURES

Pursuant to BCC § 32-4-402(d)(7), the Exterior Signs, Lighting and Accessory Structures objective contemplates whether “[t]he exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.”

The exterior signs, site lighting, and accessory structures will support a uniform architectural theme. The site lighting will be of a design and material to enhance the community architecture.

8. ARCHITECTURAL DESIGN

Pursuant to BCC § 32-4-402(d)(8), the Architectural Design objective is as follows: “[t]he scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood.”

The new dwelling will be of sufficient massing to complement the existing Victorian house and other nearby Victorian homes. The scale, proportions and massing of the proposed building will be consistent with the bulk regulations which are permitted by the underlying zoning classification.

C. COMMUNITY BENEFIT

The community benefit proposed by the Applicant will consist of on-site amenities and a public policy benefit. Applicant will also provide a public policy benefit by providing condominium apartments in the historic structure which will constitute workforce housing. The on-site amenities will consist of a pathway around a bio-retention facility and a tot lot.

III. SUMMARY

The application for a PUD is only the beginning of the review and approval process. Community involvement and feedback as well as agency review are required following submission of this application and throughout the entire review and approval process.

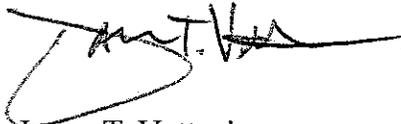
As always, it is understood this feedback may necessitate changes to the plan. The petitioner is committed to working with these stakeholders in order to secure the ultimate PUD approval.

Bond Property, LLC/Victoria Crossing PUD

September 1, 2015

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Very truly yours,



Jason T. Vettori

Enclosures

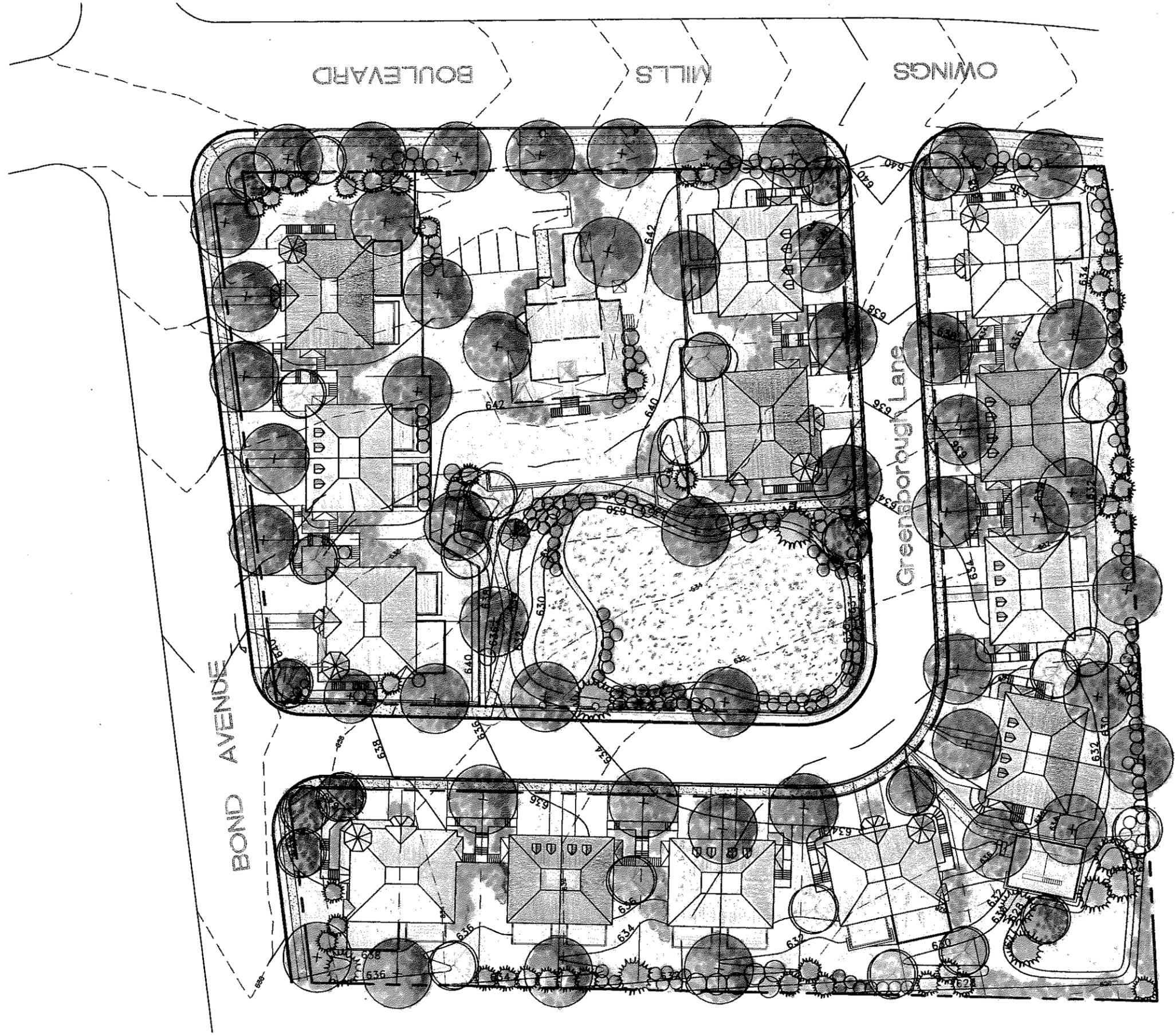
CC: Jan Cook, Department of Permits, Approvals and Inspections (w/enclosures x 12)

Thomas Peddicord, Baltimore County Council (w/enclosures)

Michael Greenspun

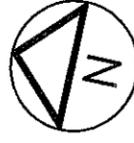
John Trueschler

Lawrence E. Schmidt



Victoria Crossing

26 Single-family Semi-detached Victorian Homes and
Renovation of the Historic House into 3 Condominiums



Scale: 1" = 50'