

2664 Riva Road, P.O. Box 6675  
Annapolis, MD 21401  
410-222-7450

**Andrea E. Mansfield**  
**Chair, Odenton Town Center Advisory Committee**

December 13, 2021

Mr. Steve Kaii-Ziegler  
Anne Arundel County Office of Planning and Zoning  
2664 Riva Road, 4th Floor  
Annapolis, MD 21401

Re: Developer Presentation – 351 Baltimore Avenue – Proposal to Construct 12 Townhomes

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee (OTCAC) meeting on October 26, 2021. The Committee recommends approving the project as presented and encouraging the developer to work with the neighboring HOA to provide a sense of connectivity in the area.

The proposed project is located at 351 Baltimore Avenue. The property is currently divided into 26 lots, and the developer is proposing to reconfigure the site into 12 townhome units with a recreation area and forest conservation area. Though the existing use of the property is a daycare, this establishment has not been open for some time. All existing structures will be demolished. The townhomes will be three levels, with two livable floors and a one car garage and driveway. The townhomes will be in two structures with an active recreational area in between. This recreational area may contain a gazebo and benches for the residents. There may be a walkway to interconnect this development with the neighboring townhome development to the east.

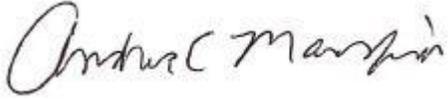
This developer is requesting two modifications. One for the active recreation space and the other to the landscaping buffer along Pine Street. Although a modification is being requested to the active recreation space, each unit has a small yard for activities. The modification to the landscape buffer along Pine Street is being requested to match adjacent properties.

Questions were asked about how this new development would interconnect with the existing townhome development located behind the new development to the east. The developer mentioned potentially providing walkways and expressed willingness to work with the existing townhome development's Homeowners Association.

The Committee recommends approving the project as presented and encourages the developer to work with the neighboring HOA to provide a sense of connectivity in the area.

Committee members appreciate the opportunity to participate in the development process. Let us know if you need further information or have questions.

Sincerely,

A handwritten signature in black ink that reads "Andrea E. Mansfield". The signature is written in a cursive, flowing style.

Andrea E. Mansfield  
Chair, Odenton Town Center Advisory Committee