

REEDER PROPERTY

APP. EXHIBIT# 1
CASE: 2025-0230-V & 2025-0231-S
DATE: 1/22/26

**600 Deering Road, Pasadena
AHO 2025-0230-V & 2025-0231-S
Thursday, January 22, 2026, at 12:00pm**

AFFIDAVIT OF SIGN POSTING

I, the undersigned, being eighteen (18) years of age or older and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

1. That the notice signs on the property that are the subject of Case No. 2025-0230-V and 2025-0231-S were posted on January 8, 2026.
2. That the signs were posted as required by Anne Arundel County Code, §18-16-203(d).
3. That the locations of the signs that were posted are as follows:

First set of signs – Northern boundary of subject property facing Mountain Road (MD Rte. 177).

Second set of signs – Western boundary of subject property facing Edwin Raynor Boulevard.

Third set of signs – Southern boundary of subject property facing Deering Road.
4. That the photographs attached to this Affidavit of Posting are true and accurate photographs of the notice signs that were posted on the property.

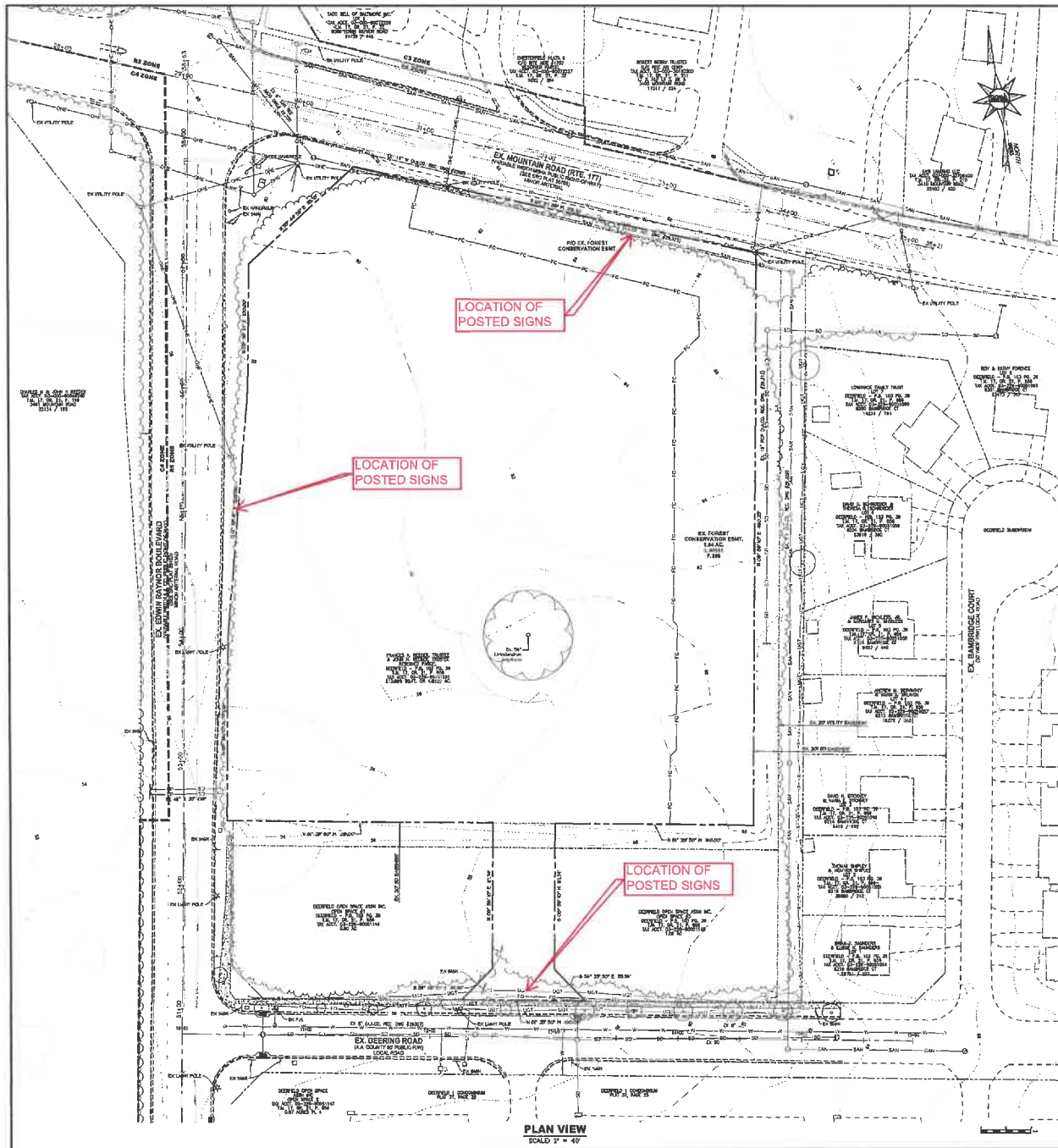
Signature of Affiant:



Date: January 15, 2026

Printed Name and Address of Affiant:

NAME: Thomas C. Neugebauer
FIRM: Morris & Ritchie Associates, Inc.
ADDRESS: 14280 Park Center Dr., Suite A
Laurel MD 20707



LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. BUILDING
- EX. CURB
- EX. PARAPET/EDGE OF GUTTER
- EX. WALK
- EX. METAL FENCE
- EX. WOOD FENCE
- EX. GUMBRAL
- EX. FOREST CONSERVATION EASEMENT
- EX. TREELINE
- EX. SPREADER TREE
- EX. THORN ORNAMENT
- EX. SHERIDAN LINE
- EX. WATERLINE
- EX. GAS LINE
- EX. TELEPHONE
- EX. OVERHEAD ELECTRIC
- EX. OVERHEAD TELEPHONE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. MANHOLE
- EX. POWER POLE
- EX. LIGHT POLE
- EX. DRAINAGE DITCH
- EX. 5' CONTOUR
- EX. 10' CONTOUR



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
14280 PARK CENTER DRIVE
LAUREL, MD 20707
(410) 762-4792 / (301) 776-1880
MRA@MRA.COM

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REEDER PROPERTY

SPECIAL EXCEPTION PLAN BRIGHTVIEW ASSISTED LIVING FACILITY EXISTING CONDITIONS PLAN

TAX ACCOUNT NUMBER: 643-228-1047311, BRIGHTVIEW, 21885-204
SIX MAP 17 - BLOCK 21 - PARCEL 60A, LOT 1
ZONING: R6 - TAX ASSESSMENT DISTRICT 3 - QUINCE DISTRICT 3
800 DEERING ROAD, PARCELS 21122 - 21123 - ANNE ARUNDEL COUNTY

DATE	REVISIONS	JOB NO.
		SCALE: 1" = 40'
		DATE: 10/31/2025
		DRAWN BY: JR
		DESIGN BY: MT
		REVIEW BY: CG
		SHEET: 2 OF 3

WILDFIRE TERRITORY, LLC
info@wildfireterritory.com





NOTICE NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW
AN ASSISTED LIVING FACILITY WITH LESS LOT
AREA AND OPEN AREA THAN REQUIRED.

LOCATION: 600 DEERING ROAD, PASADENA

CASE NO: 2025-0230-V

BRIGHTVIEW SENIOR LIVING

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION
TO ALLOW AN ASSISTED LIVING FACILITY IN AN
R5 - RESIDENTIAL DISTRICT.

LOCATION: 600 DEERING ROAD, PASADENA

CASE NO: 2025-0231-S

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WWW.AACOUNTY.ORG/ADMIN-HEARINGS

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NOTICE NOTICE

IN 2011, SEVERAL NEW RESIDENTS OF THE COMMUNITY WERE
NOTIFIED BY THE BOARD OF DIRECTORS THAT THE COMMUNITY WAS
PLANNING TO HOLD A PUBLIC HEARING ON THE PROPOSED
REVISIONS TO THE COMMUNITY'S BYLAWS AND ARTICLES OF
INCORPORATION.

THE BOARD OF DIRECTORS HAS DECIDED TO HOLD A PUBLIC
HEARING ON THE PROPOSED REVISIONS TO THE COMMUNITY'S
BYLAWS AND ARTICLES OF INCORPORATION ON THE 15TH DAY
OF NOVEMBER, 2011, AT 7:00 PM, AT THE COMMUNITY CENTER.

THE BOARD OF DIRECTORS HAS DECIDED TO HOLD A PUBLIC
HEARING ON THE PROPOSED REVISIONS TO THE COMMUNITY'S
BYLAWS AND ARTICLES OF INCORPORATION ON THE 15TH DAY
OF NOVEMBER, 2011, AT 7:00 PM, AT THE COMMUNITY CENTER.

THE BOARD OF DIRECTORS HAS DECIDED TO HOLD A PUBLIC
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CASE NO: 2025-0231-S

BRIGHTVIEW SENIOR LIVING

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS



Kinley R. Bray ♦ 443-569-5974 ♦ kbray@yvslaw.c

APP. EXHIBIT# 2

CASE: 2025-230V-2315

DATE: 1/22/26

November 13, 2025

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

Re: Modification of Special Exception and Variance Application for Assisted Living Facility, Mountain Road and Edwin Raynor Boulevard, Pasadena, Maryland, Tax Map 17, Block 21, Reserved Parcel 656 (the "Property")
Tax ID: 03-226-90047351 / Letter of Explanation

Dear Ms. Seay:

We represent Brightview Senior Living (the "Applicant" or "Brightview") regarding the enclosed special exception and variance application. The Applicant proposes to modify an existing special exception approval on the Property, and requests a variance to provide less open space/area than required.

Description of the Property

The Applicant is the contract purchaser of the Property, which comprises approximately 4.84 acres fronting the south side of Mountain Road in Pasadena, Maryland. The Property is currently owned by Monarch Development Company JV, LLC ("Current Owner"). The Property is zoned R5 - Residential District and was previously included in the Deerfield Planned Unit Development ("PUD") (Case No. 1985-0394-S). Pursuant to the Administrative Hearing Officer's ("AHO") decision in Case Nos. 2021-0094-S, 2021-0095-S, and 2021-0096-V dated November 9, 2021, the Property was removed from the previously approved PUD, and the AHO granted special exception approval pursuant to §18-11-104 for an assisted living facility, as well as a variance from the five acre minimum lot area requirement under that section (a reduction of 0.11 acres). A copy of the AHO's 2021 decision is attached hereto as **Exhibit A** ("2021 Decision").

The Property is currently unimproved. An aerial photograph showing existing conditions of the Property is attached as **Exhibit B** and shown below. The Property is surrounded by roads on three sides: Edwin Raynor Boulevard to the west, Deering Road on the south, and Mountain Road to the north. The Property is accessed via an ingress/egress driveway on the south side of the lot along Deering Road, a local road. The Property does not have vehicular access along Mountain Road or Edwin Raynor Boulevard. The east side of the Property is the only side not abutting a public road; like the north side of the Property, it is encumbered by permanent forest conservation easement.



As shown on the Zoning Map attached as **Exhibit C** and depicted below, the Property is classified in the R5 – Residential District. Pursuant to § 18-4-106 of the Anne Arundel County Code, assisted living facilities are permitted as a special exception use in the R5 District. The Property is not located within the Chesapeake Bay Critical Area or a bog protection area.



The surrounding neighborhood is characterized by commercial office, retail, and residential uses. There is a small commercial office building on the northern side of Mountain Road, as well as a Walgreens, Taco Bell, and an automobile gasoline station. The surrounding neighborhood is classified with a mixture of C3, C4, R2, and R5 zoning. To the east of the Property, the neighborhood is residential in character and comprised of single family dwellings. Across Deering Road to the south, there is a small multifamily development.

Development Proposal

The Applicant seeks a modification of the prior approval to accommodate a change in the building layout, parking, and number of Assisted Care Units within the facility. The modified plan proposes an increase from 140 units to 175 units, which allows a full continuum of care in a monthly rental model and will support the amenities necessary to provide the level of service Brightview is known for. Brightview operates on a monthly/rental model, as opposed to a “buy-in” or Continuing Care Retirement Community Model. Full continuum of care communities give residents the security and peace of mind they are looking for when they move to assisted living. All units are classified as Assisted Care Units, with housekeeping, dining, emergency assistance, transportation, and access to all amenities within the facility included within the monthly rental structure. Brightview provides customized assisted living services and a secured memory care unit as well.

Brightview’s facilities are designed with multiple venues for dining, various program offerings and fitness classes along with a beauty salon, stocked library, movie theater, pub, and outdoor gardens and courtyards. The integrated memory care unit includes its own dining room and additional common spaces for those residents.

Altogether, Brightview’s typical continuum of care communities require approximately 175 units. This size provides the minimum necessary number of residents to deliver the variety of programming and opportunities to continue to live vibrantly. Although Brightview used to develop standalone communities consisting of only Assisted Living and Memory Care neighborhoods, it shifted to exclusively developing continuum of care communities around 2018 because it found that it was able to better serve the senior community with this model. Representative photographs of various Brightview facilities are shown in **Exhibit D**, attached.

Request for Approval of Modification of Special Exception Approval for an Assisted Living Facility

Pursuant to § 18-16-304 of the Code, an applicant must demonstrate that an application for special exception meets all of the general criteria for special exception uses contained therein. The Applicant posits that the proposed special exception meets the criteria in the following manner:

- (1) *The use will not be detrimental to the public health, safety, or welfare;*

The proposed modification to the previously approved special exception application for an assisted living facility will pose no threat to the public health, safety, or welfare. The facility is of similar size, will serve the same population, and provide services that will benefit the community. The facility will be a benefit to the public health, safety, and welfare by providing quality assisted care for the Pasadena community.

- (2) *The location, nature, and height of each building, wall, and fence, the nature and extent of landscaping on the site, and the location, size, nature, and intensity of each phase of the use and its access roads will be compatible with the appropriate and orderly development of the district in which it is located;*

The proposed development meets the bulk regulations applicable to the R5 District, with the exception of open area, as described in the variance request below. There is no significant change to the proposed use under the existing special exception approval.

- (3) *Operations related to the use will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article;*

The Applicant does not believe there will be any more objectionable impacts from operations on the Property than other uses allowed in the R5 Zone. The prior special exception approval found as such; this requested modification will not create any additional objectionable noise, fumes, vibration, or light.

- (4) *The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district;*

The facility will not have any significant, non-inherent adverse effects. Non-inherent adverse effects are adverse effects that are not typical of the proposed use in any location in Anne Arundel County. No adverse impacts are expected at all, however, any such impacts would be no greater than those created by the same use located elsewhere.

- (5) *The proposed use will not conflict with an existing or programmed public facility, public service, school, or road;*

The Applicant is not aware of any existing or programmed public facility, public service, school, or road impacts that would be created by the proposed use. Jacobsville Elementary School is located just to the east of the Property, but is accessed from Mountain Road.

- (6) *The proposed use has the written recommendations and comments of the Health Department and the Office of Planning and Zoning;*

The Applicant anticipates that this application will receive a favorable written recommendation from both the Health department and the Office of Planning and Zoning.

(7) The proposed use is consistent with the County General Development Plan;

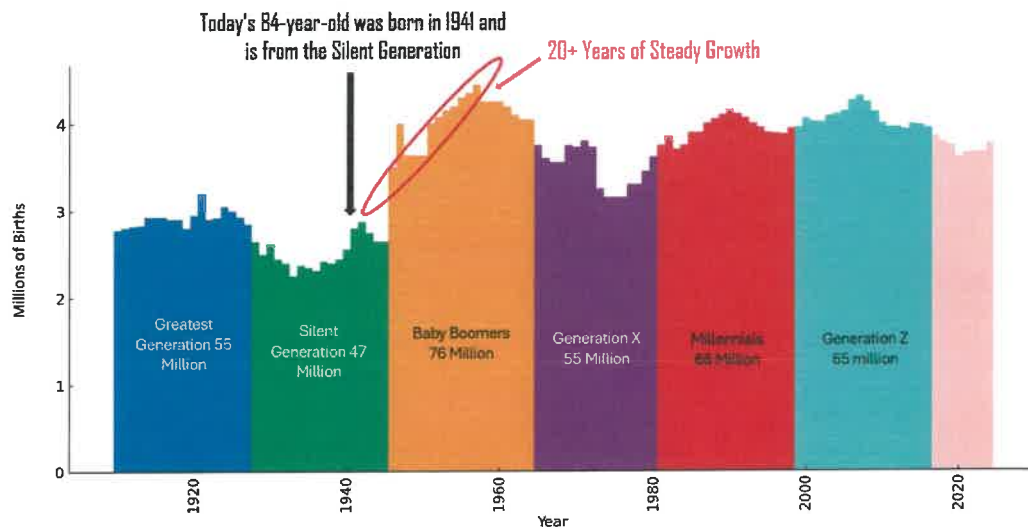
The Planned Land Use Map of the General Development Plan classifies the Property as low-medium residential density. This is consistent with the existing R5 Zoning. An assisted living facility is permitted as a special exception use in the R5 Zone because the County Council has legislatively pre-determined that this use is compatible with the R5 Zone, so long as there are no non-inherent adverse impacts created in locating the proposed use on the Property. *People's Counsel for Balt. Cty. v. Loyola College in MD*, 406 Md. 54 (Md. 2008). The Property is also located within a Priority Funding Area. The proposed assisted living facility is consistent with Plan2040 goals and policies.

The Property is adjacent to an intersection and is suitably placed between the commercial uses and the residential uses to the east. The assisted living facility provides a gradual transition between the more intensive commercial uses and the residential neighborhoods leading to Jacobsville Elementary School. The assisted living facility will be well separated and buffered by the existing 65-foot-wide permanent forest conservation easement. The Property's access drive off Deering Road will also be adequately buffered by the Deerfield community open space parcels. Additionally, this request is simply a modification of the previously approved special exception, wherein the Office of Planning and Zoning, Department of Health, and ultimately the AHO, found that both the specific and general criteria for the special exception had been met. There are no significant changes to the proposed use in the instant application.

(8) The applicant has presented sufficient evidence of public need for the use;

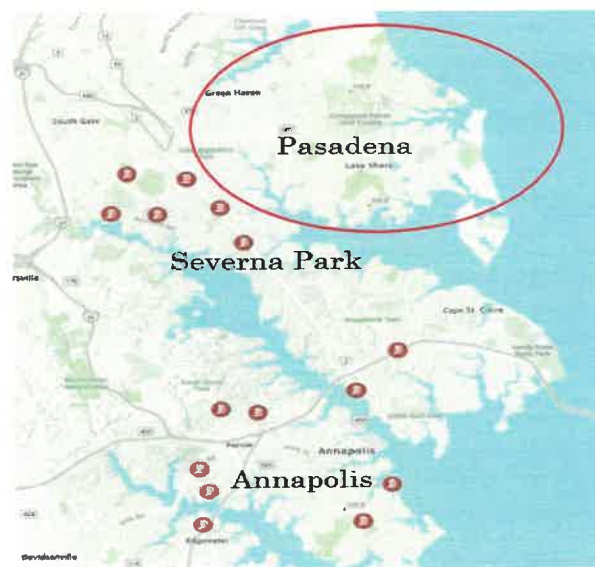
As will be shown by evidence at the hearing, there is a public need for the facility. Public need has been interpreted by the Maryland Courts for decades to mean that the facility will be "expedient, reasonably convenient and useful to the public". *Lucky Stores, Inc. v. Board of Appeals of Montgomery County*, 270 Md. 513 (1973). One of the predominant demographic trends occurring in the U.S. is the increasing number of senior citizens. It is no secret that the Baby Boomers are the largest generation in history and are beginning to age, but the rapid increase that will be seen in seniors is often talked about but not accurately depicted.

The following chart illustrates each generation and the number of people born in each year from 1900 to the present. This chart shows the rapid increase that will be seen from the Silent Generation to the Baby Boomer Generation. The oldest Baby Boomers are currently around 79 years old, and the average age of entry to a Brightview community is between 82-84 years old, so we anticipate a rapid rise in demand for senior housing facilities in just a few years. One of the main ways to accommodate the increasing number of seniors is the increased development of senior housing.



Anne Arundel County is not exempt from this effect. Based on forecasting, Anne Arundel County is expected to see a 3.91% growth rate in Senior (75+) Households per year over the next five years. Certain areas in the County have a healthy amount of senior housing available to position the area to accommodate the influx of seniors that will be seen in the future. Among these are Severna Park and Annapolis with 634 and 1,087 senior housing units, respectively. However, this accounts for approximately 75% of all of the senior housing units in Anne Arundel County.

This results in other areas in Anne Arundel County being less prepared for this large influx of seniors, which can be easily seen on the map below (senior housing communities indicated in red dots). One of these areas is Pasadena. Pasadena has a larger number of Senior (75+) Households than Severna Park and has no senior housing communities. Along with this, Pasadena has a 3.97% growth rate in Senior (75+) Households per year, while the increases seen in Severna Park and Annapolis are slightly lower at 3.20% and 3.21%.



Anne Arundel County as a whole is encouraging the development of senior housing and is positioning itself well to accommodate incoming seniors, but facilities are not evenly distributed across the County. Pasadena is a large area with a considerable number of seniors who do not have the same access to senior housing as areas such as Severna Park and Annapolis.

- (9) *The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use;*

As discussed further *infra*, the facility will comply with the specific special exception criteria for the proposed use.

- (10) *The application will conform to the critical area criteria for sites located in the critical area; and*

This criterion does not apply as the Property is not located within the critical area.

- (11) *The administrative site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.*

The Administrative Site Plan demonstrates that there is sufficient area on the Property to provide landscaping in compliance with the Landscape Manual for the majority of the site.

Specific Special Exception Criteria

In addition to the general criteria listed above, the Application conforms to the specific criteria for the proposed use. Section 18-11-104 of the Code states that “an assisted living facility shall comply with all of the following requirements:

- (1) *In RLD Districts, the facility shall be located on a lot of at least 10 acres. In R1 and R2 Districts, the facility shall be located on a lot of at least 10 acres, except that a facility that abuts a collector or higher classification road may be located on a lot of at least five acres. **In other districts, the facility shall be located on a lot of at least five acres.** In all districts, if the facility abuts a nursing home or adult independent dwelling units, whether or not owned by the same entity, the minimum lot size may be reduced by 50%.*

As further described below, and as previously approved, the Applicant respectfully requests a variance to the 5 acre lot minimum requirement. At the time of the underlying approval, the Property comprised 4.89 acres, a deviation of .11 acres from the requirement. After completion of the Deerfield PUD, an additional right of way was dedicated along Edwin Raynor Boulevard as shown on the Plat attached as **Exhibit E**. As a result of this dedication, the Property now consists of approximately 4.848 acres, a further reduction of .042 acres (1,829 square feet) and .152 acres

(6,621.12 square feet) below the minimum requirement of 5 acres. As explained below, the Applicant will demonstrate that it meets the criteria for a variance from this Code requirement.

(2) For an assisted living facility in an RLD District:

- (i) the property in the RLD District shall abut property that is zoned C2 or C3 and that will be part of the assisted living facility; and*
- (ii) the C2 or C3 property comprising part of the facility shall be served by public water and sewer.*

The Property is zoned R5, therefore this requirement is not applicable.

(3) For an assisted living facility that consists of land located outside the critical area in more than one zoning district:

- (i) provisions concerning the number of adult independent dwelling units allowed in a given area of land shall be applied in the aggregate rather than separately to the individual zoning districts, lots or sites;*
- (ii) provisions concerning public improvements, such as public sewer and water connections, roads, and sidewalks, shall be applied to the assisted living facility in its entirety;*
- (iii) provisions concerning public improvements, such as public sewer and water connections, roads, and sidewalks, shall be applied to the assisted living facility in its entirety; and*
- (iv) open space requirements shall be calculated for the entire area of the assisted living facility;*

The entire Property is zoned R5, therefore this requirement is not applicable.

(4) The developer shall demonstrate unified control of the entire assisted living facility and the capability to provide for completion and continuous operation and maintenance of the facility.

As described herein, Brightview is the contract purchaser of the Property and seeks to own and operate a 175-unit assisted living facility similar to other Brightview facilities in the area. Brightview currently owns and operates 4 facilities in Anne Arundel County.¹

¹ Brightview Annapolis, Brightview Crofton Riverwalk, Brightview Severna Park, and Brightview South River, <https://www.brightviewseniorliving.com/types-of-living/anne-arundel-county-retirement-communities#:~:text=With%20four%20locations%20in%20Anne.us%20handle%20the%20outdoor%20landscaping>

- (5) *An assisted living facility may be operated in conjunction with a nursing home or with adult independent dwelling units or both, whether or not owned by the same entity. The nursing home or adult independent dwelling units may be located on the same lot as the assisted living facility or on one or more abutting lots. If located on one or more abutting lots, the provisions of subsection (11) relating to setbacks do not apply to the lot lines that are shared by such abutting lots.*

This requirement is not applicable, as the assisted living facility will not be operated with a nursing home or with adult independent dwelling units. The entire facility will be comprised of Assisted Care Units.

- (6) *Assisted care units shall be provided in a multifamily structure and may be provided in semi-detached dwelling units and townhouse dwelling units, whether or not allowed in the zoning district in which the facility is located. All assisted care units shall be located on the same lot. A multifamily structure shall contain a centrally located group dining facility.*

The development will consist of a multifamily structure, and all units will be located on the same lot. There will be one or more centrally-located group dining facilities included in the building.

- (7) *Comprehensive care units may be provided.*

No comprehensive care units are proposed.

- (8) *No more than two dwelling units for every 100 dwelling units may be devoted to temporary use for guests or family members of residents.*

This criterion does not apply as there are no such units proposed.

- (9) *The permitted uses in a C1 District are allowed in the facility if:*
- (i) *the uses are centrally located for the use and benefit of the residents and their guests in structures that are architecturally compatible with the residential portion of the assisted living facility; and*
 - (ii) *the floor area of the uses does not exceed 10% of the floor area of the units.*

The Property is zoned R5, therefore this requirement is not applicable.

- (10) *A pedestrian circulation system interconnecting all parts of the facility shall be provided.*

The facility includes a pedestrian walkway encircling the building and numerous interior connection points.

(11) The bulk regulations contained in the following chart shall be met and are the only bulk regulations applicable to an assisted living facility:

<i>Minimum setbacks from all lot lines</i>	<i>50 feet</i>
<i>Maximum height limitations for principal structures</i>	<i>The height allowed in the zoning district in which the facility is located, except that (1) the facility may exceed that height by 10 feet if all setbacks are increased by two feet for each foot of excess height, and (2) semi-detached and townhouse dwellings are limited to one story</i>
<i>Open area</i>	<i>60% in RLD, R1, R2, and R5 Districts and 50% in R10, R15, and R22 Districts, with all front yards being open area and with at least 10% of the open area devoted to recreational area</i>
<i>Maximum net density for independent dwelling units</i>	<i>One unit per net acre in an RLD District; 3 units per net acre in an R1 District; 6 units per net acre in an R2 District; 8 units per net acre in an R5 District; and in all other districts in accordance with the density allowed in the district in which the facility is located</i>
<i>Maximum net density for all dwelling units other than multifamily dwellings and adult independent dwelling units</i>	<i>No increase in the net density allowed in the RLD District; 6 units per net acre in the R1 and R2 Districts; 8 units per net acre in an R5 District; and in all other districts in accordance with the density allowed in the district in which the facility is located</i>
<i>Maximum square footage for duplex, semi-detached, and townhouse dwellings</i>	<i>1,250 square feet</i>
<i>Public sewer</i>	<i>Required</i>

The proposed maximum height of 60 feet will not exceed the height allowed in the R5 District. The maximum height allowed in the R5 district is 50 feet, however per § 18-11-401 the height may exceed 50 feet by 10 feet if all setbacks are increased by two feet for each foot of excess height. The facility will be set back 70 feet instead of the required 50 feet. As described below, a variance is requested to the requirements for minimum open area. The entire facility will be comprised of Assisted Care Units in a multifamily structure, so the maximum net density and square footage provisions in the table above are not applicable. The Property is served by public sewer as required.

Request for Variance Relief

The Applicant respectfully requests variance relief from the requirements of § 18-11-104(1), minimum lot size; and § 18-11-104(11), -open area.

Section 18-16-305 of the Code sets for the requirements for granting a zoning variance. Variances may be granted when an Administrative Hearing Officer finds “that practical difficulties or unnecessary hardships prevent conformance with the strict letter of this article, provided the spirit of law is observed, public safety secured, and substantial justice done.” A variance may only be granted if the Administrative Hearing Officer affirmatively finds the following:

- (1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or
- (2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

Code § 18-16-305(a)(1) & (2). Additionally, an Administrative Hearing Officer must also find that:

- (1) the variance is the minimum variance necessary to afford relief; and
- (2) the granting of the variance will not:
 - (i) alter the essential character of the neighborhood or district in which the lot is located;
 - (ii) substantially impair the appropriate use or development of adjacent property;
 - (iii) reduce forest cover in the limited development and resource conservation areas of the critical area;
 - (iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; nor
 - (v) be detrimental to the public welfare.

Code, § 18-16-305(c).

Request for Variance to §18-11-104(1) Minimum Lot Size Requirement

The Applicant respectfully requests variance relief pursuant to § 18-11-104(1) of 0.154 acres to 5 acre minimum lot size requirement. In the 2021 Decision, the AHO, with County support, granted a variance of 0.11 acres to the minimum lot area requirements of 5.0 acres to allow an assisted living facility on a lot of 4.89 acres. Pursuant to the attached Site Plan and Plat, additional right of way has been dedicated along Edwin Raynor Boulevard, reducing the total acreage of the site by 0.044 acres is proposed, resulting in a total gross site acreage of 4.848 acres. The Applicant

requests a variance of 0.154 acres, a combination of the prior approved variance amount of 0.11 acres and the 0.044 right of way dedication acreage.

Compliance with the County's Variance Requirements

- (1) *Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or*
- (2) *Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.*

The Property was originally platted as 5.0 acres in 1986 but was reduced in size in 2002 due to a State roadway widening project on Edwin Raynor Boulevard. The attached Site Plan and Plat shows that an additional .044 acres of right of way was dedicated in the extreme southwest corner of the Property along Edwin Raynor Blvd. When first included in the Deerfield PUD, this site was 5.0 acres. It is only through compliance with other development conditions relating to the PUD that the site area has been reduced. This represents an exceptional circumstance creating a practical difficulty in complying with the Code.

- (3) *The variance is the minimum variance necessary to afford relief. Code, § 18-16-305(c)(1).*

The Applicant's plans minimize interference to the open space area. Due to the conceptual design requirements, and because of the Applicant's particular needs as an assisted living facility, the Applicant requires a large primary structure. Pursuant to spatial limitations and the previously approved special exception, Applicant has attempted to minimize its variance request.

- (4) *The variance will not alter the essential character of the neighborhood or district in which the lot is located. Code, § 18-16-305(c)(2)(i).*

The variance will not alter the essential character of the neighborhood or district in which it is located. The assisted living facility use was previously approved in the 2021 Decision, the Applicant seeks to reasonably modify the prior approval in order to provide its successful continuum of care model. Multiple parcels directly across Mountain Road from the Property are zoned C3 and consist of a mix of uses including office, fast food, gas, and convenience retail. The corner of Mountain Road and Edwin Raynor Boulevard consists of a majority of retail uses on the North side. To the west of the Property, across Edwin Raynor Boulevard, is a currently unimproved site that is zoned C4 which allows the most intense commercial uses. The facility will be screened from the adjacent residential neighborhood as a result of the existing permanent forest conservation easement areas to the north and east.

- (5) *The variance will not substantially impair the appropriate use or development of adjacent property. Code, § 18-16-305(c)(2)(ii).*

The requested variance will not impair the use or development of adjacent properties. The Applicant has met or exceeded the setback requirements to adjacent properties and the proposed use will have no impact on the existing homes to the east. The Property is surrounded by roads on three sides and the residential development to the east is further buffered from the 65+ foot forest conservation easement, an additional 20 foot storm drain easement, and further 20 foot utility easement. The 65' forest conservation easement is 30' wider than the minimum 35' wide forest conservation easement requirements.

- (6) *The variances would not reduce forest cover in the limited development and resource conservation areas of the critical area. Code, § 18-16-305(c)(2)(iii).*

As there is no critical area on the Property, granting the variance requested herein will not run afoul of this requirement.

- (7) *The variances would not be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area. Code, § 18-16-305(c)(2)(iii).*

As there is no critical area or bog protection area on the Property, granting the variance requested herein will not run afoul of this requirement.

- (8) *The variances will not be detrimental to the public welfare. Code, § 18-16-305(c)(2)(v).*

The requested 0.154 acre variance to the 5 acre minimum lot size requirement would not negatively affect the public welfare. The site is properly screened and the 65 foot forest conservation easement further buffers the proposed facility from the residential. Moreover, the difference between the proposed reduction in site area in the instant application and the reduction in site area previously approved by the AHO is *de minimis*.

Request for Variance to §18-11-104(11) Open Area Requirement

Compliance with the County's Variance Requirements

- (1) *Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or*
- (2) *Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.*

The Property is narrow and uniquely surrounded by existing common area for the adjacent PUD. The Property fronts Mountain Road, an SHA minor arterial road, Edwin Raynor Boulevard, an SHA minor arterial road, and Deering Road, a local road. This frontage is unique in and of itself, however, the Property is also adjacent to residentially zoned property to the east, and cannot be expanded due to the previously recorded forest conservation area to the east and north.

(3) *The variance is the minimum variance necessary to afford relief. Code, § 18-16-305(c)(1).*

The Applicant's plans minimize interference to the open space area. Due to the conceptual design requirements, and because of the Applicant's particular needs as an assisted living facility, the Applicant requires a large primary structure. A similar structure was approved in the 2021 Decision, but despite actively marketing the site for several years, the applicant in that case has to date been unable to attract an assisted living provider that can execute that approved plan. The contract purchaser requires certain changes to the layout to create an assisted living facility that can meet all of the requirements for a special exception and, based on its extensive experience in this market, can also include the range of amenities and services necessary to create a successful and thriving community on the site.

Pursuant to spatial limitations and the previously approved special exception, Applicant has attempted to minimize its variance request. Brightview residents spend a vast majority of their time within the community grounds. With that in mind, one of the benefits Brightview's communities offer to residents is the SPICE (Spiritual, Physical, Intellectual, Cultural and Emotional) wellness philosophy. This permeates almost every purposeful activity Brightview does in its communities and requires significant and multiple common area spaces to execute it. From Brightview's SPICE-in-Motion classes which occur daily, to trivia, to debates, lectures, feature films, puzzles, religious services, and social events like music, dancing and other forms of entertainment. To accomplish this, Brightview's continuum of care communities typically include the following spaces:

- Courtyards and other outdoor spaces (typically one per neighborhood, including a fully enclosed/secure courtyard for memory care) – putting green, bocce ball, walking paths, benches, gardening, water features, lush landscaped grounds, outdoor dining and socializing spaces, fire pits, shade structures. The proposed facility includes a 3,094 square foot enclosed outdoor garden and a large unenclosed garden courtyard.²
- Dining room (one per neighborhood) – full-service restaurant-style dining, socializing
- Commercial kitchen plus two “serveries” – critical to community operations
- Café (one per neighborhood) – dining, exercise, social gatherings
- Multi-purpose room – exercises, social gatherings, lectures, religious gatherings
- Library (two) – reading, social gathering
- Private dining room – family gatherings

² It should be noted that based on the proposed plans, the Applicant expects to seek a modification at the development stage to reduce the recreation area requirement due to the inclusion of significant indoor amenities. Recreation area is a requirement of Article 17, and deviation from that requirement does not require a variance. The Applicant is providing 10,771 square feet of 12,670 square feet required outdoor recreational area, which does not include the referenced courtyards, fitness center, and other interior amenities.

- Pub (two) – socializing, happy hours
- Game room – brain health, group social activities
- Art room (two) – brain health, creative and spiritual activities
- Lobby – socializing, small group gatherings, reading
- Theater – for art, entertainment, movies, lectures, debates, social events
- Fitness center – for physical well-being, Bayada-led fitness instruction

(4) *The variance will not alter the essential character of the neighborhood or district in which the lot is located. Code, § 18-16-305(c)(2)(i).*

The variance will not alter the essential character of the neighborhood or district in which it is located. The assisted living facility was previously approved in the 2021 Decision and will provide a transition between the commercial uses at the adjacent intersection and the residential.

(5) *The variance will not substantially impair the appropriate use or development of adjacent property. Code, § 18-16-305(c)(2)(ii).*

The requested variance will not impair the use or development of adjacent properties. The Applicant has met or exceeded the setback requirements to adjacent properties and the proposed use will have no impact on the existing homes to the east. The Property is surrounded by roads on three sides and the residential development to the east is further buffered from the 65+ foot forest conservation easement and the additional 20 foot storm drain easement and further 20 foot utility easement.

(6) *The variances would not reduce forest cover in the limited development and resource conservation areas of the critical area. Code, § 18-16-305(c)(2)(iii).*

As there is no critical area on the Property, granting the variance requested herein will not run afoul of this requirement.

(7) *The variances would not be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area. Code, § 18-16-305(c)(2)(iii).*

As there is no critical area or bog protection area on the Property, granting the variance requested herein will not run afoul of this requirement.

(8) *The variances will not be detrimental to the public welfare. Code, § 18-16-305(c)(2)(v).*

The requested variance to the 60% open area requirement would not negatively affect the public welfare. The open area requirements are implemented to prevent intrusion of the assisted living facility use on the adjacent residential development, and to ensure that there are adequate open areas on a particular piece of property so as to ensure light, air, and open space contribute to the wellbeing of residents. The intent of the 60% open space requirement is to provide buffers and a less intensive use directly adjacent to the residential development. The Applicant is proposing 51.9% of the site, or 2.52 acres, as open area, which is approximately 86.6% of what is required.

As shown on the Site Plan, the project provides an average 65' wide forest conservation easement to the east along the only adjoining residentially zoned property. 65' is 30' wider than the minimum 35' wide Forest Conservation Easement requirements, and 15' wider than the 50' building restriction line. There is no requirement to retain forest in this area; this could have been graded and landscaped, however, to be good neighbors and respect the Deerfield Community, the plan for this facility has included a 65' wide buffer retaining existing forest, was recorded, and provides the best screening and buffer possible between this large building and the existing residential community to the east.

The Deerfield PUD also retained a large amount of open space along the south side and east side of the Property, further enhancing the buffers between the Property and adjacent development. Open space areas 1 and 3 shown on the Plat entitled "Amended Plat Reserved Parcel Deerfield" recorded among the Plat Records of Anne Arundel County in Plat Book 388 at pages 1-2 and recorded in Plat Book 103, pages 39-42, attached as **Exhibit E**, equal a combined 1.69 acres. In essence, this open space provides more than 67% overall open space for the assisted living facility and limits its impact on the adjoining residential property. There are no intrusions onto neighboring parcels and the requested decrease in open area is reasonable given the commercial nature of the development and the unique lot. The lot borders roads on three sides and forest conservation on two sides. The requested variance seeks to have the open area reduced to 51.9% from a 60% requirement, but when these adjacent open space areas are included, the facility will be surrounded by 2.53 acres of permanently protected open and forest conservation areas.

Request for Variance to Extend the Time to Obtain a Building Permit

In addition to the special exception modification and variance to open space, we are requesting that the Administrative Hearing Officer grant variance approval to extend the required 18-month period provided in Code § 18-16-405(a) for the Applicant to obtain a building permit. Designing and processing the new assisted living facility plans through the County plan review and permit process will require extensive agency coordination and responses from the Applicant's engineer, architect, and other consultants. Therefore, due to the character of the proposed project, we request a variance for an additional 18-month period to obtain a building permit. We believe this request meets the variance approval standards discussed above.

The Applicant also requests as a condition of the special exception approval that it be permitted to make modifications to the administrative site plan to address comments by County and State agencies during the plan and permit review process, so long as no greater variances are required for such modifications.

Conclusion

For the foregoing reasons, and for good cause shown, the Applicant respectfully requests special exception approval to allow an assisted living facility with 175 units on the Property, variance relief to the minimum lot size requirement, variance approval to allow less open space area than required, and to allow for additional time to obtain a building permit.

Should you have any questions regarding the enclosed variance application, please contact me at kbray@yvslaw.com. We look forward to your comments and appreciate your considered review of the proposed application.

Very truly yours,

YVS Law, LLC

A handwritten signature in blue ink, appearing to read 'Kinley R. Bray', with a long horizontal flourish extending to the right.

Kinley R. Bray

cc: Client
Attachments

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2021-0094-S, 2021-0095-S, AND 2021-0096-V

MONARCH DEVELOPMENT COMPANY JV, LLC

THIRD ASSESSMENT DISTRICT

DATE HEARD: NOVEMBER 9, 2021

ORDERED BY:

DOUGLAS CLARK HOLLMANN
ADMINISTRATIVE HEARING OFFICER

PLANNER: ROBERT KONOWAL

DATE FILED: NOVEMBER 30, 2021

PLEADINGS

Monarch Development Company JV, LLC (hereinafter the applicant), seeks a special exception (2021-0094-S) to allow the modification of a previously approved special exception to remove 4.89 acres from a Planned Unit Development, a special exception (2021-0095-S) to allow an assisted living facility (140 assisted care units) in a R5 – Residential District, and a variance (2021-0096-V) to allow an assisted living facility with less lot area than required on property with 329 feet of frontage on the south side of Mountain Road, east of Edwin Raynor Boulevard, Pasadena, MD 21122.

PUBLIC NOTIFICATION

The hearing notice was posted on the County's website in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 300 feet of the property was notified by mail, sent to the address furnished with the application. Terry Schuman testified that the property was posted for more than 14 days prior to the hearing. Therefore, I find and conclude that the requirements of public notice have been satisfied.

THE HEARING

A hearing was held on November 9, 2021, in which the witnesses were sworn and the following was presented with regard to the proposed relief requested by the applicant.

THE PROPERTY

The applicant owns the subject property with 329 feet of frontage on the south side of Mountain Road, east of Edwin Raynor Boulevard, Pasadena. It is identified as Reserved Parcel 656 in Block 21 on Tax Map 17 and is zoned R5-Residential District. The property comprises of 4.89 acres and is currently a vacant, forested lot.

THE PROPOSAL

The applicant proposes to remove Parcel 656 from the previously approved Deerfield Planned Unit Development (PUD) and construct a four-story assisted living facility having 140 assisted care units with 112 surface parking spaces provided around the perimeter of the building. Parcel 656 is 4.89 acres in size.

THE ANNE ARUNDEL COUNTY CODE

The specific criteria by which a special exception for a PUD may be granted as well as the request to modify the special exception granted in Case No. 1985-0394-S are set forth in § 18-11-104. Additionally, all special exceptions are subject to the general standards contained in § 18-16-304.

§ 18-11-104 requires that an assisted living facility in an R5 district shall be located on a lot of at least 5.0 acres.

The Evidence Submitted At The Hearing

Robert Konowal, a zoning analyst with the Office of Planning and Zoning (OPZ), presented the following findings:

- *Background.* The 60.2 acre Deerfield PUD was originally approved in 1985 (Case No. 1985-0394-S). The approved development contains 276 dwelling units of various dwelling types that includes 82 single-family dwellings, 108 garden apartments, and 86 townhouse units. Also included in the then approved PUD was the subject property, a “reserved parcel” of 5.0 acres¹ for future unspecified development. The PUD, not including the subject property, provided for development at 5.0 dwellings per acre in accordance with the density provisions of the underlying R5 district.
- *Special Exception to Modify the Deerfield PUD.* § 18-12-202 of the Code specifies the uses allowed in a PUD. An assisted living facility is only permitted in a PUD of 500 or more dwelling units which is not the case for the 276 dwelling unit Deerfield PUD. The proposed special exception modification will remove the subject lands from the Deerfield PUD so that it is not subject to the PUD requirement of 500 or more dwelling units for an assisted living facility.
- § 18-12-203 of the Code states a PUD may not exceed the density allowed by the zoning district in which the development is located. The subject property was not included in the density calculations of the Deerfield PUD. An assisted

¹ 0.11 acres of the reserved parcel is now owned by State Highway Administration.

living facility comprised of assisted care units is however not subject to the maximum density provisions of the Code. The removal of the subject property from the Deerfield PUD will not jeopardize any approved density for that project.

- There is no evidence that removal of the subject lands would undermine the original development concept of the Deerfield PUD as the specific use of these lands was not specified at the time of approval of the Deerfield PUD. Since the lands are a reserve parcel they will be subject to the subdivision approval process.
- *Special Exception - Proposed assisted living facility.* The specific special exception standards for an assisted living facility require that the use be located on a lot of at least 5.0 acres when located in a R5 district. In this case, the subject property at 4.89 acres does not meet the minimum lot size requirement of the Code. The applicant is requesting a variance to this standard and OPZ is recommending approval. The applicant is proposing 140 assisted care units in a multifamily structure with a central located group dining facility as required by the Code. No comprehensive care units are provided nor are they required by the specific special exception criteria. No more than two dwelling units for every 100 dwelling units are to be devoted to temporary use for guests or family members of residents. A pedestrian circulation system interconnecting all parts of the facility has been provided. The bulk regulations have been or

are capable of being met. Public sewer service is available to the site in accordance with the Code requirement for the use.

- In accordance with the general standards for granting a special exception, OPZ finds that the proposed use of the subject property for an assisted living facility will not be detrimental to the public health, safety, or welfare. The Fire Department and Health Department have indicated no objection to the application.
- The use will be compatible with the appropriate and orderly development of the district in which it is located. The proposed use is suitably located at the periphery of a residential area and adjacent lands used for low density residential purposes are to be well separated and buffered by a forest conservation easement and lands dedicated for open space purposes. The use of the subject property for an assisted living facility will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article. The activity associated with the use will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district. As stated earlier, the use is appropriately located at the periphery of a residential area. Adjacent residential uses will be separated by a forested buffer and a public roadway to the south.
- There is no evidence that the proposed use will conflict with an existing or programmed public facility, public service, school, or road. The administrative

site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.

- The applicant is to present sufficient evidence of public need for the use.
- *Variance.* OPZ finds the subject property which was originally platted as 5.0 acres in 1986 was reduced in size in 2002 due to a State roadway widening project on Edwin Raynor Boulevard. This road dedication is an exceptional circumstance which creates a practical difficulty in complying with the Code. There is no opportunity to provide additional lands and as such the requested variance to the minimum lot area for the assisted living facility is the minimum necessary to afford relief. There is no evidence that the variance for reduced lot area will alter the essential character of the neighborhood, impair the appropriate use or development of adjacent lands or be detrimental to the public welfare.
- The Department of Health advised the property is served by public water and sewer facilities and the Department has no objection to the request.
- The Long Range Planning Division of OPZ advised the Plan 2040 General Development Plan Land Use Map designates the site as Residential Low-Medium Density. The surrounding properties are designated as Commercial along Mountain Road and Residential Low and Residential Low-Medium in the surrounding neighborhoods. The site is within the Neighborhood Preservation Development Policy Area and is also located within the Priority Funding Area. The Plan2040 GDP does not have recommendations that are

specific to this site, and this proposal is generally consistent with the Plan2040 GDP goals, policies and recommendations.

- The site is in the Existing Sewer Service category in the Cox Creek Sewer Service Area and the Existing Water Service category in the Glen Burnie Low 220 Water Pressure Zone. The proposal is consistent with the 2017 Water and Sewer Master Plan.
- The Development Division of OPZ did not object to the applications but did advise that the property is a platted “Reserve Parcel” shown on the Deerfield Plat and must go through the subdivision process to become a lot. The Division also indicated that the project is subject to addressing the forest conservation requirements. The proposed development is not providing reforestation onsite as required. The proposed Forest Conservation Area located inside the drive aisle and parking area does not meet the minimum requirements. The development will be subject to addressing the requirements for Preliminary Plan and Site Development process. The Administrative Site Plan does demonstrate that the landscape requirements can be met.
- The Engineering Division of the Department of Inspection and Permits had no objection to the application provided their comments on the Preliminary Site Development Plan are appropriately addressed.
- The State Highway Administration (SHA) had no objection to the Preliminary Site Development Plan.

- The Department of Recreation and Parks advised that the proposed development will not impact any Anne Arundel County greenways, parks, and trails.
- With regard to the standards by which a variance and special exception may be granted as set forth under the County Zoning Ordinance in § 18-16-304. and § 18-16-305, OPZ recommends that the special exceptions and variance applications be approved, subject to the applicant providing satisfactory evidence of need for the use.

Testimony and Exhibits

The applicant was represented at the hearing by David A. Katz, Esquire, of the law firm of Katz Day, LLC. Evidence was presented by way of testimony and exhibits from Terry Schuman of Bay Engineering, Inc., the applicant's engineer, that the proposed use met the requirements for an assisted living facility in an R5 district and the general conditions for the granting of a special exception, except for the 5.0 acre requirement for an assisted living facility. The subject property, Parcel 656, was created as a separate lot in 1995 as 5.0 acres. However, the State Highway Administration took 0.11 acres for a road widening project, leaving Parcel 656 with only 4.89 acres in area. The requested variance meets the requirements for the granting of a variance to the 5.0 acre requirement for a special exception for an assisted living facility in an R5 district.

Mr. Schuman also testified that Parcel 656 was not considered as part of the density requirements for the Deerfield PUD. Therefore, removing the subject

property from the Deerfield PUD would not have an adverse impact on the Deerfield PUD.

Philip R. Hager was accepted as an expert in, among other things, land planning and development. Mr. Hager testified that the application met the requirements of the Code for an assisted living facility as well as a variance to the 5-acre minimum area requirement for an assisted living facility. The application also satisfies the general requirements for a special exception found in § 18-16-305 as there is a need for assisted living facilities based on population and other factors. The proposed assisted living facility will allow nearby residents to remain in their community as they age. The proposed use is consistent with the Land Development Plan. It will not generate excess traffic or have an adverse impact on schools and other public resources. In addition, the proposed assisted living facility would be compatible with the adjacent Deerfield PUD.

Andrew Teeters testified that he has been involved in the development and operation of assisted living facilities for the past fifteen years. Many projects were in Maryland and Anne Arundel County. The applicant has done extensive research to show that there is considerable need for the proposed assisted living facility in this area of the County.

Suzanne Wenger and Stephanie Melchor testified that they live in the neighborhood. They are concerned about the effect the proposed facility will have on traffic and bringing outside residents into their community.

There was no other testimony taken or exhibits received in the matter. The Hearing Officer did not visit the property.

DECISION

Special Exception

A special exception use is a use that the legislative body recognizes as compatible with permitted uses, subject to a public hearing to show compliance with the underlying standards. Schultz v. Pritts, 291 Md. 1, 432 A.2d 1319 (1981); Peoples Council for Baltimore County, et al v. Loyola College in Maryland, 406 Md. 54, 956 A. 2d 166 (2008). “A permitted use in a given [zoning] zone is permitted as of right within the zone, without regard to any potential or actual adverse effect that the use will have on neighboring properties. A special exception, by contrast, is merely deemed *prima facie* compatible in a given zone. The special exception requires a case-by-case evaluation by an administrative zoning body or officer according to legislatively-defined standards.

Based upon the evidence, I find that the applicant has complied with each of the specific criteria set forth in § 18-11-104, with the exception of the 5-acre minimum area requirement. However, the requested variance will be granted for reasons set forth below.

The applicant has also presented evidence that the special exception granted in Case No. 1985-0394-S, which created the adjoining PUD known as Deerfield, can be modified to eliminate the subject property from that PUD. Parcel 656 was

created by separate deed in 1995 and its density was not included in the density requirements for the Deerfield PUD. It is undeveloped.

In addition, § 18-16-304 requires that the Hearing Officer make findings as to the following factors. These findings apply to both the special exception to modify the Deerfield PUD granted in Case No. 1985-0394-S and the application to grant the special exception to allow an assisted living facility to be constructed on the subject property.

(1) Public Health, Safety, and Welfare

I find that the proposed use will not be detrimental to the public health, safety, and welfare. The testimony and evidence shows that the facility has been designed and will be operated in a manner that will protect the public health, safety and welfare.

(2) Compatibility with Development of the Surrounding District

The facility and the nature of the use are compatible with the appropriate and orderly development of the district in which it is located.

(3) Noise, Fumes, Vibration and Light

The proposed use will be no more objectionable with regard to noise, fumes, vibration or light to nearby properties than operations in permitted uses in this district.

(4) Adverse Effects

The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district.

(5) Conflict with Public Facilities and Roads

The proposed use will not conflict with any existing or programmed public facility, public service or road.

(6) Health Department and Planning & Zoning Recommendations

The Department of Health and the Office of Planning and Zoning has no objection to the application.

(7) The General Development Plan

The proposed use is consistent with the County General Development Plan.

(8) Public Need

The applicant presented detailed evidence of the need for the proposed services through the testimony and exhibits presented by Philip Hager and Andrew Teeters. This constitutes sufficient evidence of public need.

(9) Adherence To The Criteria For The Specific Use

The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use.

(10) Critical Area Compliance

The facility is not in the critical area.

(11) Compliance with the Landscape Manual

The applicant will have to comply with the Landscape Manual during the permitting phase. The applicant asserts that it can comply with the Landscape Manual. As a builder and operator of assisted living facilities, the applicant has shown that it will comply with this requirement.

I conclude that the applicant is entitled to the requested special exception to modify the special exception granted in Case No. 1985-0394-S to remove Parcel 656 from the Deerfield PUD and to allow the construction and operation of the proposed assisted living facility on Parcel 656.

The Variance

Requirements for Zoning Variance

§ 18-16-305 sets forth the requirements for granting a zoning variance. Subsection (a) reads, in part, as follows: a variance may be granted if the Administrative Hearing Officer finds that practical difficulties or unnecessary hardships prevent conformance with the strict letter of this article, provided the spirit of law is observed, public safety secured, and substantial justice done. A variance may be granted only if the Administrative Hearing Officer makes the following affirmative findings:

- (1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there

is no reasonable possibility of developing the lot in strict conformance with this article; or

- (2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

The variance process for subsection (1) above is a two-step process. The first step requires a finding that special conditions or circumstances exist that are peculiar to the land or structure at issue which requires a finding that the property whereupon the structures are to be placed or use conducted is unique and unusual in a manner different from the nature of the surrounding properties. The second part of the test is whether the uniqueness and peculiarity of the property causes the zoning provisions to have a disproportionate impact upon the subject property causing the owner a practical difficulty or unnecessary hardship. "Uniqueness" requires that the subject property have an inherent characteristic not shared by other properties in the area. *Trinity Assembly of God of Baltimore City, Inc. v. People's Counsel for Baltimore County*, 178 Md. App. 232, 941 A.2d 560 (2008); *Umerley v. People's Counsel for Baltimore County*, 108 Md. App. 497, 672 A.2d 173 (1996); *North v. St. Mary's County*, 99 Md. App. 502, 638 A.2d 1175 (1994), cert. denied, 336 Md. 224, 647 A.2d 444 (1994).

The variance process for subsection (2) - practical difficulties or unnecessary hardship - is simpler. A determination must be made that, because of exceptional circumstances other than financial considerations, the grant of a

variance is necessary to avoid practical difficulties or unnecessary hardship, and to enable the applicant to develop the lot.

Furthermore, whether a finding is made pursuant to subsection (1) or (2) above, a variance may not be granted unless the hearing officer also finds that: (1) the variance is the minimum variance necessary to afford relief; (2) the granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located, (3) substantially impair the appropriate use or development of adjacent property, (4) reduce forest cover in the limited development and resource conservation areas of the critical area, (5) be contrary to acceptable clearing and replanting practices required for development in the critical area, or (6) be detrimental to the public welfare.

Findings - Zoning Variance

I find, based upon the evidence, that because of the unique physical conditions peculiar to and inherent in the subject property, i.e., that Parcel 656 contains 4.89 acres as a result of the State Highway Administration taking 0.11 acres to widen Edward Raynor Boulevard, there is no reasonable possibility of developing the lot in strict conformance with the Code. Furthermore, the evidence shows that to deny the application based on the absence of 0.11 acres on these facts would cause the applicant practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

I further find that the requested variance is the minimum variance necessary to afford relief, that the granting of the variance will not alter the essential

character of the neighborhood or district in which the lot is located, will not substantially impair the appropriate use or development of adjacent property, will not reduce forest cover in the limited development and resource conservation areas of the critical area, will not be contrary to acceptable clearing and replanting practices required for development in the critical area, or be detrimental to the public welfare.

ORDER

PURSUANT to the application Monarch Development Company JV, LLC, petitioning for a special exception to allow the modification of a previously approved special exception to remove 4.89 acres from a Planned Unit Development, a special exception to allow an assisted living facility (140 assisted care units) in a R5 – Residential District, and a variance to allow an assisted living facility with less lot area than required on property with 329 feet of frontage on the south side of Mountain Road, east of Edwin Raynor Boulevard, Pasadena; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this **30th day of November, 2021**;

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is hereby **granted**:

1. A special exception to remove Parcel 656 from the previously approved Deerfield Planned Unit Development (PUD) granted in Case No. 1985-0394-S; and

2. A special exception pursuant to § 18-11-104 to allow the applicant to construct a four-story assisted living facility containing 140 assisted care units and 112 surface parking spaces around the perimeter of the building, as shown on County Exhibit 2; and
3. A variance of 0.11 acres to the 5-acre minimum lot area requirement of § 18-11-104 to allow the applicant to construct a four-story assisted living facility containing 140 assisted care units and 112 surface parking spaces around the perimeter of the building on Parcel 656, as shown on County Exhibit 2.

The foregoing special exceptions and variance are subject to the applicant complying with any instructions and necessary approvals from the Office of Planning and Zoning, the Department of Inspections and Permits, the Department of Health, and/or the Critical Area Commission.

This Order does not constitute a building permit. In order for the applicant to construct the structures permitted in this decision, they must apply for and obtain the necessary building permits, along with any other approvals required to perform the work described herein.

Furthermore, County Exhibit 2, referenced in this decision, is incorporated herein as if fully set forth and made a part of this Order. The proposed improvements shown on County Exhibit 2 shall be constructed on the subject property in the locations shown therein. This decision and order shall not prohibit the applicant from making minor changes to the facilities as presently shown on

County Exhibit 2 to adjust for changes made necessary by comments or requirements that arise during plan review or construction, provided those minor changes do not exceed the special exceptions and variance granted herein. The reasonableness of any such change shall be determined by the Office of Planning and Zoning.



Douglas Clark Hollmann
Administrative Hearing Officer

NOTICE TO APPLICANT

This Order does not constitute a building permit. In order for the applicant to perform the work permitted in this decision, the applicant must apply for and obtain the necessary building permits, along with any other approvals required to perform the work described herein.

Any person, firm, corporation, or governmental agency having an interest in this Decision and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals within thirty (30) days from the date of this Decision. **If the variance or variances granted in this case relate to work in the critical area, a permit for the activity that was the subject of this variance application will not be issued until the appeal period has elapsed.**

Further, § 18-16-405(a) provides that a variance or special exception that is not extended or tolled **expires by operation of law** unless the applicant **within 18 months** of the granting of the variance or special exception (1) obtains a building permit or (2) files an application for subdivision. Thereafter, the variance or special exception shall not expire so long as (1) construction proceeds in accordance with the permit or (2) a record plat is recorded among the land records pursuant to the application for subdivision, the applicant obtains a building permit within one year after recordation of the plat, and construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, or they may be discarded.

**FINDINGS AND RECOMMENDATIONS
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

CO. EXHIBIT#: 1
CASE: 2021-945, 955, 966
DATE: 11/9/21

APPLICANT: Monarch Development Company JV LLC **ASSESSMENT DISTRICT:** 3

CASE NUMBER: 2021-0094-S, 0095-S, and 0096-V **COUNCILMANIC DISTRICT:** 3

HEARING DATE: November 9, 2021

PREPARED BY: Robert Konowal
Planner

REQUEST

The applicant is requesting approval of special exceptions to allow the modification of a previously approved special exception to remove 4.89 acres from a Planned Unit Development, to allow an Assisted Living Facility in a R5 Residential District and a variance to allow an Assisted Living Facility with less lot area than required on property located at the southeast corner of Mountain Road and Edwin Raynor Boulevard in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject property has 329 feet of frontage on the south side of Mountain Road, 0 feet east of Edwin Raynor Boulevard and is 4.89 acres in area. The property is shown on Tax Map 17, Block 21 as Reserved Parcel 656 and is currently zoned "R5-Residential District". This zoning was implemented by the comprehensive rezoning for the Third Council District on January 29, 2012.

The property is a currently vacant forested lot.

APPLICANT'S PROPOSAL

The applicant is proposing to remove the subject lands from the previously approved Deerfield Planned Unit Development (PUD) and construct a four-story Assisted Living Facility having 140 assisted care units. 112 surface parking spaces will be provided around the perimeter of the building.

SPECIAL EXCEPTION STANDARDS

A PUD is a special exception use in a R5 District and the specific criteria for a PUD are set forth under Title 12 of the Code. The specific criteria by which a special exception for an Assisted Living Facility may be granted are set forth under Section 18-11-104. of the Zoning Code. Additionally, all special exceptions are subject to the general standards contained in Section 18-16-304.

REQUESTED VARIANCE

Section 18-11-104. of the Code requires that an Assisted Living Facility in a R5 Residential District be located on a lot of at least 5.0 acres. The subject property is 4.89 acres in size. A variance of 0.11 acres is required.

FINDINGS

Background

The 60.2 acre Deerfield Planned Unit Development was originally approved in 1985 (Case 1985-0394-S). The approved development contains 276 dwelling units of various dwelling types that includes 82 single family dwellings, 108 garden apartments, and 86 townhouse units. Also included in the then approved PUD was the subject property, a “reserved parcel” of 5.0 acres¹ for future unspecified development. The PUD, not including the subject property, provided for development at 5.0 dwellings per acre in accordance with the density provisions of the underlying R5 District.

1. Special Exception to Modify the Deerfield PUD

Section 18-12-202 of the Code specifies the uses allowed in a PUD. An Assisted Living Facility is only permitted in a PUD of 500 or more dwelling units which is not the case for the 276 dwelling unit Deerfield PUD. The proposed special exception modification will remove the subject lands from the Deerfield PUD so that it is not subject to the PUD requirement of 500 or more dwelling units for an Assisted Living Facility.

Section 18-12-203 of the Code states a PUD may not exceed the density allowed by the zoning district in which the development is located. The subject property was not included in the density calculations of the Deerfield PUD. An Assisted Living Facility comprised of assisted care units is however not subject to the maximum density provisions of the Code. The removal of the subject property from the Deerfield PUD will not jeopardize any approved density for that project.

There is no evidence that removal of the subject lands would undermine the original development concept of the Deerfield PUD as the specific use of these lands was not specified at the time of approval of the Deerfield PUD. Since the lands are a reserve parcel they will be subject to the subdivision approval process.

2. Special Exception - Proposed Assisted Living Facility

The specific special exception standards for an Assisted Living Facility require that the use be located on a lot of at least 5.0 acres when located in a R5 Residential District. In this case, the subject property at 4.89 acres does not meet the minimum lot size requirement of the Code. The applicant is requesting a variance to this standard and this Office is recommending approval.

¹ 0.11 acres of the reserved parcel is now owned by State Highway Administration.

The applicant is proposing 140 assisted care units in a multifamily structure with a central located group dining facility as required by the Code. No comprehensive care units are provided nor are they required by the specific special exception criteria. No more than two dwelling units for every 100 dwelling units are to be devoted to temporary use for guests or family members of residents. A pedestrian circulation system interconnecting all parts of the facility has been provided. The bulk regulations have been or are capable of being met. Public sewer service is available to the site in accordance with the Code requirement for the use.

In accordance with the general standards for granting a special exception, the Office of Planning and Zoning finds that the proposed use of the subject property for an Assisted Living Facility will not be detrimental to the public health, safety, or welfare. The Fire Department and Health Department have indicated no objection to the application.

The use will be compatible with the appropriate and orderly development of the district in which it is located. The proposed use is suitably located at the periphery of a residential area and adjacent lands used for low density residential purposes are to be well separated and buffered by a forest conservation easement and lands dedicated for open space purposes. The use of the subject property for an Assisted Living Facility will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article. The activity associated with the use will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district. As stated earlier, the use is appropriately located at the periphery of a residential area. Adjacent residential uses will be separated by a forested buffer and a public roadway to the south.

There is no evidence that the proposed use will conflict with an existing or programmed public facility, public service, school, or road. The administrative site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.

The applicant is to present sufficient evidence of public need for the use.

Variance

This Office finds the subject property which was originally platted as 5.0 acres in 1986 was reduced in size in 2002 due to a State roadway widening project on Edwin Raynor Boulevard. This road dedication is an exceptional circumstance which creates a practical difficulty in complying with the Code. There is no opportunity to provide additional lands and as such the requested variance to the minimum lot area for the Assisted Living Facility is the minimum necessary to afford relief. There is no evidence that the variance for reduced lot area will alter the essential character of the neighborhood, impair the appropriate use or development of adjacent lands or be detrimental to the public welfare.

Agency Comments:

The **Department of Health** advised the property is served by public water and sewer facilities and the Department has no objection to the request.

The **Long Range Planning Division** of the Office of Planning and Zoning advised the Plan2040 General Development Plan Land Use Map designates the site as Residential Low-Medium Density. The surrounding properties are designated as Commercial along Mountain Road and Residential Low and Residential Low-Medium in the surrounding neighborhoods. The site is within the Neighborhood Preservation Development Policy Area and is also located within the Priority Funding Area. The Plan2040 GDP does not have recommendations that are specific to this site, and this proposal is generally consistent with the Plan2040 GDP goals, policies and recommendations.

The site is in the Existing Sewer Service category in the Cox Creek Sewer Service Area and the Existing Water Service category in the Glen Burnie Low 220 Water Pressure Zone. The proposal is consistent with the 2017 Water and Sewer Master Plan.

The **Development Division** of the Office of Planning and Zoning did not object to the applications but did advise that the property is a platted "Reserve Parcel" shown on the Deerfield Plat and must go through the subdivision process to become a lot. The Division also indicated that the project is subject to addressing the Forest Conservation requirements. The proposed development is not providing reforestation onsite as required. The proposed Forest Conservation Area located inside the drive aisle and parking area does not meet the minimum requirements. The development will be subject to addressing the requirements for Preliminary Plan and Site Development process. The Administrative Site Plan does demonstrate that the landscape requirements can be met.

The **Engineering Division** of the Department of Inspection and Permits had no objection to the application provided their comments on the Preliminary Site Development Plan are appropriately addressed.

The **Maryland State Highway Administration (SHA)** had no objection to the Preliminary Site Development Plan.

The **Department of Recreation and Parks** advised that the proposed development will not impact any Anne Arundel County greenways, parks, and trails.

RECOMMENDATION

With regard to the standards by which a variance and special exception may be granted as set forth under the County Zoning Ordinance in Sections 18-16-304. and 18-16-305., the Office of Planning and Zoning recommends the following apply to the subject property:

- 1) That a variance of .11 acres to the minimum lot area requirement of 5.0 acres to allow an Assisted Living Facility on a lot of 4.89 acres be approved,
- 2) That a special exception to modify the Planned Unit Development known as Deerfield by removing Reserve Parcel 656 from the approved plan be approved and,
- 3) That a special exception to allow an Assisted Living Facility with 140 assisted care units

be approved as generally shown on the attached site plan subject to the applicant providing satisfactory evidence of need for the use.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

For Office Use Only

CASE # 2021-0094-S

FEE PAID \$1305.00

DATE 05 13 2021



For Office Use Only

ZONE R5

CRITICAL AREA: IDA LDA RCA

BMA: Yes No

NO. OF SIGNS 3

SPECIAL EXCEPTION APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Monarch Development Company JV LLC

(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: Mountain Road, Pasadena, MD 21122

Property Location: 329+/- feet of frontage on the (S) side of Mountain Road ;
(Enter Street Name)

0 feet (E) of (Nearest intersecting street) Edwin Raynor Boulevard ;
(Enter Street Name)

12-digit Tax Account Number 03-226-90047351 Tax District (3) Council District (3) ☒

Waterfront Lot: Y ☐ N ☒ Corner Lot: Y ☒ N ☐ Deed Title Reference 7079/609

Zoning District R5 Lot # Tax Map 17 Block/Grid 21 Parcel 656 Reserve

Area 4.89 (Acres) Subdivision Name Deerfield

Description of Special Exception Requested (Brief, detail fully in letter of explanation)

Removal of Reserved Parcel 656 from the Deerfield PUD

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature [Signature] Owner's Signature Charles M. Reeder, Trustee and Individually,

Print Name Monarch Development Company JV LLC Print Name John H. Reeder, Co-Trustee and Individually

Mailing Address 1359 Hooksett Rd Mailing Address 4701 Latona Avenue (Charles M. Reeder)

City, State, Zip Hooksett, NH 03106 City, State, Zip North East Seattle, WA 98105

Work Phone 301-803-0618 216 W. Brandon Rd. (John H. Reeder)
Columbia, MO 65203

Home Phone Home Phone 573-442-6086

Cell Phone Andrew Teeters Cell Phone

Email Address ateeters@monarchcommunities.com Email Address mreeder@centurylink.net

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: [Signature] 05 13 2021

Special Exception to request allow modification of a previously approved
special exception to remove approx. 4.89 acres from a PUD.
Planned Unit Development.

For Office Use Only

CASE # 2021-0095-SFEE PAID \$1305.00DATE 05 13 2021

For Office Use Only

ZONE R5CRITICAL AREA: IDA LDA RCA BMA: Yes NoNO. OF SIGNS 3

SPECIAL EXCEPTION APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Monarch Development Company JV LLC

(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: Mountain Road, Pasadena, MD 21122Property Location: 329+/- feet of frontage on the (S) side of Mountain Road ;
(Enter Street Name)0 feet (E) of (Nearest intersecting street) Edwin Raynor Boulevard .
(Enter Street Name)12-digit Tax Account Number 03-226-90047351 Tax District (3) Council District (3)Waterfront Lot: Y ☐ N ☒ Corner Lot: Y ☒ N ☐ Deed Title Reference 7079/609Zoning District R5 Lot # Tax Map 17 Block/Grid 21 Parcel 656 ReserveArea 4.89 (Acres) Subdivision Name Deerfield

Description of Special Exception Requested (Brief, detail fully in letter of explanation)

Allow an Assisted Living Facility in the R5 zone.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature Andrew TeetersOwner's Signature Charles M. Reeder, Trustee and Individually,Print Name Monarch Development Company JV LLCPrint Name John H. Reeder, Co-Trustee and IndividuallyMailing Address 1359 Hooksett RdMailing Address 4701 Latona Avenue (Charles M. Reeder)City, State, Zip Hooksett, NH 03106City, State, Zip North East Seattle, WA 98105Work Phone 301-803-0618216 W. Brandon Rd. (John H. Reeder)
Columbia, MO 65203Home Phone Home Phone 573-442-6086Cell Phone Andrew TeetersCell Phone Email Address ateeters@monarchcommunities.comEmail Address mreeder@centurylink.net

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: AK

Initials

05 13 2021

Date

Special Exception to allow an Assisted Living Facility
(140 assisted care units) in a R5-Residential
District

For Office Use Only

CASE # 2021-0096-V
 FEE PAID \$585.00
 DATE 05 13 2021



For Office Use Only

ZONE R5
 CRITICAL AREA: IDA LDA RCA
 BMA: Yes No
 NO. OF SIGNS 3

VARIANCE APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Monarch Development Company JV LLC

(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: Mountain Road, Pasadena, MD 21122

Property Location: 329+/- feet of frontage on the (S) side of Mountain Road;
 (Enter Street Name)
0 feet (E) of (Nearest intersecting street) Edwin Raynor Boulevard.
 (Enter Street Name)

12-digit Tax Account Number 03-226-90047351 Tax District (3) Council District (3)

Waterfront Lot: Y ☐ N ☒ Corner Lot: Y ☒ N ☐ Deed Title Reference 7079/609

Zoning District R5 Lot # Tax Map 17 Block/Grid 21 Parcel 656 Reserve

Area 4.89 (Acres) Subdivision Name Deerfield

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)

Variance to the required lot size for a proposed Assisted Living Facility.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature [Signature] Owner's Signature Charles M. Reeder, Trustee and Individually

Print Name Monarch Development Company JV LLC Print Name John H. Reeder, Co-Trustee and Individually

Mailing Address 1359 Hooksett Rd Mailing Address 4701 Latona Avenue (Charles M. Reeder)

City, State, Zip Hooksett, NH 03106 City, State, Zip North East Seattle, WA 98105

Work Phone 301-803-0618 Work Phone 216 W. Brandon Rd. (John H. Reeder)
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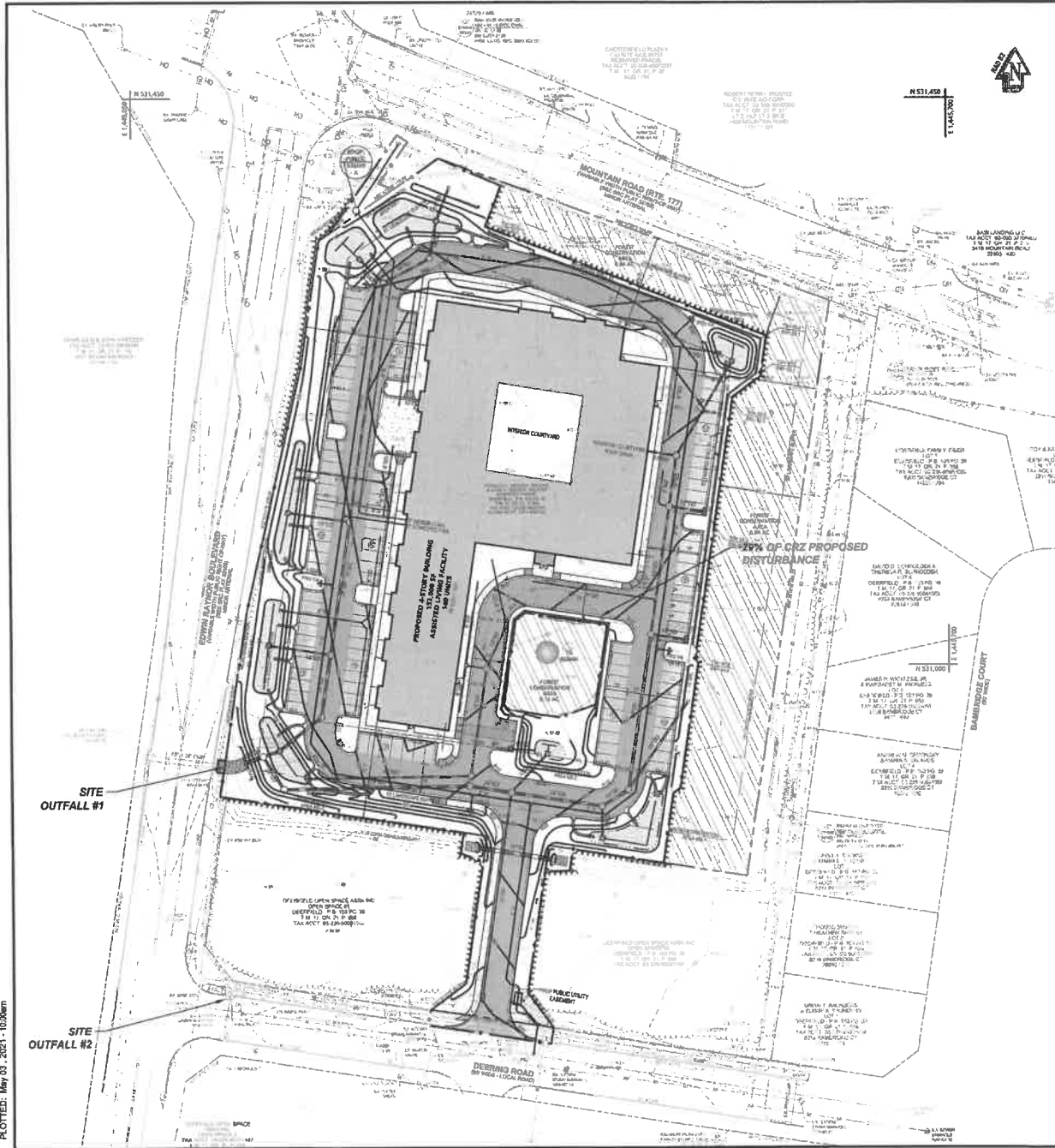
Cell Phone Andrew Teeters Cell Phone

Email Address ateeters@monarchcommunities.com Email Address mreeder@centurylink.net

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: [Signature] 05 13 2021
 Initials Date

Variance to allow an assisted living facility (140 assisted care units)
with less lot area than required



PROJECT ZONING SUMMARY

PROPOSED USE: ASSISTED LIVING
BASED ON R5 ZONING (18-4-701) & FOR SPECIAL EXCEPTION USES (18-11-104)

DESCRIPTION	REQUIRED	PROPOSED
LOT SIZE ...	5 ACRES MIN	213,090 S.F. OR 4.862 ACRES
OPEN AREA ...	80% (127,858 S.F.)	83.0% (176,841 S.F.) (BELLOW PAINT)
RECREATIONAL AREA ...	10% OF OPEN AREA (12,786 S.F.)	>10%
MINIMUM BUILDING SETBACKS ALL LOT LINES ...	75' (20' + 21' EXCESS HEIGHT ABOVE 30')	>75'
MAXIMUM NET DENSITY FOR INDEPENDENT DWELLING UNITS	0 DUA NET ACRE = 47	N/A
SITE PERMETER BUFFERS		
EDWIN RAYMOND BLVD (R/W-Hwy) ...	25'	25'
MD 177 (R/W-Hwy) ...	25'	25'
EAST BOUNDARY ...	10'	>10'
SOUTH BOUNDARY ...	10'	>10'
MAXIMUM HEIGHT	45' (30' + 10' IF ALL SETBACKS ARE INCREASED BY TWO FEET FOR EACH FOOT OF EXCESS HEIGHT)	45'
PUBLIC SEWER	YES	PROVIDED
PARKING (SEE TABULATIONS BELOW)		
STANDARD PARKING ...	68	112 SPACES (108 STD & 4 HCP)
HANDICAP PARKING ...	5 (1 VAN ACCESSIBLE)	6 (2 VAN ACCESSIBLE)

* VARIANCE REQUIRED TO LOT SIZE PER 18-11-104(1)

PARKING TABULATION

ASSISTED LIVING FACILITY (140 ASSISTED CARE UNITS)

REQUIRED PARKING:	(1 SPACE + NO. OF ADULT INDEPENDENT DWELLING UNITS) + (1 SPACE + NO. OF EMPLOYEES PER MAJOR SUITE) + (2 SPACES + NO. OF ADULT DWELLING UNITS) + (1 SPACE FOR VISITOR PARKING)
PROVIDED PARKING:	112 SPACES (108 REGULAR, 4 HANDICAP (2 VAN))

IMPERVIOUS AREA BREAKDOWN

EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
EX. PAVING: 0 S.F.	PROP. BUILDINGS: 37,850 S.F.
TOTAL EX. IMPERVIOUS: 0 S.F.	PROP. PAVING: 32,248 S.F.
	PROP. SIDEWALK: 10,883 S.F.
	TOTAL PROP. IMPERVIOUS: 78,977 S.F.

IMPERVIOUS COVERAGE NOTE

TOTAL SITE AREA = 213,090 S.F. OR 4.862 ACRES
TOTAL ON SITE ACREAGE HYDROLOGIC SOIL GROUP "A" = 48,486 S.F. OR 0.93 ACRES
TOTAL ON SITE ACREAGE HYDROLOGIC SOIL GROUP "C" = 172,604 S.F. OR 3.93 ACRES
LIMIT OF DISTURBANCE = 172,604 S.F. OR 3.93 ACRES
EXISTING IMPERVIOUS AREA (WITHIN SITE AREA) = 0 S.F. OR 0.00 ACRES
EXISTING IMPERVIOUS AREA RATIO = 0.0%
PROPOSED IMPERVIOUS AREA (WITHIN SITE AREA) = 100,977 S.F. OR 2.32 ACRES
PROPOSED IMPERVIOUS AREA RATIO = 38.4%

NOTE: ALL ON-SITE SOILS ARE OF HSG "A" AND "C" SOILS. NO SOILS OF HSG "B" OR "D" EXIST ON-SITE

STORMWATER MANAGEMENT NOTE

STORMWATER MANAGEMENT IS TO BE PROVIDED FOR THE MONARCH PASADENA DEVELOPMENT IN ACCORDANCE WITH STATE AND COUNTY STORMWATER MANAGEMENT REGULATIONS AS FOLLOWS.

ESD VOLUME:
ESD VOLUME REQUIREMENTS ARE BASED ON THE SITE AREA, PROPOSED IMPERVIOUS AREA, AND HSG CLASSIFICATION AT THE SITE. THESE REQUIREMENTS ARE MET THROUGH THE USE OF MICRO-BIOTENTION AREAS AND ENHANCED FILTERS LOCATED THROUGHOUT THE SITE. PRELIMINARY ESD VOLUME COMPUTATIONS ARE SHOWN BELOW.

TOTAL SITE AREA *	4.86 ACRES
EXISTING IMPERVIOUS AREA WITHIN LOD *	0.00 ACRES
POST-DEVELOPMENT IMPERVIOUS AREA WITHIN LOD *	2.32 ACRES
TARGET P ₁₀ FOR DEVELOPMENT *	1.86 INCHES
ESD ₁₀ REQUIRED *	18,341 CF
TOTAL ESD ₁₀ PROVIDED *	1.86 INCHES
P ₁₀ TO BE TREATED *	18,995 CF

CHANNEL PROTECTION VOLUME:
CHANNEL PROTECTION VOLUME REQUIREMENTS ARE SATISFIED GIVEN THAT ALL ESD VOLUME REQUIREMENTS ARE ADDRESSED THROUGH THE USE OF ESD PRACTICES.

OVERBANK FLOOD PROTECTION VOLUME:
OVERBANK FLOOD PROTECTION MUST BE ADDRESSED FOR BOTH SITE OUTFALLS. SITE OUTFALL #1 IS THE PRIMARY OUTFALL FOR THE DEVELOPMENT. OVERBANK FLOOD PROTECTION WILL BE PROVIDED THROUGH INCREASED STORAGE VOLUME PROVIDED IN PROPOSED ESD PRACTICES TO REDUCE THE POST-DEVELOPMENT 10-YEAR FLOW RATE. AN ANALYSIS ON THE RECEIVING CULVERT WILL ALSO BE PERFORMED TO SHOW ADEQUATE CAPACITY.

AT SITE OUTFALL #2, OVERBANK FLOOD PROTECTION IS NOT REQUIRED. THE POST-DEVELOPMENT 10-YEAR FLOW RATE IS LESS THAN EXISTING, AS A RESULT THE REDUCTION IN THE OVERALL DRAINAGE AREA TO THIS SITE OUTFALL.

PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB.
- ALL CURB RADII ARE 9' UNLESS OTHERWISE NOTED.
- SEE SHEET 1 FOR SITE LEGEND.
- SPOT ELEVATIONS ARE PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.

Bay Engineering Inc. 1000 West Main Street, Suite 200 Pasadena, CA 91101 (626) 791-1234 www.bayengineering.com	
ADMINISTRATIVE SITE PLAN SPECIAL EXCEPTION VARIANCE ADMINISTRATIVE PLAN FOR MONARCH PASADENA 1000 West Main Street, Suite 200 Pasadena, CA 91101 (626) 791-1234 www.bayengineering.com	Date: MAY 2021 Job Number: 15-0297 Scale: 1"=40' Drawn By: DUC Checked By: T.S. Approved By: [Signature] Folder Reference: REORDER TRACT
Sheet No. 3 OF 16	RE ZONE F15-0297 Royal Farms Edwin Raynor and Mountain Road Pasadena Drawing File: Special Exception - Variance-03.dwg



Existing Conditions



Legend

Foundation

Parcels



City of Annapolis Parcels



Notes

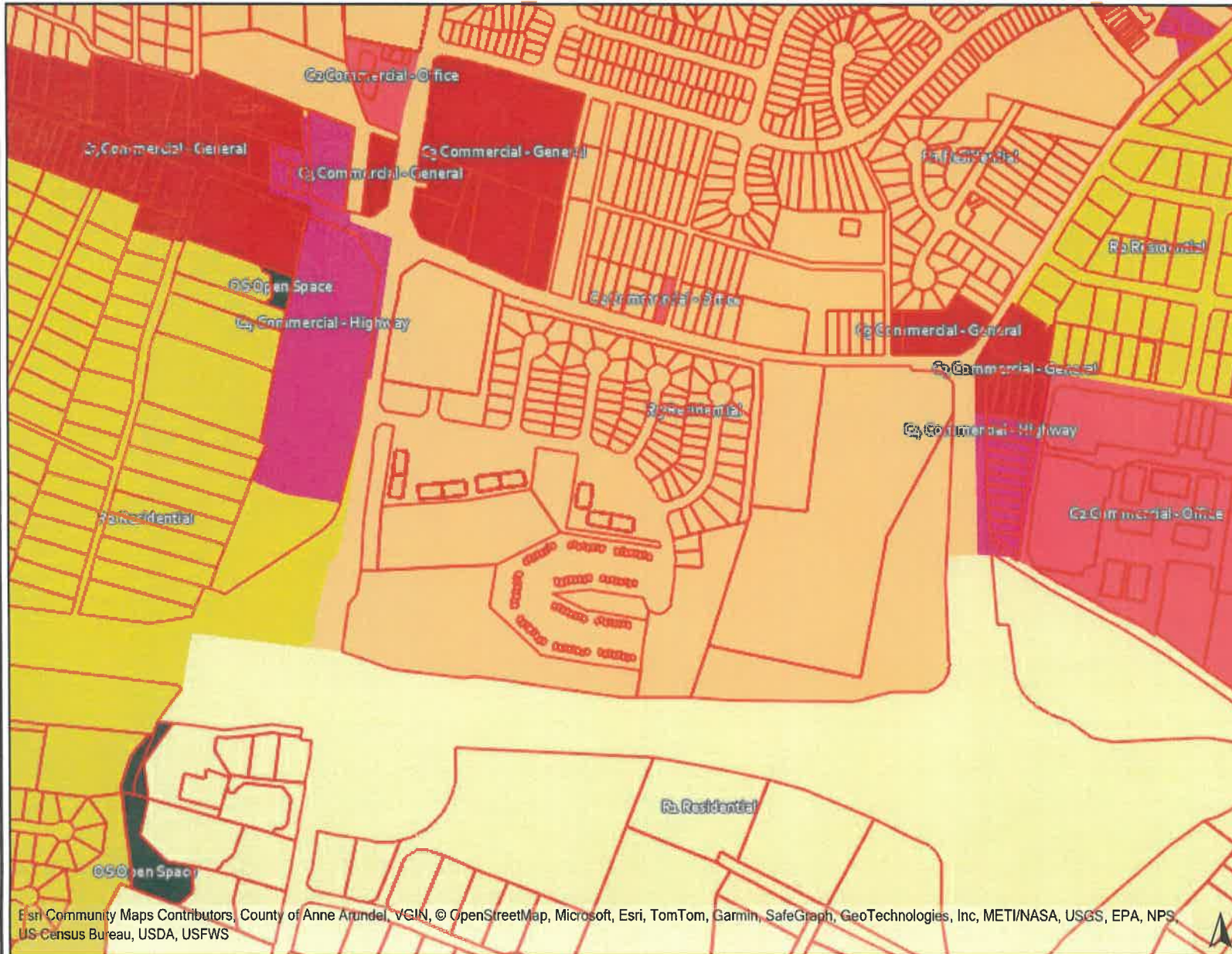
0 250 500
ft

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Zoning



Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

Foundation

Parcels



City of Annapolis Parcels



Planning

Planning - Zoning

- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1 Community Marina
- MA1-B Neighborhood Marina
- MA2 Light Commercial Marina
- MA3 Yacht Club
- MR General

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Mark F. Powell Jr.
 MARK FRANK POWELL JR.
 PROFESSIONAL LAND SURVEYOR #21069
 EXPIRATION/RENEWAL DATE:
 DECEMBER 17, 2025
 ATWELL, LLC
 2681 RIVA ROAD, BUILDING 800
 ANNAPOLIS, MD 21401
 PHONE: 410-897-8200



NOTICE TO TITLE EXAMINERS

THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BECOME NULL AND VOID UNLESS A PUBLIC WORKS AGREEMENT HAS BEEN EXECUTED AND DELIVERED SIMULTANEOUSLY WITH THE APPROVAL OF THIS PLAT OR NO LATER THAN TWELVE MONTHS AFTER THIS PLAT HAS BEEN RECORDED.

DEDICATION BY OWNERS

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, WITH THE EXCEPTION OF LIENHOLDERS, ADOPT(S) THIS RECORD PLAT, ESTABLISHES THE BUILDING RESTRICTION LINES, AND DEDICATE(S) ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDED OF THIS PLAT.

TO THE BEST OF MY/OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, § 3-108, OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SOUTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING:

DEED OF EASEMENT DATED JUNE 26, 2024 AT L. 40551, F. 305
 RIGHT OF WAY EASEMENT # A97, DATED JUNE 12, 1943 AT L. 1643, F. 222

ALL OWNERS OF THE PROPERTY, WITH THE EXCEPTION OF LIENHOLDERS, HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

WE ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.

PROPERTY OWNER:

Candace A. Davis 11/23/24 *Charles M. Reeder* 11/23/24
 WITNESS DATE CHARLES M. REEDER

L. M. Maly 11/20/24 *John H. Reeder*
 WITNESS DATE JOHN H. REEDER

Candace A. Davis 11/23/24 *Charles M. Reeder* TRUSTEE
 WITNESS DATE CHARLES M. REEDER, CO-TRUSTEE OF THE CHARLES C. REEDER MARYLAND TRUST UNDER WILL FOR THE BENEFIT OF ANNE R. BARKER

L. M. Maly 11/26/24 *John H. Reeder, Co Trustee*
 WITNESS DATE JOHN H. REEDER, CO-TRUSTEE OF THE CHARLES C. REEDER MARYLAND TRUST UNDER WILL FOR THE BENEFIT OF ANNE R. BARKER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY: FRANCES A. REEDER, JOHN H. REEDER AND BARNETT BANKS TRUST COMPANY, N.A. CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CHARLES C. REEDER TO FRANCES A. REEDER AND JOHN H. REEDER CO-TRUSTEES OF MARYLAND QTP TRUST A, UNDER THE LAST WILL AND TESTAMENT OF CHARLES C. REEDER MARYLAND QTP TRUST B, UNDER THE LAST WILL AND TESTAMENT OF CHARLES C. REEDER AND MARYLAND RESIDUARY TRUST, UNDER THE LAST WILL AND TESTAMENT OF CHARLES C. REEDER BY DEED DATED JULY 6, 1986 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 7078, FOLIO 809 AND THAT THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, § 3-108 OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

Mark F. Powell Jr. 8/20/2024
 MARK FRANK POWELL JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR #21069
 EXPIRATION/RENEWAL DATE: DECEMBER 17, 2025
 ATWELL, LLC
 2681 RIVA ROAD, BUILDING 800
 ANNAPOLIS, MD 21401
 PHONE: 410-897-8200



ATWELL
 866.850.4200 www.atwell-group.com
 2681 RIVA ROAD, BUILDING 800
 ANNAPOLIS, MARYLAND 21401
 410-897-8200
 TSC@ATWELL-GROUP.COM

RECORDED IN BOOK

VARIANCE NOTE

A VARIANCE OF 0.11 ACRES TO THE 5-ACRE MINIMUM LOT AREA REQUIREMENT OF ARTICLE 18-11-104 TO ALLOW THE APPLICANT TO CONSTRUCT A FOUR-STORY ASSISTED LIVING FACILITY CONTAINING 140 ASSISTED CARE UNITS AND 112 SURFACE PARKING SPACES WAS GRANTED BY THE OFFICE OF ADMINISTRATIVE HEARINGS ON NOVEMBER 30, 2021 IN CASE NUMBER 2021-0095-V.

BICYCLE, PEDESTRIAN, AND TRANSIT ASSESSMENT (BPTA) NOTE

IN ACCORDANCE WITH ARTICLE 17, SECTION 6-113, A BPTA WAS APPROVED BY THE OFFICE OF PLANNING AND ZONING ON JANUARY 9, 2024 AND THE FOLLOWING IMPROVEMENTS SHOWN ON THE SITE DEVELOPMENT PLANS TO INCLUDE A 600 FOOT OF FIVE FOOT WIDE CONCRETE SIDEWALK FROM DEERING ROAD TO MD 177 AND (1) ADA COMPLIANT RAMP ARE INTENDED TO MEET THE REQUIREMENTS FOR A BPTA IMPROVEMENT ABOVE AND BEYOND ANY OTHER SITE DESIGN REQUIREMENTS OF THIS CODE.

SPECIAL EXCEPTION NOTE

A SPECIAL EXCEPTION TO REMOVE PARCEL 656 FROM THE PREVIOUSLY APPROVED DEERFIELD PLANNED UNIT DEVELOPMENT (PUD) GRANTED IN CASE NO. 1985-0384-6 WAS GRANTED BY THE OFFICE OF ADMINISTRATIVE HEARINGS ON NOVEMBER 30, 2021 IN CASE NUMBER 2021-0095-S.

A SPECIAL EXCEPTION PURSUANT TO ARTICLE 18-11-104 TO ALLOW THE APPLICANT TO CONSTRUCT A FOUR-STORY ASSISTED LIVING FACILITY CONTAINING 140 ASSISTED CARE UNITS AND 112 SURFACE PARKING SPACES AROUND THE PERIMETER OF THE BUILDING WAS GRANTED BY THE OFFICE OF ADMINISTRATIVE HEARINGS ON NOVEMBER 30, 2021 IN CASE NUMBER 2021-0095-S.

FOREST CONSERVATION EASEMENT

THE NEW FOREST CONSERVATION EASEMENT IS SHOWN THUSLY *11/27/24* ON THESE PLATS, PER THE REQUIREMENTS OF THE COUNTY TREE BILL, 17-04 ARTICLE 17, TITLE 3 OF THE ANNE ARUNDEL COUNTY CODE WITH A DEED OF EASEMENT AND AGREEMENT (NEW FOREST CONSERVATION EASEMENT) DATED *11/26/24* RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER *10551*, FOLIO *305*. THERE SHALL BE NO CLEARING, TRIMMING, DUMPING, STORAGE, OR STRUCTURE WITHIN THE NEW FOREST CONSERVATION EASEMENT AREAS, EXCEPT IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

FOREST CONSERVATION TABULATION

ZONE	RS
NET TRACT AREA	4.88 AC.
AFFORESTATION THRESHOLD	15%
CONSERVATION THRESHOLD	15%
EXISTING FOREST COVER	0.73 AC.
AREA ABOVE CONSERVATION THRESHOLD	0.73 AC.
TOTAL FOREST TO BE CLEARED	3.95 AC.
REFORESTATION REQUIRED	0.80 AC.
REFORESTATION PROVIDED	0.82 AC.
REFORESTATION DEFICIT (REQUIRED)	0.32 AC.
TOTAL PLANTING REQUIRED	1.20 AC.

REFORESTATION IN THE AMOUNT OF 1.20 ACRES OR 52,272 SQUARE FEET TO MEET THE FOREST CONSERVATION REQUIREMENTS WILL BE MET AT THE TWO RIVERS FOREST BANK.

MODIFICATION NOTES

MODIFICATION #18315 - A REQUEST FOR A TIME EXTENSION PER ANNE ARUNDEL COUNTY CODE SECTION 17-2-108 WAS GRANTED BY THE ANNE ARUNDEL COUNTY PLANNING AND ZONING OFFICER IN A LETTER DATED AUGUST 25, 2020.

NEW PRELIMINARY PLAN RESUBMITTAL DEADLINE IS FEBRUARY 7, 2021.

MODIFICATION #18461 - A REQUEST FOR A TIME EXTENSION PER ANNE ARUNDEL COUNTY CODE SECTION 17-2-108 WAS GRANTED BY THE ANNE ARUNDEL COUNTY PLANNING AND ZONING OFFICER IN A LETTER DATED MARCH 2, 2021.

NEW PRELIMINARY PLAN RESUBMITTAL DEADLINE IS AUGUST 8, 2021.

MODIFICATION #18612 - A REQUEST FOR A TIME EXTENSION PER ANNE ARUNDEL COUNTY CODE SECTION 17-2-108 WAS GRANTED BY THE ANNE ARUNDEL COUNTY PLANNING AND ZONING OFFICER IN A LETTER DATED SEPTEMBER 15, 2021.

NEW SUBMITTAL DATE IS WITHIN 90 DAYS OF THE DECISION RENDERED IN THE SPECIAL EXCEPTION AND VARIANCE HEARINGS.

MODIFICATION #18768 - A REQUEST FOR A TIME EXTENSION PER ANNE ARUNDEL COUNTY CODE SECTION 17-2-108 WAS GRANTED BY THE ANNE ARUNDEL COUNTY PLANNING AND ZONING OFFICER IN A LETTER DATED FEBRUARY 23, 2022.

NEW PRELIMINARY PLAN RESUBMITTAL DEADLINE IS MAY 30, 2022.

MODIFICATION #18868 - A REQUEST TO ALLOW AN AMENDED SUBDIVISION PLAT PROCESS TO CONVERT A RESERVE PARCEL TO A BUILDABLE LOT TO ANNE ARUNDEL COUNTY SECTION 17-3-80(4) WAS GRANTED BY THE ANNE ARUNDEL COUNTY PLANNING AND ZONING OFFICER IN A LETTER DATED JULY 8, 2022, SUBJECT TO THE FOLLOWING CONDITIONS:

THE SITE DEVELOPMENT PLAN APPLICATION (CURRENTLY MONARCH PASADENA C2019-0080-00-PP) MUST BE APPROVED PRIOR TO RECORDED OF THE PLAT. THE RECORD PLAT WILL BECOME NULL AND VOID SHOULD THE SITE DEVELOPMENT PLAN AND/OR GRADING APPLICATIONS BECOME VOID OR ARE WITHDRAWN.

MODIFICATION #17143 - A REQUEST TO MODIFY THE PROVISIONS OF THE LANDSCAPE MANUAL REQUIRING A 15' WIDE CLASS 'A' BUFFER TO BOTH SIDES OF THE ENTRANCE DRIVE PER ANNE ARUNDEL COUNTY CODE SECTION ARTICLE 17, SECTION 6-201 WAS GRANTED BY THE ANNE ARUNDEL COUNTY PLANNING AND ZONING OFFICER IN A LETTER DATED APRIL 3, 2024 SUBJECT TO THE FOLLOWING CONDITIONS:

1. PROVIDE THE REQUIRED PLANTINGS WITHIN THE CLASS 'A' REDUCED LANDSCAPE BUFFER WIDTH AREA, AND/OR
2. MITIGATION THAT IS APPROVED BY THE OFFICE OF PLANNING AND ZONING

MODIFICATION #17408-A REQUEST FOR A MODIFICATION TO ARTICLE 17, SECTION 6-303 (B)(6) OF THE ANNE ARUNDEL COUNTY CODE TO ALLOW FOR THE REMOVAL OF ONE SPECIMEN TREE APPROVED BY THE OFFICE OF PLANNING AND ZONING DIRECTOR IN A LETTER DATED APRIL 17, 2024, SUBJECT TO THE FOLLOWING CONDITIONS:

- A. ON-SITE REPLANTING SHALL BE COMPLETED CONSISTING OF NATIVE TREES EQUAL TO 217.8 SQUARE FEET FOR EACH INCH OF DIAMETER AT BREAST HEIGHT, (SPECIMEN TREE DBH REMOVED X 217.8 FEET/DBH REMOVED).
- B. OFF-SITE REPLANTING SHALL BE COMPLETED CONSISTING OF NATIVE TREES EQUAL TO 435.6 SQUARE FEET FOR EACH INCH OF DIAMETER AT BREAST HEIGHT, (SPECIMEN TREE DBH REMOVED X 435.6 FEET/DBH REMOVED), OR
- C. ALTERNATIVE MITIGATION APPROVABLE BY THE OFFICE OF PLANNING AND ZONING.

ALLOCATION NOTE

THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, TITLE 5 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THIS SUBDIVISION PLAT TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

FIRE DEPARTMENT NOTE

A "FIRE SAFETY EXHIBIT" SHALL BE SENT TO THE FIRE MARSHAL'S OFFICE FOR REVIEW. THE PLAN SHALL DELINEATE THE LOCATION OF ALL PROPOSED NO PARKING SIGNAGE AND ASPHALT PAVEMENT MARKINGS.

"NO PARKING" WILL BE REQUIRED BY THE FIRE DEPARTMENT AS DEEMED NECESSARY FOR ADEQUATE ACCESS AND OPERATIONAL REQUIREMENTS. ROADWAYS MUST PROVIDE 24 FEET AND FIRE LANES MUST PROVIDE 20 FEET OF WIDTH, FREE OF ANY OBSTRUCTIONS, INCLUDING PARKED VEHICLES. ALL CURBS NOT PLANNED AND PREVIOUSLY MARKED AS PARKING SPOTS MUST BE MARKED "NO PARKING FIRE LANE" WITH THE CURB MARKINGS AND SIGNS SHOWN IN ACCORDANCE WITH THE FIRE MARSHAL DETAILS. THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER INSTALLATION.

THESE NOTATIONS MUST BE MARKED ON ANY PERMIT PLAN.

ONE SIDED PARKING IS ONLY PERMITTED IF THE ROADWAY IS AT LEAST 28' IN WIDTH.

STORMWATER MANAGEMENT NOTE

THE DEVELOPER AND/OR PERMIT APPLICANT SHALL BE RESPONSIBLE FOR THE FINAL STORMWATER MANAGEMENT DESIGN PER STORMWATER MANAGEMENT ARTICLE 16 AND THE EXECUTION OF A PRIVATE MAINTENANCE AGREEMENT PRIOR TO THE APPROVAL OF ANY GRADING OR BUILDING PERMITS FOR ANY PROPOSED CONSTRUCTION.

THIS PLAT WAS REVIEWED UNDER THE 2010 REGULATIONS FOR STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH ARTICLE 16, SECTION 4 AND THE FINAL PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING. ESD TO THE MEET WAS ACHIEVED THROUGH THE USE OF EIGHT (8) MICRO-BIORETENTION FACILITIES WITH ENHANCED FILTERS.

DEVELOPMENT PLAN STATEMENT

DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING. ALL EXISTING FOREST, WOODS, AND TREES ARE TO BE RETAINED AS SHOWN ON THE FINAL DEVELOPMENT PLAN.



VICINITY MAP

SCALE: 1"=200'
 © ADC THE MAP PEOPLE PERMITTED USE NO. 08301200

GENERAL NOTES

1. THE PURPOSE OF THIS AMENDED PLAT IS AS FOLLOWS:
 - A. TO LEGALIZE A PLATTED RESERVE PARCEL.
 - B. CREATE A PUBLIC UTILITY EASEMENT.
 - C. RIGHT-OF-WAY DEDICATION ALONG EDMAN RAYNOR BOULEVARD.
 - D. CREATE A FOREST CONSERVATION EASEMENT AND LANDSCAPE EASEMENT.
2. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, FLOOD ZONE X.02% FLOOD CHWGE AND FLOOD ZONE A, AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #2403C0109E DATED OCTOBER 16, 2012 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. STREET NAMES AND ADDRESSES NOTED ON THE PLAT REPRESENT OFFICIAL ADDRESS DATA AT THE TIME OF PLAT APPROVAL. THE PLANNING AND ZONING OFFICER MAY CHANGE STREET NAMES AND PROPERTY ADDRESSES TO ENSURE THE PUBLIC HEALTH, SAFETY AND WELFARE, WITHOUT THE NEED FOR AN AMENDED PLAT.
4. THE BOUNDARY LINES, BEARINGS AND DISTANCES AS SHOWN HEREON FOR ALL ADJACENT PARCELS, RIGHTS-OF-WAY, ETC. ARE TAKEN FROM DEED PLOTTING ONLY.
5. SURVEY CONTROL NOTE:

THE COORDINATES, BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARKS AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) OBSERVATIONS UTILIZING THE KEYNETOPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (NAD 83/2011) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

IRON BAR W/ CAP SET AT THE SOUTHEASTERN INTERSECTION OF EDMAN RAYNOR BOULEVARD AND MOUNT AIRY ROAD.
 N: 531414.1382, E: 1445204.1152, EL.: 98.06;

IRON BAR W/ CAP SET ALONG CURBS LINE EDMAN RAYNOR BOULEVARD.
 N: 531002.4087, E: 1445090.5747, EL.: 95.55

AREA TABULATION

LOT "A"	211,171 SQ. FT. OR 4.848 AC.
VARIABLE WIDTH RW DEDICATION	1,925 SQ. FT. OR 0.044 AC.
GROSS AREA	213,096 SQ. FT. OR 4.892 AC.
NET DENSITY	5 DWELLING UNITS/AC.
TOTAL NUMBER OF LOTS	1
ZONING	RS - RESIDENTIAL DISTRICT

NOTE:
 "SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING CODE AT THE TIME OF BUILDING PERMIT

PREVIOUSLY RECORDED PLAT NOTE

THIS SITE WAS PREVIOUSLY RECORDED UNDER (SUB. #1985-204, IN PLAT BOOK 103 PAGES 39-42, AND IS SUBJECT TO ALL PREVIOUS PLAT NOTES, UNLESS NOTED HEREON.

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND
 OFFICE OF PLANNING AND ZONING

John J. Dempsy 10/26/25
 JOHN J. DEMPSY DATE
 PLANNING AND ZONING OFFICER, AND ALSO FOR
 DIRECTOR, ENVIRONMENTAL HEALTH
 ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
 (PUBLIC SYSTEMS AVAILABLE)

PLAT 1 OF 2
 AMENDED PLAT
 RESERVED PARCEL
 "DEERFIELD"

PLAT BOOK 103, PAGE 39
 SUB. #1985-204 - PROJECT #2022-0020-01-NC
 TAX MAP 17 - GRID 24 - PIO PARCEL 656
 AUGUST 2024
 ZIP CODE: 21122 - DATUM NAD83/2011
 3RD ASSESSMENT DISTRICT - A.A. CO. MARYLAND

2264413

MSA 51235 - 10935 - 1

215 FEB - 1 P 1-51



PLOT DATE: 02/02/2024 8:11 AM
P: 1154337 (Final Exam)

1" = 100' (Horizontal Scale)
1" = 100' (Vertical Scale)
1" = 100' (Horizontal Scale)
1" = 100' (Vertical Scale)



ATWELL
866.850.4200 www.atwell-group.com

2081 RIVA ROAD, BUILDING 800
ANNAPOLIS, MARYLAND 21401
410.897.3230
FAX: 410.897.3230
TSCHUMAN@ATWELL-GROUP.COM

LEGEND

- PROPERTY LINE
- FOREST CONSERVATION EASEMENT
- VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- PREMISE ADDRESS
- RIGHT TO DISCHARGE (P.B. 103, P. 42)
- CONCRETE MONUMENT FOUND
- IRON BAR WITH CAP FOUND

BOOK 388 PAGE 2 PLAT #19928

EDWIN RAYNOR BOULEVARD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
MINOR ARTERIAL ROAD (SRC PLAT 3602)

MOUNTAIN ROAD (RTE. 177)
(VARIABLE WIDTH PUBLIC HIGHWAY RIGHT-OF-WAY)
MINOR ARTERIAL ROAD (SRC PLAT 5876)

LOT 'A'

FRANCES A. REEDER, TRUSTEE
& JOHN H. REEDER, TRUSTEE
RESERVED PARCEL
DEERFIELD, P.B. 103, PG. 38
T.M. 17, GR. 21, P. 656
DEED REF: L 7079 P. 659
TAX ACCT. 03-226-00047051
211,171 SQ. FT. OR 4.848 AC.
#800 DEERING ROAD

VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY
DEDICATION
1,925 SQ. FT.
OR 0.044 AC.

15' WIDE PUBLIC
UTILITY EASEMENT
(SEE INSET "A")

DEERING ROAD
80' WIDE PUBLIC ARTERIAL
COUNTY RIGHT-OF-WAY
LOCAL ROAD

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING

Amelia B. Pappas 1/24/25
DATE
PLANNING AND ZONING OFFICER, AND ALSO FOR
DIRECTOR, ENVIRONMENTAL HEALTH
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
(PUBLIC SYSTEMS AVAILABLE)

WE ASSENT TO THIS PLAN OF SUBDIVISION
PROPERTY OWNER:

Charles M. Reeder
CHARLES M. REEDER

John H. Reeder
JOHN H. REEDER

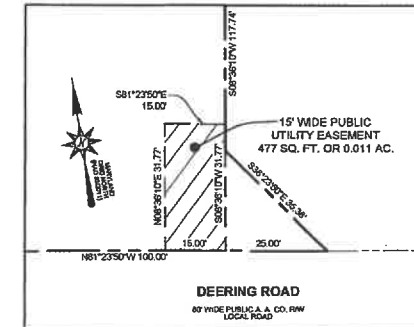
Charles M. Reeder, Trustee
CHARLES M. REEDER, TRUSTEE OF THE
CHARLES C. REEDER MARYLAND TRUST UNDER
WILL FOR THE BENEFIT OF ANNE R. BARKER

John H. Reeder, Trustee
JOHN H. REEDER, TRUSTEE OF THE
CHARLES C. REEDER MARYLAND TRUST UNDER
WILL FOR THE BENEFIT OF ANNE R. BARKER

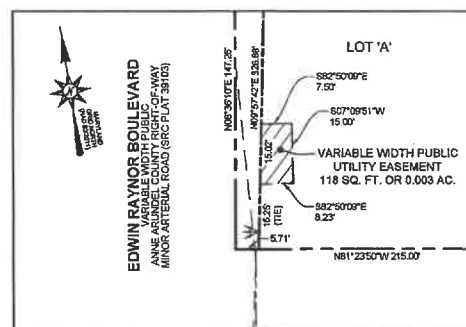
SEE PLAT 1 OF 2 FOR SURVEYOR'S
CERTIFICATE AND OWNER'S DEDICATION



Mark J. Powell 8/26/24
MARK J. POWELL, J.V.
MD PROF. LAND SURVEYOR #21989
EXPIRATION DATE: DECEMBER 17, 2025



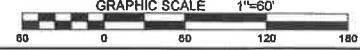
**15' WIDE PUBLIC UTILITY EASEMENT
INSET "A"**
SCALE 1"=20'



**VARIABLE WIDTH PUBLIC UTILITY EASEMENT
INSET "B"**
SCALE 1"=20'

PLAT 2 OF 2
AMENDED PLAT
RESERVED PARCEL
"DEERFIELD"

PLAT BOOK 103, PAGE 39
SUB. #1885-204 ~ PROJECT #2022-0020-01-NC
TAX MAP 17 ~ GRID 21 ~ P/O PARCEL 656
AUGUST, 2024
ZIP CODE: 21122 - DATUM NAD83/2011
3RD ASSESSMENT DISTRICT - A.A. CO. MARYLAND



RECORDED IN BOOK

PAGE

PLAT NO.

2264414

msn 51235-10939-2

NOTICE TO TITLE EXAMINERS

- [illegible]



OWNERS' FEDERATION

[illegible]

Charles C. Reeder 6127
CHARLES C REEDER, Owner DATE

FRANK J. MOTT, TRUSTEES DEERFIELD DEVELOPMENT CORP./ DATE
CONTRACT PURCHASER

SURVEYORS' CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY ANNE LEVINSON, S. ROBERT & IDA LEVINSON, ADA & HERMAN DORF, GERTRUDE ROSENBERG AND ANNE LEVINSON TO ANNE LEVINSON TO CHARLES C. REEDY BY DEEDS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MD. IN LIBERS 960,1237,1339,1432 AT FOLIOS 479, 292,381,432 RESPECTIVELY. CONCRETE MONUMENTS SHOWN THUS  AND IRON PIPES SHOWN THUS  WILL BE PLACED IN ACCORDANCE WITH ARTICLE 26 OF THE ANNE ARUNDEL COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT IS 64.00 ACRES OF LAND.

JOHN H. TUCKER, JR. LAND SURVEYOR 8437

IN COMPLIANCE WITH THE PUBLIC SERVICE COMMISSION OF MARYLAND ORDER NUMBER 6036 DATED JUNE 20, 1973.

OWNERS HEREBY GRANT AND CONVEY INTO THE CHESAPEAKE AND POTOMAC TELEPHONE CO. OF MD, A BODY CORPORATE HEREINAFTER CALLED GRANTEE, ITS ASSOCIATED AND ALLIED COMPANIES AND THEIR SUCCESSORS AND ASSIGNS, ALL THAT CERTAIN STRIP OF EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, ENLARGE, REPLACE AND REMOVE TELECOMMUNICATIONS, ELECTRIC, AND GAS SYSTEMS, CONDUIT, PIPE, MANHOLES, CABLES, WIRE, AND FIXTURES UNDER AND OVER THE PROPERTY OF GRANTEE, SAID STRIP OF EASEMENT BEING THAT CERTAIN STRIP(S) OF LAND 10 WIDE AND PARALLEL CONTIGUOUS AND ADJACENT TO THE PROPERTY LINES OF THE LOTS HEREUNDER TO THE FULL EXTENT OF SAID STRIP(S) OF EASEMENT.

GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID PROPERTY AT ALL TIMES FOR THE SAFE AND PROPER OPERATION AND MAINTENANCE THEREOF. THE GRANTEE AGREES TO REPAIR OR PAY FOR ALL DAMAGE TO THE PROPERTY OF GRANTEE OR ANY OF ITS ASSOCIATED COMPANIES FROM THE CONSTRUCTION AND MAINTENANCE OF THE AFORESAID SYSTEMS.

A TEMPORARY GRADING EASEMENT IS RESERVED ON ALL THE LOTS SHOWN HEREON BETWEEN THE RIGHT OF WAY LINES AND THE BUILDING RESTRICTION LINES FOR THE PURPOSE OF ROAD CONSTRUCTION SAID EASEMENT BEING 10 FEET WIDE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREIN SET THEIR HANDS AND THE SEAL OF SAID COUNTY, MARYLAND, THIS 15TH DAY OF JANUARY, 1974.

THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT HAVE BEEN MET IN PREPARING THIS PLAT

M.H. - S. H. [Signature] 7/17/80

COUNTY HEALTH OFFICER (305-11-5178) DATE

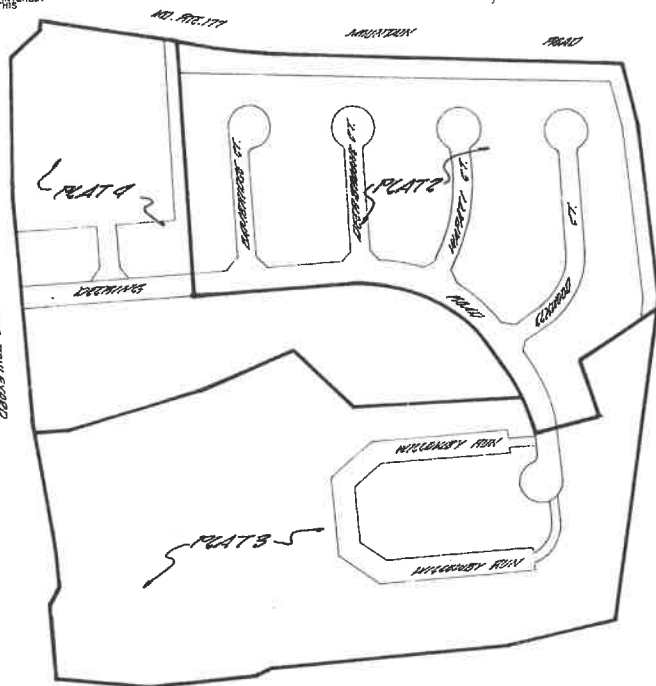
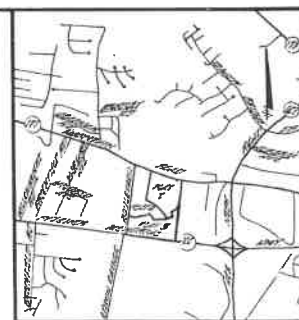
[Signature] 2/26/86

PLANNING & ZONING OFFICER A.A.C.O.M.D. DATE



ANAREX, INC.
ENGINEERS - SURVEYORS
EXPEDITORS - PLANNERS
503 RITCHIE HIGHWAY - IE
SEVERNA PARK, MARYLAND

NOTE
THIS DEED WAS ONLY APPROVED FOR
RECORDING SUBJECT TO MATTERS
WITH THE EQUITABLE AND EQUITABLE
CO. THE CIP RECORDS CO. OF MD.
ENTERED AGAIN AND RECORDS AGAIN
THE LAND RECORDS OF ANNE ARUNDEL
CO. MD. IN CERT. 2128 F. 10115 504 and 503
RESPECTIVELY.



PRIVATE PARKING COURT STATEMENT

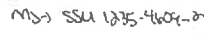
THE APARTMENT PARKING COURTS AND WILLOWBY RUN ARE PRIVATE USE-IN-COMMON PARKING COURTS. THE PRIVATE RIGHTS-OF-WAY TO BE OWNED AND MAINTAINED BY THE UNIT OWNERS. THE PRIVATE PARKING COURTS AND THEIR RELATED APPURTENANCES ARE PRIVATE AND ARE NOT ELIGIBLE FOR A.A. COUNTY OWNERSHIP OR MAINTENANCE AND ARE THE RESPONSIBILITY OF THE ABUTTING UNIT OWNERS OF THE SUBDIVISION.

SEE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF A.A. COUNTY IN LIBER 4138, AT FOLIO 75".

INDEX SHEET MAP
1376

[illegible]

PART 1
DEERFIELD
 A FARMED UNIT OF DISTRICT
 8th ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MD
 SCALE 1"=200'
 100 50 0 100 200
 FEBRUARY 1968
 RECORDED IN PLAT BOOK 103 PAGE 39



PLAT 3
DEERFIELD
TOWN BENTLEY ROAD, N.H.
SCALE: 1"=100' (APPROXIMATELY 1980)
7/11/81 17 8/2/81 21 8/15/81 19
SURVING WITH PL 3
RECORD IN PL 3 WITH PL 3
PL 3

[illegible]

COORDINATES		
NQ.	NORTH	EAST
1	470,669.57	932,896.17
2	470,534.93	933,225.10
3	469,937.08	933,134.92
4	469,897.75	932,125.97
5	469,681.28	933,565.99
6	469,380.65	933,855.24
7	469,487.36	933,891.77
8	469,488.58	933,912.85
9	469,475.31	933,478.12
10	469,663.91	932,422.78
11	469,512.74	933,067.33
12	469,589.09	932,931.67

COORDINATES		
NO.	NORTH	EAST
13	46.940.27	932.618.91
14	46.937.85.04	932.614.20.74
15	46.934.68.22	932.612.26
16	47.029.3.19	932.718.37
17	47.018.82.72	932.763.04
18	47.059.57.60	932.77.95
19	47.055.55.60	932.873.63
20	47.030.41	932.683.79
21	47.011.1.96	932.70.78
22	46.991.64	932.667.31
23	46.942.63	932.695.51

CURVE DATA						
NL	RADIUS	DELTA	ARC.	TANGENT	CHD. BEARING	DIST.
5-6	370.00'	60°00'00"	387.46'	213.62'	N 57°33'24" W	370.00'
7-8	370.00'	120°41'17"	387.46'	411.9'	S 30°04'12" E	370.00'

AREA TABLE	
STATION MONITORING -	6.68%
STATION	~ 6.68%
STATION 1	~ 9.98%
STATION 2	~ 9.98%
STATION 3	~ 6.68%
STATION 4	~ 6.68%
STATION 5	~ 1.00%
STATION 6	~ 1.38%
STATION 7	~ 5.68%
STATION 8	~ 1.38%

PLAT 4
DEERFIELD
TOWN DISTRICT
SCALE: 1"=100' FEBRUARY 1988
NO. 17
BLUES 81
HURON 12
SUNSHINE 12
RECEIVED IN EAST AIN

MRSA : 235-4609-2

ARC CAFEUSA001 LLC ,
C/O THE WENDY'S COMPANY
4288 W DUBLIN-GRANVILLE RD
DUBLIN OH 43017

BERRY TRUSTEE ROBERT P , C/O RITE AID CORP...
C/O RITE AID
PO BOX 115
BOSTON MA 02127

EASI LANDING LLC ,
8251 BAYSIDE DR
PASADENA MD 21122

REEDER CHARLES M , REEDER JOHN H ETAL
C/O JOHN REEDER
216 W BRANDON RD
COLUMBIA MO 65203

CHESTERFIELD PLAZA II ,
C/O KE ANDREWS
2424 RIDGE RD
ROCKWALL TX 75087

TACO BELL OF BALTIMORE INC ,
PO BOX 610
AUBURN CA 95604

CHESTERFIELD PLAZA II ,
C/O RITE AIDE #1757
PO BOX 3165
HARRISBURG PA 17105

EASI LANDING LLC ,
8251 BAYSIDE DR
PASADENA MD 21122

REEDER TRUSTEE FRANCES A , REEDER TRUST...
C/O JOHN REEDER
216 W BRANDON RD
COLUMBIA MO 65203

SWITALA LEONARD IV , SWIEALA JAMIE
8218 BAMBRIDGE CT
PASADENA MD 21122

RODRIGUEZ JUSTIN , COSTELLO-RODRIGUEZ ME...
8216 BAMBRIDGE CT
PASADENA MD 21122

MILLER THOMAS I , MILLER STACEY J
8214 BAMBRIDGE CT
PASADENA MD 21122

SERVINSKY ANDREW M , SKLAVOS MARIA A
8210 BAMBRIDGE CT
PASADENA MD 21122

WUKITCH JEFFREY R , WUKITCH AIMEE J
8208 BAMBRIDGE CT
PASADENA MD 21122

SCHROEDER THERESA R , SCHROEDER DAVID D
8204 BAMBRIDGE CT
PASADENA MD 21122

LOWRANCE FAMILY TRUST ,
8200 BAMBRIDGE CT
PASADENA MD 21122

BOUDREAU CAITLIN , PICKETT JOSHUA R
8201 BAMBRIDGE CT
PASADENA MD 21122

WALL JONATHAN K , MACUCI-WALL JOAN M
8203 BAMBRIDGE CT
PASADENA MD 21122

WALKER DAVID A , WALKER STEPHANIE F
8205 BAMBRIDGE CT
PASADENA MD 21122

KOVACEVICH ASHLEY L ,
8207 BAMBRIDGE CT
PASADENA MD 21122

DALEY JR ALBERT L , DALEY ALETA M
8209 BAMBRIDGE CT
PASADENA MD 21122

LEACH MATTHEW , PFORR EMILY
8211 BAMBRIDGE CT
PASADENA MD 21122

BINDRA HARPRETT S , BINDRA INDU
8213 BAMBRIDGE CT
PASADENA MD 21122

DEICKMAN ROBERT C , DEICKMAN KATHY A
8215 BAMBRIDGE CT
PASADENA MD 21122

YOO DONG WOO , YOO HAE RAN
8217 BAMBRIDGE CT
PASADENA MD 21122

WILLIAMS MICHAEL B , WILLIAMS EMILY L
8219 BAMBRIDGE CT
PASADENA MD 21122

DEERFIELD DEVELOPMENT CORPORATION ,
PO BOX 878
GLEN BURNIE MD 21060

DEERFIELD OPEN SPACE ASSN INC ,
C/O TALKIN ABRAMSON
5560 STERRETT PL
COLUMBIA MD 21044

DEERFIELD OPEN SPACE ASSN INC ,
C/O TALKIN ABRAMSON
5560 STERRETT PL
COLUMBIA MD 21044

DEERFIELD OPEN SPACE ASSN INC ,
C/O TALKIN ABRAMSON
5560 STERRETT PL
COLUMBIA MD 21044

KULICK CARL M ,
601 DEERING RD
PASADENA MD 21122

SADE TERA ,
603 DEERING RD
PASADENA MD 21122

HEATH MARY KAY ,
605 DEERING RD
IC
PASADENA MD 21122

FENZEL WAYNE L , FENZEL JOANNE
107 OCEAN DRIVE
MONETGO BAY
OCEAN CITY MD 21842

WOODALL LINDA J ,
609 DEERING RD
PASADENA MD 21122

BENSON LINDA M ,
611 DEERING RD
PASADENA MD 21122

KLAISS ASHLEY R ,
613 DEERING ROAD
UNIT 1G
PASADENA MD 21122

GORDON JUSTIN M ,
615 DEERING RD
PASADENA MD 21122

OWENS CRYSTAL A ,
617 DEERING ROAD
UNIT 1J
PASADENA MD 21122

FREITAG NANNETTE R ,
619 DEERING RD
PASADENA MD 21122

GRUSS RYAN ,
621 DEERING RD
PASADENA MD 21122

SCHMIDT LINDA J ,
623 DEERING RD
PASADENA MD 21122

STATE HWY ADMINISTRATION OF THE , DEPARTM...
707 N CALVERT ST M-302
BALTIMORE MD 21202





OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE (2025-0061-P)

DATE OF MEETING: 07/18/2025

P&Z STAFF: David Russell, Jessica Levy, Jean Janvier, Jeff Torney

APPLICANT/REPRESENTATIVE: Kinley R. Bray EMAIL: kbray@yvsllaw.com

SITE LOCATION: 600 Deering Road, Pasadena LOT SIZE: 4.89 AC ZONING: R5

CA DESIGNATION: N/A BMA: N or BUFFER: N APPLICATION TYPE: Variance

The applicant wishes to modify a previously approved Special Exception and Variance (2021-0094-S, 2021-0095-S, and 2021-0096-V). The proposed special exception will change the building layout, parking and increase the approved Assisted Care Unit count from 140 units to 165 units.

Variances are sought to 18-11-104(1) minimum lot size and (11) open area requirement.

COMMENTS

Long Range Planning:

Plan2040 General Development Plan: Plan2040 does not have recommendations that are specific to this site and the proposal is generally consistent with the goals, policies and strategies of Plan2040 including Goal BE11: Provide for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels. This proposal is within Region Planning Area 4 and is generally consistent with the Region Plan goals and strategies.

2022 Water and Sewer Master Plan: The site is in the Existing Service category in the Cox Creek Sewer Service Area and the Existing Service category in the Glen Burnie Low Water Pressure Zone. The proposal is consistent with the 2022 Water and Sewer Master Plan.

Inspections and Permits Engineering:

1. Label each of the stormwater management (SWM) devices.
2. All SWM devices must be a minimum of 10 feet from the property line.
3. Label the storm drain pipes, water lines and sanitary sewer lines on the Site Plan as public or private.
4. Adjust the LOD to include the proposed water line located outside of the western property line.
5. Label the square with the "concrete sidewalk" hatching located directly west of the proposed forest conservation area on the northern portion of the site.
6. An 8" sewer will require manholes rather than a cleanout to change directions. A manhole will also be required 5' outside of the building, rather than a cleanout.
7. A public utility easement (20' by 20') will be needed for the oversized water meter and vault.
8. Prior to SDP approval, a sidewalk easement/pedestrian access easement will be required at the location where the proposed concrete sidewalk running parallel to Edwin Raynor Blvd crosses over the existing property line into the site.

Development Division:

The Development Division defers to the Zoning Division on whether that applicant meets the Special Exception and Variance standards. Should the Special Exception be approved, the following comments are offered.

1. Per Article 17, Title 4, a Site Development Plan (SDP) application "Dash - 01" shall be submitted and approved for the increase to the total number of assisted living units.
2. Adequacy of public facilities must be addressed with the Site Development Plan application.

Zoning Administration Section:

The application appears to meet the specific requirements for an assisted living facility except for the minimum lot size and open area requirements. A variance is being sought to these provisions. The Letter of Explanation appears to address each of the special exception standards and to provide adequate justification for the variances.

Site Plan:

- The height of the principal structure must be noted in the location of the structure on the site plan
- Please provide building dimensions.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence. A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

REEDER PROPERTY

BRIGHTVIEW ASSISTED LIVING FACILITY

SPECIAL EXCEPTION PLAN

ANNE ARUNDEL COUNTY, MARYLAND

GENERAL NOTES

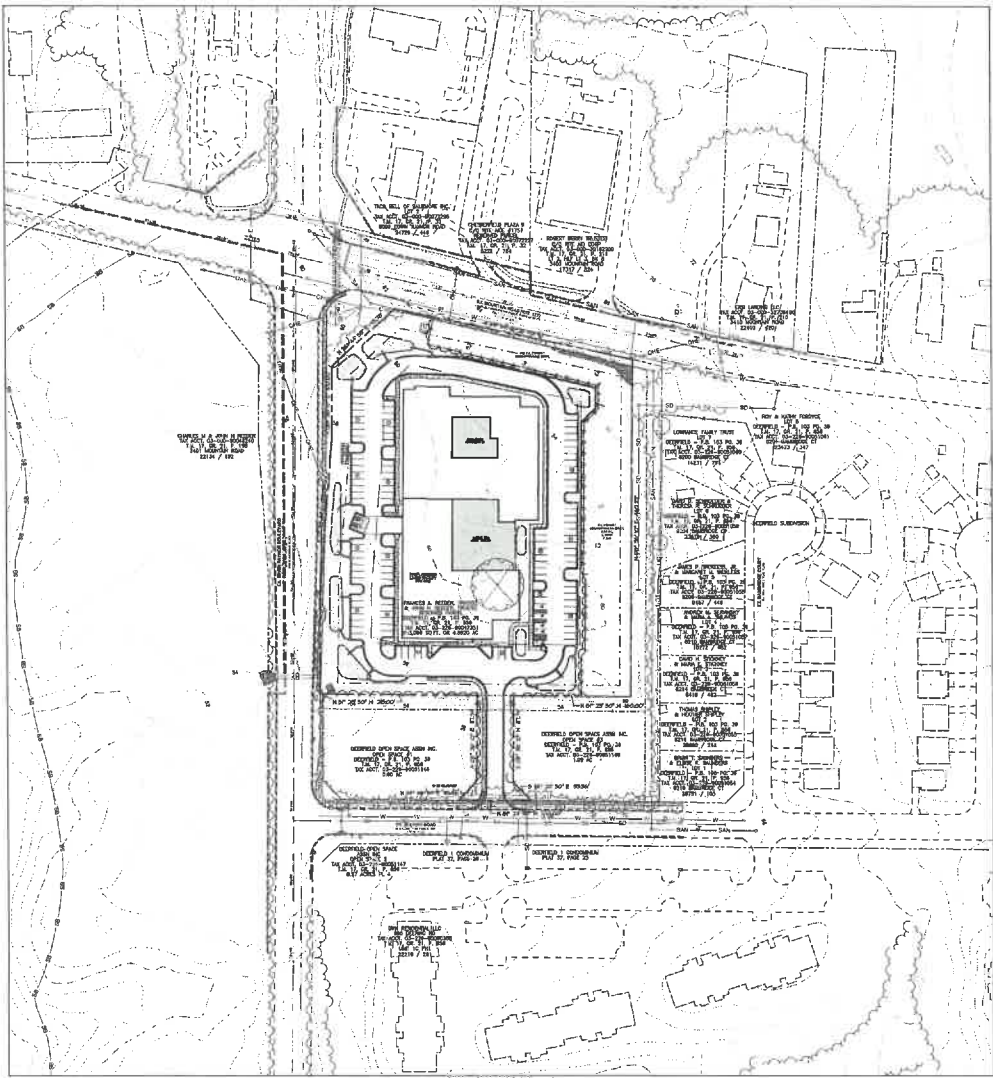
- BOUNDARY NOTES:**
THE PROPERTY LINES SHOWN HEREON ARE BASED ON SURVEY PREPARED BY ATWELL IN AUGUST, 2015. ALL HORIZONTAL DATA IS REFERENCED TO MARYLAND STATE PLANE COORDINATES (NAD83) DATUM.
- TOPOGRAPHY NOTES:**
EXISTING TOPOGRAPHY WAS TAKEN FROM A FIELD SURVEY PERFORMED BY BAY ENGINEERING, INC. IN AUGUST 2018 AND SUPPLEMENTED WITH ANNE ARUNDEL COUNTY TOPOGRAPHY. ALL VERTICAL DATA IS REFERENCED TO NAVD 83.
- ECOLOGICAL NOTES:**
THE PROPERTY DESCRIBED HEREIN IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP 2400002109F DATED FEBRUARY 14, 2019 AND MAPS CHANGING DATE FEBRUARY 14, 2019 FOR ANNE ARUNDEL COUNTY AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER & SEWERAGE NOTES:**
THE PROPERTY IS LOCATED IN WESCAP WATER SERVICE AREA AS SHOWN ON MAP 102 AND IS IN A PLANNED SERVICE AREA. THE PROPERTY IS LOCATED IN BALTIMORE CITY SEWER SERVICE AREA AS SHOWN ON MAP 52 AND IS IN AN EXISTING SERVICE AREA. PROPOSED WATER AND SEWER ON SITE WILL BE PRIVATE, EXCEPT FOR THE WATER METER. EXISTING UTILITIES SHOWN HEREON WERE PROVIDED BY ATWELL.

SPECIAL EXCEPTION ZONING REQUIREMENTS & LANDSCAPE SETBACKS

- EXISTING ZONING: RS
- MINIMUM LOT SIZE: 5 ACRES
- MIN. BUILDING SETBACK REQUIREMENTS - PRINCIPAL STRUCTURE:
ALL LOT LINES: 50' MIN. (75' FOR 10' BLDG. HT.)
- MAX HEIGHT - PRINCIPAL STRUCTURE: 50' + 10' = 60'
(IF ALL SETBACKS ARE INCREASED BY 2' FOR EACH 1" OF EXCESS HEIGHT)
- OPEN AREA REQ.: MIN. 30% REQUIRED
- PUBLIC OPEN SPACE:
LANDSCAPE BUFFER REQUIREMENTS:
a. DETACHED ROAD (R/W < 80'): 15' MINIMUM
b. COMMON HIGHWAY (R/W > 80'): 25' MINIMUM
c. MD 177 (R/W > 60'): 25' MINIMUM
d. ADJACENT RESIDENTIAL/OPEN SPACES: 15' MINIMUM

FOREST CONSERVATION NOTE

- IN ACCORDANCE WITH SECTION 17-2-101 (14) OF THE ANNE ARUNDEL COUNTY CODE, THIS SITE IS NOT SUBJECT TO ADDITIONAL FOREST CONSERVATION REQUIREMENTS AS FOREST CONSERVATION WAS PREVIOUSLY ACKNOWLEDGED AND APPROVED UNDER A PRIOR FOREST CONSERVATION PLAN RELATING TO THE PLAN DO NOT MATERIALLY ALTER THE LANE OF DISTURBANCE.



LOCATION PLAN
SCALE: 1" = 80'



SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITION PLAN
3	ADMINISTRATIVE SITE PLAN

SITE DATA

- SIX MAP 17, BLOCK 21, P/P'S PARCEL 006, LOT A
TAX ACCOUNT: 803-228-80047301
ZONING: RS
PROPERTY PLACING AREA - LOCATED WITHIN
GDP LAND USE AMENDED 9/2024: LOW-MEDIUM DENSITY RESIDENTIAL
GDP DEVELOP. POLICY AREA AMENDED 9/2024: NEIGHBORHOOD PRESERVATION
REDEVELOPMENT PLAN #1
- | | |
|--|---|
| 1. GROSS SITE AREA (FROM R/W TO R/W): | 1.892 AC / 213,084 SF |
| 2. RIGHT-OF-WAY DEDICATION: | 0.044 AC / 1,025 SF |
| 3. NET SITE AREA (BASED ON CALCULATIONS): | 1.848 AC / 211,171 SF |
| 4. EXISTING USE: | WRIGHT |
| 5. PROPOSED USE: | 175 ASSISTED CARE UNITS |
| 6. MAX. PERMITTED HEIGHT: | 50 FT. (MAY BE INCREASED TO 60 FT. WITH INCREASED SETBACKS) |
| 7. PROPOSED HEIGHT: | 60 FT. |
| 8. OPEN AREA REQUIREMENT (80% OF 1.848 AC): | 1.478 AC / 126,745 SF |
| 9. OPEN AREA PROVIDED: | 0.53 AC / 109,593 SF (51.00) |
| 10. RECREATION AREA REQUIRED (10% OF OPEN AREA): | 0.29 AC / 15,470 SF |
| 11. RECREATION AREA PROVIDED: | 0.29 AC / 15,471 SF (ADDITIONAL) |
| 12. PARKING REQUIRED: | 62 PS/10 ASSISTED CARE UNITS |
| 13. PARKING PROVIDED: | 60 SPACES |
| 14. PARKING PROVIDED: | 111 SPACES |

DRAWN:
REEDER TRUSTEE FRANCES A
REEDER TRUSTEE JOHN H
C/O JOHN REEDER
218 W BRANSON RD.
COLUMBIA, MD 21053-3574

APPROVAL:
ALVIN BOO
BRIGHTVIEW SENIOR LIVING
DEVELOPMENT DIRECTOR
218 N. CHARLES ST., SUITE 220
BALTIMORE, MD 21201
TEL: (410) 815-8182
EMAIL: ALVIN@BSL.NET



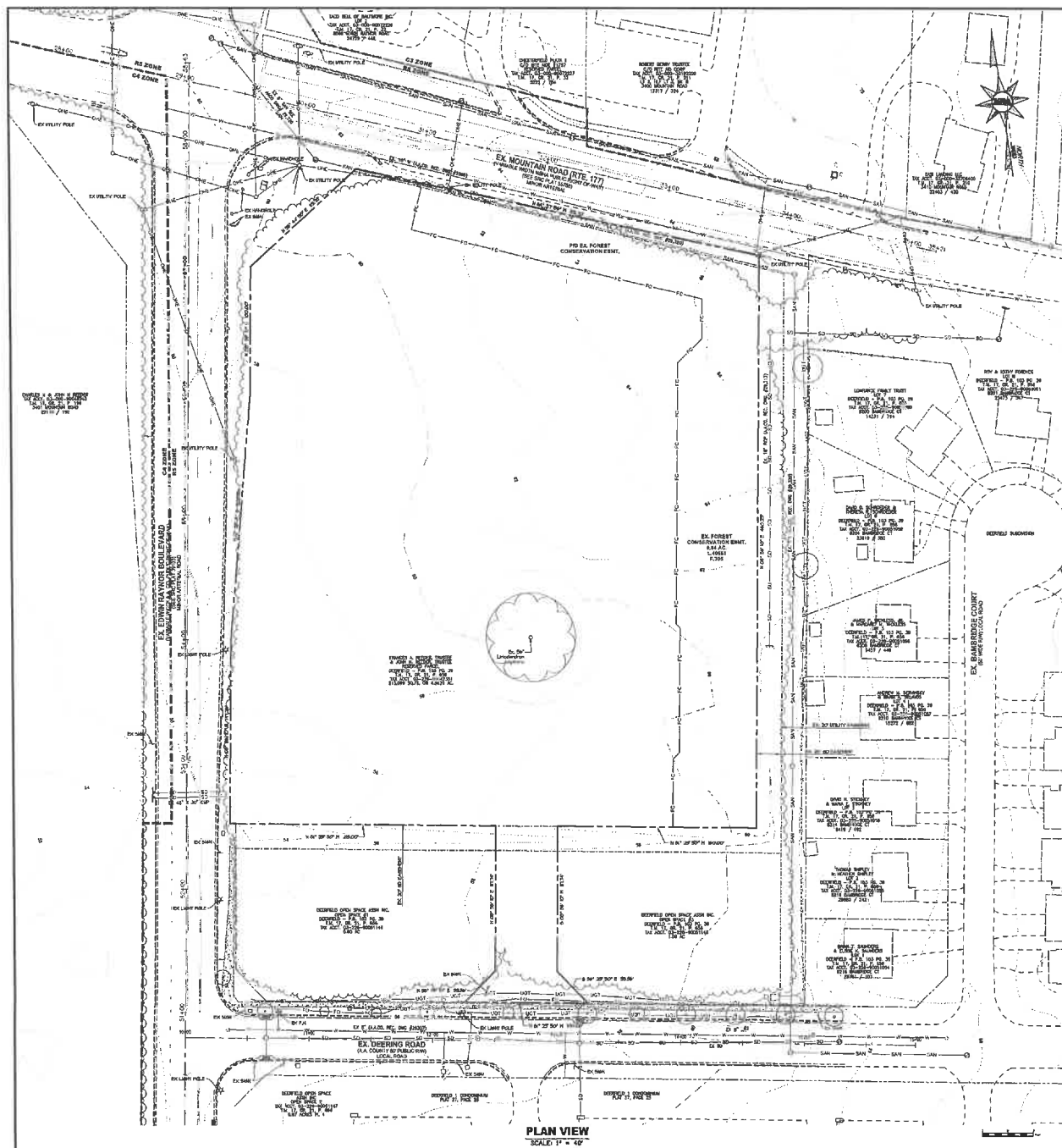
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
14280 PARK CENTER DRIVE
LAUREL, MD 20707
(410) 792-9792 / (301) 776-1890
MRA@MRA.COM

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REEDER PROPERTY
SPECIAL EXCEPTION PLAN
BRIGHTVIEW ASSISTED LIVING FACILITY
COVER SHEET

TAX ACCOUNT NUMBER 803-228-80047301, BLOCK/LOT: 17/21
TAX MAP 17 - BLOCK 21 - PARCEL 006, LOT A
ZONED: RS - TAX ASSESSMENT DISTRICT 3 - COUSINS DISTRICT 3
800 EASTING 1000, 100000, 11123 - ANNE ARUNDEL COUNTY

DATE	REVISIONS	JOB NO.
		1" = 40'
		DATE: 10/31/2025
		DRAWN BY: KR
		DESIGN BY: MT
		REVIEW BY: CO
		SHEET: 1 OF 3

WHILE TOWNHALL HAS
electron@townhall.com



LEGEND

---	EX. PROPERTY LINE
---	EX. EASE-OF-NO.2
---	EX. ADJACENT PROPERTY LINE
---	EX. EASEMENT
---	EX. BUILDING
---	EX. CURB
---	EX. FENCE/EDGE OF CUTTER
---	EX. MAUL
---	EX. METAL FENCE
---	EX. WOOD FENCE
---	EX. OVERSAIL
---	EX. FOREST CONSERVATION EASEMENT
---	EX. TREELINE
---	EX. SPECIMEN TREE
---	EX. STORM DRAIN
---	EX. SANITARY LINE
---	EX. WATERLINE
---	EX. GAS LINE
---	EX. TELECOM
---	EX. OVERHEAD ELECTRIC
---	EX. OVERHEAD TELEPHONE
---	EX. FIRE HYDRANT
---	EX. WATER METER
---	EX. MANHOLE
---	EX. POWER POLE
---	EX. LIGHT POLE
---	EX. ZONING DIVIDE
---	EX. 5' CONTOUR
---	EX. 10' CONTOUR



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LAUREL, MD 20707
(410) 722-0702 / (301) 716-1690
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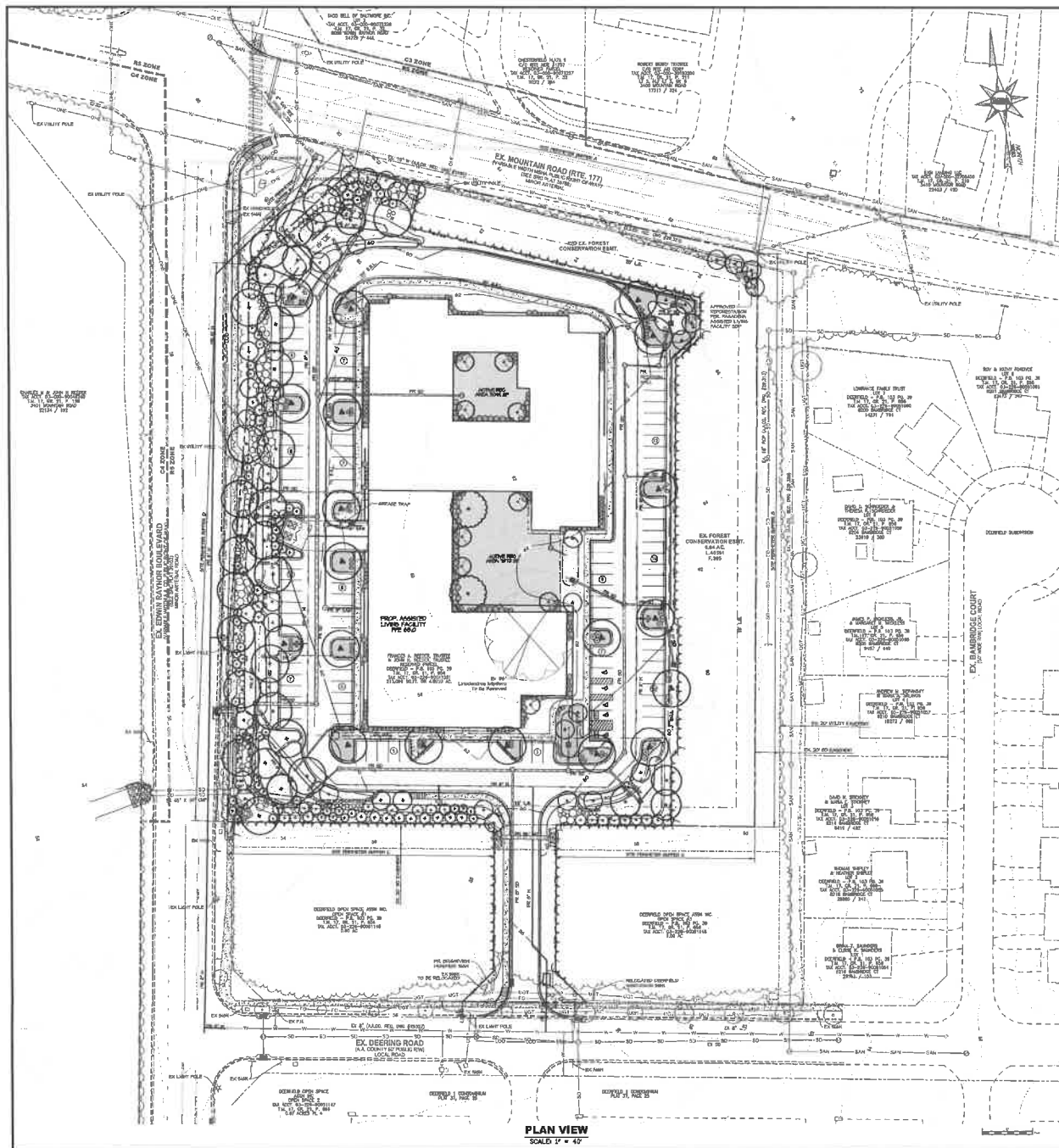
REEDER PROPERTY

SPECIAL EXCEPTION PLAN BRIGHTVIEW ASSISTED LIVING FACILITY EXISTING CONDITIONS PLAN

TAX ACCOUNT NUMBER 061-228-00047551, EASEMENT 51865-204
ZONED PD - TAX ASSESSMENT DISTRICT 3 - COUSA, DISTRICT 3
800 BEECHWOOD ROAD, BOWLING GREEN, MARYLAND 21222

DATE	REVISIONS	JOB NO.
		SCALE: 1" = 40'
		DATE: 10/21/2025
		DRAWN BY: MR
		DESIGN BY: MR
		REVIEW BY: CR
		SHEET: 2 OF 3

MOORE, TAYLOR & CO.
taylor@moore.com



PLAN VIEW
SCALE: 1" = 40'

BRIGHTVIEW BRIDGE - LANDSCAPE REQUIREMENTS

INTERIOR PARKING PLANTING REQUIREMENTS (S.M. 1071 V.1)
PROPOSED PARKING AREA: 57,200 SF
REQUIRED INTERIOR LANDSCAPE AREA: 57,200 SF
INTERIOR LANDSCAPE AREA PROVIDED: 58,800 SF
REQUIRED PLANTING: 58,800 SF / 23 PLANTING UNITS
PLANTING UNITS PROVIDED: 23 PU (18 SHADE TREES / 5 MINOR TREES / 18 SHRUBS)

SCHEMATICALLY REPRESENTED PLANTING REQUIREMENTS (S.M. 1071 V.1)

PERIMETER OF BUILDING FOUNDATION: 1,300 LF
1,300 A.S. + 300 LF OF FOUNDATION PLANTING REQUIRED
PLANTING UNITS PROVIDED: 714 LF

PERIMETER OF COURTYARD: 330 LF
730 A.S. + 110 LF OF FOUNDATION PLANTING REQUIRED
PLANTING UNITS PROVIDED: 143 LF

DIMETER SCREENING (S.M. 1071 V.1)

CLASS A SCREENING REQUIRED: 10' WIDTH x 1 PLANTING UNIT TO LF
TWO SIDES AND REAR PERIMETER: 40' x 110' (30' x 110')
PLANTING UNITS PROVIDED: 4 PU (11 EVERGREEN TREES)

BITE PERIMETER BUFFER A - NORTH SIDE (RTE. 177) - CLASS A BUFFER (S.M. 1071 V.1)

BUFFER WIDTH REQUIRED: 15' - ALL PROPOSED DEVELOPMENT TO ULTIMATE ROW + 60'
BUFFER LENGTH: 331 LF - 231 LF WOODS + 54 LF TO SCREEN
REQUIRED: 1 PU / 10 LF
54 LF (10' x 6' PU) REQUIRED
PLANTING UNITS PROVIDED: 8 PU (1 SHADE TREE / 8 MINOR TREES / 15 SHRUBS / 3 EVERGREEN TREES)

BITE PERIMETER BUFFER B - SIDE (RTE. 177) - CLASS A BUFFER (S.M. 1071 V.1)

BUFFER WIDTH REQUIRED: 15' - COMMERCIAL TO RESIDENTIAL OPEN SPACE
BUFFER LENGTH: 480 LF
REQUIRED: 1 PU / 10 LF
480 LF (10' x 6' PU) REQUIRED
PROVIDED: 480 LF (10' x 6' PU) (1 SHADE TREE / 10 MINOR TREES / 15 SHRUBS / 3 EVERGREEN TREES)

BITE PERIMETER BUFFER C - SOUTH SIDE (RTE. 177) - CLASS A BUFFER (S.M. 1071 V.1)

BUFFER WIDTH REQUIRED: 15' - COMMERCIAL TO OPEN SPACE
BUFFER LENGTH: 218 LF - 188 LF WOODS + 48 LF WOODS AREA + 80 LF TO SCREEN
REQUIRED: 1 PU / 10 LF (1 PU / 15 LF + 21 PU)
PLANTING UNITS PROVIDED: 21 PU (1 SHADE TREE / 8 MINOR TREES / 15 SHRUBS / 3 EVERGREEN TREES)

REAR PERIMETER BUFFER D - REAR (RTE. 177) - CLASS A BUFFER (S.M. 1071 V.1)

BUFFER WIDTH REQUIRED: 20' - ALL PROPOSED DEVELOPMENT TO ULTIMATE ROW + 60'
BUFFER LENGTH: 448 LF
REQUIRED: 1 PU / 10 LF
448 LF (10' x 6' PU) REQUIRED
PLANTING UNITS PROVIDED: 48 PU (21 SHADE TREES / 16 MINOR TREES / 15 SHRUBS / 48 EVERGREEN TREES)

BITE PERIMETER BUFFER E - NORTHWEST SIDE - CLASS A BUFFER (S.M. 1071 V.1)

BUFFER WIDTH REQUIRED: 25' - ALL PROPOSED DEVELOPMENT TO ULTIMATE ROW + 60'
BUFFER LENGTH: 118 LF
REQUIRED: 1 PU / 10 LF
118 LF (10' x 6' PU) REQUIRED
PLANTING UNITS PROVIDED: 12 PU (6 SHADE TREES / 8 MINOR TREES / 30 SHRUBS / 8 EVERGREEN TREES)

MODIFICATION

MODIFICATION #17466 TO ARTICLE 17-6-303(3)(D) TO REMOVE ONE SPECIMEN TREE WAS APPROVED 4/17/24.

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EXISTING
- EX. BUILDING
- EX. CURB
- EX. FURNITURE / SIDE OF CURB
- EX. WALL
- EX. METAL FENCE
- EX. WOOD FENCE
- EX. OVERHEAD
- EX. TIE LINE
- EX. SPECIMEN TREE TO BE REMOVED
- EX. STORM DRAIN
- EX. SANITARY LINE
- EX. WATERLINE
- EX. GAS LINE
- EX. TELECOM
- EX. OVERHEAD ELECTRIC
- EX. OVERHEAD TELEPHONE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. MANHOLE
- EX. POWER POLE
- EX. LIGHT POLE
- EX. ZONING DASH
- EX. 2" CONTOUR
- EX. 10' CONTOUR
- EX. 20' CONTOUR
- EX. 30' CONTOUR
- EX. 40' CONTOUR
- EX. 50' CONTOUR
- EX. 60' CONTOUR
- EX. 70' CONTOUR
- EX. 80' CONTOUR
- EX. 90' CONTOUR
- EX. 100' CONTOUR
- EX. 110' CONTOUR
- EX. 120' CONTOUR
- EX. 130' CONTOUR
- EX. 140' CONTOUR
- EX. 150' CONTOUR
- EX. 160' CONTOUR
- EX. 170' CONTOUR
- EX. 180' CONTOUR
- EX. 190' CONTOUR
- EX. 200' CONTOUR
- EX. 210' CONTOUR
- EX. 220' CONTOUR
- EX. 230' CONTOUR
- EX. 240' CONTOUR
- EX. 250' CONTOUR
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- EX. 270' CONTOUR
- EX. 280' CONTOUR
- EX. 290' CONTOUR
- EX. 300' CONTOUR
- EX. 310' CONTOUR
- EX. 320' CONTOUR
- EX. 330' CONTOUR
- EX. 340' CONTOUR
- EX. 350' CONTOUR
- EX. 360' CONTOUR
- EX. 370' CONTOUR
- EX. 380' CONTOUR
- EX. 390' CONTOUR
- EX. 400' CONTOUR
- EX. 410' CONTOUR
- EX. 420' CONTOUR
- EX. 430' CONTOUR
- EX. 440' CONTOUR
- EX. 450' CONTOUR
- EX. 460' CONTOUR
- EX. 470' CONTOUR
- EX. 480' CONTOUR
- EX. 490' CONTOUR
- EX. 500' CONTOUR
- EX. 510' CONTOUR
- EX. 520' CONTOUR
- EX. 530' CONTOUR
- EX. 540' CONTOUR
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- EX. 570' CONTOUR
- EX. 580' CONTOUR
- EX. 590' CONTOUR
- EX. 600' CONTOUR
- EX. 610' CONTOUR
- EX. 620' CONTOUR
- EX. 630' CONTOUR
- EX. 640' CONTOUR
- EX. 650' CONTOUR
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- EX. 670' CONTOUR
- EX. 680' CONTOUR
- EX. 690' CONTOUR
- EX. 700' CONTOUR
- EX. 710' CONTOUR
- EX. 720' CONTOUR
- EX. 730' CONTOUR
- EX. 740' CONTOUR
- EX. 750' CONTOUR
- EX. 760' CONTOUR
- EX. 770' CONTOUR
- EX. 780' CONTOUR
- EX. 790' CONTOUR
- EX. 800' CONTOUR
- EX. 810' CONTOUR
- EX. 820' CONTOUR
- EX. 830' CONTOUR
- EX. 840' CONTOUR
- EX. 850' CONTOUR
- EX. 860' CONTOUR
- EX. 870' CONTOUR
- EX. 880' CONTOUR
- EX. 890' CONTOUR
- EX. 900' CONTOUR
- EX. 910' CONTOUR
- EX. 920' CONTOUR
- EX. 930' CONTOUR
- EX. 940' CONTOUR
- EX. 950' CONTOUR
- EX. 960' CONTOUR
- EX. 970' CONTOUR
- EX. 980' CONTOUR
- EX. 990' CONTOUR
- EX. 1000' CONTOUR

LANDSCAPE LEGEND

- PR. PARKING SHADE TREE
- PR. PARKING MINOR DECIDUOUS TREE
- PR. PARKING SHRUB
- PR. PARKING INTERIOR LANDSCAPE AREA
- PR. BUFFER SHADE TREE
- PR. BUFFER EVERGREEN TREE
- PR. BUFFER MINOR DECIDUOUS TREE
- PR. BUFFER SHRUB
- PR. FOUNDATION SHADE TREE
- PR. FOUNDATION MINOR DECIDUOUS TREE
- PR. FOUNDATION SHRUB

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14280 PARK CENTER DRIVE
LAUREL, MD 20707
(410) 750-9752 / (202) 776-1630
MRA@MRA.COM

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REDEVELOPMENT
SPECIAL EXCEPTION PLAN
BRIGHTVIEW ASSISTED LIVING FACILITY
ADMINISTRATIVE SITE PLAN

TAX ACCOUNT NUMBER: 603-238-0007381, SUBDIVISION: 21998-204
TAX MAP: 17 - BLOCKS 31 - PARCELS 806, LOT A
ZONED: RD - TAX ASSESSMENT DISTRICT 3 - COUNCIL DISTRICT 2
600 LYNN ROAD, BRIGHTVIEW, MARYLAND 21102 - ANNE ARUNDEL COUNTY

DATE	REVISIONS	JOB NO.
		SCALE: 1" = 40'
		DATE: 10/31/2023
		DRAWN BY: JR
		DESIGN BY: MT
		REVIEW BY: CS
		SHEET: 3 OF 3

NO CONSIDERATION DEED
EXEMPT TRANSFER TO BENEFICIARIES
NO TITLE SEARCH

DEED

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00

Ref # 4413 Rcpt # 33015
RPD # 305 Bk # 2053
Mar 30, 2010 02:14 PM

THIS DEED, made this 11 day of January, 2010, by and between Charles M. Reeder, Rcpt # 33015
successor trustee for Frances A. Reeder, deceased, and John H. Reeder, co-trustees of the Maryland Bk # 2053
QTIP Trust A under the Last Will and Testament of Charles C. Reeder, the Maryland QTIP Trust B
under the Last Will and Testament of Charles C. Reeder, the Maryland Residuary Trust under the Last
Will and Testament of Charles C. Reeder, collectively referred to herein as Parties of the First Part, and
Charles M. Reeder, John H. Reeder and Charles M. Reeder and John H. Reeder, co-trustees of the
Charles C. Reeder Maryland Trust Under Will for the Benefit of Anne R. Barker, collectively referred
to herein as Parties of the Second Part.

WHEREAS, the Parties of the First Part desire to distribute, gift and convey the property
described herein to the Parties of the Second Part, the named beneficiaries under those certain trusts;

NOW, THEREFORE, WITNESSETH, that in consideration of these premises and in faithful
performance of their duties as required by law, the actual consideration being zero, and pursuant to the
Last Will and Testament of Charles C. Reeder, the Parties of the First Part do grant and convey 1) its
undivided Eight Thousand One Hundred and Thirty Nine Ten Thousandths (.8139) interest of
Maryland QTIP Trust A under the Last Will and Testament of Charles C. Reeder, 2) its undivided
Fifteen Hundred and Twenty Nine Ten Thousandths (.1529) interest of Maryland QTIP Trust B under
the Last Will and Testament of Charles C. Reeder, and 3) its undivided Three Hundred and Thirty Two
Ten Thousandths (.0332) interest of the Maryland Residuary Trust under the Last Will and Testament
of Charles C. Reeder, unto Charles M. Reeder, an undivided one-third (1/3) interest, John H. Reeder,
an undivided one-third (1/3) interest, and the Charles C. Reeder Maryland Trust under Will for the
Benefit of Anne R. Barker, an undivided one-third (1/3) interest, to be held as tenants in common,
collectively the Parties of the Second Part, all that fee simple property situate, lying and being in Anne
Arundel County, Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as all that property in the southwest and southeast
quadrants of the intersection of Edwin Raynor Boulevard and Mountain Road, Pasadena, Anne
Arundel County, Maryland, consisting of Parcel 198, comprising approximately 11.426 acres and
Reserve Parcel 656, consisting of approximately 5 acres, appearing in the Anne Arundel County Tax
Map 17, Block 21.

SAVING AND EXCEPTING all that property conveyed by Deed recorded on June 10, 2002 in
the Land Records of Anne Arundel County, MD at Liber 11566, folio 365 by and between the
Grantors herein, Parties of the First Part, unto the State of Maryland to the use of the State Highway
Administration of the Department of Transportation, for a right of way.

BEING PART OF the same land which by Deed dated July 6, 1995 and recorded among the
Land Records of Anne Arundel County Maryland in Liber 7079, folio 609, was granted and conveyed

ACCT. 3226-9W4-7351
ALL LIENS ARE PAID AS
OF 3/30/10 A.A. COUNTY
BY: mt

3/30/2010 02:09 PM Csh 0001 Reg 0003
T/Ref 0003011311
01 - Recordation Tax Division
\$0.00
Validation Number: 0003-042426
Document Type: Deed

by Frances A Reeder, John H. Reeder and Barnett Banks Trust Company, N.A. co-personal representatives of the Estate of Charles C. Reeder, unto the Parties of the First Part and Grantors herein.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every interest in the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto the said Parties of the Second Part, as tenants in common, in fee simple.

AND the said Parties of the First Part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed and that they will warrant specially the property hereby granted, and that they will execute such further assurances of the same as may be requisite.


WITNESS the hand and seal of said Grantors.

WITNESS:




Charles M. Reeder, successor co-trustee of 1) the Maryland QTIP Trust A under the Last Will and Testament of Charles C. Reeder, 2) the Maryland QTIP Trust B under the Last Will and Testament of Charles C. Reeder and 3) the Maryland Residuary Trust under the Last Will and Testament of Charles C. Reeder




John H. Reeder, co-trustee of 1) the Maryland QTIP Trust A under the Last Will and Testament of Charles C. Reeder, 2) the Maryland QTIP Trust B under the Last Will and Testament of Charles C. Reeder and 3) the Maryland Residuary Trust under the Last Will and Testament of Charles C. Reeder

STATE OF

Washington

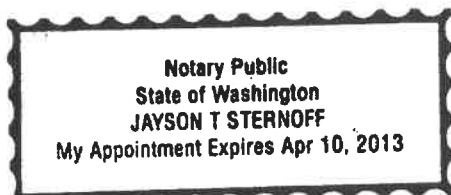
COUNTY OF

King

, to wit:

I hereby certify that on this 10 day of January, 2010 before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared Charles M. Reeder, successor co-trustee, known to me or satisfactorily proven, to be the authorized person whose name is subscribed to the within Deed and who, in my presence, signed and sealed the foregoing Deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
Notary Public
My commission expires:

April 10th 2013

STATE OF

Missouri

COUNTY OF

Boone

, to wit:

I hereby certify that on this 11 day of January, 2009¹⁰ before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared John H. Reeder, co-trustee known to me or satisfactorily proven, to be the authorized person whose name is subscribed to the within Deed and who, in my presence, signed and sealed the foregoing Deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MARGARET F. COOPER
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 6/19/2013
Commission # 00514693

[Signature]
Notary Public
My commission expires:

June 19, 2013

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Kevin E. Sniffen, Attorney

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [x] Anne Arundel County:
 Information provided is for the use of the Clerk's Office and State Department of
 Assessments and Taxation, and the County Finance Office only.
 (Type or Print in Black Ink Only All Copies Must Be Legible)

1	Type(s) of Instruments	<input type="checkbox"/> () Check Box if Addendum Intake Form is Attached.																																							
	1	Deed	Mortgage	Other	Other																																				
		Deed of Trust	Lease																																						
2	Conveyance Check Box	Improved Sale	Unimproved Sale	Multiple	X Not an Arms-Length Sale /9/																																				
		Arms-Length /1/	Arms-Length /2/	Arms Length /3/																																					
3	Tax Exemptions (if Applicable)	Recordation Exempt transfer from estate trustees to beneficiaries State/Transfer County/Transfer																																							
	Cite or Explain Authority																																								
4	Consideration and Tax Calculations	<table border="1"> <thead> <tr> <th>Consideration</th> <th>Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> </thead> <tbody> <tr> <td>Purchase Price/Consideration</td> <td>\$ 0.00</td> <td colspan="2">Transfer and Recordation Tax Consideration</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$ 0.00</td> <td>Transfer Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$</td> <td>x () %</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Less Exemption Amount</td> <td>\$</td> </tr> <tr> <td></td> <td>\$</td> <td>Total Transfer Tax</td> <td>\$</td> </tr> <tr> <td></td> <td>\$</td> <td>Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td></td> <td>\$</td> <td>x () per \$500</td> <td>\$</td> </tr> <tr> <td>Full Cash Value</td> <td>\$</td> <td>TOTAL DUE</td> <td>\$</td> </tr> </tbody> </table>				Consideration	Amount	Finance Office Use Only		Purchase Price/Consideration	\$ 0.00	Transfer and Recordation Tax Consideration		Any New Mortgage	\$ 0.00	Transfer Tax Consideration	\$	Balance of Existing Mortgage	\$	x () %	\$	Other:	\$	Less Exemption Amount	\$		\$	Total Transfer Tax	\$		\$	Recordation Tax Consideration	\$		\$	x () per \$500	\$	Full Cash Value	\$	TOTAL DUE	\$
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Other:	\$	\$	Ag. Tax/Other:																																						
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6	Description of Property	SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).																																							
		District	Property Tax ID: No. (4)	Grantor Liber/Folio	Map																																				
				7079/609																																					
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)																																				
		Location/Address of Property Being Conveyed (2)			Parcel No.																																				
		Mountain Road, Pasadena parcel 198, and Reserve Parcel 656			Var. LOG																																				
		Other Property Identifiers (if applicable)			Sq Ft/Acreage (4)																																				
		Residential [] or Non-Residential [x]	Fee Simple [x] or Ground Rent []	Amount: \$N/A																																					
		Partial Conveyance? [] Yes [X] No	Description/Amt. of Sq Ft/Acreage Transferred: 16.426 acres	N/A																																					
		If Partial Conveyance, List Improvements Conveyed: N/A																																							
7	Transferred From	Doc. 1 - Grantor(s) Name(s) Charles M. Reeder, Trustee and John H. Reeder, Trustee for trusts created under Will of Charles C. Reeder Doc. 2 - Grantor(s) Name(s)																																							
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)																																							
8	Transferred To	Doc. 1 - Grantee(s) Name(s) Charles M. Reeder, individually, John C. Reeder, individually, and Charles M. Reeder and John C. Reeder, trustees, of the Charles M. Reeder Maryland Trust under Will for the benefit of Anne R. Baker Doc. 2 - Grantee(s) Name(s)																																							
		New Owner's (Grantee) Mailing Address 216 W. Brandon Road, Columbia, MO 65203																																							
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)																																							
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: Kevin E. Sniffen, Esq. Firm: Covenant Title Corporation Address: 1623 York Road, Suite 101, Lutherville, MD 21093 Phone: Telephone: 410-280-9700 Fax: 410-280-9796 <input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided																																							
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information Yes [X] No Will the property being conveyed be the grantee's principal residence? Yes [X] No Does transfer include personal property? If yes, identify: Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)																																							
		Assessment Use Only - Do Not Write Below This Line																																							
		<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran: Process Verification																																							
		Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:																																				
		Year:	Geo.	Map:	Sub:																																				
		Land:	Zoning:	Grid:	Block:																																				
		Buildings:	Use:	Parcel:	Plat:																																				
		Total:	Town Cd.:	Ex: St.:	Occ. Cd.:																																				
		REMARKS:																																							

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 22134, p. 0195, MSA_CE59_22478. Date available 04/06/2010. Printed 11/13/2025.

AUTHORIZATION

We, fee simple title owners of certain property known as Mountain Road, Pasadena, Maryland, Tax Map 17, Grid 21, Parcel 656, Tax ID: 03-226-90047351 (the “Property”), hereby authorize Brightview Senior Living Development, LLC, contract purchaser of the Property to apply for a modification of an existing special exception and variance from the provisions of the Anne Arundel County Code in order to allow and construct an assisted living facility on the Property.

Charles M. Reeder

DocuSigned by:

Charles M. Reeder

By:

0193E0075CC743D...

CO-Owner

Title:

Date:

10/24/2025

John H. Reeder

Signed by:

John H. Reeder

By:

915761EBCFC24A1...

Co-owner

Title:

Date:

10/24/2025

The Charles C. Reeder Maryland Trust under Will for the Benefit of Anne R. Barker

DocuSigned by:

Charles M. Reeder

By:

0193E0075CC743D...

Co-Trustee

Title:

Date:

10/24/2025

Signed by:

John H. Reeder

By:

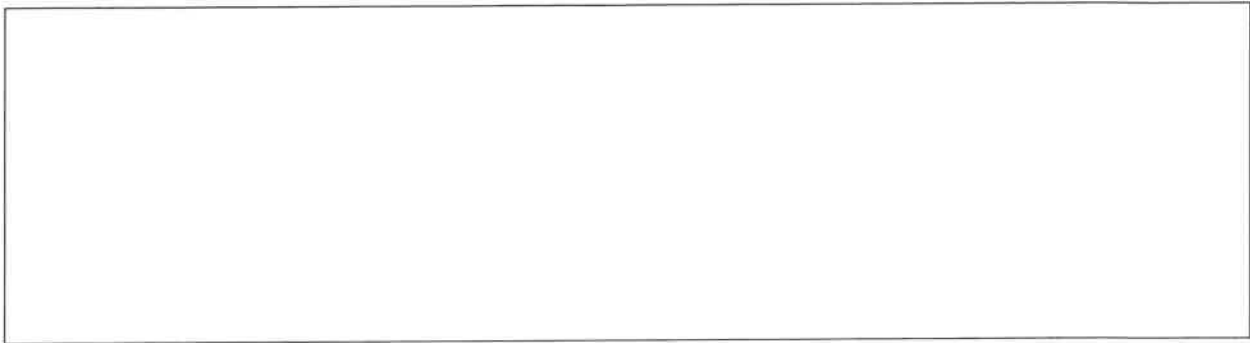
915761EBCFC24A1...

Co-trustee

Title:

Date:

10/24/2025



APP. EXHIBIT# 3
CASE: 2025-230V-2315
DATE: 1/22/20

REEDER PROPERTY BRIGHTVIEW ASSISTED LIVING FACILITY SPECIAL EXCEPTION PLAN ANNE ARUNDEL COUNTY, MARYLAND

GENERAL NOTES

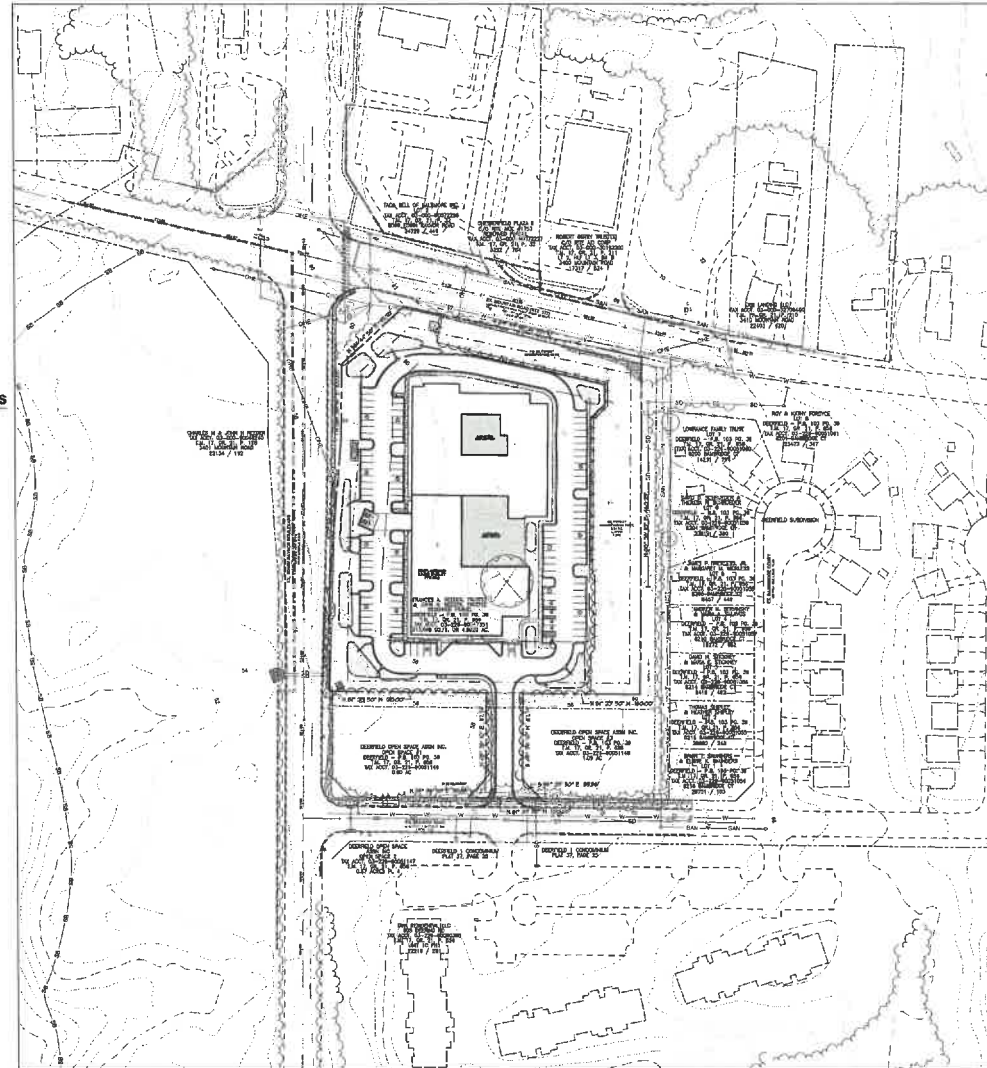
- BOUNDARY NOTE**
THE PROPERTY OUTLINES SHOWN HEREON ARE BASED ON SURVEY PREPARED BY ADWELL IN AUGUST, 2018. ALL HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE COORDINATES (NAD83) DATUM.
- TOPOGRAPHY NOTE**
EXISTING TOPOGRAPHY WAS TAKEN FROM A FIELD SURVEY PERFORMED BY BAY ENGINEERING, INC. IN AUGUST 2018 AND SUPPLEMENTED WITH ANNE ARUNDEL COUNTY TOPOGRAPHY. ALL VERTICAL DATUM IS REFERENCED TO NAVD 83.
- FLOOD PLAIN NOTE**
THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS Delineated ON THE FIRM FLOOD INSURANCE MAP #240300118F DATED FEBRUARY 15, 2019 AND MAP# 240300118F DATED FEBRUARY 15, 2019 FOR ANNE ARUNDEL COUNTY ARE DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER & SEWERAGE NOTE**
THE PROPERTY IS LOCATED IN JESSUP WATER SERVICE AREA AS SHOWN ON MAP #2 AND IS IN A PLANNED SERVICE AREA. THE PROPERTY IS LOCATED IN BALTIMORE CITY SEWER SERVICE AREA AS SHOWN ON MAP #2 AND IS IN AN EXISTING SERVICE AREA. PROPOSED WATER AND SEWER ON SITE WILL BE FRANKIE, EXCEPT FOR THE WATER METER.
- EXISTING UTILITIES NOTE**
EXISTING UTILITIES SHOWN HEREON WERE PROVIDED BY ADWELL.

SPECIAL EXCEPTION ZONING REQUIREMENTS & LANDSCAPE SETBACKS

- EXISTING ZONING: RS
- MINIMUM LOT SIZE: 8 ACRES
- MIN. BUILDING SETBACK REQUIREMENTS - PRINCIPAL STRUCTURES:
ALL LOT LINES: 50' MIN. (10' FOR 1ST BLDG. HT.)
- MAX HEIGHT - PRINCIPAL STRUCTURE:
(If ALL SETBACKS ARE INCREASED BY 2' FOR EACH 1' OF EXCESS HEIGHT)
- OPEN AREA REQ.: MAX. 80%
- PARKING SPACES: REQUIRED
- LANDSCAPE BUFFER REQUIREMENTS:
a. EXISTING ROAD (R/W < 60'): 15' MINIMUM
b. EXISTING HIGHWAY (R/W > 60'): 25' MINIMUM
c. MD 177 (R/W > 60'): 25' MINIMUM
d. ADJACENT RESIDENTIAL/OPEN SPACES: 10' MINIMUM

FOREST CONSERVATION NOTE

- IN ACCORDANCE WITH SECTION 17-2-101 (4)(D) OF THE ANNE ARUNDEL COUNTY CODE, THIS SITE IS NOT SUBJECT TO ADDITIONAL FOREST CONSERVATION REQUIREMENTS AS FOREST CONSERVATION WAS PREVIOUSLY ACKNOWLEDGED AND APPROVED UNDER A PRIOR FOREST CONSERVATION PLAN. REVISIONS TO THE PLAN DO NOT UNilaterALLY ALTER THE LIMIT OF DISTURBANCE.



LOCATION PLAN
SCALE: 1" = 60'



SHEET INDEX

1	COVER SHEET
2	EXISTING CONVERSION PLAN
3	ADMINISTRATIVE SITE PLAN

SITE DATA

TAX MAP 17, BLOCK 21, P/O PARCELS 856, LOT A
TAX ACCOUNT: #61-226-00047381
ZONING: RS
PROPERTY PLACING AREA - LOCATED WITHIN
02P LAND USE AMENDED 8/2024 LOW-MEDIUM DENSITY RESIDENTIAL
02P DEVELOPMENT POLICY AREA AMENDED 8/2024 HIGH-DENSITY PRESERVATION
RECORD PLAN #4

1. GROSS SITE AREA (PRIOR TO R/W DEED):	4.892 AC / 213,048 SF
2. RIGHT-OF-WAY DEDICATION:	0.044 AC / 1,925 SF
3. NET SITE AREA (BASIS OF CALCULATIONS):	4.848 AC / 211,121 SF
4. EXISTING USE:	INDUSTRY
5. PROPOSED USE:	175 ASSISTED CARE UNITS
6. MAX. PERMITTED HEIGHT:	50 FT. (MAY BE INCREASED TO 60 FT. WITH INCREASED SETBACKS)
7. PROPOSED HEIGHT:	50 FT.
8. OPEN AREA REQUIREMENT (80% OF 4.848 AC):	3.878 AC / 168,705 SF
9. OPEN AREA PROVIDED:	3.82 AC / 166,853 SF (91.8%)
10. RECREATION AREA REQUIREMENT (10% OF OPEN AREA):	0.38 AC / 16,670 SF
11. RECREATION AREA PROVIDED:	0.25 AC / 10,771 SF (ADJUDICATION)
12. PARKING REQUIRED:	73 SPACES
13. PARKING PROVIDED:	33 SPACES
14. 1.1 PSY/EMPLOYEE (40 MAX PER SUITE):	40 SPACES
15. PARKING PROVIDED:	111 SPACES

OWNER:
REEDER TRUSTEE FRANCES A
REEDER TRUSTEE JOHN H
C/O JOHN REEDER
218 W BRANCH RD.
COLUMBIA, MD 21053-3574

APPLICANT:
AUSTIN BOO
BRIGHTVIEW SENIOR LIVING
DEVELOPMENT DIRECTOR
218 N. CHARLES ST., SUITE 220
BALTIMORE, MD 21201
TEL: (410) 818-8182
EMAIL: ABOO@BSL.NET

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
14280 PARK CENTER DRIVE
LAUREL, MD 20707
(410) 766-6782 / (301) 776-1880
MRA@MRA.COM

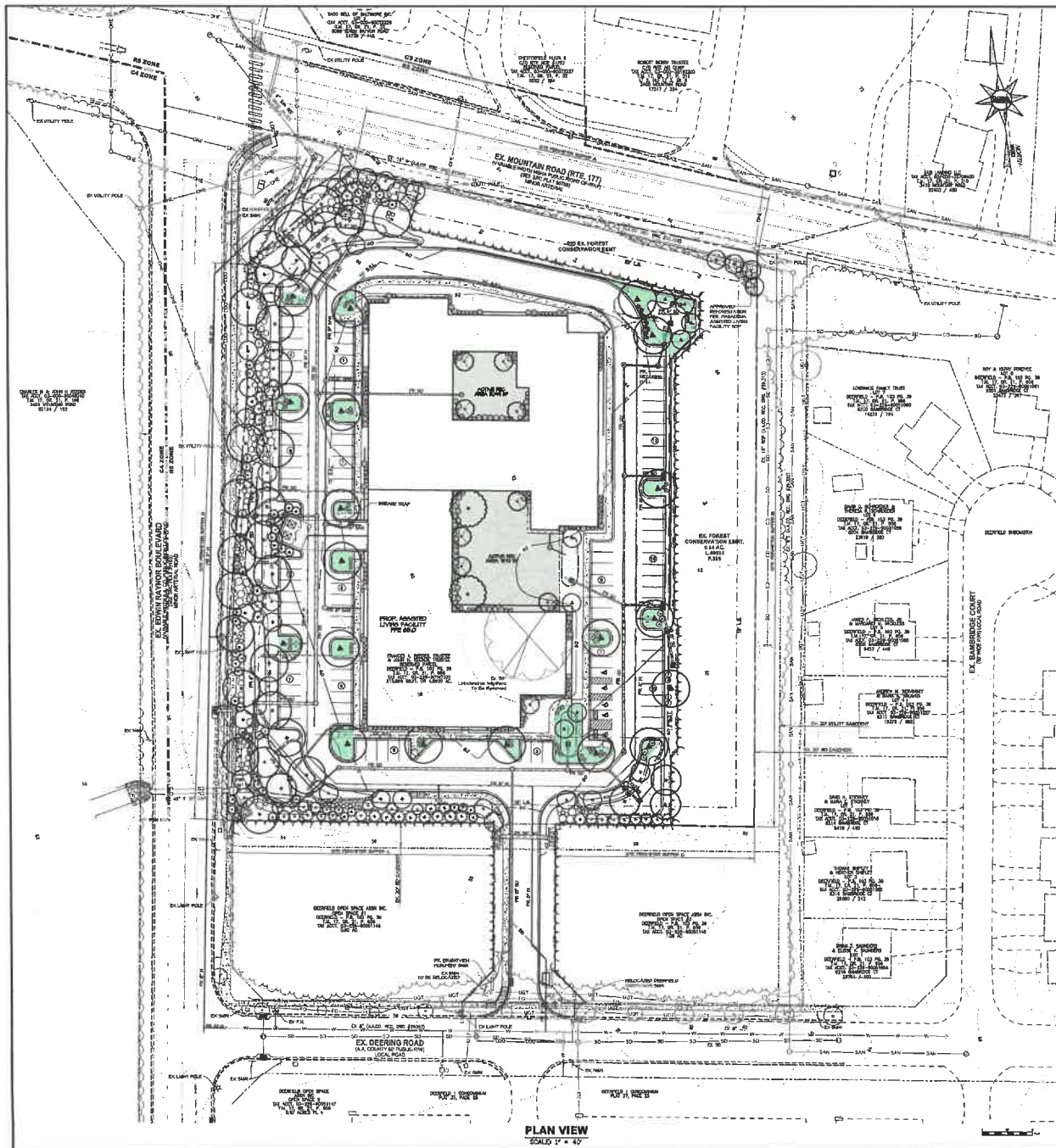
Copyright 2025 Morris & Ritchie Associates, Inc.

**REEDER PROPERTY
SPECIAL EXCEPTION PLAN
BRIGHTVIEW ASSISTED LIVING FACILITY
COVER SHEET**

TAX ACCOUNT NUMBER #61-226-00047381, BALTIMORE, 01065-204
TAX MAP 17 - BLOCK 21 - PARCELS 856, LOT A
ZONED: RS - TAX ASSIGNMENT DISTRICT 3 - OWNER: DISTRICT 3
800 EXISTING ACRES, ANNE ARUNDEL COUNTY, MARYLAND 21022 - ANNE ARUNDEL COUNTY

DATE	REVISIONS	JOB NO.
		SCALE: 1" = 40'
		DATE: 10/21/2025
		DRAWN BY: KR
		DESIGN BY: MT
		REVIEW BY: CS
		SHEET: 1 OF 3

WORLDWIDE TOPOGRAPHIC, LLC
mforster@worldwide.com



PROPERTY OWNER - LANDSCAPE REQUIREMENTS

INTERIOR PARKING PLANTING REQUIREMENTS (S.M. 1711.14)
 PROPOSED PARKING AREA: 17,302 SF
 REQUIRED INTERIOR LANDSCAPE AREA: 47,302 S.F. (3.0 X 10 = 3,000 SF)
 INTERIOR LANDSCAPE AREA PROVIDED: 5,600 SF
 REQUIRED PLANTING: 3,000 SF (3.0 X 10 = 3,000 SF) + 2,600 SF PLANTING UNITS
 PLANTING UNITS PROVIDED: 25 PU (10 SHADE TREES / 8 MINOR TREES / 7 EVERGREEN TREES)

RESIDENTIAL STRUCTURES PLANTING REQUIREMENTS (S.M. 1801.14)

PERMETER OF BUILDING FOUNDATION: 1,200 LF
 1,307 S.F. (1.0 X 1,307 S.F.) OF FOUNDATION PLANTING REQUIRED
 PLANTING PROVIDED: 74 LF
 PERMETER OF COURTYARD: 230 LF
 233 S.F. (1.0 X 233 S.F.) OF FOUNDATION PLANTING REQUIRED
 PLANTING PROVIDED: 143 LF

DRAINAGE SCREENING (S.M. 1801.14)

CLASS A SCREENING REQUIRED: 10' WIDTH x 1' PLANTING UNIT LF
 TWO SCREEN AND REAR PERIMETER: 487.7 (70' PU) x 1' PU
 PLANTING PROVIDED: 4 PU (12 EVERGREEN TREES)

SITE PERIMETER BUFFER A - NORTH SIDE (S.M. 1701.14) - CLASS B BUFFER (S.M. 1801.14)

BUFFER WIDTH REQUIRED: 25' - ALL PROPOSED DEVELOPMENT TO ULTIMATE R/W + 50
 BUFFER LENGTH: 231 LF - 277 LF WOODS - 54 LF TO SCREEN
 REQUIRED: 1 PU / 10 LF
 54 LF / 10 = 5.4 PU REQUIRED
 PLANTING UNITS PROVIDED: 3 PU (1 SHADE TREE / 8 MINOR TREES / 10 SHRUBS / 3 EVERGREEN TREES)

SITE PERIMETER BUFFER B - SOUTH SIDE (S.M. 1701.14) - CLASS A BUFFER (S.M. 1801.14)

BUFFER WIDTH REQUIRED: 17' - COMMERCIAL TO RESIDENTIAL OPEN SPACE
 BUFFER LENGTH: 480 LF
 REQUIRED: 1 PU / 10 LF
 480 LF / 10 = 48 PU REQUIRED
 PROVIDED: 40 LF PRESERVED EXISTING WOODLAND (30' WIDE MIN)

SITE PERIMETER BUFFER C - SOUTH SIDE (S.M. 1701.14) - CLASS A BUFFER (S.M. 1801.14)

BUFFER WIDTH REQUIRED: 15' - COMMERCIAL TO OPEN SPACE
 BUFFER LENGTH: 315 - 381 LF - 81 LF WOODS AREA - 307 LF TO SCREEN
 REQUIRED: 1 PU / 10 LF
 307 LF / 10 = 30.7 PU REQUIRED
 PLANTING UNITS PROVIDED: 21 PU (1 SHADE TREE / 8 MINOR TREES / 20 SHRUBS / 3 EVERGREEN TREES)

SITE PERIMETER BUFFER D - SOUTH SIDE (S.M. 1701.14) - CLASS B BUFFER (S.M. 1801.14)

BUFFER WIDTH REQUIRED: 25' - ALL PROPOSED DEVELOPMENT TO ULTIMATE R/W + 50
 BUFFER LENGTH: 480 LF
 REQUIRED: 1 PU / 10 LF
 480 LF / 10 = 48 PU REQUIRED
 PLANTING UNITS PROVIDED: 45 PU (1 SHADE TREE / 10 MINOR TREES / 100 SHRUBS / 45 EVERGREEN TREES)

SITE PERIMETER BUFFER E - NORTHWEST SIDE - CLASS D BUFFER (S.M. 1801.14)

BUFFER WIDTH REQUIRED: 23' - ALL PROPOSED DEVELOPMENT TO ULTIMATE R/W + 50
 BUFFER LENGTH: 110 LF
 REQUIRED: 1 PU / 10 LF
 110 LF / 10 = 11 PU REQUIRED
 PLANTING UNITS PROVIDED: 12 PU (3 SHADE TREES / 8 MINOR TREES / 20 SHRUBS / 3 EVERGREEN TREES)

MODIFICATION

MODIFICATION #17000 TO ARTICLE 17-6-30A(2)(3) TO REMOVE ONE SPECIMEN TREE WAS APPROVED 4/17/24.

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. BUILDING
- EX. DRIVE
- EX. DRIVE/ROCK/DOOR OF OUTLET
- EX. WALK
- EX. METAL FENCE
- EX. WOOD FENCE
- EX. GUARDRAIL
- EX. TIEBACK
- EX. SPECIMEN TREE TO BE REMOVED
- EX. STORM DRAIN
- EX. SANITARY LINE
- EX. WATERLINE
- EX. GAS LINE
- EX. TELEPHONE
- EX. OVERHEAD ELECTRIC
- EX. OVERHEAD TELEPHONE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. MANHOLE
- EX. POWER POLE
- EX. LIGHT POLE
- EX. ZONING DIVIDE
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. BUILDING
- EX. CURB & GUTTER
- EX. RETAINING WALL
- EX. CONC. SIDEWALK
- EX. IMPERVIOUS AREA
- EX. TREE LINE
- PR. HANDICAP PARKING
- PR. PARKING SPACE COUNT
- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. SPOT ELEVATION
- PR. SANITARY LINE
- PR. STORM DRAIN
- PR. WATER LINE
- PR. FDC
- PR. LIMIT OF DISTURBANCE
- PR. TREE PROTECTION FENCE
- PR. GENERATOR
- PR. DUMPSTER

LANDSCAPE LEGEND

- PR. PARKING SHADE TREE
- PR. PARKING MINOR DECIDUOUS TREE
- PR. PARKING SHRUB
- PR. PARKING INTERIOR LANDSCAPE AREA
- PR. BUFFER SHADE TREE
- PR. BUFFER EVERGREEN TREE
- PR. BUFFER MINOR DECIDUOUS TREE
- PR. BUFFER SHRUB
- PR. FOUNDATION SHADE TREE
- PR. FOUNDATION MINOR DECIDUOUS TREE
- PR. FOUNDATION SHRUB

MRA

SE-3

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14200 PARK CENTER DRIVE
 LAUREL, MD 20707
 (410) 792-4702 / (202) 778-1690
 MRAGTA.COM

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REEDER PROPERTY
SPECIAL EXCEPTION PLAN
BRIGHTVIEW ASSISTED LIVING FACILITY
ADMINISTRATIVE SITE PLAN

TAX ACCOUNT NUMBER: 803-228-80477331, SUBORDINATE: 81888-224
 TAX MAP: 17 - BLOCK: 21 - PARCEL: 80A, LOT: A
 ZONED: R5 - TAX ASSESSMENT DISTRICT: 3 - COUNCIL DISTRICT: 3
 800 WESTING HOUSE, BRIGHTVIEW, MARYLAND 21155 - ADJ. ADJUTANT COUNTY

DATE		REVISIONS	JOB NO.:
			SCALE: 1" = 40'
			DATE: 10/21/2025
			DRAWN BY: KR
			DESIGN BY: AT
			REVIEW BY: CD
			SHEET: 3 OF 3

WHEELER THORNTON, LLC
 mra@mraritchie.com

APP. EXHIBIT# 4
CASE: 2025-230v & 2315
DATE: 1/22/26

Brightview Pasadena

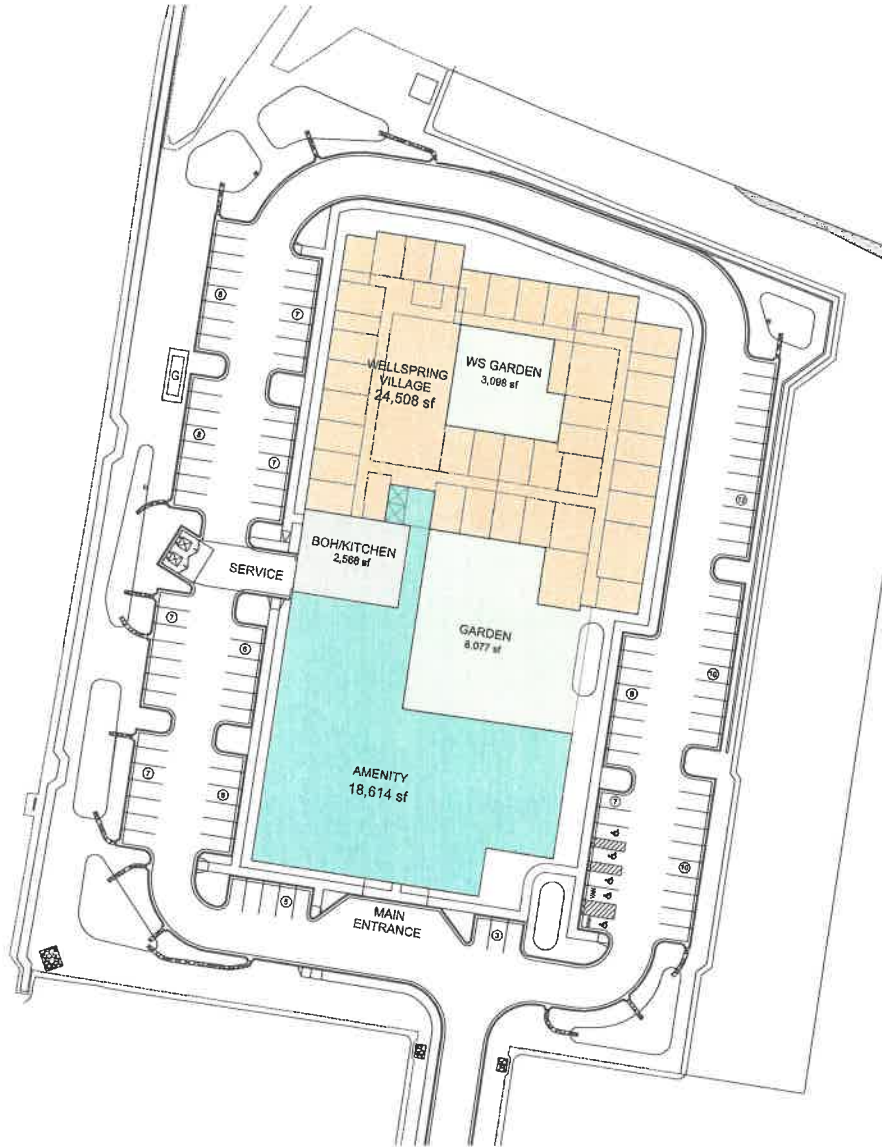
Pasadena, MD



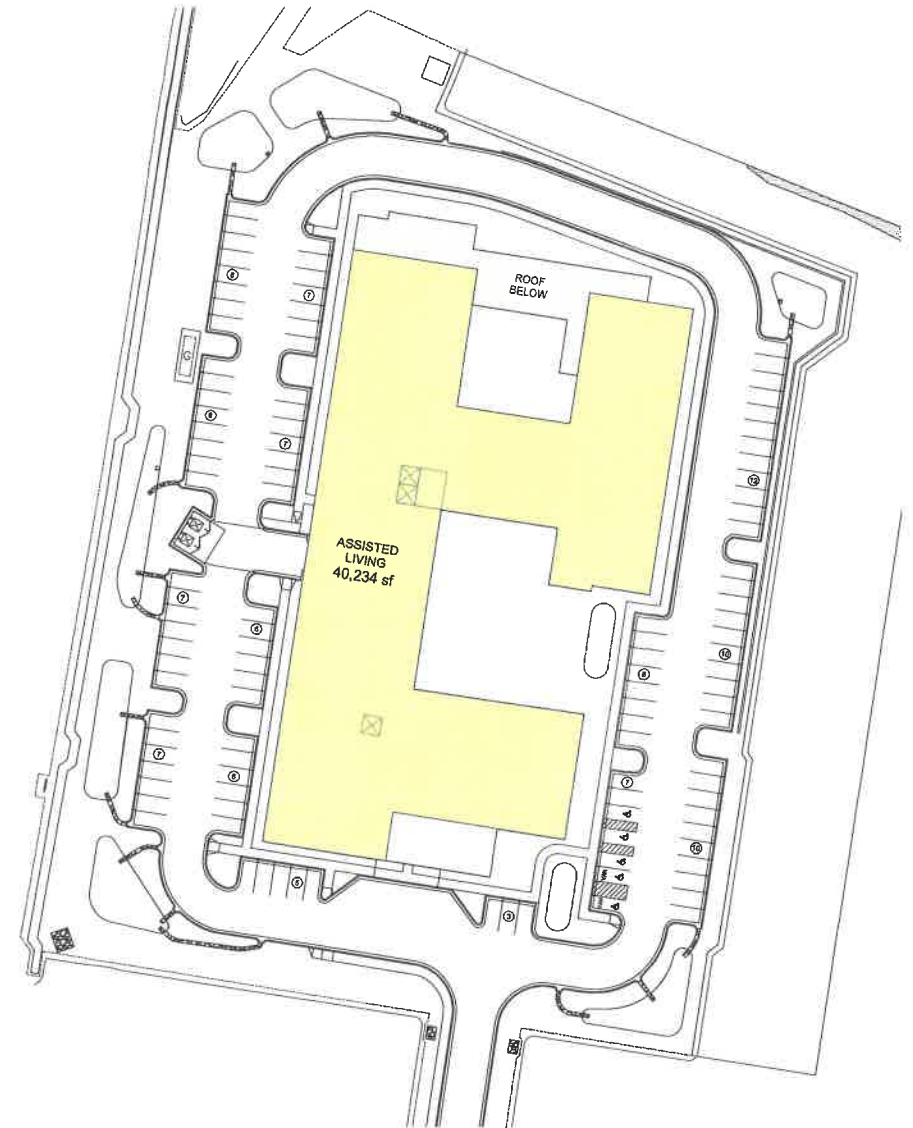
01.08.2026
prepared for

BRIGHTVIEW
SENIOR LIVING

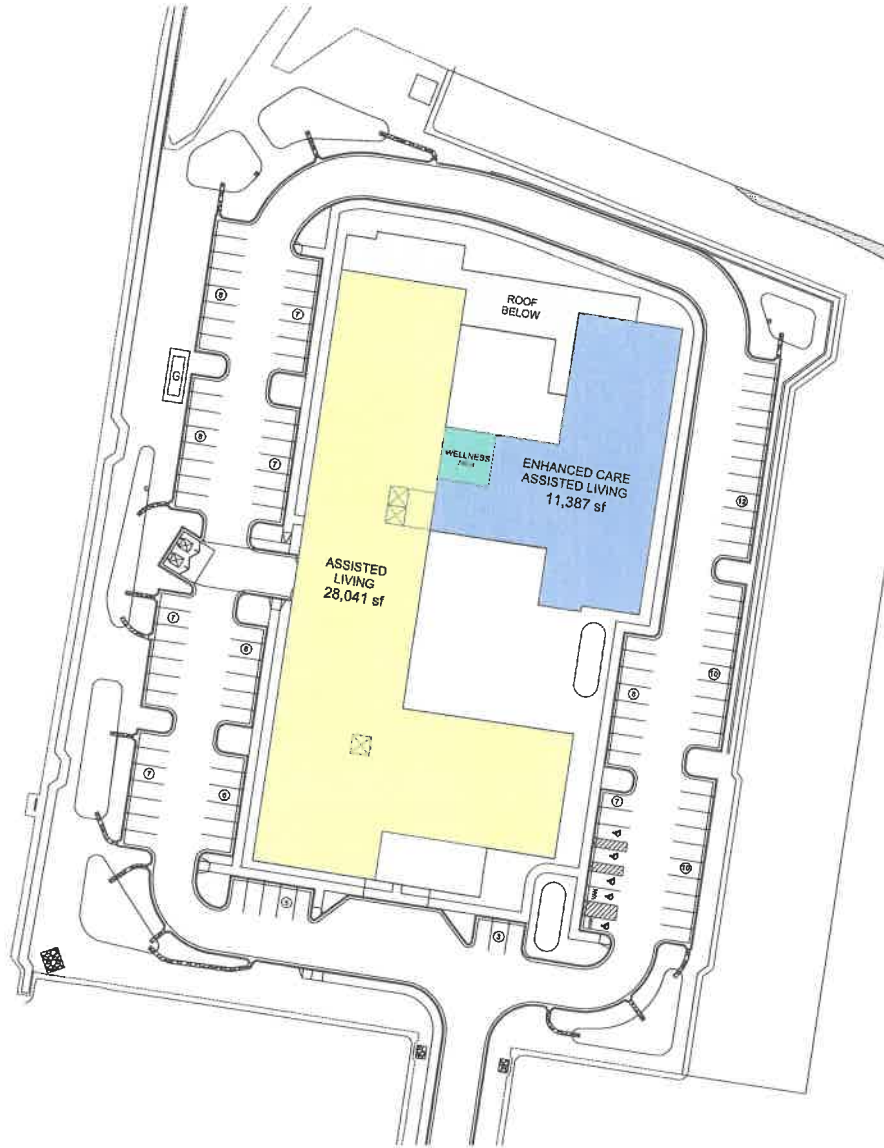
FIRST FLOOR PLAN



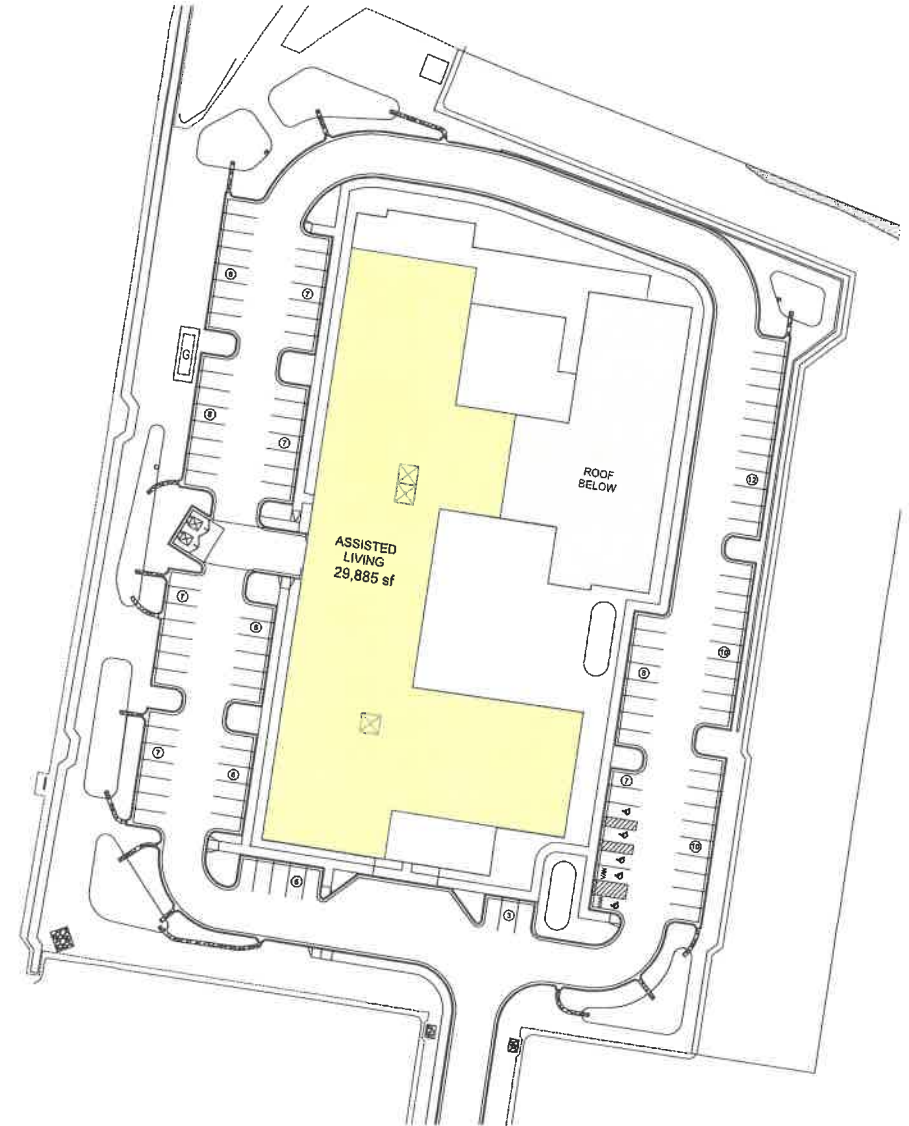
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH & FIFTH FLOOR PLAN





$\frac{d}{dt} \left(\frac{1}{2} m v^2 \right) = \frac{1}{2} m \frac{d}{dt} (v^2)$
 $\frac{d}{dt} \left(\frac{1}{2} m v^2 \right) = \frac{1}{2} m \frac{d}{dt} (v^2)$
 $\frac{d}{dt} \left(\frac{1}{2} m v^2 \right) = \frac{1}{2} m \frac{d}{dt} (v^2)$

Brightview Pasadena
January 02, 2026



BRIGHTVIEW
SENIOR LIVING



AERIAL VIEW - LOOKING NORTH WEST



1 VIEW LOOKING NORTH - INTERSECTION AT EDWIN RAYNOR BLVD. & DEERING RD.



2 VIEW LOOKING EAST - VIEW DOWN DEERING RD. APPROACHING BRIGHTVIEW ENTRANCE ON LEFT



3 VIEW LOOKING NORTH - PROPOSED BRIGHTVIEW ENTRANCE



4 VIEW LOOKING WEST - ADJACENT HOMES AT INTERSECTION OF DEERING RD. & BAMBRIDGE CT.

APP. EXHIBIT# 5
CASE: 2025-230v32315
DATE: 1/22/26

EXHIBIT D
Brightview Senior Living – Representative Photos









Brightview Port Jefferson



Brightview Hunt Valley



Brightview Dulles Corner



Brightview Harrison



Brightview Dulles Corner



Brightview Hunt Valley



Brightview Port Jefferson

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

APP. EXHIBIT# 6
CASE: 2025-230 v: 2315
DATE: 1/22/26

Resume of MARILEE TORTORELLI

POSITION: Principal/Landscape Architect

YEARS OF EXPERIENCE: This Firm: 19 years Other Firms: 21 Years

EDUCATION: BSLA / Pennsylvania State University / 1985

REGISTRATION: 1992 / Registered Landscape Architect / MD # 1051

PROFESSIONAL EXPERIENCE:

Ms. Tortorelli's responsibilities include design and project management for a variety of residential, commercial and industrial projects and institutional and recreational sites. She is experienced in all phases of project design, including site evaluation, feasibility studies, master planning, special exceptions, rezonings, variances, landscape and streetscape design, site planning and preliminary engineering. Ms. Tortorelli's technical expertise includes site layout, grading, landscape plans, forest conservation plans, reforestation plans, feasibility studies, hearing testimony and cost estimating.

REPRESENTATIVE PROJECTS INCLUDE:

Two Rivers Planned Unit Development

Provided site design and illustrative plans for this 2,060 unit, 1,400-acre Planned Unit Development which included individual parcel site layouts, forest conservation, landscape design, and road and utility design. Prepared a recreation/green area master plan and detailed design plans for recreational amenities throughout the PUD. The amenities included a 10-foot wide pathway system, preservation of green areas, seating areas, and community center design. Provided expert testimony and exhibits for planning issues for special exception case to allow a PUD use and certain amendments to the PUD.

Piney Orchard Phases II, III, IV, V and VI - Anne Arundel County, MD

Provided site design and illustrative plans for this 4,500 unit, 1,360-acre Planned Unit Development which included individual parcel site layouts, forest conservation, landscape design, and road and utility design. Prepared a recreation/green area master plan and detailed design plans for recreational amenities throughout the PUD. The amenities included a 10-foot wide pathway system, preservation of green areas, tot lot design, pool expansion, pool houses and pool facilities, nature trail, and trail head parking lot. Provided expert testimony and exhibits for planning issues for five special exception

14280 Park Center Drive, Laurel, MD 20707 (410) 792-9792 (301) 776-1690 Fax: (410) 792-7395 www.mragta.com

Abingdon, MD	✦	Laurel, MD	✦	Towson, MD	✦	Georgetown, DE	✦	New Castle, DE	✦	Sterling, VA
(410) 515-9000		(410) 792-9792		(410) 821-1690		(302) 855-5734		(302) 326-2200		(703) 674-0161

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AND LANDSCAPE ARCHITECTS



cases to allow a PUD use and for four rezoning cases to increase the limits of the residential component of the PUD.

Manor Care Assisted Living Facility - Anne Arundel County, MD

Prepared a feasibility study, special exception plan, and detailed design plans for the 5-acre Assisted Living Facility. Provided expert testimony and exhibits for planning issues related to the special exception. Minimized impacts to wetlands, specimen trees and adjacent property owners. Prepared forest stand delineation plans and report, forest conservation plans and very detailed landscape plans which included entrance features, court yards, and a path system.

Tanyard Cove Planned Unit Development - Anne Arundel County, MD

Prepared Planned Unit Development special exception plans and sketch plans for this 600 acre, 2272 unit residential development containing 2 miles of water frontage. Provided expert testimony for planning issues for the special exception case to allow a PUD. A recreation/green area master plan was prepared, which included several recreation activity centers and destination points linked by a hard and soft surface pathway system. The infrastructure sketch plans included all preliminary design for utilities, roads, landscaping, street trees, and SWM. Development parcel locations were identified and densities determined.

National Business Park - Anne Arundel County, MD

Prepared and designed the preliminary and final plans for this 250 acre Office Park. Design included identifying lot and road locations, grading, SWM, and utilities. Designed several site layouts for office buildings, hotels and research and development buildings on several lots. Prepared detailed landscape plans for the Industrial Park and individual lots. Prepared variance plans and exhibits to allow a reduced building and parking setback from adjoining roadways.

National Business Park North - Anne Arundel County, MD

Prepared and designed master plans, preliminary, and final plans for this 210 acre Mixed Use Development. Design items include site layouts, grading, SWM, landscaping, forest conservation, amenities, street trees, reforestation, and utilities. Prepared rezoning plans and exhibits to change the intensity of Mixed Use zone and testified at the hearing.

International Trade Center Office Complex - Anne Arundel County, MD

Prepared street tree planting design and processed plans through the County system. Prepared a variance submittal application, including plans and exhibits.

Baldwin's Choice - Anne Arundel County, MD

This project consisted of 450 acres located in Deale, with only 120 acres of upland. Prepared special exception plans, exhibits, and expert testimony to allow a residential Planned Unit Development for approximately 200 single family homes. Prepared sketch and final plans for the development, including forest stand delineation, forest conservation, reforestation, landscaping, street trees, and recreational amenity plans. Designed innovative wetland mitigation facilities adjacent to open section roadways in the subdivision in lieu of standard side ditches to improve water quality.

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(410) 515-9000		(410) 792-9792		(410) 821-1690		(302) 855-5734		(302) 326-2200		(703) 674-0161

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Symphony Woods at Tanyard Cove – Anne Arundel County, MD

This project consists of 160 acres with access from Marley Neck Blvd. Prepared rezoning and special exception plans to allow a residential Planned Unit Development for approximately 1000 units. Provided expert testimony on planning issues and prepared exhibits supporting the cases.

Cedar Hill Planned Unit Development – Anne Arundel County, MD

This project consists of 164 acres with access from MD Rte 2. Prepared rezoning and special exception plans to allow a residential Planned Unit Development for approximately 1300 units. Provided expert testimony on planning issues and prepared exhibits supporting the cases.

Annapolis Exchange – Annapolis, Anne Arundel County, MD

Principal-in-charge responsible for environmental site analysis, forest stand delineation, forest conservation plans, conceptual site plans, landscape plans, preparation of construction documents, sediment control plans, public utility easement plats, cost estimating, wetland delineation and permit acquisition, an ALTA survey, and final site plans for this 28-acre commercial industrial park in Parole. Prepared a concept plan which was a requirement of the Parole Town Center prior to submittal of final design plans to the County. Involved with the incentive hearing that allowed greater building height and less open space by providing specific amenities such as lighting, benches, trail systems, and enhancement landscaping. Prepared several layout alternatives for development of the entire project. Prepared several detailed layouts for lots 4 and 5 ensuring phased construction for the 1st building and for a 2nd building and parking garage in the future.

Arundel Preserve Mixed Use Development – Anne Arundel County, MD

Principal-in-charge with planning, environmental, survey, and engineering services for this 270 +/- acre proposed mixed-use development located in Jessup, MD. The mixed-use project will accommodate 500 apartments, 500 single family and townhouse units, retail, two hotels, office, and research and development facilities. The project is located adjacent to Maryland Route 295 and southwest of the Arundel Mills Mall and Dorchester residential development. Additional scope of services included a detailed forest stand delineation of approximately 200 acres including 131 specimen trees, reforestation design, landscape and street tree design, parcel development plans, recreation amenity design, and wetland permitting.

MEMBERSHIPS:

American Society of Landscape Architects – Member

Maryland Building Industry Association – Member

Maryland Building Industry Association Anne Arundel County Chapter – Board of Directors, Planning & Zoning Committee Chairperson

NAIOP – Legislative Committee

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(410) 515-9000		(410) 792-9792		(410) 821-1690		(302) 855-5734		(302) 326-2200		(703) 674-0161

Philip R. Hager
7034 Harbour Village Court
Annapolis, MD 21403
443/794-1092

APP. EXHIBIT# 7
CASE: 2025-230v : 231s!
DATE: 1/22/26

Employment History

Hager Land Use Consulting
Principal

Annapolis, MD
April 2023 - Present

Provide Land Use, Natural Resources, Planning, and Zoning guidance to clients throughout the State of Maryland. Support clients seeking zoning, planning and regulatory compliance and development assistance at municipal, county and state agency levels.

Commercial Real Estate Broker
Hyatt Commercial

Annapolis, MD
April 2023 - Present

Maryland Department of Natural Resources
Assistant Secretary

Annapolis, MD
February 2020 – April 2023

Managed the administrative, fiscal, personnel and legal affairs of the Land Use Portfolio of DNR. Portfolio included: 77 State Parks, Maryland Forest Service, Land Acquisition & Planning, Engineering & Construction, Wildlife & Heritage Services, and the Maryland Environmental Trust. Administered the legislative and regulatory processes for the Portfolio and participated in same for the entire agency. Developed agency positions, prepared and delivered General Assembly testimony, letters of support and opposition and interfaced with elected officials. Prepared legislative proposals, reviewed and marked-up Bills, edited regulations and represented the department's position. Pursued interagency initiatives with MDE, MDA and SHA.

Anne Arundel County
Special Assistant to the County Executive

Annapolis, MD
August 2019 – February 2020

Assisted the Administration and Council with liaison and coordination activities involving Land Use, Permitting, Housing, Solar Energy Siting, Revitalization/Re-Development, Agri-Tourism, Intergovernmental Relations, Water Resources, and Economic Development. Interfaced with the County Council, Department Heads, local and state elected officials and participated in public policy processes.

Anne Arundel County
Planning & Zoning Officer

Annapolis, MD
July 2017 – August 2019

Served the residents as Director of the Office of Planning & Zoning, consisting of the Planning, Zoning, and Development Divisions, and 73 employees. Provided management, direction and oversight in the development, implementation and monitoring of all planning processes, including functional master plans, various infrastructure plans, Cultural and Historic activities, Housing, and Transportation. Provided guidance and supervision in the administration of the Zoning Code, including: nonconforming uses, re-zoning applications, Variances and Special Exceptions, as well as permitting. Oversaw all development review functions, including: site plan review, environmental compliance, and subdivision submissions. Represented the County at MML and MACO meetings. Wrote legislation, reviewed and edited legislative proposals and advocated on behalf of the County.

Board of Carroll County Commissioners

Legislative Liaison

Westminster, MD
July 2015 – July 2017

Served as the County's Director of Legislative Affairs. As such, served as the primary liaison to the Maryland General Assembly and state agencies, including MDE (Permitting, Compliancy and Pollution abatement), DNR and MDP and Federal agencies, including EPA and U.S. Army Corps of Engineers.

Carroll County Department of Planning

Director

Westminster, MD
July 2015 – July 2017

Managed and directed the activities of a department consisting of 12 staff members focused primarily upon comprehensive planning activities, including: comprehensive plan development and implementation, water & sewer infrastructure, economic development transportation and public facilities, including: roads, sidewalks and bicycle/pedestrian trails and related infrastructure. Oversaw all Zoning Code Amendments, amendments to the County Code, annexations and zoning map amendments.

Carroll County Department of Land Use, Planning & Development

Director

Westminster, MD
February 2012 – July 2015

Managed the daily activities of a department consisting of 53 staff members within five separate Bureaus. Coordinated all Zoning Code Amendments, amendments to the County Code, annexations and zoning map amendments. Oversaw County Zoning Administration and Enforcement, Development Review functions, Comprehensive Planning, Forest Conservation, Stormwater Management, Agricultural Preservation, and Erosion & Sediment Control programs. Served as Secretary of the Planning & Zoning Commission. Represented the County in state land use coordination activities.

Planning & Zoning Commission of Allegany County

Executive Director

Cumberland, MD
2005 – 2012

Served as County Planning Director. Managed all aspects of County-wide Comprehensive Planning, including Natural Resources, Transportation, Land Use, Zoning, Subdivision, Economic Development, Historic and Cultural Preservation, Agricultural, and Recreation Planning. Initiated innovative planning process utilizing a watershed-based approach. Served as Chief Administrative Officer of the Planning & Zoning Commission. Tracked and advised on state and Federal legislative and regulatory issues.

U.S. Army Corps of Engineers, Baltimore District

June 99 – Oct 05

Project Manager, Civil Project Development Branch

Nov 04 – Oct 05

Engineering & Design Manager, Navigation Branch

May 04 – Oct 04

Community Planner, Civil Project Development Branch

June 99 – April 04

Study Team Leader/Project Manager for numerous teams of discipline-specific experts; such as: engineering, economics, environmental, cultural, real estate, legal and planning specialists. Managed projects from initial planning to construction, including: scheduling and sequencing of elements, budget management; engineering management, environmental compliance and permitting, plan formulation, project design, intergovernmental coordination, construction management and contract administration.

Worcester County Department of Planning, Permits & Inspections

Snow Hill, MD

Planning Coordinator

1997 – 1999

County Comprehensive Planner

1995 – 1996

Served as County Planner, and later as Coordinator of Long Range Planning. Directed the activities of numerous planning efforts involving Natural Resources, Transportation, Land Use, Zoning, Subdivision, Economic Development, Historic and Cultural Preservation, Agricultural, and Recreation Planning. Facilitated the establishment of the Geographic Information System (GIS) partnership initiative at Assateague Island. Coordinated all aspects of the Comprehensive Land Use Plan Update, the Water & Sewer Plan, the County Recreation Plan, and the Comprehensive Re-Zoning and Subdivision update. Crafted numerous amendments to the County Code.

Planning, Zoning & Land Use Consultant

1994 – 1995

Served as planning, zoning and land use adviser to telecommunications clients in the mid-Atlantic Region. Performed specialized legal, physical, and land use constraints' analyses relative to the siting of towers and telecommunications' facilities. Interacted with local, state and Federal regulatory agencies. Advised real estate specialists and Radio Frequency Engineers on locational feasibility.

Maryland-National Capital Park & Planning Commission

Upper Marlboro, MD

Public Facilities Planner; Transportation and Public Facilities Planning Division 1992 - 1994

Demographer; Research & Special Studies Division

1989 – 1992

Planning Technician; Research & Public Facilities Division

1989

Conducted demographic research and analysis, locational studies and market analyses. Provided information, analyses and technical assistance to Planning Department; Transportation Engineers; County Police, Fire, Ambulance and Emergency Services; the Economic Development Commission; and the Board of Education. Assisted in preparation of forecasts of growth for population, housing and demographics. Reviewed residential development impacts upon public facilities. Advised the Board of Education regarding projected school needs and facilities siting.

Education

The George Washington University School of Government and Public Policy, Washington, D.C.

MPA (Masters in Public Administration Candidate)

Dual Concentrations: Executive, Legislative and Regulatory Management

Intergovernmental Public Policy Analysis

Frostburg State University, Frostburg, Maryland

Bachelors Degree (Magna Cum Laude)

Dual Majors: History and Social Science

Dual Minors: Political Science and Geography

Concentration: English

Resume Addendum

Philip R. Hager

Certifications

Maryland Licensed Real Estate Professional
Graduate of Academy for Excellence in Local Government
Certified Floodplain Manager
Project Management Certification (PM) - PMI
AICP-Eligible

Governmental, Civic & Political Involvement

Maryland Building Industry Association	2024 - Present	
Representative on MDE's 5 Million Trees Initiative	2021 - 2023	
Staff to MDE's Carbon Markets and Tree Commission	2021 - 2023	
Member, State Soil Conservation Committee	2020 - 2023	
Maryland Association of Counties, Planning Affiliate	1995 - 2020	
President, MACO Planning Affiliate	2014 - 2020	
Maryland Environmental Trust	2008 - 2020	
Board of Trustees	2013 - 2020	
Executive Committee	2019 - 2020	
Chair, Land Trust Advisory & Local Government Assistance Committee	2014 - 2019	
Chair, Legislative Committee	2017 - 2019	
Chair, Stewardship Committee	2011 - 2014	
Maryland Rural Legacy Advisory Committee	2019 - 2020	
Member, Historic District Commission, City of Frostburg	2009 - 2012	
Member, Maryland Jaycees (Junior Chamber of Commerce)	1980 - 2003	
National Governmental Affairs Director	U.S. Junior Chamber of Commerce	2002
National Parliamentarian	U.S. Junior Chamber of Commerce	2001
National Vice President	U.S. Junior Chamber of Commerce	2000
Local Chapter President (Patuxent Area)	Maryland Jaycees	1994 - 1995
Local Chapter President (Frostburg)	Maryland Jaycees	1982 - 1983
State President	Maryland Jaycees	1997 - 1998
Membership Vice President	Maryland Jaycees	1996 - 1997
Executive Vice President	Maryland Jaycees	1993 - 1994
Individual Development Vice President	Maryland Jaycees	1992 - 1993

Other Relevant Experience

Public Affairs Attendant	United States Senate	1985-87
Served as member of U.S. Senate Chamber staff; primary activities consisted of public and constituent relations.		
Legislative Assistant/Intern	Maryland General Assembly	1984
Served as Legislative Assistant to the Western Maryland Delegation to the Maryland General Assembly.		
Legislative Research Assistant	American Paper Institute	1988
Conducted legislative research related to state and Federal waste disposal policies.		
Member, American Planning Association (APA)		1996-Present
Editor, <i>Phil's View From The Hill</i> , APA Economic Development Newsletter		1988-92
Member, Chesapeake Bay Tributary Strategies Team		1995 - 2010
Chair, Lower Eastern Shore Chesapeake Bay Tributary Strategies Team		1999 - 2003
Vice Chair, Lower Eastern Shore Chesapeake Bay Tributary Strategies Team		1997 - 1999
Vice Chair, Upper Potomac Chesapeake Bay Tributary Strategies Team		2007 - 2010
Gubernatorial appointment: Maryland Wastewater and Septic System Task Force		1998-99
Governor's Blue Ribbon Panel on Water & Wastewater		1998
Maryland Coastal Bays Program:		
Management Committee		1996-99
Scientific & Technical Advisory Committee		1997-99
Growth & Sustainable Development Committee		1996-99
Habitat & Living Resources Committee		1996-99
Chair, Water Quality Committee		1996-99
Interim Chair, Growth & Sustainable Development Committee		1996-97



EBO/DIBE Certified
Howard County

MBE Certified
Charles County
Prince George's County

MFD Certified
Montgomery County

CORPORATE OFFICE
Baltimore, MD
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

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Columbia: 803.422.9965
Rock Hill: 803.693.4216

FIELD OFFICE LOCATIONS

Arizona
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Ohio
Pennsylvania
South Carolina
Texas
Utah
Virginia
West Virginia

January 12, 2026

Mr. Austin Koo
Development Director
Brightview Senior Living
218 N. Charles Street, Suite 220
Baltimore, MD 21201

APP. EXHIBIT# 8
CASE: 2025- 230 v: 2315
DATE: 1/22/26

RE: Brightview – Pasadena
TRAFFIC EVALUATION
Anne Arundel County, Maryland
Our Job No.: 2026-0105

Dear Mr. Koo:

The Traffic Group, Inc. has reviewed the proposed the concept plan for the Brightview Senior Living Community proposed to be located in the Pasadena area of Anne Arundel County. The purpose of our review was to identify existing traffic conditions and provide an evaluation of the impact of granting the proposed Special Exception on the surrounding road system.

Background

The subject property is located in the southeast quadrant of the intersection of Mountain Road (MD 177) with Edwin Raynor Boulevard. The site has a previously approved Special Exception to allow 140 senior living units. At this time, Brightview Senior Living proposes to develop a 175-unit senior living facility.

Both Mountain Road and Edwin Raynor Boulevard are Minor Arterial roadways under the Anne Arundel County Road Classification System. Both roadways have multiple lanes along the site frontage, and the intersection is controlled by signalization. Based upon the concept plan, all access to the site is proposed along Deering Road, which is located to the south of the subject property. Deering Road is a local road which provides a connection to the west at Edwin Raynor Boulevard.

Traffic Evaluation

Existing traffic volumes for the intersection of Mountain Road at Edwin Raynor Boulevard were obtained from the Maryland Department of Transportation State Highway Administration (MDOT SHA). An intersection turning movement count was conducted on Thursday, March 6, 2025, at this intersection, and a summary of that traffic count is attached to this letter. Since the traffic count is within 1 year, it is considered current in accordance with both Anne Arundel County and MDOT SHA traffic study requirements.

An intersection capacity analysis was conducted for this intersection, and a copy of the capacity worksheet is attached to this letter. The results of the analysis show that based upon the Critical Lane Volume (CLV) methodology used by both Anne Arundel County and MDOT SHA, the intersection is currently operating with good Level of Service "A" and "B" conditions during the weekday morning and evening peak hours, respectively.

The next step in our evaluation was to identify additional projected traffic expected to be generated by the proposed development. Since the site has an approved Special Exception for 140 senior living units, the trip generation analysis shows the total trips projected to be generated by 175 units as well as the difference between the requested units and the previously approved units. Table 1 provides the results of the trip generation analysis, which is based upon the Institute of Transportation Engineers Trip Generation Manual (12th Edition). A review of the trip generation analysis shows that 175 senior housing units are projected to generate 33 weekday morning peak hour trips and 44 weekday evening peak hour trips. Under the previous 140-unit approval, the site would be expected to generate 27 weekday morning peak hour trips and 35 weekday evening peak hour trips. Therefore, the requested increase to 175 units reflects an overall increase of 6 morning peak hour trips and 9 weekday evening peak hour trips over and above the previous Special Exception approval.

Given the existing Level of Service "A" and "B" conditions at the intersection of Mountain Road with Edwin Raynor Boulevard, the development of a 175-unit senior living facility at the subject site would not result in level of service changes to that intersection. Good Level of Service "A" and "B" conditions would remain. Furthermore, the requested increase from 140 to 175 units results in only a net increase of 6 weekday morning and 9 weekday evening peak hour trips.

Summary

Based upon the analyses presented in this letter, the requested Special Exception approval to construct 175 senior living units on the subject property can be accommodated by the surrounding area road system. Given the previously approved Special Exception for 140 units, the current request results in the addition of only 6 weekday morning and 9 weekday evening peak hour trips. These trips can adequately be accommodated by the surrounding area road system.

Sincerely,



Mickey A. Cornelius, P.E., PTOE, RSP1
Senior Vice President

MAC:amr

(F:\2026\2026-0105_Brightview - Pasadena\DOCS\CORRESP\ANALYST\Brightview - Pasadena_Traffic Eval Ltr_Koo.docx)

ATTACHMENT





Maryland Department of Transportation
State Highway Administration
Data Services Division
Turning Movement Summary Report

Station ID: 51998020107

County: Anne Arundel

Comments:

Date: 3/6/2025 12:00:00 AM

Town: none

Location: MD 177 at Edwin Raynor Blvd

Weather: Clear

Interval: 60 Min

PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:00	08:00	2368	A	0.53	12:00PM-19:00PM	17:00	18:00	2982	B	0.67

Edwin Raynor Blvd

Edwin Raynor Blvd

MD 177

MD 177

From North

From South

From East

From West

Begin Hour	U.Turn	Left	Through	Right	TOTAL	U.Turn	Left	Through	Right	TOTAL	U.Turn	Left	Through	Right	TOTAL	U.Turn	Left	Through	Right	TOTAL	GrandTotal
00:00	0	3	23	10	36	0	5	37	2	44	0	0	11	4	15	0	17	9	7	33	128
01:00	0	4	17	5	26	0	4	25	5	34	0	1	3	2	6	0	7	10	5	22	88
02:00	0	1	23	5	29	0	5	16	1	22	0	2	2	3	7	0	3	4	4	11	69
03:00	0	3	47	8	58	0	1	11	2	14	0	1	4	3	8	0	3	4	7	14	94
04:00	0	9	210	11	230	0	6	21	4	31	0	5	17	10	32	0	5	22	19	46	339
05:00	0	16	452	19	487	0	10	48	31	89	0	2	45	15	62	0	12	54	43	109	747
06:00	0	42	790	50	882	0	27	126	38	191	0	11	113	30	154	0	24	104	89	217	1444
07:00	0	157	912	89	1158	0	73	343	102	518	0	33	189	63	285	0	78	214	115	407	2368
08:00	0	117	764	96	977	0	50	344	62	456	0	35	229	61	325	0	114	242	99	455	2213
09:00	0	101	523	78	702	0	47	280	30	357	0	37	233	77	347	1	91	242	96	430	1836
10:00	0	90	419	83	592	0	54	279	36	369	0	33	258	82	373	1	118	273	83	475	1809
11:00	0	123	382	113	618	0	67	345	41	453	0	41	291	90	422	0	135	303	86	524	2017
12:00	0	133	427	119	679	0	77	359	27	463	0	45	276	105	426	0	185	299	85	569	2137
13:00	0	103	366	111	580	0	86	414	47	547	0	45	304	95	444	0	196	329	90	615	2186
14:00	0	118	445	126	689	0	74	504	59	637	0	50	291	98	439	0	174	323	73	570	2335
15:00	0	129	538	120	787	1	109	804	49	963	0	61	279	105	445	0	220	286	116	622	2817
16:00	0	144	467	133	744	0	112	766	45	923	0	56	311	98	465	1	229	366	116	712	2844
17:00	0	154	485	138	777	0	128	784	53	965	0	51	329	104	484	0	227	386	143	756	2982
18:00	0	121	471	151	743	0	102	602	25	729	0	39	328	102	469	2	213	326	86	627	2568
19:00	0	94	264	102	460	0	84	424	20	528	0	32	242	84	358	0	156	173	56	385	1731
20:00	0	58	202	79	339	0	57	362	10	429	0	28	141	70	239	1	109	147	76	333	1340
21:00	0	32	131	45	208	0	41	269	7	317	0	11	108	41	160	0	63	96	38	197	882
22:00	0	14	64	30	108	0	20	140	4	164	0	16	58	24	98	0	44	68	11	123	493
23:00	0	13	47	12	72	0	12	85	3	100	0	7	28	17	52	1	21	26	7	55	279
TOTAL	0	1779	8469	1733	11981	1	1251	7388	703	9343	0	642	4090	1383	6115	7	2444	4306	1550	8307	35746
AMPEAK	0	157	912	89	1158	0	73	343	102	518	0	33	189	63	285	0	78	214	115	407	2368
PMPEAK	0	154	485	138	777	0	128	784	53	965	0	51	329	104	484	0	227	386	143	756	2982
DAYPEAK	0	154	485	138	777	0	128	784	53	965	0	51	329	104	484	0	227	386	143	756	2982



Maryland Department of Transportation
State Highway Administration
Data Services Division
Turning Movement Summary Report

Station ID: S1998020107

County: Anne Arundel

Comments:

Date: 3/6/2025 12:00:00 AM

Town: none

Location: MD 177 at Edwin Raynor Blvd

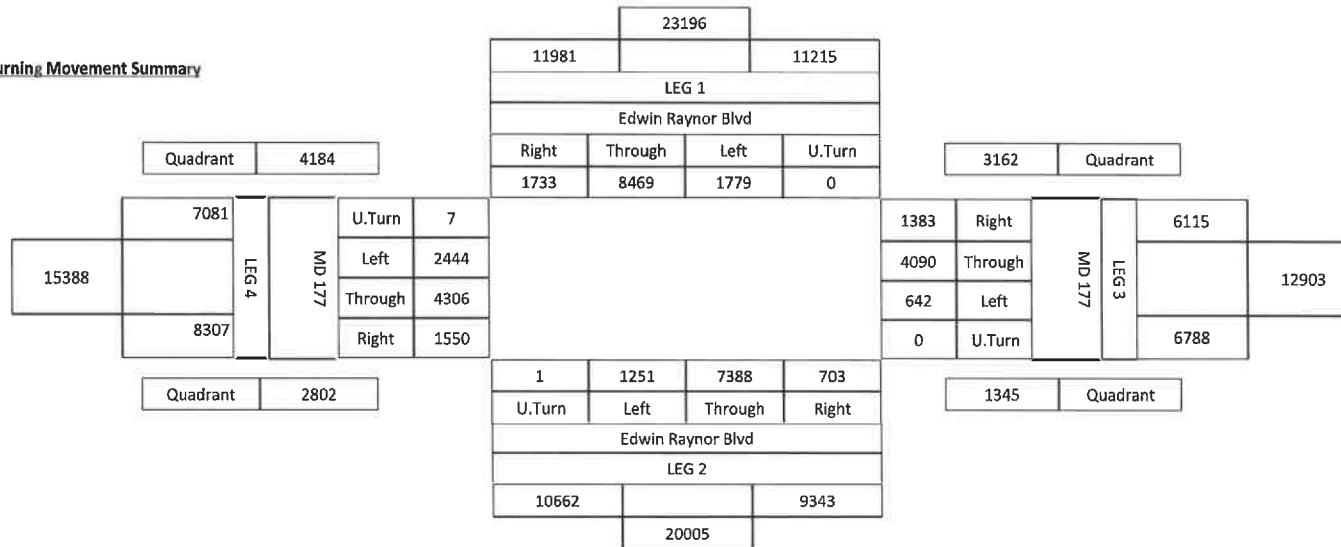
Weather: Clear

Interval: 60 Min

PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:00	08:00	2368	A	0.53	12:00PM-19:00PM	17:00	18:00	2982	B	0.67



Turning Movement Summary





Turning Movement Summary Report

Comments:

Town: none

Weather: Clear

PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:00	08:00	2368	A	0.53	12:00PM-19:00PM	17:00	18:00	2982	B	0.67

MD 177

From West

1642			
1158		484	
LEG 1			
Edwin Raynor Blvd			
Right	Through	Left	U.Turn
89	912	157	0
1642			
LEG 2			
Edwin Raynor Blvd			
0	73	343	102
U.Turn	Left	Through	Right
1060		518	
1578			



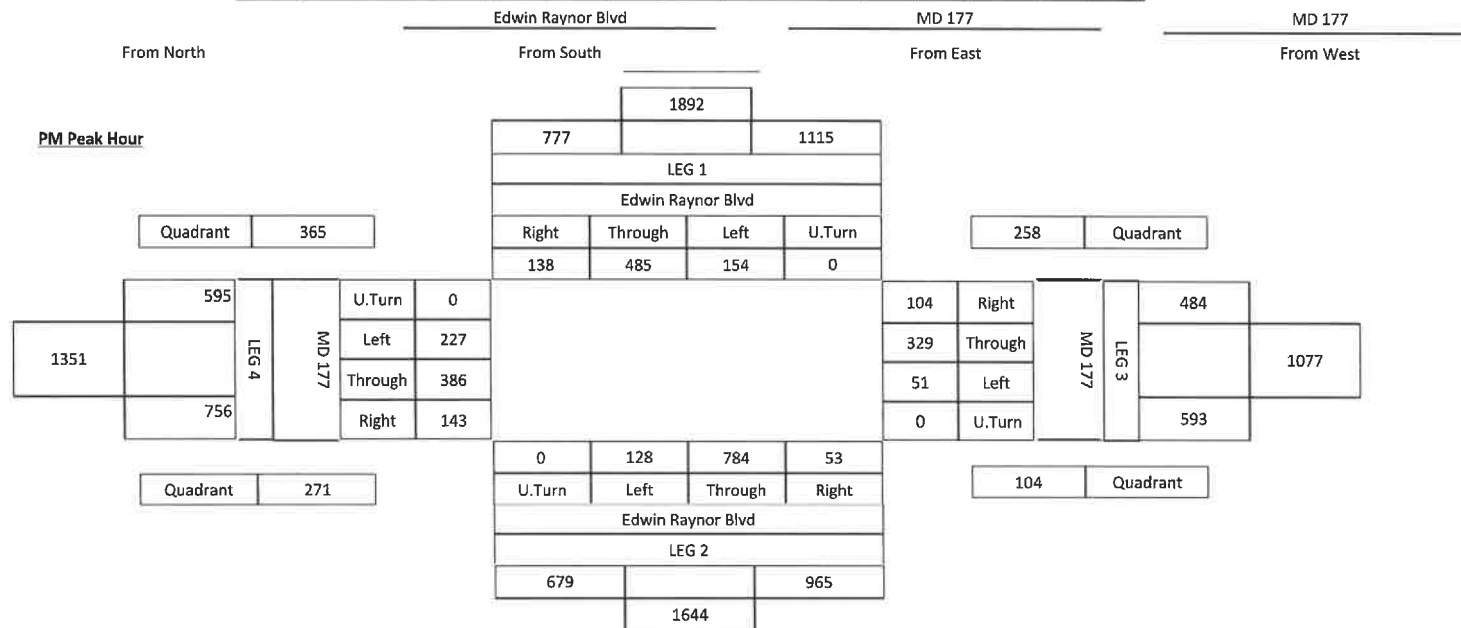
Turning Movement Summary Report

Comments:

Town: none

Weather: Clear

PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:00	08:00	2368	A	0.53	12:00PM-19:00PM	17:00	18:00	2982	B	0.67



CRITICAL LANE VOLUME (CLV) METHODOLOGY for MSHA



E/W Road: MD 177

Date of Count: 3/6/2025

N/S Road: Edwin Raynor Blvd

Day of Count: Thursday

Conditions: Existing Traffic

Analyst: Qiang Tian



AM Peak: 7:00-8:00

PM Peak: 5:00-6:00

EDWIN RAYNOR BLVD

138	485	154	PM
89	912	157	AM
R	T	L	

RT T L
| | |

MD 177

— R
— T
— L

R	63	104
T	189	329
L	33	51
AM	PM	

PM	AM	
227	78	L
386	214	T
143	115	R

L —
L —
T —
R —

| | |
L T TR

MD 177

	L	T	R
AM	73	343	102
PM	128	784	53

EDWIN RAYNOR BLVD

Capacity Analysis

Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	445	0.55	245	157	1.00	157	624
SB	1001	0.55	551	73	1.00	73	
EB	214	1.00	214	33	1.00	33	247
WB	189	1.00	189	78	0.60	47	
CLV TOTAL=							871
Level of Service (LOS) =							A

AM V/C = 0.54

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	837	0.55	460	154	1.00	154	614
SB	623	0.55	343	128	1.00	128	
EB	386	1.00	386	51	1.00	51	465
WB	329	1.00	329	227	0.60	136	
CLV TOTAL=							1,079
Level of Service (LOS) =							B

PM V/C = 0.67

Table 1 - Trip Generation Analysis for Brightview - Pasadena

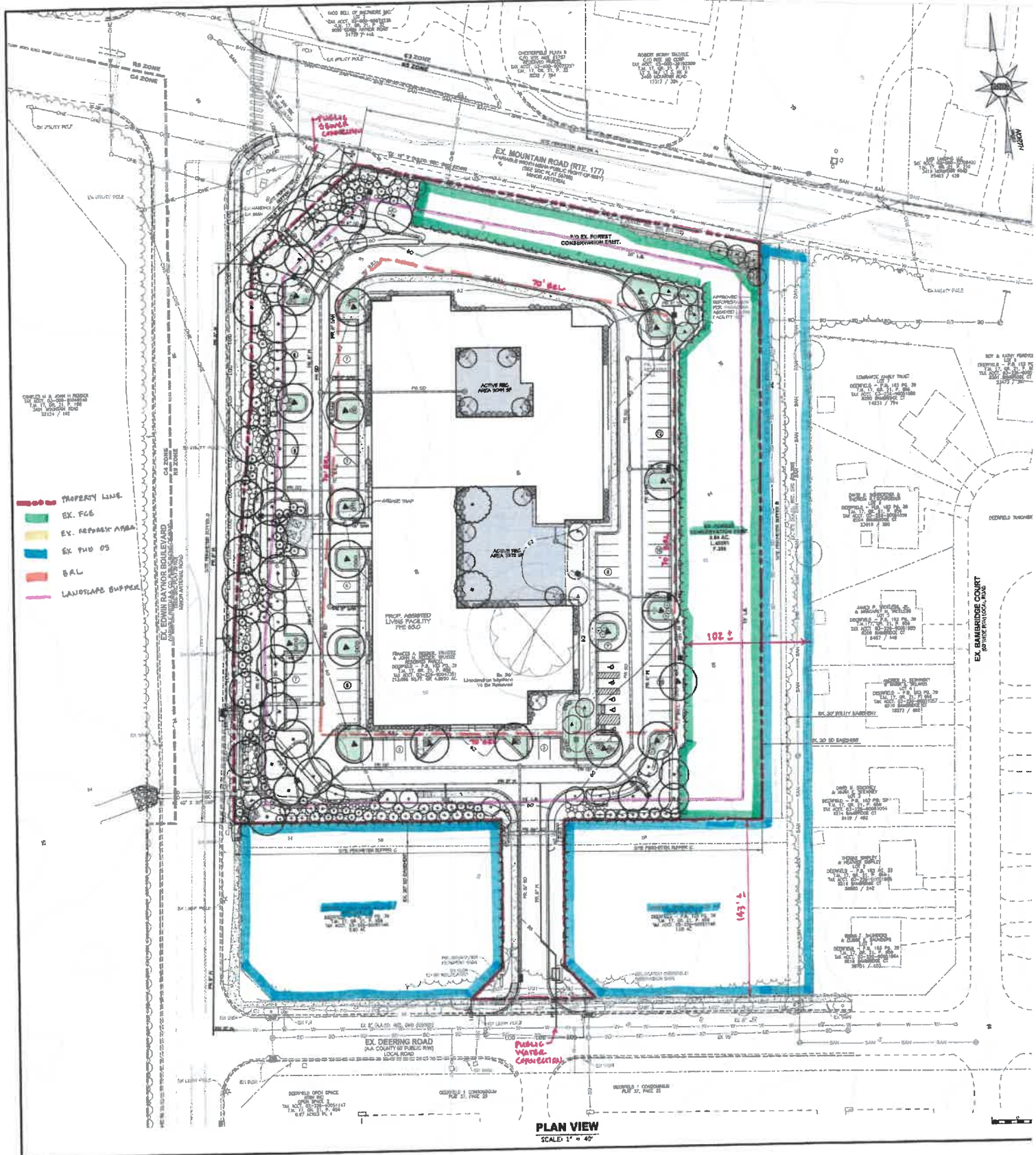
Trip Generation Rates

Formula/Rate	Directional Distribution			
	AM Peak Hour		PM Peak Hour	
	IN	OUT	IN	OUT
Senior Adult Housing - Multifamily (ITE-252, Units)				
AM Peak Hour Trips = 0.19 x Units + 0.17	34%	66%	56%	44%
PM Peak Hour Trips = 0.25 x Units + 0.03				

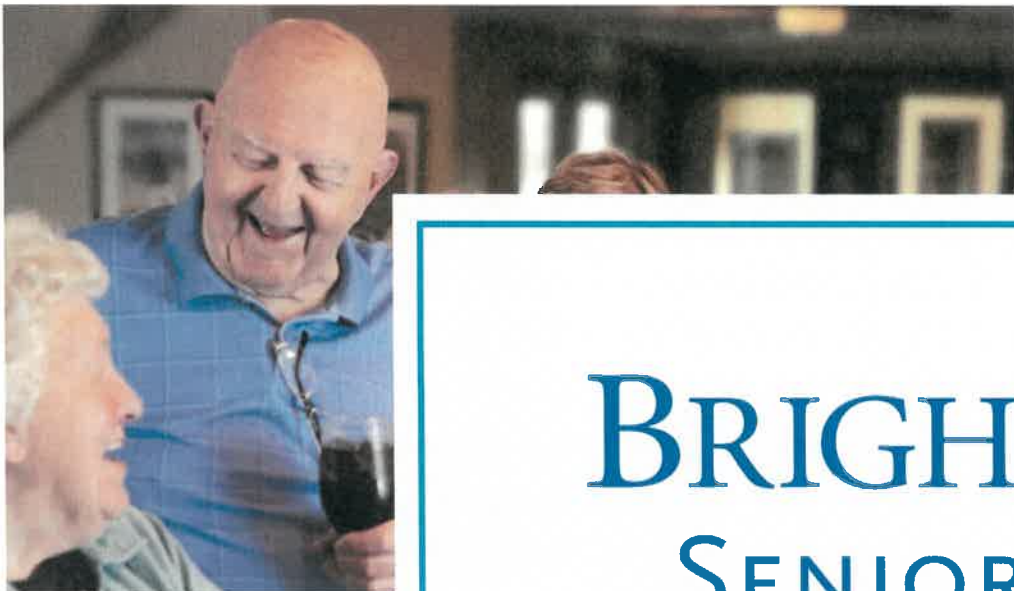
NOTE: ITE Trip Generation Manual 12th Edition, 2025.

Trip Generation Totals

Land Use	Size	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Brightview - Pasadena							
Proposed							
Senior Adult Housing - Multifamily	175 units	11	22	33	25	19	44
Previously Approved							
Senior Adult Housing - Multifamily	140 units	9	18	27	20	15	35
Net Increase		2	4	6	5	4	9



APP. EXHIBIT# 10
CASE: 2025-230N-231S
DATE: 1/22/26



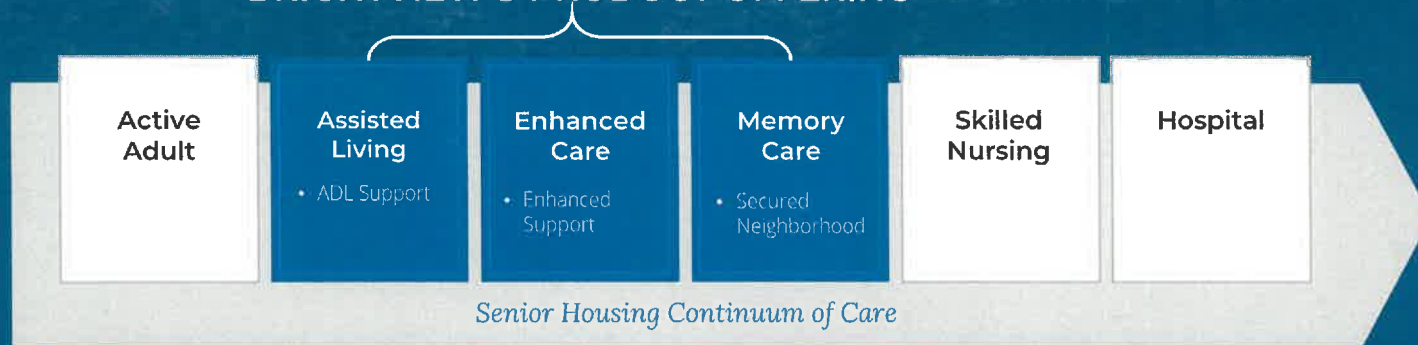
BRIGHTVIEW SENIOR LIVING

Administrative Hearing Officer
January 22, 2026



BRIGHTVIEW'S PRODUCT & SERVICES OFFERING

BRIGHTVIEW'S PRODUCT OFFERING



BRIGHTVIEW'S SERVICES OFFERING

- ✓ Beautiful Apartments
- ✓ Maintenance-Free Living
- ✓ Restaurant-Style Dining
- ✓ Transportation & Laundry
- ✓ Socialization
- ✓ Activities, Engagement, & Fitness
- ✓ Activities of Daily Living (ADL), Care Services (*med management, help with bathing, dressing, mobility*)
- ✓ Specialized Memory Care Support

49
COMMUNITIES



BRIGHTVIEW SENIOR LIVING



4
COMMUNITIES *under*
CONSTRUCTION

8
STATES



STRONG
DEVELOPMENT
PIPELINE

6,500
ASSOCIATES

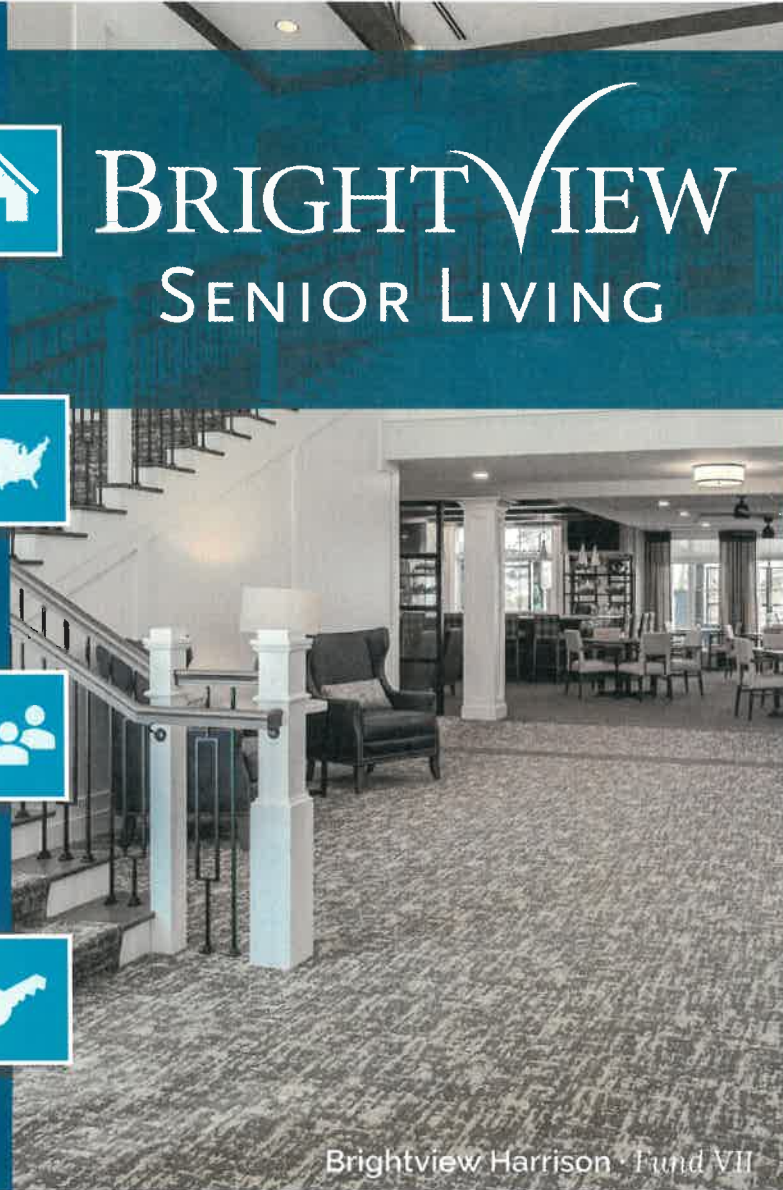


4
COMMUNITY
Anne Arundel County

7,000
APARTMENTS



18
COMMUNITIES
Maryland



Brightview Harrison - Fund VII

49

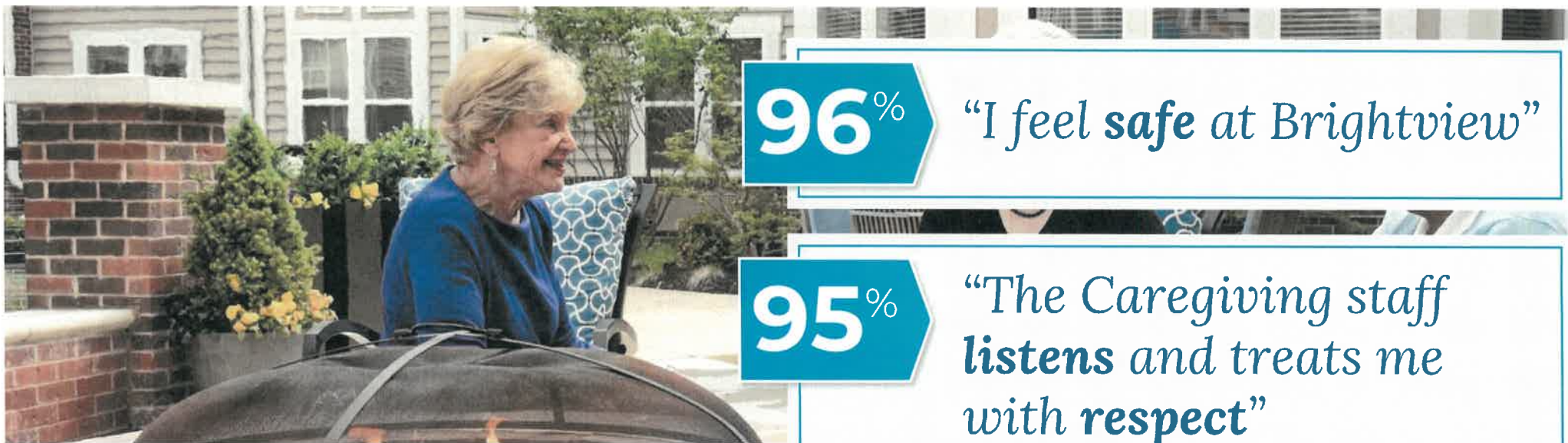
Communities

All Portfolios
**BRIGHTVIEW
COMMUNITIES**

GREAT PLACE TO *Work*

GREAT PLACE TO *Live*





96%

“I feel **safe** at Brightview”

95%

“The Caregiving staff **listens** and treats me with **respect**”

GREAT PLACE TO *Live*

RESIDENT SATISFACTION

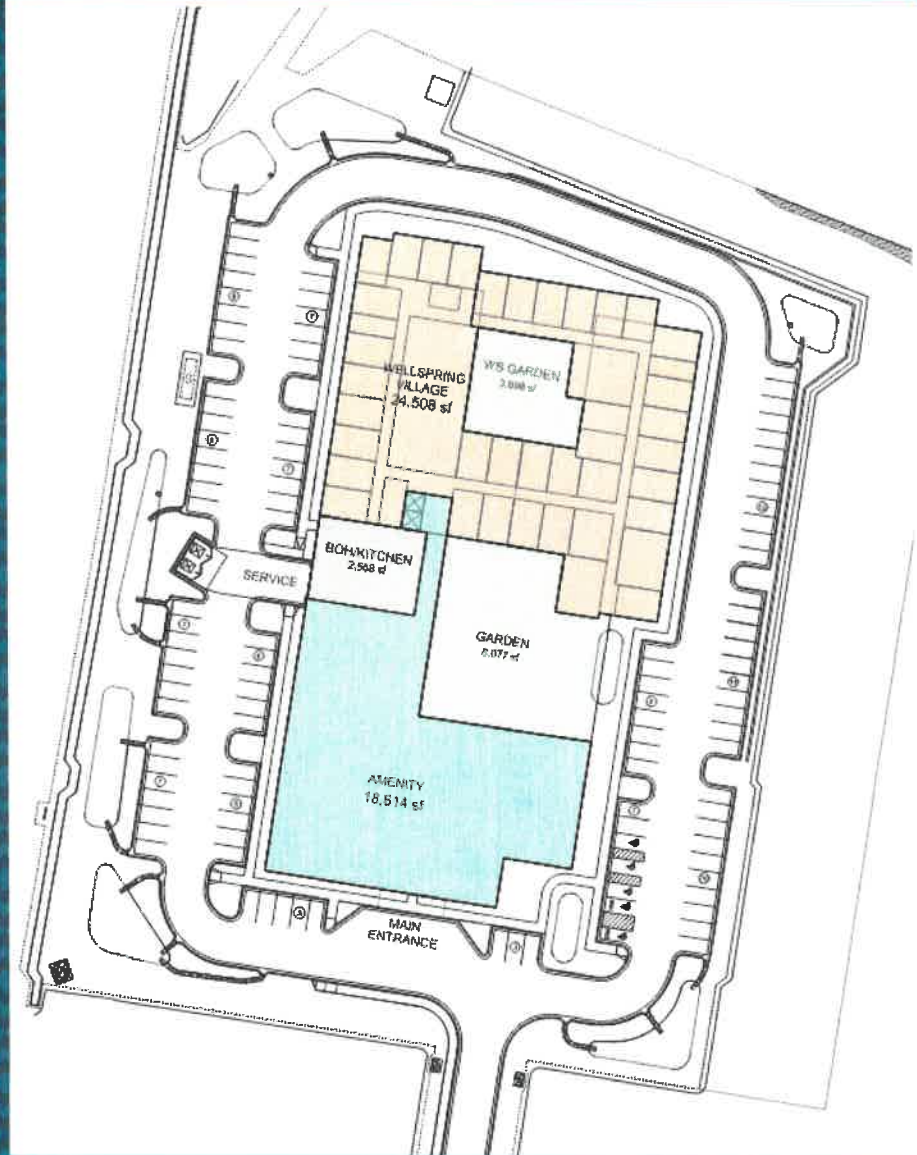
Survey Feedback

94%
89%

I am satisfied with the

- Director Team
- Maintenance
- Housekeeping
- Concierge

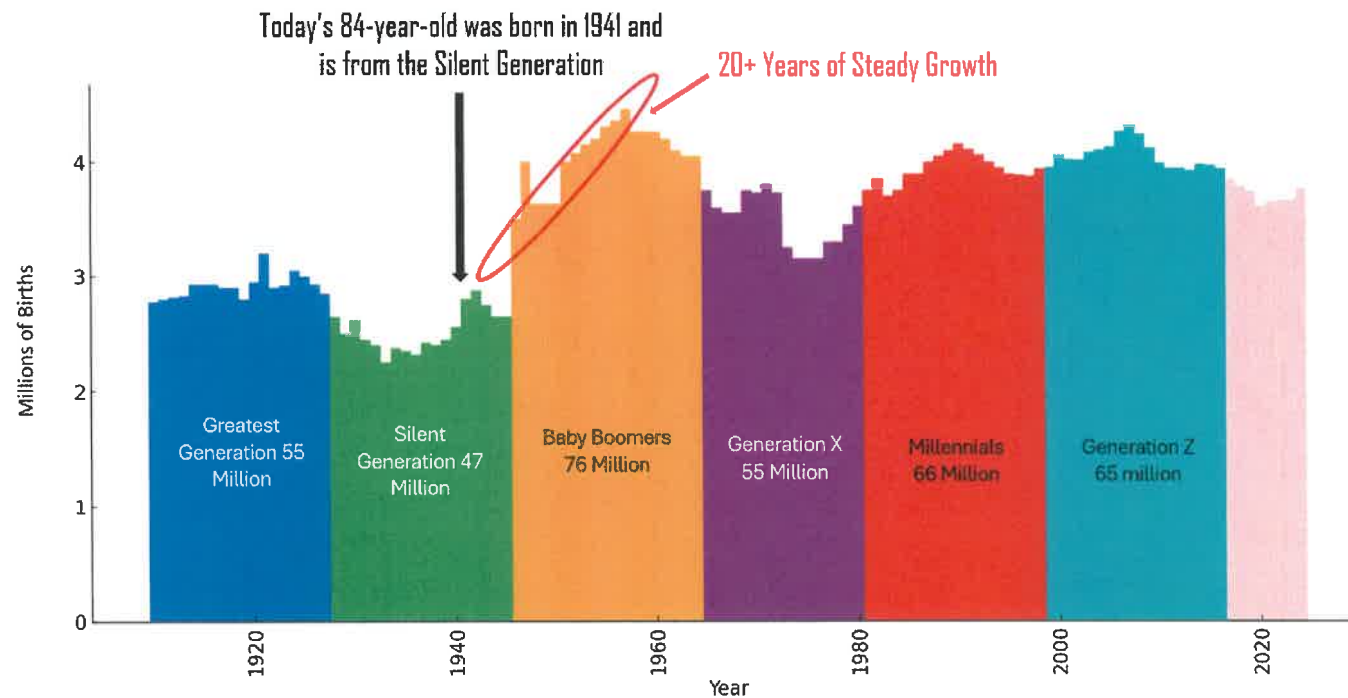
PROPOSED PROJECT



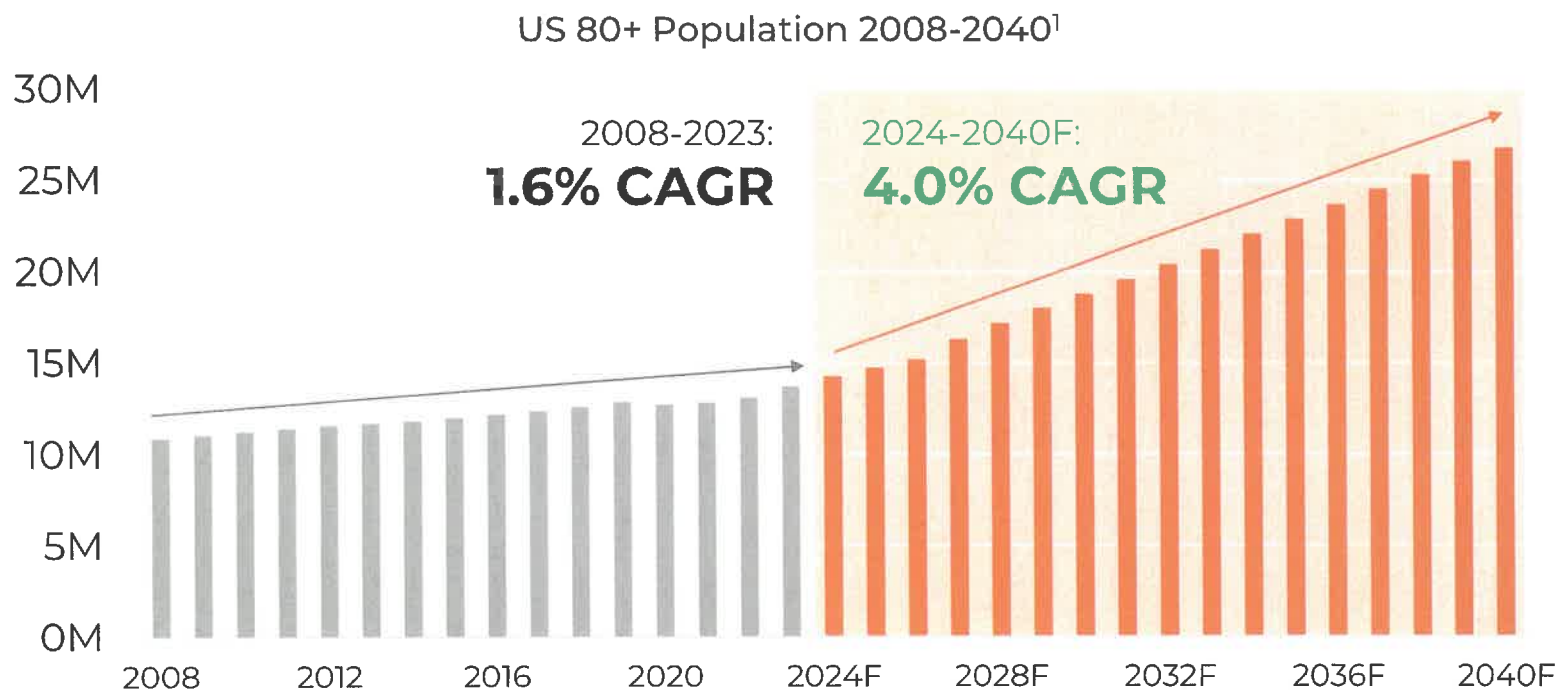




UNPRECEDENTED GROWTH IN DEMAND



UNPRECEDENTED GROWTH IN DEMAND



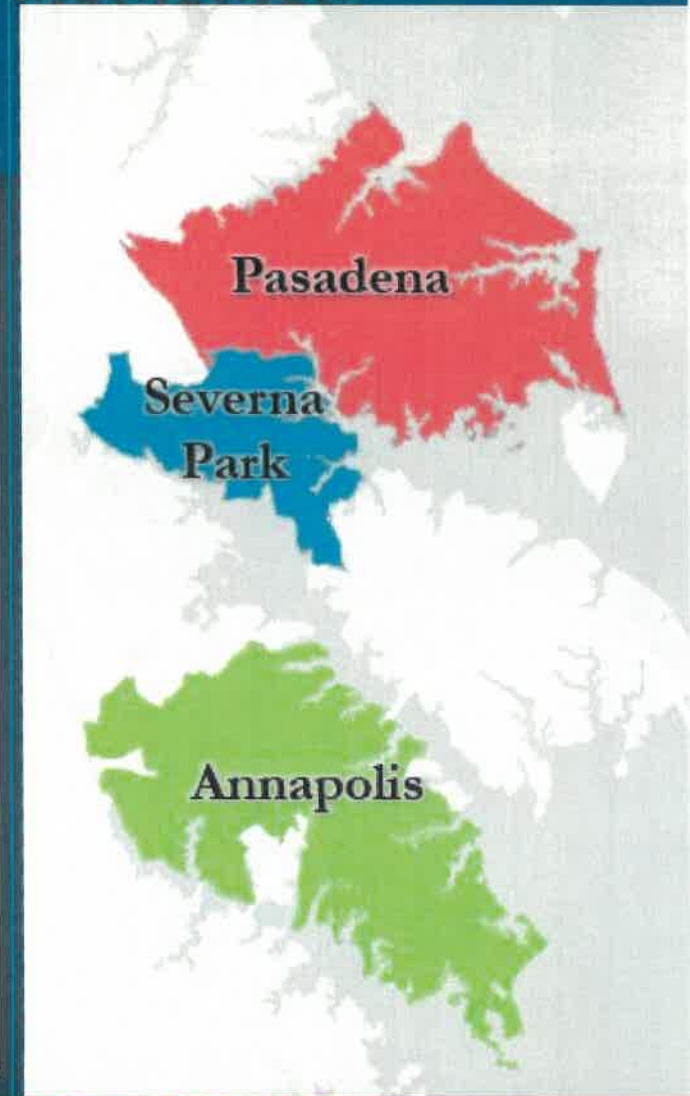
1. NIC, Senior Housing Market Outlook, June 2024.



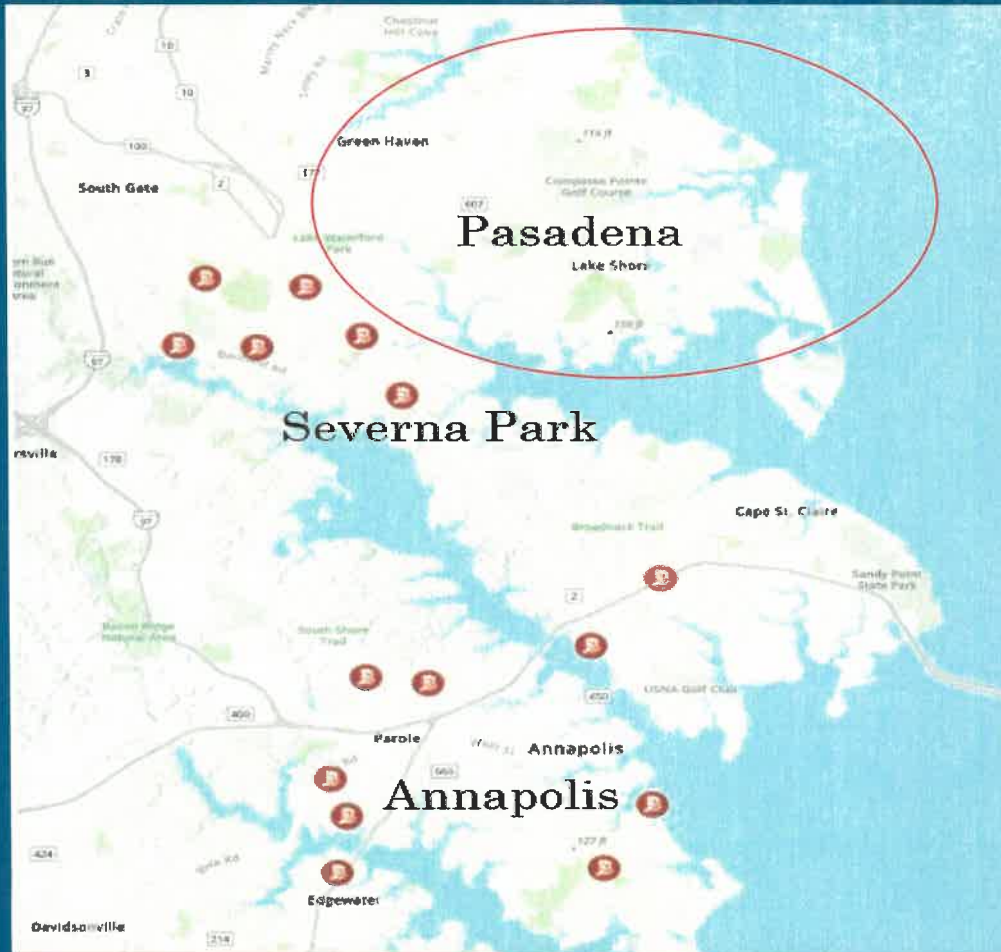
PASADENA NEED

SENIOR HOUSING PENETRATION RATE

Location	Total Units	75+ Population	Penetration Rate
Pasadena	102	4,468	2.3%
Severna Park	528	2,761	19.1%
Annapolis	1,202	8,215	14.6%



PASADENA NEED





































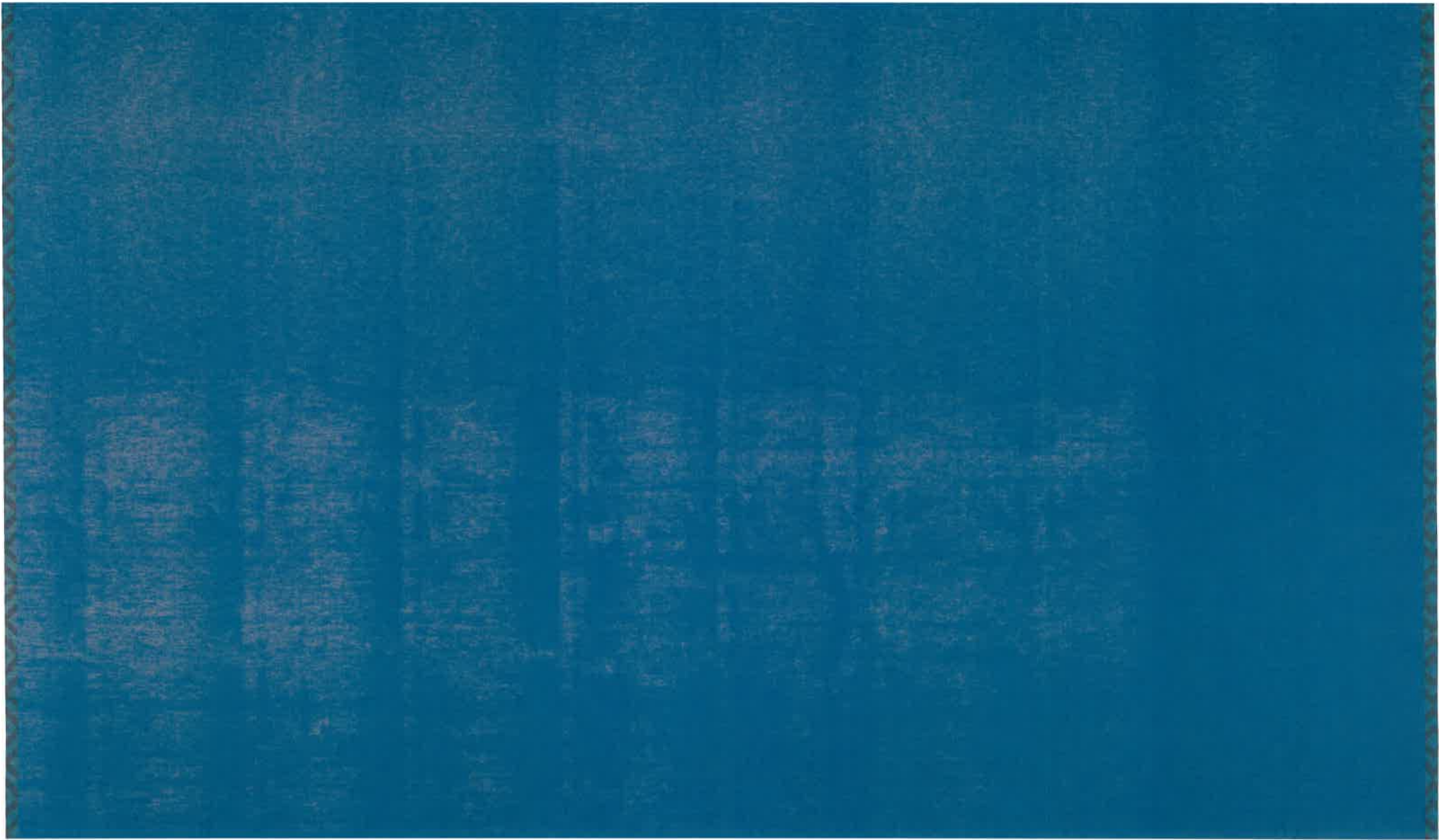














BRIGHTVIEW
SENIOR LIVING

Exceptional Hospitality