

July 24, 2025

Adam M. Rosenblatt

T 410.494.6285

F 410.821.0147

amrosenblatt@Venable.com

The Honorable David Marks
The Baltimore County Council
400 Washington Avenue, Second Floor
Towson, Maryland 21204

RE: Application for Planned Unit Development for Perry Hall Chapel Estates
4237 Chapel Road - Tax Map 72, Parcel 263
5th Councilmanic District, 11th Election District

Dear Councilman Marks:

In compliance with § 32-4-242 of the Baltimore County Code ("BCC"), 4237 Chapel Road, LLC ("Applicant") submits this application for a General Development Planned Unit Development ("PUD") for 12.769± acres of land located at 4237 Chapel Road in Perry Hall (the "Property"). After reviewing the enclosed information, we hope you will support Applicant's proposal and allow it to proceed through the PUD process.

DESCRIPTION OF PUD PROPOSAL:

Applicant is an entity owned and controlled by the Southern Land Company, a local, privately held company with over forty (40) years of experience developing high end projects in Baltimore County. The company was founded in 1983 and has established itself as one of the most reputable land development companies in the State of Maryland. This is particularly true in the Perry Hall area, where Applicant has developed a number of high end residential neighborhoods. Specializing in "in-fill" projects, Applicant has identified the Property as an ideal location to develop a community of single-family detached homes that will be known as Perry Hall Chapel Estates (the "Project"). The Project will include a community benefit and will generate fees that can be allocated for improvements to Angel Park.

Baltimore County's Master Plan 2030 ("MP 2030") identifies the creation of housing as an important goal as the County's "housing supply struggles to meet demand." County Council Statement on MP 2030, p. 1. One of the primary themes expressed at the outset of MP 2030 is to ensure "that all residents have access to high-quality, accessible, and affordable

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housing.” A major goal is “to implement an inclusionary housing plan to provide a wider range of housing opportunities.” P. 154. Improving and enhancing the housing stock in older communities, such as this portion of Perry Hall, is a stated goal of the Livable Built Environment section of MP 2030. P. 77. Developing the Property with single-family detached residences will provide much needed housing stock for Baltimore County’s population while adding contributions towards community projects that will benefit all Perry Hall residents.

By way of background, the Property was zoned DR 5.5 until 2004, when it was rezoned to DR 3.5. In 2016, it was rezoned again to DR 1. Significant portions of Perry Hall were downzoned to DR 1 over the last 10 years to control the number of students attending schools that had become overcrowded. With the construction of two new area schools, Perry Hall now has schools well under capacity and able to provide service to residents from new communities such as the one proposed by Applicant.

This Project seeks to develop thirty (30) single family detached homes on 12.769, or less than 2.5 homes per acre, which is consistent with the density of developments in the surrounding area. As proposed, the Project, respects the historical zoning classifications of the Property and the housing needs identified in Baltimore County’s MP 2030.

I. REQUIREMENTS FOR PUD APPLICATION:

BCC § 32-4-242(b) specifically requires an applicant to describe the projected impacts of the PUD on the surrounding area, to define the proposed community benefit, and to demonstrate how the project will meet the compatibility objectives outlined in BCC § 32-4-402. The following information will address those requirements.

A. PROJECTED IMPACTS OF DEVELOPMENT:

Water/Sewer: The Property is located inside Baltimore County’s Urban-Rural Demarcation Line (URDL), indicating that the property is serviced by public water and public sewer. The 2025 Baltimore County Basic Services Maps for water and sewer indicate that there are no deficiencies in this area for water and sewer. The Project will not have a negative impact on the County’s water or sewer infrastructure.

Transportation/Roads: Vehicular access to the new residential community is proposed by connecting Dovefield Road, which currently terminates at the southeast corner of the Property, to Chapel Road, which borders the northeast portion of the Property. According to

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the 2025 Basic Services Map for transportation, the site does not lie within a Level of Service that would restrict development.

Environmental: The Property is divided by an environmental area created by a pipe that runs under Perry Hall Boulevard and releases water at the northwest corner of the Property. While the Property is currently cleared and farmed without any protective easements, development of the Project will result in a permanent environmental easement being placed over the stream located in the center of the Property.

Schools: The Project will send students to Honeygo Elementary School, Perry Hall Middle School and Perry Hall High School. All of the schools have the capacity to accept the students projected from the Project without reaching “overcrowded” status.

Police and Fire Resources: The Project will not adversely impact the County’s ability to provide police and fire services. The Property is served by the Baltimore County Police Department, White Marsh Precinct (8220 Perry Hall Boulevard - approximately 3.5 miles from the site). The Property is also served by Baltimore County Fire Station 55 (9325 Belair Road - approximately 1 mile from the site), and the White Marsh Volunteer Fire Company - Station 20 (10331 Philadelphia Road – approximately 4 miles from the site). Each of these police and fire stations is equipped to handle any emergency that might occur at the site. All of the proposed dwellings will meet County and State Building and Fire Code Regulations.

B. DEVELOPMENT PROPOSAL:

Proposed PUD Site Acreage:	12.769± Acres
Existing Zoning:	DR 1
Existing Use:	Single family residential
Proposed Use:	Single Family Detached Homes
Permitted Density:	1 dwelling unit/acre = 12 dwelling units
Proposed Density:	30 dwelling units* (2.35+/- units/acre)
Permitted Floor Area Ratio:	Not applicable
Proposed Floor Area Ratio:	Not applicable

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Required # of Parking Spaces: 2.0 spaces/dwelling unit, plus visitor parking
Proposed # of Parking Spaces: 2.0 spaces/dwelling unit, plus visitor parking

*Applicant will request a modification of density for the proposed PUD to permit a total of 30 dwelling units in the form of single-family detached units on the Property in lieu of the uses and densities permitted under the Property's existing zoning classification. Modifications of parking, road and other bulk and area requirements may be requested in the Concept Plan and Development Plan submittals to minimize environmental and community impacts.

C. COMMUNITY BENEFIT:

BCC § 32-4-242(b)(6) requires that an applicant state how the PUD will provide a community benefit. Pursuant to BCC § 32-4-242(b)(6)(ii), Applicant proposes a higher quality architectural design standards with the use of building materials that mirror the Honeygo standards. Additionally, pursuant to BCC § 32-4-242(b)(6)(iii), Applicant proposes to contribute thirty thousand dollars (\$30,000.00) to a capital project identified by the councilmember in whose District the proposed PUD is located.

D. COMPATIBILITY:

Pursuant to Baltimore County Code (BCC) § 32-4-242(b)(5), an application for a Planned Unit Development (PUD) shall include a statement of how the development will comply with the compatibility requirements of § 32-4-402 of the BCC.

Identification of the Neighborhood:

In addressing the compatibility objectives, the development must be judged in relation to the "neighborhood." Section 32-4-402(a) defines "neighborhood" to include existing buildings adjacent to and extending from the proposed development to a definable boundary, such as a primary collector or an arterial street, an area with a significant change in character or land use, or a major natural feature.

Applying this definition to the Property, the neighborhood is defined by Belair Road to the west, Honeygo Boulevard to the north, and Joppa Road to the south and east. These roads are all "primary collector" or "arterial" streets that form defined boundaries.

Compatibility Objectives:

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The following responses will address how the Project will be compatible with the defined neighborhood.

1. The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.

The neighborhood includes a mix of housing types but is primarily improved with single family detached homes. The buildings are arranged in a similar pattern to other developments in the neighborhood with the homes located on linear streets with parking for the residents. The neighboring properties along Perry Hall Boulevard and Chapel Road are very similar in terms of size and orientation.

2. The building and parking lot layouts reinforce existing building and streetscape patterns to assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.

The design matches the existing building and streetscape patterns seen throughout the neighborhood. The front of each home will be oriented to the street, and significant buffer will remain in the center of the Property and along the rear of the homes backing to Perry Hall Boulevard. The layout is designed to minimize any impact on the existing neighborhoods that surround the Property.

3. The proposed streets are connected with the existing neighborhood road network wherever possible, and the proposed sidewalks are located to support the functional patterns of the neighborhood.

The Property is currently accessed from Chapel Road on the northeast side of the Property. Dovefield Road terminates at the southeast corner of the Property. Development of the Project will result in connection of the Property with the surrounding road network as Dovefield Road will be extended through the Property to connect to Chapel Road. This supports the functional pattern of the neighborhood and enhances connectivity of the existing neighborhood.

4. The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

There is minimal onsite open space on properties in the surrounding neighborhood. Numerous public parks have been established for the benefit of Perry Hall residents, and this project will propose to send any open space waiver fees to facilitate improvements in Angel

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Park. In terms of onsite open space, the center of the Property is preserved as “open” and will serve as environmental buffer. There is potential to seek approval for a walking path through the central area if the Department of Environmental Protection and Sustainability is willing to consider declaring a portion of the area as open space.

5. Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

There are no locally significant features of the site, however, the Project is designed to preserve and enhance the central environmental area while using the cleared/farmed area for the proposed new homes.

6. The proposed landscape design complements the neighborhood’s landscape patterns and reinforces its functional qualities.

The proposed landscape design will create tree-lined streetscapes that complement the framework of a walkable, pedestrian-friendly community with linkages to the adjacent neighborhoods. Additional plantings will enhance the central environmental area and will provide a buffer to the rear of the existing homes along Perry Hall Boulevard.

7. The exterior signs, site lighting, and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

Proposed exterior signage, site lighting, and accessory structures will be articulated through a set of design guidelines established in the PUD Pattern Book. The guidelines will define a uniform architectural theme that complements the surrounding neighborhood. High quality materials will ensure the exterior signage, site lighting, and any accessory structures in the open space area will provide a harmonious visual relationship within the new community.

8. The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The scale, proportion, massing, and detailing of the proposed homes will be consistent with and enhance the neighborhood, which contains a number of single family detached homes as well as townhomes, duplexes, and multifamily structures. The proposed building architecture will not only complement the homes in surrounding communities, but also convey a level of detail and architectural interest that improves the neighborhood and provides an appropriate

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transition between communities. Building materials will mirror the Honeygo area requirements.

CONCLUSION

Once you have had an opportunity to review the application and conceptual site plan, we hope that you will support Applicant's request for a General Development PUD for the Project. We look forward to engaging with the community and providing a project that fulfills a Baltimore County need while minimizing any impacts on the surrounding area.

Very truly yours,



Adam M. Rosenblatt

Enclosure

cc: Ron Schaftel
Josh Sharon, MRA

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**Statement of Financial Disclosure for
Perry Hall Chapel Estates PUD**

In satisfaction of Section 32-4-242(b)(7) of the Baltimore County Code, Applicant 4237 Chapel Road, LLC provides the following disclosure:

Property Owner: Janet Ann Rye Hash and William Henry Rye
4237 Chapel Road
Perry Hall, MD 21128

**PUD Applicant/
Contract Purchaser** 4237 Chapel Road, LLC
C/O The Southern Land Company, Inc.
1258 Henry Street
Baltimore, Maryland 21230

**Any partner, member, director,
or any other person with ownership
interest in PUD Applicant:**

Ronald O. Schaftel
1258 Henry Street
Baltimore, Maryland 21230

