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* Admitted in MD, NY

February 2, 2026

HAND-DELIVERED

The Honorable Julian Jones
The Baltimore County Council
400 Washington Avenue, Second Floor
Towson, Maryland 21204

**Re: Application for Planned Unit Development
Harmony Garden
Old Court Road, Tax Map 77, Parcel 1078 (Tax ID No. 1600002568)
4th Councilmanic District, 2nd Election District**

Dear Councilman Jones:

In compliance with Baltimore County Code ("BCC") § 32-4-242, Frederick Hamilton LLC (hereinafter "Applicant") submits this application for a general development Planned Unit Development ("PUD") for this project to be located in Randallstown/Milford Mill. We hope that you will support Applicant's proposal and allow it to proceed through the PUD process after reviewing the contents of this application, taking under advisement any and all comments from the community after the post-submission community meeting as well as the written preliminary evaluations of the Department of Planning, the Department of Environmental Protection and Sustainability and the Department of Public Works and Transportation.

THE PUD PROPOSAL:

The information provided in this PUD Application is intended to demonstrate that the proposed PUD will provide a high-quality residential community, which will offer one hundred eighty-two (182) dwelling units. The 182 dwelling units will be a combination of approximately 24' wide and 50' deep 2 over 2 units and 20' wide by 42' deep townhomes. The subject site is approximately 15.32 +/- acres of land. The site and acreage meet the criteria for a general development PUD as further explained in the below Identification of Site and Proposal portion of this application. The entire site is located inside the Urban Rural Demarcation Line ("URDL").

Neighborhood

Randallstown/Milford Mill is a neighborhood in northwest Baltimore County, Maryland. It is situated with convenience to shopping, dining and other daily conveniences. It is located near Northwest Hospital.

The location provides easy access to Liberty Road and the Baltimore Beltway (I-695). MTA bus lines are located in close proximity and provide a convenient form of public transportation for local residents. It is located within the Liberty Road (West) Commercial Revitalization District and will support businesses located therein. It is not located within a Design Review Panel Area. The proposed community is conveniently located near the Randallstown Community Center, Stevenswood Park, King Memorial Park, Northwest Regional Park and the Liberty Reservoir. Residents will have a great opportunity to blend convenient access to goods and services with country coziness.

The Vision for the Project

Among the several goals of this project is to correct the current jobs to housing imbalance in the central corridor of Baltimore County. Smart policy planning requires consideration of the geographical balance between locations of jobs and housing. According to research compiled by the Department of Geology and Geography from Auburn University, a jobs to housing imbalance occurs when the number of workers residing in an area differs substantially from the number of jobs. The proposed project will contribute to a more balanced jobs to housing ratio consistent with both regional and County policies. This project provides housing stability support and develops stronger neighborhoods by providing nearby community revitalization support.

The Maryland Department of Housing and Community Development issued a report on January 1, 2026 entitled 2030 Housing Production Targets for the State of Maryland (<https://dhcd.maryland.gov/HousingStartsHere/Documents/housing-starts-here-executive-order-summary.pdf>), which summarized the extent to which Maryland has a housing shortage, consistent with Governor Moore's Housing Starts Here Executive Order (which is included in same). The Comptroller of Maryland also issued a report entitled State of the Economy Series: Housing & the Economy dated October 2025 (<https://www.marylandcomptroller.gov/content/dam/mdcomp/md/reports/research/housing-economy-print.pdf>) which similarly details the housing crisis and how it impacts the economy.

Site Information

The subject site is well-suited for the proposed use because of its location, size, accessibility and proximity to amenities and services. The site is comprised of one parcel of land totaling approximately 15.32 +/- acres. It is predominately zoned OR-2 (Office Building – Residential) Zone with a smaller area zoned DR 5.5 and a very small area of BM-CCC. The site is located within the boundaries of Liberty Road, Brenbrook Drive, Church Lane and Old Court Road. The subject site is presently unimproved. The office building market has suffered a significant market downturn, so as previously acknowledged by the County Council, developing the site with office uses is no longer feasible (see Bill No. 80-24). The existing street pattern provides a unique opportunity for a residential community with access to public transportation and employment opportunities. The proposed Harmony Garden community will take advantage of this underutilized site in a comprehensive manner that will create a viable and beneficial use of the property in accordance with the needs of the community and the goals of the County.

Architecture and Landscaping

Harmony Garden's proposed dwelling design is modern, which compliments the existing neighborhood surrounding the Liberty Road corridor. The dwellings will have numerous exterior elements which will add interest and functionality while improving the appearance and quality of the building.

The goals of the proposed landscape elements are to create an organized, well-defined theme throughout the development, and an attractive environment for residents. Native or regionally adapted plantings will be provided. Select native, highly suitable, drought/disease tolerant plantings suitable for the site and microclimate will also be provided.

Master Plan Analysis

The proposed PUD is in conformance with the goals, objectives, and recommendations of the Master Plan 2030. It does not lie within the boundaries of an adopted community area plan.

The Vision Framework of The Master Plan 2030 establishes the goals and actions for the future long-range development of a sustainable Baltimore County. The principles below include supporting actions for achieving sustainable outcomes. The Livable Built Environment component of the Vision Framework, which has six (6) priorities, is intended to ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.

The Housing priority calls for the Master Plan 2030 to provide quality mixed-income housing options to meet the needs of a diverse population and strengthen neighborhoods. Goal 2,

Action 5 provides that we should establish place-based strategies to improve and enhance the housing stock in older communities. Goal 2, Action 8 provides that we should increase a healthy housing market in older communities while ensuring affordability within these areas to prevent displacement.

The goal of the Resilient Economy component of the Vision Framework, which has four (4) priorities, is intended to ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable development and redevelopment strategies that foster green business growth and build reliance on local assets. Goal 1 of the Resilient Economy component calls for the utilization of land use policies and innovative strategies to support redevelopment and reinvestment in commercial and industrial corridors and sites. Goal 1, Action 6 calls for the establishment of initiatives, such as the PUD process, to support innovative and adaptive re-use by the private sector to meet the changing economic conditions and needs.

Master Plan 2030 introduces the concept of retrofitting whereby traditional planning principles such as density, walkability and public space are used to help redevelopment fit into the well-established patterns and structures of the modern suburban-built environment. It identifies areas that are most suitable for retrofitting and establishes goals to make these core retrofit areas – or Nodes – the primary focus for redevelopment and investment. The Core Retrofit Areas were used as building blocks to create the new Master Plan 2030 Place Types Map. Core Retrofit Areas, called Nodes, such as the subject site are the most strategic locations for retrofitting efforts. They are predominantly located along aging neighborhood centers, major arterials, near transit hubs or large greyfield sites. While Primary Land Use in the Nodes can vary by Node Type, it may include High Density Residential. Although much of this area is already developed, there is some opportunity for new and infill development and redevelopment. The Master Plan 2030 supports this residential project in a Node that is appropriate for such a development.

Site History

The site is located in western Baltimore County. The area contains a mix of commercial businesses, offices, as well as recreational, residential and retail uses. The site was previously approved to be developed with apartments as evidenced by Plat No. O.T.G. 34, Folio 91, called the Liberty Towers Apartments.

REQUIREMENT FOR PUD APPLICATIONS:

Identification of Site and Proposal

BCC § 32-4-242(b)(1) requires that the proposed project site, the total tract acreage, and an explanation of how the site and the acreage meet the criteria for the type of PUD that is

proposed be included in the application. The proposed project site and its total tract acreage has already been identified in the PUD proposal portion of this application. The substantive and procedural requirements for a PUD are principally codified in Article 32, Title 4, Subtitle 2, Part IV of the BCC and Section 430 of the Baltimore County Zoning Regulations ("BCZR"). The Harmony Garden PUD meets the zoning criteria required. The entire property is located within the Urban Rural Demarcation Line ("URDL"), as provided in BCZR § 430.3.A. BCC § 32-4-242(b)(2) specifically requires that a schematic representation of the proposed PUD, including the general site layout, the proposed building types and uses and the proposed number of units, be included with this application. A copy of the schematic representation is included with this application.

Contrast PUD with Development Permitted by Underlying Zoning

Pursuant to BCC § 32-4-242(b)(3), this application is required to include a tabulation of the permitted existing density, the floor area ratio allowed, and the number of parking spaces required in the underlying zones, contrasted with a tabulation of the proposed density, floor area ratio, and number of parking spaces proposed in the PUD.

The following chart is provided in order to contrast the proposed PUD project with development under the standards that would otherwise apply in accordance with the underlying zoning classification:

Existing Zoning: OR-2, DR 5.5 & BM-CCC

Acreage: 15.32 +/- acres

Existing Density: Group houses and multifamily buildings are permitted in the OR-2 zone at a density of 10.5 dwelling units per acre (BCZR §§ 206.3.A.2, 1B01.1.A.1.d & § 1B02.2.A). Group houses and multifamily buildings are permitted in the DR 5.5 zone at a density of 5.5 dwelling units per acre subject to findings of compatibility by the hearing officer (BCZR § 1B01.1.A.1.c). Apartments are permitted in the BM-CCC zone and the specific number of dwelling or density units, as such, shall not be directly limited (BCZR §§ 235A.1 & § 235A.3). The OR-2 zoned portion of the site is 558,527 square feet or 12.82 acres which permits density of 134 dwelling units. The DR 5.5 zoned portion of the site is 87,639 square feet or 2.01 acres which permits 11 dwelling units. The BM-CCC zoned portion of the site is 1,251 square feet or 0.02 acres which permits 0 dwelling units. The underlying zoning without a PUD permits 145 dwelling units as proposed.

Proposed PUD Density: The proposed density is 182 dwelling units. As provided in BCZR §§ 430.3.C.2 & 1B02.2.A, if the underlying zone is classified as a business zone or an office zone or S.E. Zone, calculation of residential density may not exceed the density permitted in a D.R.16 Zone. The underlying zoning is predominantly OR-2 and would allow 16 density

units per acre. BCZR § 101.1 includes a definition of density units which provides that each two-bedroom dwelling unit is equivalent to 1.00 density units and each dwelling unit with three or more bedrooms is equivalent to 1.50 density units. All of the 2 over 2's and townhomes will have at least 3 bedrooms. The OR-2 zoned portion is 558,527 square feet or 12.82 acres which permits density of 205 density units. Since all proposed units have three or more bedrooms (and per the definition of density unit in BCZR § 101.1, each dwelling unit with three or more bedrooms is equivalent to 1.50 density units), 136 dwelling units, as proposed, are permitted without an amendment or modification by the County Council based on the OR-2 acreage. The DR 5.5 zoned portion of the site is 87,639 square feet or 2.01 acres which permits 11 dwelling units. The BM-CCC zoned portion of the site is 1,251 square feet or 0.02 acres which permits 0 dwelling units. The underlying zoning without a PUD permits 147 dwelling units as proposed without an amendment or modification by the County Council. BCC § 32-4-242(d)(2) and BCZR § 430.3.C.5 provide that the Council may amend or modify the densities or uses in the proposed PUD, provided said amendments or modifications are included in the resolution approving the continued review of the PUD.

Floor Area Ratio Allowed: 4.0 (BCZR § 235.5) for BM-CCC zoned portion and 0.50 (BCZR § 206.4.C.5) for OR-2 zoned portion. There is no FAR requirement for the DR 5.5 zoned portion of the site.

Floor Area Ratio Proposed: Conservatively, the FAR for the overall site is ± 0.65 .

Required Number of Parking Spaces: 364 parking spaces (2 per dwelling unit for one-family detached or semi-detached house, one-family group house (or townhouse), patio house, side-and-back attached house, two-family house (BCZR § 409.6.A.1)). With a 15% overflow/visitor parking requirement under the Comprehensive Manual of Development Policies (which amounts to 55 additional spaces), a total of 419 spaces are required.

Proposed Number of Parking Spaces: 512 parking spaces. For the townhomes, there will be 184 spaces (2 in garage + 2 in driveway for each unit). For the 2 over 2's there will be 272 spaces (1 in garage + 1 in driveway for each unit). 56 overflow/visitor parking spaces are proposed on the street for a total of 512 parking spaces.

Impact of PUD on the Surrounding Community

BCC § 32-4-242(b)(4) specifically requires that the projected impact of the PUD on the surrounding community be outlined as part of the application process. The following information will address these issues.

1. Water/Sewer: Harmony Gardens will be served by public water and sewer and include water conserving features. According to the 2025 Basic Services Maps, the property is not located within a deficient area or area of special concern for either water or sewer. The public

water and sewer service is sufficiently sized to accommodate the project. Every dwelling will be provided with an adequate supply of water for drinking, culinary use and other general domestic purposes. Therefore, the project will not result in any negative impact to Baltimore County's water and sewer infrastructure.

2. Transportation/Roads: According to the 2025 Basic Services Maps, the property is not located within a deficient transportation area. The proposed development will not have a negative impact on the surrounding roads and transportation infrastructure.

3. Environmental: There are no known rare, threatened, or endangered plants or animals existing on site. Stormwater management will be provided on-site and will meet the current Baltimore County standards for quantity and quality controls for stormwater runoff. The development will also comply with the forest conservation and forest buffer regulations. The design is aimed at ensuring that all materials are used efficiently with a minimum of waste.

4. Schools: The property is served by Church Lane Elementary School, Northwest Academy Middle School, and Randallstown High School. According to Baltimore County's 2024-2025 public school enrollment numbers, all schools are under capacity. In the 2024-2025 school year, Church Lane ES was at 71%, Northwest Academy MS was at 76% and Randallstown HS was at 78%. Applying the pupil yield factor for ES, MS and HS for single-family attached own using the 2024-2025 enrollment numbers, none of the schools would be considered overcrowded school districts. The pupil yield factors for ES, MS and HS for single-family attached own are 0.155, 0.096 and 0.104. None of the schools are close to full time enrollment (FTE) of state rated capacity (SRC), nor would any of them be projected to be an overcrowded school district after 3 years from the hearing officer's hearing for development plan approval as a result of the proposed development plan, provided that approval is granted in 2026. In fact, both Northwest Academy MS and Randallstown HS are actually projected to go down in enrollment in the next few years while Church Lane ES remains largely stagnant.

5. Police and Fire Resources: Harmony Garden will not adversely impact Baltimore County's ability to provide police and fire services. More specifically, the Baltimore County Fire Station 18 – Randallstown and the Baltimore County Police Department Randallstown Sub-Station on Liberty Road (which is more broadly covered by Precinct 2 (Woodlawn)) will not be adversely impacted by the proposed project, as this area of Baltimore County is not overburdened from a public service capacity perspective. Additionally, all structures on the property will be constructed in compliance with all current County and State Building and Fire Code Regulations.

Compliance with Compatibility Objectives

Pursuant to BCC § 32-4-242(b)(5), a PUD application must include a statement of how the development will comply with the compatibility objectives set forth within BCC § 32-4-402. However, BCC § 32-4-402.1(a)(1) supersedes BCC § 32-4-242(b)(5) and requires the Director of Planning to make compatibility recommendations to the Hearing Officer for a Planned Unit Development, which, in whole or in part, is located in a Baltimore County Commercial Revitalization District. The site is located within the Liberty Road (West) Commercial Revitalization District.

BCC § 32-4-402.1(b) outlines the eleven (11) compatibility requirements to be analyzed in relation to the PUD being designed to substantially comply with the following compatibility objectives so that the development: (1) Is in a location that is significant due to its visibility, accessibility or siting, (2) Has or will provide adequate public infrastructure, (3) Provides compact development, (4) Provides sustainable design, (5) Encourages new investment or reinvestment opportunities, (6) Fosters development or redevelopment of well-located but under-utilized or obsolete properties, (7) Provides economic benefits, (8) Demonstrates that its buildings, parking structures, landscaping, open space patterns, signage and other architectural treatments are spatially and visually integrated within the development and incorporate appropriate elements of urban design, (9) Connects proposed streets with the existing neighborhood road network, if practicable, and locates proposed sidewalks to support the functional patterns of the neighborhood, (10) Integrates locally significant features of the site such as distinctive buildings or vistas into the site design and (11) Supports a uniform architectural theme in its exterior signs, site lighting and accessory structures.

1. LOCATION

Pursuant to BCC § 32-4-402.1(b)(1) the Location objective contemplates whether the PUD, “[i]s in a location that is significant due to its visibility, accessibility or siting.”

The proposed site location is significant regarding its accessibility and siting and to a lesser extent its visibility near the intersection of Liberty Road with Brenbrook Drive and Old Court Road. The location of this site will also provide linkages to the vicinal recreational uses and retail opportunities in the area.

2. ADEQUATE INFRASTRUCTURE

Pursuant to BCC § 32-4-402.1(b)(2) the Adequate Infrastructure objective contemplates whether the PUD, “[h]as or will provide adequate infrastructure.”

According to the 2025 Basic Services Maps, the site is not within a deficient area for transportation, water or sewer. The development’s ingress and egress to Liberty Road has been designed to efficiently provide access to the site. The internal drive aisles will similarly

provide for efficient flow of traffic both within the site and the surrounding street system. In addition, the Property is connected to public water and sewer and is designated W1/S1.

The proposed residential development will provide much needed revitalization to an area that has not had many new homes built over the years. The Adequate Public Facilities provision regarding schools will not cause the surrounding schools to be overcrowded as enrollment in the schools serving this site are some of the lowest in the County. The proposed development will not adversely impact the County's ability to provide police and fire services, specifically, from the Baltimore County Fire Station 18 - Randallstown and the Baltimore County Police Department Randallstown Sub-Station on Liberty Road (which is more broadly covered by Precinct 2 (Woodlawn)). All buildings will meet all County and State Building and Fire Code Regulations. Finally, the proposed residential development will not have any significant or adverse effects upon libraries or other public facilities or services.

3. COMPACT DEVELOPMENT

Pursuant to BCC § 32-4-402.1(b)(3) the Compact Development objective contemplates whether the PUD, "[p]rovides compact development."

The proposed residential development will include a thoughtfully designed mix of townhomes and 2 over 2 dwelling units. The townhomes will front on the direct access to the site on Church Lane and Old Court Road and not only will include garage and driveway parking for each unit but will also include a substantial amount of on-street parking throughout the community. The residential community will contain a number of open spaces for the residents on site but will also be in close proximity to commercial uses in the vicinity.

4. SUSTAINABLE DESIGN

Pursuant to BCC § 32-4-402.1(b)(4) the Sustainable Design objective contemplates whether the PUD, "[p]rovides sustainable design."

The high-quality materials and architecture which will be proposed will ensure that the residential community provides sustainable design.

5. INVESTMENT OPPORTUNITIES

Pursuant to BCC § 32-4-402.1(b)(5) the Investment Opportunities objective contemplates whether the PUD, "[e]ncourages new investment or reinvestment opportunities."

The proximity of this project to so many businesses will help those businesses prosper and make this walkable community beneficial for the future residents as well.

6. DEVELOPMENT INCUBATION

Pursuant to BCC § 32-4-402.1(b)(6) the Development Incubation objective contemplates whether the PUD, “[f]osters development or redevelopment of well-located but under-utilized or obsolete properties.”

A rising tide lifts all ships. The significant investment in this PUD will foster redevelopment of vicinal businesses as it represents some of the first new homes in the area in some time.

7. ECONOMIC BENEFITS

Pursuant to BCC § 32-4-402.1(b)(7) the Economic Benefit objective contemplates whether the PUD, “[p]rovides economic benefits.”

While this additional housing will increase the County’s tax base, it should help commercial businesses in the area as well.

8. INCORPORATE ELEMENTS OF URBAN DESIGN

Pursuant to BCC § 32-4-402.1(b)(8) the Urban Design objective contemplates whether the PUD, “[d]emonstrates that its buildings, parking structures, landscaping, open space patterns, signage and other architectural treatments are spatially and visually integrated within the development and incorporate appropriate elements of urban design.”

The orientation of the new residential buildings and open spaces incorporate urban design principles in that the largest open space is centrally located. The architecture and materials of the proposed dwellings will invoke a modern and efficient layout.

Significant efforts were made to design a sense of place where residents could enjoy the new amenities provided by this development as well as the vicinal businesses. This property affords the residents with the opportunity to recreate, dine and shop nearby, thereby taking traffic off the roads and encouraging walkability. The landscaped pedestrian and vehicular linkages will constitute the beginning of a new era for Randallstown/Milford Mill.

9. ROAD WIDTHS AND SIDEWALKS

Pursuant to BCC § 32-4-402.1(b)(9) the Road Widths and Sidewalks objective contemplates whether the PUD, “[c]onnects proposed streets with the existing neighborhood road network, if practicable, and locates proposed sidewalks to support the functional patterns of the neighborhood.”

Harmony Garden's ingress and egress to side roads (and ultimately Liberty Road) has been designed to efficiently provide access to and from the site. The internal drive aisles will similarly provide for efficient flow of traffic both within the site and the surrounding street system. The sidewalks along Church Lane and Old Court Road and within the PUD will provide efficient access to the site from the neighborhood for pedestrians.

10. SITE FEATURES

Pursuant to BCC § 32-4-402.1(b)(10) the Site Features objective contemplates whether the PUD, "[i]ntergrates locally significant features of the site such as distinctive buildings or vistas are integrated into the site design."

There are no locally significant features such as distinctive buildings or vistas. The proposed residential structures will emphasize the streetscape, with facades fronting the public realm and residential architecture that connects the commercial area with the existing residential community with landscaping and buffering in strategic locations. Surface parking is offered throughout the community and in proximity to the centralized open space.

11. UNIFORM ARCHITECTURAL THEME

Pursuant to BCC § 32-4-402.1(b)(11) the Uniform Architectural Theme objective contemplates whether the PUD, "[s]upports a uniform architectural theme in its architectural signs, site lighting and accessory structures."

Townhouses and two over two dwellings present a unique opportunity to engineer an appropriate layout, as compared to a single-family detached community. The scale, proportions, massing and detailing of the townhouse buildings will be proportional in scale to the existing structures and uses nearby within the Randallstown/Milford Mill neighborhood. Quality elevations require the use of a variety of materials, particularly in the details of the façade design. Harmony Gardens will be constructed with high quality materials and will maintain harmony with the existing neighborhood at large. Site lighting will have fixtures which dim or cut off at set times so as not to cast light onto adjacent properties. Signage will similarly be tastefully designed to fit within the fabric of the community.

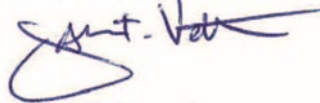
Community Benefit

BCC § 32-4-242(b)(6) requires that an applicant state how the PUD will provide one or more of the statutorily provided community benefits.

Preliminarily, the community benefit being provided by the proposed residential community is as follows. Harmony Garden will provide a public policy benefit by promoting economic development opportunities by locating the PUD in a Commercial Revitalization District. Additionally, an environmental benefit will be provided by proposing to achieve at least a silver rating according to the U.S. Green Building Council's LEED Green Building Rating System or proposing residential structures that achieve at least a silver rating according to the ANSI (American National Standards Institute) NGBS (National Green Building Standard). An appropriate capital improvement benefit will be discussed prior to the adoption of a resolution.

We hope you will support this transformative project after you have had the opportunity to consider any and all comments from the community after the post-submission community meeting as well as the written preliminary evaluations of the Department of Planning, the Department of Environmental Protection and Sustainability and the Department of Public Works.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Jason T. Vettori", with a stylized flourish at the end.

Jason T. Vettori

Enclosures: Financial Disclosure for PUD Application
Schematic Representation of the Proposed PUD

Cc: Thomas H. Bostwick (via email)
C. Peter Gutwald (via email)
Lloyd Moxley

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
JASON T. VETTORI
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* Admitted in MD, NY

February 2, 2026

HAND-DELIVERED

The Honorable Julian Jones
The Baltimore County Council
400 Washington Avenue, Second Floor
Towson, Maryland 21204

**Re: Application for Planned Unit Development
Harmony Garden
Old Court Road, Tax Map 77, Parcel 1078 (Tax ID No. 1600002568)
4th Councilmanic District, 2nd Election District**

Dear Councilman Jones:

In compliance with Section 32-4-242(b)(7) of the Baltimore County Code, Frederick Hamilton, LLC (hereinafter "Applicant"), provides the following disclosure of any person who owns or has ownership interest in the property that is the subject of the Planned Unit Development ("PUD") and the name of any person who has any financial interest in the PUD:

Persons who own or have ownership interest in the property, Old Court Road (Tax ID No. 1600002568):

Frederick Hamilton LLC
500 N Washington Street #1043
Rockville, MD 20849

Persons who have any financial interest in the PUD:

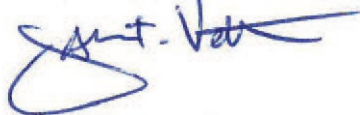
Bai and Company LLC, DBA: Potomac Realty Company ("Potomac")
Sichao Bai
500 N Washington Street #1043
Rockville, MD 20849

The Honorable Julian Jones
February 2, 2026
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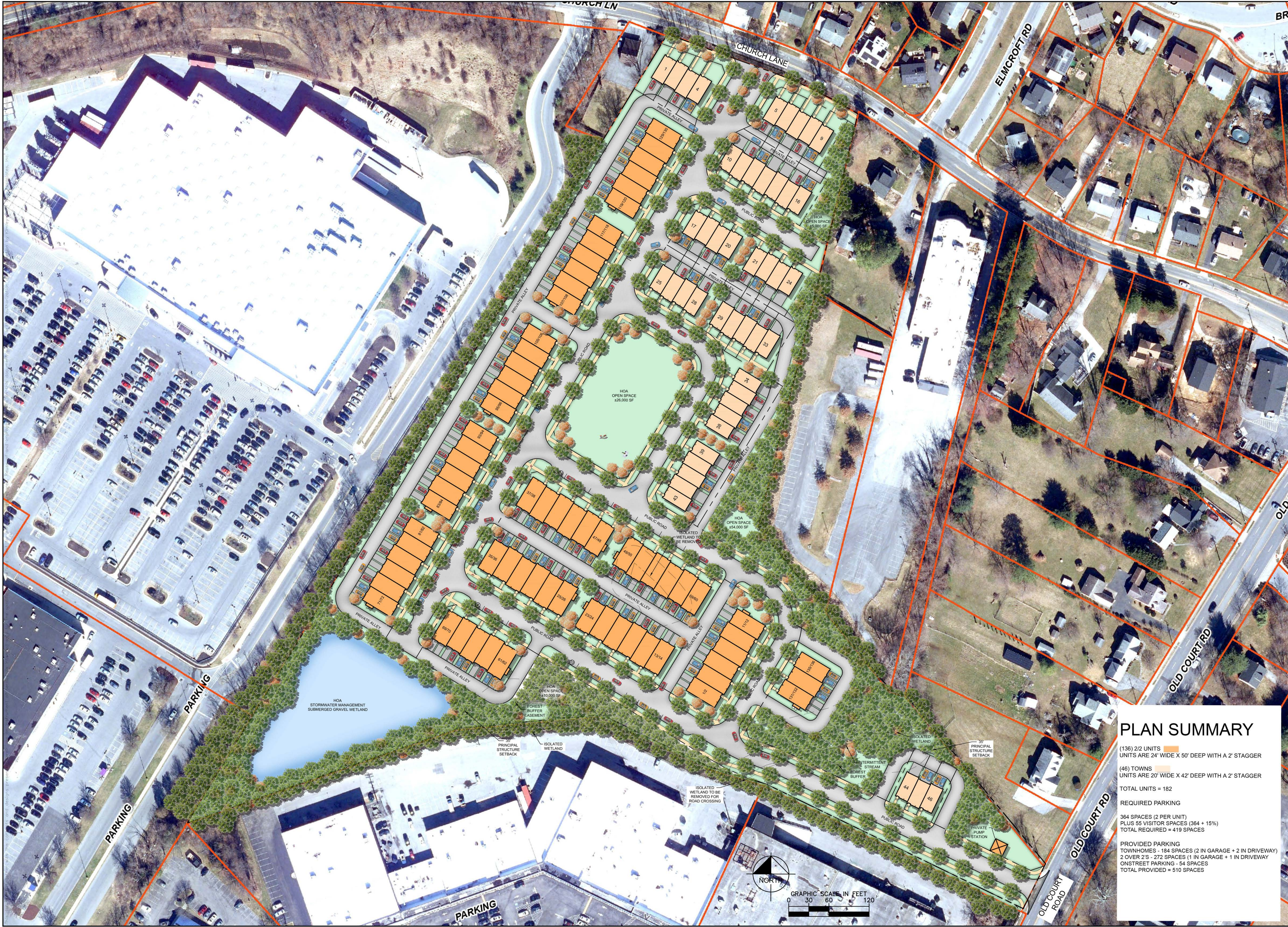
and

Sichao Bai
500 N Washington Street #1043
Rockville, MD 20849

Very truly yours,

A handwritten signature in blue ink, appearing to read "J. T. Vettori", with a large, stylized loop at the end.

Jason T. Vettori



PLAN SUMMARY

(136) 2/2 UNITS
UNITS ARE 24' WIDE X 50' DEEP WITH A 2' STAGGER

(46) TOWNS
UNITS ARE 20' WIDE X 42' DEEP WITH A 2' STAGGER

TOTAL UNITS = 182

REQUIRED PARKING

364 SPACES (2 PER UNIT)
PLUS 55 VISITOR SPACES (364 + 15%)
TOTAL REQUIRED = 419 SPACES

PROVIDED PARKING

TOWNHOMES - 184 SPACES (2 IN GARAGE + 2 IN DRIVEWAY)
2 OVER 2'S - 272 SPACES (1 IN GARAGE + 1 IN DRIVEWAY)
ONSTREET PARKING - 54 SPACES
TOTAL PROVIDED = 510 SPACES

Kimley»Horn

215 WASHINGTON AVE. SUITE 500, TOWSON, MD 21204
PHONE: 443-743-3500
WWW.KIMLEY-HORN.COM

SCHEMATIC REPRESENTATION OF PROPOSED PUD

HARMONY GARDEN

DATE: 12/10/2025
SCALE: MAB
DESIGNED BY: MAB
DRAWN BY: MAB
CHECKED BY: MAB

REVISIONS

NO. BY DATE

PROJECT: KHA

SHEET NUMBER: 1

BALTIMORE COUNTY, MARYLAND