KOTROCO & ASSOCIATES, LLC

Attorneys at Law
210 Allegheny Avenue, Suite 100
Towson, Maryland 21204
410-299-2943

Email Reply to: Tim@kotrocolaw.com
Telephone: 410-299-2943

Timothy M. Kotroco, Esq.
Matthew T. Kotroco, Esq.
Paul M. Mayhew, Esq.
Of Counsel
John E. Beverungen, Esq.

November 4th, 2026

The Honorable Michael Ertel, Chairman
The Baltimore County Council
400 Washington Avenue, Second Floor
Towson, Maryland 21204

RE: Application for Planned Unit Development
Cloverfield
10 Clover Avenue, Tax Map 90, Parcel 984
6th Councilmanic District, 15th Election District

Dear Councilman Ertel,

I. Summary of the Property

Our firm has been retained to apply for a General Development Planned Unit Development ("PUD") on behalf of Clover Lane Holdings, LLC ("Applicant"), the owner of a 11.323 acre property located at 10 Clover Avenue in Middle River ("Property"). In accordance with Section 32-4-242 of the Baltimore County Code ("BCC"), the Applicant submits this application.

The Applicant seeks to develop the Property with 58 townhouse dwellings. After reviewing the enclosed information, we believe that you will see the benefits of this proposal, and we hope that you will support Applicant's proposal for this project and allow it to proceed through the PUD process.

The Applicant intends to refer to this development as "Cloverfield." The Property is located off of Middle River Road. It is split zoned, with 9.69 acres DR 2; 1.138 acres DR 5.5, and 0.506 acres BR. It is located within the Urban-Rural Demarcation Line. It is a rectangular parcel bordered on the north and south by wooded areas and on the east and west by residential neighborhoods. The BR portion along Middle River Road is currently improved with a tavern that will be razed.

II. Cloverfield PUD Proposal

Our market research indicates a strong demand for mid-priced housing in the Middle River area and we believe Cloverfield will meet some of that demand. The Applicant plans to improve the Property with 58 high quality 20' townhomes with the end units being 22'. The townhomes are

proposed to include high quality building materials. (See attached, proposed front elevations). Each house will have two parking spaces; the developer is proposing an additional 51 spaces for guest parking (almost one per house).

This community will feature numerous amenities, including a pocket park with gazebo, two tot lots, and a mulch walking path with numerous benches around the entire perimeter of the site. Extensive landscaping and plantings are also proposed. The surrounding neighbors will enjoy access to the walking path and amenities. Three separate stormwater management areas will be constructed, and this will greatly improve the existing site conditions, as well as those in the neighborhood to the west – which is currently subject to regular flooding. (See attached Concept Plan)

III. Compliance with Master Plan 2030 and Community Plan

The Applicant believes that this project will integrate seamlessly into the neighborhood and align with Baltimore County's Master Plan 2030. According to Master Plan 2030, the designated "place type" of the Property is as a "connected neighborhood," which is described in the Master Plan as having "a wide variety of uses, including a mix of commercial, office, industrial, and residential uses . . .". And further, that "many of these areas present opportunities for infill development and redevelopment including adding a variety of housing types such as detached single family, townhomes and apartments. These places contain a dense population of residents, employees, and visitors needed to support the Node which they surround." In this case the Middle River community is the "Node" connected to the Property. We believe that the proposed development of this site is in complete harmony with the Master Plan 2030 and will add desirable new housing stock in this area of the County.

The Property is also within the boundaries of the Middle River Community Plan which was adopted in 2007. The Plan identified potential "development pods" and the area between Compass Road and Middle River Road, where this site is located, was labelled POD 15 and was identified as having development potential (see Community Plan, Map 16).

IV. Requirements for PUD Application:

BCC Section 32-4-242(b) 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 Section 32-4-402. The following information addresses those requirements.

A. Projected Impacts of Development

Water/Sewer: The PUD Area is situated within Baltimore County's Urban-Rural Demarcation Line, meaning it is served by public water and sewer systems. According to Baltimore County's 2026 Basic Services Maps for Water Supply and Sewer the site is not located in a water or sewer-deficient area or an area of concern. The Applicant plans to connect to the existing water and

sewer mains in Middle River Road, both of which have sufficient capacity to support the project without impacting service in the surrounding area.

Transportation/Roads: According to Baltimore County's 2026 Basic Services Maps for Transportation the site is not located within a deficient traffic shed (classified as an "E" or "F" Traffic Shed). The proposed development will be accessed from Middle River Road via Clover Road, which will be extended from its current terminus. This community will utilize the existing road network, which has more than adequate capacity. Of note, the developer will pay for and install a new traffic signal at the intersection of Middle River and Clover Roads. This will enhance traffic safety and flow in the area. The traffic signal will also provide a controlled access point to the residents who live in Miramar Landing, as their entrance road would be part of that signalized intersection.

Environmental Impact
A Forest Delineation Report and Steep Slopes Analysis has been performed. The site contains an area of non-tidal wetlands as well as forest and natural vegetation. There are no rare, threatened, or protected plant or animal species. Several existing trees qualify as specimen trees under the Forest Conservation Act and may be affected by this development. All these trees are in fair or poor condition. Regardless of development impact, some trees in poor condition may require removal due to their health. The site currently includes a minimal area of impervious surface but it has no stormwater management measures to mitigate runoff. If the project proceeds, the Applicant's stormwater management plan will incorporate quality and quantity control measures. These requirements will likely be met using a combination of micro-bioretention features for water quality treatment and either a surface or below-grade extended detention facility.

Schools
The proposed PUD development will be served by Victory Villa Elementary, Middle River Middle School and Kenwood High School. None of these schools are overcrowded. (See attached School Impact Analysis Form provided by the Planning Department)

Police and Fire Resources
The Property is served by Baltimore County Police Precinct 11–Essex, and Baltimore County Fire Station 12. The development plan will not affect the County's ability to provide police and fire services. All proposed buildings will comply with County and State Building and Fire Code regulations.

B. Development Proposal:

Permitted Existing:

Existing Tract:	11.323 (gross) 11.169 (net) acres
Existing Zoning:	DR 2 (9.679) DR 5.5 (1.138) BR (0.056) acres
Permitted Use:	Single family dwellings, commercial uses in BR zone

Permitted Density:	DR 2 – 19 dwellings; DR 5.5 – 6 dwelling units
Required Parking:	2 spaces per unit plus .88 visitor spaces per unit

Proposed:

Proposed PUD Area:	10.817 acres (excludes 0.056 BR zoned area)
Existing Zoning:	DR 2 (9.679 acres) DR 5.5 (1.138 acres)
Proposed Use:	Townhouse community
Proposed Density:	58 Townhouses
Proposed Floor Area Ratio:	Not Applicable
Required Parking:	116 spaces (2 per dwelling) plus 51 visitor spaces (.88 per dwelling)
Proposed Parking:	116 spaces plus 51 visitor spaces

* Applicant will request a modification for the proposed PUD to permit the intended use and density under the property's existing zoning classification. Modifications of bulk and area and parking requirements may also be requested.

C. Community Benefit

Baltimore County Code (BCC) Section 32-4-242(b)(6) requires an applicant to demonstrate how a planned unit development (PUD) will provide a community benefit. First, the Applicant proposes to purchase and install a new traffic signal at the entrance to the community at the intersection of Clover Avenue and Middle River Road. This will improve traffic flow and traffic safety in the Middle River Community. Further, in compliance with BCC Section 32-4-242(b)(6)(i), the Applicant intends to provide an environmental benefit by achieving at least a Silver rating under the National Green Building Standards (NGBS). Additionally, the Applicant intends to provide extensive private open space that will be available for the community's use. As depicted on the attached Concept Plan, this open green space will feature a walking path, a pocket park with a gazebo and two "tot lots."

D. Compatibility Analysis

As required by BCC Section 32-4-242(b)(5), a PUD applicant must also describe how the project meets the compatibility objectives outlined in BCC Section 32-4-402. The evaluation of compatibility is based on the definition of "neighborhood" as described in Section 32-4-402(a), which considers existing buildings adjacent to and extending from the proposed development to

a definable boundary, such as a primary road, a significant change in character or land use, or a major natural feature.

Using this definition, the neighborhood is delineated as follows:

- **North:** Bird River Road
- **East:** Miramar Landing Subdivision
- **South:** Rte. 700 (Martin Boulevard)
- **West:** Transverse Avenue

This area encompasses a mix of land uses, including:

- **Residential:** Single-family detached and semi-detached homes, most built during and shortly after WW II except for Miramar Landing which was recently built
- **Senior Care Facilities:** Inspirations Bayside Assisted Living Center to the south
- **Institutional Uses:** Middle River Baptist Church to the north
- **Restaurant/Bar:** Tavern on the Hill is on the corner of Clover and Middle River. It is in poor condition. It is proposed to be razed and replaced with a more community friendly use.

The proposed development is consistent with the surrounding neighborhood's mixed-use character and aligns with the compatibility objectives set forth in the County Code. There is DR 16 and DR 10.5 zoning to the south as well as on the opposite side of Middle River Road. This development will provide much needed modern housing in the Middle River community.

Compatibility Objectives

1. **Building Arrangement and Orientation**
   The proposed buildings and site improvements are designed to reflect the existing neighborhood patterns.
2. **Building and Parking Lot Integration**
   The layout of the proposed building and parking areas is designed to reinforce existing streetscape patterns. Each townhouse will have a one car garage and driveway space for an additional vehicle. In addition, 51 off-street visitor parking spaces are conveniently dispersed throughout the community.
3. **Street and Sidewalk Connectivity**
   Cloverfield will integrate with the existing neighborhood road network by utilizing public roads that border the Property. The Applicant plans to improve site access and traffic flow by installing a traffic signal at the intersection of Clover Avenue and Middle River Road. This will provide safe ingress and egress for the community and will help calm traffic on Middle River Road. ADA compliant sidewalks are proposed throughout the community.
4. **Open Space Integration**
   The proposed development's open spaces are designed to align with the neighborhood's existing open space patterns, enhancing both form and function. As noted above, a mulch walking path will be installed around the perimeter and a pocket park and "tot lots" will provide areas for relaxation and social interaction for residents.
5. **Preservation of Locally Significant Features**
   There are no locally significant features on the site. However, substantial areas of wetland, forest and vegetation will be preserved.

6. **Landscape Design Harmony**
The proposed landscape design complements the existing neighborhood aesthetic while enhancing its functional qualities. Street trees will be added along public roads, and screening will be provided along the northern property boundary adjacent to residential properties. The parking areas and drive aisles will be landscaped with shade and ornamental trees to soften the built environment. Additionally, any necessary equipment will be appropriately screened, and flowering plants and low-level landscaping will be incorporated throughout the site to enhance visual appeal and mitigate the impact of impervious surfaces.

7. **Architectural Consistency in Signage, Lighting, and Structures**
The exterior design elements, including signs, lighting, and accessory structures, will adhere to a unified architectural theme that aligns with the surrounding residential properties. The site lighting will feature "cut-off" fixtures designed to minimize impact on adjacent properties. Site identification signs will be placed at vehicular entrances, carefully designed to complement the building's architectural style and respect the character of the neighborhood.

8. **Building Scale, Proportions, and Architectural Detailing**
The proposed townhomes' scale, proportions, and architectural details are designed to align with the other residential styles in the neighborhood. As shown in the elevations, the proposed homes will have pitched roofs with a mix of dormers and peaks and ample fenestration. Substantial architectural detail will be provided and high quality materials and neutral colors will achieve superior design results. As noted above, the homes will attain at least a silver LEED rating.

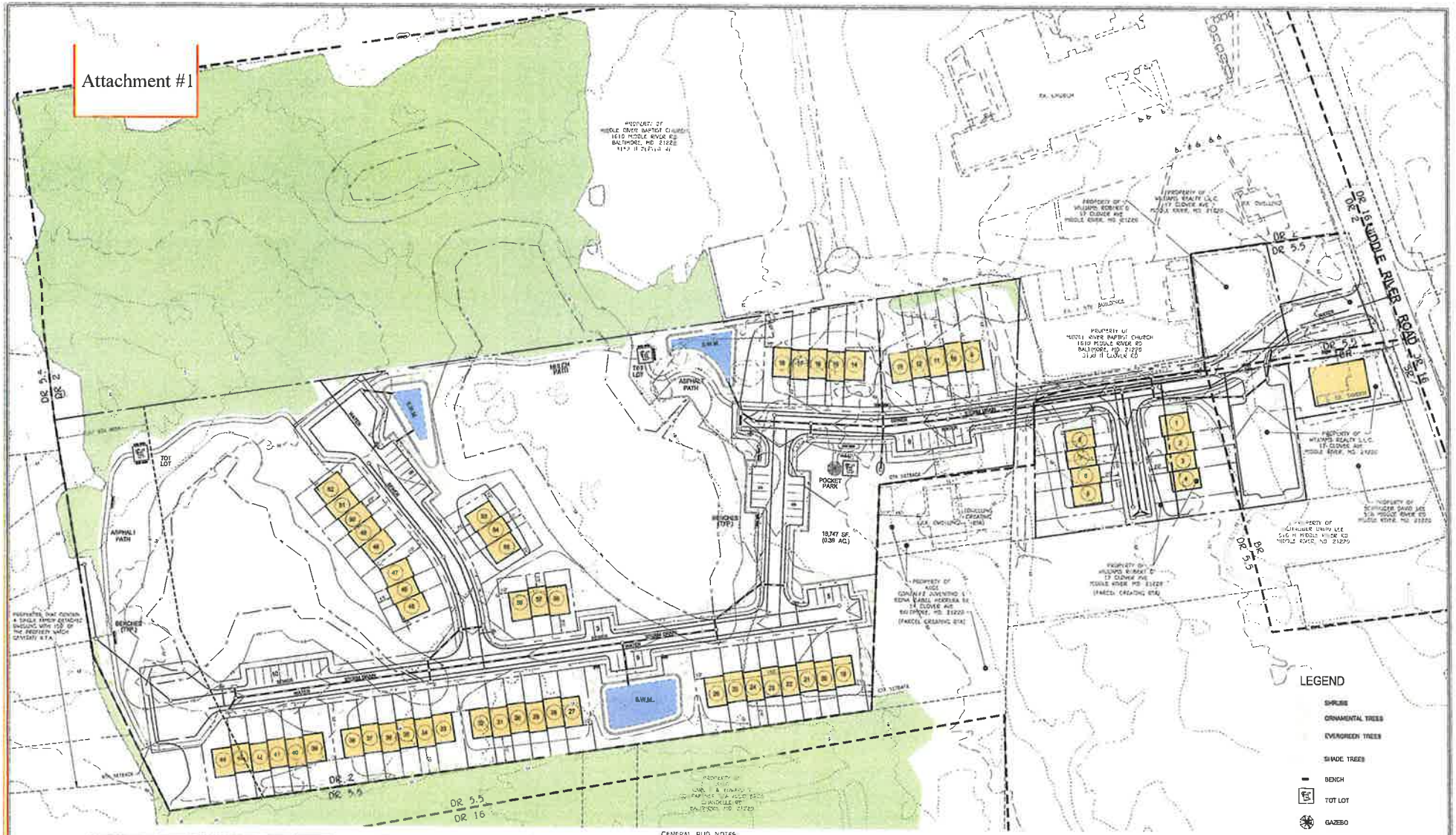
We appreciate your time in reviewing this application, conceptual site plan, and presentation materials, and we hope you will support the Applicant's request for General Development PUD approval for the Cloverfield development. We are available to answer any questions or discuss any concerns you may have.

Sincerely,

Timothy M. Kotroco, Esq

Enclosures

Attachment #1



HOUSING CHART	
UNITS	SIZE
46	20'X32' MIDDLE UNITS
24	22'X32' END UNITS
*46 TOTAL UNITS	

PARKING TABULATION	
UNITS	SPACES PROVIDED
46	2 SPACES / UNIT = 92 (1 GAR. & 1 DRIVEWAY)
	VISITOR @ .5 / UNIT = 23 (0.08 SF. PER UNIT)

*GARAGE MAY NOT BE CONVERTED INTO LIVING OR STORAGE SPACE UNLESS APPROVED BY A ZONING VARIANCE.

ANTICIPATED MODIFICATIONS TO STANDARDS

1. SECTION 1B01.1.A.1 - TO PERMIT GROUP HOUSES (TOWNHOUSES) IN THE DR 2 & DR 5.5 ZONES
2. SECTION 1B01.1.A.2 - TO PERMIT ALLOWABLE DENSITY TO BE REDISTRIBUTED WITHOUT RESPECT TO ZONING BOUNDARIES (DR 2 & DR 5.5)
3. SECTION 1B01.1.A.3 - TO PERMIT DENSITY UP TO 7 UNITS PER ACRE IN LIEU OF 2.2 UNITS
4. C.M.D.P. SINGLE FAMILY ATTACHED - TO ALLOW UP TO 8 ATTACHED UNITS IN LIEU OF 6 UNITS
5. C.M.D.P. SINGLE FAMILY ATTACHED - TO ALLOW 15' SIDE YARD SETBACK IN LIEU OF 25'
6. C.M.D.P. SINGLE FAMILY ATTACHED - TO ALLOW AS CLOSE AS 6' BETWEEN SIDE ELEVATIONS IN LIEU OF 25' OR 20' (ALLOWED MODIFICATION)
7. C.M.D.P. SINGLE FAMILY ATTACHED - TO ALLOW AS CLOSE AS 5' BUILDING FACE TO TRACT BOUNDARY IN LIEU OF 30'
8. SECTION 405.1.E.1.a. - TO PERMIT A 15' RTA SETBACK IN LIEU OF 75' AND A 0' BUFFER IN LIEU OF 50'
9. C.M.D.P. SINGLE FAMILY ATTACHED - TO ALLOW AS CLOSE AS A 16' FRONT BUILDING FACE TO PUBLIC STREET RIGHT-OF-WAY IN LIEU OF 25'
10. C.M.D.P. SINGLE FAMILY ATTACHED - TO ALLOW AS CLOSE AS A 15' REAR YARD SETBACK IN LIEU OF 25' DEEP PRIVATE SHADE AND 30' REAR YARD

GENERAL PUD NOTES

1. ACREAGE (GROSS) = 12.993 AC.±
2. ACREAGE (NET) = 11.149 AC.±
3. ZONING CLASSIFICATION: DR 2, DR 5.5 & BR
4. INDIVIDUAL ZONING ACREAGE:
   A. DR 2 = 5.670 AC.±
   B. DR 5.5 = 7.130 AC.±
   C. BR = 0.506 AC.±
5. PERMISSIBLE DENSITY UNDER CURRENT ZONING:
   A. DR 2 = 19.358 (15 DWELLING UNITS)
   B. DR 5.5 = 39.194 (16 DWELLING UNITS)
   C. BR = 3.542 (3 DWELLING UNITS) AND PLUS NON-RESIDENTIAL USES
6. DWELLING UNITS PROPOSED (UNDER PUD APPROVAL) = 50 DWELLING UNITS (3.12 UNITS PER GROSS ACRE)

*NOT INCLUDING THE BR ZONED ACREAGE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

OWNER/DEVELOPER
CLOVER LANE HOLDING, LLC.
9310 STAGG ROAD
DUNDALK, MARYLAND 21222

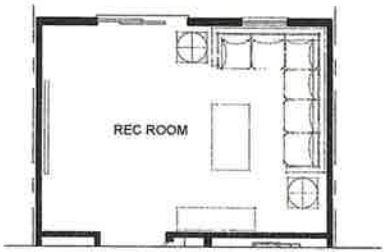
CONCEPT PLAN
CLOVERFIELD

CLOVER LANE HOLDING, LLC.
10 CLOVER AVENUE
PB 5, F. 1
TAX MAP NO.: 90 GRID NO.: 4 PARCEL NO.: 984
DR 2 / DR-5.5 / BR
15th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY, 2026
SHEET 1 OF 1

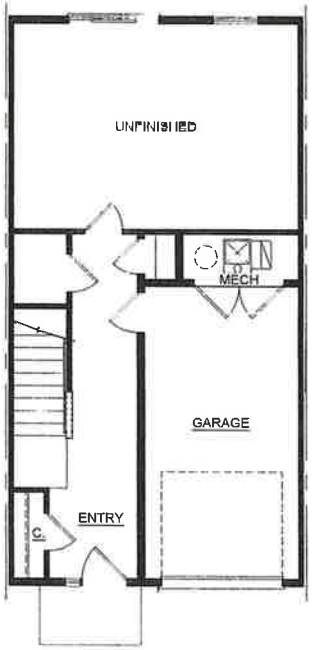
Attachment #2A



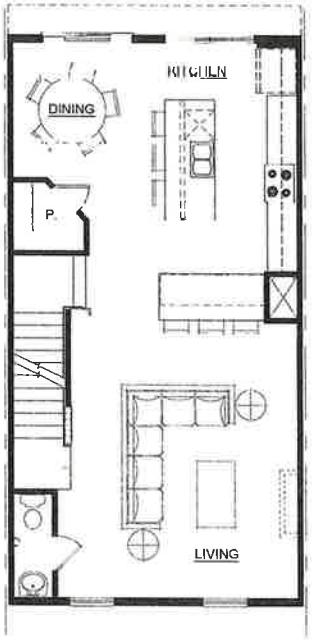
LOWER LEVEL PLAN - OPT. BDRM 4



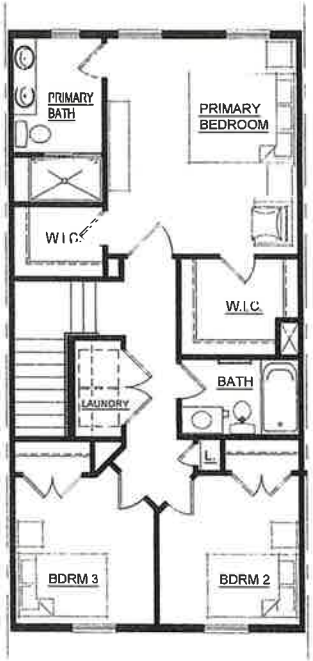
LOWER LEVEL PLAN - OPT. REC ROOM



LOWER LEVEL PLAN



FIRST FLOOR PLAN



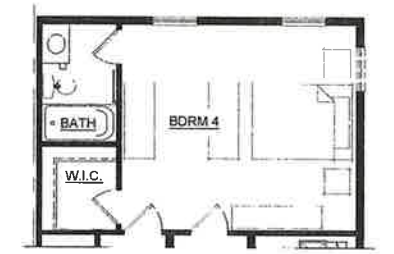
SECOND FLOOR PLAN

AREA SCHEDULE	
LOWER LEVEL	219
FIRST FLOOR	677
SECOND FLOOR	600
TOTAL	1496
OPT. REC ROOM	+292

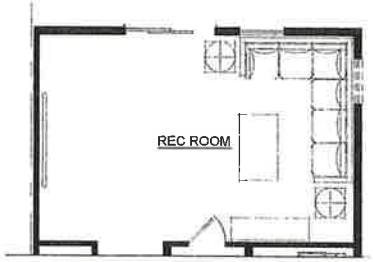
CLOVERFIELD 20x38 TOWNHOMES

THISTLE DESIGN LLC

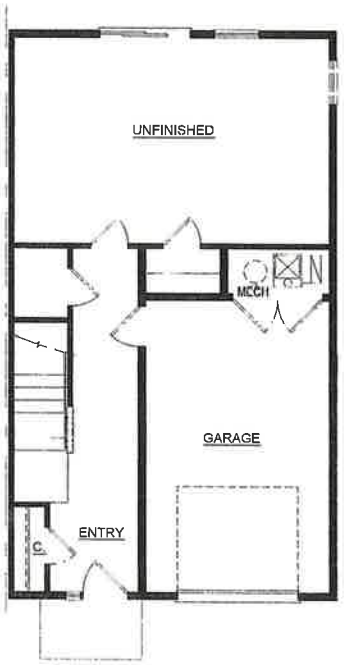
Attachment #2B



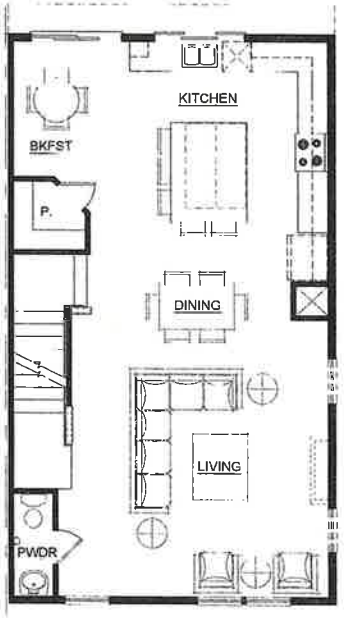
LOWER LEVEL PLAN - OPT BDRM 4



LOWER LEVEL PLAN - OPT. REC ROOM



LOWER LEVEL PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA SCHEDULE	
LOWER LEVEL	321
FIRST FLOOR	755
SECOND FLOOR	880
TOTAL	1956
OPT. REC ROOM	+321

CLOVERFIELD 22x38 TOWNHOMES

THISTLE DESIGN LLC

Attachment #3



CLOVERFIELD
20'+22' SINGLE FAMILY ATTACHED

Attachment #4

SCHOOL IMPACT ANALYSIS

Form 2

Projected Pupil Yield by Housing Type

To be file by the Applicant

Project Name: Cloverfield PUD

PAI Project Number:

Filing Date:

Election District: 15

Projected Project Pupil Yield For Plan Name

Housing Type	Number of Units	Elementary School Pupils	Middle School Pupils	High School Pupils
Single Family Detached (Own)	0	0.00	0.00	0.00
Single Family Detached (Rent)	0	0.00	0.00	0.00
Single Family Attached (Own)	**58**	**10.034**	**4.698**	**5.336**
Single Family Attached (Rent)	0	0.00	0.00	0.00
Single Family Semi-Detached (Own)	0	0.00	0.00	0.00
Single Family Semi-Detached (Rent)	0	0.00	0.00	0.00
Multi- Family (Own)	0	0.00	0.00	0.00
Multi- Family (Rent)	0	0.00	0.00	0.00
Total	0	0.00	0.00	0.00
Rounded Total	**58**	**11**	**5**	**6**

*If the calculation of the number of pupils results in a number containing a fraction, the number of pupils shall be rounded to the next highest whole number

**SFSD is calculated with SFA yeilds

X

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November 9, 2026

The Honorable Michael Ertel, Chairman
The Baltimore County Council
400 Washington Avenue, Second Floor
Towson, Maryland 21204

RE: Application for Planned Unit Development
Cloverfield
10 Clover Avenue, Tax Map 90, Parcel 984
6th Councilmanic District, 15th Election District

Dear Councilman Ertel,

Please accept this letter as a clarifying supplement to our PUD application that was filed on November 4, 2026. At page 5 of that letter we explained that the tavern at the entry to the proposed development will be razed. Subject to the community input process we intend to replace it with a more community friendly use, such as a County governmental office, an after-school program, a learning/tutoring center, a day care program, a community meeting hall, or other similar use. We intend to discuss this in more detail with our neighbors at the post-submission community input meeting.

Please let us know if you have any other questions concerning this proposal.

Sincerely,

Timothy M. Kotroco, Esq.

c. Councilman Elect Joshua Sines

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RE: Application for Planned Unit Development
Cloverfield
10 Clover Avenue, Tax Map 90, Parcel 984
6th Councilmanic District, 15th Election District

Dear Councilman Ertel,

In accordance with BCC 32-4-242(b) the applicant makes the following disclosures. The following parcels make up the site of the proposed PUD development:

a. 2 Clover Ave; District 15, Account No. 1506201370
b. 3 Clover Ave; District 15, Account No. 150800480
c. 5 Clover Ave; District 15, Account No. 1512000651
d. 7 Clover Ave; District 15, Account No. 1519072700
e. 600 Middle River Rd.; District 15, Account No. 1503232121
f. 520 Middle River Rd.: District 15, Account No. 1503232120

All of these parcels are currently owned by Robert D. Williams, sole member of 520DW, LLC, a Maryland Limited Liability Company.

The contract contingent purchaser of these parcels is G. Corey Faustin, Authorized Member of CH2, LLC, a Wyoming Limited Liability Company.

Sincerely,

Timothy Kotroco

Timothy M. Kotroco, Esq.

c. Councilman Elect Joshua Sines